

JCHESS Comments and Responses - 6-10-13

#	Date	Source	Questions/Concerns from the Community	Proposed Response	Proposed Change to the JCHESS
1	2/26/2013	Community Meeting	It is not good that businesses in Japantown are taken over by franchise such as McDonald's and Starbucks.	The JCHESS is supportive of restricting formula retail. This issue is largely address by the restrictions on formula retail contained in the existing Japantown SUD. However, there could be even more specificity in the malls.	Added clause in the description 5.B.13 including that one consideration could be the mix of uses in the Malls, including formula retail.
2	2/26/2013	SF Planning Website	Recent festivals are getting more into today's pop culture. We should appreciate Japanese traditional music because Japanese rock music sometimes imitate American or British music. In order to continue uniqueness of Japanese traditional music, there should be more events to appreciate their originality.	The JCHESS is very supportive of protecting and promoting traditional arts, in addition to new ones. This includes funding traditional arts through SF Grants for the Arts and supporting both the arts and their affiliated organizations through such mechanisms as a CDC. That being said, the JCHESS is not able to strategize to the level of organizational direction, annual funding, or festival programming.	None
3	2/26/2013	Outreach Meeting	Some Japanese shops opened in San Francisco but not in Japantown such as Uniqlo and pink berry.	The JCHESS is designed to make the neighborhood more attractive to these uses. That being said, this goal could be more explicit in the document, without speaking to specific businesses (which is beyond the scope of this strategy).	Changed Area of Concern D.3 to Finding and Attracting Culturally Appropriate Businesses. Added a sentence further explaining the concern around relevant businesses locating elsewhere.
4	2/26/2013	Community Meeting	Balance of Japanese tradition and Japanese today's pop culture.	See Comment #2	None
5	2/26/2013	Community Meeting	More space needed to bring more people. Cheaper parking and more various attractive shops.	One of the "customized services" under Invest in Neighborhoods (Recommendation B.3) is to include manage parking via the SF Municipal Transportation Agency (SFMTA). Japantown is already a pilot neighborhood under SFMTA's	None

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				SFpark program, which aims to ensure available neighborhood parking, rather than cheap parking (which can lead to lack of availability and frustrated would-be visitors). The JCHESS also seeks to ensure that there are more attractive shops through various techniques that would increase the attractiveness of the shopping district and find and attract culturally relevant businesses.	
6	2/26/2013	Community Meeting	keep the kids here. To Keep several generations. What would keep them here. Way to do it is to have opportunity of jobs.	The JCHESS is designed ensure the ongoing cultural relevance of Japantown for existing and future generations. The affiliated jobs would be in the arts, services, and retail sectors. That being said, Japantown is not intended to serve as a major job center, because space and use conflicts would undermine its ability to serve as a cultural hub.	None
7	2/26/2013	Community Meeting	pressure to develop area.	There continues to be substantial demand for development in Japantown, as with much of San Francisco. The JCHESS recognizes this my supporting the development of existing opportunity sites in the neighborhood. However, in order to maintain existing character, the JCHESS does not include recommendations to increase development capacity in the neighborhood. Foreseeable development is instead directed to areas areas that have recently been rezoned to increase capacity, such as the Market & Octavia and Eastern Neighborhoods areas.	None
8	2/26/2013	Community Meeting	same issues in little Tokyo LA. 100 years old and to find a way to conserve history but yet develop.	The JCHESS is indeed about finding ways to conserve history but still support culturally appropriate change and regeneration, so as to serve all generations.	None
9	2/26/2013	Community Meeting	making it relevant. Attract young people. Something to come back to and get involved.	See Comment #8	None

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10	2/26/2013	Community Meeting	Outside forces imposing on Japantown. Other developers trying to come in and take the land. And that it might be taken over and be gone.	The JCHESS recognizes that ownership of the land is one of the single most important ways to help ensure Japantown's future. That is why it recommends that the community develop land-ownership mechanisms such as a Community Land Trust. In addition, other recommendations, such as the Japantown Neighborhood Commercial District and the Japantown Special Use District, would help ensure that the land is used a certain way, no matter who the ownership is.	Added a new "Area of Concern" A.1 regarding property ownership, to capture the concern that outside developers will purchase land in Japantown and not have the community's interest at heart.
11	2/26/2013	Community Meeting	youth are not being involved with the elders.	The JCHESS is designed to support all kinds of community organizations. However, it is beyond the scope of the JCHESS to determine specific programming roles for organizations within the community.	None
12	2/26/2013	Community Meeting	concerned about the stores. Closed down and replaced with something new. Korean cosmetic store and cupcake store seem out of place. There were Japanese antique store that's gone.	One of the main purposes of the JCHESS is to support the addition of culturally appropriate businesses to the community - and ensure that there is a venue for discussing what "culturally appropriate" is.	None
13	2/26/2013	Community Meeting	KOREAN BUSINESSES TAKING OVER JAPANTOWN BUSINESS. different cultural group inquiring Japantown.	See Comment #12	See Comment #12
14	2/26/2013	Community Meeting	concern of youth taking over businesses they probably might not.	The JCHESS recognizes that business succession is an area of concern, and seeks a way to help facilitate successful transitions (recognizing that these are personal decisions that cannot be dictated).	None
15	2/26/2013	Community Meeting	LA Japantown "everyone's welcome in little Tokyo as long as you take your shoes off". Your	One of the overall goals of the JCHESS is to create more of a sense of a coherent Japantown, through signage and promotion, amongst other means. Such messaging would be tailored to the desired	None

