



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 9, 2013

Date: May 2, 2013
Case No.: **2011.1404C**
Project Address: **2201 Market Street**
Zoning: Upper Market Street Neighborhood Commercial Transit District
60/65-X Height and Bulk District
Block/Lot: 3559/001
Project Sponsor: P. Burnett
Starbucks Coffee Company
455 North Point Street
San Francisco, CA 94133
Staff Contact: Doug Vu – (415) 575-9120
Doug.Vu@sfgov.org
Recommendation: **Disapproval**

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415.558.6377

PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 703.4, for a change of use from a retail store to a formula retail limited-restaurant (d.b.a. Starbucks). The proposed formula retail limited-restaurant would offer a full range of coffee and tea beverages, pastries, sandwiches, salads, packaged goods and other related merchandise. The proposed hours of operation would be from 5:00 a.m. to 11:00 p.m., daily.

The proposed Project would occupy approximately 2,987 sq. ft. of total floor area including 2,579 sq. ft. of interior space with seating for 50 persons, and 408 sq. ft. of exterior space with outdoor seating for 28 persons. The Project would not result in any expansion of the existing building, although improvements would be made to the interior and exterior including the installation of a new storefront and structural upgrades to the apron where the proposed outdoor seating would be located.

Starbucks Coffee Company is based in Seattle, Washington and has 71 company owned locations in San Francisco. According to its website, the company had 17,651 retail stores in 60 countries in 2012. The nearest Starbucks locations are approximately one-third of a mile from the proposed Project at 4094 18th Street in the Castro neighborhood, and at 2018 Market Street in the Safeway shopping center.

SITE DESCRIPTION AND PRESENT USE

The Subject Property is located at the southwest corner of Market and Sanchez Streets within the Upper Market Street NCT (Neighborhood Commercial Transit District) and a 60/65-X Height and Bulk District. The 4,082 sq. ft. triangular lot measures approximately 83' x 128' x 98' and is developed with a 3,788 sq. ft. two-story building and small parking lot for six vehicles. The Property has 83 feet of frontage along

Market Street and 128 feet of frontage along 15th Street. It is currently occupied by a retail store (d.b.a. Industrialists) that sells salvaged case goods, glassware, and custom made stainless steel furnishings.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Upper Market Street NCT 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 NCT 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.

This district is well served by transit and is anchored by the Market Street subway (with stations Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the City traverse the district, including the F, J, K, L, M, N and T, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on Market and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

The Upper Market Street NCT controls are designed to promote moderate-scale development which contributes to the definition of Market Street's design and character. They are also intended to preserve the existing mix of commercial uses and maintain the livability of the district and its surrounding residential areas. 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. Ground floor-commercial space is required along Market and Church Streets, and most automobile and drive-up uses are prohibited or conditional.

Land uses located within the immediate vicinity of this subject include predominantly two- and three-story buildings that contain a range of commercial uses on the ground and upper floors including retail stores (Fashion Exchange, Sui Generis), eating and drinking establishments (Bombay Indian Restaurant, Sweet Inspiration, Hi Tops Bar, Barracuda Sushi), and financial, medical, professional and personal services (Wells Fargo Home Mortgage, Creelman Farmer Dentistry, Mason McDuffie Realty, Pretty Nails). Several buildings within the block also contain multi-family dwelling units above the ground floor. This area of the Upper Market Street NCT bounds the Upper Market Street Neighborhood Commercial District (NCD) to the southwest, which begins at Noe and 16th Streets.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 19, 2013	April 17, 2013	22 days
Posted Notice	20 days	April 19, 2013	April 18, 2013	21 days
Mailed Notice	20 days	April 19, 2013	April 18, 2013	21 days

PUBLIC COMMENT

- To date, the Department has received 59 letters in support of the Project from the public, nearby businesses, the Merchants of Upper Market & Castro (MUMC) and the Buena Vista Neighborhood Association (BVNA), in addition to a petition containing 453 individual signatures. The Department has also received four letters in opposition to the Project from the public, the Duboce Triangle Neighborhood Association (DTNA) and the Castro/Upper Market Community Benefit District, in addition to a petition containing approximately 4,200 signatures.

ISSUES AND OTHER CONSIDERATIONS

- The Upper Market Neighborhood from Octavia Boulevard to Castro Street is currently experiencing a tremendous amount of transformation, with close to 1,000 units of new housing and thousands of square feet of commercial space currently under construction or entitled. The majority of these new projects are on corner lots that will provide large and prominent ground floor commercial spaces that are attractive to formula retail, with some of these locations already leased to formula retail uses.
- With regard to Conditional Use authorizations for Formula Retail Uses [Section 303(i)], the Commission is required to consider, among other criteria, the existing concentrations of formula retail uses, the availability of other similar retail uses, the existing retail vacancy rates within the District.
- The Commission recently adopted a policy that established a standardized method for determining the existing and appropriate concentration of formula retail uses in the Upper Market Neighborhood that extends from Octavia Boulevard to Castro Street. The policy requires the Planning Department to recommend disapproval of any project that brings the concentration of formula retail within 300 feet of the subject property to 20% or greater, although the Commission still retains its discretion to approve or disapprove the project. There are currently five formula retail uses in the vicinity of the Property that include Peet’s Coffee & Tea, Wells Fargo Home Mortgage, Community - A Walgreen’s Pharmacy, Chase Bank and Verizon Wireless. The proposed Starbucks would bring the concentration of formula retail to 21% within 300 feet of the Property.

- The Project would displace an existing business that is independent and locally owned.
- There are currently nine vacant commercial storefronts in the Upper Market NCT, including two that have pending Conditional Use Authorization applications.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a Formula Retail Limited-Restaurant within the Upper Market Street NCT, pursuant to Planning Code Sections 303 and 703.4.

BASIS FOR RECOMMENDATION

- There are currently five formula retail uses within 300 feet of the Subject Property that include Peet's Coffee & Tea, Wells Fargo Home Mortgage, Community - A Walgreen's Pharmacy, Chase Bank and Verizon Wireless. The proposed Starbucks would bring the concentration of formula retail to 21% within 300 feet of the Property.
- The Upper Market NCT is well served by existing similar eating and drinking establishments that are considered coffee houses, including Church Street Café, Peet's Coffee & Tea, Sweet Inspiration and Café Flore.
- The Project would be detrimental to the neighborhood by occupying a prominent corner lot with a formula retail use that uses standardized color schemes, decor and signage that will detract from the distinctive character of the Upper Market Neighborhood which includes primarily local, independent retail businesses.
- The Project would displace an existing business that is independent and locally owned.

RECOMMENDATION: Disapproval

Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photographs
- Upper Market NCT Formula Retail, Eating & Drinking Establishments and Vacancy Map
- Public Correspondence
- 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 type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

DV
Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 703.4 OF THE PLANNING CODE, TO ALLOW A FORMULA RETAIL LIMITED-RESTAURANT (D.B.A. STARBUCKS) WITHIN THE UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (NCT) AND A 60/65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 15, 2011, Ahmad Larizadeh on behalf of Starbucks Coffee Company (hereinafter “Project Sponsor”) filed an application (hereinafter “Application”) with the Planning Department (hereinafter “Department”) for Conditional Use authorization pursuant to Planning Code Sections 303 and 703.4, on the property located at 2201 Market Street, Assessor’s Lot 001 in Block 3559 (hereinafter “Property”), to allow a Formula Retail Limited-Restaurant (d.b.a. Starbucks) within the Upper Market Street Neighborhood Commercial Transit District (hereinafter “Upper Market NCT”) and a 60/65-X Height and Bulk District.

On May 9, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2011.1404C.

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

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 Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby disapproves the Conditional Use requested in Application No. 2011.1404C 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 Property is located at the southwest corner of Market and Sanchez Street within the Upper Market Street NCT (Neighborhood Commercial Transit District) and a 60/65-X Height and Bulk District. The 4,082 sq. ft. triangular lot measures approximately 83' x 128' x 98' and is developed with a 3,788 sq. ft. two-story building and small parking lot for six vehicles. The Property has 83 feet of frontage along Market Street and 128 feet of frontage along 15th Street. It is currently occupied by a retail store (d.b.a. Industrialists) that sells salvaged case goods, glassware, and custom made stainless steel furnishings.
3. **Surrounding Properties and Neighborhood.** The Upper Market Street NCT 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 NCT 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.

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and Church Streets to preserve and enhance the pedestrian-oriented character and transit function.

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4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 703.4, for a change of use from a retail store to a formula retail limited-restaurant (d.b.a. Starbucks). The proposed formula retail limited-restaurant would offer a full range of coffee and tea beverages, pastries, sandwiches, salads, packaged goods and other related merchandise. The proposed hours of operation would be from 5:00 a.m. to 11:00 p.m., daily.

The proposed Project would occupy approximately 2,987 sq. ft. of floor area including 2,579 sq. ft. of interior space with seating for 50 persons, and 408 sq. ft. of exterior space with outdoor seating for 28 persons. The Project would not result in any expansion of the existing building, although improvements would be made to the interior and exterior including the installation of a new storefront and structural upgrades to the apron where the proposed outdoor seating would be located.

Starbucks Coffee Company is based in Seattle, Washington and has 71 company owned locations in San Francisco. According to its website, the company had 17,651 retail stores in 60 countries in 2012. The nearest Starbucks locations are approximately one-third of a mile from the proposed Project at 4094 18th Street in the Castro neighborhood, and at 2018 Market Street in the Safeway shopping center.

5. **Public Comment.** The Department has received 59 letters in support of the Project from the public, nearby businesses, the Merchants of Upper Market & Castro (MUMC) and the Buena

Vista Neighborhood Association (BVNA), in addition to a petition containing 453 individual signatures. The Department has also received four letters in opposition to the Project from the public, the Duboce Triangle Neighborhood Association (DTNA) and the Castro/Upper Market Community Benefit District, in addition to a petition containing approximately 4,200 signatures.

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. **Limited-Restaurant.** Planning Code Section 733.43 specifies that a limited-restaurant as defined in Section 790.90 is permitted as a principal use in the Upper Market Neighborhood Commercial Transit District.

The proposed Starbucks would offer a full range of coffee and tea beverages, pastries, sandwiches, salads, packaged goods and other related merchandise and meets the definition of a limited-restaurant as defined in Planning Code Section 790.90.

- B. **Formula Retail.** Planning Code Section 703.3 defines a formula retail use as a type of retail sales activity or retail sales establishment which, along with eleven or more retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark. Planning Code Section 703.4 requires Conditional Use Authorization from the Planning Commission for all new Formula Retail Uses within all Neighborhood Commercial Districts.

The proposed limited-restaurant has more than eleven locations in the United States, would offer a standardized array of goods and has a standardized décor, color scheme, signage and trademark. Therefore, it is considered a formula retail use. As such, the Sponsor has applied for Conditional Use Authorization to establish the proposed Starbucks in the Upper Market NCT.

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 not 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 Project is not necessary or desirable because there are four other nearby independent and formula retail coffee houses that already offer similar beverages and food items. There are three other Starbucks locations within a one-half mile radius, and eight within a one and one-half mile radius of the Subject Property.

The Project would be detrimental to the neighborhood by occupying a prominent corner lot with a formula retail use that uses standardized color schemes, decor and signage that will detract from the

distinctive character of the Upper Market Neighborhood which includes primarily local, independent retail businesses.

Formula retail businesses have a competitive advantage over independent retailers because they are typically better capitalized and can absorb larger startup costs, pay more for lease space, and commit to longer lease contracts. This can put pressure on existing businesses and potentially price out new startup independent businesses.

- 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, but modifications to the façade and the interior will be made to provide service and seating for 50 persons inside the building. In addition, structural upgrades to the building's apron and exterior improvements will be made to provide outdoor seating for an additional 28 persons.

- 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;

Traffic conditions will remain substantially unaltered by this Project because the proposed use is a neighborhood-serving business that will be frequented by foot, bicycle or public transportation, and is well served by the K, L, M and T streetcar lines. The Planning Code does not require off-street parking for the proposed Project.

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

The Project is not anticipated to produce noxious or offensive emissions related to noise, glare, dust and odor.

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

The Project would only include interior and exterior alterations to an existing building, and does not require off-street parking or loading areas. The Project Sponsor would submit any changes to signage and lighting to the Planning Department for review to ensure appropriate treatments are given.

- 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 does not comply with the applicable provisions of the Planning Code and is inconsistent with the Priority Policies and Commerce and Industry Element 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 Project is a formula-retail use and is not appropriate for the neighborhood. Several nearby coffee houses that are either independently owned or formula-retail already offer similar or identical products provided by the proposed Project, including Peet's Coffee, Sweet Inspiration, Church Street Café, Café Flore and other Starbucks locations.

- E. That the existing concentration of eating and drinking uses in the area should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Section 303(p) of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

The existing total commercial frontage within 300 feet of the Property is 2,260 linear feet, and the existing concentration of eating and drinking uses within 300 feet of the Property is 211 linear feet, or 9%. The Project would increase the concentration of eating and drinking uses in the area to 423 linear feet that equals 19%.

8. **Planning Code Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a Formula Retail Use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in Section 303(i) in addition to the criteria set forth in Section 303(c):

- A. The existing concentrations of Formula Retail Uses within the Neighborhood Commercial District.

Within 300 feet of the Subject Property in the Upper Market Street NCT, there are five Formula Retail Uses that include Peet's Coffee & Tea, Wells Fargo Home Mortgage, Community - A Walgreen's Pharmacy, Chase Bank and Verizon Wireless that occupy 351 linear feet of commercial frontage and have a concentration of 13%. The proposed Project would result in 563 linear feet of commercial frontage and would bring the concentration of Formula Retail Uses to 21% within 300 feet of the Subject Property.

- B. The availability of other similar retail uses within the Neighborhood Commercial District.

There are four other limited-restaurants/coffee houses within the Upper Market NCT that serve primarily coffee, tea, pastries and similar products, including the Church Street Café, Peet's Coffee, Sweet Inspiration and Café Flore.

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

The Project would be detrimental to the neighborhood by occupying a prominent corner lot with a formula retail use that uses standardized architecture, color schemes, decor and signage that will detract from the distinctive character of the Upper Market NCT which includes primarily local, independent retail businesses.

- D. The existing retail vacancy rates within the Neighborhood Commercial District.

There are currently nine vacant commercial storefronts in the Upper Market NCT, including two that have pending Conditional Use Authorization Applications.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The Upper Market NCT contains primarily independently owned eating and drinking establishments, retail sales and services, personal services, laundry services, professional services and financial institutions that serve not only the immediate neighborhood but also the City as whole. Since there are several other existing coffee houses within the Upper Market NCT and the bounding Upper Market NCD and NCT-3 areas, the Project is not compatible with the existing mix of Citywide and neighborhood-serving uses within the District.

9. **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 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.

Although the Project is intended to be neighborhood-serving, the formula retail use will be detrimental to the neighborhood, which is defined by predominantly locally owned, independent businesses that add to the neighborhood character and diversity. Formula retail businesses offering similar products have a competitive advantage over non-formula retail businesses because they are often better capitalized and therefore can commit to longer and more expensive leases. This could potentially put pressure on existing

businesses for higher rents. Higher rents may prohibit a new independent business from locating in the subject neighborhood where many have started and sustained.

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.

The Project is a formula retail use and is not considered a small business enterprise. Formula retail businesses have a competitive advantage over independent retailers because they are typically better capitalized and can absorb larger startup costs, pay more for lease space, and commit to longer lease contracts. This can put pressure on existing businesses and potentially price out new startup independent businesses, which will negatively impact the economic vitality of the Upper Market NCT.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does not 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 Project would displace an existing retail use and adversely affect future opportunities for independent and local ownership of a business at this prominent corner location.

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

Although no changes are proposed to the existing building envelope and no existing housing will be removed, the Project would be detrimental to the neighborhood by displacing an existing business and occupying a prominent corner lot with a formula retail use that uses standardized architecture, color schemes, decor and signage that will detract from the distinctive character of the Upper Market Neighborhood which includes primarily local, independent retail businesses.

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

No housing would be removed for this Project.

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

The Project would have a low demand on neighborhood parking. The area is well served by public transit, with MUNI underground stations at Church and Castro Streets, with access to the K, L, M and T metro lines and the F streetcar line. The Project will not impede MUNI transit nor will it 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 Project would not displace any industrial and service sector uses.

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

The Project would be designed and constructed to comply with all required seismic and life safety codes in order to achieve the possible preparedness to protect against injury and loss of life in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The existing structure is not a landmark or historic building, but is located within the potential Upper Market Street Commercial Historic District that extends from 14th Street to Noe Street. The proposed alterations will not expand the envelope of the building will not have a negative impact on the character and integrity of this potential historic district.

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

The Project would not include any changes to the existing building envelope and will have no negative impact on existing parks and open spaces.

11. The Project is inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would not 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 **DISAPPROVES Conditional Use Application No. 2011.1404C** as submitted on December 15, 2011.

