



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary CONDITIONAL USE AUTHORIZATION

HEARING DATE: AUGUST 9, 2012

Date: August 2, 2012
Case No.: **2012.0592C**
Project Address: **2501 3rd STREET**
Zoning: PDR-1-G (General)
68-X Height and Bulk District
Innovative Industries Special Use District
Block/Lot: 4173/001
Project Sponsor: Mark Melvin, Touchstone Climbing
32 Heather Way
Larkspur, CA 94939
Staff Contact: Ben Fu – (415) 558-6613
ben.fu@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to convert an existing 17,500 square feet of space on the ground floor of a building of approximately 480,000 square feet into a climbing gym. The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposed use is a neighborhood-serving use.

Touchstone Climbing was founded as a San Francisco business, in its current location at 19th and Harrison Streets in 1995 under the business name of Mission Cliffs. Mission Cliffs is a multi-activity fitness club and is an icon of indoor climbing throughout the world. Touchstone Climbing is dedicated to creating innovative and exciting indoor rock climbing centers. The gyms offer the opportunity for climbers of all abilities to challenge and enjoy themselves in a fun and safe environment.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of 3rd Street, between 22nd and 23rd Streets. The property is a through-lot that also fronts Illinois Street. The property is located within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The property is developed with a three-story, full-lot coverage, industrial use building (American Industrial Center) of approximately 480,000 square feet of space. The subject space is on the ground floor of a former wine production use, with approximately 98'-6" of frontage both 3rd and Illinois Streets.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in a PDR zoning district. Residential uses are also present. The Third Street median contains the T-Third Street light rail line. The subject building covers nearly 2/3 of entire block with the remaining

space a surface parking lot. Buildings across the street range from one to five stories, most with residential over ground floor retail. The area east of Illinois Street and approximately three blocks away from the project site consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height.

The topography in the area slopes downwards from Potrero Hill on the west to the San Francisco Bay to the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately 12 feet in elevation across the project site from 3rd Street to Illinois Street.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 20, 2012	July 18, 2012	22 days
Posted Notice	20 days	July 20, 2012	July 20, 2012	20 days
Mailed Notice	10 days	July 30, 2012	July 27, 2012	13 days

PUBLIC COMMENT

- The project has received support from the Dogpatch Neighborhood Association.

ISSUES AND OTHER CONSIDERATIONS

The project is compatible with the immediate neighborhood, an area that acts as a buffer between the PDR districts to the north and east and the residential districts to the south and west. The area contains mostly mixed-use buildings with uses including office, retail, housing, and various light industrial uses.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant the request pursuant to Planning Code Sections 303, 249.37 and 843.45 for the establishment of an exercise facility (d.b.a. Touchstone Climbing), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District.

BASIS FOR RECOMMENDATION

- The project complies with the applicable requirements of the Planning Code.
- The project is consistent with the objectives and policies of the General Plan.
- The project has received support from the Dogpatch Neighborhood Association.

- The project proposes the conversion of an existing vacant ground floor space with a neighborhood serving use and provides an active storefront in a vacant and underutilized space.
- The proposed project will operate within the existing building envelope and is in keeping with the existing size and scale of uses located in the immediate industrial area.
- The project serves a clientele which is predominantly local.

RECOMMENDATION: Approval with Conditions

Attachment Checklist:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Aerial Photo |
| <input checked="" type="checkbox"/> Draft Motion | <input checked="" type="checkbox"/> Context Photos |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Parcel Map | Drawings: <u>Existing and Proposed Project</u> |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |

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

_____ BF _____
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: AUGUST 9, 2012

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32 Heather Way
Larkspur, CA 94939
Staff Contact: Ben Fu – (415) 558-6613
ben.fu@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 249.37 AND 843.45 FOR THE ESTABLISHMENT OF AN EXERCISE FACILITY (D.B.A. TOUCHSTONE CLIMBING), WITHIN THE PDR-1-G (GENERAL) DISTRICT AND 68-X HEIGHT AND BULK DISTRICT, AND THE INNOVATIVE INDUSTRIES SPECIAL USE DISTRICT.

PREAMBLE

On May 3, 2012, Mark Melvin (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 249.37 and 843.45 for the establishment of an exercise facility (d.b.a. Touchstone Climbing), within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District.

On August 9, 2012, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0592C.

The Project was determined by the Department to be Categorical Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines as described in

the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0592C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of 3rd Street, between 22nd and 23rd Streets. The property is a through-lot that also fronts Illinois Street. The property is located within the PDR-1-G (General) District and 68-X Height and Bulk District, and the Innovative Industries Special Use District. The property is developed with a three-story, full-lot coverage, industrial use building (American Industrial Center) of approximately 480,000 square feet of space. The subject space is on the ground floor of a former wine production use, with approximately 98'-6" of frontage both 3rd and Illinois Streets.
3. **Surrounding Properties and Neighborhood.** The blocks surrounding the project site include a wide range of building types, heights, and uses typically found in a PDR zoning district. Residential uses are also present. The Third Street median contains the T-Third Street light rail line. The subject building covers nearly 2/3 of entire block with the remaining space a surface parking lot. Buildings across the street range from one to five stories, most with residential over ground floor retail. The area east of Illinois Street and approximately three blocks away from the project site consists of a Port of San Francisco shipyard where 19th and Illinois Streets intersect. A mixture of commercial, mixed residential/commercial, live/work, and industrial buildings on the adjacent block faces range from one to five stories, and approximately 15 to 65 feet in height.

The topography in the area slopes downwards from Potrero Hill on the west to the San Francisco Bay to the east. 3rd Street is at the bottom of Potrero Hill, although the topography continues to drop approximately 12 feet in elevation across the project site from 3rd Street to Illinois Street.

4. **Project Description.** The project proposes to convert an existing 17,500 square feet of space on the ground floor of a building of approximately 480,000 square feet into a climbing gym.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposed use is a neighborhood-serving use.

Touchstone Climbing was founded as a San Francisco business, in its current location at 19th and Harrison Streets in 1995, under the business name of Mission Cliffs . Mission Cliffs is a multi-activity fitness club and is an icon of indoor climbing throughout the world. Touchstone Climbing is dedicated to creating innovative and exciting indoor rock climbing centers. The gyms offer the opportunity for climbers of all abilities to challenge and enjoy themselves in a fun and safe environment.

5. **Public Comment.** The Department has received no comments from members of the public regarding the proposal.
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. **Retail Controls in the PDR-1-G District and the Innovative Industries Special Use District (SUD).** In the PDR-1-G District, up to 4,000 gross square feet (gsf) of retail use are permitted per use in the Innovative Industries Special Use District (as defined in Planning Code Sections 249.37 and 843.45). A Conditional Use (CU) authorization is required for exceeding 4,000 gsf of retail use.

The project proposes the conversion of a vacant ground floor space of approximately 17,500 gsf into a climbing gym, dba Touchstone Climbing. The proposed use is neighborhood serving and provides an active storefront in a vacant and underutilized space.

- B. **Parking.** Planning Code Section 151.1 does not require off-street parking for any commercial use located within the PDR-1-G District.

The Subject Property is located within the PDR-1-G District and does not propose new off-street parking of any type. There are no existing off-street parking spaces provided within the building.

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

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

Much of the district is mixed-use in character. The subject area is home to a unique mixture of activities which includes PDR businesses, as well as offices, housing, retail and other uses. The proposed project is desirable because it would occupy a vacant space and provide an active storefront

for a use that has proven desirable and appropriate for the City and similar neighborhoods. Furthermore, the project serves a predominately local clientele

The project is compatible with the immediate neighborhood, an area that acts as a buffer between the PDR districts to the north and east and the residential districts to the south and west. The area contains mostly mixed-use buildings with uses including office, retail, housing, and various light industrial uses.

The scale of the project is relatively modest in terms of full fitness facilities. While the proposed 17,500 square feet is larger than boutique fitness centers, it is smaller than the average health clubs that support more than a fringe group of users in U.S. Furthermore, the project does not propose an expansion to the existing building envelope; rather it proposes to improve accessibility (ADA compliance) to the subject site by providing a new storefront that is in character with renovations performed in the immediate neighborhood, and consistent with the Secretary of Interior Standards for historic buildings.

- 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 proposed project will operate within the existing building envelope and is in keeping with the existing size and scale of uses located in the immediate industrial area.

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

The Planning Code does not require new off-street parking for retail uses within the PDR-1-G District. The Eastern Neighborhoods Mixed Use Districts have eliminated minimum off-street parking requirements in new commercial developments, while continuing to permit reasonable amounts of parking if desired.

The project site is located immediately adjacent to the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bike parking spaces to accommodate up to 40 bikes.

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

The gym operation is not expected to generate noxious or offensive emissions such as noise, glare dust and odor. The gym is located within an industrial area, and operates within enclosed building walls.

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

The project does not propose an expansion to the existing building shell; rather it proposes to improve accessibility (ADA compliance) to the subject site by providing a new storefront that is in character with renovations done in the immediate neighborhood.

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

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

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide a necessary and desirable service to both the immediate and greater neighborhoods. Further, the proposed project is consistent with the stated purpose of the

PDR-1-G District in that the intended use maintains all characteristics of the existing building and preserves the commercial and industrial nature of the area.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will reuse and retain the existing building and thereby enhancing the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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 proposed use is a neighborhood serving use. This is not a Formula Retail use.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA

Policy 1.3

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The project site is located immediately adjacent to the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48. Bicycle use is also a desirable alternative to the automobile as a means of urban transportation in San Francisco. It can successfully be used for most transportation needs, including commuting, shopping, errands, and recreation. Bicycle use is a practical and economical transportation alternative which produces no emissions or noise. In addition, each bicycle user enjoys health benefits through increased physical activity. The project proposes ample interior bike parking spaces to accommodate up to 40 bikes.

CENTRAL WATERFRONT AREA PLAN

Objectives and Policies

Land Use

OBJECTIVE 6

ENCOURAGE NEW DEVELOPMENT TO BE ORIENTED TO TRANSIT, PEDESTRIANS, AND BICYCLES.

Policy 6.3:

Require new development to incorporate design features that support pedestrians, bicyclists, and transit users.

The project, although not a new construction, nonetheless provides ample interior bicycle parking spaces to accommodate an existing building located near public transit.

Historic Preservation

OBJECTIVE 1

PRESERVE NOTABLE LANDMARKS IN THE CENTRAL WATERFRONT OF HISTORIC, ARCHITECTURAL, OR AESTHETIC VALUE, AND PROMOTE THE PRESERVATION OF OTHER BUILDINGS AND FEATURES THAT PROVIDE CONTINUITY WITH THE PAST.

Policy 1.1:

Encourage preservation and rehabilitation of historic buildings and resources.