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			welcome but don't try to take over.	senitment of the community.	
16	2/26/2013	Community Meeting	as a youth it's a concentrated effort to understand the significance of the culture.	One of the purposes of the JCHESS is to create a mechanism to support those organizations that convey both the meaning and significance of the community's culture. Thus, hopefully this will become more readily apparent to youth in the community and beyond.	None
17	2/26/2013	Community Meeting	business incentives.	Invest in Neighborhoods (Recommendation B.3) includes a range of tools to support the community, including business incentives tailored to the neighborhood.	None
18	2/26/2013	Community Meeting	designate property as landmark will cause extra fees and loops to go through.	Landmark status is a designation of the City, meant to preserve the most important buildings for the benefit of all current and future San Franciscans. Thus, as with other laws that govern property, the property owner does not have the ability to categorically reject or ignore them. That being said, landmarking is a discretionary decision of the City, and property owners have the ability to engage and influence the City's decision making process. For those buildings that are designated, landmark status creates additional restrictions on properties, to ensure that they maintain their historic nature. However, as discussed in Recommendation B.1, landmark status also comes with a host of incentives, including tax breaks.	None
19	2/26/2013	Community Meeting	lots of dining places, but the lunch trade is not as strong as it could be	The JCHESS is designed to increase the vibrancy of the neighborhood businesses at all times.	None
20	2/26/2013	Community Meeting	as lots of businesses are not Japanese, hopes there is a plan for preservation	One of the four goals of the JCHESS is to "secure Japantown's future as the historical and cultural heart of Japanese and Japanese American Community." That being said, both currently and throughout its history, Japantown has included and supported diverse cultures, though its population,	None

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				institutions, and businesses. The JCHESS is designed, though such means as the Japantown Special Use District, to try to maintain a culturally-appropriate mix of businesses.	
21	2/26/2013	Community Meeting	worried about gentrification, wants to see more housing in order to promote a more vibrant neighborhood	Gentrification is a substantial issue throughout San Francisco, where the substantial mismatch between housing demand and supply continues to price out lower and moderate income residents. Being that the housing market is regional, it is very difficult to address on a neighborhood basis. Instead, housing needs to be planned for on a citywide scale, at the very least, through such effort as the City's Housing Element. That being said, additional housing opportunities at the local level will ease demand. An analysis of development potential (contained in Chapter 5) reveals that there is opportunity for up to 2,700 new housing units in Japantown based on the existing zoning. Development of some to all of that housing could help reduce prices, and thus gentrification concerns. The development of these units is the choice of the individual property owners.	None
22	2/26/2013	Community Meeting	lack of implementation organization to create the kinds of activities that would connect people to Japantown and to each other	The JCHESS contains a diverse range of implementation measures and, commensurately, implementing organizations. For actions that are the responsibility of the City and/or require City support, implementation will be managed by the Planning Department (through its Implementation Group) and by the Office of Economic and Workforce Development (through its Invest in Neighborhoods Program). These agencies are tasked with keeping their "eyes on the prize", and are meant to be held accountable through the political system. That being said, the JCHESS is different than most City "plans" in that, as a collaborative effort, the community is equally responsible (if not more so) for its creation and implementation. As such, for actions that are the	None

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				responsibility of the Japantown community, implementation is ultimately the responsibility of the community itself. Optimally, the community would create an implementing agency that itself would keep it's "eye of the prize". While the City can provide support in the creation of the organization, ultimately it is the responsibility of the community to coordinate. The Japantown Organizing Committee hopes that this coordination can kick off immediately after the adoption of the JCHESS as official City policy in July of this year.	
23	2/26/2013	Community Meeting	There were overwhelming concerns with making J-Town relevant to newer generations.	Each of the JCHESS's four goals, ad accompanying implementation measures, are meant in some way to attract newer generations, be it through more vibrant businesses, culturally-relevant organizations, and/or physical attractiveness of the neighborhood.	None
24	2/26/2013	Community Meeting	There was also worries of small businesses being run out by larger corporations, which someone had suggested as a solution to getting more "attractive" businesses. He said we could look to Japanese corporations (and I believe this was his job) to open new businesses in Japan town.	Japantown's main business environment is neighborhood retail. In the realm of such retail, the presence of "large corporations" is largely through formula retail chain stores. Throughout Japantown's retail areas, controls are in place to ensure that any new formula retail business can only be approved with City permission after undergoing a public hearing at the Planning Commission. Because of the influence of communities and neighborhood at the Planning Commission, local opposition is likely to stymie any takeover by larger corporations.	None
25	2/26/2013	Community Meeting	This raised concerns of what to do regarding preserving Japanese-American culture, and not simply Japanese culture. A women from L.A said Little Tokyo deals with many of the	The JCHESS expressly recognizes and celebrates that Japanese American culture is unique and distinct from Japanese culture, even as it is influenced by many centuries of Japanese culture. The recommendations of the JCHESS are explicitly about preserving and supporting the current culture of Japantown, which is largely Japanese American.	None

