



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 16, 2010

Date: December 9, 2010
Case No.: **2010.0985C**
Project Address: **3489 16TH STREET**
Zoning: Upper Market Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 3565/074
Project Sponsor: Jill Mizono for Ike's Place
1807 Turtle Creek Way
Petaluma, CA 94954
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The application proposes to replace the existing specialty retail use (d.b.a. "Saratoga Chocolates") with a self-service specialty food use (d.b.a. Ike's Place) within the subject commercial space. The Project includes minor interior tenant improvements on the ground floor but the existing commercial space would not be enlarged. The proposed self-service specialty food use will occupy the 2,006 square foot commercial ground floor for food preparation and sales and will utilize the 1,225 square foot basement area for storage. The total occupancy capacity is 50 people for the ground floor commercial space. No additional parking is proposed for the project.

Ike's Place operated in violation of the Planning Code from 2007 to 2010 as a small self-service restaurant at 3506 16th Street (a.k.a. 282 Sanchez Street) in an approximately 700 square foot retail space, of which 300 square feet was dedicated towards food storage. The location at 3506 16th Street was operating from 10 a.m. to 9 p.m., with daily deliveries. After an Enforcement Notification was issued to the operator in April, 2010, a Conditional Use Authorization was submitted to legalize the establishment at 3506 16th Street. This CU was later cancelled due to lack of authorization by the property owner and the location terminated its operation. The penalties that were assessed during enforcement remain outstanding and the project sponsor is currently seeking penalty reductions at the Board of Appeals.

Subsequently, Ike's Place has relocated to its current location at 2247 Market Street, and shares the full-service restaurant commercial space with Lime Restaurant. The current establishment d.b.a. "Ike's at Lime" is operating from 10:00 a.m. to 7:00 p.m. from Monday to Saturday. Lime operates from 5:00 p.m. to 12:00 a.m. from Monday to Friday and 10:30 a.m. to 12:00 a.m. on Saturday. The Sponsor intends to transition the current operation at Lime to the subject location, but will maintain its presence at Lime

until the subject location is fully operational. Ike's Place currently has two other operating locations in Stanford and Redwood Shores (d.b.a. "Ike's Lair"), and three other pending locations in Burlingame, Santa Rosa and San Jose. Ike's Place is not a formula retail establishment.

Of the 2,006 square feet ground floor commercial space, the Project proposes to dedicate approximately 168 square feet for an eating and waiting area for patrons with 10 seats; and approximately 155 square feet (31 feet deep by 5 feet wide) for queuing. The remaining approximately 1,375 square feet of the ground floor will be dedicated for three different food preparation stations and food storage areas. The first station will manage order entry and food pick up, customer seating, cold storage for drinks, stand for chips and other merchandise. Station two is dedicated to order receiving and sandwich assembly. Station three will be for cold storage, preparation area for same or next day orders, and dry goods storage area for daily usage.

The proposed establishment will consist of 35-40 employees that will be split into 12-14 person shifts. Each shift will have a store team leader, one kitchen food preparation personnel, 5-6 production employees, two to three order entry or cashiers, one phone and on-line order taker, one expeditor for food delivery to tables or patrons for pickup, one maintenance staff and one manager.

The proposed hours of operation are between 10:00 am to 10:00 pm on Sunday to Thursday and 10:00 am to 11:00 pm on Friday and Saturday. Production is anticipated to commence approximately 2 hours prior to doors opening to the public and cleanup will conclude within 3 hours of doors closing.

The onsite trash location is outside of the side door in the stair well towards the southwest corner of the ground floor. The project will have bimonthly power washing of the sidewalk and daily sweeping of sidewalk debris within 50 yards east and west of 16th Street. Deliveries will occur between 6:00 am to 11:00 am, varying from 2 times a week to daily depending on the product.

The project sponsor proposes to minimize customer wait time by accepting a combination of phone orders, on-line orders and walk-in orders. Ike's Place will also utilize a Point of Sales system to improve order entries and other equipment to streamline food preparation. The proposal includes seating for patrons, a waiting area and a queuing area to accommodate customers.

The proposed use is an independent use and locally owned, which has been encouraged through out San Francisco. The proposal requires a change of use and Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southern side of 16th Street, between Sanchez and Church Streets, Block 3565, Lot 074. The property is located within the Upper Market Street NCD (Neighborhood Commercial District) with 40-X height and bulk district. The property is developed with one ground floor commercial use within the three-story, over basement, mixed-use building. The ground floor is currently occupied by Saratoga Chocolates, a specialty retail establishment. The subject property is the second lot from the southeast corner of the Sanchez and 16th Streets intersection, with approximately 25 feet of frontage along 16th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject lot and the adjacent corner lot to the west are mixed-use buildings containing commercial ground floor uses that are zoned Upper Market Street NCD. All other properties on the subject block face are zoned RM-1 (Residential, Mixed Houses and Apartments, Low Density) and are predominantly three- and four- story residential buildings. Behind (south of) the subject property on the subject block is the Sanchez Elementary School that is zoned P (public).

Other uses along 16th Street are primarily residential in character, with mostly two-, three-, and four-story buildings that are zoned RM-1 and RTO (Residential, Transit-Oriented). To the west of the subject property are some businesses such as Tangerine and Best in Show.

The Subject Property is located within the Upper Market NCD (Neighborhood Commercial District). The Upper Market NCD controls are designed to encourage a diversified commercial environment with a wide variety of uses, with special emphasis on neighborhood-serving businesses. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets. Land uses located along Castro Street include a mix of commercial and residential uses; and uses along Market Street consists of a mix of one- to four- story mixed-use buildings with ground floor commercial.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	November 26, 2010	November 26, 2010	20 days
Posted Notice	20 days	November 26, 2010	November 26, 2010	20 days

Mailed Notice	10 days	November 26, 2010	November 23, 2010	23 days
---------------	---------	-------------------	-------------------	---------

PUBLIC COMMENT

- The Department has received 61 emails and letters, and approximately 289 signatures in support of the project. Comments of support are summarized as follows: successful operator and good neighbor; a destination stop; provide a desirable product; adds value to neighborhood; increases sales of nearby businesses with customer spill-over; increased safety of neighborhood and provides employment.
- The Department has received three phone calls and 9 emails in opposition to the proposal and expressing concern that are summarized as follows: possibility of queuing outside of the commercial space; illegal sidewalk seating and loitering due to lack of interior space; safety for residents; residential nature of location is unsuitable for high-volume business; littering on private property by patrons; patrons trespassing; noise; negative parking and traffic impacts; unresolved violations/issues from prior location; and negative impacts on property value.

ISSUES AND OTHER CONSIDERATIONS

- The subject location is approximately 200 feet from the original Ike's Place location at 3506 16th Street (a.k.a. 282 Sanchez Street). Customer queuing occurred along the sidewalk of 16th Street at the original location due to the small size (700 square feet) of the commercial space, where littering, blockage of the sidewalk and noise were some of the concerns brought to the Department's attention.
- The subject commercial space is approximately 3,231 square feet with dedicated queuing space and an interior seating area (up to 10 seats). The proposal includes daily sweeping of the sidewalk and power washing twice a month. The project will operate Sunday through Thursday from 10:00 a.m. to 10:00 p.m. and Friday and Saturday from 10:00 a.m. to 11:00 p.m.
- The Project sponsor proposes to take phone and on-line orders as well as dedicating the majority of the ground floor commercial space towards food preparation in an effort to reduce customer wait time.
- There is an issue with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff performed a site survey of the Upper Market Street NCD which contains the proposed building and found that approximately 18.53% of the commercial frontage is dedicated to eating and drinking establishment uses.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorizations to allow for a self-service specialty food use and a non-residential use size exceeding 2,999 square feet in the Upper Market Street NCD.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project promotes small-business ownership and is not a formula retail use.
- The project is a successful neighborhood serving use.
- The proposed business will create 35-40 employment opportunities.
- The District is well served by transit and customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
--

Attachments:

Block Book Map
Sanborn Map
Aerial Photographs
CU Application
Photographs
Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Public Comment in Opposition |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Public Comment in Support |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | |

Exhibits above marked with an "X" are included in this packet

Planner's Initials

SL: G:\DOCUMENTS\CU\3489 16th St\2010.0985C\3489 16th St - Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: DECEMBER 16, 2010

Date: December 9, 2010
Case No.: **2010.0985C**
Project Address: **3489 16TH STREET**
Zoning: Upper Market Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 3565/074
Project Sponsor: Jill Mizono for Ike's Place
1807 Turtle Creek Way
Petaluma, CA 94954
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 721.21 AND 721.69A OF THE PLANNING CODE TO ALLOW A SELF-SERVICE SPECIALTY FOOD USE (D.B.A. IKE'S PLACE) AND A NON-RESIDENTIAL USE SIZE OVER 2,999 SQUARE FEET, WITHIN THE UPPER MARKET STREET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT.

SECTION 1.01 PREAMBLE

On October 29, 2010, Jill Mizono for Ike's Place (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 303, 721.21, and 721.69A of the Planning Code to allow a self-service specialty food use (d.b.a. Ike's Place) and a non-residential use size in excess of 2,999 square feet, within the Upper Market Street NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

On December 16, 2010, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0985C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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. 2010.0985C, 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 southern side of 16th Street, between Sanchez and Church Streets, Block 3565, Lot 074. The property is located within the Upper Market Street NCD (Neighborhood Commercial District) with 40-X height and bulk district. The property is developed with one ground floor commercial use within the three-story, over basement, mixed-use building. The ground floor is currently occupied by Saratoga Chocolates, a specialty retail establishment. The subject property is the second lot from the southeast corner of the Sanchez and 16th Streets intersection, with approximately 25 feet of frontage along 16th Street.
3. **Surrounding Properties and Neighborhood.** The subject lot and the adjacent corner lot to the west are mixed-use buildings containing commercial ground floor uses that are zoned Upper Market Street NCD. All other properties on the subject block face are zoned RM-1 (Residential, Mixed Houses and Apartments, Low Density) and are predominantly three- and four- story residential buildings. Behind (south of) the subject property on the subject block is the Sanchez Elementary School that is zoned P (public).

Other uses along 16th Street are primarily residential in character, with mostly two-, three-, and four-story buildings that are zoned RM-1 and RTO (Residential, Transit-Oriented). To the west of the subject property are businesses such as Tangerine and Best in Show.

The Subject Property is located within the Upper Market NCD (Neighborhood Commercial District). The Upper Market NCD controls are designed to encourage a diversified commercial environment with a wide variety of uses, with special emphasis on neighborhood-serving businesses. To promote mixed-use buildings, most commercial uses are permitted with some limitations above the second story. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and drive-up uses.

The Upper Market Street Neighborhood Commercial District, on Market Street from Church to Castro, and on side streets off Market, is situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper Market Street is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number of offices are located on Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street District as a single commercial district. The street appears as a collection of dispersed centers of commercial activity, concentrated at the intersections of Market Street with secondary streets. Land uses located along Castro Street include a mix of commercial and residential uses; and uses along Market Street consists of a mix of one- to four- story mixed-use buildings with ground floor commercial.

4. **Project Description.** The application proposes to replace the existing specialty retail use (d.b.a. "Saratoga Chocolates") with a self-service specialty food use (d.b.a. Ike's Place) within the subject commercial space. The Project includes minor interior tenant improvements on the ground floor but the existing commercial space would not be enlarged. The proposed self-service specialty food use will occupy the 2,006 square foot commercial ground floor for food preparation and sales and will utilize the 1,225 square foot basement area for storage. The total occupancy capacity is 50 people for the ground floor commercial space. No additional parking is proposed for the project.

Ike's Place operated in violation of the Planning Code from 2007 to 2010 as a small self-service restaurant at 3506 16th Street (a.k.a. 282 Sanchez Street) in an approximately 700 square foot retail space, of which 300 square feet was dedicated towards food storage. The location at 3506 16th Street was operating from 10 a.m. to 9 p.m., with daily deliveries. After an Enforcement Notification was issued to the operator in April, 2010, a Conditional Use Authorization was submitted to legalize the establishment at 3506 16th Street. This CU was later cancelled due to lack of authorization by the property owner and the location terminated its operation. The penalties that were assessed during enforcement remain outstanding and the project sponsor is currently seeking penalty reductions at the Board of Appeals.

Subsequently, Ike's Place has relocated to its current location at 2247 Market Street, and shares the full-service restaurant commercial space with Lime Restaurant. The current establishment d.b.a. "Ike's at Lime" is operating from 10:00 a.m. to 7:00 p.m. from Monday to Saturday. Lime operates from 5:00 p.m. to 12:00 a.m. from Monday to Friday and 10:30 a.m. to 12:00 a.m. on Saturday. The Sponsor intends to transition the current operation at Lime to the subject location, but will maintain its presence at Lime until the subject location is fully operational. Ike's Place currently has two other operating locations in Stanford and Redwood Shores (d.b.a. "Ike's Lair"), and three other pending locations in Burlingame, Santa Rosa and San Jose. Ike's Place is not a formula retail establishment.

Of the 2,006 square feet ground floor commercial space, the Project proposes to dedicate approximately 168 square feet for an eating and waiting area for patrons with 10 seats; and approximately 155 square feet (31 feet deep by 5 feet wide) for queuing. The remaining approximately 1,375 square feet of the ground floor will be dedicated for three different food

preparation stations and food storage areas. The first station will manage order entry and food pick up, customer seating, cold storage for drinks, stand for chips and other merchandise. Station two is dedicated to order receiving and sandwich assembly. Station three will be for cold storage, preparation area for same or next day orders, and dry goods storage area for daily usage.

The proposed establishment will consist of 35-40 employees that will be split into 12-14 person shifts. Each shift will have a store team leader, one kitchen food preparation personnel, 5-6 production employees, two to three order entry or cashiers, one phone and on-line order taker, one expeditor for food delivery to tables or patrons for pickup, one maintenance staff and one manager.

The proposed hours of operation are between 10:00 am to 10:00 pm on Sunday to Thursday and 10:00 am to 11:00 pm on Friday and Saturday. Production is anticipated to commence approximately 2 hours prior to doors opening to the public and cleanup will conclude within 3 hours of doors closing.

The onsite trash location is outside of the side door in the stair well towards the southwest corner of the ground floor. The project will have bimonthly power washing of the sidewalk and daily sweeping of sidewalk debris within 50 yards east and west of 16th Street. Deliveries will occur between 6:00 am to 11:00 am, varying from 2 times a week to daily depending on the product.

The project sponsor proposes to minimize customer wait time by accepting a combination of phone orders, on-line orders and walk-in orders. Ike's Place will also utilize a Point of Sales system to improve order entries and other equipment to streamline food preparation. The proposal includes seating for patrons, a waiting area and a queuing area to accommodate customers.

The proposed use is an independent use and locally owned, which has been encouraged through out San Francisco. The proposal requires a change of use and Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

5. Public Comment.

The Department has received 61 emails and letters, and approximately 289 signatures in support of the project. Comments of support are summarized as follows: successful operator and good neighbor; a destination stop; provide a desirable product; adds value to neighborhood; increases sales of nearby businesses with customer spill-over; increased safety of neighborhood and provides employment.

The Department has received three phone calls and 9 emails in opposition to the proposal and expressing concern that are summarized as follows: possibility of queuing outside of the commercial space; illegal sidewalk seating and loitering due to lack of interior space; safety for residents; residential nature of location is unsuitable for high-volume business; littering on private property by patrons; patrons trespassing; noise; negative parking and traffic impacts; unresolved violations/issues from prior location; and negative impacts on property value.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Permitted Uses.** Planning Code Section 703.2(b)(1) states that all permitted uses shall be conducted within an enclosed building in neighborhood Commercial Districts, unless otherwise specifically allowed in this Code.

The Project does not propose to have outdoor activity and the proposed use will be conducted within the subject commercial space per Planning Code Section 710.24.

B. **Self-Service Specialty Food Use.** Planning Code Section 721.69A conditionally permits self-service specialty food uses, as defined by Planning Code Section 790.93:

(a) A retail use whose primary function is to prepare and provide ready-to-eat specialty foods to a high volume of customers who carry out the food for off-premises consumption. Such use exhibits each of the following characteristics: (1) Contains a service counter designed specifically for the sale and distribution of food that has been prepared on site; (2) Food is paid for prior to consumption; (3) Typically open for retail sales on weekdays during daytime hours; and (4) May contain no more than 10 seats including sidewalk seating. It often includes wholesaling, manufacturing, or processing of foods, goods, or commodities on the premises as an accessory use as set forth in Section 703.2(b)(1)(C)(v).

(b) It includes, but is not limited to, specialty foods provided by bakeries, delicatessens, and confectioneries meeting each of the above characteristics, but it is distinct from small a self-service restaurant use as defined in Section 790.91, a large fast-food restaurant use as defined in Section 790.90 or a retail coffee store as defined in 790.102(n). It does not include general or specialty grocery stores with accessory take-out food activity as described in Section 703.2(b)(1)(C) or retail uses which sell prepackaged or bulk ready-to-eat-foods with no on-site food preparation area.

(c) It shall not provide on-site beer and/or wine sales for consumption on the premises, but may provide beer and/or wine sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) within the accessory use limits as set forth in Section 703.2(b)(1)(C)(vi).

The Project meets the definition of a self-service specialty food use in that it is a delicatessen that provides ready to eat food to a high volume of customers for off-premise consumption and provides equal to or less than 10 seats.

C. **Non-Residential Use Size.** Planning Code Section 721.21 states that non-residential use sizes exceeding 2,999 square feet shall require a conditional use authorization.

The proposed establishment is approximately 3,231 square feet (2,006 square feet at the commercial ground floor and 1,225 square feet at the basement storage level) and requires a Conditional Use Authorization.

- D. **Hours of Operation.** Planning Code Section 721.27 states that operation between 6 am to 2 am is permitted, as defined by Planning Code Section 790.48.

The proposed hours of operation of Sunday to Thursday 10 a.m. to 10 p.m. and Friday and Saturday 10 a.m. to 11 p.m. are permitted.

- E. **Rear Yard Requirement.** Planning Code Section 721.12 requires a rear yard to be provided at all residential levels.

The existing ground floor occupies the full lot coverage and the Project does not include any exterior expansions.

- F. **Outdoor Activity.** Planning Code Section 721.24 permits outdoor activity area to be located at the front.

There are no outdoor activities proposed. The proposed use is intended to operate within the enclosed building.

- G. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for occupied floor area exceeding 5,000 square-feet.

The Subject Property contains approximately 3,231 square-feet of occupied floor area and thus does not require any off-street parking.

- H. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses, including large fast-food restaurants, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The subject commercial space has approximately 18 feet of frontage on 16th Street with approximately 15 feet devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- I. **Signage.** The proposed signage will be subject to the review and approval of the Planning Department under a future permit.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project 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.

The size of the proposed use is in keeping with other storefronts on the block face. The use is compatible with the mix of goods and services currently available in the district and contributes to the economic vitality of the neighborhood. The proposed sandwich shop is neighborhood serving.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the subject commercial space. All proposed modifications are within the interior of the commercial space.

- 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 Planning Code does not require parking or loading for a 3,231 square-foot self-service specialty food use. The proposed use is not expected to generate significant amounts of vehicular trips in that the Upper Market Street NCD is a pedestrian friendly neighborhood with convenient access from public transit. There are 5 Muni Rail lines (F, J, L, M, S, KT) and 7 Muni Bus lines (N-owl, K-owl, L-owl, 22, 24, 33) available within a ¼ mile from the subject location.

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

The proposed use is subject to the standard conditions of approval for food uses and outlined in Exhibit A. Conditions 10 and 11 specifically obligates the project sponsor to mitigate odor and noise generated by the food use. The proposed new exhaust vent is located a minimum of 10 feet to all property lines. The proposal includes daily sweeping as well as bimonthly power washing of the storefront areas.

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

The Project will make minor interior modifications and the Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

- 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 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 Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of the Upper Market Street Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during the permitted hours of operations.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed commercial use is compatible with its prescribed zoning, in that it is located within the Upper Market Street NCD. The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to people in the community. Ike's Place is an independently-owned business and a popular lunch and dinner destination for many people. The intensity of uses proposed at the Site are compatible with the other businesses within the Upper Market Street NCD. The floor plan had been designed to provide seating and queuing areas and the Conditions of Approval

shown in Exhibit A are imposed to mitigate potential quality of life concerns expressed by some of the residential neighbors.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain an existing commercial activity and will enhance the diverse economic base of the City by allowing the relocation of a successful business and by creating an opportunity for more jobs. The subject tenant space is currently occupied by Saratoga Chocolates, which plans to close its business and will be vacant shortly. No neighborhood-serving businesses will be displaced by Ike's Place's relocation.

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment opportunities for unskilled and semi-skilled workers.

Policy 3.4:

Assist newly emerging economic activities.