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. 18578. 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 May 9, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

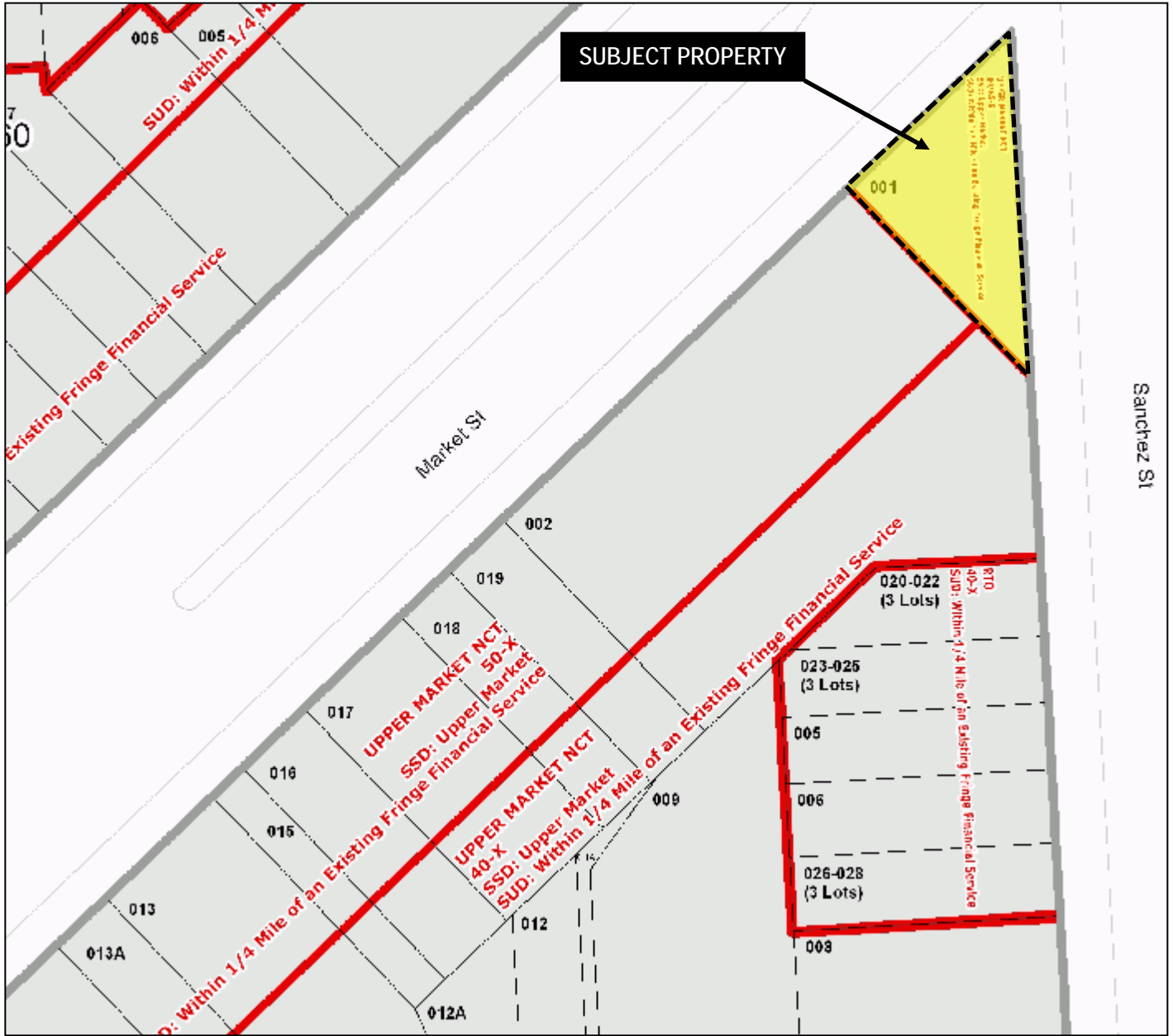
NAYES:

ABSENT:

ADOPTED: May 9, 2013

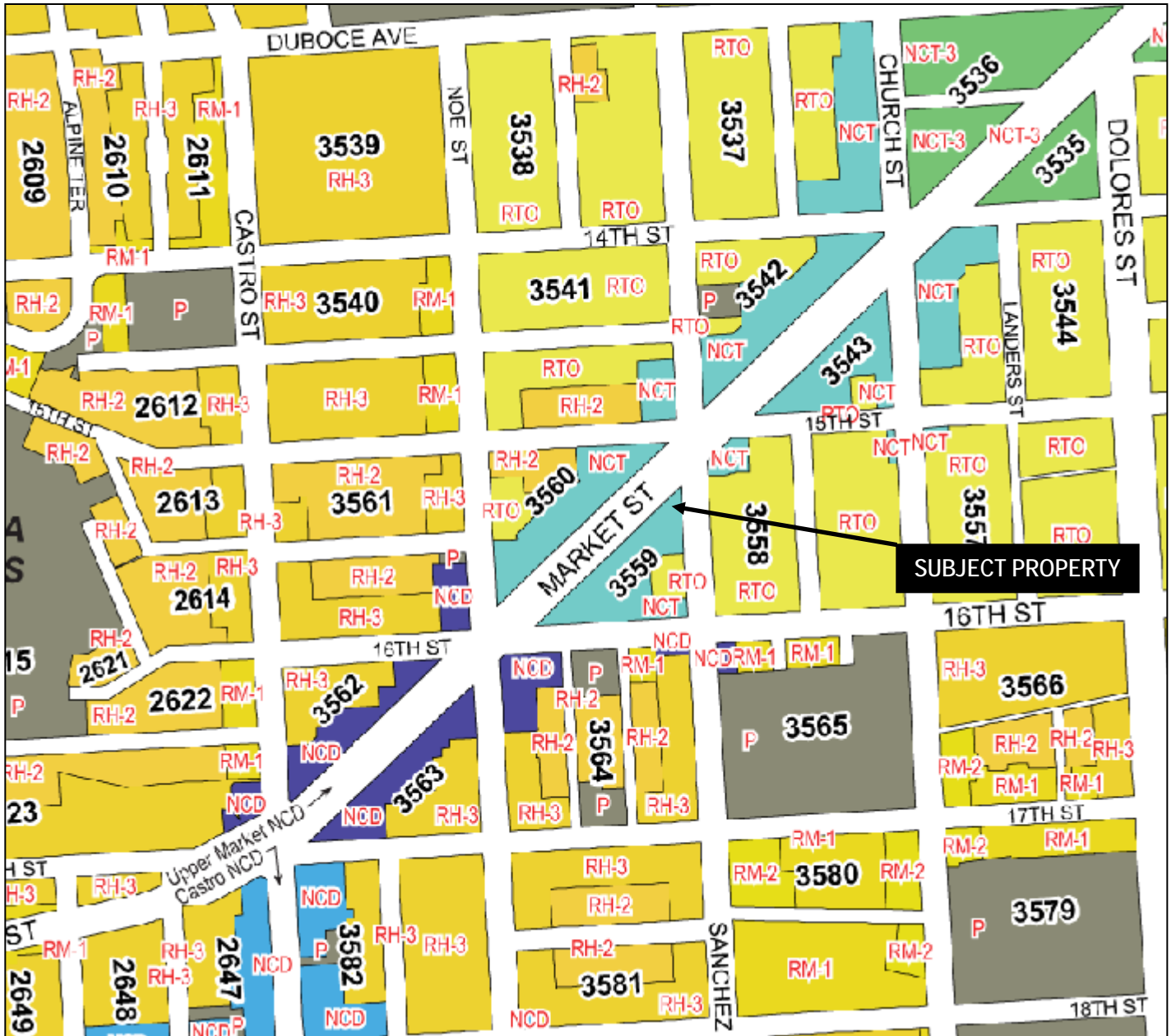


Parcel Map



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Zoning Map



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Aerial Photo

view facing south



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Aerial Photo

view facing west



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Aerial Photo

view facing east

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Site Photo

Intersection of Market and Sanchez Streets



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Site Photo

View from Market Street



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Site Photo

view from Sanchez Street



Conditional Use Authorization
Case Number 2011.1404C
Formula Retail
2201 Market Street

Abbreviation List

3PL	Third Party Logistics
A/C	Air Conditioning
ACT	Acoustical Ceiling Tile
ADJ	Adjustable
AF	Above Finished Floor
AMP	Ampere
ARCH	Architect
BOH	Back of House
CAB	Cabinet
CL	Center Line
CLG	Ceiling
CM	Construction Manager
CTR	Center
CX	Commissioning Agent
CXA	Commissioning Agent
DEG	Degree
DET	Detail
DIA	Diameter
DM	Dimension
DM	Design Manager
DN	Down
EA	Each
EL	Elevation
EQ	Equal
EXIST	Existing
EXT	Exterior
FF&E	"Furniture, Fixture, and Equipment" Furnished and Installed by Owner
FIO	Floor
FLR	Front of House
FDH	Foot/Feet
FT	Foot/Feet
G	Ground
GC	General Contractor
HC	Hollow Core
HDW	Hardware
HM	Hollow Metal
HORIZ	Horizontal
HR	Hour
HT	Height
HVAC	"Heating, Ventilating, and Air Conditioning"
ID	Inside Diameter
LL	Landlord
MAX	Maximum
MEP	"Mechanical, Electrical, and Plumbing" Manufacturer
MFR	Manufacturer
MIN	Minimum
NIC	Not in Contract
NL	Night Light
NTS	Not to Scale
OC	On Center
OD	Outside Diameter
OF/CI	Owner Furnished/Contractor Installed
OF/OI	Owner Furnished/Owner Installed
PD	Production Designer
PLC	Place
PM	Project Manager
R	Radius
RCM	Renovations Construction Manager
REF	Reference
REQ(D)	Require(d)
REV	Revision
RND	Round
SB	Starbucks
SC	Solid Core
SF	Square Feet
SHT	Sheet
SIM	Similar
SPEC	Specification
SQ	Square
TEMP	Temporary
TYP	Typical
UON	Unless Otherwise Noted
VD	Vendor Direct
VERT	Vertical
VIF	Verify in Field

Symbol Legend

	North Arrow		Paint Tag
	Exterior Elevation		Design ID Tag
	Interior Elevation		Door/Window Tag
	Section Callout		Datum Point
	Detail Callout		X-XX" AFF Above Finished Floor Height Tag (imperial)
	Revision Tag		XXX AFF Above Finished Floor Height Tag (metric)
	Revision Cloud		X' XX" Dimension Line from Finish Face to Finish Face

General Notes

- General Contractor shall visit the site, review the building shell drawings as submitted by the Landlord or Starbucks Site Surveyor, and become thoroughly familiar with the site conditions prior to bidding or construction.
- General Contractor shall consult with Starbucks Construction Manager to resolve any changes, omissions, or plan discrepancies prior to bidding or construction.
- All work shall be performed in strict compliance with local, county, state, and federal codes and ordinances.
- General Contractor shall verify the location of all utilities.
- General Contractor to verify all dimensions, including clearances required by other trades, and notify Starbucks Construction Manager of any discrepancies prior to proceeding with the work. All dimensions are to the face of the finished surface unless noted otherwise. All dimensions to be taken from designated datum point. Do not scale drawings.
- General Contractor shall patch and repair all existing walls, floors, ceilings, or other surfaces identified to remain that may become damaged during the course of the work.
- The General Contractor is responsible for obtaining permits for fire protection, plumbing, mechanical, and electrical systems prior to installation of such systems.
- General Contractor shall retain one set of the plans to note and document all changes during construction. This set shall be a part of the General Contractor's "Store Close-out Package" as described in the Construction Management Agreement.
- General Contractor is responsible for coordinating delivery of materials from Starbucks contracted Third Party Logistics distribution services and Vendor Direct shipments. Refer to Construction Management Agreement for methods and lead times.
- Responsibility for supply and delivery of materials and equipment is identified in the drawing schedule sheets under the column labeled "Responsibility".
- For the purpose of the documents, to "install," shall mean to provide all fasteners, miscellaneous hardware, blocking, electrical connections, plumbing connections, and other items required for a complete and open installation, unless otherwise noted.
- All item substitutions must be approved by the Starbucks Design Manager.
- Refer to item cutsheets for additional information.

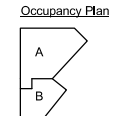
Scope of Work Summary

The scope of work represented in these documents include exterior & interior tenant improvements for a new Starbucks Coffee Shop located at street level at 2201 Market St. These modifications include but not limited to:

- Demolition of existing plumbing and lighting fixtures throughout.
- Demolition of selected non-load bearing walls throughout.
- Installation of new non-load bearing walls and new fire rated wall.
- Demolition of existing ceilings and installation of wood ceiling, suspended gyp. brd. soffits and selected ACT ceilings.
- Installation of new floor, casework & wall finishes throughout.
- Installation of signage and graphics.
- Demolition of existing asphalt pad and installation of new concrete pad.
- Installation of new interior and exterior furniture.
- Demolition of existing ramp and installation of ADA compliant ramp including railing.
- Refinish/repaint exterior walls and trim.
- Replacement of selected exterior columns.
- Installation of new storefront system to match original.
- Installation of new restrooms.
- Demolition of existing stairs to second floor.

Site and Occupancy

Project Description:	Commercial tenant improvements to existing building
Construction Classification:	VB (non-sprinklered)
Zoning:	UPR Market NCT
Type of Use:	Restaurant/Retail
Type of Occupancy:	Business Group B
Occupancy Load:	Retail: 626 s.f. / 30 = 21
Area "A"	Seating: 298 s.f. / 15 = 20
	Beverage/Prep: 263 s.f. / 200 = 2
	Workroom/Storage: 320 s.f. / 300 = 2
	Corridors/Walls: 145 s.f. / 0 = 0
	total occupancy = 45
Area "B"	Retail: 304 s.f. / 30 = 10
	Seating: 440 s.f. / 15 = 30
	Beverage/Prep: 0 s.f. / 200 = 0
	Workroom/Storage: 0 s.f. / 300 = 0
	Restrooms/Corridors/Walls: 183 s.f. / 0 = 0
	total occupancy = 40
Total Square Footage:	2579 s.f.
Exterior Seasonal Seating:	408 s.f. 5 tables, 15 chairs



Code Information

Building Code:	2010 San Francisco Building Code Amendments (2010 CA Building Code incorporating the 2009 International Building Code)
Accessibility Code:	2010 California Building Codes Title 24 (Chapter 11B)
Plumbing Code:	2010 San Francisco Plumbing Code Amendments (2010 California Plumbing Code)
Electrical Code:	2010 San Francisco Electric Code Amendments, Based on 2008 National Electrical Code (NEC) of the National Fire Protection Association (NFPA)
Mechanical Code:	2010 San Francisco Mechanical Code (2010 California Mechanical Code, Based on the ANSI accredited American National Standard 2009 Uniform Mechanical Code)
Energy Code:	2009 California Retail Food Code (CalCode)
Fire Code:	2010 California Fire Code (Based on 2009 International Fire Code)
Food Code:	2010 California Energy Code

Plumbing Fixture Calculations

Plumbing Fixture requirements per Occupant Load Factor Table A of the CA Plumbing Code (for restaurants 30 sq.ft./person):

2547 Total s.f. / 30 = 85 + 15 Exterior Seating = 100 Total Occupancy
100 / 2 = 50 Occupants of Each Gender

Fixtures Required: Toilets 1/50 women 1/50 men; Lavs 1 per W.C., service sink 1 required

Fixtures Provided:
Women's Restroom: 1 W.C./1 Lav
Men's Restroom: 1 W.C./1 Urinal/1 Lav
(1) Service Sink
(1) 3-Comp Sink
(1) Hand Sink

Project Contacts

Mailing Address:	Starbucks Coffee Company 2401 Utah Avenue South MS Stop: S-SD10 Seattle, Washington 98134 (206) 318-1575
Design Manager:	Alexis Philips Starbucks Coffee Company 455 North Point San Francisco, CA 94133 (415) 241-0256 ext. 2363 phone
Construction Manager:	Terri Tate Starbucks Coffee Company 455 North Point San Francisco, CA 94133 (415) 254-3490 phone
Construction Representative:	Joyce Turner Starbucks Coffee Company 455 North Point San Francisco, CA 94133 (415) 241-0256 Ext 2299 phone
Landlord:	Tina Essegian Terranomics Retail Services 1350 Bayshore Highway Suite 900 Burlingame, CA 94010 Ph: (650) 931-2226
Architect of Record:	Gensler 2 Harrison St, Suite 400 San Francisco, CA 94105 (415) 433 3700
MEP Consultant of Record:	WD Partners 7007 Discovery Blvd Dublin, OH 43017 (614) 634-7000

Index of Sheets

Sheet	Sheet Title
General	General Information
G-001	Scope of Work Plan
G-002	Scope of Work Plan Second Floor
G-003	Architectural Site Plan
A-101	Exterior Elevations
A-201	Exterior Elevations
A-202	Site Details
A-503	Site Details
A-504	Site Details

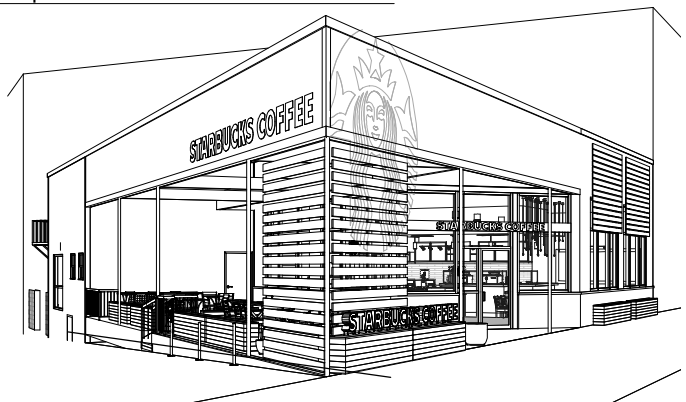


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Revision Schedule			
Rev	Date	By	Description