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			exact same issues.		
26	2/26/2013	Community Meeting	There was also some talk about the various races that are moving into Japan Town, noticing the number of Korean restaurants moving into town. The idea here being that it had something to do with some cultural dignity of Japan-Town having only Japanese, however several people mentioned that the history of J Town was the important part, and that the mixing of races would be necessary in order to survive. Hence, the desire to have monuments and recognition of historical places/events.	Japantown has always had a diversity of residents, businesses, and cultural institutions. The JCHESS is designed, though its implementation measures, to support this diversity while emphasizing the centrality of this neighborhood to the Japanese American community.	None
27	2/26/2013	Community Meeting	One man saw businesses from Japan opening in Japan-Town, which people worried about it becoming simply Japanese, eschewing what makes it distinctly Japanese-American.	Businesses from Japan are welcome in Japantown, as they bring new vibrancy to the neighborhood. Simply by being here, they become Japanese American. That being said, Japantown is filled with predominately homegrown businesses, and it is hard to conceive of a significant amount of them being displaced by Japanese businesses that do not already have an existing support base in the neighborhood.	None

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28	2/26/2013	Community Meeting	That important physical infrastructures be maintained into the future.	The JCHESS recognizes that the maintenance of physical infrastructure is important to the wellbeing of Japantown, as discussed in the Public Realm section of Chapter 4. The City does many things to maintain the physical infrastructure, such as regular road and sewer maintenance. Specific to Japantown, the JCHESS includes several implementation measures designed to fulfill this desire, including Recommendations A.4, A.5, B.2, B.5, B.6, B.11, and B.12.	None
29	2/26/2013	Community Meeting	Many were hopeful about the cultural elements that make up Japan-town would still be around.	The JCHESS is designed to support existing cultural elements, and help facilitate new ones desired by the community.	None
30	2/26/2013	Community Meeting	Not preserving its history.	The JCHESS is about helping Japantown preserve both its physical and cultural history, and utilizing that history as a tool to help the neighborhood thrive.	None
31	2/26/2013	Community Meeting	Losing the architecture and history of buildings.	The City has many mechanisms for preserving buildings of important historic and/or architectural merit. All of those programs would be utilized in Japantown, per Recommendation A.1.	None
32	2/26/2013	Community Meeting	Newcomers have no connection with the Japanese culture and atmosphere.	The JCHESS hopes to increase the vitality of the neighborhood's businesses and festivals to enable more connection with the Japanese and, more importantly, Japanese American culture and atmosphere.	None
33	2/26/2013	Community Meeting	May not be able to reach out to newcomers.	Japantown has always had newcomers whose contributions and interactions make Japantown what it is today. The vitality of the businesses and festivals is a critical way to create opportunities for engagement with those newcomers.	None
34	2/26/2013	Community Meeting	Creating new buildings, which may change the charisma of the community.	The built-out nature of Japantown means that there will not be a substantial number of new buildings in the neighborhood. Those buildings that do get built will be subject to both the Japantown-specific Design Guidelines (Recommendation B.10) and the City's other design guidelines and controls.	None

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				These will help ensure that new buildings enhance the neighborhood's charisma without detracting from its culture.	
35	2/26/2013	Community Meeting	The future of the resident constituency.	The JCHESS includes a number of recommendations to support the needs of the existing residents, including a number specifically targeted to enhancing the wellbeing of the community's service-providing non-profits and institutions.	None
36	2/26/2013	Community Meeting	Which people have a voice and who don't.	The JCHESS is meant to be a collaboration between the City and the entire community of Japantown, and is meant to give voice to everyone. It is based on dozens of community meetings and targeted meetings to a wide range of stakeholder groups in Japantown, occurring intensely over the past six years. The desire is for the entire community to continue having a voice in its implementation.	None
37	2/26/2013	Community Meeting	The lack of raw Japanese trees (e.g. ebony).	The Japantown-specific Design Guidelines (Recommendation B.10) will include landscaping guidance, which can be further developed by the City and community when the opportunity for streetscape improvement arises, in accordance with the Better Streets Plan (Recommendation B.4).	None
38	2/26/2013	Community Meeting	The environment of Japantown lacks natural objects—plants, small gardens, etc.	The Better Streets Plan encourages increased use of natural objects in the public right-of-way. The implementation of improvements to Peace Plaza and Buchanan Mall (Recommendations B.11 and B.12) could create additional opportunity for greening in Japantown.	None
39	2/26/2013	Community Meeting	The broken water fountains haven't been fixed.	Implementing improvement to Buchanan Mall (Recommendation B.12) would address the issue of the broken water fountains.	None
40	2/26/2013	Community Meeting	Seeing small businesses replaced by franchises.	See Comment #24	None