Ike's Place is a small independently-owned and operated business that provides 35-40 employment opportunities for San Francisco residents. This Authorization will allow a successful business to operate autonomously from other eateries and further develop its own unique operation of a high-volume food outlet.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced by the authorization of this Conditional Use, as the existing tenant, Saratoga Chocolates, had plans to close its doors in December, 2010. The Project would not prevent the Upper Market District from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

The General Plan states that there is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the Upper Market Street NCD, and found that approximately 17.73% of the existing and 18.53% of the proposed commercial frontage with the addition of this use is dedicated towards eating and drinking establishments.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal and it is a neighborhood serving use. Ike's Place currently has three active locations (San Francisco, Stanford and redwood Shores) and three locations that are pending (Burlingame, Santa Rosa and San Jose). This is not a Formula Retail use.

Policy 6.9

Regulate uses so that traffic impacts and parking problems are minimized.

Although the proposed establishment may attract customers from outside of the neighborhood, it is not anticipated to significantly impact the traffic and parking patterns in the Upper Market Street NCD. The subject NCD is easily accessible by public transportation. The proposed use is designed to minimize the amount of time that patrons will spend at the location by providing limited amount of seating, primarily counter service, and allowing for phone-in as well as on-line ordering.

9. **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.

The granting of this Conditional Use Authorization will not adversely affect the existing neighborhood retail uses, in that the subject NCD is not over concentrated by eating or drinking establishments and will create additional employment opportunity. Supporting successful small businesses such as Ike's Place will bring more jobs and customers to the Upper Market Street NCD in general.

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

The existing units in the surrounding neighborhood will not be adversely affected. The proposed business hours begin at 10:00 am and will close at 11:00 pm at the latest. The Upper Market Street NCD has many businesses operating later than the subject proposal. No changes are proposed to the existing building envelope and no existing housing will be removed. Therefore, the existing housing and neighborhood character will be preserved

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

No housing is removed for this Project.

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

The Project has less than 5,000 square feet and will have a low demand on neighborhood parking, in that this is a high-volume food use where customers consume off the premises and will not need to stay. The area is well-served by public transit, with a MUNI rail station at the corner of Castro and Market Streets as well as 16th and Church Streets, and 7 bus lines available within a ¼ mile radius. The Project will not impede MUNI transit or overburden the City's streets or 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 existing buildings do not contain industrial uses, and no industrial uses will be displaced as part of this Project. Service sector employment opportunities may increase as a result of the larger operation of the proposed Ike's Place, which can accommodate more customers and create more job opportunities.

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

The Project is designed and will be 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 will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. 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.
11. 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. 2010.0985C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on November 18, 2010 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 16, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 16, 2010

Exhibit A

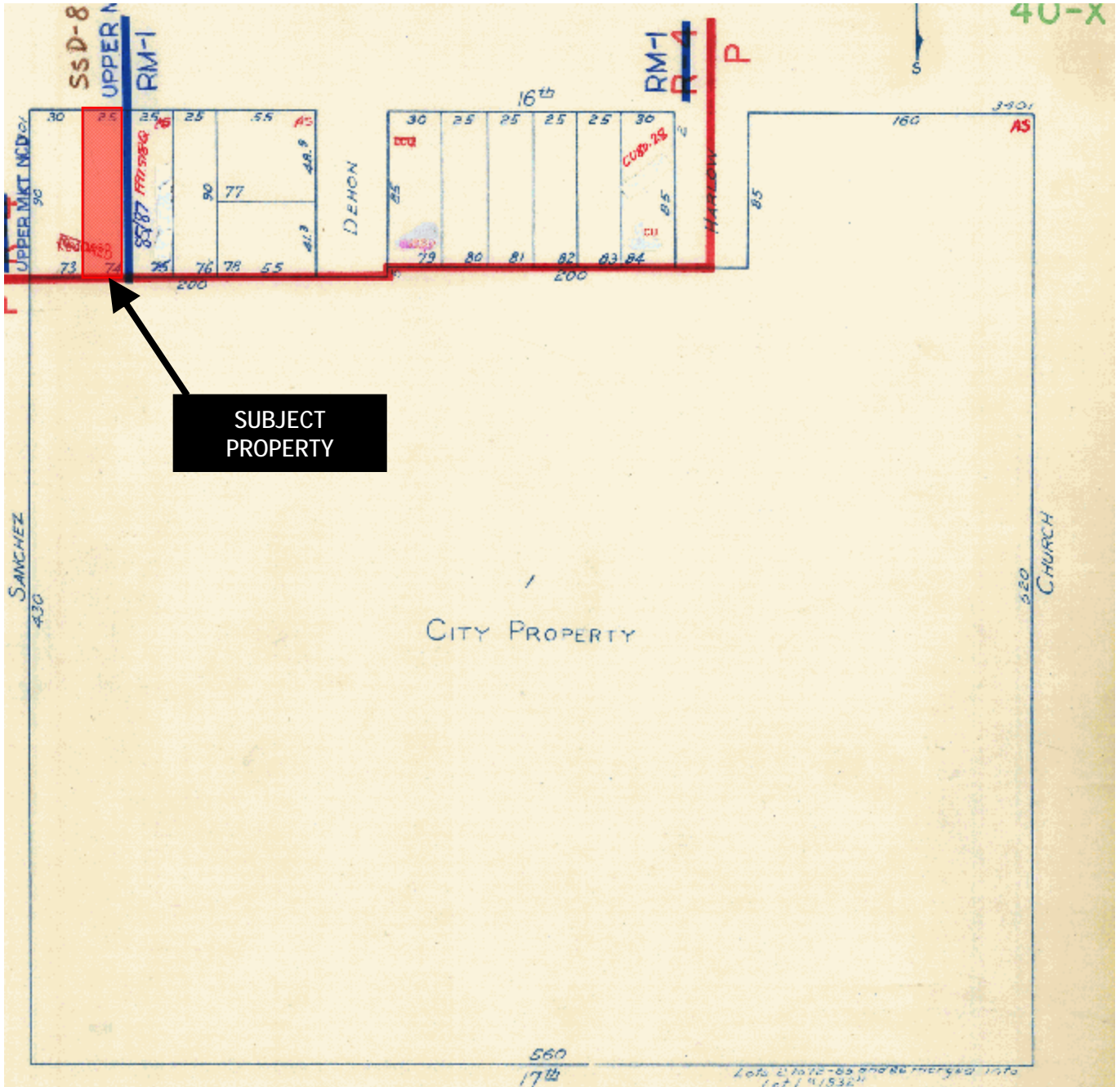
Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Section 721.69A and 721.21 of the Planning Code to allow a self-service food use (d.b.a. Ike's Place) with a non-residential use size exceeding 2,999 square feet at 3489 16th Street within the Upper Marker Street NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on October 29, 2010, and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0985C**, reviewed and approved by the Commission on December 16, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 3565, Lot 074), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The project sponsor/operator of Ike's Place shall resolve all penalties related to the operator prior to permit issuance.
6. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
8. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

9. While it is inevitable that some low level of odor may be detectible to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.
10. The noise shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the bulding and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
11. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the restaurant. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the restaurant.
12. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
13. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

3489 16th Street

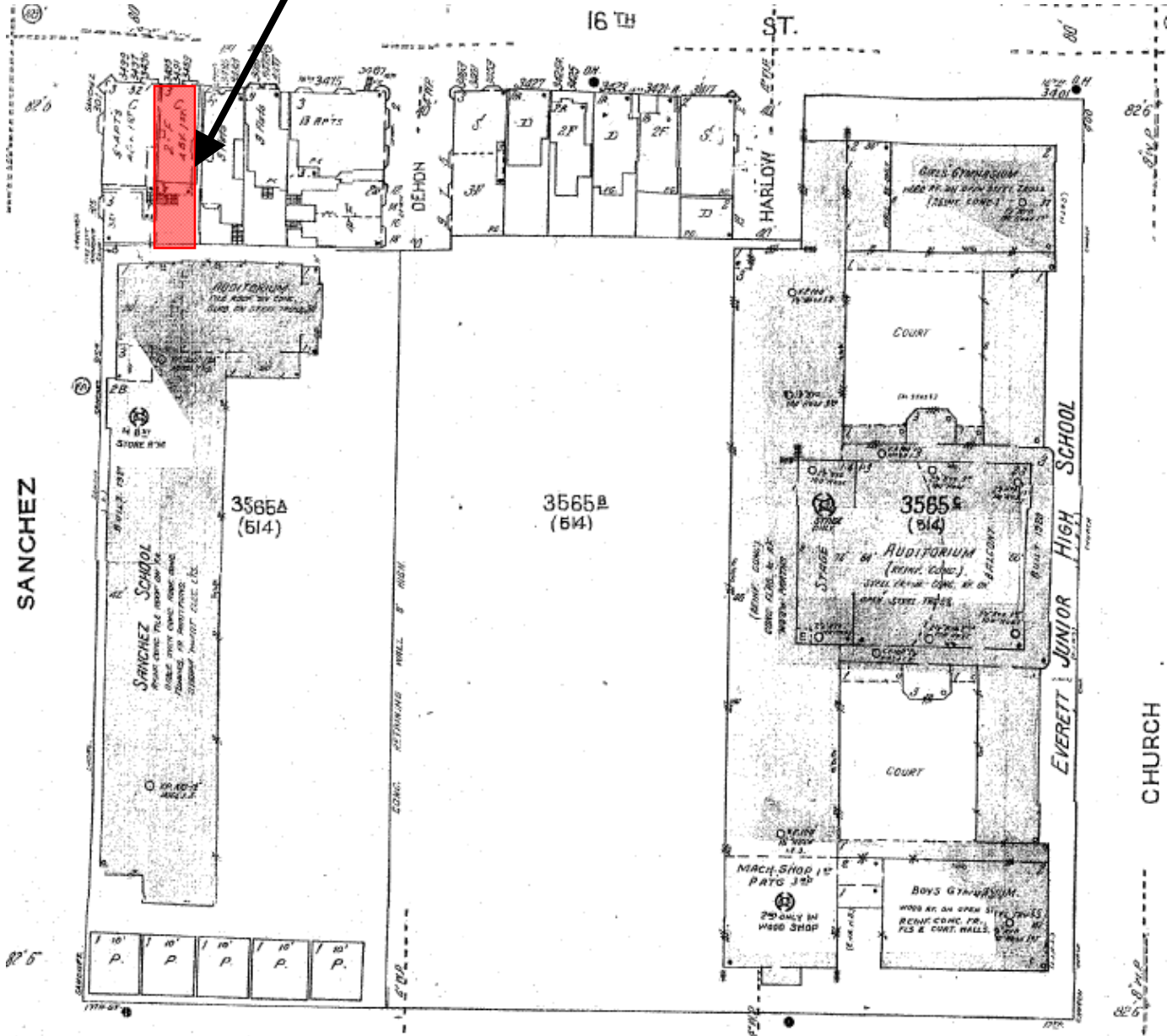
Parcel Map



Conditional Use Hearing
Case Number 2010.0985C
Self-service Specialty Food,
Ike's Place
3489 16th Street

Sanborn Map*

SUBJECT
PROPERTY



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2010.0985C
Self-service Specialty Food,
Ike's Place
3489 16th Street

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
---------	------	---------	------	------

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1	RM-2	RM-3	RM-4
------	------	------	------

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1	NC-2	NC-3	NCD	NC-S
------	------	------	-----	------

SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
-----	-----	-----	-----	-----	-----

COMMERCIAL DISTRICTS

C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
-----	-------	-------	-------	-------	-----------

INDUSTRIAL DISTRICTS

C-M	M-1	M-2
-----	-----	-----

CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
------	-----	-----

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
------	------

REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
-------	-------

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
--------	--------

MISSION BAY DISTRICTS

MB-OS	MB-O
-------	------

PUBLIC DISTRICT

P



Conditional Use Hearing
 Case Number 2010.0985C
 Self-service Specialty Food,
 Ike's Place
 3489 16th Street

Aerial Photo

View from North



Conditional Use Hearing
Case Number 2010.0985C
Self-service Specialty Food,
Ike's Place
3489 16th Street

Aerial Photo

View from South



Conditional Use Hearing
Case Number 2010.0985C
Self-service Specialty Food,
Ike's Place
3489 16th Street

Site Photo

SUBJECT
PROPERTY



Conditional Use Hearing
Case Number 2010.0985C
Self-service Specialty Food,
Ike's Place
3489 16th Street

Corner of 16th
and Sanchez



North side of 16th St
-East of Sanchez

Dehon Street



South side of 16th St.
-East of Sanchez

3489 16th St.



Corner of 16th
and Sanchez



3489 16th Street



3489 16th Street

↑
Sanchez St.

South side of 16th St.
- West of Sanchez

↑
Prosper St.



North side of 16th St.
- West of Sanchez

↑
Sanchez St.

Rear Prop. line @
3489 16th Street



East side of Sanchez
- South of 16th St.

3489 16th Street



REAR VIEW LOOKING NORTHWEST.



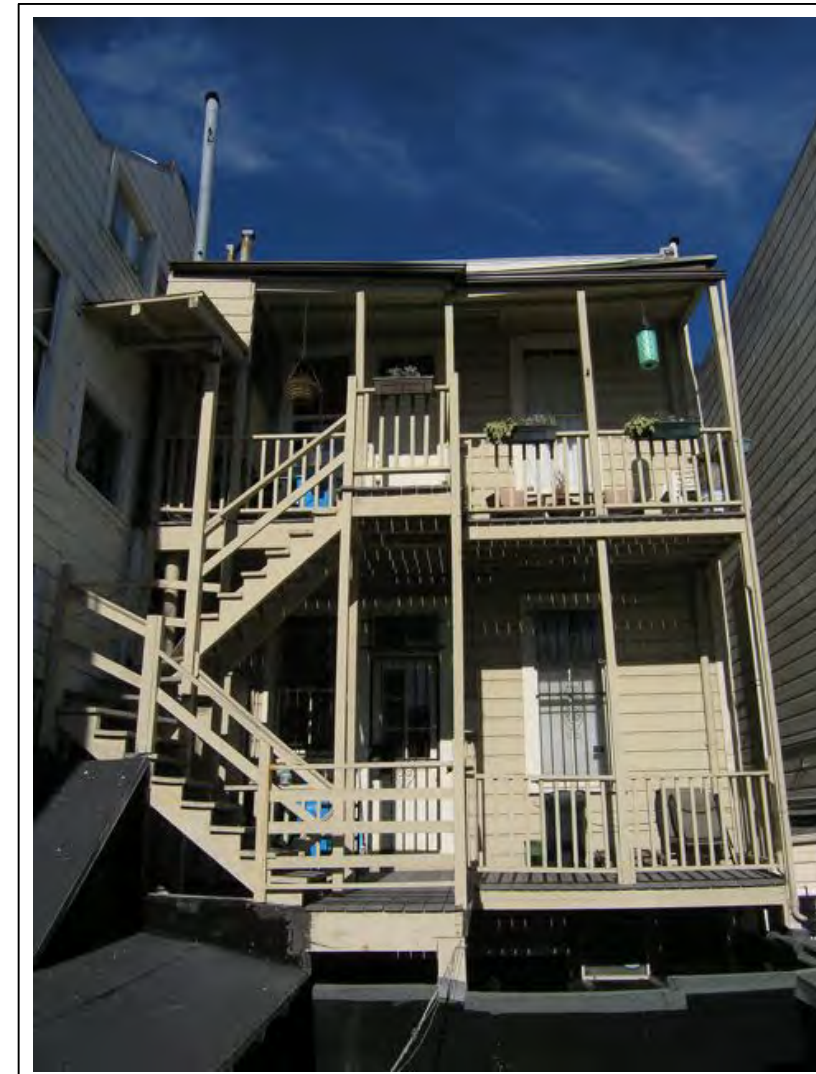
SIDE VIEW LOOKING NORTHEAST.



SIDE VIEW LOOKING EAST.



VIEW FROM EGRESS STAIR TO ROOF LEVEL.



REAR VIEW LOOKING NORTH.

3 PHOTOS OF REAR
AO Scale: 1/8" = 1'-0"



SIDEWALK VIEW LOOKING EAST



FRONT ELEVATION AT 3489 16TH STREET

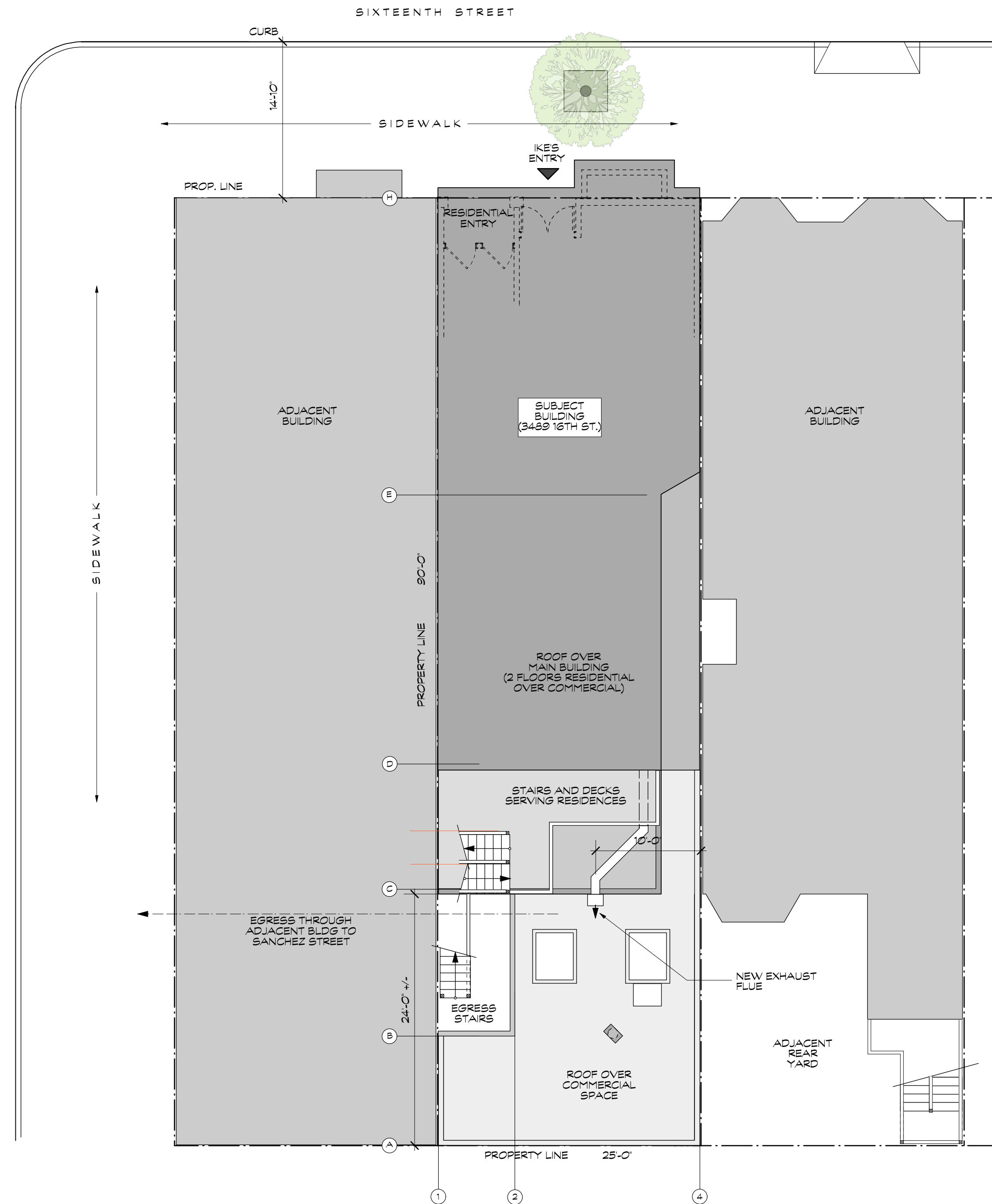


STREET VIEW OF 3489 16TH STREET.