Perspective View - Exterior



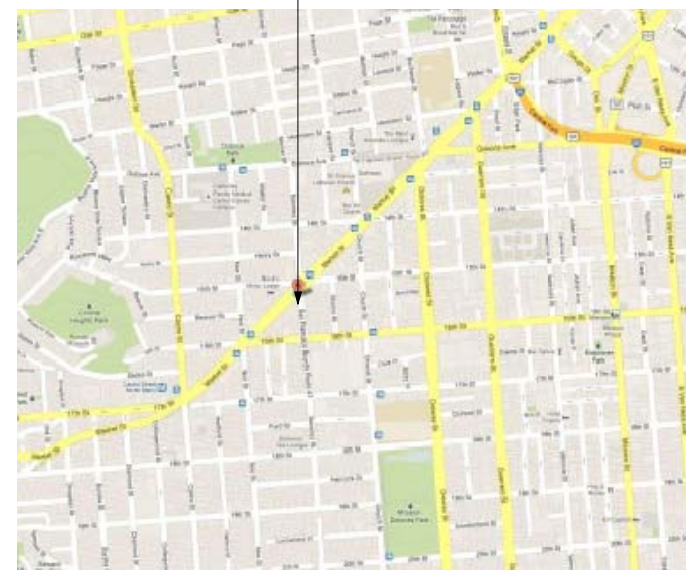
Perspective View - Interior



Site Map



Vicinity Plan



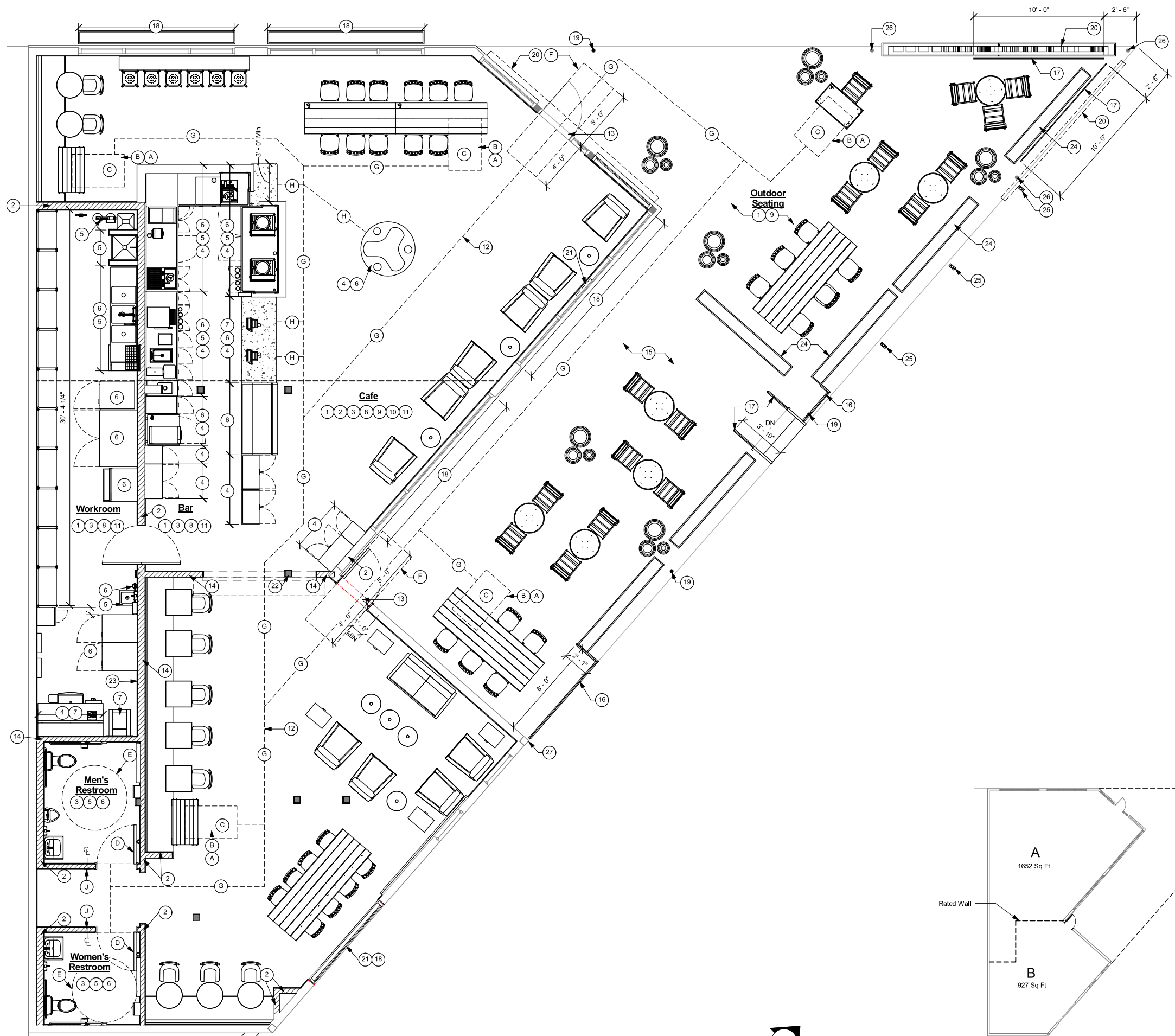
Project Name:
2201 Market Street
Project Address:
**2201 Market Street
San Francisco, CA
94114**

Store #:	15449
Project #:	52435-001
Concept:	MCS
Palette:	Regional Modern
Issue Date:	11/12/12
Design Manager:	Alexis Philips
LEED® AP:	Yes
Production Designer:	Gensler
Checked by:	Alexis Philips

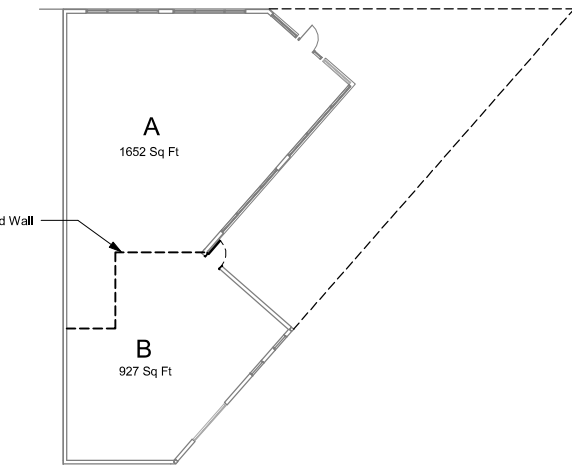
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1 Scope of Work Plan
Scale: 1/4" = 1'-0"



2 Occupancy Plan
Scale: 1/16" = 1'-0"

Scope of Work Summary

1. Demolish or remove existing items as indicated.
2. Construct new wall(s) as indicated on Floor plan.
3. Install new or modify existing flooring.
4. Install new casework items as indicated.
5. Install new plumbing items as indicated.
6. Install new specialty equipment as indicated.
7. Install new auxiliary items as indicated.
8. Install new wall treatments.
9. Install new furniture as indicated.
10. Install new graphics as indicated.
11. Patch, prime and paint walls, ceilings and/or soffits as indicated on Reflected Ceiling Plan and Interior Elevation sheets.
12. See site plan for continuation of barrier free path of travel to accessible parking.
13. Install new exterior door & sidelight.
14. Install new Fire rated wall as indicated on Floor Plan.
15. (N) Concrete patio.
16. Construct railings per civil drawings.
17. New Screen Wall. See Sheet A-504 for additional info.
18. Install New Storefront windows as indicated on exterior elevations.
19. New column support to match adjacent existing. See Sheets A-201A-202 for more info.
20. New signage, refer to elevations.
21. (E) door to be removed and stored in a safe and secure location for future reuse.
22. Fire-resistive enclosure around existing column.
23. Ladder access to second floor.
24. (N) Planter boxes. See Sheet A-503 for additional info.
25. (N) Bollards. See Site Plan on Sheet A-101 for additional info.
26. (E) Column support.
27. Align face of railings with face of building.

ADA Key

- A. Accessible seat requirements: 1:20
(50) interior seats x .05 = 2.5 = 3 accessible seats provided
(28) exterior seats x .05 = 1.4 = 2 accessible seats provided
- B. Dining surface at ada table is 30" AFF.
- C. 30" x 48" clear for wheelchair access.
- D. 32" minimum clear @ restroom door.
- E. 60" diameter clear for wheelchair access.
- F. Level landing threshold.
- G. Barrier-free path of travel.
- H. POS, barista hand-off plane, and condiment countertops are 2'-10" AFF for wheelchair accessibility.
- J. ADA compliant toilet signage.



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Revision Schedule			
Rev	Date	By	Description

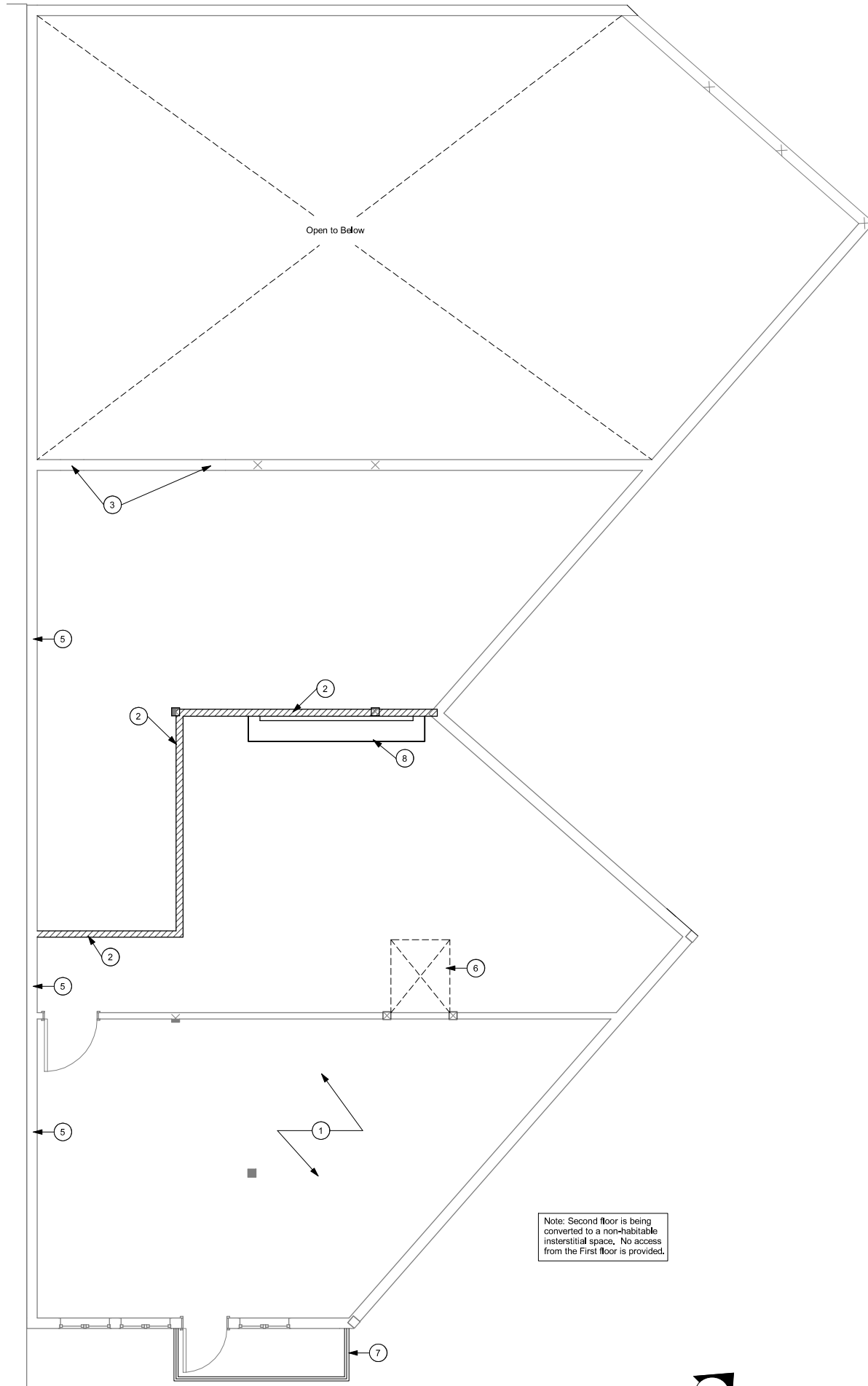
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Project Address: **2201 Market Street San Francisco, CA 94114**

Store #: 15449
Project #: 52435-001
Concept: MCS
Palette: Regional Modern
Issue Date: 11/12/12
Design Manager: Alexis Philips
LEED® AP: Yes
Production Designer: Gensler
Checked by: Alexis Philips

Sheet Title: **Scope of Work Plan**
Scale: As indicated

Sheet Number: **G-002**

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1 Scope of Work Second Floor Plan
Scale: 1/4" = 1'-0"

Scope of Work Summary

1. Demolish or remove existing items as indicated on Demolition Plan(s).
2. Construct Fire Rated new wall(s) as indicated on Floor Plan.
3. Remove existing window/vents and infill, VIF.
4. Not Used
5. Patch/repair wall to maintain 2 hr fire rating.
6. Patch opening in floor.
7. Paint fire escape.
8. Install Overhead Coiling Doors. See Door schedule and RCP.



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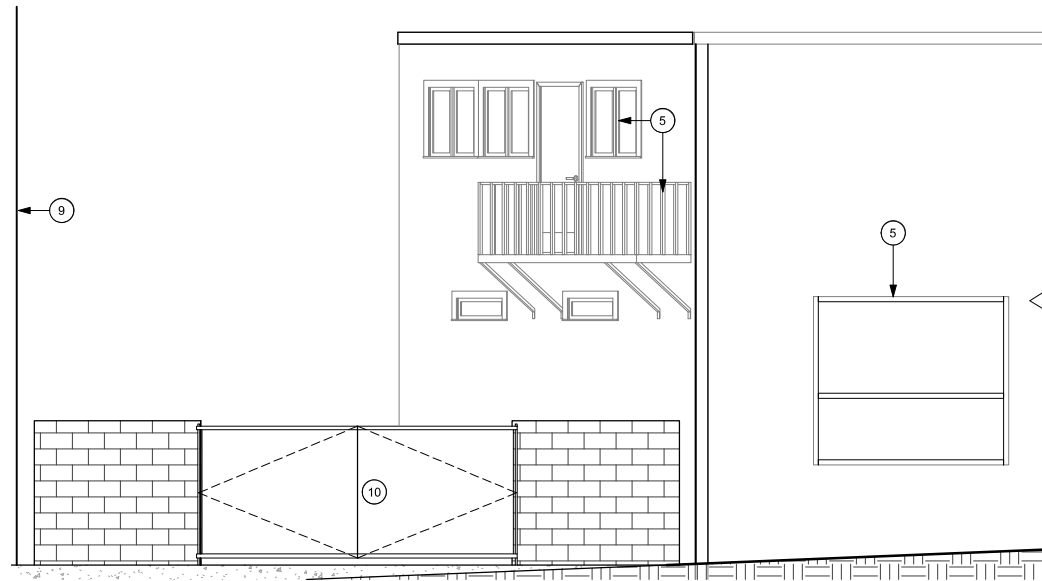
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San Francisco, CA
94114**

Store #: 15449
Project #: 52435-001
Concept: MCS
Palette: Regional Modern
Issue Date: 11/12/12
Design Manager: Alexis Philips
LEED® AP: Yes
Production Designer: Gensler
Checked by: Alexis Philips

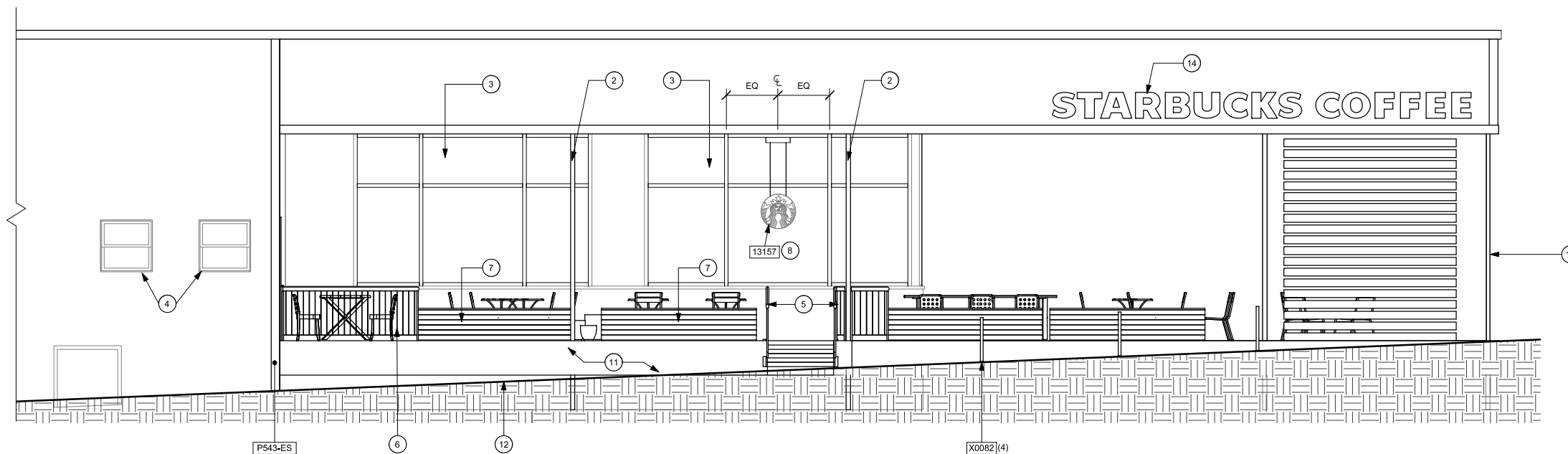
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**Scope of Work Plan
Second Floor**
Scale: 1/4" = 1'-0"

Sheet Number:
G-003

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Sanchez Street (continued)



1 Sanchez Street
Scale: 1/4" = 1'-0"

Exterior Elevation Notes

A. General Contractor to coordinate and schedule signage installation with the Signage Contractor providing a minimum scheduling notice of 4 weeks and 1 week prior to scheduled date of installation. Starbucks Construction Manager to provide General Contractor with Signage Contractor contact information.

B. General Contractor shall coordinate with Electrical Contractor to furnish and install electrical circuits including all conduit, wire, connections, and breaker at panel board necessary to serve Signage.