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41	2/26/2013	Community Meeting	The direction that the festivals have been moving toward seems to be less representative of what Japantown really is.	The JCHESS is intended to make the festivals as successful as possible. However, it is beyond the scope of the JCHESS to control the programming of these festivals.	None
42	2/26/2013	Community Meeting	There is a lack of well known businesses that represent modern Japanese consumer culture (e.g. Uniqlo, Muji).	The JCHESS recognizes the internal conflict in attracting culturally-appropriate businesses that are also chain stores. The desire is that there are enough recommendations related to business attraction to draw those businesses in, while the existing controls of the Japantown Special Use District will ensure that their arrival does not displace other important businesses. A sentence has been added to Area of Concern D.3. "Finding and Attracting Culturally Appropriate Businesses" to reflect this concern.	Added sentence at the end of Area of Concern D.3 to reflect this concern: "New businesses attracted to Japantown have the potential to displace existing, culturally-appropriate businesses."
43	2/26/2013	Community Meeting	There's desire for parking and transportation to be better optimized around the area.	Recommendation A.3 states that the City should implement transportation improvements proposed in the area, such as the Geary BRT and SFpark programs.	None
44	2/26/2013	Community Meeting	During any major remodeling of Japantown, there may be compromises that put a strain on the rest of the community.	The only area in Japantown that could be substantially remodeled are the malls. The JCHESS recognizes that this is an area of concern for both businesses and the larger community. That's why it includes a specific Recommendation (B.13) regarding the need to very carefully coordinate any upgrade to the Japan Center malls.	None
45	2/26/2013	Community Meeting	The fact that the community is excited with this process seems like it's headed in the right direction, but the community must sustain it, so we need to make sure there's a huge interest.	See Comment #22	None

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46	2/26/2013	Community Meeting	Japantown needs to continue to be attractive so businesses will want to be here. For example, a Japanese sweets shop opened on Market St. instead of Japantown. The shop owners seemed to think they would reach more customers in a high traffic area, than in Japantown. Need to attract both commercial and cultural businesses,	The JCHESS includes a number of recommendations to attract culturally-appropriate businesses, including A.2, B.1, B.3, B.5, and B.13.	None
47	2/26/2013	Community Meeting	Visual appearances of urban landscape.	See Comments #31 and #38	None
48	2/26/2013	Community Meeting	Not a strong enough economic center. Maybe the community wants Japanese American businesses instead of Japanese. A good mix is important, more equal.	The JCHESS is designed to enhance the neighborhood's role as an economic center for retail, and to reflect the community's desire for a good mix of Japanese American and Japanese businesses, as well as other businesses that support and serve the community.	None
49	2/26/2013	Community Meeting	Japantown is very Japanese American, not so much Japanese	See Comment #48	None
50	2/26/2013	Community Meeting	People being priced out of apartment and not being able to work here. Type of housing available.	See Comments #6 and #21	None
51	2/26/2013	Community Meeting	ensure to pass cultural things onto the next generation.	A goal of the JCHESS is to ensure the future of Japantown as the cultural hub for the Japanese American community, and all of its recommendations are designed to ensure that this happens.	None
52	2/26/2013	Community Meeting	ensure the continuity of cultural organization.	The JCHESS includes a systematic effort to support cultural organizations that serve the community.	None

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53	2/26/2013	Community Meeting	need to make sure what city wants Japantown to be like. their agenda may go to different direction that we dont want to follow.the plan should be community based.	The JCHESS is a collaboration between the City and the community, and is meant to be endorsed as official City policy.	None
54	2/26/2013	Community Meeting	Jtown need to be more attractive to bring more money into Jtwon for economic sustainability.	The JCHESS includes numerous mechanisms for making Japantown more attractive, including recommendations A.1., A.3., A.4., B.1., B.3., B.5., B.10., B.11., B.12., and B.13.	None
55	3/26/2013	Email	That there are technical and grammatical errors in the JCHESS (and offers suggested changes)	Thank you for the many suggestions, which have been incorporated into the document.	Technical and grammatical corrections incorporated into the document
56	3/27/2013	Kimochi	What is different than the BNP, I thought there was a lot of community involvement?	The introductory letter to the JCHESS specifically delineates how it is different than the BNP. Both documents are based on substantial community involvement.	None
57	3/27/2013	Kimochi	How is the Reach-out happening? Can we post the status on the website?	Outreach includes the community meeting, meetings directly with over 20 community groups, posting these reposonses and the revised document on the website, and another community (if desired).	None
58	3/28/2013	Japantown Merchants Assn	What is the planning commission going to do with the document	The Planning Department and Japantown Organizing Committee are seeking a resolution in support of the JCHESS from the Planning Commission.	None
59	3/1/2013	JTF Website	Well-known Japanese restaurant should also be in Japantown to attract more people.	See Comment #4	See Comment #4
60	3/25/2013	SFJ Foundation Meeting	would like to be added as Participant in the Development Agreement recommendation	Development Agreements may occur if and when large development projects occur in Japantown. The parties to that agreement will be the property owner, the City, and the affected aspect of the community. It will be up to the community itself to determine, at the time of the Development	None