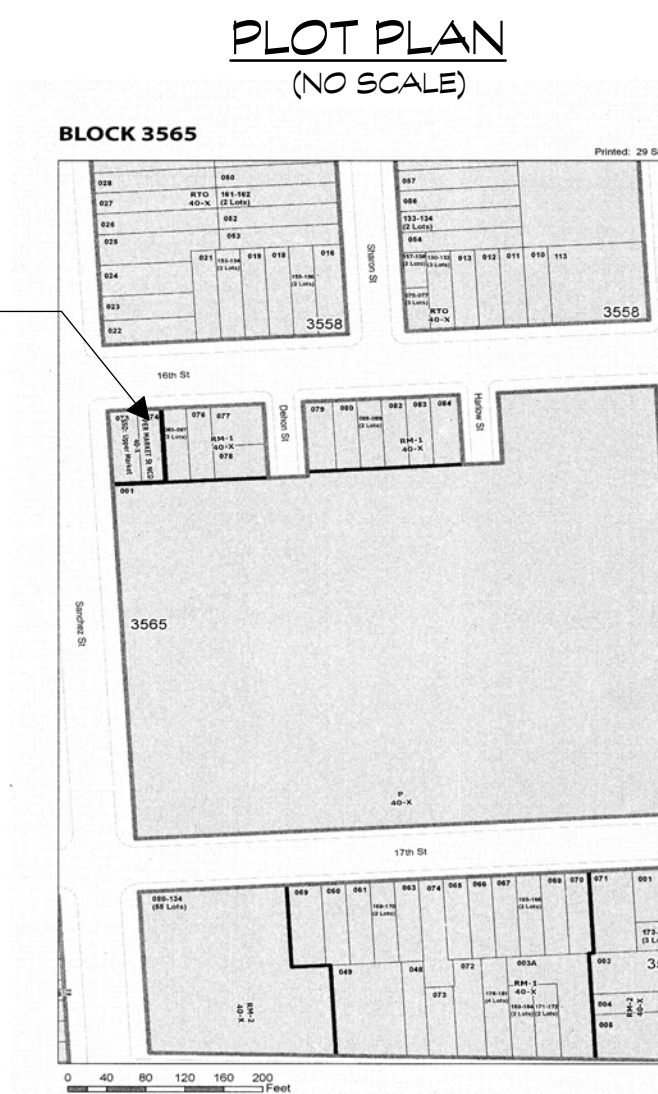
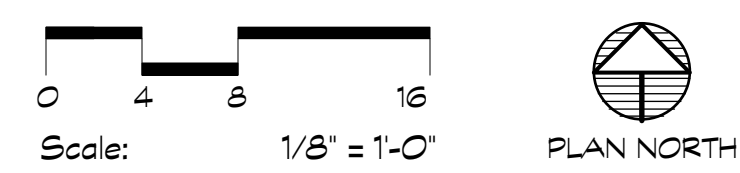


VIEW OF ENTRY

2 PHOTOS OF FRONT
AO Scale: 1/8" = 1'-0"



1 SITE / ROOF PLAN
AO Scale: 1/8" = 1'-0"



INDEX

- A0 PROJECT INFO, SITE PLAN
- A1 EXISTING COMMERCIAL FLOOR PLAN, EXISTING ROOF PLAN
- A2.1 PROPOSED COMMERCIAL FLOOR PLAN, PROPOSED ROOF PLAN
- A2.2 BASEMENT PLAN
- A3 EXISTING AND PROPOSED FRONT ELEVATION

SCOPE OF PROJECT

PROJECT SUMMARY:

1. Proposed 'Change of Use' to convert the existing 'Specialty Food' retail grocery space to a 'Specialty Food' self service take out restaurant.
2. Remove existing awning on front of building and install new 'Ike's Place' signage.
3. No other changes are proposed to the front of the existing building. All existing windows and exterior doors will remain, to maintain the integrity of the existing building.

CONTACTS

Owner: Huda & Ike Shehadeh
14962 Norton Street
San Leandro CA 94579
(415) 298-1081

Owner Representative: Jill Mizano
1807 Turtle Creek Way
Petaluma, CA 94954
(650) 245-1520

Architect: Erickson Zebroski Design Group, Inc.
Laurie Erickson
1246 18th Street
San Francisco, CA 94107
(415) 487-8660

PROJECT DATA

ZONING:	UPR MARKET
BLOCK AND LOT :	3565 / 074
LOT SIZE:	25' x 90' (2250 SF)
BUILDING TYPE :	TYPE 5
NUMBER OF UNITS:	2 DWELLING, 1 COMMERCIAL
COMMERCIAL OCCUP:	B (SPECIALTY FOOD TAK OUT)
3RD FLR. RESID. SF:	1300 SF estimate
2ND FLR. RESID. SF:	1300 SF estimate
1ST FLR. COMM. SF:	2006 SF (482 SF PUBLIC)
BASEMENT STORAGE:	1225 SF
TOTAL:	5831 SF estimate
APPLICABLE BUILDING CODES:	THE 2007 SAN FRANCISCO BUILDING CODE CONSISTING OF THE 2007 CALIFORNIA BLDG. CODE WITH SAN FRANCISCO AMENDMENTS.
	THE 2007 SAN FRANCISCO ELECTRICAL CODE CONSISTING OF THE 2007 CALIFORNIA ELEC. CODE WITH SAN FRANCISCO AMENDMENTS.
	THE 2007 SAN FRANCISCO MECHANICAL CODE CONSISTING OF THE 2007 CALIFORNIA MECH. CODE WITH SAN FRANCISCO AMENDMENTS.
	THE 2007 SAN FRANCISCO PLUMBING CODE CONSISTING OF THE 2007 CALIFORNIA PLUMB. CODE WITH SAN FRANCISCO AMENDMENTS.

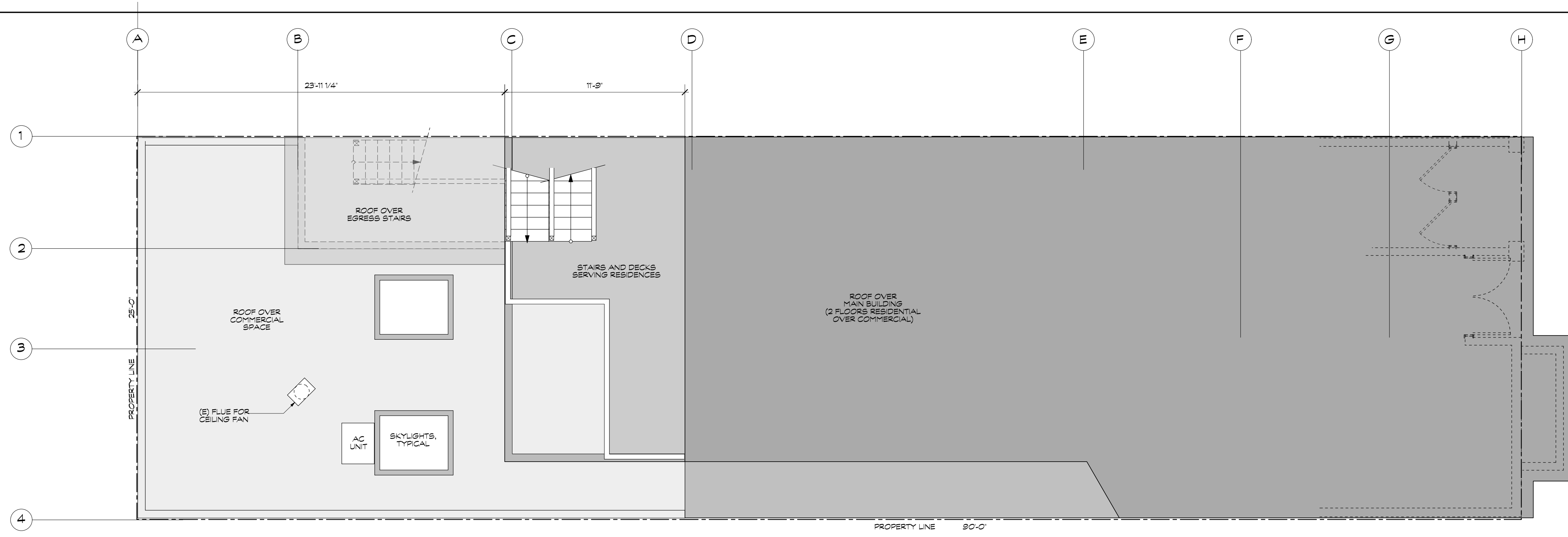
Erickson Zebroski Design Group Inc.
Architects
z
e o d
g
1246 18th Street
SF, CA 94107
Tel: 415-487-8660
www.ezdg.net

H.I.S. PLACE #2 (DBA "IKE'S PLACE")
3489 16TH STREET
SAN FRANCISCO, CALIFORNIA
BLOCK #3565 LOT #074

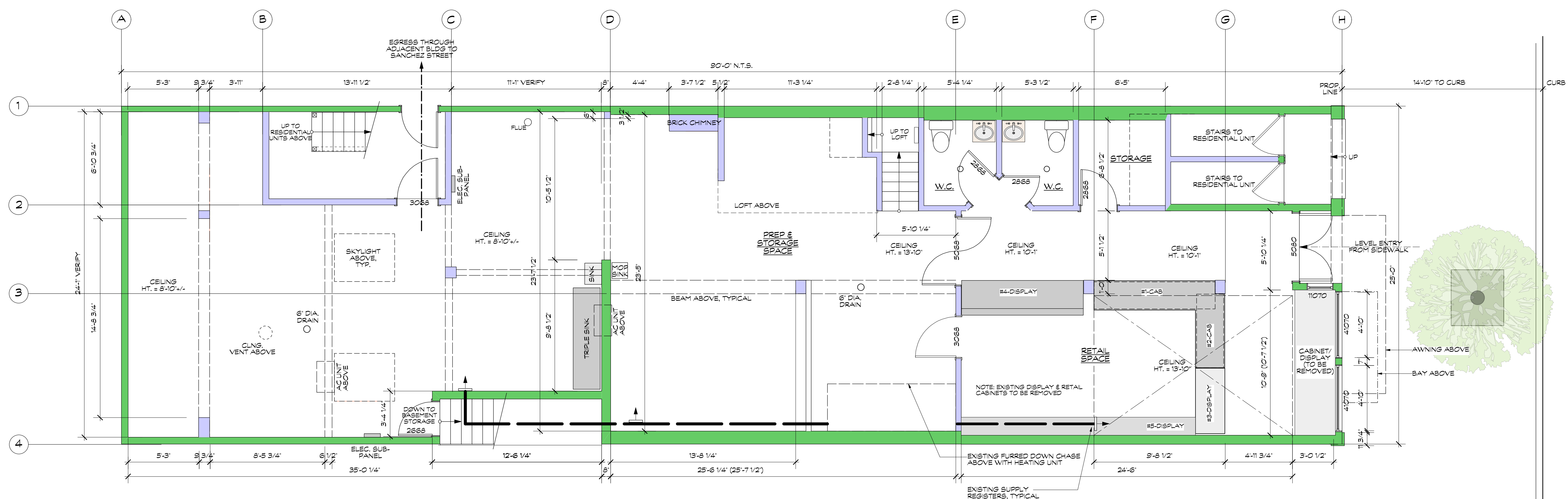
ISSUE	DATE
CONDITIONAL USE	10/28/10
	11/8/10
	12/01/10

SITE PLAN
PROJECT INFO

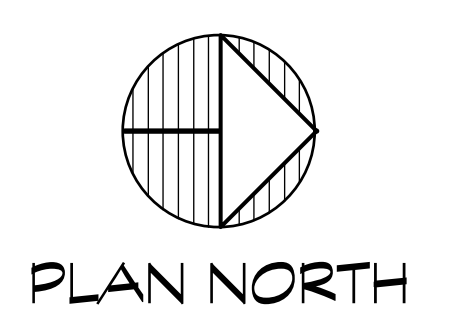
AO



2 EXISTING ROOF PLAN
A1 Scale: 1/4" = 1'-0"



1 EXISTING STREET LEVEL PLAN
A1 Scale: 1/4" = 1'-0"



ISSUE	DATE
CONDITIONAL USE	10/29/10
	11/8/10
	12/01/10

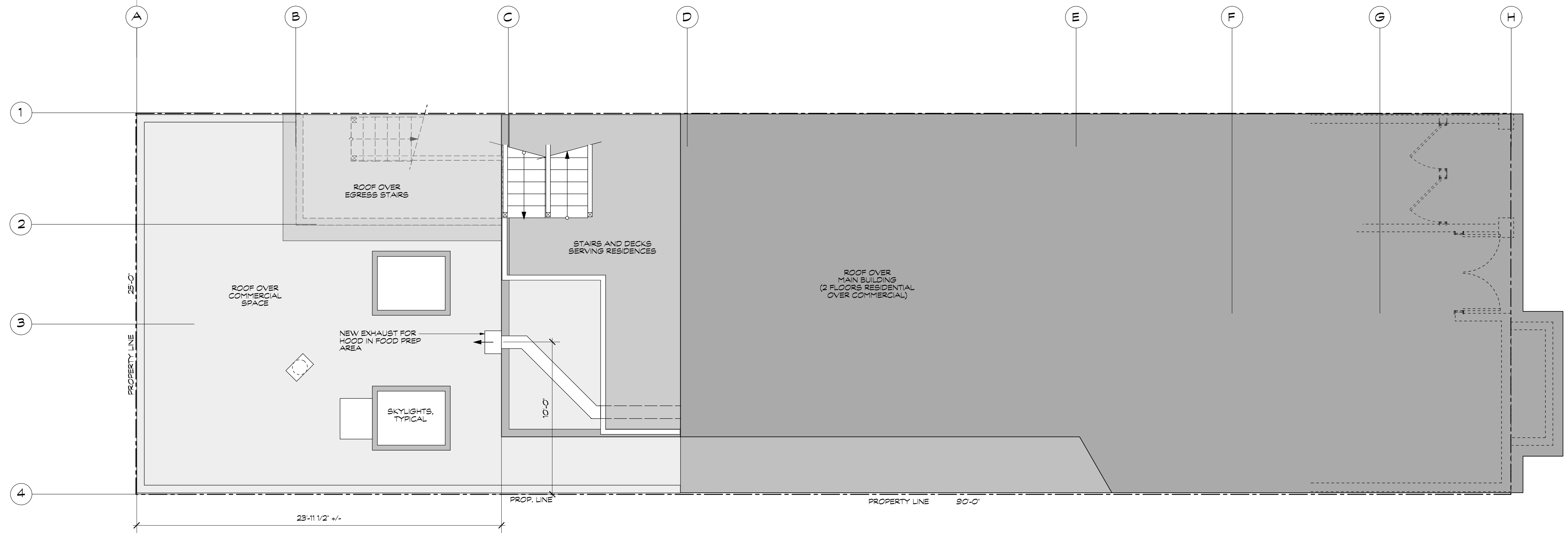
EXISTING COMMERCIAL FLOOR PLAN
EXISTING ROOF PLAN

A1

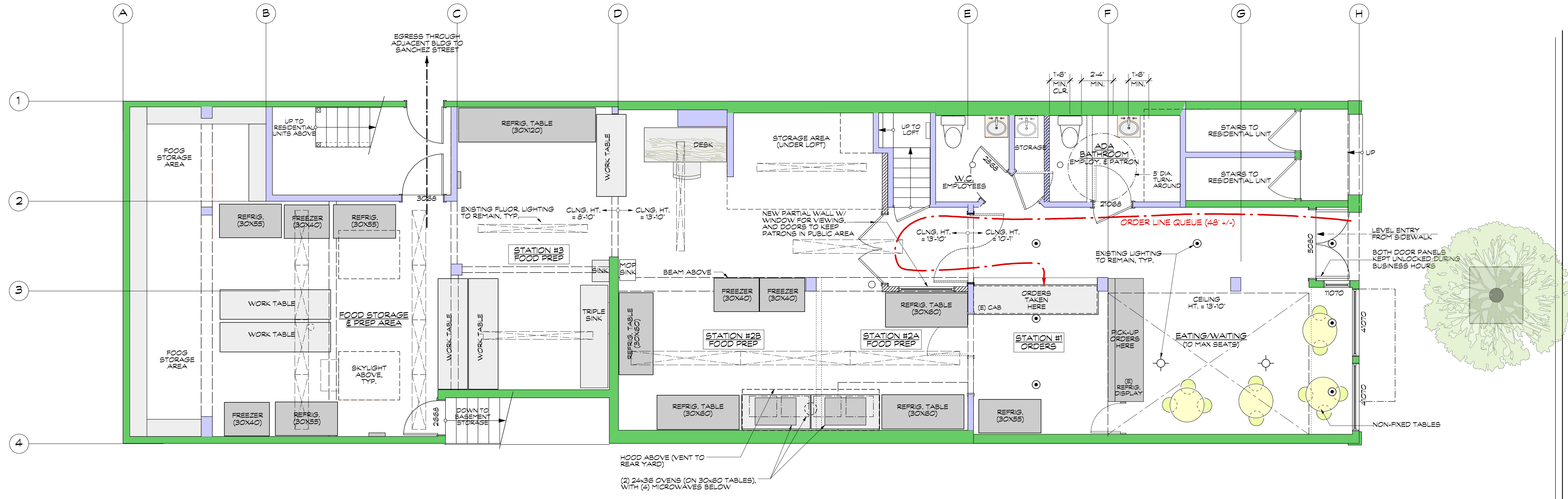
ISSUE	DATE
CONDITIONAL USE	10/29/10
	11/18/10
	12/01/10

PROPOSED COMMERCIAL FLOOR PLAN
 PROPOSED ROOF PLAN

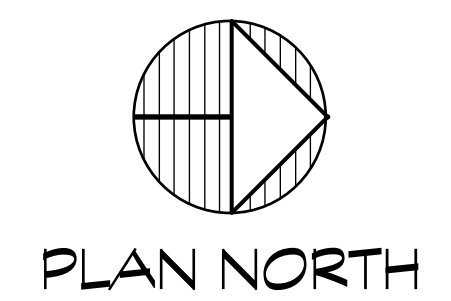
A2.1

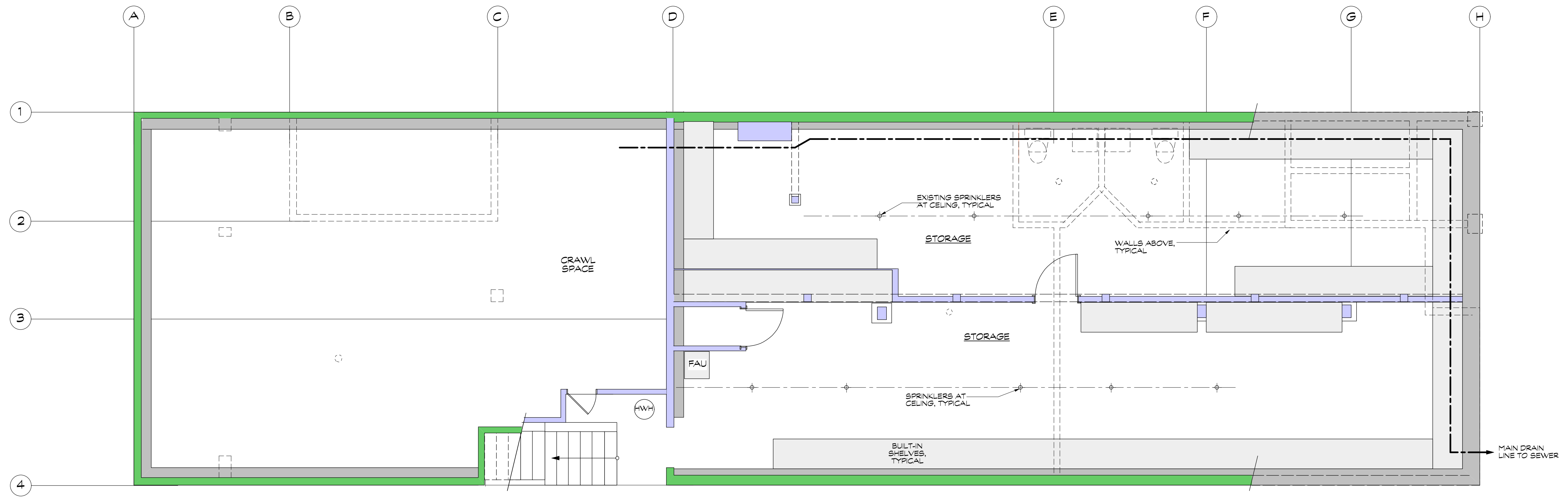


2 PROPOSED ROOF PLAN
 A2.1 Scale: 1/4" = 1'-0"



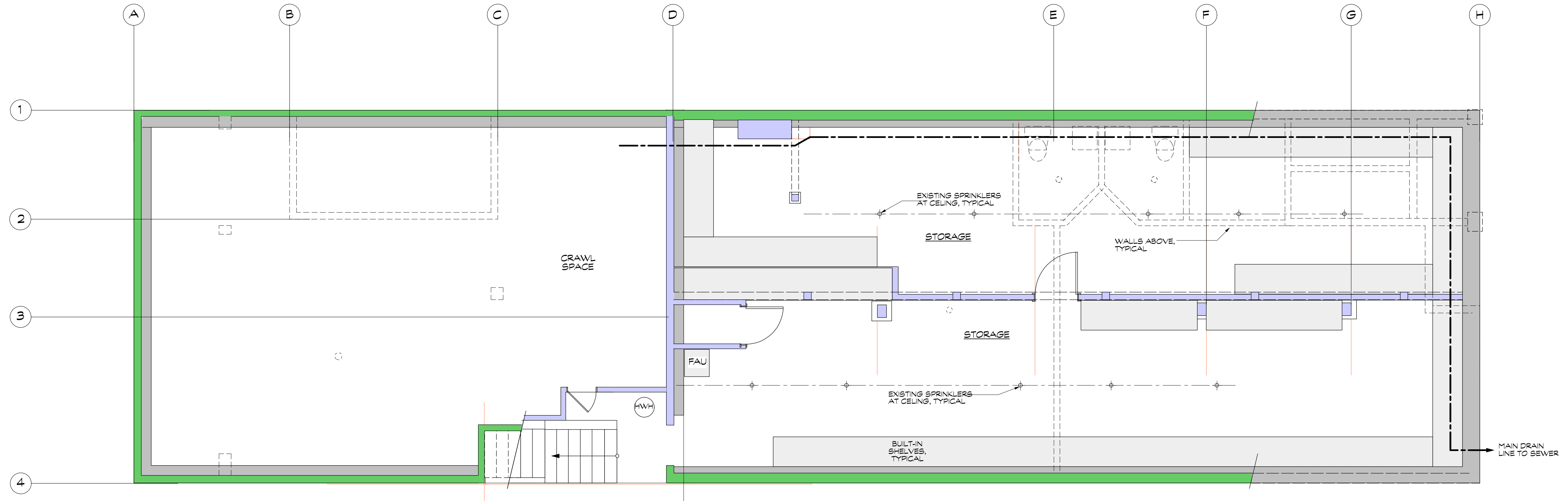
1 PROPOSED STREET LEVEL PLAN
 A2.1 Scale: 1/4" = 1'-0"



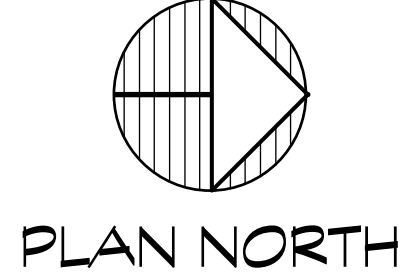


2 PROPOSED BASEMENT LEVEL PLAN
A2.2 Scale: 1/4" = 1'-0"

NOTE: NO CHANGE TO USE OF BASEMENT STORAGE AREA; WILL BE USED AS OVERFLOW STORAGE



1 EXISTING BASEMENT LEVEL PLAN
A2.2 Scale: 1/4" = 1'-0"



ISSUE	DATE
CONDITIONAL USE	10/29/10
	11/18/10
	12/01/10

BASEMENT FLOOR PLAN

A2.2



2 EXISTING FRONT ELEVATION
A3 Scale: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION
A3 Scale: 1/4" = 1'-0"

H.I.S. PLACE #2 (DBA "IKE'S PLACE")

3489 16TH STREET
SAN FRANCISCO, CALIFORNIA
BLOCK #3565 LOT #074

ISSUE	DATE
CONDITIONAL USE	10/29/10
	11/18/10
	12/01/10

EXISTING &
PROPOSED
ELEVATIONS

A3

Ike's Place - Proposed Conditional Use Permit - Case # 2010.0985C

Kenneth Koehn

to:

Sharon.W.Lai

12/03/2010 12:50 PM

Show Details

History: This message has been replied to and forwarded.