The project maintains the existing historic building. Most of the construction is interior; the new storefront design is proposed to be consistent with the Secretary of Interior Standards for historic buildings

OBJECTIVE 2

USE CARE IN REHABILITATING OLDER BUILDINGS TO ENHANCE RATHER THAN WEAKEN THEIR ORIGINAL CHARACTER.

Policy 2.2:

Apply the Secretary of the Interior's Standards for the Treatment of Historic Properties for all projects that affect individually designated buildings at the local, state, or national level.

The existing American Can Company building has a National Register of Historic Places Status Code 4S1. The proposed new storefront is consistent with the Secretary of Interior Standards for historic buildings.

Moving About

OBJECTIVE 3

KNIT ACCESS TO PUBLIC TRANSPORTATION INTO THE FABRIC OF THE NEIGHBORHOOD BY ENSURING THAT NEW AND EXISTING RAIL TRANSIT SERVICES ARE USED TO THEIR FULL POTENTIAL AND BY STRENGTHENING OTHER TRANSIT CONNECTIONS TO THE CENTRAL WATERFRONT.

Policy 3.1:

Efficiently and effectively link the residents and workers of the Central Waterfront to Third Street Light Rail.

OBJECTIVE 4

PROMOTE TRAVEL BY BICYCLE BY PROVIDING A SAFE, CONVENIENT, AND ATTRACTIVE NETWORK OF ROUTES.

Policy 4.2:

Provide quality bicycle parking, particularly at transit stops, outside stores, near concentrations of employment, and in new housing developments.

The project provides ample interior bicycle parking spaces to encourage the use of bicycles and public transit. The project site is on the T-Third Street MUNI Metro Line and a block away from MUNI Lines 22 and 48.

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

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

The project site has historically provided non-retail uses. Therefore, the project will not displace a neighborhood serving retail use.

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

The proposed project is consistent with the stated purpose of the PDR-1-G District in that the intended use maintains and preserves all characteristics of the existing building. Moreover the subject

zoning district is located in an area serving as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.

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

No housing is removed for this Project.

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

The Planning Code does not require parking for any use within the PDR-1-G District.

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project as the space has been vacant.

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

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

- G. That landmarks and historic buildings be preserved.

The proposal is consistent with the Secretary of Interior Standards for historic buildings.

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0592C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 3, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 09, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 09, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an exercise gym (d.b.a. Touchstone Climbing) located at 2501 3rd Street, Block 4173 and Lot 001, pursuant to Planning Code Sections 249.37 and 843.45 within the PDR-1-G District and a 68-X Height and Bulk District; in general conformance with plans, dated May 3, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0592C and subject to conditions of approval reviewed and approved by the Commission on August 9, 2012, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 9, 2012, under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

MONITORING

3. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

4. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

5. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
8. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



SAN FRANCISCO
PLANNING
DEPARTMENT

CEQA Categorical Exemption Determination

Property Information/Project Description

PROJECT ADDRESS 2570 / 320 STREET	BLOCK/LOT(S) 4173 / 001
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CASE NO. 2012.0592 C	PERMIT NO. TBD	PLANS DATED 9.3.12
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- Addition/ Alteration (detailed below) Demolition (requires HRER if over 50 years old) New Construction

STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

NOTE:
If neither class applies, an *Environmental Evaluation Application* is required.

STEP 2 CEQA IMPACTS (To be completed by Project Planner)

If ANY box is initialed below an *Environmental Evaluation Application* is required.

Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

Air Quality: Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

Hazardous Materials: Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?
Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)

Soil Disturbance/Modification: Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?

Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas

Noise: Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area

Subdivision/Lot-Line Adjustment: Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?
Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography

NOTE:
Project Planner must initial box below before proceeding to Step 3.

Project Can Proceed With Categorical Exemption Review.

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

GO TO STEP 3

STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE

Property is one of the following: (Refer to San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource** (over 50 years of age) **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible** (under 50 years of age) **GO TO STEP 6**

STEP 4 PROPOSED WORK CHECKLIST (To be completed by Project Planner)

If condition applies, please initial.

- 1. **Change of Use and New Construction** (tenant improvements not included).
- 2. **Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. **Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. **Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. **Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. **Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. **Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. **Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

NOTE:
Project Planner must check box below before proceeding.

- Project is **not listed:**
GO TO STEP 5
- Project **does not conform** to the scopes of work:
GO TO STEP 5
- Project involves **4 or more** work descriptions:
GO TO STEP 5
- Project involves **less than 4** work descriptions:
GO TO STEP 6

STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW (To be completed by Preservation Planner)

If condition applies, please initial.

- 1. Project involves a **Known Historical Resource (CEQA Category A)** as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4. (Please initial scopes of work in STEP 4 that apply)
- 2. **Interior alterations to publicly-accessible spaces.**

3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.

B

4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.

5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.

6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify:

* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

* Attach *Historic Resource Evaluation Report*

b. Other, please specify:

* Requires initial by Senior Preservation Planner / Preservation Coordinator

NOTE:

If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

Further Environmental Review Required.

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

GO TO STEP 6

Preservation Planner Initials

Project Can Proceed With Categorical Exemption Review.

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

GO TO STEP 6

Preservation Planner Initials

STEP 6 CATEGORICAL EXEMPTION DETERMINATION (To be completed by Project Planner)

Further Environmental Review Required.

Proposed Project does not meet scopes of work in either:

(check all that apply)

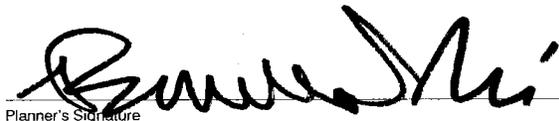
Step 2 (CEQA Impacts) or

Step 5 (Advanced Historical Review)

STOP!

Must file *Environmental Evaluation Application*.

No Further Environmental Review Required. Project is categorically exempt under CEQA.