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				Agreement, who the relevant stakeholders are.	
61	4/9/2013	Property Owners Meeting	The JCHESS would be a stronger strategy with an indentified community organization to act on recommendations.	See Comment #22	None
62	4/9/2013	JCCCNC - Community Meeting	Who's going to implement this plan?	See Comment #22	None
63	4/17/2013	email	In the Index to Figure 4.6, it states that #16 on the map (northwest corner of Sutter and Laguna) is Kiss Seafood Restaurant. The restaurant is actually on the northeast (@1700 Laguna St.) corner, and our church is on the northwest corner (@1700 Sutter St.).	With the input of the community, all of the Figures have been amended to address this and other identified errors.	See revisions in Figures 4.4 - 4.7

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64	4/17/2013	email	found that the maps/index for Figures 4.4, 4.5 & 4.6, are divided into Buildings & Structures, Organizations & Institutions, and Businesses. I noticed that the list was lacking in consistency (for example, our church, Christ United Presbyterian Church, is listed under Building and Structures, but not listed under Organizations & Institutions. CUPC Summer Camp, llisted under the Organizations & Institutions, should perhaps be listed under Cultural Activities & Events)	See Comment #63	See Comment #63
65	4/17/2013	email	it would be great if there was a way to update the list (as some are outdated, or no longer in existence), and have a way to classify the various organizations (like, religious, cultural, community, affinity, etc). This would make it easier for the reader to identify the existing organizations and see where things are located from that point of view.	The intent of the Japantown Organizing Committee and the Planning Department is for the resource list to be a living document that is publicly visible on a website, and managed by the community. Who within the community would manage this task is to be determined.	None

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66	4/18/2013	Sequoias	Post St Sidewalk Widening for better access	Widening Post Street would mean narrower sidewalks on the neighborhood's most important pedestrian and shopping street. This action would therefore run counter to the intent of the JCHESS.	None
67	4/18/2013	Sequoias	Traffic at Post / Laguna is very dangerous	Designing and building transportation and traffic improvements are beyond the scope of the JCHESS.	None
68	4/18/2013	Sequoias	Should be a stop light at Octavia and Post	See Comment #67	None
69	4/25/2013	JCCNC	What will make this document enforceable?	See Comment #22	None
70	4/29/2013	AACC	What is in it for African Americans?	The JCHESS is intended to improve Japantown for all residents, businesses, and visitors. This would occur actions such as beautification, support for current businesses, non-profits, and events, independent of their background.	None
71	4/29/2013	AACC	We would like to request a joint submission.	The City and JOC will ask for a letter of support from all of the neighborhood community groups to convey that this is a widely supported Strategy.	None
72	4/29/2012	Email	Substantive, five page email contains three main concerns: 1) The JCHESS vision should reflect that the neighborhood is in decline, 2) the business planning process has ignored the owners of the malls, 3) the strategy should be to attract as many tourists as possible. It also includes a series of recommendations, including a revised vision statement, a new target audience, and a new strategic framework related to a) must-see	The JOC and Planning Department are greatly appreciative of the thoughtfulness and passion of this email, and have met directly with the author to discuss her ideas and invite her more closely into the process. That discussion included general agreement that the larger goal is that the community thrive economically so that it can thrive socially. To that end, the JCHESS's vision will be revised to better capture the current and desired conditions of the neighborhood. Other revisions will emphasize the desire to attract more tourists, though not at the expense of maintaining its authenticity. Additionally, the proposed "strategic framework" is an excellent starting point for discussing how to implement many of the JCHESS's recommendations, including A.2, A.6, B.1., B.3, and B.13.	The vision of the document has been changed to say "The JCHESS vision is that Japantown will thrive as a culturally rich, authentic and economically vibrant neighborhood, which will serve as the cultural heart of the Japanese and Japanese American communities for generations to come". A sentence was added to Area of Concern D.1. to reflect the desire to capture more tourist revenue. A sentence was added to Recommendation A.6. and