Dear Miss Lai and Members of the Planning Commission:

I am writing to you because of my concern over some issues regarding the proposed conditional use permit that Ike's Place is seeking for 3489 16th Street (Case # 2010.0985C). I live in the 200 block of Sanchez St. and am well acquainted with some of the issues surrounding his previous location . After having been in Saratoga's chocolate store, I am concerned about the size of the interior space to run an operation similar to the one Ike ran before. How will he be able to run a volume sandwich business with so little room inside for seating, even for 10 people? Where will all these lines of people from all over the Bay Area park their cars? Many if not most of these people come in cars and double park or constantly circle the block looking for parking. Are we going to have lines of people waiting on the sidewalk, lying and sprawling themselves on the front steps and eating their food on other peoples property down the block and wherever they choose, as they did when Ike's was at his previous location just down the street? What happens is they wait in long lines, buy their sandwiches and then go around the corner and sit on people's front entrances or driveways (including mine), or sit on the sidewalks, and then leave their garbage when they leave.

Ike's had open trash receptacles in front of his shop and made no effort to clean up trash left behind by his customers. He has been inconsiderate of his co-tenants, as well as his neighbors. I understand he is in litigation with one of them. He has not gotten along well with many of his immediate neighbors.

I see no reason why he cannot stay at his current location on Market Street in the property he shares with Lime. There is no blocking of the sidewalk there, and the litter problem is well managed. This type of business is handled much better if it is located on Market street rather than right in the heart of a primary residential neighborhood.

Sincerely yours,

Kenneth M. Koehn

246 Sanchez St. Apt. B

Ike's - Proposed Conditional Use permit case number 2010-0985C

sandra yagi

to:

sharon.w.lai

12/06/2010 09:16 AM

Show Details

To: the San Francisco Planning Commission:

I am against the proposed Conditional Use permit for Ike's: Case number 2010-0985C.

The only good thing I have to say about Ike's new location is that it is downwind from where I live, so that if the permit is granted, all the litter tossed by his customers will blow south of my home.

I live at 246 Sanchez Street, and we have already experienced Ike's mode of business when he was around the corner at the old location on 16th Street. We have found litter and pickles left by their patrons in our driveway, and have had their patrons sitting on our sidewalk in front of our building.

In my opinion, he was not a good neighbor then, so why would he change now? He has already been on record on violating the conditional use permit (lack of operating permit) at the old location, so his track record is not a good one. Even if a conditional use permit is granted with conditions to try to ameliorate the issues, I am not convinced that Ike's will comply with the conditions, based on my observation of past behavior.

Let me summarize my objections:

- The permit includes operating hours of up to 11 P.M. This means we will have crowds of people making noise past a reasonable hour.
- The new location does not provide for enough seating. Thus, his patrons will be sitting and hanging around the fronts of residences, like they did when Ike's was at the old location.
- This business shares many characteristics with Fast Food Restaurant, with its heavy foot and vehicle traffic and very high turnover. Fast food types of businesses are not compatible with an area that is highly residential. Furthermore, it is not an essential service/product that is needed by residents.

Rather than pay higher rent for a location with sufficient room to seat patrons, Ike's appears to want to maximize profit at the expense of people who live in the immediate vicinity.

Please deny the permit request so that the quality of life on our street can be maintained. Because he has not been a good neighbor in the past, granting the permit with tighter conditions would not be feasible.

Sincerely,

Sandra Yagi

246 Sanchez Street #C

cell: 415 260 0879

case #: 2010.0985C Conditional Use Authorization for Ike's Place
 Sam Black
 to:
 Sharon.W.Lai
 12/06/2010 07:39 PM
 Show Details

December 6, 2010

Ms. Sharon Lai
 Planning Department
 1650 Mission Street
 Suite 400
 San Francisco, CA 94103

Dear Ms. Lai & the members of the San Francisco Planning Commission,

re: Protest against case #: 2010.0985C Conditional Use Authorization for Ike's Place

I am writing today to officially protest the proposed Conditional Use permit for Ike's Place. I have been a resident of the area for 10 years and have first-hand experience with Mr. Ike Shehadeh and his business, Ike's Place.

I lived directly above his original location at 3506 16th Street. I was there when the business moved in, stayed through the horrible living conditions, and still reside at this residence. This new proposed location is approximately 300 feet from my apartment and I can see the location out of my front window.

Ike's Place opened on October 31, 2007 and was evicted on September 13, 2010. During this 3 year time frame my life was turned upside down. While I was happy and encouraging of the business when it first opened, this changed rather quickly. The garbage/recycling/compost was problematic, the noise and odor levels were continuously bothersome, and the crowds were unruly. These problems were exasperated by the owners (Ike & Huda Shehadeh) and the workers lack of respect and unwillingness to work with the residents in the neighborhood.

Several months after opening, I experience problems with my garbage. My apartment shared a back yard space with Ike's Place. This back space is where the large garbage/recycling/compost bins are. There were many days when I was not able to take my trash/recycling/compost out of my apartment because the bins were overflowing from Ike's garbage/recycling/compost. Ike's Place did not have their own bins for about a year after they opened and even after they had their own bins they would continue to place their garbage/recycling/compost in the residents' bins. Up until the day Ike's Place was evicted they did not have proper trash/recycling/compost pick up.

The noise level was so bad that I often had to call the police for noise after 10pm. The noise consisted of the workers yelling, banging items, playing music too loudly and banging garbage/recycling/compost bins at late hours of the night, until 1am. Also, a vent was installed in January 2009 and this vent was so loud that when it was on I was not able to sleep. It also vibrated my apartment to where my pots and pans would rattle in my kitchen. I called the Department of Building Inspection and the inspector came into my apartment and felt the vibrations. He said the vent was not up to code and would inform Ike's Place that it was not to be used.

In fact, I had to call DBI frequently because Ike's Place construction (and usually this work was done without permits). On January 9, 2010, they began construction at 10pm. During this time, their worker cut through the gas line causing the pilot lights in my apartment to go out. Once the worker was finished repairing his mistake, he turned the gas back on. So on the morning of January 10, 2010, I awoke to an apartment full of gas!

On January 11, 2010, Ike's Place cut off the electricity to my apartment. During the time between January 11 – 21, 2010 I was threatened by their hired worker, Robert Novao.

On February 22, 2010, Bay Area Air Quality Management came to the property and reported cooking odors. These odors could be smelled throughout my apartment on a daily basis. It was a big nuisance, especially on warm days when it would be impossible to open my windows because the odors were so overwhelming.

Around August 2009, Ike's Place was overwhelmingly busy. During this time until their last day, there were customers lined up taking over the entire sidewalk. These customers would sit on the sidewalk, in doorways, on neighbors' stoops and eat, dropping sandwich bits all over the sidewalks and leaving their trash wherever they went, including my mail slot in my front door. I would have to navigate the sidewalk and constantly ask the customer's to move out of my doorway so that I could enter my home, which was often met with blank stares or rude comments. I would ask the workers to ask the customers to move, but nothing worked.

Many of the customers were from out of town thus causing parking problems. Many times Ike's customers would double park or park in front of residents' garages causing problems for the residents to park and leave their homes. Every day I saw at least one customer park in

Case No. 2010.0985C Protesting Ike's Place at 3489 16th St.

Marcy Liner

to:

sharon.w.lai

12/07/2010 03:51 PM

Show Details

Dear Sharon Lai,

My name is Marcy Liner and i own 3477 16th St. and own and live at 3481 16th St. I am strongly opposed to Ike's Place moving into 3489 16th St. I don't feel that a business that is as high volume as Ike's should be allowed to operate at this site. He has as many as 1200 customers per day. It is largely a residential neighborhood.

Ike's used to be 3/4 of a block down and all day long there was a line of at least 25 people outside. Many of his immediate neighbors there complained of trash being thrown on the sidewalk, strong smells, people loitering, eating on the sidewalk and general disruption and noise on the block. Ike was not able to control these problems once brought to his attention. These issues will be a problem in the new location as well.

The new space is larger so maybe the line will be mostly inside but after customers order their sandwiches they will go outside and wait for them and potentially end up eating their sandwich on my porch and throwing their garbage at my front door. The 10 seats inside the new space will overflow quickly considering "Ike's has as many as 1200 customers on a sunny day. "

Also, i remember at the old location there was often customers double parked out front and delivery trucks. That was okay at that location because that side of the street has 2 lanes but in the new location there is only one lane. This will cause a huge disruption to traffic.

Ike's proposed hours of operation are outrageous. To have that many people coming in and out of the shop till 10 or 11p.m. would be a nuisance to the neighborhood. In the past there have been 2 chocolate shops at the proposed new location of Ike's Place. They had low volume businesses and were open 10am to 5 or 6pm. This worked in the neighborhood. Ike's will not.

Ike's place moving in to 3489 16th St. will be a nuisance and a disaster for the neighborhood. It will decrease the value of properties on my block and generally disrupt the neighborhood as it did in it's location 3/4 of a block away. Ike's place should be on a mostly commercial block like valencia, mission or market, not on a mostly residential block.

Please submit my email to the Commission. Thank you very much.

Sincerely,

Marcy Liner

415-271-3828

Case Number 2010-0985C

Chuck Norman

to:

Sharon.W.Lai

12/07/2010 04:28 PM

Cc:

scott

Show Details

Dear Ms. Lai and the Planning Commission:

I own 278 Sanchez Street #1 and live there with my husband. I am writing to express our vehement objection to any consideration of allowing "Ike's Place" or any principals, employees, or investors of that business to locate at 3489 16th Street.

The facts are as follows:

- 16th Street is mixed use, but with a primarily residential component, specifically including the side streets surrounding it, including my own. I have owned here for 15 years and have a good understanding of what is normal and not in the neighborhood.
- When "Ike's Place" arrived, the neighborhood was very quickly degraded. I began having Ike's customers repeatedly loitering around my doorway and garage entrance, and I have had to run them off; you would not appreciate strangers leaning up against your front door, and I do not take that any more kindly than you would. We have also had Ike's customers vomit on several occasions outside the front of the building: it is disgusting to tell you what the partially-digested remains of a "Nacho Boy" sandwich looks like, but trust me, it is more disgusting to clean it up.
- "Ike's Place" draws a great number of people from outside this neighborhood, and in fact is not a neighborhood business. When on 16th Street, they routinely blocked pedestrian access between Sanchez and Market on 16th. Fundamentally, Ike's is bringing about the problems that the Planning Commission worries about when considering a chain store or "big box" operation that proposes to locate in a residential neighborhood: traffic, congestion, and inconvenience for the residents.
- Ike and his business violated numerous San Francisco codes, including their business license, building code, and zoning code, all of which were reported to the City and County of San Francisco by the neighbors, and all of which were investigated and confirmed by the City and are part of the public record. The conflict with the neighborhood resulted in multiple rounds of litigation, including Ike's landlords having to sue twice for eviction ("Oh, I transferred the business to an LLC, so you can evict me, but not the business"), legal action in which the neighborhood ultimately prevailed.
- The Castro is not underserved for sandwiches, either hot or cold, take-away or sit down dining, so they are not providing a service that is somehow needed here. "Ike's Place" has told the media that they have opened locations in Redwood City and Palo Alto, so clearly their business continuation does not depend on their being in this neighborhood, much less on 16th Street. And there are plenty of vacant commercial store fronts on commercial streets on Upper Market that "Ike's Place" could move into. His obsession with being on a residential street does start looking like just that, an obsession, and a desire to further punish the neighborhood for forcing him onto Market.

I urge the Planning Commission to deny the request. Should you approve it, I believe your actions very well can be construed as socially and legally provocative. Given the complaints and litigation that are on the public record, the Commission should not expose itself and the City to further action.

Best regards,

Charles E. Norman, Jr.

case no 2010.0985C
Marcy Liner
to:
sharon.w.lai
12/07/2010 04:53 PM
Show Details

Dear Sharon Lai

I forgot to include one item in my last email regarding Ike's Place.

According to the SF city plan, policy 6.9 states "If the use will generate significant additional traffic congestion, then the use should be redesigned to mitigate such congestion or the use should not be allowed." Given that the previous businesses in 3489 16th st. were low volume (max of 50 customers per day) and Ike's Place serves up to 1200 customers per day I would say that this will create a significant addition of traffic congestion, not to mention parking problems.

Thank you for passing this along to the Commission.

Best,
Marcy Liner
Owner and Resident of 3481 16th St.

Ike's place protest

Shruti Yadav

to:

sharon.w.lai

12/07/2010 05:05 PM

Show Details

Dear Sharon Lai,

My name is Shruti Yadav and I reside at 3481 16th St. I am strongly opposed to Ike's Place moving into 3489 16th St. I don't feel that a business that is as high volume as Ike's is reported to be, is appropriate for operation at this location. It is estimated that he has as many as 1200 customers per day, an excessive volume for a largely a residential neighborhood. It is sure to cause disturbance to the neighborhood, not to mention deterioration in parking congestion.

Please submit my protest email to the Commission. Thank you very much.

Sincerely,

Shruti Yadav

510-705-2635

Ike's - Proposed Conditional Use permit case number 2010-0985C

Rick J. B

to:

Sharon W Lai

12/08/2010 02:03 PM

Cc:

rickjb

Show Details

To: San Francisco Planning Commission.

Case # 2010-0985C

It saddens me to see that a CU could be placed on a established retail shop, Saratoga Chocolates former home of Joseph Schmidt Chocolates to open a sandwich shop.

This proposed Self Service Specialty Food Use is defined under section 790.93:

A retail use whose primary function is to prepare and provide ready-to-eat specialty foods to a high volume of customers who carry out the food for off-premises consumption.

Sounds like a 'fast food ' operation in a neighborhood to me?

(3) Typically open for retail sales on weekdays during daytime hours;

The project sponsor is proposing the hours of Sunday-Thursday 10am-10:00pm Friday-Saturday 10:00am-11:00pm.

(4) May contain no more than 10 seats including sidewalk seating.

When Ike's place was across the street at 3506 16th St, they would serve up to 1,000 sandwich's per day. Where are all these customers going to sit and eat?

Commissioners, if this CU is granted for Ike's Place to operate as a Self Service Specialty Food Use it will create the same problems all over again when they operated across the street. Most if not all patrons live outside of San Francisco (per Yelp reviewers) and drive to get there sandwich's.

This business does not serve the immediate neighborhood and is not needed. There is no shortage of places in Eureka Valley/Castro to eat.

From October 2007-September 2010 our neighborhood had to deal with all of Ike's growing pains. Customers blocking public right of way, blocked driveways, patrons eating in every space of concrete they could find, litter, loud noise, grease stains on sidewalks to name a few concerns we all had.

Since Ike's Place closed we got our neighborhood back. With all the vacancies on Market St. why did the project sponsor choose this site?

Please do not grant Ike's Place the proposed Conditional Use Permit # 2010-0985C.

Aloha,

Case No 2010.0985C - 3489 16th Street - Ike's Place
miles
to:
Sharon.W.Lai
12/08/2010 02:39 PM
Show Details

Dear Sharon,

This is a copy of the letter being sent to the Planning Department to be made part of the official record and brought to the attention of the Planning Commission. Thank you.

To the San Francisco Planning Commission:

We are writing to voice our concerns over the news that the sandwich shop Ikes' Place may be moving to 3489 16th Street. We live across the street at 3460 16th Street. When Ike's was at it's previous location one have block away we had several problems with the business, including, and in addition to, the problems that were the reason Ike's had to ultimately vacate that space.

Our problems with Ike's place were not one or two incidents, but were consistently ongoing. The tree in front of our apartment was used as a trashcan for discarded sandwich wrappers and soda bottles, and litter from the shop could be found all up the block. Our driveway was blocked by people driving to the shop who were unable to find, or unwilling to look for, a parking space. The block of 16th Street in front of Ike's was impassable during their open hours because of crowds of people waiting and hanging out (and the constant smell of greasy food was unpleasant, to say the least). With the masses of people crowding the sidewalk, many of the patrons seemed to adopt a crowd mentality, becoming loud and unruly, and in the lead up to Ike's being evicted from its previous space, antagonistic, shouting 'F*ck you, neighbors' as they passed by our windows (though no one in our building had anything to do with the original complaint against Ike's).

We can only imagine that as the proposed space for the shop will be even closer to our apartment, these problems will only become worse, especially since we have learned that they plan to stay open until 10pm on weeknights and 11pm on weekends. We question the logic of trying to reopen the shop in the same spot that seemed to present so many problems for the residents of that area while additionally staying open several hours later into the evening. The size of the proposed space is only slightly larger than their previous space, and is still far to small to accommodate Ike's patrons and all of the noise and trash that will be left in our neighborhood. We have heard that other options of relocating have been proposed, and I am certain that this establishment could find a more mutually beneficial place to conduct its business. We are opposed to Ike's Place moving to 3489 16th Street.

Thank you for your consideration.

Sincerely,

Liz Ross
Miles Montalbano
3460 16th Street

DR. MICK LEE
262 Sanchez Street San Francisco
California 94114
Telephone (415) 240 3310

July 19 2010

TO WHOM IT MAY CONCERN:

Mayor Gavin Newsom
Mayor, City and County of San Francisco
City Hall, Room 200
San Francisco, CA 94102

San Francisco Planning Department

BY EMAIL

Dear Mayor Newsom/Planning Department:

I am writing in strong support of Ike Shehadeh and his sandwich shop, Ike's Place, at 3506 16th Street in San Francisco.

I have lived on the same block within 100 feet of Ike's Place for over TEN years. Ike's Place is a great business and a fine Castro neighbor, not to mention a great asset to our neighborhood for a delicious sandwich.

Our City needs more responsible local businesses such as Ike's Place.

Ike's Place has made great improvements to the corner of 16th and Sanchez. Ike's Place definitely does not cause a nuisance. Its customers and employees are gracious and civil. Ike always appears to have the neighbors at his highest interest/ regards and has bent over backwards to fulfill any and all requests out of the neighbors.

Robert E. Holt
Consulting Services to the Food Industry
746 High School Road
Sebastopol, CA 95472
707-758-6685

July 21, 2010

To Whom It May Concern:

Re: Letter of Recommendation

It is rare to find retail food establishments that have a strong desire to adopt food safety and sanitation procedures that go beyond the normal requirements of city, state and federal regulations. Ike's Place is one such establishment.