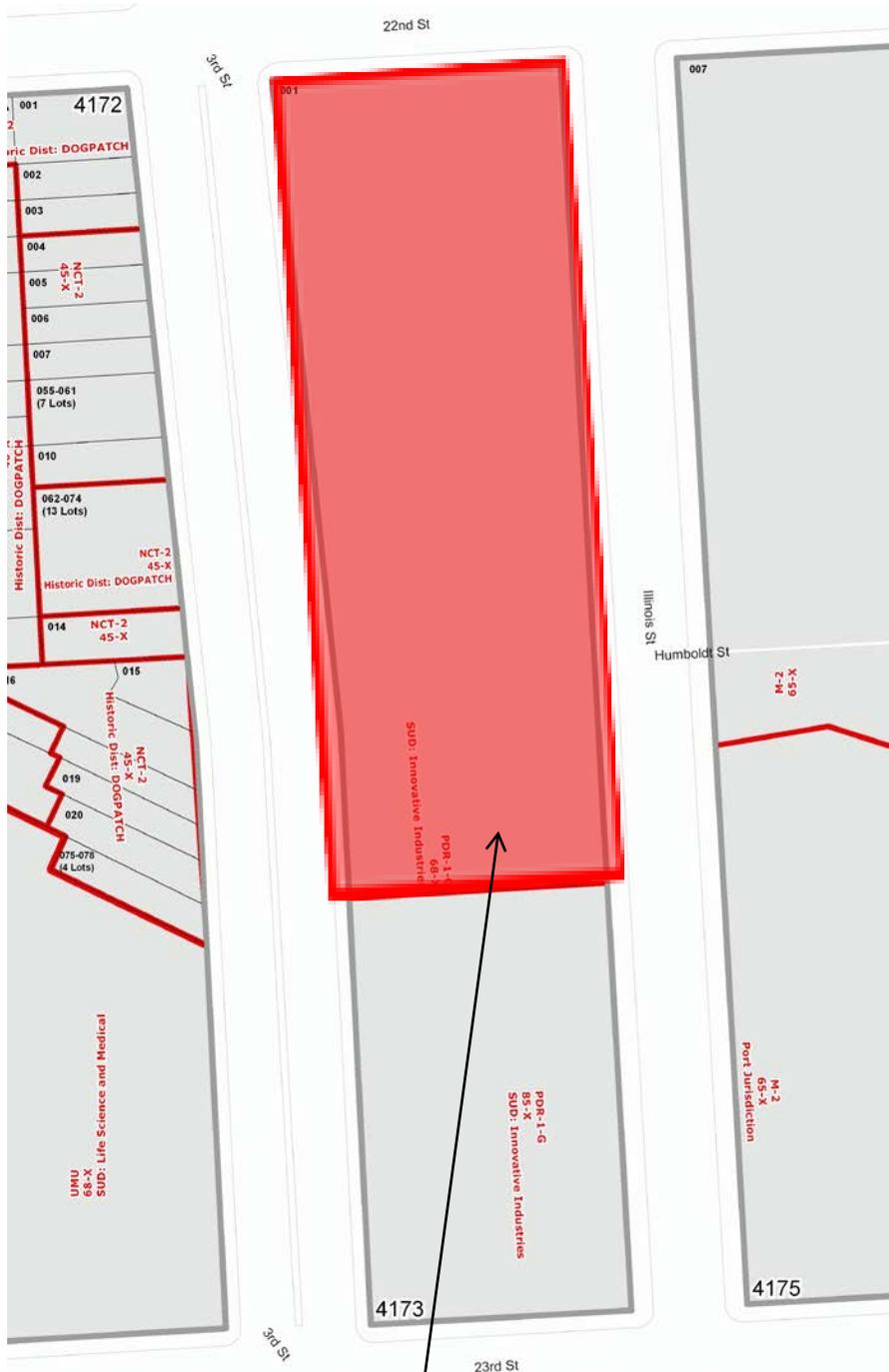

Planner's Signature


Date

Rich Scare
Print Name

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

Parcel Map

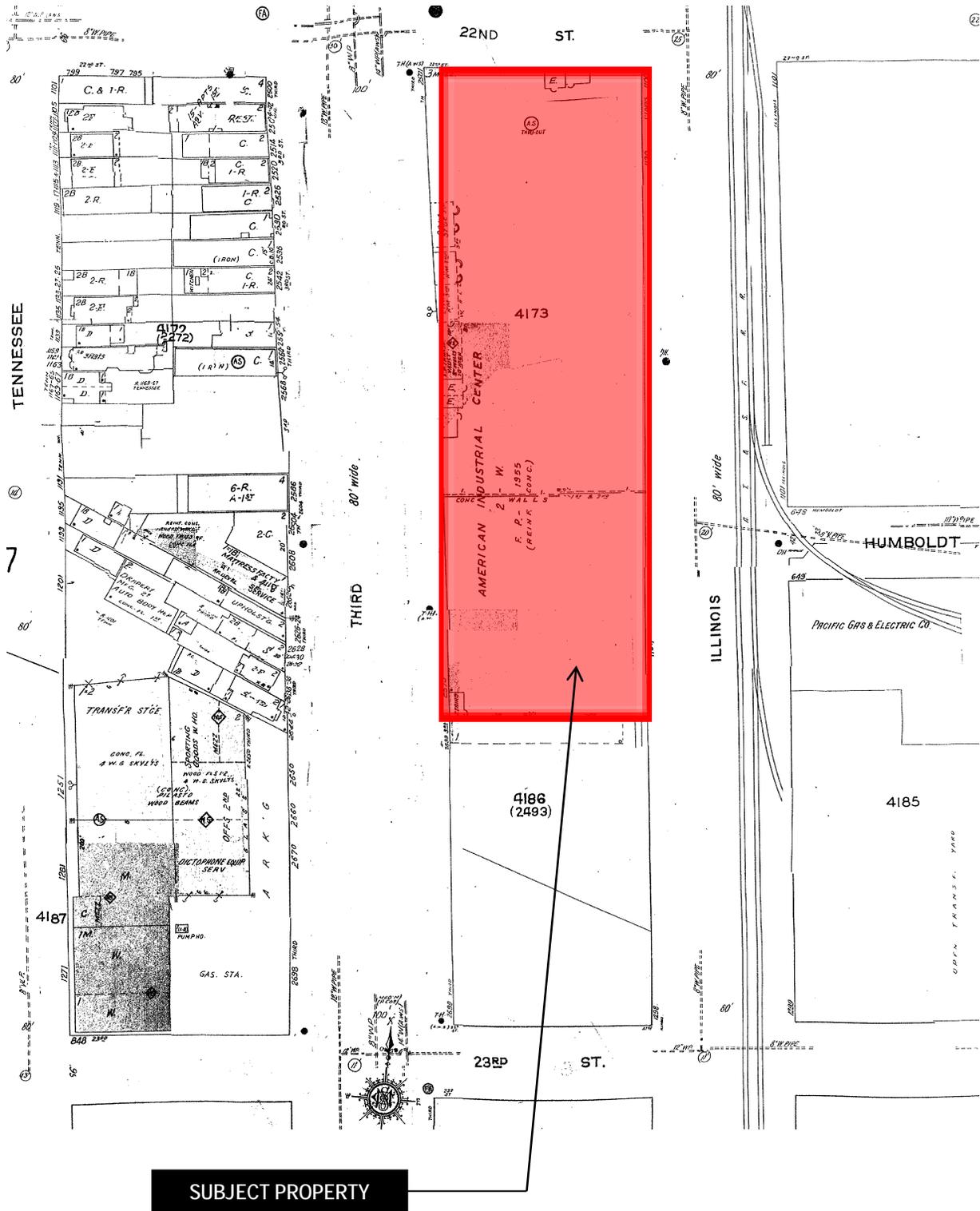


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0592C
2501 3rd Street

Sanborn Map*

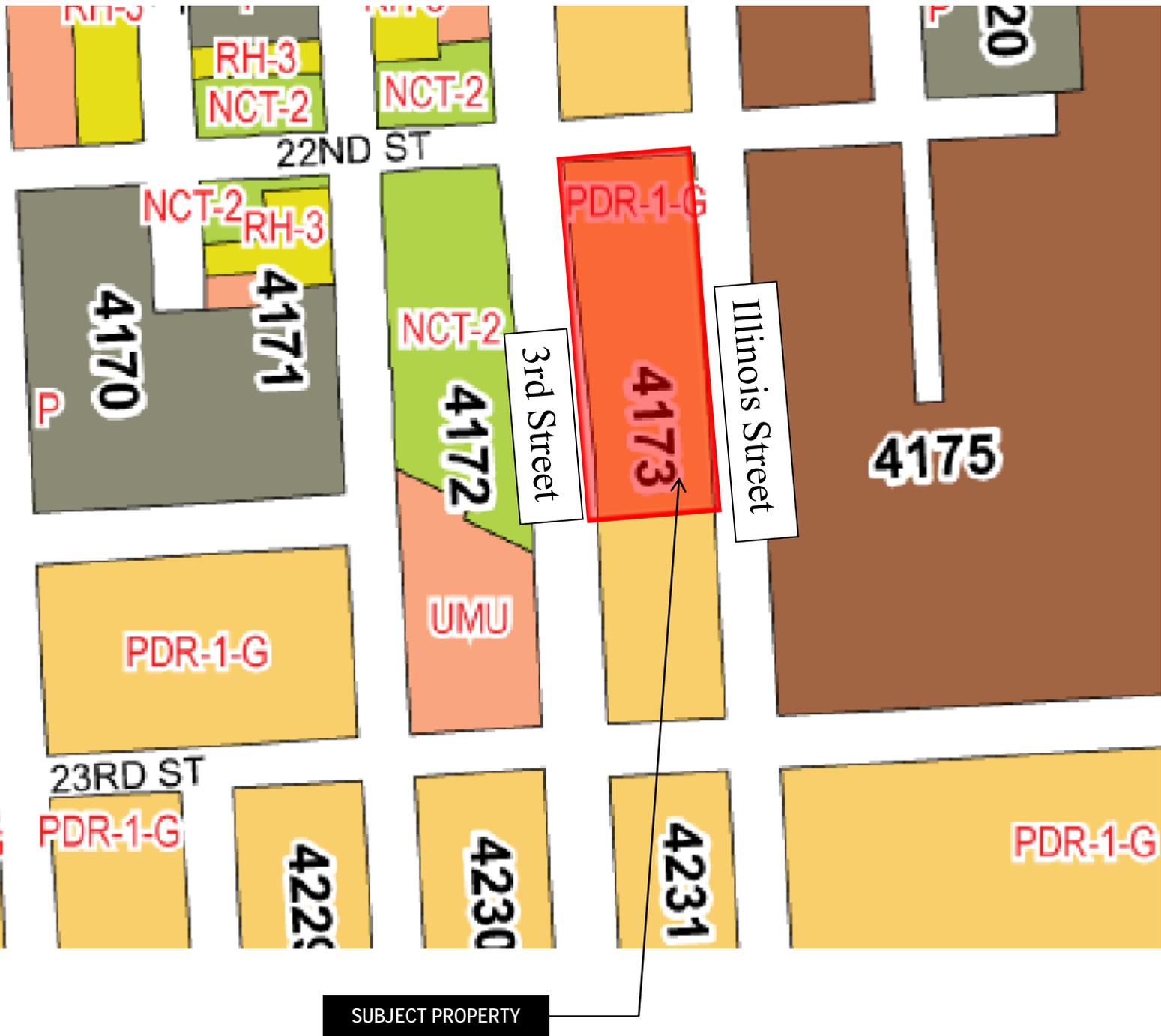


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



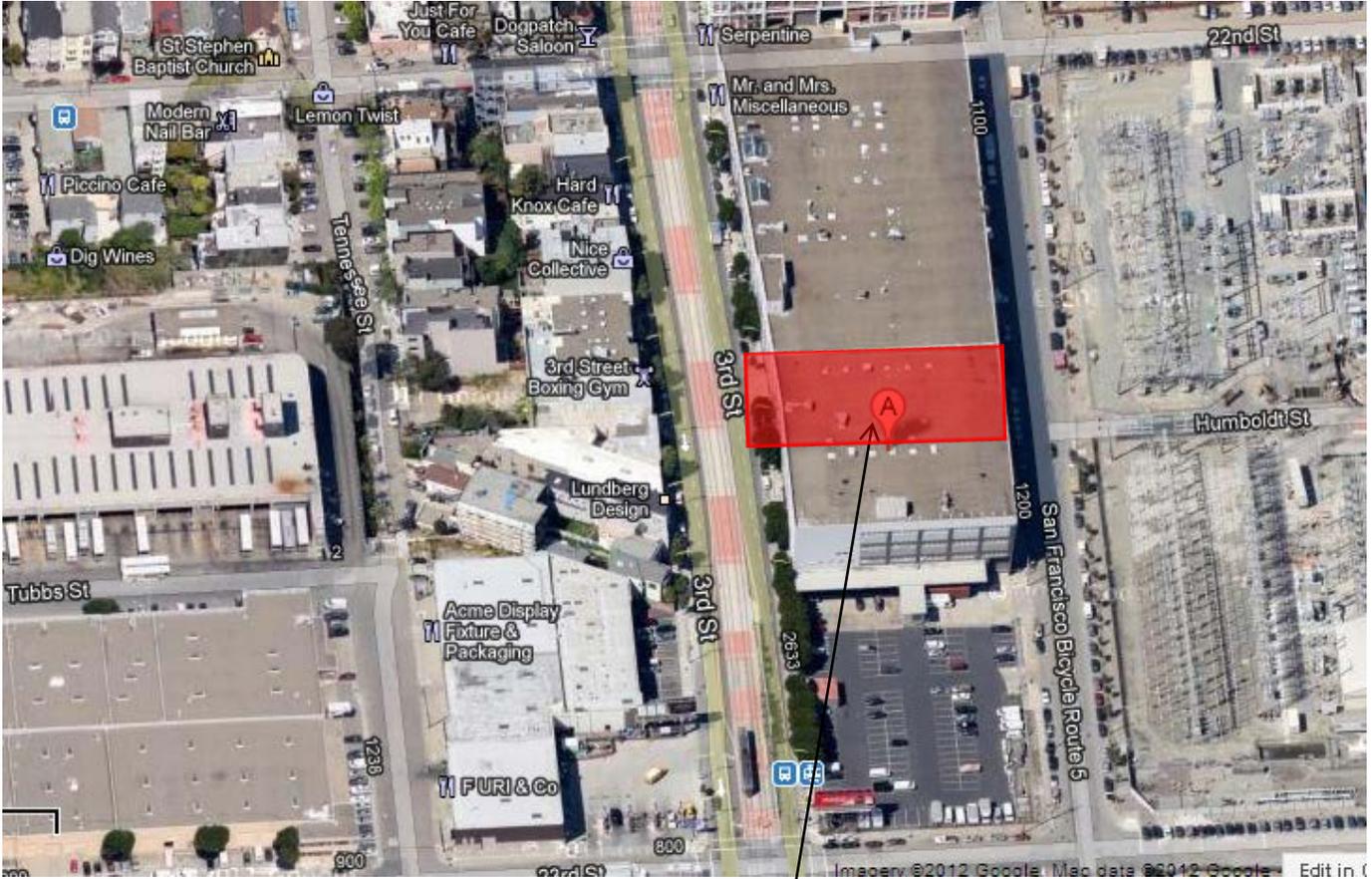
Conditional Use Hearing
 Case Number 2012.0592C
 2501 3rd Street