C. General Contractor to provide fire treated wood stud blocking, or approved equivalent to support Signage.

D. Signage Contractor shall verify size and location of any and all allowable monument or pole signage with landlord and provide shop drawing(s) prior to fabrication to Starbucks Designer for approval.

E. Signage Contractor to install signage in compliance with local codes and obtain permit and landlord approval.

F. Signage Contractor to supply shop drawings to Starbucks Construction Manager and to the General Contractor as needed. General Contractor to notify Starbucks Construction Manager immediately if shop drawings or installation is in discrepancy with Starbucks architectural drawings.

G. General Contractor to clean, patch and repair existing exterior as required.

Sheet Notes

1. Not Used
2. GC to replace with new posts to match existing.
3. New Store Front powder coat to match existing storefront.
4. All trim and accessories to be painted.
5. (N) Railings. See Sheet A-504 for additional info.
6. Planter box with plastic planter insert. See details 5.6 & 7/A-503.
8. Disc mounted inside of glazing. Signage under separate permit.
9. Adjacent building, N.I.C.
10. New trash enclosure. See Sheet A-503 for further details.
11. (N) Wall support for patio.
12. (E) Sidewalk and grade.
13. (E) Column to remain.
14. (N) Wordmark sign. Under separate permit.



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Rev	Date	By	Description

Project Name:
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94114**

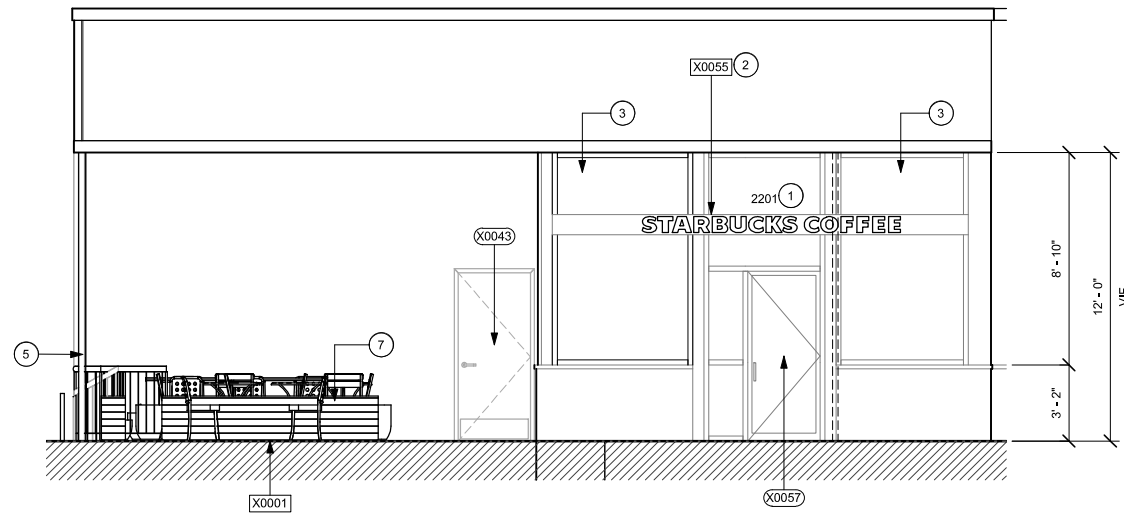
Store #: 15449
Project #: 52435-001
Concept: MCS
Palette: Regional Modern
Issue Date: 11/12/12
Design Manager: Alexis Philips
LEED® AP: Yes
Production Designer: Gensler
Checked by: Alexis Philips

Sheet Title:
Exterior Elevations

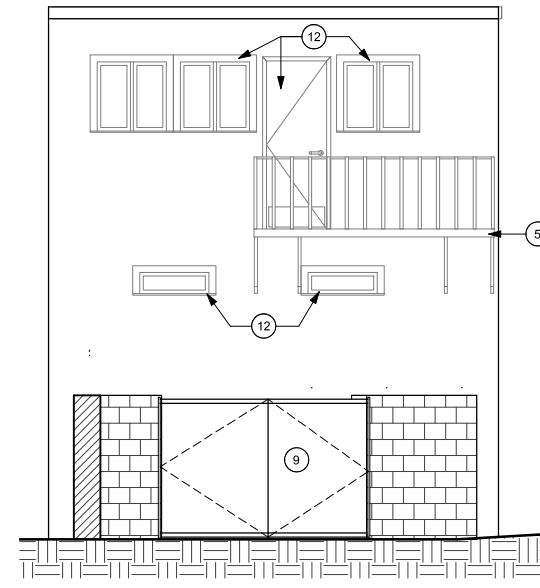
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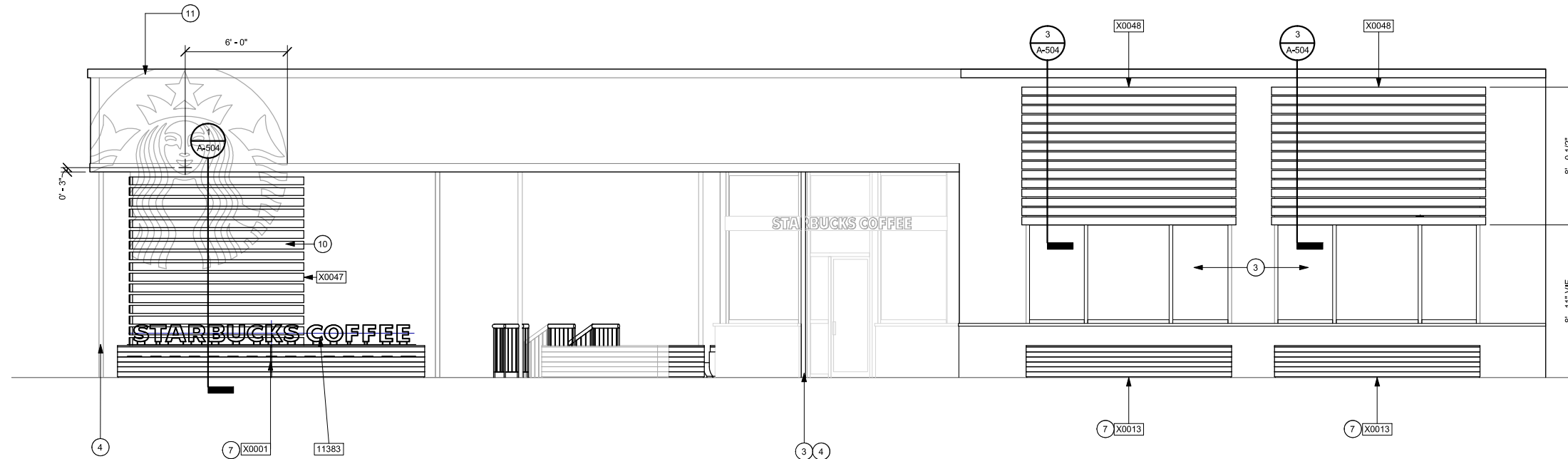
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1 Entry
Scale: 1/4" = 1'-0"



2 Rear Elevation
Scale: 1/4" = 1'-0"



3 Market Street
Scale: 1/4" = 1'-0"

Exterior Elevation Notes

- A. General Contractor to coordinate and schedule signage installation with the Signage Contractor providing a minimum scheduling notice of 4 weeks and 1 week prior to scheduled date of installation. Starbucks Construction Manager to provide General Contractor with Signage Contractor contact information.
- B. General Contractor shall coordinate with Electrical Contractor to furnish and install electrical circuits including all conduit, wire, connections, and breaker at panel board necessary to serve Signage.
- C. General Contractor to provide fire treated wood stud blocking, or equivalent to support Signage.
- D. Signage Contractor shall verify size and location of any and all allowable monument or pole signage with landlord and provide shop drawing(s) prior to fabrication to Starbucks Designer for approval.
- E. Signage Contractor to install signage in compliance with local codes and obtain permit and landlord approval.
- F. Signage Contractor to supply shop drawings to Starbucks Construction Manager and to the General Contractor as needed. General Contractor to notify Starbucks Construction Manager immediately if shop drawings or installation is in discrepancy with Starbucks architectural drawings.
- G. General Contractor to clean, patch and repair existing exterior as required.
- H. See sheet L-601 for schedules.

Sheet Notes

- 1. Provide 3" (75mm) high black acrylic address on glazing.
- 2. New Signage by vendor powdered coated to match existing storefront. Signage under separate permit.
- 3. New Store Front powder coated to match existing storefront.
- 4. GC to replace with new posts to match existing.
- 5. (E) Fire escape to remain.
- 6. (N) Railings. See Sheet A-504 for additional info.
- 7. Planter box with plastic planter insert. See details on A-503
- 8. Disc mounted inside of glazing. Signage under separate permit.
- 9. New Trash enclosure. See Sheet A-503 for further details.
- 10. Slat Screen by GC.
- 11. Painted Starbucks Logo.
- 12. (E) Door and windows to remain.



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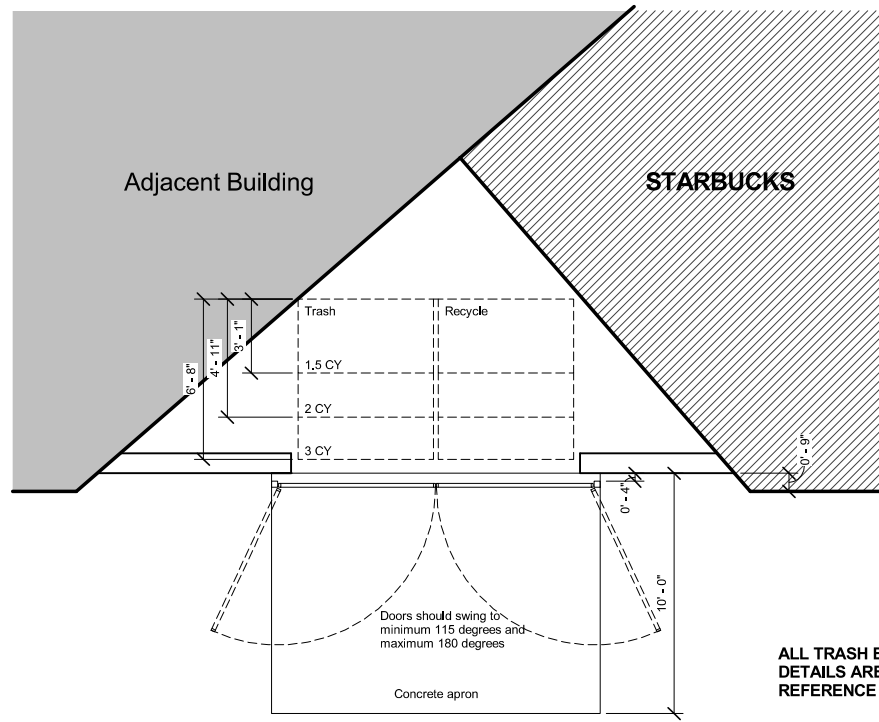
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Concept: MCS
Palette: Regional Modern
Issue Date: 11/12/12
Design Manager: Alexis Philips
LEED® AP: Yes
Production Designer: Gensler
Checked by: Alexis Philips

Sheet Title:
Exterior Elevations
Scale: 1/4" = 1'-0"

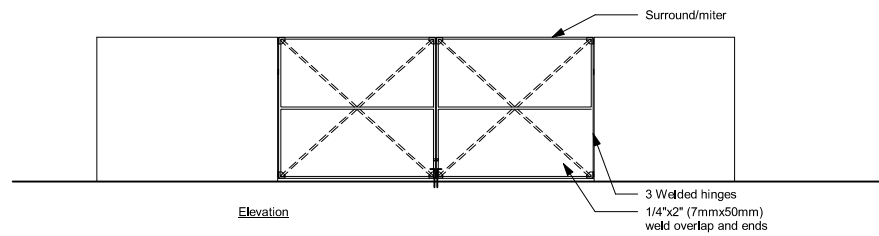
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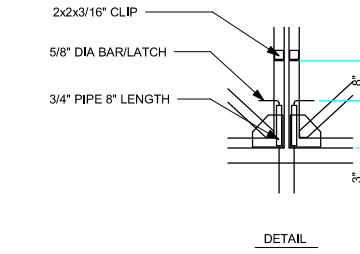


ALL TRASH ENCLOSURE DETAILS ARE FOR REFERENCE ONLY.

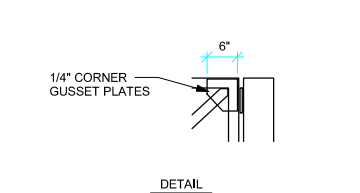
Notes:
The trash enclosure is sized to accommodate varying container requirements and sizes.



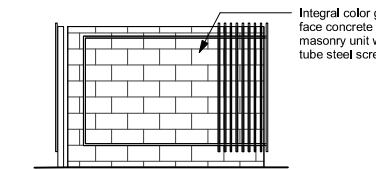
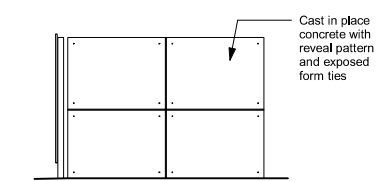
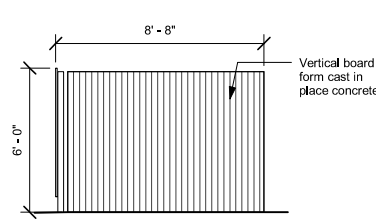
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Scale: 1/4" = 1'-0"



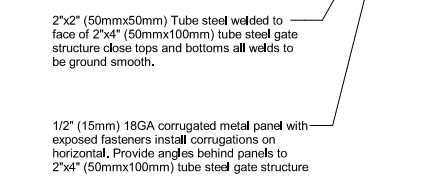
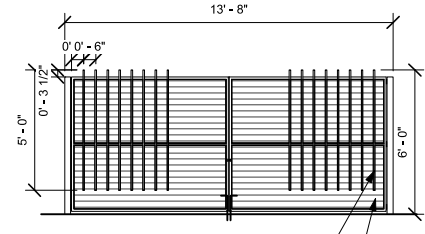
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Scale: 1/4" = 1'-0"



3 Trash Enclosure Door Gusset Plate
Scale: 1/4" = 1'-0"

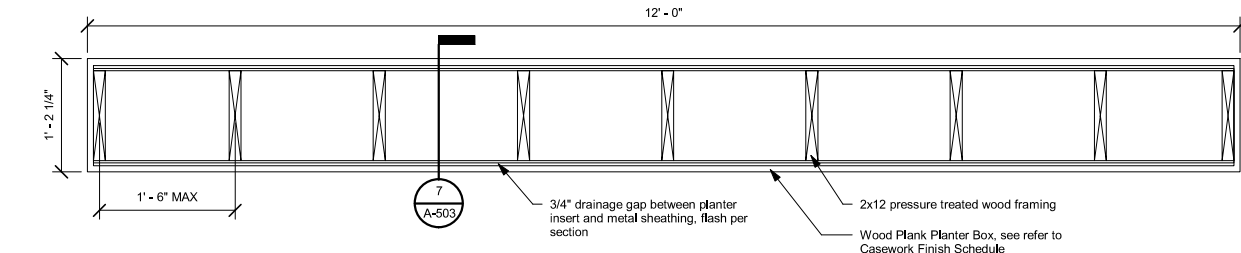


4 Trash 02
Scale: 1/4" = 1'-0"

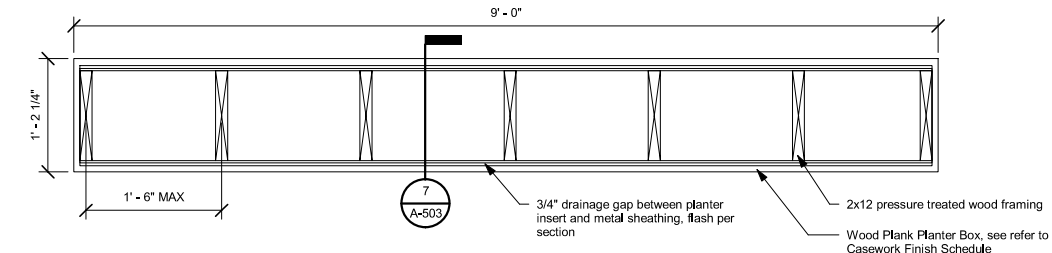


Note:
Various exterior finish options can be considered for the trash enclosure. Structure must be concrete masonry unit, integral color or concrete. Any exposed concrete finish must be smooth "architectural" finish see options above

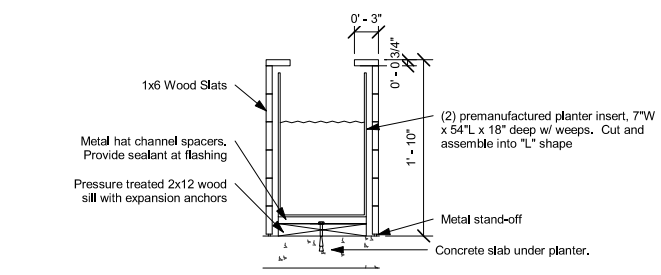
All metals to be galvanized and painted



6 X0001 - Custom Planter Box Detail
Scale: 1" = 1'-0"



5 X0013 - Custom Planter Box Detail
Scale: 1" = 1'-0"



7 X0001- Custom Planter Box Section
Scale: 1" = 1'-0"



Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575

These Drawings and Specifications are confidential and shall remain the sole property of Starbucks Corporation, which is the owner of the copyright in this work. They shall not be reproduced (in whole or in part), shared with third parties or used in any manner on other projects or extensions to this project without the prior written consent of Starbucks Corporation. These drawings and specifications are intended to express Design Intent for a prototypical Starbucks store (which is subject to change at anytime) and do not reflect actual site conditions. Neither party shall have any obligation nor liability to the other (except as stated above) until a written agreement is fully executed by both parties.