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			attractions, b) community/cultural activities, c) attractive shops, and d) world class restaurants.		B.13 to convey the potential value of increased marketing.
73		JCCCNC - Board Meeting	Have the merchants been involved?	Members of the Merchants Association are on the Japantown Organizing Committee and active participants in this process. We have met with the Merchants Association and taken their input in reviewing the JCHESS.	None
74		JCCCNC - Board Meeting	What is the plan for Japantown Malls?	The JCHESS envisions the malls as being revitalized in some fashion. However, any change to the malls requires the approval of the property owners. Recommendation B.13 speaks to creating a working group, in coordination with the owners, to improve the condition of the malls.	None
75		Buddhist Church of SF	Are the malls going to be renovated?	See Comment #73	None
76	5/7/2013	SF JACL Board	Where will the money come from to implement this?	Each Recommendation in the JCHESS needs to be implemented independent of the others. Some have no cost to implement (such as creating a Japantown Neighborhood Commercial District), others would require substantial public funding (i.e., improvements to Peace Plaza and Buchanan Mall), and some would require private funding (e.g., creation of a Community Land Trust). Implementation, including fundraising, will be up to the "Key Leaders" for each implementation measure.	
77	5/7/2013	SF JACL Board	How many Japanese-owned businesses in Japantown?	No data on the ethnicity of business owners is available.	None
78	5/7/2013	SF JACL Board	3D seems to be doing small things for the community or events why is it that there is a notion that they are not	We cannot speak to the perception of the community with regard to 3D (the owners of the Japan Center malls).	None

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			involved?		
79	5/7/2013 and 6/3/2013	JCYC	The Japantown community can not support additional non-profit organizations. Every effort should be made to determine whether any existing non-profit organization (in Japantown or another compatible organization) has the capacity to incorporate a CDC function and/or a CLT function. A comparable example is the Little Tokyo Service Center in Los Angeles which is a combination of a service organization and a CDC.	The JCHESS had already recognized that existing non-profits have capacity problems. Some of these capacity problems could be due to the high number of non-profits in the community competing for limited financial resources and time. This concern about the saturation of the community with non-profits was added to Area of Concern C.1.	A sentence was added to Area of Concern C.1 stating that "There is also concern that the community is saturated with non-profits, which makes it difficult to find funding and support for both existing and potential new organizations."
80	5/7/2013	JCYC	Is there a willingness for a historic district so the design guidelines have teeth to guide design in the neighborhood?	Design for projects is managed in several ways. Those design parameters for are best served by strict controls are incorporated into the Planning and Building Codes. Those design parameters where a degree of flexibility can help elicit the best design are incorporated in Design Guidelines. Both have the power of enforceability through the design process.	None
81	6/3/2013	JCYC	There is very little reference to the capacity challenges of existing community serving organizations/institutions in any of the JCHESS recommendations. Community Benefit Agreements should prioritize capacity	Helping addressing the capacity challenges of existing community serving organizations and institutions is explicitly discussed as a benefit of implementing Recommendations A.6, C.1, C.3, C.4, and C.7. The JCHESS strongly supports using Community Benefits Agreements as a way to provide both funding and facilities for community serving organizations and institutions. The JCHESS has been amended to incorporate the suggestions that negotiations would benefit from a neutral party,	"Amended Recommendation B.4 to the ""Challenges"" and ""Next Steps"", reflecting the input from this comment. The Next Steps now read ""Prior to the next major development in Japantown, a transparent process should assess the community deficiencies and

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			<p>building and space needs for existing organizations and events.</p> <p>CBA's should be made with a neutral party to avoid divisiveness amongst existing groups. A group which currently has grant making capacity such as the Japantown Foundation should be considered to disperse any financial resources committed through a CBA.</p> <p>Next Steps: Prior to the next major development in Japantown, a neutral entity should assess community deficiencies and prioritize community needs that could potentially be provided through a Benefit Agreement. With input from key stakeholders, the neutral entity should map out a process to work with City officials and potential developers to communicate community priorities.</p>	<p>and that a community needs assessment should occur beforehand. Also, language was added to reflect the desire for a neutral party to negotiate the CBA and a organization with grant making capacity to disperse the funds.</p>	<p>prioritize community needs that could potentially be provided through a Benefits Agreement, and to develop a process for how to communicate these priorities and how to negotiate agreements. The community should actively monitor proposed new development within Japantown and be ready to follow the negotiating process previously identified. CBA's should be made with a neutral party to avoid divisiveness amongst existing groups. A group which currently has grant making capacity such as the Japantown Foundation should be considered to disperse any financial resources committed through a CBA."</p>
82	6/3/2013	JCYC	Regarding the Japan Center Malls, a re-design could create more	The JCHESS mostly considered ways to maintain and improve the tenant mix in the malls. The document has been revised to reflect the desire for	A clause has been added in Recommendation B.13 to convey that part of the