Zoning Map



Conditional Use Hearing
Case Number 2012.0592C
2501 3rd Street

Aerial Photo



SUBJECT PROPERTY



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0592C
2501 3rd Street

Aerial Photo



Conditional Use Hearing
Case Number 2012.0592C
2501 3rd Street

DOGPATCH BOULDERING - INDOOR ROCK CLIMBING GYM

2501 THIRD STREET, UNIT 2573
SAN FRANCISCO, CA 94107
CUP 2012-0592C



**AMERICAN INDUSTRIAL CENTER
OVERALL AERIAL PHOTO**

DOGPATCH BOULDERING - INDOOR ROCK CLIMBING GYM

2501 THIRD STREET, UNIT 2573
SAN FRANCISCO, CA 94107
CUP 2012-0592C



3RD STREET FACADE - WEST ELEVATION LOOKING NORTH TOWARDS 22ND STREET



3RD STREET FACADE - WEST ELEVATION

DOGPATCH BOULDERING - INDOOR ROCK CLIMBING GYM

2501 THIRD STREET, UNIT 2573
SAN FRANCISCO, CA 94107
CUP 2012-0592C



ILLINOIS STREET FACADE - EAST ELEVATION



ILLINOIS STREET FACADE - EAST ELEVATION

DOGPATCH BOULDERING - INDOOR ROCK CLIMBING GYM

2501 THIRD STREET, UNIT 2573
SAN FRANCISCO, CA 94107
CUP 2012-0592C



VIEW OF CONTEXT AND BUILDINGS ON WEST SIDE OF THIRD STREET



VIEW OF ILLINOIS STREET LOOKING NORTH AT THE AMERICAN INDUSTRIAL CENTER BUILDING

DOGPATCH BOULDERING - INDOOR ROCK CLIMBING GYM

2501 THIRD STREET, UNIT 2573
SAN FRANCISCO, CA 94107
CUP 2012-0592C

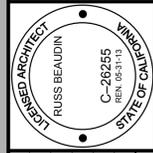


EXISTING INTERIOR



EXISTING INTERIOR

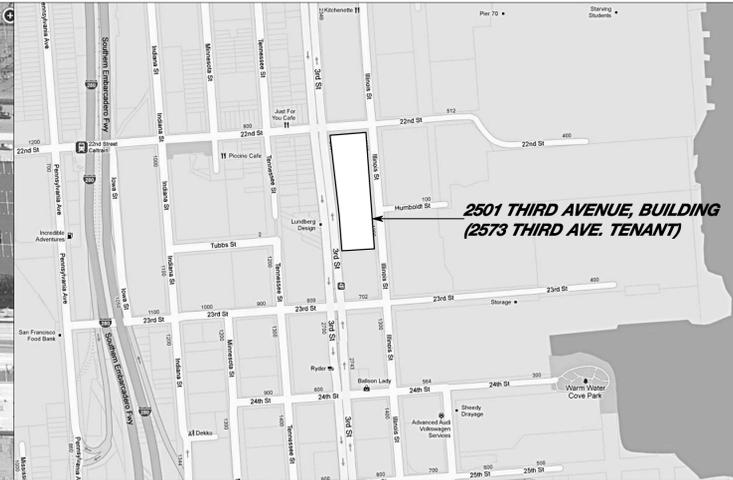
TOUCHSTONE CLIMBING - DOG PATCH BOULDERING



INTERIOR VIEW OF TENANT'S SPACE (CURRENT)



AERIAL VIEW OF EXISTING BUILDING



LOCAL VICINITY MAP



AREA MAP

CODES

- 2010 CALIFORNIA BUILDING CODE (2009 IBC)
- 2010 CALIFORNIA RESIDENTIAL CODE (2009 IRC)
- 2010 CALIFORNIA ELECTRICAL CODE (2008 NEC)
- 2010 CALIFORNIA MECHANICAL CODE (2008 UMC)
- 2010 CALIFORNIA PLUMBING CODE (2009 UPC)
- 2010 CALIFORNIA ENERGY CODE
- 2010 CALIFORNIA HISTORICAL BLDG CODE
- 2010 CALIFORNIA FIRE CODE (2009 IFC)
- 2010 CALIFORNIA EXISTING BLDG CODE (2009 IEBC)
- 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE
- LOCAL CODES AND ORDINANCES - CITY OF SAN FRANCISCO

CUP DRAWING SET INDEX

- A0.1 COVER SHEET - PROJECT DESCRIPTION, DATA, LOCATION, SITE PLAN, IMAGES
- A2.1 EXISTING FLOOR PLAN (TENANT SPACE)
- A2.2 PROPOSED FLOOR PLAN
- A3.1 PROPOSED EXTERIOR ELEVATION

PROJECT DESCRIPTION

TO BUILD AN INDOOR BOULDERING FACILITY (RECREATIONAL CLIMBING ON ARTIFICIAL WALLS).

THE PROPOSED SPACE WILL HAVE 16 FEET HIGH BOULDERING WALLS SURROUNDED BY AN 18 INCH THICK PADDED AREA.

IN ADDITION TO THE BOULDERING WALLS, THE NEW RESTROOMS WILL HAVE SHOWERS AND LOCKERS FOR THE CUSTOMERS. AS MANY OF THE MEMBERS USE BICYCLES AS THEIR MODE OF TRANSPORTATION, A LARGE INDOOR BICYCLE PARKING AREA WILL BE PROVIDED.

IN ORDER TO MAKE THE EXISTING NON-COMPLIANT SPACE ACCESSIBLE, A NEW ENTRY AREA WILL BE ADDED. PART OF THE EXISTING CONCRETE WALL WILL BE REMOVED AND NEW STOREFRONT WINDOWS AND RECESSED GLASS DOORS WILL BE ADDED. THE NEW INTERIOR LANDING WILL HAVE STEPS AND A HC ACCESSIBLE LIFT TO REACH THE EXISTING ELEVATED SLAB AND THE CUSTOMER CHECK-IN DESK AREA.

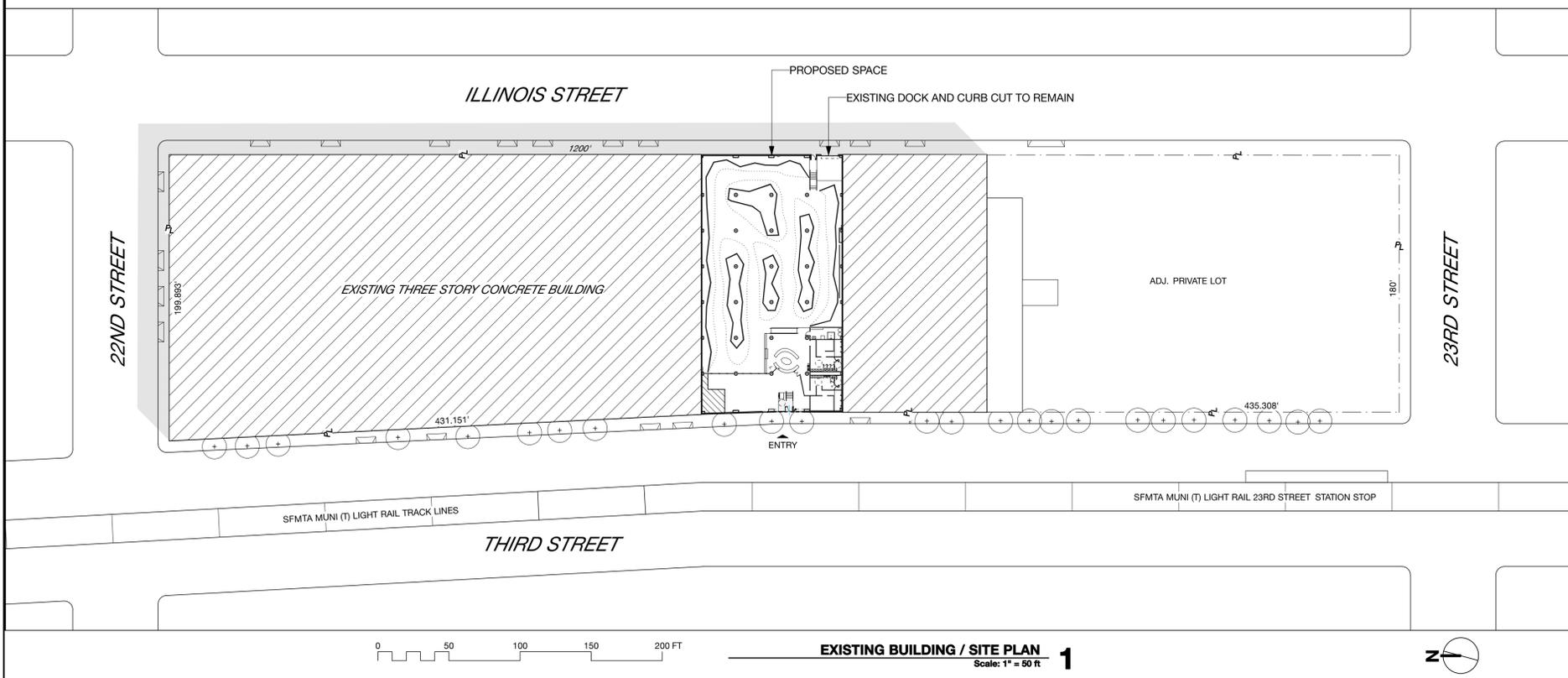
EXISTING OPERABLE WINDOWS ON BOTH SIDES OF THE SPACE WILL PROVIDE THE NECESSARY VENTILATION. THE RESTROOMS WILL HAVE EXHAUST FANS.

PROJECT DATA

BUILDING ADDRESS	2501 THIRD STREET SAN FRANCISCO, CA 94107
BLOCK	4173
LOT	001
NUMBER OF FLOORS	THREE STORIES (EXISTING TO REMAIN)
TENANT ADDRESS	2573 THIRD STREET
ZONING DESIGNATION	PDR-1-G INNOVATIVE INDUSTRIES OVERLAY
EXISTING USE	MANUFACTURING & PRODUCTION (WINE MAKING)
PROPOSED USE	INDOOR ROCK CLIMBING GYM
BUILDING TYPE	III B (SPRINKLERED)
TENANT SPACE	17,500 SQ FEET (INTERIOR, GROSS, NO CHANGE)
PARKING	NO PARKING REQUIRED PER 151.1 FOR PDR-1-G

PROJECT TEAM

TENANT	TOUCHSTONE CLIMBING INC. MARK MELVIN, CEO 32 HEATHER WAY LARKSPUR, CA 94939 415-509-6692 mmelvin@touchstoneclimbing.com
ARCHITECT	TWELVE13 ARCHITECTURE RUSS BEAUDIN, ARCHITECT 1031 FRANKLIN STREET STUDIO 1103 (THIRD FLOOR) SAN FRANCISCO, CA 94109 415-839-5401 russ@twelve13.com



EXISTING BUILDING / SITE PLAN 1
Scale: 1" = 50 ft

NO.	DATE	REV.	DESCRIPTION
06/25/12			CUP SUBMISSION - DELTA 1
05/03/12			CUP SUBMISSION
			SF PLANNING, TSC
			SF PLANNING, TSC

DOG PATCH BOULDERING		AS NOTED	
2501 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA		CUP SET	
TENANT IMPROVEMENTS		COVER SHEET - PROJECT INFO	
12/18			