I was asked by Ike and Huda Shehadeh to help them build a solid foundation for their restaurant's food safety and sanitation program in order to safeguard their customer's health, maintain high environmental health inspection ratings, and develop an ever favorable standing in the SF Bay area community. From the outset it was clear that their long-term goal was to make Ike's Place a premier food establishment in the SF Bay area community with a comprehensive food safety program.

Although currently not required by any government body, they asked me to survey their practices to determine any potential operational food safety weaknesses and help them create a HACCP program (Hazard Analysis and Critical Control Point) using the guidelines established by the USDA and FDA. To that end we worked with their store staff to first establish written Standard Operating Procedures (SOP's) for controlling basic operational and sanitation conditions that prevent chemical, physical, and microbiological contamination. These SOP's include using checklists that employees complete during the course of their work day, as well as a daily verification step by management to ensure that all SOP's are being followed by employees. SOP's have been developed for Personal Hygiene; Cleaning and Sanitizing of Food Contact Surfaces; Pest Control; Daily Food Safety Checklist; Using and Calibrating Thermometers; Receiving Deliveries; Date Coding of Ingredients; Prevention of Cross-Contamination; Time and Temperature Holding Practices; Cooling, Cooking and Holding Potentially Hazardous Foods; and Food Illness or Injury Complaint procedures.

These programs are not normally found in smaller operations like Ike's Place, but are recognized as a necessity in large retail chain food establishments. The Shehadehs and their staff recognize the importance of having a complete food safety and sanitation program to ensure a successful and long lasting operation, as well as for the good of their customers. Their foresight is to be lauded.

Sincerely,

Robert Holt
Robert E. Holt Consulting Services

May 23, 2010

To Whom It May Concern:

I am writing this letter on behalf of Ike's Place, a sandwich shop in the Castro. I am one of the owners of a home that is located across Sanchez street from Ike's Place. We are all professionals that have lived and worked in SF for nearly 20 years. We have 5 children that we are raising here as well. Like all of the residents of the 16th and Sanchez corner, we have witnessed the phenomenal rise in popularity of Ike's Place. I am writing this today, because it seems that not all of my neighbors are comfortable with the influx of sandwich eaters in the neighborhood.

Ike's place has become very popular over the last year. It is true that if they are open, there is a line of people waiting for sandwiches. It is also true that the sidewalk can be crowded and sometimes people try to sit in doorways to eat their lunches. That said, Ike and his staff have been more than cooperative about helping keep the line from blocking the sidewalk, patrolling the neighborhood to make sure people are not sitting in people's doorways, and cleaning up any trash that has been left behind. He responds to the concerns of his neighbors quickly and with action. Ike is a responsible business owner that is doing his part to keep this busy urban street clean and accessible.

I think that it is important to look at Ike's popularity in the context of the neighborhood. Our home, and Ike's place are situated on a busy three lane street that serves as a thoroughfare for the fire and police departments. The street is frequently inhabited by homeless people making camp, has four restaurants, a chocolate shop, an auto repair shop, and is kiddy-corner to a large elementary school. This is a loud and busy urban street, not a quiet side street in a quiet neighborhood. We neighbors have chosen to live in this city, on this busy street, surrounded by businesses and traffic and people. With that choice, we all have to deal with each other and our noises, dogs, kids, cars, bikes, trash etc.. This is one of the challenges of living in our beautiful city.

Ike has been fortunate to create a robust and popular business in our neighborhood. In this time of economic uncertainty, when businesses are going under, I am delighted to see Ike's place thriving. His success helps our city's economy, and brings people into our neighborhood.

Like the neighbors that are opposed to Ike's ongoing business, I tire of the hustle and bustle of the city at times. However, in this city that I have chosen to live in, it gives me comfort that across the street is a business owner who cares about the neighborhood, who has made a point to meet the neighbors, and who can feed me a really good sandwich when I am too tired from my crazy city life to cook.

I wish Ike continued success in this vibrant neighborhood.

Levis Owens 3498 16th Street



May 13, 2010

Audrey Liu and Craig Shoji
302 Sanchez Street
San Francisco, CA 94114

To Whom it May Concern,

We live across the street from Ike's Place. When we sit at our dining room table, we look directly onto the store front. We pass it every morning and every night. We are within a stones throw, so we definitely consider ourselves "neighbors" and as such would like to formally state that we stand firmly against the pending eviction that threatens this local establishment.

Our regret is that we only recently heard that things had taken such a turn for the worse and fear that this letter is coming too late, but it's important for you to know that though the press may print that all of the neighbors are up in arms over Ike's success, these neighbors are not. In fact, we have lived here for close to two years now—one of us works from home—and we have never had any issues with Ike's Place.

Of course, we don't know what has occurred between the complainants and Ike's or what exact measures have been taken to resolve these matters outside of court, so this letter is based solely on our own experience with Ike's and our experience has been a good one.

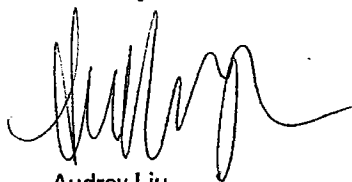
We have a clear view of the shop and we've seen and heard a bit ourselves. We've seen Ike's mom rush out to help a woman involved in a vehicular accident. We've seen and heard one of the complainants yelling at Ike and his mom late at night using all types of profanities (not caring which neighbors he was disturbing or who he was offending). We've seen the sidewalks getting power washed and swept regularly. We've watched Ike's Place organize the crowds, work to reduce the noise levels, and adjust their hours of operations. We've seen them grow from a simple sandwich shop to a success story and that points to a much bigger issue for us if the eviction is to be carried out.

As retail locations and restaurants in the city are closing, the sight of a success such as Ike's should be inspiring. As a community and a city we should celebrate the endurance of the entrepreneurial spirit everyday and recognize the value it brings to each of our lives. The energy that Ike's Place brings to the neighborhood is great and to be honest, a line of hipsters is a lot better than a sidewalk full of homeless people, trash, and urine which can be found just up the street. So, when did we become such conditional neighbors? When did we turn into a community that would rather see a "for lease" sign than a thriving business?

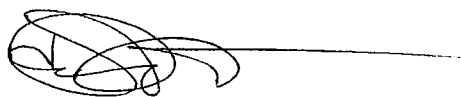
We can all acknowledge that Ike's has outgrown their small spot on 16th street but rather than rushing to evict, can we come together to find a solution that keeps them in the neighborhood and allows them the time to figure out next steps without having to spin their wheels in court? What kind of message are we sending out to other small entrepreneurs if we allow overly-litigious tendencies to trump the livelihoods of the 53 employees of Ike's? We urge you to help keep Ike's in The Castro and to work with this entrepreneur to find a better solution than forced eviction.

Thank you for your time and for your consideration.

Sincerely,



Audrey Liu



Craig Shoji

July 21, 2010

Small Claims Division
Civic Center Courthouse
400 McAllister Street, Room 103
San Francisco, CA 94102-4514

Re: Letter of Reference for Ike Shehadeh and Ike's Place

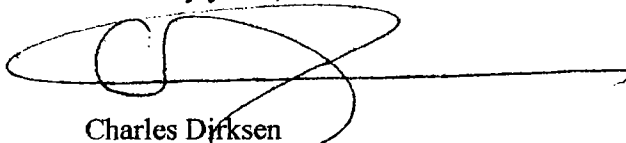
To Whom It May Concern:

I am a neighbor of Ike's Place. I live right around the corner from Ike's on Sanchez Street. I was one of Ike's earliest customers, and have watched his business grow exponentially over the last year or so. I have been a resident of San Francisco since August 1995 and prior to moving to my current address on Sanchez, I lived in the inner Richmond and the central Haight neighborhoods.

Ike has always been very considerate of his neighbors and the larger community. In fact, his attitude towards his neighbors and the community is as positive and thoughtful as any businessman's that I have ever seen. I wish all entrepreneurs were like Ike. As his business grew, he sought to ensure that its stunning success did not dissuade his neighbors (including me) from continuing to support it. He not only kept in routine contact with his neighbors to make sure they were happy with how he conducted his business, but also he tasked several employees to regularly police and monitor the conduct of patrons on 16th Street outside his business (e.g., by keeping the sidewalk clear of people and litter, discouraging noise, creating a friendly environment while people awaited their sandwiches, etc.).

If Ike wasn't the remarkable man that he is, and if he had not "gone the extra mile" to lessen the impact that the success of his amazing sandwich shop has had on his neighbors, then I would not have written this letter in support of both him and his business. Ike is a businessman worth admiring and emulating.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Charles Dirksen", with a long horizontal line extending to the right.

Charles Dirksen
California State Bar No. 197378

July 18, 2010

Dear City of San Francisco,

As a neighbor, I am writing in enthusiastic support of Ike's Place.

Having recently lived in similarly-cultured cities such as Boston, DC, and London, I have not observed a place of business coalesce a neighborhood the way Ike's does for our Castro block.

First, Ike's Place patrons and staff are always cheery and friendly. Oftentimes big cities can be faceless and cold, but having Ike's on our corner livens up the neighborhood: you feel like you can meet new friends there.

Second, like any small business, Ike's may have its naysayers, but I know that its closing or moving will negatively affect more people – people like me who have not been as vociferous about our support for Ike's.

Third, it is rare to see a place around which friends and neighbors will happily plan a whole day. Ike's is one such place, a reflection of how special it is to many of us and our neighborhood.

Please let me know if you would like to speak further or have any questions.

With sincere thanks,

Jacquelyn Kung

223 Sanchez Street (betw Market/16th)

617.838.8857 (cell)

jacquelyn@post.harvard.edu

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "JillMizono" <mizono@worldnet.att.net>; <fukudak@comcast.net>; "huda shehadeh" <hudashehadeh1@yahoo.com>
Sent: Sunday, July 18, 2010 3:49 PM
Attach: letter in support of ike's place.pdf, ATT00001.htm
Subject: FW: Letter in support of Ike's Place

From: rmrosner@gmail.com
Date: Sat, 17 Jul 2010 22:08:55 -0700
Subject: Letter in support of Ike's Place
CC: Board.of.Supervisors@sfgov.org; john.rahaim@sfgov.org; pic@sfgov.org
To: gavin.newsom@sfgov.org

Attached please find a letter in support of Ike's Place. Text attached below:

ROBERT M. ROSNER
3717 21st Street
San Francisco, California 94114
Telephone 415, 282 3771

17th July 2010

Gavin Newsom
Mayor, City and County of San Francisco
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

BY EMAIL

Dear Mayor Newsom-

This letter is in support of Ike Shehadeh and his fabulous sandwich shop, Ike's Place located at 3506 16th Street in San Francisco, 5 blocks from my residence. My teenage boys I are frequent patrons of Ike's establishment.

I believe that Ike's Place represents all that makes our San Francisco the greatest city the world. It serves innovative and inexpensive food served with élan and smiles. Its custo are a great cross section of the city as well as tourists who flock there to experience his wonderful sandwiches.

What has impressed me, and what I, as a father, try to impress on my boys, is how I and his staff represents themselves. I can't think of better culinary ambassadors for our city Ike and his staff treat their "stakeholders"—their customers, fellow staff and their neighbors—with courtesy, with a smile and with dignity. He makes sure that the line is orderly; neighbo driveways are not blocked; the sidewalk is clear; and that the area outside his shop is clean not littered with trash. (Our household joke is that Ike should move into our garage—it, and sidewalk, would be much cleaner than they are now!)

Ike Place has become a San Francisco and neighborhood institution. As the rest of th

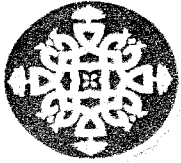
7/18/2010

country has moved toward chain stores, fast food outlets and "sameness", I am proud that our city is bucking that trend thanks to the help of your policies and entrepreneurs and restaurateurs such as Ike Shehadeh. We need to encourage and treasure them.

I thank you in advance for your support for Ike Place.

Sincerely Yours,

Hotmail: Trusted email with powerful SPAM protection. [Sign up now.](#)



Mama Hope

Ⓞ Nurturing Hope One Community at a Time

December 1st, 2010

Dear San Francisco Planning Committee,

My name is Nyla Rodgers and I am the Founding Director of Mama Hope (www.mamahope.org) a San Francisco nonprofit that raises funds to build self-sufficient communities in Africa. To date our work has provided over 75,000 people in 4 countries with access to education, health care, water and agriculture.

I live in Alamo Square and have been a loyal customer of Ike's Place for years. I think it is wonderful to have an establishment like Ike's in the neighborhood and I was very sad to read in the Chronicle that Ike's might no longer be a Castro establishment.

Ike is one of the rare San Francisco business owners who take an active role to support local nonprofits. More specifically he has opened up his business as a platform to promote nonprofits and allow nonprofits to fundraise. Ike himself recently agreed, after just one meeting with me, to partner with MiKind to do a sales promotion and give a percentage of his profits to help Mama Hope raise the funds to build of a school in Ghana. He's committed to donating \$10,000 of his profits to help this cause. I am overwhelmed by his kindness and would like to make sure that you understand how important he and Ike's Place is to the nonprofit community in San Francisco.

When I think of great institutions in the Castro District or even when I think of my favorite place to eat in San Francisco I immediately think of Ike's. It would be such a shame to let him go. I write you this letter to ask you to please grant him the license needed to relocate Ike's Place to 3489 16th street.

Thank you for your time,

Nyla Rodgers
Executive Director
nyla@mamahope.org

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:46 PM
Subject: We want Ike's!

Date: Sun, 28 Nov 2010 18:27:26 -0800
Subject:
From: des81smith@gmail.com
To: ike@ilikeikesplace.com

We want ikes!

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:46 PM
Subject: Ike's Place

Date: Sun, 28 Nov 2010 23:43:11 +0000
From: m-co@comcast.net
To: ike@ilikeikesplace.com
Subject: Ike's Place

I am writing in support of the move Ike's Place to 3489 16th Street. This will be an asset to the business and residential communities of the Castro.

Marco Place
San Francisco, California

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:45 PM
Subject: I LOVE Ike's!

To: ike@ilikeikesplace.com
Subject: I LOVE Ike's!
From: thevainmusic@aim.com
Date: Sun, 28 Nov 2010 21:49:58 -0500

Dearest Ike,

Ever since the first mouth-watering bite of one of your sandwiches, my girlfriend and I have been HOOKED! We travel all the way from SOUTH ORANGE COUNTY at least once every couple months or so (if not more frequently) to eat your food! Anytime there we are ever involved in a discussion with others about where to get the best food we exclaim "IKE'S! Hands Down! The Best!". We would love to open one of your stores in our area near one of the colleges, but would be MORE than satisfied if your could move out of Lime and back into your own spot. Good luck with everything and, no matter what happens, we will be seeing you soon!

Love,
torrey and michelle

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:32 PM
Subject: ike's place new location letter of support

> From: shawna_mcdonnell@gpspsf.com
> To: ike@ilikeikesplace.com
> Date: Wed, 1 Dec 2010 20:41:17 -0600
> Subject: ike's place new location letter of support
>
> Ike's place has become a San Francisco legacy! Please do whatever is necessary to keep Ike's Place in San Francisco.
>
> Thank you,
> Shawna McDonnell

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:44 PM
Subject: Support Letter

Date: Tue, 30 Nov 2010 14:30:27 -0800
Subject: Support Letter
From: hadencory@gmail.com
To: ike@ilikeikesplace.com

Hey Ike,

Last year during my senior year of high school in the best city in the world, my group of friends and I made a tradition of getting Ike's as often as we could, which was usually about every other week. We would pile everyone into the car, including making use of the trunk more than a few times, and tear across town as soon as our lunch period started after calling in our order when you opened. I can remember rolling up in my friend's electric blue PT Cruiser and all of us spilling out onto the sidewalk, catching that whiff of Dirty Sauce being baked into the bread. We, being experienced patrons and calling ahead to skip the line, huddled around the register, mouths watering, waiting to hear our names called so we could collect our sandwiches, cram back into the car and rush back to school in time for our afternoon classes. I remember the way the car filled with the scent of everyone's sandwiches and can hear the paper crinkling as my friends unwrapped their food and started eating, entirely unable to restrain themselves. Sometimes the passenger had to help the driver take a bite of his sandwich so he wouldn't be feeling too tortured by the five people around him immersed in sheer culinary delight.

I was crushed to first hear that Ike's was closing several months ago and then thrilled to hear you had a space available at Lime. Nothing, however, will yield the same experience as coming around the corner and seeing that bright blue facade and epic sandwich hanging over the door. I recently came back to the city over Thanksgiving break from my freshman year down at Cal Poly San Luis Obispo and my first day back I made a point of getting lunch at Ike's with many of the same friends I had the past year. I had a Spiffy Tiffy on a wheat roll and it was absolutely amazing. While we were sitting there eating, we talked and laughed about our trips to Ike's during the school year. An Ike's sandwich will forever remind me of the phenomenal people with whom I spent my senior year and I think it would be a shame if other people can't have the type of experience I had at Ike's. Ike's place is more than a sandwich shop; it's a place for people to bond over good food and in good company, and just visiting Ike's is an experience in and of itself. The city really needs more places like Ike's Place. You, my friend, have created something amazing, and I think we both know I'm not talking about any sandwich on the menu.

Much love and all the best from a longtime fan,

Haden Cory

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:44 PM
Subject: Letter for Approval of Ike's Place

From: GAMADR@aol.com
Date: Tue, 30 Nov 2010 17:04:29 -0500
Subject: Letter for Approval of Ike's Place
To: ike@ilikeikesplace.com

To: the City of San Francisco Planning Commission
From: Gary Drucker

I have been a citizen of San Francisco for the past 41 years and have lived in the Castro District for the past 9 years. Ike's is the best food to ever appear in our beautiful city! He belongs in the Castro to help make it a wonderful destination for everyone to come for truly world class delicious food. Folks who live in the Castro already know his unique wonderful sensational tasty treats and his new location will bring new business to our district. Ike's is exactly what the Castro stands for: Unique non chain food places to eat that distinguish it from the rest of the world. I have seen many tourists enjoying the wonderful sandwiches he provides. Ike is one of a kind and deserves his "Original" Castro location on 16th Street in this larger space. For goodness sake he is a success! People love him and his food! Give the guy a break!

**Very Sincerely,
Gary Drucker
(Retired Senior Vice President of Bloomingdales and Macy's)**

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:41 PM
Subject: Letter of Support from NEIGHBOR Jen

Date: Tue, 30 Nov 2010 13:52:45 -0800
Subject: Letter of Support from Neighbor Jen
From: [REDACTED]
To: ike@ilikeikesplace.com

To Whom It May Concern:

I am a neighbor of Ike's Place and am writing to express my strong support of Ike's prospective move to its own location in the space currently held by Saratoga Chocolate's.

I am a tenant at 271B Sanchez Street (just around the corner from the original Ike's location and nearly directly across the street from Saratoga Chocolate's) and have lived in this location for more than five years. I spend a lot of time at Center Pilates Studio directly across from both locations. I am also a loyal Ike's customer and have been one since its opening, back when you could sit at tables inside the shop and, if you did, Ike would give you a free scoop of ice cream. (Also back when Ike's sold ice cream. And coffee!) I have paid very close attention to Ike's popularity phenomenon, the crowds, my other neighbors, and all the ensuing drama—and *strongly support Ike's moving to its own location.*

Back in the day, Ike's used to be dead (as all previous establishments at that location have been), and the explosion in popularity it experienced seemed to happen overnight. That's tough to deal with. I observed Ike Shehadeh and his staff implement changes in their business plan, kitchen, menu, customer service, and inside and outside layout in order to cope with the sudden and drastic increase in patrons. With trial, error, and a great deal of conscientious effort, I believe they dealt with and controlled the situation admirably. In the process, they even initiated multiple improvements to my neighborhood. I have particularly appreciated:

- ***Feeling safe at night when walking up 16th street to Market alone.*** The block stretching from my house to the corner of 16th and Market Street used to feel quite unsafe at night, and I avoided it whenever possible. It was a hangout and sleep haven for many homeless folks, but not the neighborhood regulars who just need shelter and a safe environment (I know and am friendly with many of these), but rather the passing-through-dangerous-drug-addict-prone-to-harassing-young-women-walking-by variety. After Ike's Place began attracting crowds, this population has vanished (even when Ike's was closing early at 7pm every day). The safety of the neighborhood and the comfort of tenants has definitely improved, and I thank Ike.
- ***Providing compost and recycling bins on the street.*** Ike's Place supplied garbage, recycling, and compost bins out on the street for both customers and passerbys. I used these frequently and very much appreciated having a compost bin available on the street!
- ***The increase in business that spilled over to other favorite local establishments.*** I love Ike's but I love lots of other places, too. This area of 16th Street, which used to be a rather cursed location, has been enlivened by Ike's success. I am very happy that Dinosaur (Vietnamese sandwich shop) seems to be doing very well in a location that always failed before Ike's Place opened. My very favorite coffee shop, H Café down the street, seems to be packed almost all the time since the chaos began, when prior to Ike's opening it was rather empty. (H Café, incidentally, sells some truly brilliant sandwiches of a different style.)