Revision Schedule			
Rev	Date	By	Description

Project Name:
2201 Market Street

Project Address:
**2201 Market Street
San Francisco, CA
94114**

Store #: 15449

Project #: 52435-001

Concept: MCS

Palette: Regional Modern

Issue Date: 11/12/12

Design Manager: Alexis Philips

LEED® AP: Yes

Production Designer: Gensler

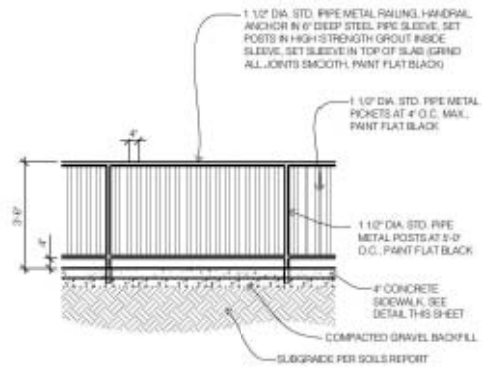
Checked by: Alexis Philips

Sheet Title:
Site Details

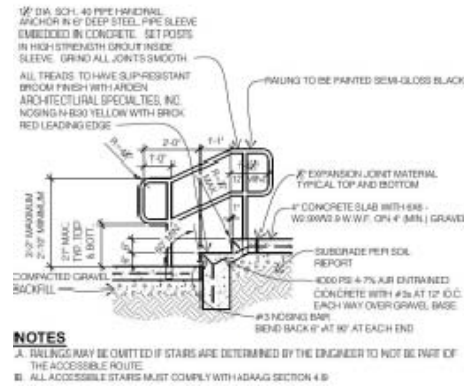
Scale: As indicated

Sheet Number:
A-503

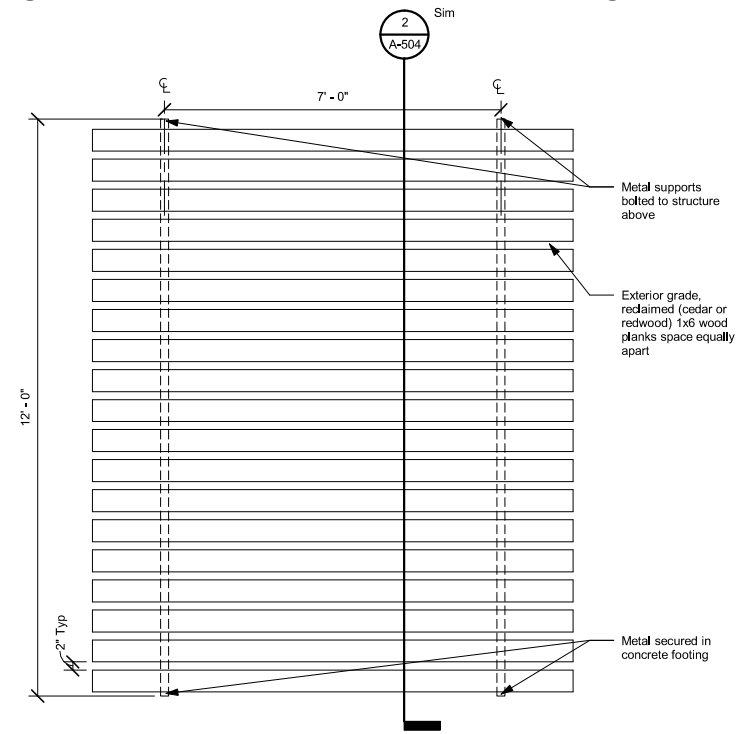
1



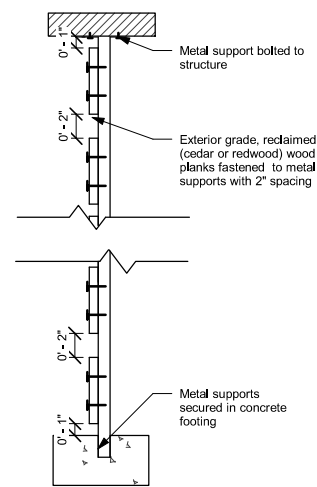
6 Guardrail Detail
Scale: N.T.S.



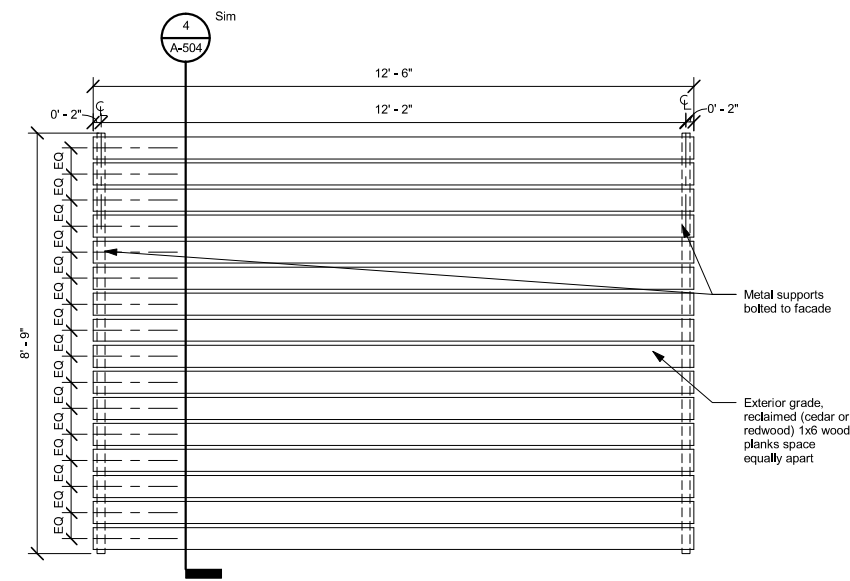
7 Stair Detail
Scale: N.T.S.



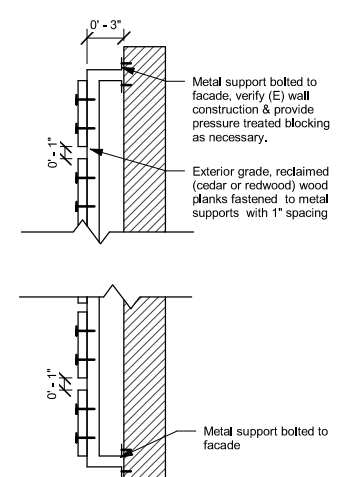
1 Slat Wall Detail
Scale: 1/2" = 1'-0"



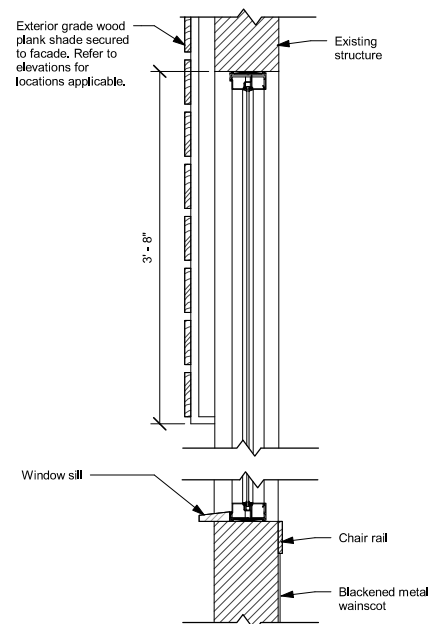
2 Slat Wall Section
Scale: 1 1/2" = 1'-0"



3 Slats at Window Detail
Scale: 1/2" = 1'-0"



4 Slats at Window Section
Scale: 1 1/2" = 1'-0"



5 Storefront Detail
Scale: 1" = 1'-0"



Starbucks Coffee Company
2401 Utah Avenue South
Seattle, Washington 98134
(206) 318-1575

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Revision Schedule			
Rev	Date	By	Description

Project Name:
2201 Market Street
Project Address:
**2201 Market Street
San Francisco, CA
94114**

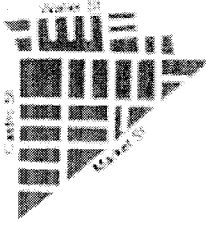
Store #: 15449
Project #: 52435-001
Concept: MCS
Palette: Regional Modern
Issue Date: 11/12/12
Design Manager: Alexis Philips
LEED® AP: Yes
Production Designer: Gensler
Checked by: Alexis Philips

Sheet Title:
Site Details

Scale: As indicated

Sheet Number:
A-504





Duboce Triangle Neighborhood Association

PMB # 301, 2261 Market Street, San Francisco, CA 94114

(415) 295-1530 / www.dtna.org

January 31, 2013

San Francisco Planning Commission
1650 Mission St, Ste 400
San Francisco, CA 94103

RE: Case No. 111404-C, Starbucks, 2201 Market St.

Dear President Fong and Commissioners:

I am writing on behalf of DTNA's Board of Directors to urge you, in the strongest possible terms, to deny the application by Starbucks to open their 86th San Francisco store, which they propose for 2201 Market St.

Starbucks is perhaps the world's most prolific formula retailer, with far more locations in San Francisco than any other brand. There are three existing Starbucks locations already in the neighborhood (within an approximate three block radius of the proposed project), and a plethora of other nearby coffee retailers, including at least three on the very same block of Market St. It is clear that a fourth neighborhood Starbucks location is *unnecessary*.

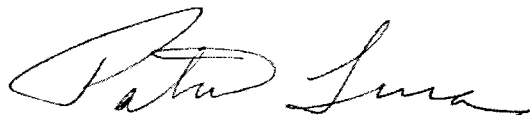
DTNA is extremely concerned about the proliferation of formula retail uses within the Upper Market commercial district. A proliferation of such uses, as we are seeing today, drives up rents and forces out small, local, character-defining businesses without the resources of a multinational corporation like Starbucks. Neighborhood character is lost as most businesses, or at least the most visible, become generic. Multiple studies have shown that the encroachment of formula retailers harms neighborhood economic vitality and results in more empty storefronts and fewer shoppers. Tourism, the lifeblood of our city, will decline as the unique character of our neighborhoods is lost.

A local retailer, "The Industrialists", who will be displaced if this Starbucks project is approved, currently occupies the proposed location. Additionally, there are several nearby local businesses which would compete with the proposed Starbucks and whose existence would be threatened should this project go forward. For all of these reasons, we find this project to be highly *undesirable* for its negative impacts on the neighborhood.

In summary, the proposed Starbucks is neither necessary nor desirable, and this application for Conditional Use authorization should be denied.

Thank you for considering our views.

Sincerely,
Duboce Triangle Neighborhood Association

A handwritten signature in cursive script, appearing to read "Patricia Tura". The signature is written in black ink and is positioned above the printed name and title.

Patricia Tura,
President



584 Castro Street #336
San Francisco, CA 94114
PH 415.500.1181
FX 415.522.0395
www.castrocbd.org
www.facebook/
castrocbd
@visiftheastro

November 13, 2012

San Francisco Planning Commission
San Francisco Planning Department
1650 Market Street, Suite 400
San Francisco, CA 94103
Attention: Doug Vu

Dear Planning Commission,

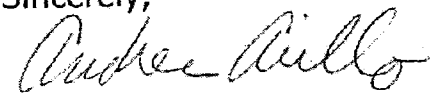
This letter is written to express the Castro/Upper Market Community Benefit District's (Castro CBD) opposition to Starbucks conditional use application for 2201 Market Street. The Castro CBD Board of Directors deliberated carefully about this application. The Board weighed the potential for more pedestrian traffic at this corner against the displacement of an existing unique small business, increased rents that formula retail will bring to that block and the need, to keep the Upper Market corridor vital, to have a diversity of unique and interesting businesses up and down Market Street.

The Board made the following determination in its decision to oppose Starbucks:

- the application competes with existing small businesses;
- adds no new or needed community-serving retail;
- displaces an existing small-business;
- will increase retail rents in the district, thereby negatively impacting the potential for new, local, small-businesses.

If you have any questions about this decision, please do not hesitate to contact me at 415-500-1181.

Sincerely,

A handwritten signature in cursive script, appearing to read "Andrea Aiello".

Andrea Aiello
Executive Director

cc: Supervisor Scott Wiener, Supervisor District 8
John Rhaim, Director of Planning, S.F. Planning
Department
Doug Vu, Planner, S.F. Planning Department
Frank Noto, GCA Strategies
Andrew Zall, Starbucks

Vu, Doug

From: Emma Stewart <emma10@gmail.com>
Sent: Monday, February 04, 2013 8:12 AM
To: Vu, Doug
Cc: Rich Gill
Subject: Proposed Starbucks at 2201 Market St.

Dear Mr. Vu,

I would like to register concerns about the proposed Starbucks at 2201 Market Street. Our neighborhood already has 3 Starbucks locations and multiple locally-owned coffee shops. An additional formula retail Starbucks at such a prominent location as Market and Sanchez is therefore unnecessary but also undesirable because it changes the cultural and historic character of the neighborhood.

We hope you will take this into consideration when the project is brought before the Planning Commission.

Many thanks,

Emma Stewart and Rich Gill
73 Henry St
San Francisco, CA

Vu, Doug

From: Chris Cheng <chris.cheng@gmail.com>
Sent: Monday, February 11, 2013 12:15 AM
To: Vu, Doug
Subject: I oppose the 2201 Market Starbucks

Dear Mr. Vu,

I'm writing to submit my opposition to the proposed Starbucks at 2201 Market Street. We already have too many Starbucks in our neighborhood.

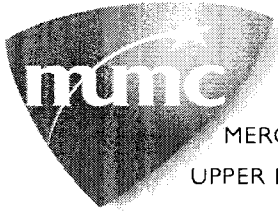
If a more local coffee shop wanted to open up at that location, I would support that initiative.

Thank you,

Chris Cheng
166 Sanchez St #5
SF, CA 94114

--

Google Voice: 415-508-6045 | Email: chris.cheng@gmail.com



MERCHANTS OF
UPPER MARKET & CASTRO

584 Castro Street, # 333
San Francisco CA 94114-2512
415/431-2359
Email MUMC-SF@earthlink.net
www.CastroMerchants.com

Terry Asten Bennett, President
415/431-5365 Ext. 4
TerryAsten@cs.com

April 15, 2013

By Email and USPS hardcopy

Doug Vu, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning Case No. 2011.1404C, Request for Conditional Use Authorization
2201 Market Street, *Starbucks*

Dear Mr. Vu,

This confirms that the Members of **Merchants of Upper Market & Castro (MUMC)** have voted overwhelmingly to SUPPORT the Request for Conditional Use Authorization and related approvals of *Starbucks* for a Change of Use and Formula Retail business at 2201 Market Street (at Sanchez, 15th Streets) in San Francisco. We understand that Planning Commission's Hearing for this item currently is scheduled for May 9, 2013, although MUMC has not yet received your Department's customary Notice of Hearing for this project on that date.

MUMC is the merchants' organization serving San Francisco's Castro-Upper Market area, generally along Upper Market Street from Octavia Blvd. to Castro Street; Castro from Market to 19th Street, and cross streets throughout that area. **MUMC** has over 250 paid Members for the current year. The property covered by this matter is within MUMC's primary service area.

Please let us know if you have any questions regarding **MUMC's** SUPPORT for this Request. Please include this letter in the matter's permanent file, and assure that it is provided to all Planning Staff and Commissioners and to any other hearing panels at the time that this matter is considered by them. Thank you for considering our comments.

Respectfully,

Terry Asten Bennett, President

cc: Andrew Zall, Courtney Chalupa - *Starbucks*; Frank Noto, Colleen Crowley- GCA Strategies
email cc: Supervisor Scott Wiener and staff
Capt. Bob Moser, SFPD Mission Station
Capt. Greg McEachern, SFPD Northern Station



BUENA VISTA NEIGHBORHOOD ASSOCIATION

555 Buena Vista West #601
San Francisco CA 94117-4143

Phone/Voicemail 415/431-2359

Email Info@BVNASF.com

www.BVNASF.com

BVNA is a *San Francisco Parks Alliance* Park Partner

April 14, 2013

Doug Vu, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning Case No. 2011.1404C, Request for Conditional Use Authorization
Starbucks at 2201 Market Street, San Francisco

Dear Mr. Vu,

The Buena Vista Neighborhood Association (BVNA) **SUPPORTS** Starbucks' Conditional Use Application for a Change of Use and Formula Retail business at 2201 Market Street. We understand that this Request is scheduled for Planning Commission's Agenda on May 9, 2013.

BVNA believes that the current, temporary retail use at 2201 Market Street is an under-use and not beneficial to the neighborhood. The building's current structure and appearance have a negative effect on its neighborhood. By contract, *Starbucks* plans to substantially renovate the site for its new operation. This will bring substantial aesthetic improvement to a corner which needs that badly. Further, it is a proven retail maxim that "magnet" businesses (such as the proposed *Starbucks* at this location) bring additional positive customer traffic to their area, another deficiency of the current operation. In fact, even so-called "competitive, independent" businesses nearby can benefit from the proposed new *Starbucks*, provided that they are smart merchandisers and afford themselves of the opportunity to distinguish themselves. In summary, the proposed new *Starbucks* at 2201 Market can be a win for all involved, not the negative painted by some shortsighted current local opinions.

BVNA is the primary neighborhood association for residents and property owners in the neighborhoods around Buena Vista Park. The area includes about 4,500 households. BVNA currently has about 400 paid Members. While we have not polled our full Membership regarding BVNA's support for this Project, our Steering Committee has expressed its support, based on many contacts with neighbors and residents throughout our area, who have expressed support for the proposed Project. Although the proposed Project is located outside of BVNA's primary service area, it would serve many BVNA neighbors, who regularly visit and shop in that area.