THIRD STREET

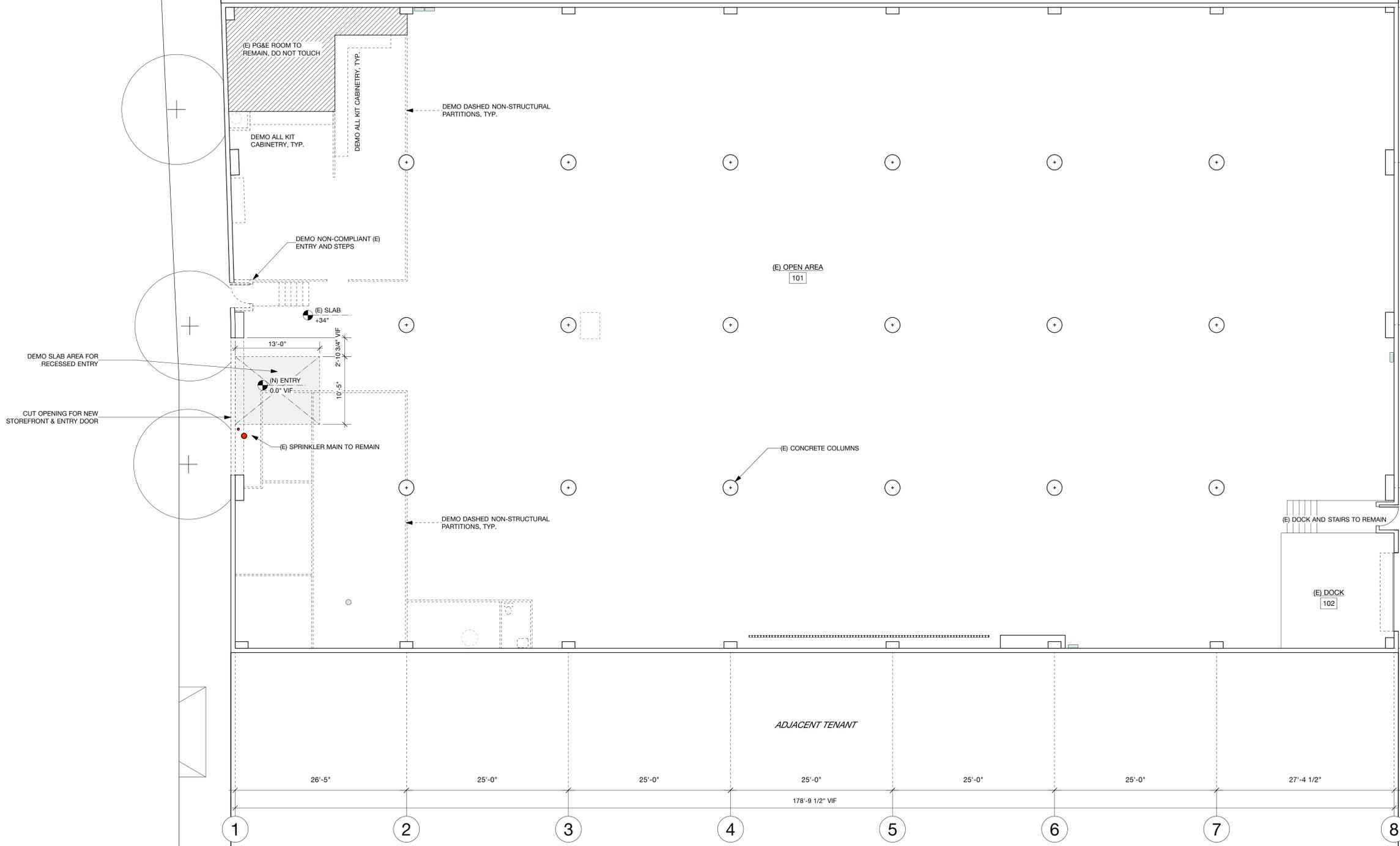
ILLINOIS STREET

ADJACENT TENANT

(E) OPEN AREA
101

(E) DOCK
102

- KEYS**
- EXISTING TO REMAIN
 - DEMOLISH
 - NEW CONSTRUCTION
 - NEW CLIMBING WALLS
 - (E) SLAB
+34"
 - EXIT



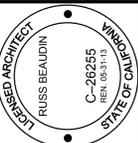
EXISTING PLAN 1
Scale: 1/8" = 1'-0"



- A 24'-8"
- B 25'-0"
- C 98'-5 3/4" VIF
- D 25'-0"
- E 23'-9 3/4"

- 1 26'-5"
- 2 25'-0"
- 3 25'-0"
- 4 25'-0"
- 5 25'-0"
- 6 25'-0"
- 7 25'-0"
- 8 27'-4 1/2"

T W E L V E 13
ARCHITECTURE
150 CALIFORNIA STREET
SAN FRANCISCO, CA 94109
415-839-5401 V
415-738-0428 F
PROJECTS@TWELVE13.COM



DATE	REV.	DESCRIPTION
06/25/12	01	CUP SUBMISSION - DELTA 1 SF PLANNING, TSC
05/03/12	02	CUP SUBMISSION SF PLANNING, TSC

DOG PATCH BOULDERING
2501 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA
TENANT IMPROVEMENTS
EXISTING UNIT FLOOR PLAN (PROPOSED DEMOLITION)
12.018
CUP SET
1/8" = 1'-0"

A2.1

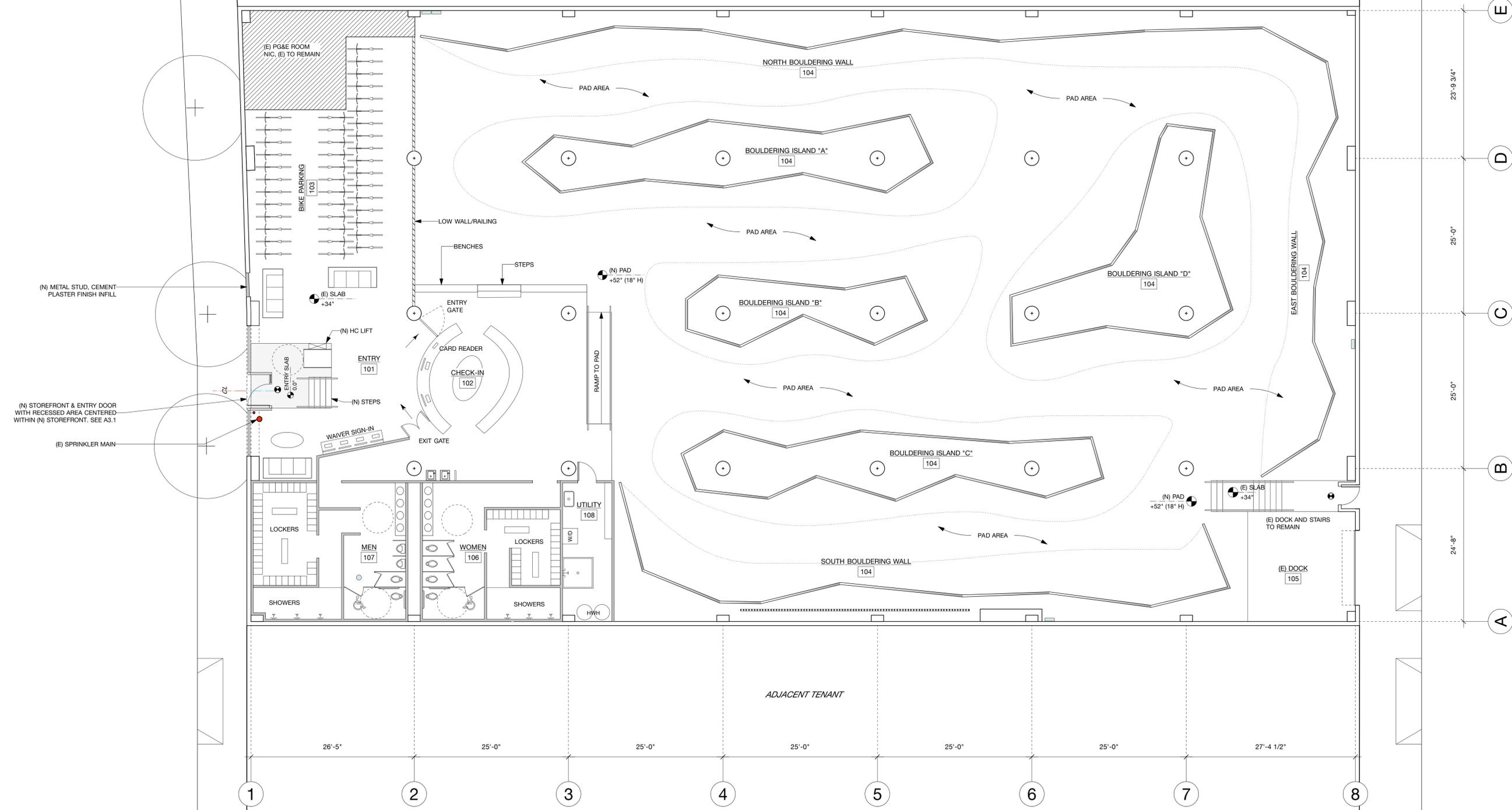
THIRD STREET

ILLINOIS STREET

- KEYS**
- EXISTING TO REMAIN
 - DEMOLISH
 - NEW CONSTRUCTION
 - NEW CLIMBING WALLS
 - (E) SLAB +34"
 - EXIT

ADJACENT TENANT

ADJACENT TENANT



E
D
C
B
A

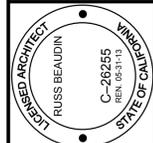
23'-9 3/4"
25'-0"
25'-0"
24'-8"

1 2 3 4 5 6 7 8

26'-5" 25'-0" 25'-0" 25'-0" 25'-0" 25'-0" 27'-4 1/2"



PROPOSED INTERIOR FLOOR PLAN 1
Scale: 1/8" = 1'-0"

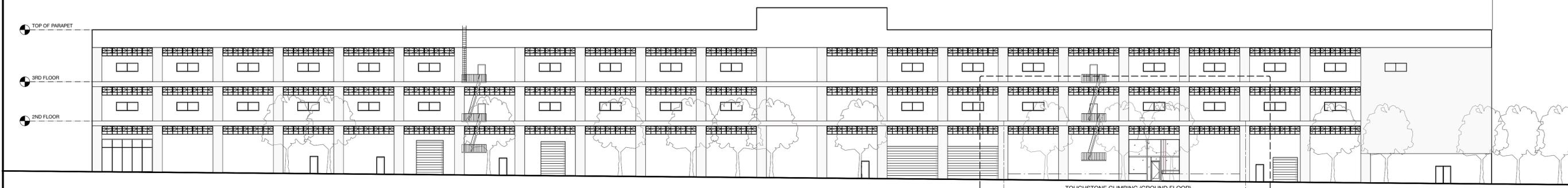


DATE	REV.	DESCRIPTION
06/26/12	1	CUP SUBMISSION - DELTA 1 SF PLANNING, TSC
05/03/12	2	CUP SUBMISSION SF PLANNING, TSC

DOG PATCH BOULDERING
TENANT IMPROVEMENTS
PROPOSED FLOOR PLAN
CUP SET

12.018 1/8" = 1'-0"