For all of these reasons, and my love of a good sandwiches within a block of my apartment, **I strongly**

support the Ike's Place move and am confident that an independent location will be an asset to my neighborhood. Please approve.

Now, I am late picking up my Papa Sam.

Sincerely,

Jen Strauss

[REDACTED]
[REDACTED]

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:41 PM
Subject: Letter of Support

From: davidgandionco@hotmail.com
To: ike@ilikeikesplace.com
Subject: Letter of Support
Date: Tue, 30 Nov 2010 13:19:35 -0800

Hello,

I just want to express my support for a San Francisco location of Ike's Place. Hope it opens soon!

Thanks,
David

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:42 PM
Subject: NEIGHBOR keep Ike's in the Castro!

> From: rachel@migoto.com
> Subject: keep Ike's in the Castro!
> Date: Tue, 30 Nov 2010 09:00:21 -0800
> To: ike@ilikeikesplace.com
>
> Hey Ike -
>
> I'm a longtime neighbour and supporter of Ike's. I live on Sanchez between 16th & 17th and have always appreciated Ike's consideration of his neighbours. Its a pretty busy area, so a few extra people on the street during the day really never bothered me. Honestly, I was shocked to hear there was such drama over the shop on 16th street - the Castro is a vibrant and diverse neighbourhood that is always bustling, and I'd like to keep it that way!
>
> I love Ike's sandwiches and am deeply saddened to see so much opposition to a young and successful entrepreneur like Ike. He's a great guy with a big heart, a passion for what he does, and a creative approach to his business that should be embraced, not shunned! His shop was so popular that people were coming from all over the bay area to try his sandwiches, and no doubt spent some money without nearby businesses while they were here. He's created a number of jobs and found a great group of enthusiastic folks to be on his team. This is the type of business we should be embracing with open arms.
>
> I'd love to keep Ike's in the Castro, and fully support having him in close proximity to my house!
>
> Much love, and Vegi Elvis Keith Forever!
> Rachel Roth
>

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:42 PM
Subject: Needs own location

> Subject: Needs own location
> From: chilidilly2001@yahoo.com
> Date: Mon, 29 Nov 2010 14:20:07 -0800
> To: ike@ilikeikesplace.com
>
> The only thing better than having Ike's in San Francisco is having Ike's in San Francisco with it's own location... Hands down the best sandwich my girlfriend and I have ever had!
>
> -Dylan
>
>

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:44 PM
Subject: Separate Store

Date: Mon, 29 Nov 2010 13:26:49 -0800

Subject: Separate Store

From: silverwave@gmail.com

To: ike@ilikeikesplace.com

Hi Ike,

I've only had a chance to swing by your store a few times before you moved over to Lime, but I think your sandwiches are the best and would love to see you get your own spot again!

And it'd be even better if you have seating space at the new place for all those rainy SF days!

Good luck, and hope you get your new shop space.

Best,
George

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 1:44 PM
Subject: I want to go to Ike's Place!

Date: Sun, 28 Nov 2010 20:23:42 -0800
Subject: I want to go to Ike's Place!
From: graph.significance@comcast.net
To: ike@ilikeikesplace.com

One of my worst disappointments the last time I went to San Francisco with my daughter was the fact that there was no Ike's Place to take her to. We are big Man v. Food fans and really wanted to go see this unique institution for ourselves. Sadly, it was no longer open.

Now comes a chance that our dream may come true, but it would take the permission of the SF Planning Department for Ike's Place to finally have a new place to call home in SF. Just the publicity that the original Ike's got from the Man v. Food episode—and the online boost that visitors of this Travel Channel show get from making plans to visit San Francisco—means that it just won't be a true visit to this city without Ike's Place.

I would love to see a new home for Ike's Place in SF. Otherwise, we have plenty of room here in Salinas, CA for such a unique eatery.

Cynthia Bage
Former resident of and current frequent visitor to SF

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:29 PM
Attach: Letter.Ike'sPlace.120110.pdf; MorganHite_Ike_Letter.doc
Subject: Planning Commission Letters and Mama Hope Link!

Date: Wed, 1 Dec 2010 20:35:34 -0800
Subject: Planning Commission Letters and Mama Hope Link!
From: morganhite@gmail.com
To: ike00shehadeh@hotmail.com; ike@ilikeikesplace.com

Ike,

Sorry we didn't get these letters to you earlier, its been a crazy day. Orin and I have attached our letters and plan on showing our support in person on December 16th. You should get your letter tomorrow mid-day from Nyla. She's incredibly grateful and excited to get moving on her new project for St. Timothy's school and clinic and I'm sure it will show in her note.

You can take a look at her site here:

www.mamahope.org - check out the video on the front page!

<http://www.mamahope.org/stTimothySchoolFinal.html> -- St Timothy school project that we're going to build!

I'm meeting with several other organizations over the next few days and I'll be sure to mention what's going on and get them to support you.

See you tomorrow!

Morgan
415*987*5626



San Francisco Planning Commission,

My name is Morgan Thomas Hite and I am the Chief Operating Officer of a rapidly growing privately funded start-up based in San Francisco, MiKind, LLC. In essence, we're working to help charities and non-profit organizations raise funds and increase exposure by doing flash sales through local businesses who want to help better the community around them by donating a very large portion of their sales to specific projects (examples of the charities and non-profits we're working with are Project Night Night, Youth Speaks, Mama Hope, among many other SF based institutions)

I have known Ike for several years, and he continues to surprise me. Last week I introduced Ike to Mama Hope, a local SF non-profit that is focused on sustainable micro-development projects in Africa that have low-cost, high impact, and drastically improve the standard of living in the communities they work with (www.mamahope.org). Within minutes of hearing their story to build St. Timothy School and health clinic in Moshi, Tanzania, Ike was not only eager to run a promotion for them with MiKind, his contribution is going to enable the completion of the St. Timothy project, enabling them to distribute much needed medication for community members with HIV/AIDS, including HIV testing in addition to eventually accommodating 300 students. The impact that Ike has made will forever change lives. I know he doesn't like to share his good deeds with others, but Ike cares about the local community and gives back in so many ways to local organizations, it makes me wonder how he finds the time to do much else. I'm very proud to call Ike my friend.

The city would be a far poorer place if Ike's Place is not granted the change in the license from pre-packed foods to ready to made order sandwiches. He's left an indelible mark in our community, wants passionately to be a part of our city, and offers an experience with Ike's Place that is unmatched anywhere else in San Francisco and possibly the county. I urge you to make the necessary changes to let Ike move into his new location at 3489 16th street.

Truly Yours,

Morgan Thomas Hite

Chief Operations Officer

MiKind, LLC

morgan@mikind.com

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:25 PM
Subject: Ike's Place

> Date: Wed, 1 Dec 2010 20:46:35 -0800
> From: rayfil@rayfil.com
> Subject: Ike's Place
> To: ike@ilikeikesplace.com
>
> Ike's Place
>
> A well establishment starts with the owner and Ike has been able to create not only a thriving business but a community.
>
> He is friendly and welcomes all patrons.
>
> San Francisco needs to encourage more mom n pops like Ike's to exist.
> Ike merely has customers but more followers.
>
> Through his hard work and creativity, Ike's Place has been a San Francisco favorite.
>
> Rayfil Wong
> CEO Campusfork.com
>
>
> -----
> Best,
>
> Rayfil Wong
>
> Great, we received your email.
> For personal updates, view www.rayfil.com
> For food updates, visit www.campusfork.com



Dear San Francisco Planning Commission,

My name is Orin Hite. I am the founder of a recent startup, MiKind LLC. We are a fundraising platform that uses local businesses and flash sales to run charity drive promotions for local charities. Our goal is to take small local non-profits, and give them the funds they need to stop holding raffles and get back to work making the world a better place.

I have known Ike, owner of Ike's Place, for a good deal more time than it takes to know someone. Ike is an upstanding citizen of San Francisco. His business philosophy is to put a way of life and character first, business plans second. His philosophy is to give back even more than he gets, and it is this philosophy that has build him a successful business and a loyal following.

Ike gives back with generous salaries to his employees. Ike gives back by hiring an impressive number of staff per store, probably a good deal more than necessary or another owner would do, and with the profits that still remain he gives back generously again to many non-profits and causes. Without Ike's assistance, my own startup would not be on the doorstep of launching in San Francisco in January. Ike has an open heart, a drive to do good in the world and be good to others, and it shows.

It would be shame to not see Ike's Place reopen in the Castro district. I am writing this letter to your planning commission and board, to approve the license for Ike's Place. San Francisco would be poorer, both economically and spiritually, if he relocated and did not return. Ike should remain an SF institution, a Castro District institution, and not a memory of something great that has come and gone.

Thank you for your time.

Truly Yours,
MIKIND LLC

A handwritten signature in black ink, appearing to read "Orin Hite". The signature is written in a cursive, flowing style.

Orin Hite – Founder & CEO of MiKind

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:22 PM
Subject: Hopefully this helps

Date: Thu, 2 Dec 2010 11:02:07 -0800
Subject: Hopefully this helps
From: aranda.rachel@gmail.com
To: ike@ilikeikesplace.com

Ike's deserves their own place.

The entire neighborhood benefits from their business.

It is clearly a destination in San Francisco and it has a HUGE local following. My sister and I love running down there whenever we want to eat a delicious sandwich/feast that we really can't get anywhere else. I go right before heading to a Giants game because there isn't a better combo. Also, there is never quite the same jealous reaction from my friends when I say, "Yeah, I just went to Ike's."

The people are really cool, and the whole environment is unique. You can't get friendlier workers, with more creatively-named tasty sandwiches.

I love Ike's.

And Matt Cain does too.

-Rachel Aranda

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>; "Alex, Bermudez" <nachoboy_5@yahoo.com>; "Emilo Melendrez" <erm444@hotmail.com>; "Chase, Face" <ottno@yahoo.com>; "Corey, Wright" <shininggoatshead@yahoo.com>
Sent: Thursday, December 02, 2010 12:25 PM
Subject: FW: Two Week Notice
FYI.

From: ragyfayad@hotmail.com
To: ike00shehadeh@hotmail.com
Subject: Two Week Notice
Date: Thu, 2 Dec 2010 03:34:47 -0800

Hi Ike,

This email is to inform you that I will be leaving Ike's Place/Lair. I will be moving on. My last day will be Friday, December 10.

It was nice working with you Ike and trust as long as you're making Ike's sandwiches I'll be coming back around. Once again it was a pleasure working with you and I hope to see you again before I leave.

Sincerely,

Ragy Fayad

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:37 PM
Subject: Letter of support

Date: Wed, 1 Dec 2010 20:35:26 -0500
Subject: Letter of support
From: hverrinder@gm.slc.edu
To: ike@ilikeikesplace.com

To Whom it May Concern:

I could say Ike Shehadeh makes good sandwiches. Similarly, I could say Shakespeare wrote good plays; that the Beatles were a good band; that J.K. Rowling wrote good books. These descriptions fall short. They fail to indicate not only the skill these people demonstrated in their fields, but the absolutely rabid nature with which people consume their work. Ike Shehadeh is the Bard, the Lennon, the Harry Potter of sandwiches: he is poet, musician, and savior to the sandwich. My mother, rarely impressed, said upon consumption of her first Ike's Place sandwich with what is for her fervent praise: "This is more than a sandwich." She may have meant the superb combination of flavors. She may have meant the ability of the Ike's Place sandwich to please the palette with displeasing ingredients (for example, she ate a Jim Rome despite her distaste for sun-dried tomato pesto; I ate a Sometimes I'm a Vegetarian despite my hatred of marinated artichoke hearts; my dear friend Annette ate a sandwich with extra dirty sauce despite her absolute loathing for anything mayonnaise-related).

Ike's Place should be allowed to reopen its own store in San Francisco because I need it. The idea of a life without another one of these sandwiches is actually devastating. Ike's Place rapidly ingrained itself as a part of the fabric of San Francisco culture. In its original location in the Castro, it was where my best friend and I went for the best sandwiches in the world in the best neighborhood in San Francisco. It was where I was when I found out I was accepted into the best liberal arts college I can imagine. As a sensitive, kind, friendly business owner who may have sold his first-born child for his ability to craft the Sistine Chapel of a sandwich, I personally believe Ike Shehadeh deserves to have a store location wherever he pleases.

Sincerely,
Hannah C. Verrinder

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:38 PM
Subject: support for Ike's

From: pameladay@gmail.com
Date: Wed, 1 Dec 2010 17:24:00 -0800
Subject: support for Ike's
To: ike@ilikeikesplace.com

Hi Ike,
Here is my note. If my address is not needed please take it out. Best of luck to you!

Cheers,
Pamela

Dear Planning Commission,

My name is Pamela Day and my husband is Jon Hollister. We are both San Francisco natives and love our City.

It has been said before and it will be said again. We Like Ike.

My husband and I love Ike's sandwiches, and feel that Ike is a positive addition to San Francisco. As you are probably familiar it is a popular business - so it is clear that lots of people in our City like to eat at Ike's - so much so that they are happy to wait in line for a tasty fresh sandwich.

What you may not know is that Ike serves Halal chicken (Halal is to Muslims and Sufis what Kosher is to Jews). There are just a handful of places in San Francisco where one can purchase Halal meat. I very much value this and think it is an important service to the diverse community which is our City.

The other critical message that needs to be supported is that San Francisco supports successful businesses. What happened with Blue Bottle at Dolores Park is criminal - San Francisco needs to back successful entrepreneurs. We need the unemployment rate of 2000 back - and one real way to do that is to support small successful businesses. Celebration entrepreneurship and support a culture of meritocracy

Thank you for doing whatever you need to do to help Ike get his new place going. Ike's reflects San Francisco's vibrancy, success and devotion to quality.

Regards,

Pamela Day
Jon Hollister
655 Kansas Street #603
San Francisco, CA
94107

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:42 PM
Subject: Letter of Support

> Subject: Letter of Support
> From: tram.nguyen1982@yahoo.com
> Date: Wed, 1 Dec 2010 17:19:43 -0800
> To: ike@ilikeikesplace.com
>
> Hello,
>
> My name is Tram N. from San Jose and I commute all the way to San Francisco frequently to get a sandwich at Ike's Place. I really liked the old location because it gave a neighborhood-y atmosphere and comfort. The new location at Lime isn't an ideal place for a bustling (delicious, popular, iconic) sandwich shop. When I go get my sandwich, I would like for the environment to be inviting and not scenic like a club. The loud music makes it difficult for order taking in my opinion. The chips should be at the cashier register so people can take what they want instead of having it to spend the extra labor for the workers to grab it from the back and sometimes the workers forget!
>
> Please approve for Ike's Place to proceed!! We need an official Ike's Place.. one that will create an iconic San Francisco legend so we can have Adam Richmond from Man vs Food there again to try one of the three huge, yummy, and one of a kind sandwich!!! The dirty sauce is THE best!!
>
> Thanks,
> Tram N.
>
> Sent from my iPhone

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Thursday, December 02, 2010 12:22 PM
Subject: Support Letter

From: julia.aranda@gmail.com
Date: Thu, 2 Dec 2010 13:21:54 -0500
Subject: Support Letter
To: ike@ilikeikesplace.com

Hi Ike and to whom it may concern,

I'm writing in support of having Ike's Place move into the space at 3489 16th Street. My sister and I first tried Ike's after reading about it on 7x7's 100 Things to Try Before You Die list. We decided to start from the bottom and work our way up, and this was probably a good and bad decision. We loved our sandwiches so much that we never made much more progress in crossing off all 100 things off the list.

As a San Francisco native, I know that we pride ourselves on being unique, and finding another sandwich place like Ike's is probably going to be a difficult task. From the sandwich names, which reflect a lot of local places and people (Pride of Castro, Everett Middle School, Matt Cain, Kirk Reuter) to the t-shirts that are based off local sports teams, Ike's Place clearly likes being in San Francisco. Yes, the lines and the waits can be pretty long, but I think a bigger space would definitely help cut down on noise from waiting customers (which apparently has been a major complaint) and cut down on time spent waiting for a sandwich.

I currently go to school in Pennsylvania, but have tried to keep up to date with what's going on in Ike's search for a new location. When I read that the original was closing, I offered to try braving the constant busy signal all the way from Pennsylvania to order my sister one last sandwich while she was in class. I actually called in an order for her during the World Series Parade, because she was riding Muni and didn't have service. Basically, we try to order from Ike's whenever possible.

From what I have read, Ike wants to stay in the Castro. If Ike's is forced to continue looking for a new location, it will be very disappointing for all the loyal fans. It seems as though these fans are willing to follow Ike anywhere, but to make him leave his original neighborhood would be sad.

Thank you for you time.

Julia Aranda

July 18, 2010

Dear City of San Francisco,

As a neighbor, I am writing in enthusiastic support of Ike's Place.

Having recently lived in similarly-cultured cities such as Boston, DC, and London, I have not observed a place of business coalesce a neighborhood the way Ike's does for our Castro block.

First, Ike's Place patrons and staff are always cheery and friendly. Oftentimes big cities can be faceless and cold, but having Ike's on our corner livens up the neighborhood: you feel like you can meet new friends there.

Second, like any small business, Ike's may have its naysayers, but I know that its closing or moving will negatively affect more people – people like me who have not been as vociferous about our support for Ike's.

Third, it is rare to see a place around which friends and neighbors will happily plan a whole day. Ike's is one such place, a reflection of how special it is to many of us and our neighborhood.

Please let me know if you would like to speak further or have any questions.

With sincere thanks,

Jacquelyn Kung

223 Sanchez Street (betw Market/16th)

617.838.8857 (cell)

jacquelyn@post.harvard.edu

August 20, 2010

To Whom It May Concern:

I am writing this letter in protest of the impending eviction of Ike's Place. I am an active community member, a concerned voter and a dedicated San Franciscan. I live within a stone's throw of Ike's Place. Even if I was not a die hard fan of their product, I would still be adamantly protesting the eviction of their business. One of my biggest concerns is the lack of successful businesses in the area and destroying the possibility of thriving industry in the area.

In my last few years living in the Castro district, I have been severely disappointed in the lack of successful businesses and attention given to our end of the Castro district. Empty business fronts line Market St. around the intersections of Sanchez, 15th and 14th. The few businesses that are open around the 16th and Sanchez intersection draw very small and select crowds. This vacancy allows for sidewalks to go unkempt, wanderers to take up residency in vacated doorways, and garbage to lay on the sidewalk for days at a time. Having popular, thriving businesses close to home keeps a neighborhood lively, clean, happening and safe.

A perfect example of what I am stressing is the new ZipCar location located just up Sanchez from Ike's. Until ZipCar moved into the parking lot up the street from Ike's there was a continuous problem with vagrants using the empty lot to store their belongings, sleep under the awning as well as providing a hidden corner for drug use. At least every other week policemen were present in the parking lot—breaking up fights, arresting somebody, kicking somebody out of their spot and just trying to maintain order. Since ZipCar moved in, the area has cleaned up. It is frequented by a lot of people who come and go to get their ZipCar. As a result is a much nicer, cleaner and safer corner to live next to. People are more familiar with the corner and more apt to try a restaurant there or get a coffee on our street. It makes the businesses around it more successful.

There are many empty store fronts that draw similar crowds and similar problems that the empty parking lot did. I am loath to see a popular business that draws a safe clean crowd, away from my neighborhood. I chose to live in San Francisco because I love living in a city and having people around and things going on. That is the sign of a healthy, vibrant district.

On top of this, Ike's is one of the most neighborhood-friendly businesses you could ask for. The employees and even Ike himself make a concerted effort to be friendly and get to know their patrons. They have made 16th Street a destination spot for the first time. The popularity of their store brings more people and industry to the entire area and, not to mention, tremendous satisfaction to all of their customers.

As an active and concerned citizen, it is important to me to voice my support for Ike's Place, their phenomenal product, their friendly staff and the presence they bring to my neighborhood. Please take my opinion, one that is shared by many people, into consideration and support Ike's Place.

Sincerely,

Kate McEntee
2229A Market St.
San Francisco, CA 94114
mcentee.kate@gmail.com

To: San Francisco Planning Commission
c.c.: To Whom it May Concern
RE: Ike's Place
Date: November 30, 2010

I am a long-term resident of the Castro District of San Francisco and reside just one block from the proposed new location of Ike's Place. I strongly urge the planning commission to grant the conditional use permit for this business and make any other accommodations that might facilitate the reestablishment of this useful and vital enterprise.

Moreover, the unfortunate closure of Ike's former location is indicative of the pattern of intolerance encountered by many small businesses in San Francisco. Especially in this difficult economic climate, we should be doing everything possible to foster innovative entrepreneurs who are occupying otherwise vacant properties, providing employment and creating a unique and valuable product or service. Our community needs more Ike's, not chain stores.