Please include this letter in the Project's permanent file, and assure that it is provided to all Planning Commissioners and any other members of official bodies at the time the Project is considered by them. Thank you for considering BVNA's comments.

Please let me know if there are questions regarding BVNA's position on this issue. Thank you for your consideration.

Very truly yours,

/s/ *Richard Magary*

Richard Magary, Steering Committee Chair, **Buena Vista Neighborhood Association (BVNA)**

Email cc: Supervisor Scott Wiener & staff;
Andrew Zall, Courtney Chalupa – *Starbucks*; Frank Noto – GCA Strategies



San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Starbucks proposal for 2201 Market Street

Dear Planning Commissioners:

I write as owner of Philz Coffee, a San Francisco coffeehouse. As you may know, we have a coffeehouse located in the Castro District at 4023-18th Street. We located here a few years ago, knowing that a Starbucks store was already at 4094-18th Street, less than a block away from our location. This did not discourage us, it encouraged us.

We are not afraid of Starbucks. We are unique, with a strong teamwork ethic for our employees, first class service for our customers and a product of unsurpassed quality. In fact, having Starbucks nearby is a good thing, because they attract customers to their location who later patronize us next door.

We believe that competitiveness is complementary. Coffee shops have tripled nationwide over a couple of decades, and Starbucks and their marketing contributed to that, but much of that growth comes from small businesses like ours.

Yours very sincerely,

A handwritten signature in black ink, consisting of several large, sweeping loops and curves, positioned to the right of the closing text.

CC: San Francisco Board of Supervisors

Cavalli Cafe
- Dessert Cafe -
1441 Stockton Street, San Francisco, California
(415) 421-4219

TO WHOM IT MAY CONCERN AT CITY HALL.

RE: Support for Coffee Industry and Starbucks at 2201 Market

For over a century, Cavalli Books has been a San Francisco/North Beach institution that offered Italian textbooks, newspapers, magazines and some imported merchandise; however, times changed. People can access Italian newspapers and magazines on line. Italian language students buy their textbooks at lower prices on line.

Cavalli had to adjust its business model to survive. Consequently, it became a café. For the past five years I have worked long hours, seven days a week, to provide rich coffee, authentic pastries and a unique experience for our customers. I do not mind competition from companies like Starbucks because customers may try another café first, and then come to Cavalli Café and prefer my Danesi coffee.

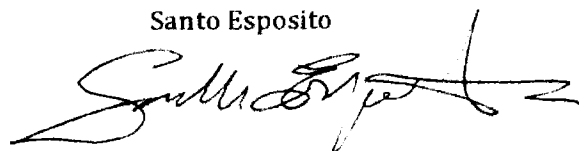
Starbucks' marketing gets many people interested in coffee. When those people are in my neighborhood some of them will come to my café for our atmosphere, desserts and our special rich coffee imported from Rome. So a new Starbucks on Market Street can help cafes in that area, too.

A main concern shared by many about Starbucks is the way that it will affect business for the other not so well-known coffee shops. When new customers try us, many prefer our atmosphere to a busy, hurried Starbucks. There are plenty of places around the country where other cafés open near Starbucks without any bad consequences.

I do not have time to go to long meetings at City Hall but I hope you will consider my views.

Tanti Saluti,

Santo Esposito

A handwritten signature in black ink, appearing to read 'Santo Esposito', with a stylized flourish at the end.



2268 Chestnut Street
San Francisco, CA 94123

Re: Proposed Starbucks, 2201 Market Street

To Whom It May Concern:

I've been the owner/operator of Judy's Café in the Marina for almost 30 years. My place is very popular especially on the weekends and, oftentimes, while people are waiting to be seated, they are sipping a Starbucks or a Peets coffee, which they have bought from nearby.

The average wait can be 15-20 minutes. I wish I had a dollar for every time somebody asked me if they could bring in a coffee they've bought somewhere else whether seated inside or out. My policy is to accommodate my guests and when I say yes they smile and it starts everything on the right foot. Having Starbucks and Peets nearby has created a steady flow of pedestrian traffic for Chestnut Street.

In many ways Chestnut and Union are similar Marina neighborhood streets. It was not too long ago that Union Street had an abundance of vacancies. It took the efforts and vision of then-Supervisor Michela Alioto-Pier, and now Supervisor Mark Farrell, to lift a moratorium and allow five self-service restaurants to open. This adjustment has brought Union Street back to prominence and increased pedestrian traffic to complement other businesses and storefronts in the immediate area.

Therefore, I urge you to support the Starbucks on the 2200 Market Street at Sanchez. We in the Marina have learned from our past that Starbucks will create the necessary pedestrian traffic to help offset the lack of foot traffic that presently exists.

Yours truly,

Charles Bain
Proprietor



The Sausage Factory
517 Castro Street
San Francisco, CA 94114

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

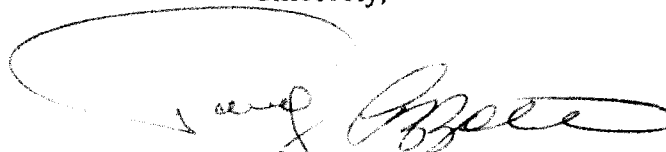
Re: Conditional Use Permit at Market & Sanchez/Starbucks

Since 1972 I have been the proud owner of The Sausage Factory, a family-run restaurant in the heart of The Castro. I have seen The Castro evolve from a workingman's neighborhood into a Mecca for people from all over the world who come to visit and some who decide to stay and make it their home.

It is my understanding that Starbucks would like to open a new location at Market and Sanchez. I consider myself pro commerce and, as long as all businesses, big and small run a good operation, I feel we should let the patrons decide where they want to eat and shop and give them the choice of where to go.

Starbucks will hire locally and run a clean business. It will bring increased pedestrian traffic and I believe the nearby stores will benefit. I urge you to support Starbucks' entry into a new location at Market and Sanchez. Given these economically challenging times, I am pleased that Starbucks chose this area in which to invest. Their marketing approach will benefit all of us who conduct business in The Castro.

Sincerely,



Tony Azzolino

FORK CAFÉ
469 Castro Street
San Francisco, CA 94114

To Whom It May Concern at City Hall

Re: Support for Starbucks at 2201 Market Street
At Sanchez, the former San Francisco Stereo

I urge you to support the approval of a conditional use permit at 2201 Market Street for a proposed Starbucks. I am the landlord and owner of the proposed Fork Café at 469 Castro Street, formerly known as Fuzio. Unfortunately, Market Street is plagued with many vacancies. We need to fill these vacancies as soon as probable. Starbucks will create pedestrian traffic and provide a rendezvous for residents and tourists who visit this global and historic destination spot.

I have been fortunate to make investments in this community for many years and I try to find good tenants for my properties as soon as possible so that there is no urban blight. Sometimes there is a fallacy or misconception that landlords keep their properties vacant so that they can find a suitor that is willing to more for the space. I can assure you I wouldn't be where I am today by waiting around for the illusive better tenant. I just try to find someone who is qualified and who is compatible for the neighborhood.

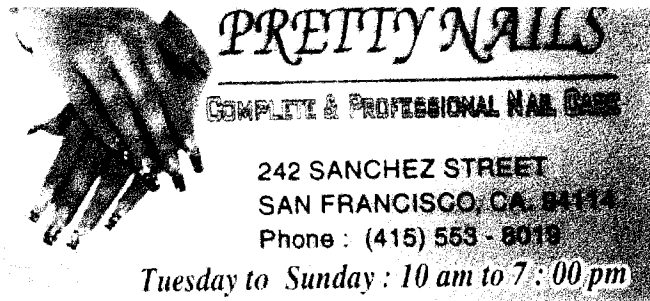
My understanding of Starbucks is that they create jobs and benefits for their employees. With the Beck's Motel across the street they provide a recognizable brand for people visiting from elsewhere, as well as abroad. We need to support big business, medium business and small business collectively and there is a place for all segments of business in all communities. I don't think we should single out one segment over another.

I personally support independent and retail formula coffee shops. Having a choice is what it's all about. This seems to be a good fit for the 2200 block of Market.

Sincerely,

Sam Sirhed

A handwritten signature in black ink, appearing to read "Sam Sirhed", written in a cursive style.



San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: STARBUCKS ON MARKET STREET

Dear Planning Commissioners:

As the owner of Pretty Nails, I believe the new cafe proposed for 2210 Market Street will be good for small businesses in the neighborhood, because the improved property will be clean and attractive. It will bring customers to the area, and there are already more than 7 vacant storefront businesses within a one-block distance.

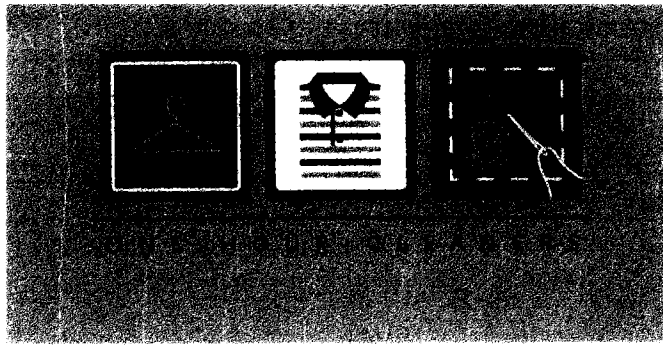
We need to attract more customers and eagerly welcome anew business to the block, where it should be a stable and attractive anchor store for many years to come, in a neighborhood with numerous vacancies during the recession. The additional stream of customers means the corner will be safer and help attract customers for the rest of the merchants.

Please support the proposed Starbucks. We welcome the planned improvement and look forward to the increased prosperity for the community.

Thank you for your consideration.

Sincerely yours,


Zhai Qi Few



San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: STARBUCKS ON MARKET STREET

Dear Commissioners:

The new coffee shop proposed for 2210 Market Street will be good for small businesses in the neighborhood, because the improved property will be clean and attractive, and bring customers to the area. There are already more than 7 vacant storefront businesses within a one-block distance, and we need to attract more customers or it will be bad for all the merchants.

We will eagerly welcome this new business to the block, and fully expect it to be a steady and attractive anchor store for many years to come, in a neighborhood which has suffered numerous vacancies during the recession. The additional stream of customers means the corner will be safer and help attract customers for the rest of the merchants.

Good businesses both small and large are good for community. The new Starbucks is going to provide jobs, tax revenues for the city, and also put more eyes and ears on a corner to increase public safety.

Please support the proposed Starbucks. We welcome the planned improvement and look forward to the increased prosperity for the community.

Thank you for treating our views with consideration.

Most sincerely,

2223 Market Street

Subject:Starbucks

Date:Thu, 16 Feb 2012 14:00:08 -0800

From:Robert Dockendorff <docksf@sbcglobal.net>

To:<scott.wiener@sfgov.org>, <linda.avery@sfgov.org>, <rm@well.com>, <wordweaver21@aol.com>, <mooreurban@aol.com>, <plangsf@gmail.com>, <rodney@waxmuseum.com>, <hs.commish@yahoo.com>

CC:<adam.taylor@sfgov.org>

Dear Supervisor Wiener,

I am e-mailing you about Starbucks--not the one in the Diamond Heights Shopping Center Safeway, but a new one proposed for Market and Sanchez. The Market and Sanchez area has changed considerably over the years and not necessarily in good way.

I recently received an e-mail about a proposed Starbucks at Market and Sanchez and support this project. As you know this piece of real estate has, arguably, been underutilized for years by businesses unable to compete with competition from the internet. I believe Starbucks would invigorate this location and serve as an anchor to bring in other business that would benefit from the increased foot traffic.

And as I am sure you have been reminded many times, Starbucks the corporation has had a very good record supporting LGBT causes and non-profit agencies that help the disadvantaged. And they have a decent record on addressing environmental concerns although I would like to see solar panels added to the proposal for this location.

I know that corporate chain stores are not particularly popular with a segment of San Francisco but sometimes their financial resources allow environmentally responsible and good planning development that outweighs the argument against "just another chain store".

Best regards,

Bob Dockendorff, long time Diamond Heights resident

From: **Lisa Chan** <lisachan230@gmail.com>
Date: Tue, Mar 27, 2012 at 1:58 PM
Subject: Support for Starbucks at 2201 Market
To: Scott.Wiener@sfgov.org
Cc: rm@well.com, rodney@waxmuseum.com, hs.commiss@yaho.com, mooreurban@aol.com,
plangsf@gmail.com, wordweaver21@aol.com, Linda.Avery@sfgov.org

Dear Supervisor Scott Wiener and members of the Planning Commission,

I am writing to you today to advocate for a new Starbucks at 2201 Market Street! This location currently suffers from a surplus of vacant storefronts in the near vicinity and is in need of a bright new look! The proposed coffee shop in a renovated "green" building would be a significant community asset by increasing foot traffic, creating new jobs, as well as providing a safe place to socialize.

What is unique about the proposed site is that it allocates more space for local artists, will have potential outdoor seating, and an overall look that completely fits the personality of its surrounding neighborhood. With that having been said, please consider the placement of a Starbucks at 2201 Market Street for the benefit of the entire community!

Thank you for your time.

Sincerely,

Lisa Chan

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: STARBUCKS ON MARKET STREET

Dear Commissioners:

The new coffee shop proposed for 2210 Market Street will be good for small businesses in the neighborhood, because the improved property will be clean and attractive, and bring customers to the area. There are already more than 7 vacant storefront businesses within a one-block distance, and we need to attract more customers or it will be bad for all the merchants.

We will eagerly welcome this new business to the block, and fully expect it to be a steady and attractive anchor store for many years to come, in a neighborhood which has suffered numerous vacancies during the recession. The additional stream of customers means the corner will be safer and help attract customers for the rest of the merchants.

Good businesses both small and large are good for community. The new Starbucks is going to provide jobs, tax revenues for the city, and also put more eyes and ears on a corner to increase public safety.

Please support the proposed Starbucks. We welcome the planned improvement and look forward to the increased prosperity for the community.

Thank you for treating our views with consideration.

Most sincerely,

A handwritten signature in black ink, appearing to be the initials 'JF' followed by a period.



2001 Center Street, Fourth Floor
Berkeley, California 94704-1204
Telephone: (510) 665-8644
Facsimile: (510) 665-8511
TTY: (510) 665-8716
www.dralegal.org

BOARD OF DIRECTORS

William F. Alderman
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Lucy Lee Helm
Starbucks Coffee Company
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Disability Rights Advocates
Eugene Alfred Pinover
Willkie Farr & Gallagher LLP
Cristina Rubke
Shartsis Friese LLP
Michael P. Stanley
Legal Consultant

DRA STAFF

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Staff Attorney
Zack Duffly
Yale Initiative for Public Interest Law Fellow
Ronald Elsberry
Managing Attorney
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Executive Director
Kara Janssen
John W Carson / LD Access Fellow
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Supervising Staff Attorney
Elizabeth Leonard
Penn Law Public Interest Fellow
Anna Levine
Staff Attorney
Michael Nunez
DRA Fellow
Laurence Paradis
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November 01, 2012

City of San Francisco
Board of Supervisors
1 Drive
Carlton B. Goodlett Place
San Francisco, CA 94102

Re: Starbucks's Corporation's support of Disability Rights Advocates and Civil Rights.

Dear San Francisco Board of Supervisors:

As Disability Rights Advocates' ("DRA") Executive Director, I am writing to you in support of The Starbucks Company and to confirm Starbucks' commitment to the disability community and Bay Area non-profit agencies. Starbucks has been a long term supporter of our organization and we believe it has made substantial commitments to diversity and full inclusion of people with disabilities into mainstream society.

For the past 4 years, Lucy Lee Helm, Senior Vice President and Deputy General Counsel at Starbucks Law & Corporate Affairs Department, has served on DRA's Board of Directors. As a Board Member, Ms. Helms has played a pivotal role in safeguarding the civil rights of people with disabilities.

The support of companies like Starbucks makes our success possible and we wholeheartedly believe they are committed to improving the communities in which they are present. Please feel free to reach out to us if you have any questions in this matter.

Sincerely,

Benjamin P. Foss
Executive Director
DISABILITY RIGHTS ADVOCATES

cc: <scott.wiener@sfgov.org>; <rm@well.com>; <rodney@waxmuseum.com>; <hs.comnish@yahoo.com>; <mooreurban@aol.com>;

Cc: <wordweaver21@aol.com>; <plangsf@gmail.com>; <Linda.Avery@sfgov.org>;

Subject: Support for Starbucks at 2201 Market

Sent: Tue, Mar 27, 2012 8:07:50 PM

A new Starbucks at 2201 Market Street would be a community asset. This location currently suffers from a surplus of vacant storefronts in the near vicinity, and is in need of a bright new look. The proposed coffee shop in a renovated "green" building would put more feet on the street for local merchants, and bring convenient beverage service to neighbors.

As you may know, the tiny Starbucks a few blocks away is typically swamped with customers, so this new coffee shop would be a real benefit to those who come to visit with friends or just to use Wi-Fi over a cup of coffee. Plus it will add decent jobs, particularly for young people.

I also like what is proposed for the site. This would also be quite different from the typical Starbucks atmosphere, with more space for local artists, perhaps outdoor seating and a "look" befitting the neighborhood. I think we have a right to have another coffee shop from this company on a street in need of some renewal and in an area that is zoned for coffee shops. Please support it.

Sincerely,

Paul Mogannam

Founder & CEO

BurgerMeister Management, Inc.

BM Franchise, Inc.

paul@burgermeistersf.com

paul@bmfranchise.com

Cell: (415) 810-7447

Fax: (650) 488-0337

From: **Zareh Sarkissian** <zarehs@gmail.com>

Date: Tue, Mar 27, 2012 at 11:36 AM

Subject: Support Starbucks

To: Scott.Wiener@sfgov.org, rm@well.com, rodney@waxmuseum.com, hs.commish@yahoo.com, mooreurban@aol.com, plangsf@gmail.com, wordweaver21@aol.com, Linda.Avery@sfgov.org

I ask you to support allowing Starbucks to open a store at Sanchez and Market. Even those who are not huge Starbucks fans have to admit that this is a corner in need of a lift and suitable for another popular coffee shop.

