

Gordon-Jonckheer, Elizabeth (CPC)

From: Philip Lesser <phnsan@msn.com>
Sent: Tuesday, March 08, 2016 5:03 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Cc: Marc Mooney; Sanchez, Scott (CPC)
Subject: RE: LOD for Kitchit 4516 Mission Street

Hi Elizabeth,

R #2016-001786 ZAD

Thanks to you and Mr. Sanchez for the update and your professionalism.

We just learned that the owner/landlord of 4516 Mission Street has entered into a leasing agreement with a business other than Kitchit.

So the LOD for this location will not be necessary.

The Kitchit team, myself included, wishes to thank you for the work you put into seeing how their business model meshes with Planning Code in San Francisco.

Since they intend to have a physical presence in this important market to them, this knowledge will help them in their site selection and permitting processes.

Appreciatively,

Phil

Philip Lesser
for Kitchit

(650) 346-2903 cell

From: elizabeth.gordon-jonckheer@sfgov.org
To: phnsan@msn.com
CC: marc@kitchit.com
Subject: RE: LOD for Kitchit 4516 Mission Street
Date: Wed, 9 Mar 2016 00:34:30 +0000

Hi Philip,

I met with Zoning Administrator today regarding the LOD for Kitchit at 4516 Mission Street. Overall, the retail component/structure of the business model as proposed in the Addendum to the LOD is acceptable. However, the partnership with the tie-in company will need to be "formalized" and more detailed information regarding the commercial transactions/retail sales needs to be provided before the LOD can be issued. Until that time I can put the LOD on hold.

March 3, 2016

R# 2016-001786 ZAD

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Re: Addendum to Letter of Determination Request: Trade Shop Permissible Use at 4516 Mission Street

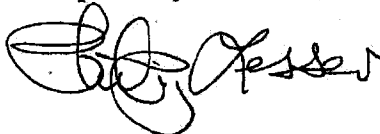
Kitchit realizes that a physical commercial transaction needs to occur in the "front of the shop."

It is therefore looking to partner with a natural tie-in company/organization like La Cocina, which could share its product lines and personnel with Kitchit while Kitchit shares its cooking facilities and banqueting opportunities with them all within the 4516 Mission Street location.

Customers would be encouraged to walk into the space to sample and/or purchase food products that would be on physical display.

Would this synergistic business model be in conformance with the permissible zoning of this commercial building?

Respectfully submitted,



Philip Lesser
Agent for Kitchit
555 Laurel Avenue, #501
San Mateo CA 94401
(650) 346-2903 cell

Cc. Marc Mooney, Operations Director, Kitchit

February 4, 2016

Mr. Scott Sanchez
Zoning Administrator
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

R # 2016-001786 ZAD
CK # 0010550663 \$ 645 -
D WASHINGTON (SW)

Re: Letter of Determination Request: Trade Shop Permissible Use at 4516 Mission Street

Dear Mr. Sanchez,

Kitchit is a new model for "eating out" that allows chefs to bring the restaurant experience into a host's home. The ingredients for Kitchit events are prepared in a commissary such that the chef can finish and plate the meal in a timely manner and with limited additional support in a host's home.

Kitchit has found a prospective site for such a commissary at 4516 Mission Street (APN 3147/002.)

This location is in the Outer Mission Street Neighborhood Commercial District. It is understood by project sponsor that per Planning Code Section 745.1: "...commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods."

The front doors of this proposed commissary would remain open during business hours. There would be signage inviting prospective clients to come into the commissary to book parties. Moreover, the project sponsor intends to abide by the Guideline for Storefront Transparency per Planning Code Section 145.1 c (6).

Would this intended use, be considered to be a "Trade Shop" ("A retail use which provides custom crafted goods and/or services for sale directly to the consumer, reserving some storefront space for display and retail service for the goods being produced on site...") per Planning Code Section 790.124?

If so, would the Planning Department find this Trade Shop use to be a permitted use at 4516 Mission Street?

Respectfully submitted,



Philip Lesser
Agent for Kitchit
555 Laurel Avenue, #501
San Mateo CA 94401
(650) 346-2903 cell

RECEIVED

FEB 04 2016

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

Attachments: \$645 Application Fee & Kitchit Photographs
Cc. Marc Mooney, Operations Director, Kitchit

EARN \$30/HOUR DOING WHAT YOU LOVE

Now accepting applications for the San Francisco Bay Area!

APPLY NOW



WHAT IS KITCHIT?

Help

Kitchit is an online platform that makes it easy for diners to book a personal chef for the night. We're always looking for talented local professionals to join our chef community.



SET YOUR SCHEDULE

Work when you want and avoid grueling restaurant hours!



WOW DINERS

Interact directly with diners who value your skills and expertise.



GET PAID

Every gig pays at least \$30/hour, with opportunities to earn more.



HOW KITCHIT WORKS

We source, prep, and portion ingredients for each party. You simply pick up ingredients, then cook, serve, and clean up in the customer's home. Payment is processed through Kitchit, directly into your bank account.

Kitchit: How it Works For Chefs





READY TO GET STARTED?

After you apply, you'll interview with our team and we'll answer any questions you may have. Our training program, Kitchit Academy, will help set you up for success as a Kitchit Chef.

APPLY NOW



JOIN THE COMMUNITY



Kitchit connects you with
other chefs for career
growth and fun.





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