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			permanent space for community organizations to provide activities for children, youth, seniors, and families	more community space in the malls as well. The Matrix has been updated to reflect that providing space for community organizations in the malls can help address concerns over lack of space for community organizations in the neighborhood.	discussion regarding the future of the Japan Center Malls would be how to create more space for community groups. The matrix has been updated to show how this could address Area of Concern C.2.
83	4/11/2013	Cherry Blossom Festival @ NJAHS	We need a consensus of old residents and New Arrivers; a more attractive Center for Activity from morning to late night - with available transit/ transport for wobbly patrons not driving at that hour.	The JCHESS is aimed at creating a more vibrant community for all residents and visitors. This includes increasing the attractiveness of the commercial district through such Recommendations as A.1., A.3., A.4., B.1, B.5., B.11, and B.12. The implementation of recommendation A.5 will enhance transit options in the neighborhood.	None
84	5/16/2013	Carlisle Community	We are concerned about the 1481 Post St Project, height limits and traffic...it will destroy the neighborhood	The JCHESS does not recommend any change to the height limits in the neighborhood. Any development at 1481 Post St could be subject to a community benefits agreement, per recommendation B.5.	None
85	5/28/2013	Phone Call	Park & Rec Charging \$340 Bon Odori for a 15min performance for sound for an event already happening Japan Day, Peace Plaza is ridiculous, I hope the JCHESS can help normalize the fees for performance groups which is part of the fabric of Japantown	The JCHESS recognizes this issue in Area of Concern E.2. Discussion regarding a fee structure for Peace Plaza can be addressed as part of Recommendations B.1., B.3, and B.11.	None
86	6/11/2013	Letter from community member	I suggest adding a paragraph before the chart on p. 4-1 addressing issues pertaining	We agree that it's a good idea to create a section dedicated to the people of Japantown, to build on the existing demographic information on the neighborhood's residents. Many of the concerns	Created a new section "A. People", which pulls out highlights from the demographics table. Added

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			<p>primarily to the people of the community, including the following: (a) A concern that Japantown has struggled since Redevelopment as a largely non-residential community, but with a local (San Francisco) and proximate (regional: Peninsula and East Bay) residential community that still sees Japantown as a cultural anchor and contributes to its life and character, and who desire that Japantown be revitalized as a residential center for people who choose to part of the community. (b) A concern that Japantown has a healthy mix of age groups, all of whom have a legitimate stake in and feel a part of the community. (c) In particular, a concern that youth be afforded facilities and resources that speak to their needs (right now, Japantown has substantial pre-K through 5 facilities, and resources for seniors, but little for middle/high school age kids outside of the JCCCNC and JCYC</p>	<p>listed here have been incorporated into this new section. However, we felt that some of the other stated concerns relate to observed behaviors between people and groups, which is beyond the scope of the JCHESS to address.</p>	<p>Areas of Concern A.1 "Most Japanese Americans do not Live in Japantown", A.2 "Not All Groups Have an Equal Stake in the Community", and A.3 "Lack of Collaboration for Cultural Preservation"</p>

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			<p>structured activities; they need a facility where they can be without it costing a fortune). (d) a concern that older youth and young adults have a place as decision makers at the table, hopefully welcomed, in the governance of Japantown – the older generations, which now include the sansei, have for too long been unwilling to open the doors to meaningful participation by the younger generations, and the community has lost many good people who have chosen to move on rather than continue to fight for scraps of decision making authority. (e) A concern that people of mixed ethnicity feel a welcomed part of the Japantown community, and are able to retain and affirm their Japanese American heritage. (f) A concern that the community recognize the importance of their collective heritage and recognize that they much work together if the best parts of that heritage are to be preserved for</p>		

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			the coming generations.		
87	6/11/2013	Letter from community member	Technical and wordsmithing revisions proposed to the document	We appreciate and have incorporated these edits	Technical corrections incorporated
88	6/11/2013	Letter from community member	Substantive revisions to Chapter 2 were proposed to 1. include and convey the impacts of Federal naturalization policy and California's Alien Land Law, and 2. revise and flesh out the context and impacts of WWII internment.	There is no way in a short chapter to capture all of the nuances of Japantown's history. However, we think that the omission of the role of Federal naturalization law and the Alien Land Law was a serious oversight, and we appreciate the opportunity to add this information into this chapter, along with a more nuanced discussion of the context and impact of WW II internment.	Additions made as suggested, including verbatim change to Section 2.D.
89	6/11/2013	Letter from community member	Insert paragraph between current pages 3-1 and 3-2 addressing in general terms the community's ability to respond to these challenges, something like: "Despite these obstacles and challenges, the Japantown community has shown a tenacious desire and capacity to take charge of its own destiny and to work cooperatively to confront critical threats to its cultural heritage, as exemplified by Japantown's successful effort to prevent the threatened sale and demolition of the former Japanese YWCA building at 1830 Sutter Street, and	We agree that it's beneficial to point out not just the fragility, but also the resolve and success, of the community, as a reason there is great optimism for the JCHESS.	Added paragraph as suggested, with minor word-smithing.