And they have to admit that Starbucks is a progressive company, which even now is being boycotted by right-wing groups for its support for gay marriages, and because it has long offered health insurance for its employees domestic partners across the nation. The company's support for sustainable farming and its recent campaign to strengthen small businesses also deserve praise. In short, I favor the proposed Starbucks at 2201 Market Street, which is in an appropriate venue, close to transit and walkable to thousands of locals.

Zareh Sarkissian

Miguel Bustos
2757 Harrison Street
San Francisco, California 94110
miguelmbustos@gmail.com

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

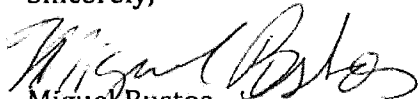
RE: Starbucks proposal for 2201 Market Street

Dear Commissioners,

I am writing to you today regarding the Conditional Use authorization for a Starbucks store proposed for 2201 Market Street. I think that a Starbucks on Market Street is a great idea! Starbucks, like many coffee shops, create a gathering space for the community. This property has been dilapidated too long, and has been the source of neighborhood complaints. The cafe, with the upgraded design and patio seating, is really going to bring vitality to that corner and make it even more pleasant to stroll through the neighborhood commercial corridor there.

As a native San Franciscan, I want to do everything possible to keep our neighborhood commercial corridors vibrant and thriving. This store does just that. I encourage your approval of this project.

Sincerely,


Miguel Bustos

Copy: Supervisor Wiener
Members, Board of Supervisors

**Mark Kane
211 Upper Terrace
San Francisco, California 94117**

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Starbucks at Market & Sanchez

Dear Commissioners,

As a native San Franciscan, I want to encourage you to approve the Starbucks proposal for Market Street near Sanchez. The climate in the City has become a little too unfriendly to business over the last several years. Sometimes, common sense is lost. You have a stable tenant here, who is willing to invest in this dilapidated building which is an eyesore at this major intersection. On top of that, it will bring foot traffic there to support the other businesses as well. Seems like an easy choice. Please approve this permit so we can have a solid tenant on a corner surrounded by too many vacancies.

Sincerely,


Mark Kane

cc: Supervisor Wiener
Members, Board of Supervisors

Lopez, Franklin
1155 Fabou Ave.
San Francisco, Ca 94124
(415) 375-2493

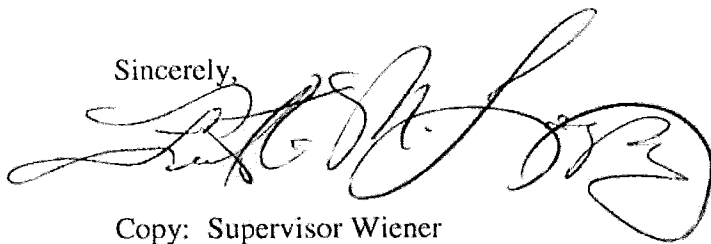
San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Franklin Lopez', written in a cursive style.

Copy: Supervisor Wiener

Members, Board of Supervisors

Juan Ramirez

3335 20th St

SFCA 94110

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

Juan Ramirez

Copy: Supervisor Wiener
Members, Board of Supervisors

Jason Hill
480 14th Street, #2
San Francisco, California 94114
Palace94114@gmail.com

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Starbucks proposal for 2201 Market Street

I am writing to let you know I am extremely supportive of a new Starbucks store that has been proposed to open in my neighborhood. I hope you will approve this project.

I go to one of the two existing Castro Starbucks locations at least every other day, however I find both too crowded so I frequently need to order my coffee to go as there is no available seating. I thus lose out on the community aspect of a coffee shop.

I am very sensitive to the issue of big chains 'invading' neighborhoods such as the Castro, and the risk they can pose to "mom and pop" businesses. But I do not believe this is an issue in this case, both because Starbucks already has two locations nearby (so anyone who prefers Starbucks coffee over others' is already spending their money at Starbucks) and also because the only off-the-beaten-path full-fledged cafes serving many food items beyond coffee and muffins and which have already survived two Starbucks and a Peet's nearby, so shouldn't be threatened by one additional Starbucks.

Further, I think a Starbucks at 2201 Market St. will benefit the neighboring shops and restaurants by 'filling in' the stretch of Market St in between Church and Noe Streets. Currently there are large gaps between commercial stores/restaurants along this stretch, making it feel like less of an enticing corridor to walk down.

Thanks so much for your attention.

Sincerely,

Jason Hill

Copy: Supervisor Wiener
Members, Board of Supervisors

MARK PAULICUKO

278 - 27 AVE

SF. CA 94121

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,



Copy: Supervisor Wiener
Members, Board of Supervisors

From: enzoadluca@aol.com
Sent: Wednesday, February 22, 2012 9:47 PM
To: linda.avery@sfgov.org; Wiener@sfgov.org; magarcia8@usfca.edu; Frank Noto
Subject: STARBUCKS 2201 Market

Dear Supervisor Wiener,

I reside on 82 Pond St. San Francisco CA., 94114, not far from the new proposed site of Starbucks that will be located on 2201 Market. I want to express my support for it as I see it to be a crucial asset to our neighborhood. Starbucks is a company that most in the Castro love not only because of the great product they will bring or because of the economic boost it will give the neighborhood, but because of the courage the company has had in standing up for our rights and has contributed in the fight for same sex marriage.

Sincerely,

Antonio De Luca

Veronika Levi
SF CA 94118

(415) 933-7003

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,



Copy: Supervisor Wiener
Members, Board of Supervisors

SUPERVISOR WIENER,

I write to you today to show support for the development of the new Starbucks on 2201 Market St. As a member of this community I see the great benefits this establishment would bring if it became a reality. I am a person who is constantly in the neighborhood and see the necessity of this Starbucks in the proposed location. Since it is seen as sometimes an unsightly part of the neighborhood and as someone who is in the area constantly I would like to see it improved. Adding the Starbucks will be a step in the right direction. Hopefully we can count on your support for the development of the new Starbucks, you would be doing the community a great service in doing so. Thank you for your time.

Sincerely,

ANDELISA SULEN PALOMERA

Eduard KLINGOVICH

205 27 AVE

SF, CA 94121

(415) 710-5710

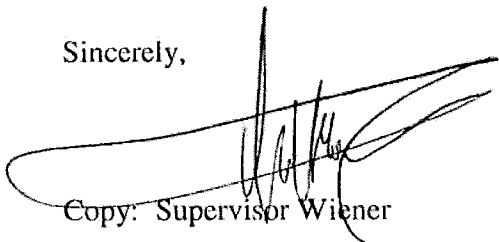
San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

A handwritten signature in black ink, appearing to be 'Eduard Klingovich', written over a horizontal line. The signature is stylized and somewhat cursive.

Copy: Supervisor Wiener

Members, Board of Supervisors

From: esqbondoc@aol.com
Sent: Tuesday, March 06, 2012 2:23 AM
To: scott.wiener@sfgov.org; linda.avery@sfgov.org; rodney@waxmuseum.com;
cwu.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; rm@well.com;
mooreurban@aol.com; hs.commish@yahoo.com
Subject: Interest In Starbucks for the Castro District

To whom it may concern,

My name is Jose Ricardo G. Bondoc. I am an active and vocal San Francisco resident. As such, I would like to submit my support for the proposed Starbucks for the Castro District (2201 Market Street). There are several reasons why I would whole-heartedly support such a plan. First, Starbucks would offer convenience to many shopping experiences in the area. Whether going to Aardvark Books on Church Street, Citylight Records or Books Inc. on Market, or even Neon Monster on Castro, one inconvenience has been the availability of coffee. This is made even more problematic for any trips or visits after c. 5:00 PM. Second, Starbucks has always given back to the community, whether it has been for the progressive campaigns of Phil Ting, Fiona Ma, Tom Ammiano, Bevan Dufty, et al. or more issue-based campaigns such as the No on Proposition 8. Third, with the current economic state, it would be beneficial to the community to have jobs created, especially at a time when there are so many vacant storefronts and spaces along the Market Street corridor. In any event, thank you for any time and effort afforded this inquiry.

Sincerely,

Jose Ricardo G. Bondoc

Gennady RUBINShtein

2216 MARKET

S.F. CA 94109

(415) 740.3888

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,


Copy: Supervisor Wiener
Members, Board of Supervisors

Janice Cason

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

Jan Cason

Copy: Supervisor Wiener
Members, Board of Supervisors

Kenneth Wiener
555 Broadway #5
SF. CA 94117

415-424-5388

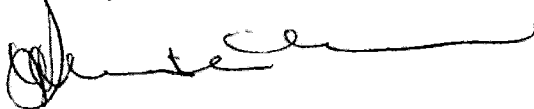
San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,



Copy: Supervisor Wiener
Members, Board of Supervisors

ANTHONY CASTRO
1155 Balboa Ave
San Francisco, Ca 94124

415 375 2183

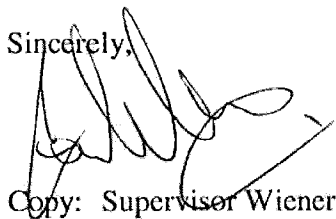
San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

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Thanks for your time. I hope you will approve this project.

Sincerely,



Copy: Supervisor Wiener

Members, Board of Supervisors

From: Regina Vann <rgn_vann@yahoo.com>
Sent: Tuesday, March 06, 2012 2:20 PM
To: scott.wiener@sfgov.org; linda.avery@sfgov.org; rodney@waxmuseum.com;
cwv.planning@gmail.com; wordweaver21@aol.com; plangsf@gmail.com; rm@well.com;
mooreurban@aol.com
Subject: "Support for Starbucks 2201 Market"

Supervisor,

I am writing to support the proposed Starbucks at 2201 Market Street at Sanchez. I go to a Starbucks all the time and cannot see why anyone would object. Starbucks is actually good for independent coffee house as it help make rich coffees popular - which is why there are so many cafes in San Francisco.

Creating more jobs and cleaning up the this corner with all the vacancies is a priority, so I will hope you support this location as well.

Thank you for your time.

Regina Vann, Resident.

DAVID SWARVE
1360 GUBERTINO
S.F. CA. 94110

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Swarve', with a long horizontal flourish extending to the right.

Copy: Supervisor Wiener
Members, Board of Supervisors

Gilbert Fernandez.
160 Eddy 201
SF. CA. 94102
415 678.0010

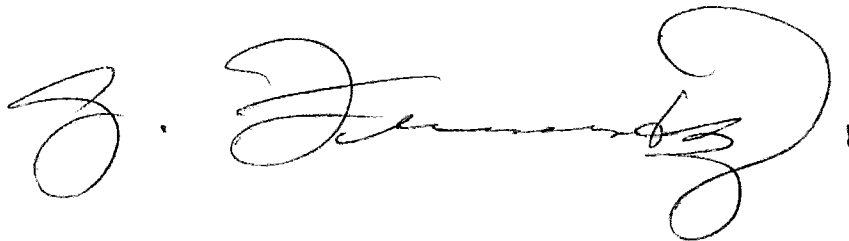
San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,

A handwritten signature in black ink, appearing to read "G. Fernandez". The signature is written in a cursive style with a large, decorative flourish at the end.

Copy: Supervisor Wiener
Members, Board of Supervisors

Luiz Netto
584 Castro Street #678
San Francisco, CA 94114

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103


RE: Starbucks Application – Market Street/Sanchez

Dear Commissioners,

Please approve the Starbucks application to operate at Market and Sanchez Streets. I spend a great deal of time in the Castro, and can tell you the cafes are quite full. Also, there are five or six vacancies right in this area. That's not good for the neighborhood. There are a lot of really great businesses in this area, and putting a Starbucks on that corner will absolutely help them. In terms of the Upper Market Plan, this store fits right in and has been designed according to that great vision for the neighborhood. Please approve it.

Thank you for your time.

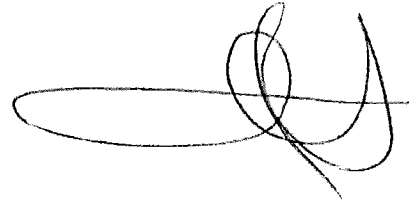
Sincerely,


Luiz Netto

cc: Supervisor Wiener
Members, Board of Supervisors

MICHELLE VASQUEZ
370 ELLIS ST APT 8
SF CA 94102
756 4397

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

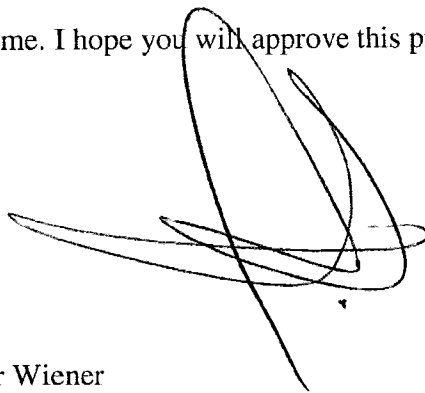


RE: 2201 Market Street Starbucks

I am writing to urge your support of the Starbucks that has been proposed for Market Street at Sanchez. That is a perfect location, right at the MUNI stop. I come to this block to shop, and would really like to have a Starbucks here. It's nice to have a place to sit and take a break, or to meet up with friends. Lots of times the other restaurants and cafes right here on the block are full and don't have room for this.

Thanks for your time. I hope you will approve this project.

Sincerely,



Copy: Supervisor Wiener
Members, Board of Supervisors

Alfredo Pedroza
1043 Hampshire
San Francisco, California 94110
alfredopedroza.sf@gmail.com

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 2201 Market Street Conditional Use - Starbucks

I am writing to urge you to support a new Starbucks at Market Street & Sanchez. I spend a great deal of time in both the Mission and the Castro. I have noticed it is increasingly difficult in the cafes to find a table to sit and enjoy time with friends. It's great to see businesses thriving, especially during this downturn. It can be frustrating, though, when it is so hard to find an available table to sit and enjoy coffee with a friend, or have a business meeting.

Please consider approval of this much-needed store.

Sincerely,

Alfredo Pedroza

A handwritten signature in black ink, appearing to read 'Alfredo Pedroza', written in a cursive style.

Copy: Supervisor Wiener

Members, Board of Supervisors

John Gunderson
252 Sanchez St.
Unit C
San Francisco, CA 94114
promoxs@yahoo.com

December 20, 2011

San Francisco Planning Commission
650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Starbucks proposal for 2201 Market Street

I am writing to encourage your support of the Starbucks project proposed for 2201 Market Street. Living a half a block from the proposed project, I am thankful a permanent tenant is moving into this important neighborhood location. I am very happy that the tenant will be Starbucks, a great, long-time supporter of the LGBT community.

I believe Starbucks moving into this location will encourage additional foot traffic along this section of Market Street – exactly what is needed to attract businesses to fill the high number of nearby vacant store fronts .

Thanks for your consideration.

Sincerely,

John Gunderson

Copy: Supervisor Wiener
Members, Board of Supervisors

From:Edward Mason <
Reply-To:Edward Mason <

Supervisor Wiener:

I support the Starbucks proposal to open a store near 16th and Market. They have demonstrated a consistent philosophy of purchasing from local suppliers, insuring fair trade coffee procurement, contributing to disability rights organizations, providing transit discounts to employees and constructing a "green building" for their store.

As a native San Franciscan and resident of Noe Valley, the Starbucks at 24th and Noe contributes to the local economy and complements other locally owned coffee shops along the 24th Street corridor.

A new Starbucks "anchor" would add foot traffic and encourage other local businesses to fill the vacant store fronts in the area of 16th and Market.

Edward Mason

From: Loraine Lee <yujj23623@gmail.com>;
To: <Scott.Wiener@sfgov.org>; <rm@well.com>; <rodney@waxmuseum.com>; <hs.comnish@yahoo.com>;
<mooreurban@aol.com>; <plangsf@gmail.com>; <wordweaver21@aol.com>; <Linda.Avery@sfgov.org>;

Subject: Support for Starbucks at 2201 Market
Sent: Tue, Mar 27, 2012 8:51:34 PM

To whom it may concern:

I am asking you to support the new Starbucks at 2201 Market Street. As you may have seen, Starbucks is always full of activities from students studying to friends meeting. A new Starbucks would mean jobs for the community which is needed in this economy as well as more awareness for the community. According to Starbucks website, "The store would be built using eco-conscious building practices and materials to minimize the impact on the environment". This fits with San Francisco's message of going green. They are also proposing to exhibit local artists work which to me shows that this corporation wants the community to be involved and form a partnership with the community.

The community needs another coffee shop, but particularly with one that is wanting to work with the community and help enhance the look of the community.

Thank you.

Sincerely,

Loraine Lee

From: RUBI RODRIGUEZ <rubi312@yahoo.com>
Sent: Friday, March 23, 2012 11:32 AM
To: scott.wiener@sfgov.org; linda.avery@sfgov.org

Supervisor Wiener,

I write to you today to show support for the development of the new Starbucks on 2201 Market St. As a citizen of San Francisco and constant consumer from this community I see the great benefits this establishment would bring if it became a reality. Hopefully we can count on your support for the development of the new Starbucks, you would be doing the community a great service in doing so. Thank you for your time.