A2.2

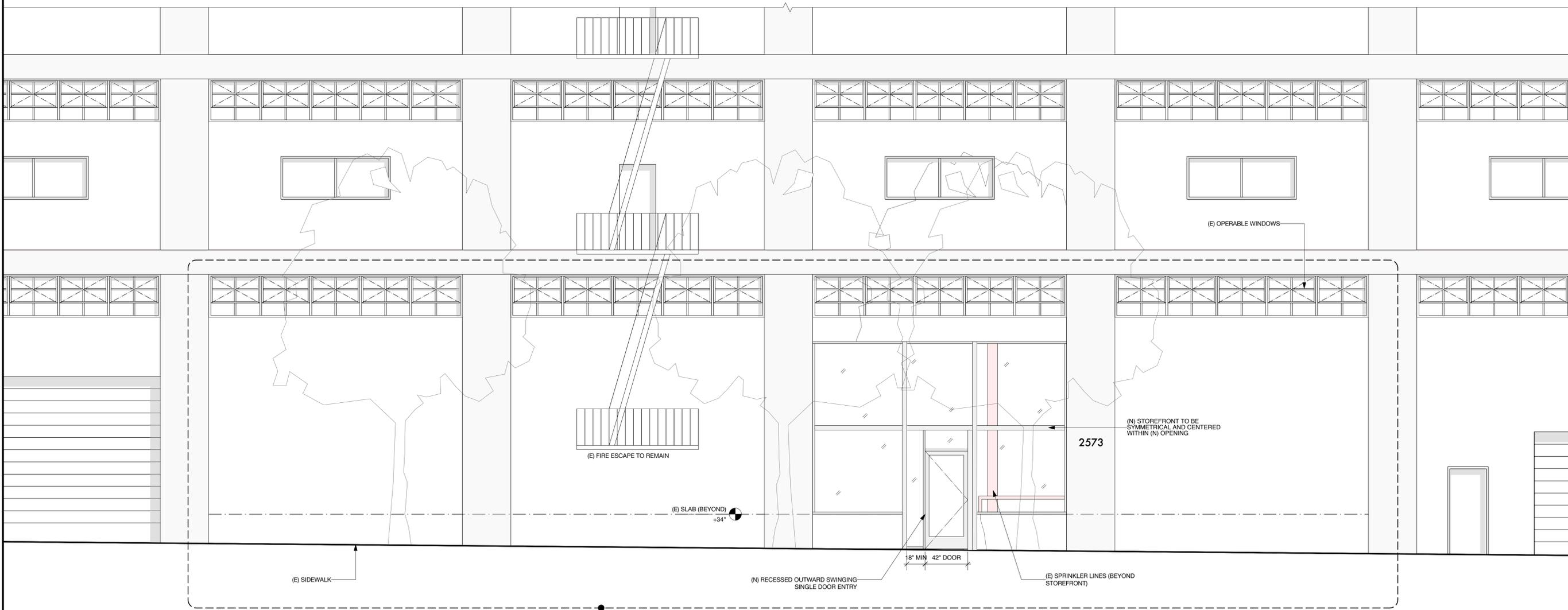


ALL TREES SHOWN ARE EXISTING

TOUCHSTONE CLIMBING (GROUND FLOOR)

2
A3.1
ENLARGED SECTION

THIRD STREET BUILDING ELEVATION 1
Scale: 1" = 20' ft



(E) FIRE ESCAPE TO REMAIN

(E) SLAB (BEYOND)
+34

2573

(N) STOREFRONT TO BE SYMMETRICAL AND CENTERED WITHIN (N) OPENING

18" MIN 42" DOOR

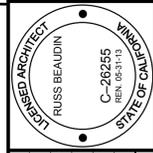
(N) RECESSED OUTWARD SWINGING SINGLE DOOR ENTRY

(E) SPRINKLER LINES (BEYOND STOREFRONT)

(E) SIDEWALK

TOUCHSTONE CLIMBING BOULDERING GYM (DASHED LINES)

PARTIAL ELEVATION - TOUCHSTONE CLIMBING 2
Scale: 1/4" = 1'-0"



DATE	REV	DESCRIPTION
06/26/12	1	CUP SUBMISSION - DELTA 1 SF PLANNING, TSC
05/03/12	2	CUP SUBMISSION SF PLANNING, TSC

DOG PATCH BOULDERING
2501 THIRD STREET, UNIT 2573, SAN FRANCISCO, CA
TENANT IMPROVEMENTS
PROPOSED THIRD STREET EXTERIOR ELEVATION
CUP SET
12.118 AS NOTED



July 19, 2012

Dear Planning Commissioners:

Touchstone Climbing opened as Mission Cliffs in San Francisco in its current location at 19th St. and Harrison in 1995 and has been an integral part of neighborhood dynamics ever since. A central value of the business has been commitment to community, as evidenced by the partial attached lists of hundreds of organizations and schools which we have supported, amounting to thousands of San Francisco residents whose lives we have affected in a positive way.

We are proposing the leasing of a site principally dedicated to a different type of indoor climbing than that for which Mission Cliffs has become well known. 'Bouldering' doesn't require ropes, is more accessible to new climbers and is becoming the choice of the young crowd when it comes to rock climbing. Dogpatch Boulders will be a unique facility, its walls very different than those at Mission Cliffs, but with the same business commitment to community and customer support. Our experience in the Mission tells us that the rock climbing clientele is largely local, over 50% of regular users living within a mile, and not more than 2% from any zip code more than two miles away.

Our use is supportive of health and fitness, important in the busy urban lifestyle of today. Whereas almost any health related activity is beneficial in a busy city like San Francisco, our gym creates unique social groups because of the need for interaction in the act of rock climbing. The nature of climbing also interests disadvantaged youth and adult support groups as a diversion they can use to support their greater missions.

The expansion is compatible with the Dogpatch neighborhood, involving the interior remodel of a space in the American Industrial Center. Our building plan is relatively simple, involving the addition of a storefront, ADA access, locker rooms, rock climbing walls, and lots of interior bike parking. No residential neighbors will be affected, as the remodel is interior to the larger building. The scale of the project at 17,500 square feet is very modest, even small relative to health clubs.

We think it is likely that our existing location in the Mission has the largest percentage of users that bike there, of any business with a relatively large user base in San Francisco. We expect this facility can do even better, and have planned for it by creating a large interior bike parking area.

We believe our use is desirable and in the context of the need for stress relief of a hard working young crowd, pretty close to a necessity. As the new Dogpatch buildings, including the UCSF Campus, get occupied, healthy alternative close options for after work activity will become a must.

Attached are over 100 notes in support of our project, as well as a list of community groups that we have supported directly, and hundreds more indirectly through donation. We have presented our plan to the primary neighborhood association in the Dogpatch area, and have included a letter of support from them. As of this date we know of no opposition to our project. I'm attaching a photo of the use of bikes in our Mission Cliffs facility, evidence of the locality of our users, and the benefit we can bring as we go even further in supporting bike use. We think we've done the right thing by our community and deserve your support.



Photographs of patrons using bicycle transportation to Touchstone Mission Cliffs. Bike transportation to Dogpatch Bouldering is anticipated to be similar.



May 30, 2012

Planning Commission
City of San Francisco

Re: Proposed Touchstone Climbing Inc. Bouldering Gym, Dogpatch, CUP Application 120502

Dear Commissioners:

Mark Melvin and his team presented their plan to the Dogpatch Neighborhood Association on May 8, 2012 at our regular membership meeting. We were impressed with Touchstone's enthusiasm and professionalism as well as with the plan itself. A few of our members have been to Touchstone's other gym in San Francisco and had nothing but good to say about it.

We welcome this new business to our neighborhood and look forward to seeing it open as soon as possible. We think that they will be a good addition to our mix of businesses and services, and they pledge to be and have a record of being interested and involved in their neighborhood.

Thank you for your consideration. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Janet Carpinelli". The signature is fluid and cursive, with a prominent loop at the end.

Janet Carpinelli
President

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments ONE MORE THING TO
MAKE SF AN AMAZING
PLACE TO LIVE!

I can't wait for the new gym in Dogpatch!

Sincerely, CALEB KOZLOWSKI
Name: CALEB KOZLOWSKI
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments They are a great part
of the Mission community &
would be a great addition
to the Dogpatch!

I can't wait for the new gym in Dogpatch!

Sincerely, Brandi Kozlowski
Name: Brandi Kozlowski
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments We need more
climbing space!

I can't wait for the new gym in Dogpatch!

Sincerely, Mariana Parreiras
Name: 94115
Zip Code: 06-29-12
Date: 06-29-12

Yes! More,
bouldering!

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments More gyms
for climbing
means a healthier
SF.

I can't wait for the new gym in Dogpatch!

Sincerely, Dan Larson
Name: 94114
Zip Code: 6/22/12
Date: 6/22/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Lisa Foster
Name: _____
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Catherine Prest
Name: _____
Zip Code: 94109
Date: 6/30/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Mark Rasal
Name: _____
Zip Code: 94158
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments GOTTA HAVE THIS!
LOOKING FORWARD TO ANOTHER
HEALTHY ALTERNATIVE

I can't wait for the new gym in Dogpatch!

Sincerely, Peter Matias
Name: _____
Zip Code: 94101
Date: 29 June '12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments IM ALL FOR IT!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Dillon Moffatt

Zip Code: 94117

Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Please!!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: William Ryan

Zip Code: 94123

Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, DAN QUON
Name: _____
Zip Code: 94117
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Please let us
have a new gym.
The current one is used a lot
and we're healthy active outdoor
people!

I can't wait for the new gym in Dogpatch!

Sincerely, Chris Brand
Name: _____
Zip Code: 94109
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments We want to climb!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: April Short
Zip Code: 94114
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Madison Wood
Zip Code: 94103
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments We need this
gym.

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Sarah Mankus

Zip Code: 94115

Date: 06-29-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments CLIMBING
CONTRIBUTES TO
COMMUNITY FITNESS
& A HEALTHIER WORLD.

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: JESSE CLARK

Zip Code: 94114

Date: 6/29/10

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: JEAN SAN AGUSTIN

Zip Code: 94108

Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I am so excited about
a new bouldering gym! It
would definitely be an attraction

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Alexandria Lee

Zip Code: 94107

Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments It would be a
great addition to the
neighborhood.

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Ted W.
Zip Code: 94110
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: John Melahie
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Yeah! It's great
exercise and fun.