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			to restore that building to community ownership and use..”		
90	6/11/2013	Letter from community member	It is very important, in fact critical, that JCHESS memorialize the Japantown community’s position on large developments, particularly in the Japan Center and along Geary Blvd., as proposed by the 2009 Draft BNP. This statement could be added to this Zoning section, and perhaps also the Development section (4-4 – 4-5) and other relevant points. I suggest something like this: “The Japantown community has taken a clear position on large developments and increased building heights, particularly in the Japan Center and along Geary Blvd., as proposed by the 2009 Draft BNP. The community unambiguously affirmed that they want to retain Japantown’s small scale neighborhood character and authentic cultural legacy. Accordingly, the Japantown community	We agree that it is important to memorialize that the proposed changes to height included in the BNP met substantial community opposition, though we do not agree that it there was a singular position on neighborhood character.	Added a paragraph conveying that the proposed height changes from the BNP were rejected due to substantial opposition.

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			rejected the large developments proposed by the 2009 Draft BNP precisely because such development would destroy the neighborhood character the community seeks to preserve. Instead, the community clearly expressed a desire to retain existing zoning heights and effective densities, while allowing sustainable growth within those limits.”		
91	6/19/2013	JCGC	Regarding the implementation of proposed traffic improvements, questioned how the SFpark program better connects Japantown to other neighborhoods.	Clarified that the comment was more referring to the improvements to the 38 bus and other MUNI improvements, as well as better connections across Geary Blvd. That being said, by being priced to ensure available parking, SFpark is designed to enable people to visit with more confidence that convenient parking will be available.	None
92	6/19/2013	JCGC	Noted that SFpark does not benefit merchants during the daytime hours		
93	6/19/2013	JCGC	Concerned that transportation challenges could lead to toll zones that could adversely affect Japantown	While congestion pricing or other tolling is something that the City is studying, it is not being proposed at this time, nor is it being referenced or proposed by the JCHESS.	None
94	6/19/2013	JCGC	Add JCGC as a Key Leader and as involved in the Next Steps	We agree with the comment.	Added JCGC as a Key Leader and as involved in the Next Steps
95	6/19/2013	JCGC	Noted under the Recommendation to "Utilize Funds from San Francisco Grants for the	The comments speak more to marketing issues than Grants for the Arts (which is not a marketing tool, but a way to fund arts organizations from hotel taxes). To get at this issue, we added language	Added language to Recommendations B.1 "Create a Community Development Corporation"

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			Arts" that funds should be used to market Japantown within San Francisco, e.g., on MUNI buses.	to Recommendations B.1 "Create a Community Development Corporation" and B.3 "Implement Invest in Neighborhoods" that the City should do more marketing of the neighborhood to existing residents and workers.	and B.3 "Implement Invest in Neighborhoods" that the City should do more marketing of the neighborhood to existing residents and workers.
96	6/19/2013	JCGC	Noted under the Recommendation to "Utilize Funds from San Francisco Grants for the Arts" that JCGC has concern around City fees.	Though this is an issue, this is not a Grants for the Arts issue. To get at this notion, we added language to the proposed Community Development Corporation (Recommendation B.1), since one of the benefits of the CDC is having a better advocating voice for the neighborhood in City Hall.	Added a language in Recommendation B.1 (Community Development Corporations) that a benefit of the CDC is to be able to "lobby City Hall on behalf of the neighborhood".
97	6/19/2013	JCGC	Regarding Recommendation B.8 "Utilize Japan Center Garages' Capital Improvement Fund, provided information regarding the new lease agreement between the City and the JCGC.	Incorporated all of the edits. Thank you for providing these updates.	Updated Recommendation B.8 to include the terms of the new lease between the City and JCGC.
98	6/19/2013	JCGC	For Recommendation B.11 "Implement Improvements to Peace Plaza", made several recommendations about what improvements could be made to the Plaza, and commensurate challenges.	Incorporated the edits proposed regarding physical improvements. Concerns around rates for events are already discussed in Recommendations B.1 and B.3.	Added to the list of potential design changes the idea of waterproofing the deck between the Plaza and garage, making sure landscaping is culturally appropriate, and providing diverse spaces, such as a children's play area.
99	6/19/2013	JCGC	For Recommendation B.12 "Implement Improvements to Buchanan Mall", offered several clarifying suggestions.	Incorporated all proposed edits.	Clarified where Nihonmachi Parking Corporation gets funding for maintenance, added a suggestion that the area could have an overhead canopy like in Japanese shopping villages, and that

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					property owners will need to be involved in making any changes.
100	6/19/2013	JCGC	For Recommendation B.13 "Develop a Strategic Plan for Japan Center Malls", noted that "The malls owners should accept some maintenance responsibilities of the Peace Plaza which serves as the gateway into the malls. The mall owners should also accept responsibility and participate in major events in the community which benefits their tenants."	The discussion about funding of maintenance and marketing should be part of a future conversation with the property owner, who is already an important member of the community. The JCHESS should not take a position on how those conversations should be concluded. Instead, the document now notes that maintenance and marketing is something that should be discussed.	Added in the Description that maintenance and marketing funding should be part of any strategic plan for the Japan Center Malls.