Sincerely,
Rubi Rodriguez

From: tom andrews <tomandrewsusa@gmail.com>
Sent: Sunday, December 11, 2011 12:15 PM
To: Scott.Wiener@sfgov.org
Cc: Linda.Avery@sfgov.org; c_olague@yahoo.com; rm@well.com; wordweaver21@aol.com; mooreurban@aol.com; rodney@waxmuseum.com; hs.commish@yahoo.com; plansf@gmail.com; Frank Noto
Subject: support for starbucks market and sanchez

Hello all,

My name is Tom Andrews, and i am the owner of Shag Hair Salon, 228 Sanchez St. I have been in this location for 5 years. Shag is a small hairsalon with 4 chairs. we are lucky to have a loyall clientelle that stuck with us through the last couple of years during this economic hardship. I live a very moderate lifestyle to be able to afford my apt, bills, salon rent, ect, I work full time and enjoy what i do. I feel that i have my finger on the pulse of the city and am happy to say, the economey is getting better. New customers are seeking me out daily. Sanchez St @ Market is a chalenging location, its off the beaten path and not quite in the castro where other merchants have the privelage of lots of foot traffic. However, I feel Market and Sanchez is becoming the new gateway to the castro. I am in much support of the starbucks moving into the market sanchez location, this will bring much needed foot traffic to the new gateway of castro. it has been my experience that other businesses bring business to everyone. i have found this to be true even when another hair salon opens close to me. not a problem, my clients want me and the experience i give them. and when im booked i sometimes refer people to other salons. starbucks would be good long term tennants to a space that needs a lot of repair. can you imagine a public space with an outside patio to hang out? not everyone wants a gin and tonic. on a side note, when im between clients i may go to the bank or run quick errands in the castro, and in a typical day support all mechants. i may get a cup of coffe at petes, anotherday it may be philz, another day it may be starbucks. if you drink coffe you know they are all different. petes bold, starbucks smooth, philz exotic. please dont let this slip by. in other neighborhoods openig a small business with a good product has a certain amount of qurenteed success, but in the castro with the high rents, ficle customer, and overly bithchy winey merchants, and sensative neighborhood tenants. it is dificult to make it. let starbucks bring some much needed foot traffic to the neighborhood.

best regards Tom Andrews.

attn; scott weiner, I invite you to stop by shag and meet me.

Vu, Doug

From: mike stanley <boyredsf@me.com>
Sent: Wednesday, February 13, 2013 1:56 PM
To: Vu, Doug
Subject: New Starbucks location at Sanchez and market street support

Hello Doug my name is Scott me and my biz partner have a hair salon next to the proposed new Starbucks location I have several clients in the neighborhood including all of us at ygd shop we are all in great support of the new location ! We know of the folks out there that nay say all the progress in our great city and I want you to know that despite there feverish passions there are equal numbers if supports that live in the city and with all the new condo construction even more that would be in favor and benefit from the new location! I hope that it's more favored than not and me and my clients and there supports would come to a meeting to show our support !
Best regards
Scott

Sent from my iPhone

Vu, Doug

From: John Lake <John.Lake@hrc.org>
Sent: Monday, February 11, 2013 3:08 PM
To: Vu, Doug
Subject: Market/Sanchez Starbucks - YES

Mr. Vu:

I am writing as a strong supporter of the new Starbucks location proposed for the corner of Market and Sanchez Street. I actually live on Sanchez Street a few steps from the location and I think this would be a wonderful addition to the neighborhood. Especially with all the new residential development coming to the area, it is exactly the right fit for that corner. Right now, I look out my window and see a dilapidated, run-down building housing a business with very little to offer those of us who actually live and work here. We would much rather see a dynamic and stable business, offering a service and product that I and my neighbors would use daily.

Thank you for your thoughtful consideration of this matter.

John Lake
265 Sanchez Street
(415) 533-8492

Vu, Doug

From: Trev Yoder <yotrev@gmail.com>
Sent: Tuesday, February 05, 2013 1:26 PM
To: Vu, Doug
Cc: scott.weiner@sfgov.org
Subject: Proposed Starbucks at 2201 Market Street

Hi Doug,

I am writing to let you know that I am in favor of the proposed Starbucks.

I live on Noe Street between Market and 15th, I have lived there since 1993.

The arguments of those opposing it make zero sense. They say that there are numerous other coffee store nearby selling similar products. This may be true but it doesn't matter. There are nail salons all over the neighborhood offering the same thing. Where was the outrage then. Another argument is that it is a chain, this also makes zero sense, Bank of the West is going to open in a prime location in my neighborhood and if that's not a chain I don't know what is. We have more than enough banks in the neighborhood.

There needs to be consistency in applying these arguments to all businesses trying to open, not just particular ones.

Lastly, the public should decide not local businesses.

Thanks,

Trev Yoder
415-845-4065
<http://www.trevyoder.com/>

Vu, Doug

From: Kevin Saltzman <kevin@glookr.com>
Sent: Wednesday, August 01, 2012 4:50 AM
To: scott.wiener@sfgov.org; doug.vu@sfgov.org
Cc: Andrew Zall
Subject: In support of Starbucks at 2201 Market Street.

I moved back to San Francisco which I have always considered home after my partner passed away while living in France. I found I had reentered the race track of modernity that is so typical of living in modern cities. It was therefore essential to find a space where I could create moments, even instants, in time in where I could relax, laugh and commune with fellow San Franciscans without a thought of the world at large. What I found out was that not all coffee shops are created equal.

Many coffee shops offer seating space and service with a smile. However, the current Starbucks in the Castro seems to provide what I shall call the front porch. In an era past, the front porch was fundamental to neighbor interaction and feeling of a connected community as families would take their strolls. The Starbucks on 18th seems to have magically produced a place where people who know one another say hi and hang out and strangers are invited into the fold and made to feel welcome as well. The clientele, perhaps subconsciously, have found the Starbucks on 18th to be a place that draw's them into this knit community. Even the barristers are neighbors and have become part of us.

Granted, the old place is small and this coziness may be the magic ingredient as well as the location to have created such a unique place as this front porch. I don't know if this will translate a second time to a larger space. But with proper planning, I would offer that we can create another porch where myself and more of my neighbors can say hi and feel apart of one another. If we can do this, then we have down our jobs of making not only our city but the world a little bit better to live in.

So I would hope that after careful consideration you would agree as well, that where more pockets of "community" can be created, all our lives will be enhanced and this is why I support the Starbucks at 2201 Market St, San Francisco, 94114

To Andrew I would like to add that you must alos focus on the quality of the staff as you have done with the 18th St store and I am sure not only will our lives be enhanced but Starbucks bottom line will be as well. You can be a better model for all our futures.

Thanks for listening.

Sincerely,

Kevin W Saltzman

Vu, Doug

From: la mediterranee <lamediterranee@sbcglobal.net>
Sent: Monday, July 23, 2012 6:14 PM
To: doug.vu@sfgov.org
Subject: Starbucks on Market

Hi Doug,

I am writing you in support of the plan to put a Starbucks in at 2201 Market St. I am one of the owners of La Mediterranee on the corner of Noe and Market. There has been nothing on that corner that particularly serves the neighborhood for as long as I can remember. Starbucks seem to be a good neighbor, with an interest in serving their local community.

I say let 'em in.

Sincerely,
Ellen Sinaiko

La Mediterranee
288 Noe St.
San Francisco, CA 94114
t: 415.431.7210
f: 415.861.8779
www.lamednoe.com

Vu, Doug

From: Newton, Paul <Paul.Newton@caremark.com>
Sent: Monday, July 23, 2012 6:10 PM
To: doug.vu@sfgov.org
Subject: Starbucks Support for 2201 Market

Hi Doug,

I just wanted to express my support for the approval of the Starbucks on 2201 Market. Our customers and employees very much appreciate the Starbucks on 18th and would welcome the new addition on market.

Best Regards

Paul

Paul Newton, PharmD, Ph.D.,
CarePlus Specialty Pharmacy
445 Castro St.
San Francisco, CA 94114
415-864-7030

Vu, Doug

From: MARK RYAN <mark.ryan.mayo@gmail.com>
Sent: Sunday, July 22, 2012 11:16 AM
To: doug.vu@sfgov.org
Subject: Starbucks at Market and Sanchez

I am in support of Starbucks going to 2201 Market Street. There has been a number of business in this area of Market that has come and gone over the years and few new business are coming to the area, already the section of market has a number of closed store fronts...as someone who frequently shops / lives in this neighborhood, I would be in support of a fair and reputable company such as Starbucks in this location. They are a stable company with a good following, of which I am a great support of.

Thanks for your time.
San Francisco Voter,
Mark R Mayo

Vu, Doug

From: slairm@comcast.net
Sent: Thursday, July 19, 2012 3:53 PM
To: doug.vu@sfgov.org
Subject: Castro Starbucks

To San Francisco Planner, Doug Vu,

I just wanted to express my support for a Starbucks going into the Castro on Market and Sanchez.

I am a faithful consumer of Starbucks and I feel that this would bring some economic vitality to the neighborhood as well as create jobs and bring foot traffic to this part of the Castro helping out other businesses in that area.

I really hope you feel the same way.

Thanks for your support,

Michael Wollslair

San Francisco resident!

Vu, Doug

From: Brent Paradise <paradisebrent@yahoo.com>
Sent: Thursday, July 19, 2012 3:51 PM
To: scott.wiener@sfgov.org; doug.vu@sfgov.org
Cc: azakk@starbucks.com
Subject: Starbucks

Dear Mr Wiener

Would you please help Starbucks open the new location at Market and Sanchez. I know many Starbucks workers who are very happy. They get medical and benefits that most, granted not all, small coffee shops are unable to offer. As a gay male living in S.F., I would like to see this branch of Starbucks open and employment opportunities to be given to people living in the area.

Please feel free to contact me regarding this matter.
paradisebrent@yahoo.com (415) 834-8116

Sincerely,
Brent Paradise

Vu, Doug

From: JAG <promoxs@yahoo.com>
Sent: Thursday, July 19, 2012 3:15 PM
To: doug.vu@sfgov.org
Subject: Proposed Starbucks at 2201 Market St

Hello Doug,

My name is John Gunderson and I reside at 252 Sanchez Street, which is less than a half block from the proposed new Starbucks at 2201 Market St. As for myself, my partner, and many others it couldn't happen soon enough! The building that Starbucks wants to develop has been a camp site for homeless people on and off for many years and each time the temporary business that rents there moves out that corner collects trash, vagrants, and becomes a smelly urinal. Starbucks has a long history of being a company that takes care of their employees and gives back to the community. We need a stable business like Starbucks to improve the neighborhood and bring long term jobs back to the Castro! I know that there has been some opposition to Starbucks plan for 2201 Market St, but these are the same folks that don't want any development happening in the Castro at all.

We urge you to support us in supporting Starbucks at 2201 Market Street!!

Thank you for your consideration,
John Gunderson

Vu, Doug

From: Bill Sanderson <billwsanderson@gmail.com>
Sent: Thursday, July 19, 2012 2:42 PM
To: scott.wiener; doug.vu@sfgov.org
Subject: 2201 Market Street

Sott and Doug,

I want you to know that I 100% support Starbucks at the Market/Sanchez location! I have lived in the 94114 zip code for 10 years this month. I began in San Francisco at 2235 Market Street and have since moved to 249 Roosevelt Way. The bottom line is that I see way too many store fronts vacant in my neighborhood! The open, they close, they open for a month with a new owner, they close. I went on vacation for two weeks in July and returned last week to find yet another closer (BLUE). I do not understand why we make it so difficult for businesses to operate in a thriving neighborhood. Starbucks is an international company that gives back to the community. My final word....clear the hurdles for them. LET THEM IN!

Bill Sanderson
249P Roosevelt Way
San Francisco, CA 94114

Vu, Doug

From: Gary Heinz <gdheinz@mac.com>
Sent: Thursday, July 19, 2012 2:00 PM
To: scott.wiener@sfgov.org; doug.vu@sfgov.org
Subject: Starbucks at Market and Valencia

I support development of a Starbucks at 2201 Market. Every SBux I have been in provides a clean and friendly environment where people are eager to gather and enjoy each others' company, and of course drink lotsa coffee. A Sbox at this location will be a bright spot in an area currently dominated by struggling (or closed) restaurants, small shops that are great to have around but are limited in what they offer, and bars, bars, bars.

It will not only provide jobs but also will attract many people to the area and the businesses in the neighborhood.

Hope it opens soon.

Sincerely,

Gary Heinz
3754 C Chavez
94110
415-568-8022

Vu, Doug

From: ernesto fernandez <ernesto.fernandezs@gmail.com>
Sent: Thursday, July 19, 2012 12:44 PM
To: doug.vu@sfgov.org
Subject: Support Starbucks Coffee's Development of 2201 Market Street

Dear Doug Vu,
San Francisco Planning Department

I wrote this email in support Starbucks Coffe's Development of 2201 Market, as a San Franciscan citizen, I really believe that this is a project who help us to spend great times sharing the beautiful city that we have. I think hospitality and high concept of friendly socialization are two of the principal attributes of people who live in this beautiful city, this is something that Starbucks bring for our society, stop spend lonely time in home.

Adding to that, we need jobs, we need company's and business who wants to take care of our environment and society.

I appreciate your time.

Sincerely,

--

Ernesto Fernandez
247 Madrid St.
San Francisco, CA, 94112
(415) 5830083

Vu, Doug

From: David DeFranco <daveyfuzz@gmail.com>
Sent: Thursday, July 19, 2012 12:22 PM
To: scott.wiener@sfgov.org; doug.vu@sfgov.org
Subject: I support the new Starbucks on 2201 Market Street

That corner suite delivers no value to the community in its current state and occupant. Please let Starbuck's update and occupy this corner property. Starbuck's often create community - as is true with the Starbuck's in the Castro on 18th Street. It's a social atmosphere and a meeting place for everyone to enjoy.

Thanks,
Dave DeFranco

Vu, Doug

From: Bob Planthold <political_bob@att.net>
Sent: Saturday, June 30, 2012 11:21 AM
To: doug.vu@sfgov.org
Cc: Bob Planthold; john.rahaim@sfgov.org
Subject: support for Starbucks at 2210 Market

Re: 2210 Market St.

Mr. Doug Vu

I urge you to recommend approval for the plans by Starbucks for the site at 2210 Market. I live approx 2 blocks away--and have lived in the vicinity since May, 1986.

When I moved into this neighborhood, abandoned and stolen cars were left along Duboce Park. Though the residential part of the neighborhood has dramatically improved since then, for a long time there have been many vacant storefronts nearby 2210 Market, and that storefront itself has been subject to a lot of turnover.

The storefront itself is also a safety hazard, due to structural deficiencies. Graffiti and trash accumulate in this stretch of empty storefronts. Occupancy of this site can help forestall what could be a form of incipient blight.

And, of course, like so many other storefront commercial spaces in SF, 2210 Market St. is NOT accessible for people with disabilities.

Lack of accessibility of storefront businesses in San Francisco has been in the news recently. State Senate President "pro Tem" Darrell Steinberg has even sponsored legislation [SB 1186] to address lawsuits over lack of accessibility, but only to the extent of delaying access lawsuits.

A key response by local businesses complained about is that they don't

3400-16th Street
San Francisco, CA 94114

Vu, Doug

From: duchparis@aol.com
Sent: Wednesday, May 01, 2013 12:48 PM
To: planning@rodnevfong.com
Cc: cwu.planning@gmail.com; wordweaver21@aol.com; "plangsf\"@"gmail.com; richhillissf@yahoo.com; mooreurban@aol.com; hs.commish@yahoo.com; Secretary, Commissions; Vu, Doug; Wiener, Scott
Subject: 2201 Market Street Starbucks location

I strongly support the proposed Starbucks at 2201 Market Street.

Thank You,

Erica Perry
3231 Prentiss St Apt A
San Francisco, CA.

Vu, Doug

From: CYNTHIA OLIVO <cynthia94110@msn.com>
Sent: Thursday, May 02, 2013 5:43 AM
To: Vu, Doug; Wiener, Scott; richhillissf@yahoo.com
Subject: Starbucks

Dear Commissioners,

I support the new Starbucks at the 2201 Market Street. I believe it will help the community by attracting new customers to the area. The new Starbucks will add life to this Upper Market block and clean up a neglected corner that has 8 vacant storefronts nearby. It will also create 20+ jobs for San Francisco residents.

Sincerely,
Cynthia Olivo

Vu, Doug

From: Jason Perez <jason@perez.net>
Sent: Wednesday, May 01, 2013 6:46 PM
To: cwu.planning@gmail.com; Vu, Doug; frank@fnstrategy.com; planning@rodneymong.com
Subject: I support the Starbucks at 2201 Market Street

Hello -

I absolutely support the proposed Starbucks at 2201 Market Street. I do not believe the addition will detract from local businesses, but do believe that it will improve that area of the Castro and benefit the neighborhood and city.

Thank you
~ Jason Perez



San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

April 27, 3013

Re: May 9 Planning Commission hearing - Strong Support for Starbucks at 2201 Market

Dear Commissioners:

Heart of the Triangle is a community association under the auspices of Community Leadership Alliance, representing Upper Market and Duboce Triangle neighbors. The *San Francisco Examiner* recently featured one of our well-attended community meetings highlighting our concerns with overnight camping, vandalism, other crimes, trash and graffiti in our neighborhood.

We write in support of the proposed Starbucks coffee store at 2201 Market Street. Why do we care about adding another Starbucks to the Upper Market area? Because the proposed location at the corner of Market and Sanchez suffers from an excess of vacant storefront properties, and the accompanying overnight camping, trash and graffiti that comes with neglect.

DTNA does not represent us, and does not necessarily represent the majority of the residents of our neighborhood on specific issues. We support local merchants and want to see the neighborhood and its business district improved. We want more jobs in the community. The Starbucks project is good for our neighborhood. It adds vitality to this Upper Market block, cleans up the corner, renovates a deteriorating building, benefits neighborhood merchants by driving pedestrian traffic, and creates jobs for San Francisco residents.

Sincerely

David J. Villa-Lobos

David James Villa-Lobos, Interim Chair

HEART of the TRIANGLE

P.O.Box 642201, San Francisco, CA. 94164- [415] 559-6627