Richard Nodine
407 Sanchez Street
Suite 3320
San Francisco, CA 94114

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Wednesday, December 01, 2010 5:08 PM

Date: Tue, 30 Nov 2010 19:53:28 -0800
To: ike00shehadeh@hotmail.com
From: notification+ocysy94y@facebookmail.com
Subject: Kevin Cortner Hardy sent you a message on Facebook...

facebook

Kevin sent you a message.



Kevin Cortner Hardy November 30, 2010 at 7:53pm

Subject: Ike's Place

To whom it may concern:

I am writing to show my support for Ike's Place to be brought back to the corner of 16th and Sanchez streets here in lovely San Francisco. I am a homeowner at 3511 16th street directly across from Ike's former location on 16th street. Ike's place was truly an asset to the neighborhood and I along with several other neighbors are thrilled that Ike will be returning to our little corner of the city. Feel free to contact me via phone 615 943 9952 email kcortner@me.com or snail mail 3511 16th st. S.F. CA 94114

Thank you!

Kevin Cortner Hardy

To reply to this message, follow the link below:

http://www.facebook.com/n/?inbox%2Freadmessage.php&t=1447399117146&mid=35fc3e6G2b96505cG5afce0eG0&n_m=ike00shehadeh%40hotmail.com

Find people from your Windows Live Hotmail address book on Facebook!

This message was intended for ike00shehadeh@hotmail.com. If you do not wish to receive this type of email from Facebook in the future, please follow the link below to unsubscribe. <http://www.facebook.com/o.php?k=f5f7b7&u=731271260&mid=35fc3e6G2b96505cG5afce0eG0> Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

12/6/2010

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Wednesday, December 01, 2010 5:07 PM

Date: Tue, 30 Nov 2010 20:15:59 -0800
To: ike@ilikeikesplace.com
From: notification+yq2ab2sx@facebookmail.com
Subject: Sinnie Chen sent you a message on Facebook...

facebook

Sinnie sent you a message.



Sinnie Chen November 30, 2010 at 8:15pm

Subject: Letter of support

To SF City Planners,

I would like to support Ike's establishment and license(s) to reside in SF. If you had tasted the succulent and flavorful sandwiches Ike Place made then you would understand that there are people traveling from all over the bay area and United States who would want to taste Ike's delicious American cuisine.

1. Ike is a well know place to the local residence - to take Ike away from us is like peeling away the Gold from the city hall. It is "bad taste".
2. Ike is a successful business which brings revenue to the city and attract tourist. And if we want to see the economy improve we need to support the local businesses.
3. Ike's sandwiches are true San Franciscan creation; we will be the laughing stocks of US if people found out that SF , the birth place of Ike's place, removed Ike's establishment from SF. SF is about a place of unique experiences , tolerance, and beauty. I believe it speaks volumes about a city when they allow a fine establishment such as Ike to exist.
4. Ike will continue to expand - and he has many places located outside of SF established. If we want to be a "GREEN" city then we should encourage residents to use less gas. Therefor if we have to drive 30 miles to get Ike's food, technically the city is contributing towards global warming.

Lastly - I believe what makes SF unique is the flavorful food and experiences fine chiefs bring to our beautiful city. It is essential that we allow a wide and diverse restaurants to exist. Judging from Ike's establishment and the revenue it brings - the consumers have spoken clearly whether they want Ike to stay or not.

I strongly urge the city to consider allowing Ike to exist in San Francisco because it is the right thing to do, and it is the tastiest thing to do.

Sincerely,
Singing Chen
3rd grade Starr King elementary Teacher.

To reply to this message, follow the link below:

http://www.facebook.com/n/?inbox%2Freadmessage.php&t=10150134400106562&mid=35fc92dG5ba9ab76G23444a5G0&n_m=ike%40ilikekesplace.com

This message was intended for ike@ilikekesplace.com. If you do not wish to receive this type of email from Facebook in the future, please follow the link below to unsubscribe. <http://www.facebook.com/o.php?k=141320&u=1537846134&mid=35fc92dG5ba9ab76G23444a5G0> Facebook, Inc. P.O. Box 10005, Palo Alto, CA 94303

12/6/2010

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Wednesday, December 01, 2010 5:07 PM
Subject: I Like Ike's

Date: Tue, 30 Nov 2010 21:07:51 -0800
From: ubaidd@yahoo.com
Subject: I Like Ike's
To: ike@ilikeikesplace.com

Planning Commission - please approve Ike's!

-Ubaid.

12/6/2010

Jill Mizono

From: "Ike Shehadeh" <ike00shehadeh@hotmail.com>
To: "Jill Mizono" <mizono@att.net>
Sent: Wednesday, December 01, 2010 5:06 PM
Subject: I support Ikes

Date: Wed, 1 Dec 2010 14:14:06 -0800
Subject: I support Ikes
From: emilyannesavage@gmail.com
To: ike@ilikeikesplace.com

Hello,

I'm writing in support of Ike's Sandwiches. Not only is it a San Francisco institution, it also is a beacon of tasty hope for the area's large vegan population. The variety and quality of the sandwiches are unparalleled and the new 16th street space seems the perfect location.

Best,
Emily

--

Emily Savage
949.933.4016
emilyannesavage.blogspot.com
twitter.com/tofuandwhiskey

12/6/2010

Ike's Back to Castro
Rene Colorado
to:
Sharon.W.Lai
12/05/2010 01:03 PM
Show Details

Sharon,

As a 16+ year San Francisco resident I would like to ask you to consider bring the business of Ike's back to the downtown Castro area of San Francisco. I am not sure what is the business, financial impact that Ike's had and has now in this area, but me share that along with many other individuals that I know, we do not approach this part of the city as much (really not at all) due to the fact that Ike's was a place that brought us there as a community. Coffee shops and other apparel stores must have seen an impact when Ike's had its last days in the neighborhood. I do love the shops around this area, but Ike's was more of a friendly excuse to just visit this part of the city. I live in the outer mission area and travel there to the Castro for Ike's. I have made many Ike's fans from Fremont, Oakland, Pleasant Hill, Concord, Tracy, Sacramento, San Jose, and well why not just say the entire Bay Area. People would travel 30+ miles to gather in Ike's to enjoy a simple food item, a great quality food item, and support this community. Feel free to contact me through email or via mobile cellular number (415) 601-7359.

Have a great day,

Rene Colorado

Ike's Place
m-co
to:
Sharon.W.Lai
12/05/2010 01:06 PM
Cc:
ike
Show Details

Dear Ms Lai:

I am writing in support of the business "Ike's Place" to open shop at 3489 16th Street in San Francisco. This sandwich establishment is known for its excellence (even written up in *The New York Times*) and is a wonderful addition to our City. It fills a void in our culinary realm and is a great lift for the community spirit of The Castro neighborhood. I urge the City and County agencies to do whatever they can to expedite the opening of this business.

Sincerely,
Marco Place
1528A Haight Street
San Francisco, California 94117

IKE's Sandwiches
Primusjohn
to:
Sharon.W.Lai
12/05/2010 01:18 PM
Show Details

Do you want Ike's Place back in the 'hood?

YES!!! I like IKE's!!!! Please bring back Ike's!

I Like Ike's
thevainmusic
to:
Sharon.W.Lai
12/05/2010 01:29 PM
Show Details

Mrs. Lai:

Something that makes San Francisco very special is the unity of it's people. In many areas of your beautiful city people live above other's places of business. Though this is expected and welcomed by most San Franciscans, one particularly crabby citizen was not pleased to live above Ike's Place in the Castro. This issue has still yet to be completely resolved but it is not why I address you today. Ike's Place deserves a new location! There is something magical about their sandwiches that bring crowds from everywhere. I live in Southern Orange County. My girlfriend and I travel to the bay area fairly often in order to, eat Ike's sandwiches of course, but also to experience your incredible area. I have spent money in a countless number of other businesses surrounding Ike's Place and Ike's Place is extremely busy every day they are open. My point is that Ike's brings enormous crowds from distances that help to boost the economy in your area. And Ike's customers are not dangerous to your community. They are merely hungry for one of the best sandwiches the world has to offer. Please help to find Ike another location where he and all of his customers may dwell happily and, in turn, increase surrounding areas happiness as well.

Thank you for your time,
Mr. Torrey Matthew Carren



Ike's place
Chris Vargas to: Sharon.W.Lai
Please respond to chrisvargas1

12/06/2010 01:13 PM

History: This message has been replied to.

This is my 10 year old's favorite Friday hang-out and a real bonding experience for us both. Please allow Ike's to re-open. The neighborhood needs it and wants it back asap! Thank you!
Sent via Chris Vargas's BlackBerry

Letter of Support for Ike's Place from a neighbor

Jennifer Strauss

to:

Sharon.W.Lai

12/06/2010 03:19 PM

Cc:

ike

Show Details

Dear Ms. Lai,

I am a neighbor of Ike's Place and am writing to express my strong support of Ike's prospective move to its own location in the space currently held by Saratoga Chocolate's.

I am a tenant at 271B Sanchez Street (just around the corner from the original Ike's location and also around the corner from Saratoga Chocolate's) and have lived in this location for more than five years. I spend a lot of time at Center Pilates Studio, which is directly across from both locations. I am also a loyal Ike's customer and have been one since its opening, back when you could sit at tables inside the shop and, if you did, Ike would give you a free scoop of ice cream. (Also back when Ike's sold ice cream. And coffee!) I have paid very close attention to Ike's popularity phenomenon, the crowds, my other neighbors, and all the ensuing drama—*and strongly support Ike's moving to its own location.*

Back in the day, Ike's used to be dead (as all previous establishments at that location have been), and the explosion in popularity it experienced seemed to happen overnight. That's tough to deal with. I observed Ike Shehadeh and his staff implement changes in their business plan, kitchen, menu, customer service, and inside and outside layout in order to cope with the sudden and drastic increase in patrons. With trial, error, and a great deal of conscientious effort, I believe they dealt with and controlled the situation admirably. In the process, they even initiated multiple improvements to my neighborhood.

I have particularly appreciated and thank Ike's place for:

- ***Feeling safe at night when walking up 16th street to Market alone.*** The block stretching from my house to the corner of 16th and Market Street used to feel quite unsafe at night, and I avoided it whenever possible. It was a hangout and sleep haven for many homeless folks, but not the neighborhood regulars who just need shelter and a safe environment (I know and am friendly with many of these), but rather the passing-through-dangerous-drug-addict-prone-to-harassing-young-women-walking-by variety. After Ike's Place began attracting crowds, this population has vanished (even when Ike's was closing early at 7pm every day). The safety of the neighborhood and the comfort of tenants definitely improved while Ike's had its own store on 16th, and I am noticing a return to the previous sketchiness now that it's stuck inside Lime. Consequently, I thank Ike's for the noticeable improvement to neighborhood safety, and support the prospective move to an independent location in order for safety reasons alone.

Ike's Sandwiches

Musicaltom

to:

Sharon.W.Lai

12/06/2010 10:51 PM

Show Details

Hi, Sharon! Please consider allowing Ike's to reopen in the Castro. They have awesome sandwiches, but equally daunting queues for ordering. I'd love to see them have a dining room. Thanks for your consideration.

Tom Boothe

Keep Ike's in the Castro
John Basgall
to:
Sharon.W.Lai
12/07/2010 12:25 AM
Show Details

I want to go on record saying that as a business, Ike's Place is a credit to the neighborhood and the majority of my neighbors that I speak with agree. We would like to see some way to make it possible for Ike's Place to be able to stay in the neighborhood. It would also be nice if the lawsuit was dropped.

A native San Franciscan creates a successful, nationally renowned business and has been forced out of his original site. Other popular businesses like Tartine Bakery, Bi-Rite Creamery, Delfina's, Mitchell's Ice Cream, etc., all have comparable lines of customers waiting to enjoy their delicious offerings and are all located in residential areas. I don't see any difference in their situations. Why has Ike's been targeted?

We are a city where in almost every neighborhood (obviously not St. Francis Wood or Pacific Heights or Sea Cliff- there are exceptions) there are streets where businesses exist at street level with residential units on the floors above.

There are folks that live in SF neighborhoods like Chinatown that have to deal with a lot more than a long line or extra trash pick-ups. Even the trolley cars and buses that roar past my windows make far more noise and do so much later at night. People come strolling down the street at 2AM in the morning, tipsy or drunk after the bars have closed and are loud, or belligerent and wake me up. I don't try to have every drinking establishment nearby closed.

Once again, please keep Ike's in the Castro.



Email in Support of Permit for Ike's
Brendan Weinstein to: Sharon.W.Lai

12/07/2010 12:00 PM

Hi Sharon,

I just wanted to send an email in support of the permit for Ike's. It's not only a great restaurant but a center point of community.

Cheers,
Brendan

Ike's Place
Barton A. Shulman
to:
Sharon.W.Lai@sfgov.org
12/07/2010 01:33 PM
Cc:
"ike@ilikeikesplace.com"
Show Details

Dear Ms. Lai,

We write in support of Ike's Place, and their current application before the Planning Commission.

In the best spirit of San Francisco, Ike's Place has become a community institution. Ike and his family and employees have been a wonderful, loving, and supportive addition to the Castro and Mission districts.

We truly believe that Ike's Place represents the best of San Francisco, and should be seen as an example of a socially responsible business.

We urge the approval of the current application, and would be pleased to provide any additional information or support requested.

Sincerely,

Barton Shulman & Russell Schmidt

P.S. The attached is a photo from our wedding in 2008, with 250 guests in Golden Gate Park (the yellow packs are Ike's sandwiches). The ceremony joined Jewish and Mennonite cultures, and having Ike's cater added even more to the affair!

December 7, 2010

Mary Loomas - President
Mary Loomas Chocolates, Inc.
Dbas Saratoga Chocolates
14572 Big Basin Way Ste B
Saratoga, CA 95070
(408) 872-1431

Regarding: 3489 16th St. San Francisco, CA 94114

To Whom it May Concern,

I am the president of Saratoga Chocolates and my company took over the space at 3489 16th St. from Joseph Schmidt Confections in August of 2009. We opened in Mid-September with the intention of moving our production facilities to San Francisco. Unfortunately, due to personal financial issues, we were unable to complete our plans and we are now in the process of closing the San Francisco location and selling the assets of our location in Saratoga.

At the time we decided to close our San Francisco location, the Ike's location, kitty corner from us, was being closed down. Having been a customer of Ike's and a big fan of his products, I approached Ike to see if he would be interested in taking over the space at 3489 16th St.

It is our hope that Ike can successfully take over our lease obligations and provide his superior sandwiches to the neighborhood and San Francisco.

Regards,
Mary Loomas



Ike's Place

Byron Weiss to: Sharon.W.Lai

Please respond to Byron Weiss

12/08/2010 12:16 PM

Dear Sharon,

I have been a customer of Ike's for over a year now. His sandwiches are the best I have had anywhere and his wonderful staff of excited and pleasant people only helps to make every trip to Ike's a great one. He used to be located 3 blocks from my house and made for the perfect ending to any trying day. I also know many people who travel from all over the bay area just to have one of his tasty treats. I have also brought my friends and family from out of town there and have never disappointed anyone yet. Please let him stay in the area because I can't imagine his sandwiches fitting in anywhere else in the city as well as the sunny quaint Castro district.

Thanks,
Byron Weiss

Ike's Place
Boileau, Sean N.
to:
Sharon.W.Lai
12/08/2010 12:21 PM
Show Details


Ms. Lai,


I am writing today as a past and future resident of San Francisco (currently on temporary assignment in Los Angeles, CA for work)... in complete support of Ike Shehadeh and Ike's Place. The man and the business are the epitome of the American dream come true; a family recently immigrated to the United States, taking a small idea and working hard to turn it into a successful business. The idea that a city governance, particularly San Francisco of all places, would get in the way of his continuing success is appalling to me. Please consider offering your support to the allowance of this small business to continue to thrive in the Bay Area.

Regards,

Sean Boileau, Ph.D.
Counseling Psychologist
Student Health Center
California State University, Los Angeles
Los Angeles, C A 90032

Sean.Boileau@calstatela.edu 

323-343-3331 

323-343-3304 

Please restore Ike's place back at Castro

Gordon Dang

to:

Sharon.W.Lai

12/08/2010 12:40 PM

Show Details

Hi,

I would like to assist with Ike's place's restoration in the Castro. I have been a resident in San Francisco for the past 25 years, and I would like to continue having this intriguing sandwich shop to thrive in our community. Thank you!

--

Gordon Dang

Research Associate

Technology Group

Genetic Chemistry Inc.

Palo Alto, CA USA

I support Ike's Place return to the Castro
Jay O'Connor
to:
Sharon.W.Lai
12/08/2010 01:33 PM
Show Details

Dear Ms. Lai,

I am writing to you to add my voice of support to having Ike's Place return to the Castro.

I am a resident of the Castro district at 4666 18th Street. I moved here during a very vibrant era for the Castro, and it's been extremely disheartening to see the area become so filled with vacant storefronts. I haven't been a frequent patron of Ike's Place, having gone there only twice when it was in its original location, but I value the vitality that a popular business like Ike's Place brings to the district.

I don't know if you're familiar with the "broken windows theory", that broadly stated says that an area in decline tends to decline further. Proper upkeep of a neighborhood is essential to the lifeblood of a neighborhood. And while the Castro hasn't yet reached the literal "broken windows" stage, having such a large percentage of vacant retail space is devastating.

I'm sensitive to the potential complaints of parking issues and/or crowds, but the retail situation in the area is such that we will all be better off if we attract some businesses into the area that will generate positive business 'buzz' for the Castro. Having Ike's Place in the Castro will be a huge positive force for the entire neighborhood. I certainly cannot think of any other businesses in the Castro that have been the subject of a glowing review in the New York Times. We desperately need Ike's Place in the Castro.

I hope you and the Planning Department will move with all haste to approve the return of Ike's Place to the Castro.

Thank you.

John C. O'Connor, Jr.
4666 18th Street
San Francisco, CA 94114
415-621-4452
joconor@gmail.com



Ike's Place
Briarpatch II to: Sharon.W.Lai

12/08/2010 03:11 PM

Please allow Ike's Place to stay in the Castro neighborhood. The new proposed location should work well for them and will once again make Ike's a favorite place to go on sunny weekend afternoons.

Chip Hoover
San Francisco, CA

Yes on Ike's Place!!!
Tiffany Box
to:
sharon.w.lai
12/08/2010 03:54 PM
Show Details

Dear Sharon,

I am writing today to show my utmost support in regards to Ike's Place re-opening in the Saratoga Chocolates location. I live right next door and it would be an honor to have such a successful business, which is owned by such a kind hearted and generous man, at my doorstep.

To be honest, I am completely shocked with the amount of harassment Ike's Place received by his neighbors, as well as by the City of San Francisco. Not to mention the fact that Ike's Place was actually closed down. I thought The City of San Francisco supported small business owners? I am sad to see I was mistaken. I can speak for many other San Francisco business owners, as well as myself when I say this, that the way Ike's Place was treated makes me second guess whether or not I EVER want to run a business in San Francisco. We should be supporting successful businesses in this economy, not trying to stifle them. And let's not forget about the fact that Ike's Place was bringing in many out of city, as well as out of state customers, who were in turn bringing more revenue to other businesses in The Castro. To allow Ike's Place to re-open is a smart and strategic move for everyone involved.

It is my hope that after you see how many people love and support Ike's Place (as well as Ike Shehadeh himself) that this process will run more smoothly for him. It saddens me very much that doing business in San Francisco has turned into such a battle. We are all just trying to do our best with the resources we have and I wish that we could help each other out more. I sincerely hope you agree.

Thank you very much for taking the time to read my letter. I look forward to seeing Ike's Place bustling at my doorstep very soon.

~ Tiffany Box

In Support of Ike's new location

M H

to:

Sharon.W.Lai

12/08/2010 04:10 PM

Show Details

Dear Sharon,

I hope this note finds you well on such a cold and rainy day here in SF. I wanted to e-mail you in support of Ike's new location on 16th street. I know that there have been issues with his previous location and the amount of foot traffic the area was receiving because of it, but I for one live just one block away and feel his presence is an integral part of this community.

The first time I went in Ike's old sandwich shop, a disheveled homeless man can directly in and mentioned out loud how hungry he was. Ike, without missing a beat told him to wait outside, but he'd absolutely make him something and bring it out to him. Not only did Ike bring the homeless man a sandwich, he brought him chips and a soda as well.

I don't know what to say other than Ike's place is a part of our world here in the area, he's a wonderful person and pays his employees very high salaries and employs LOTS of them. More than any other store front helping to create jobs.

Please do whatever is in your power in the planning department to get Ike's approval for moving in, I fear the day that all our favorite and unique spots leave us for greener pastures.

With much respect Sharon,

Michael James Hatfield



Ikes new location!
Cori Watkins to: Sharon.W.Lai
Sent by: thewakeup@gmail.com

12/08/2010 04:21 PM

I support Ike's Place moving in at 3489 16th Street!