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Stephen Harning
Zip Code: 94103
Date: 06/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Evan Pickering
Zip Code: 94103
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments It would help the neighborhood to have a place of activity.

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: JOHN TORQUIDO
Zip Code: 94124
Date: JUNE 29 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments i like touchstone
i like bouldering
it's fun

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: CHRISTOPHER GOZETSKI
Zip Code: 94112
Date: 29 JUN 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I want IIT!!!
I ♥ TS/MC

I can't wait for the new gym in Dogpatch!

Sincerely, Rym Hovet
Name: 94107
Zip Code: 6/29/2012
Date:

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Yes I want it!

I can't wait for the new gym in Dogpatch!

Sincerely, Greg Savidge
Name: 94117
Zip Code: 6/29/12
Date:

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Aaron Frank
Name: _____
Zip Code: 94110
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Climbing does
the world good!

I can't wait for the new gym in Dogpatch!

Sincerely, Maria Vishnevskiy
Name: _____
Zip Code: 94118
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Dogpatch is a great
place for climbing!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Anthony Aboumrab
Zip Code: 94107
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Can't wait

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Josh Schwab
Zip Code: 94110
Date: 7/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments please please
please!

I can't wait for the new gym in Dogpatch!

Sincerely, Maya Petersen
Name: _____
Zip Code: 94110
Date: 7/24/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments YEAH!!!

I can't wait for the new gym in Dogpatch!

Sincerely, A. BARTH
Name: _____
Zip Code: 94114
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments let people +
businesses do what
they want with their
own property!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Michael Jancsy
Zip Code: 94133
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Ben Martinek
Zip Code: 94117
Date: 6.30.12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments YAM
excited!

I can't wait for the new gym in Dogpatch!

Sincerely, SARAH KNOX
Name: _____
Zip Code: 94110
Date: 06/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Touchstone has been
an amazing gym and
I support the new gym!

I can't wait for the new gym in Dogpatch!

Sincerely, John Strubbe
Name: _____
Zip Code: 94704
Date: 6-29-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, *Darrell Sannely*
Name: _____
Zip Code: *94172*
Date: *6/29/12*

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments *Yes, I want it!*

I can't wait for the new gym in Dogpatch!

Sincerely, *Camero Stael*
Name: _____
Zip Code: *94117*
Date: *6/29/12*

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments This gym will be an
awesome addition

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Jess Solberg

Zip Code: 94110

Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I love climbing!
It would be so
AWESOME to have a
new bouldering gym.

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: GABE PINE

Zip Code: 94110

Date: 6-29-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Put it in!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Mary Clay
Zip Code: 94124
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Kevin Lo
Zip Code: 94108
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Micah Hilt
Name: _____
Zip Code: 94118
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Mary Rodriguez
Name: _____
Zip Code: 94102
Date: 6/30/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Chris Holt
Name: _____
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Please let
them open

I can't wait for the new gym in Dogpatch!

Sincerely, Adriana Bunge
Name: _____
Zip Code: 94610
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Yes! ☺

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Chris Lee
Zip Code: 94117
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I will die
without it.

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Sharon Huang
Zip Code: 94112
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments DO IT !!!

I can't wait for the new gym in Dogpatch!

Sincerely, Karen Huang
Name: _____
Zip Code: 94112
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments More jobs!
More small business

I can't wait for the new gym in Dogpatch!

Sincerely, Tim Mand
Name: _____
Zip Code: 94109
Date: 11/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments YAY! ☺

I can't wait for the new gym in Dogpatch!

Sincerely
Name: Pam Velazquez
Zip Code: 94110
Date: JUNE 29th, 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments YAY New gym!

I can't wait for the new gym in Dogpatch!

Sincerely
Name: CHRISTINA MANNING
Zip Code: 94110
Date: 29 JUNE 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I think the gym
would be a great addition
to the dogpatch

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Russell Scholl
Zip Code: 94117
Date: 6-28-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Please give them
a permit!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Kim Lam
Zip Code: 94107
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Y Yeah!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Michael Clayton
Zip Code: 94114
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I believe these centers to be beneficial to the communities that they are welcomed into.

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: RANDY LEE
Zip Code: 94110
Date: 06/30/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments

Yeah ↓

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: *KENT DE GROOT*

Zip Code: *94114*

Date: *6/29/12*

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments

17 Mission Cliffs!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: *Augustine M. Cooper*

Zip Code: *94110*

Date: *29 June 2012*

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

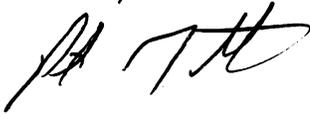
Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments They have supported
us immensely,
please support Touchstone

I can't wait for the new gym in Dogpatch!

Sincerely, Peter Mattsson
Name: _____
Zip Code: 94110
Date: 6/29/2012



San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I love Mission
Climb + Touchstone. Another
gym would be amazing!

I can't wait for the new gym in Dogpatch!

Sincerely, Bobby Goodlatte
Name: _____
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Janice Segall
Name: _____
Zip Code: 94002
Date: 6/28/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I strongly support the new bouldering gym project.

I can't wait for the new gym in Dogpatch!

Sincerely, Charles Hamel
Name: _____
Zip Code: 94110
Date: 6/28/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Vaughn Karbin

Zip Code: 94112

Date: 6/28/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments These guys are a great influence
on the health of kids in the surrounding
area. They keep me healthy too!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: JR Heard

Zip Code: 94131

Date: 6/28/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Mandy Lary
Name: _____
Zip Code: 94111
Date: 6/28/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Bouldering is RAD!

I can't wait for the new gym in Dogpatch!

Sincerely, Kent Schmitz
Name: _____
Zip Code: 94112
Date: 6/25/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Make that shit
happen now - for real

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Winston Black
Zip Code: 94115
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments CLIMBING Gyms
AREN'T LIKE "NORMAL Gyms" -
THE COMMUNITIES THAT FORM
ARE MUCH STRONGER!!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: ALEX GRISHAVER
Zip Code: 94014
Date: 29 JUNE 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Michael Hoyer
Zip Code: 94114
Date: 6-27-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments These gyms are
awesome!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Fahad Ghani
Zip Code: 94107
Date: 06/27/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I have been a member & supporter of Touchstone for years & they run a great operation!

I can't wait for the new gym in Dogpatch!

Sincerely, Galen Nishioka
Name: _____
Zip Code: 94121
Date: 6-27-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, MICHAEL REESE
Name: _____
Zip Code: 94110
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Brendan Linn
Name: _____
Zip Code: 94110
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments DO IT!

I can't wait for the new gym in Dogpatch!

Sincerely, Chris Mefford
Name: _____
Zip Code: 94103
Date: June 27 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Julie Bergez
Zip Code: 94124
Date: 06/26/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I ♥ TOUCHSTONE!
I can't wait for the
new bouldering gym!!!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: CARLYN C.
Zip Code: 94107
Date: 6/15/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Josephine Foucher
Name: _____
Zip Code: 94124
Date: 6/26/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Lesley Merritt
Name: _____
Zip Code: 94114
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I can't wait for
this! This would bring me
to the dogpatch all the time!
Just for you!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Grant Helton
Zip Code: 94102
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: VLEDDY
Zip Code: 94116
Date: 6/26/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Please give us
the permits!

Thank you very much!!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Angelica O. 
Zip Code: 94110
Date: 6/26/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: DAVE OLENSY
Zip Code: 94124
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: _____

Zip Code: _____

Date: _____

Randy Wilson
94158 6/27
2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments we would love to
have a bouldering-only
gym in SF!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: _____

Zip Code: 94117

Date: 6/26

Katie Schleringer

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I Support

Touchstone gyms

please put one in Marina!!!
I can't wait for the new gym in Dogpatch!

Sincerely, Christine Ambrose
Name: _____
Zip Code: _____ 3590 Folsom
Date: _____

6/27/12 S.F. CA
94110

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, _____
Name: Q. DiDomenico
Zip Code: 94110
Date: 6/27/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments A VOTE FOR TOUCHSTONE IS A VOTE FOR A HEALTHIER, MORE ACTIVE, AND STRONGER COMMUNITY! I PROMISE!!

I can't wait for the new gym in Dogpatch!

Sincerely, ALEL DITONTO
Name: _____
Zip Code: 94110
Date: 6/27/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Roger Escobar
Name: _____
Zip Code: 94127
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, 
Name: _____
Zip Code: 94110
Date: 6/27/2012

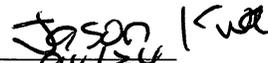
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, 
Name: _____
Zip Code: 94134
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Pavel Salamon
Zip Code: 94112
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments This will be a wonderful addition to the community. Children & adults alike deserve this opportunity. Please support the gym.

I can't wait for the new gym in Dogpatch! MLR

Sincerely,
Name: Marty Roberts
Zip Code: 94110
Date: 6/27/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: DANIEL SANTOS

Zip Code: 94131

Date: JUNE 27 2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments A gym in the dogpatch would be a supremely welcome addition to the neighborhood

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Jeremia Kimelman

Zip Code: 94103

Date: 6/30/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments This gym is great.
I can't wait for it to get
even better! More gyms the
better

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Dan Yang

Zip Code: _____

Date: 9/24/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Climbing rocks!

I can't wait for the new gym in Dogpatch!

Sincerely,

Name: Kyle Conroy

Zip Code: 94115

Date: 10/24/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments yes I want a
gym

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Nathan Silverman
Zip Code: 94010
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments YES!!! GG
GG

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Charlie Chapman
Zip Code: 94010
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments I'm for it!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Krishnan Seshadri
Zip Code: 94131
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: HELEN L. CHO
Zip Code: 94103
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Tomas Bickel's
Name: _____
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Climbing without
driving is great.

I can't wait for the new gym in Dogpatch!

Sincerely, Ben Kraft
Name: _____
Zip Code: 94110
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments This would
be very close to
where I live!

I can't wait for the new gym in Dogpatch!

Sincerely, David Chen
Name: David Chen
Zip Code: 94158
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Lots of need & desire
from the community. Please
expand the supply!

I can't wait for the new gym in Dogpatch!

Sincerely, Jay Wyatt
Name: Jay Wyatt
Zip Code: 94117
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Nisha Fernandes
Name: _____
Zip Code: 94131
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Alex Laslavic
Name: _____
Zip Code: 94114
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments This will be an important staple for the community + promote fitness + public health.

I can't wait for the new gym in Dogpatch!

Sincerely, Kennalastkovic
Name: 94114
Zip Code: 0129112
Date:

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments LET THEM BUILD

I can't wait for the new gym in Dogpatch!

Sincerely, JEFF RUSSELL
Name: 37 94122
Zip Code: 6/29/12
Date:

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Yay!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Laurea Weiss
Zip Code: 94117
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments Got to compete
w/ Bridges!!