Letter in support of Ike's Place on 16th st
Tim Conkling to: Sharon.W.Lai

12/08/2010 04:34 PM

Hi Sharon,

I'm a Castro resident (I live on 16th and Sanchez, right next to the old Ike's, and to proposed new location), and I'm writing to express my support for Ike's Place moving in to 3489 16th Street.

Ike's Place is a fantastic establishment, and a credit to the neighborhood!

Thanks!

Tim Conkling
273A Sanchez St
San Francisco, CA 94114
347-229-5178

Support for Ike's at 16th Street

Gaelen Gates

to:

Sharon.W.Lai

12/08/2010 04:49 PM

Show Details

Hi Ms. Lai,

I'm just writing to let you know that I'm a San Francisco voter and I support Ike's moving into a new location at 3489 16th Street. I also plan to attend the Planning Commission meeting on Dec. 16th to voice my opinion there. We love Ike's!

Thanks,

Gaelen Gates



Ike's Place
Kim Flournoy to: Sharon.W.Lai

12/08/2010 05:06 PM

I support the new location for Ike's Place on 16th Street. I live about 10 blocks away and this would be a great asset to the neighborhood (especially that block which could use more foot-traffic and retail).

Thank you,

Kim Flournoy
128 Eureka Street
SF, CA 94114



I Like Ike's Place

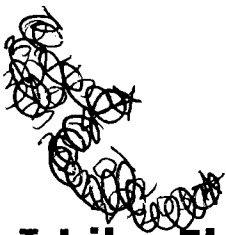
To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	RICK VILLAROMAN	3419 16th ST SF CA 94114
✓	Nick Stephens	3421 16th St, 94114
✓	Tan Jones	3421A 16th St.

✓	Joe Davis	3459 16th St. #2
✓	DAVID AVERBACK	3461 16th St

✓	Charlotte Peheau	3477 16th St
✓	Todd Colletti	3495 16th St Apt. A
✓	Patricia Holden	3495 16th St. A
✓	Al	3497B 16th St
✓	Jiffay Box	3497 B 16th St



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	D. ALEJANDRO	3458 16 th St BOXER6977@HOTMAIL
✓	Mona Caron	3452 16 th St. Apt 103
✓	Maya Smith-Gonzalez	3452 16 th St #102

✓	MATTHEW Smith-Gonzalez	3452 16 th St #102
✓	Smith Pearson	3452 16 th St #101

✓	Tim LeBean	3452 16th 204
✓	Greg Cheery	3452 16 th 205
✓	EMILY MALONE-KELLER	3442 16 th St.
✓	LAURENT ATTANI WROTTI	3440 16 th St.
✓	Danny Wright	3440 16 th St.
✓	MARY M. GONZALEZ	3438- 16 th ST.
✓	Heather Brown	3432 16 th St. 94114
✓	John Cortez	3428 A 16 th St 94114
✓	Bobby Boyd	3426 16 th St 94114



4

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	TIMOTHY CONWAY	3424 16th St. SF, CA 94114
✓	Andy Mai	290 Sanchez St. S.F. CA. 94114.
✓	Adam Timmy	3583 16th St SF CA 94107 STAR BELLY YEALY!

✓	Eric Barber	444 Castro St SF CA 9414
✓	Brett Cavanaugh	3535 16th St SF CA 94114

✓	Heather Fryer	3525 16th St SF, CA 94114
✓	DUANE FLOHRA	3521 16TH ST SF, CA 94114
✓	ANGEL LOZANO	3521 16th St SF CA 94114
✓	Sarah Curtiss	3515 16th St SF CA 94114
✓	RJ SIVULICH	3515 16th St. SF CA 94114
✓	TRENT TAND	3517 16th St SF CA 94114
✓	DAVE CARAKER	3517 16th St SF, CA 94114
✓	ISAAC SALIER-HELLENBACH	3509 16th St. SF CA 94114
✓	TOMMY LEE	" "



5

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	ERIKA ATKINSON	3627 - 16th St SF 94114
✓	Anisha Tekade	3638 16th A San Francisco CA 94114
✓	Ying Hsiao	3618 16th St SF 94114.

✓	Mohamed Almd	3600 16th
✓	Squat & Gobble	3600 16th

✓	Natty Thompson	3600 16th
✓	Kevin Kun	3600 16th
✓	Isaac Powers	3600 16th.
✓	Jayson Lee	3618 16th
✓	Mahn Rockenberg	3512 16th St
✓	MIRIAM Speyer	594 Valencia St.
✓	Tamara Albaitis	3470 16th St.
✓	Mouwafak Sidani	3456 16th St. S.F CA 94114
✓	Kelly Wahlen	3452 16th St #104



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Melody Knight	217 Sanchez St
✓	Rafael Reis	124 Noe St
✓	Andrew Connis	207 Sanchez /

✓	Greg Ford	2128 15 th St
✓	Frank Stegler	227 COLLINGWOOD ST

✓	[Signature]	2625 20th
✓	Tom Andrews	228 Sanchez ST . Shag Hair salon
✓	CHUCK CONNER	230 Sanchez ST.
✓	Jack Tung	238 Sanchez St.
✓	Jenny Davis	240 Sanchez St.
✓	ONEB CONAWAY	28 PROSPER ST.
✓	CMRooz	28 Prosper st.
✓	[Signature]	40 - Pruner Ln
✓	[Signature]	56 Prosper St



neighbors

6

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Tod Wirtz	297 Castro Apt tod_wirtz@yahoo.com
✓	Sean Casey	3682 16th St
✓	Simone Mondr	2311 15 ST

✓	Julia Frizzell	3674 16th St
✓	Colleen Grissley	3611 16th St

✓	Ryan Hendrix	3670 16th St
✓	Neelan Lebetter	415-516-3416
✓	Elizabeth Hammond	1316 Hayes St SF CA 94117
✓	Kevin Ho	4648 18th St, SF CA 94114
X	MICK LEE	262 SANCHEZ ST., SF, CA 94114
⊙	Taylor Harrington	262 Sanchez St, S.F., CA 94114
+	Patricia Meane	3654 16th St SF. CA 94114
+	Jim Finnegan	3646-48 16th St CA 94114
X	Erma Hower	86th Eureka St SF 94114



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
X	A. PUVILLAND	25 POND STREET, SAN FRANCISCO, CA 94114
X	H. LAI	33 Pond Street, SF CA 94114
X	J. HAUCK	27 POND ST. SF 94114

X	J. TUCK	27 POND ST SF 94114
X	Tom Pasco	22 Pond St SF 94114

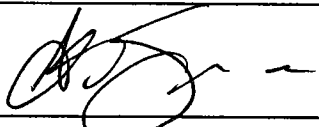
X	MARCO DEEF	8827 17 th ST SF 94114
X		288 Sanchez St SF CA 94103 barry@dnalounge.com
X	N. MASTERSON	3773 17 th ST 94114
X	Sgling	3765 17 th St 94114
X	CMRWlty	3757 17 th St 94114
X	B.J. Stanton	3745 17 th St 94114
X	John Lee	265 Sanchez St. 94114
X	Makiah Young	261 Sanchez 94114
X	Millay King	219 Sanchez St



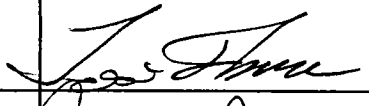
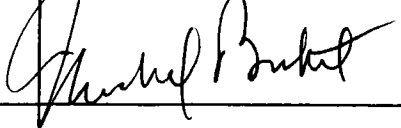
I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
X	ED KITCHEN	3942A 17th ST SF CA 94114 ED@EDKITCHEN.COM EDK55@COMCAST.NET
X	Helen T. Vu	3938 17th ST Helen.Vu@ ADSTADRE.COM SF CA 94114
X		2123 24th ST # 203 ADSTADRE.COM SF. CA 94105.

X	Noe PALOMINO	84 Pond St. S.F. CA 94114
X	Antonio Velazquez	82 Pond St.

X	ANDREW WOOD	72 POND ST.
X	Alice deyang.	70 POND STREET
	Chris Nowe	69 Pond St
X	Dean Larson	53 Pond St.
X		53 Pond St. Jose Ibarra
X		53 Pond St. Michael Bankert
X	Russ Sharkey	43 Pond St.



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Kevin Na	kna015@gmail.com 977 Capp St.
✓	Andrey Pinsky	aapinsky@gmail.com 550 14th St apt 101
✓	KEVIN CALKINS	KEVCALKINS@YAHOO.COM

✓	Derek Thompson	Tizorrana@col.com 470 Mission St.
✓	Joe Marra	I Love IKE'S

✓	Orf. lia. Welke	200 Brannan St. #327 S.F. CA. 94104
✓	RANDAL PENROSE	3 FORD ST - SAN FRAN 94114
✓	Susan Collins	collsox@yahoo.com
✓	Anna Chan	mocheenpaw@gmail.com
✓	MAHA ALMUSAWI	mahamusavi@yahoo.com
✓	MAHA ZURUSHI	595 Market St SF CA 94101
✓	Lindsey Sosin	595 Market St SF 94105
✓	Dana Kauffman	595 Market St
✓	Jordan Nolan	595 Market



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Janina Fischer	janinaaronhime@yahoo.com 1517 E Garfield Ave. Glendale CA 91205
✓	Asha Servia	asha.servia@gmail.com
✓	Roxanne Gibert	Roxanne Gibert@gmail.com

✓	SHIIMA WUKKEJA	SHIIMAS@gmail.com
✓	Guillermo Leonardo	18 Carson St., SF 94114

✓	Xanthie Drankus	140 Steiner St, SF CA 94117 xanthie@tastegnomes.com
✓	EMERETH PALKOSKI	140 STEINER ST, SF CA 94117 112@PALKOSKI.COM
✓	MARK PALKOSKI	140 STEINER ST. SF CA 94117
✓	Elizabeth Keating	ekeating3@gmail.com 2623 Hyde St. SF 94133
✓	Ryan Herren	NuPa18@yahoo.com 1602 Greenwich St. SF 94123
✓	Rich Hulsebus	418 89th St. #9 Daly City rich-hulsebus@comcast.net
✓	Gabriel Chavez	1419 25 Ave SF CA 94122 gabriel-chavez218@yahoo.com
✓	Cornel Becker	2235 Market SF CA 94114



//

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
X	Noah Waldman	3604 Grand Ave oakland noahwaldman@hotmail.com
X	Elizabeth Haycox	35 Prosper St., S.F., Ca., 94114
X	Charles Brown	314 12 th St SF, CA 94103

X	OLIVIA PATTISON	61 PINEWOODS AVE TROY, NY 12180
X	Dave Gulley	2027 Wesley iteyments@ymail.com

X	Andy Larsen	129 Connecticut St SF, CA 94107 andy.larsen@gmail.com
X	TONY CHEUNG	699 HAYES ST. SF CA 94112 tong@stsuca
X	Kelsey Rudd	3638A 16th St. SF, CA kelseyrudd@gmail.com
X	KARU SAZAKI	516 Potomac St SF 94117
X	Susie Wong	1500 CASTRO ST SF 94114
X	Brad Shao	L
X	Richard Samayoa	2190 Estabrook Cir. San Leandro 94577 richsamayoa1@sbcglobal.net
X	Shirley Chin	10 GOURVERO ST. SF CA 94119



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
X	Ariana Estoque	3944 Balboa St #2 SF CA 94121 anonamoss@ms11.com
X	Abbe Day Merchant	it abbe@abbedaymerchant.com
X	Peter Fura	info@seedwell.com

✓	Gio Atene	1271 California SF CA 94104
✓	Sarah Settlemeier	6118 San Jose Ave Richmond CA 94804

✓	Calvin Spivey	6118 San Jose Ave Richmond CA 94804
✓	Catford Bay	2689 Volk Ave Turlock CA
✓	Jay Hemphill	3127 ARIZONA ST OAKLAND, CA 94602
✓	Ryan Harris	2102 18th St, SF, CA 94102
✓	Triston McEwen	1748 Church St. SF, CA, 94114
✓	CNS B... [unclear]	324 Stanyan St SF, CA, 94118
YESSSSSSS	[unclear]	2701 College Ave, Berkeley - CA 94705
YESSSSS	[unclear]	[unclear] we love Ike's



14

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Allen K <i>Allen</i>	1420 Turk st. San Francisco, CA
✓	Vanessa M <i>Vanessa Moore</i>	1420 Turk st. San Francisco, CA
✓	CALEB MEEHRE <i>Caleb</i>	842 RHOE ISLAND SF, CA 94107

✓	Frank Robles	140 Dolores St. #103 17) mookaaa@yc400.com San Francisco, CA
✓	Kristin Weichers	2390 Powell St SAN FRANCISCO CA 94133

✓	Kunal Bhasin	27 Carneau Ave Sausalito CA 94965
✓	JENNIFER WONG	1625 EDDY ST. SAN FRANCISCO, CA 94115
✓	Irene M. Drake	1536 La Playa Rd Apt. 5 SF 94122
✓	Jacob Drake	_____
✓	Kylee Christensen Kylee Christensen	3311 Freeman Rd Walnut Creek, CA
✓	RONALD DELGADO	30 JOSEPHINE AVE. S.F CA 94132
✓	Meghan Mullen	479 Oak St SF CA 94102
✓	Matt Dickman	479 Oak St SF CA 94102
✓	RACHEL PETRILO	3718 ROSE ROCK CIR PLEASANTON CA 94688



15

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
Yes!!	Morgan Hite	209 Webster SF CA 94117 MorganHite@gmail.com
Yes	Orin Hite	209 Webster St, SF CA 94117 orinhite@gmail.com
Yes	Tim ERISMAN	2305 WASHINGTON ST, #104 SF, CA 94115 terisman@runbox.com

Yes	Nyla Rodgers	1200 Fulton Street, #206 San Francisco, CA 94117
Yes!!	Breana Kyleen	900 Rivera Street, 94116 Breanukyleen@aol.com

Yes	meteb Afayez	900 Rivera Street 94116 meteb@SF&U.edu
YES	Jason Smith	2384 11th St S.F., 94103 JasonSmithAtlanta@gmail.com
Yes!	Megan Solinger	240 Sanchez St. SF CA 94114
Yes!	Melissa Brymmer	416 Arballo Dr SF CA MISSISSY4@aol.com
Yes!	Sarah Filippo	416 Arballo Dr SF, CA cocacoholicCC@hotmail.com
Yes!	Claire PIUTA	416 Arballo Dr SF CA CPIUTA2411@gmail.com
Yes!	Adam Corwin	208 30th Ave SF, CA Abom19@hotmail.com



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Cathy Nakano	Cathynakano@gmail.com
✓	Angela Tenney	angelatenney@gmail.com
✓	Maria Dizon	mdizon@gmail.com
✓	Ryan Baker	r.baker08@gmail.com
✓	Selmoldetmen	selmoldetmen@gmail.com
✓	Jon Strauss	271 B Sanchez jen.strauss@gmail.com
✓	AUSAL ESTARIC	ASRESO@HOTMAIL.COM
✓	JEFF ALOISE	
✓	Mark Hope	3125 California St. SF CA 94115 MDH-LXIX@yahoo.com
✓	Belinda Jiro	261 MARCO # 295 SF CA 94124
✓	J. Vande	6471 PEGASUS CT Rockwood, CA 95677
✓	Jules Mondaine	3123 CALIF. ST. CA 94115 S.F. JULES.MONDAINE@YAHOO.COM
✓	Scott D. Nakano	15 Hermann St #206 SF CA 94102 scott.denardo@gmail.com

1485 Golden Gate Dr
Apt 108
San Francisco, CA
94133



17

I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	JESSICA UMALI	40 ESTERO AVE. SF 94127 missjessica@yahoo
✓	Patrick Garcia	510 Parvin Dr. Milpitas, Ca 95035 jdmpatrick@gmail
✓	Hilary Clausung	6054 Westly Ave Oakland, CA 94610 hclausung@yahoo

✓	Sam Buckwalter	12 Aqua view dr, la selva beach CA 9507
✓	Daniel Diaz-Tai	1111 pine st, #306, S.F., CA 9410

✓	Ajay Shelchawat	80 SANCHEZ #7, SF BFLDASAY@YAHOO.
✓	Jason G.G.	322 5th Ave SF CA 94110
✓	Ross Ande'	955 Franklin SF CA 94102 drossande@gmail.
✓	Kyle Thiers	842 14th st. SF CA 94114
✓	PJ Fontana	842 14th SF CA 94114
✓	Avie YEAKY	842 14th SF CA 94114
✓	PRISCILLA LYAN	2571 21st Ave, SF, CA 94116
✓	Jerry Tsao	2520 College Ave. #207 Berkeley, CA 94704 Jerry.Tsao@gmail.com
✓	Calvin Lin	2520 College Ave #207 Berkeley



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
X	David Steinbroner	106 Webster Street San Francisco, CA 94117
X	Giovanni Acosta	106 DA webster St. San Francisco CA 94117
X	Karli Barbour	516 ellis St. #303 San Francisco 94109

X	Natalie Barbour	516 ellis St. #303 SF 94109
X	Kelsey Rudd	3638 A 14th St. San Francisco 94114

X	Alex Stillman	133 Beaver St 94114
X	Hugo Lopez	133 Beaver St. 94114
X	Paul Hansen	235 T... St, SF, CA 94133
X	Leslie Behr	1821 15th St #14 94103
X	Nick Swistro	115 Paul Manafort Dr. New Britain, CT 06053 swis214@yahoo.com
X	MARK HANSEN	11763 Skylark CT Auburn CA 95602 Mark.Hansen@R21Food.com
X	Corey Hansen	510 Richard Dr. Cheshire, CT 06410 chansen3422@hotmail.com
X	Igor Litvak	438 25 th Ave #1, SF 94121 igorlitvak@gmail.com
X	Dennis Dubinsky	438 25 th Ave #1, SF 94121 dennis@spam@gmail.com



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Keoni Kalia	2052 Shattuck Ave Novato CA 94947
Y	Rob Randall	900 Rivera SF, CA 94116
Y	Nicholas Tom	306 Ardendale Dr Daly City CA 94014

Y	Timi Kacine	2125 24th St. SF, CA 94107.
Y	Nicholas Chew	432 Sunset Rd Alameda CA 94501

Y	Gus Fernandez	331 Anza St #104A SF, CA 94118
Y	Jordan Edwards	623 21st Ave SF, CA 94121
Y	Jennifer Ng	572-22nd AVE SF, CA 94121
Y	Bonnie Sheets	184 Jules Ave SF CA 94112
Y	Stephan Kreyonos	184 Jules Ave. SF, CA 94112
Y	mfim	116 Hancock St. SF CA 94114
Y	Steve Krider	954 Oak St. SF CA 94117



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
YES!	RYAN TOBIN	435 HICKORY ST. SAN FRANCISCO, CA 94102 ICECOLD1532@YAHOO.COM
Yes!	Matthew Siegel	738 14th St. SF, CA 94114 msiegel notmattsiegel@gmail.com
yes	Cody Leach	41 Park Plaza Dr #20 Daly City CA 94015 CAMONUDESS@gmail.com

✓	PAUL E. HEWARD	15 HERMANN #308 SF CA 94102
yes	Beverly Dajun	526 Font Blvd. SF 941

YES	JIMENEZ CORTEZ	736 DE HARO ST 94107 SAN FRANCISCO
Yes	Oleg Nodelman	4380 26th St, SF, CA 94131
Yes	Trina Chow	229 Eureka St, SF 94114
Yes	Kim Harvey	78A Mars St SF 94114
YES	Andrea Shearn	37 Hancock St SF 94114
Yes	Dan Shearn	37 Hancock St SF 94114
Yes	Laura Kutt	92 Burlwood Dr SF 94127



I Like Ike's Place

To our loyal customers:

Vote "YES" if you support a new Ike's Place at 3489 16th Street.

YES	NAME	ADDRESS & EMAIL
✓	Aaron Raleigh	a.raleigh@gmail.com
✓	Alex	a1821@hotmail.com
✓	Stephanie	1100 Fulton St. SF, CA

✓	Justin	608 Excelsior Ave. 94112 SF, CA jumann526@gmail.com
✓	Amos	120 29th st, SF, CA, 94110 originalplumbing@gmail.com

✓	Melany	3500 3325 4110a st SF, CA 94116 market
✓	Hamilton	1463 18th Avenue, SF, CA 94122
✓	Rob	145 Gardenside Dr. #18, SF, CA 94131
✓	Justin	136 Chester Ave. SF, CA 94132 jimherbst06@gmail.com
✓	MIKE COLEMAN	3488A 16th St SF CA 94114
✓	ANNA COLEMAN	3534 17th St SF CA 94114
✓	Lindsay Cookson	1645 Fulton St lbcookson@gmail.com
✓	Nancy Young	473 Baywood Ave / nancysyoung@yahoo.com
✓	Armando Pacheco	40 CASTRO ST armandopacheco.comcast.n