I can't wait for the new gym in Dogpatch!

Sincerely,
Name: Reagan Reed
Zip Code: 94112
Date: 6-29-12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Mark Foxworthy
Name: _____
Zip Code: 94107
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, K. Werner
Name: _____
Zip Code: 94117
Date: 6/29/12

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Dear Planning Commissioner,

I am writing as a user of Touchstone Climbing and Fitness. I strongly support their plans to create a bouldering gym in the Dogpatch neighborhood of San Francisco. Their gyms support local non-profits, create a positive community, and foster healthy lifestyles among members and guests.

Comments _____

I can't wait for the new gym in Dogpatch!

Sincerely, Bertina Chow
Name: _____
Zip Code: 94116
Date: 6/29/2012

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

Kids Groups Supported at Mission Cliffs 2007-2011

Kids Total: 6,788

A.P. Giannini	Guadalupe Elementary School	Phillip Burton Afterschool Program
Aim High	GWHS Girls JV Volley Ball Team	Potrero Hill House
Alice Fong Yu Elementary	Hayward Playground	Potrero Hill Neighborhood Center
Alvarado School	Hebrew Academy	Potrero Hill Neighborhood House
AP Gianinni	High Tech High	Presidio Heights Playground
Archbishop Riordan H.S.	Home away from Homelessness	Presidio YMCA
Asian America Recovery	I Have A Dream	Richmond YMCA
BAAS Dragons	Ida B. Wells High School	Rita de Cascia
BACR @ Paul Revere	Immaculate Conception Academy	Russian American School
Banot Camp	Impact Academy of Arts	S.F. School
Bay View Beacon Center	Impact High School	Sacred Heart
Bayview Beacon	Independent Living Schools	Sage
Bayview Hunters Point	International High School	San Raphael Adventure Club
Bayview YMCA	International Studies Academy	Sanchez Elementary
Bessie Carmichael School	James McConchie	School of the Arts
Blue Dolphin Swim Team	Jamestown Community Center	Sea Crest School
Booker T	Japanese Community Youth Council	Seneca Center
Boy & Girls Club	Japanese Youth Community Council	Seven Tepees
Boy Scouts	Jefferson High School	SF Friends School
Boys & Girls Club	Jewish Community Center	SF International School
Brandeis-Hillel Day School	Jewish Community H.S.	SF Islamic School
Bridgemont	John O'Connell H.S.	SF School
Buchanan YMCA	Joshua Israel	SF Youth Works
Burton High School	JUMA	SFSU
California Academy of Sciences	Jump Start	Sherman -Aim High
Camp Here We Come	June Jordan High School	Sports 4 Kids-Fairmount Elementary
Children's After School for Arts	Katherine Del Mar Burke	Sports 4 Kids-Sanchez Elementary
Casa at Rooftop	KIPP	Sports 4 Kids (Cobb Elementary)
Cathedral School	KZD Armenien School	St. John's Educational
CCDC	KZV	St. John's Tutoring
Central YMCA	La Cultura Cura	Stonestown YMCA
Cesar Chavez	La Perouse	Sunnydale Housing Projects
Chinatown YMCA	Larkin Street	Swim Neptune
Chinatown Youth Community Center	Leadership High School	Tailor Made
Chinese Progressive Assoc.	Leadership Public Schools	Tenderloin After-School Program
Christ United Presbyterian Church	Lick - Aim High	Tenderloin Neighborhood Center
Citizen School	Lick Wilmerding H.S.	Thurgood Marshall High School
City of Mill Valley	Lighthouse	Unity High School
Civic Center Secondary School	Linking Youth Nurturing Community	Upward Bound
Cleveland Elementary School	Lowel High School	Vista Center
Colombia Park	Lycee Francais	Waldorf High School
Community Youth Center	Linking Youth Nuturing Community	Westside Community Services
Cornerstone Academy	Lyric	William Cobb School
Creative Arts School	Making Waves	Woodside International H.S.
CUPC Summer Camp	Marina Middle School	YMCA
De Marillac Academy	Mavericks	Young Life
Friendship House	Miraloma Playground	
Full Life Church	Misison Neighborhood Center	
Gateway High School	Mission Girls	
Giannini School	Mission Graduates	
Gilman Rec Center	Mission H.S.	
Girl Scouts	Mission High School	
Girl Ventures	Mission Neighborhood Center	
Girls After School Academy	Mission YMCA	
Glen Park Rec. Center	Native America Health Center	
Glide Church	New Door Ventures	
Glide Foundation	Newcomer High School	
Glide Youth and Children Center	Oakes Children Center	
Good for Kids Foundation	OMI Beacon Center	
Greenwood School	Organization	
Grow Through Adventure	Outward Bound	
Growth & Learning Opportunity	Paul Revere	

Charity Donations at Mission Cliffs 2011

AACE Education Services	Family House	Lycee Francais La Perouse
ACTCM	Fourteen Hills	Magic Theatre SF
Aids Life Cycle	Fox Elementary School	Maitri
All Stars Project Inc.	Francis Scott Key Elementary School	Making Strides Against Breast Cancer
Altavista School	Francisco Parent Teacher Organization	March of Dimes
Alvarado Elementary School	Frederiksen Elementary School	Marin Wood Water Devils
American Liver Foundation	French American International School	Mater Dolorosa Church
APA Family Support Services	Friends of Alamo School	McKinley Elementary School
Argonne Year-Round Elementary School	Friends of Camp Mather	Medera Elementary School
Asia Northern California Center	Friends of New Traditions School	Mercy High School
Asia Society North America	Friends of Potrero Hill Nursery School	Mira Loma Elementary
Asian Pacific Islander Wellness Center	Friends of SF City Planning	Mission Dolores Academy
AWS Asian Women's Shelter	Friends of Sharon Art Studio	Mission Neighborhood Health Center
Bay Area Black Sox	Friends of St. Francis	Morning Glory Montessori
Bing Nursery School	Friends School	MSD Taylor Middle School - Millbrae
Blue Energy	Gateway Public Schools	Muscular Dystrophy Association
Buen Dia Family School	Gay Asian Pacific Alliance (GAPA)	NextCourse
Burlingame Aquatics Center (BAC)	George Peabody Elementary School	Nihonmachi
Burlingame Community for Education	George R. Mascone Elementary	Noe Valley Nursery School
Cathedral School for Boys	German-American International School	Norte Dame Des Victoires
Central Elementary School	Girl Scouts	Novato Charter School Foundation
Charlotte Maxwell Complementary Clinic	Glen Park Festival	Oakes
Chibi Chan Preschool	Glenridge Nursery School	One Fifty Parker Avenue School
Children's Day School	Global Exchange	Or Shalom Jewish Community
Chinese American International School	Glow	Organization of Special Needs Families
Chinese Historical Society of America	Golden Gate University	Out and Around
Chinese Immersion School	Good Shepherd School	Pacific Asian American Women Coalition
City of Dreams	Green Hills Elementary School	Pacific Primary
City of Hope/Yoga for Hope	Harvey Milk Civil Rights Academy	Pathways for kids
Claire Lilienthal Alternative School	Hastings Law	PAWS
Clarendon Alternative Elementary School	Hastings Public Interest Law Foundation	Phoebe A. Hearst Center
Clarendon Second Community	Hats Off to Education	Pied Piper Players
Commodore Sloat School	Hearing & Speech Center Nor. Cal.	Playmates Nursery School
Community Living Campaign	Height Ashbury Co-Op Nursery School	POWER
Community Youth Center of San Francisco	Holy Name School	Presidio Hill School
Counter Pulse	Home Away from Homelessness	Project Open Hand
CRC	Human Rights Campaign	Raphael House
Creative Arts Charter School	Hysteria	Richmond Area Multi-Services
Cynthia McGovern Breast Cancer Walk	International School of the Peninsula	Richmond District Neighborhood Center
Daly City Youth Health Center	James Denman Middle School	Richmond District YMCA
Daniel Webster Elementary School	James Lick Middle School	Rock Project
Dear Mom	John Burton Foundation	Ronald McDonald House at Stanford
Dianne Feinstein Elementary School	Jose Ortega School	Roof Top School
Dog Fest	Keys School	Rosa Parks Elementary School
Dress for Success SF	Kid Stock, Inc.	Ruraq Maki
Earth Medicine Alliance	Kittredge Parents Association	Sacred Heart Cathedral Prep.
Ecole Norte Dame Des Victoires	La Piccola Scuola Italiana	Saint Cecilia School
Ecology Project	Lakeshore Elementary School	Saint Paul's Parish
Edgewood Center	Laurel Hill Nursery School	Saint Philip the Apostle School
Egise & Ecole Norte Dame Des Victoire	Lawton Alternative School	Saint Raymond School
Environmental Traveling Companions	Leap	Saints Cyril & Methodius School/Church
Fairmont PTA	Leukemia & Lymphoma Society	Saints Peter & Paul Church/School
Families of Sunset PTA	LGBT Community Center	Salesian Boys' and Girls' Club
	Life House	San Francisco Beautiful
	Little Bear School	San Francisco Day School
	Loco Bloco	San Francisco Friends School
	Longfellow Elementary School	San Jose Christian School
	Lowell High School	

San Mateo County 4-H Club
Save Nature.org
Scuderia West
Sea Crest School
SF Bicycle Coalition's Winter Fest
SF Boys Chorus
SF Community Alternative School
SF Hep B Free
SF LGBT Community Center
SF Waldorf School
SF Zoological Society
SFGH-EDMC Program
SFOP San Francisco Organizing
Project
SFUSD Jefferson Elementary School
Shan-Yee Poon Ballet School
Sherman Elementary School
ShowCAIS
Sonoma County Farm Bureau
Spring Valley Science School
SFUSD
St. Brendan School
St. Francis' Episcopal Church
St. George Pathfinders, Inc.
St. Monica School
St. Paul's School
St. Philip School
St. Stephen School
St. Thomas Apostle School
Stanford Bing Nursery School
Stanford Climbing Wall
Stanford University
Star Academy
Star of the Sea School
Starfish Aquatics
Starr King Elementary
Street Side Stories
Sunset Elementary School
Sunset Neighborhood Beacon Center
Sunset Youth Services
Support for Families of Children with
Disabilities
Sutro Elementary School
Synergy School
Team In Training (Kim Walker)
Telegraph Hill Neighborhood Center
Telegraph Hill Nursery School
Tenants Together
The Hamlin School
The Hemophilia Foundation
The Imagine Bus Project
The Little School
The Mary Elizabeth Inn
The San Francisco School
The Urban School of SF
Triage Consulting Group
Turning Heads Sewing & Fashion
Design Program
UCSF School of Psychiatry
Village Nursery School
Wah Mei School
Waldorf School
West Portal Elementary School
Windrush School
Windrush School
Wu Yee Children Services
Yick Wo Elementary School
Young Women's Development