SAN FRANCISCO
PLANNING DEPARTMENT

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Executive Summary

Conditional Use Authorization

HEARING DATE: OCTOBER 20, 2016

Date:	October 13, 2016
Case No.:	**2014.1531C**
Project Address:	**144-152 Clement Street**
Zoning:	Inner Clement NCD (Neighborhood Commercial District) 40-X Height and Bulk District
Block/Lots:	1431/025 & 050
Project Sponsor:	Johnny Wah Cheng Sr. 144 Clement Street San Francisco, CA 94118
Staff Contact:	Laura Ajello – (415) 575-9142 laura.ajello@sfgov.org
Recommendation:	Approve with Conditions

PROJECT DESCRIPTION

The applicant proposes to legalize a 8,325 square foot Formula Retail use (d.b.a. Standard Plumbing ACE Hardware) which began operation at 144-152 Clement Street on February 23, 2014. The existing commercial space was formerly occupied by a non-Formula Retail use (d.b.a. Citikids). Standard Plumbing ACE Hardware is a hardware retailers' cooperative headquartered in Illinois with approximately ten San Francisco locations and over 4,800 locations worldwide. The project includes minor tenant improvements and new signage.

The hardware and general store is independently owned and operated but affiliated with Ace Hardware, a Formula Retail store. The retail sales area is located on the 7,138 square foot ground floor level; an employee breakroom, storage, and a manager's office is located on the 1,187 square foot second level. The hours of operation are from 8 a.m. to 7 p.m. Monday thru Friday; 9 a.m. to 6 p.m. Saturday and 10 a.m. to 6 p.m. Sunday. The store employs approximately 17 workers.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northeast corner of Clement Street and 3rd Avenue in the Inner Richmond Neighborhood. The two parcels measure approximately 8,250 square feet in total area and are occupied by two internally connected buildings constructed circa 1890 and 1967. The existing building has one commercial tenant space with two residential units above (148-150 Clement Street).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within first story storefronts in the Inner Clement NCD, including restaurants, personal services, convenience stores, grocery stores and other types of retailers. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Inner Clement NCD is bounded by residential and mixed-uses in the surrounding RM-1 (Residential, Mixed) district. This district is in close proximity to another active linear commercial district on Geary Boulevard.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 30, 2016	September 28, 2016	22 days
Posted Notice	20 days	September 30, 2016	September 29, 2016	21 days
Mailed Notice	30 days	September 20, 2016	September 19, 2016	31 days

The proposal requires a Section 312 Neighborhood notification, which was conducted in conjunction with the required hearing notification for the Conditional Use Authorization.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one letter submitted by the applicant from the Clement Street Merchants Association in support of the project. In addition, the Department received a petition in support of the project with 194 signatures.
- The Project Sponsor held a Pre-Application community outreach meeting on March 25, 2015 regarding the proposed project; one attendee is listed on the sign-in sheet.

ISSUES AND OTHER CONSIDERATIONS

- The project is to legalize a Formula Retail Standard Plumbing ACE Hardware store at the subject property.
- Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.4 and 716.40 to establish a Formula Retail use in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
- Formula Retail Use: The proposed establishment (dba Standard Plumbing ACE Hardware) is considered a Formula Retail use with over 4,800 affiliated retail stores worldwide. There are approximately 17 existing Formula Retail establishments out of 250 commercial uses within this

segment of Clement Street zoned Inner Clement NCD, amounting to a total concentration of approximately 7%.

- Inner Clement NCD: Inner Clement is a bustling commercial district with a moderate vacancy rate and a high level of foot traffic. The commercial uses in the District are predominantly restaurants, financial, and personal services. There are approximately 250 commercial ground floor storefronts within the area, of which 17 are Formula Retail, amounting to a concentration of approximately 7%. These include eight financial services, four wireless stores, three limited-restaurants, two insurance offices, and two drug stores.

  Of the commercial uses within the studied portion of the subject NCD Zoning District, there is an existing hardware store (True Value) located at 335 Clement Street store that is similar to the proposed ACE store.

  The use mix is varied in the NCD District. Retail uses comprise 32% of the ground floor frontage, followed by eating establishments (limited restaurants and restaurants combined) comprise 26%, personal services at 10%, grocery and medical each comprising 5% of the ground floor frontage. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

Table 1. Inner Clement Street NCD Ground Floor Frontage Breakdown per Land Use[1]

Land Use Type	NCD (Inner Clement Street frontage from Park Presidio and Jordan Avenue) Frontage Total (feet)	NCD %	¼ Mile Vicinity Frontage Total (feet)	Vicinity %
Automotive	0	0	735	7%
Bar	147	2%	472	5%
Financial	497	6%	465	5%
Grocery	364	5%	272	3%
Limited-Restaurant	507	6%	663	7%
Restaurant	1568	20%	1638	17%
Medical	376	5%	300	3%
Personal Service	797	10%	1256	13%
Professional Service	228	3%	248	3%
Other Retail	2542	32%	3221	33%
Vacant	811	10%	613	6%
Total	**7837**	**100%**	**9883**	**100%**

[1] The NCD Land Use Table was developed using data collected by the project sponsor and reviewed by Planning Department staff in 2016.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to legalize the establishment of a 8,325 square foot Formula Retail use (d.b.a Standard Plumbing ACE Hardware) within the Inner Clement NCD Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.4 and 716.40.

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of a retail use that contributes to the viability of Inner Clement NCD.
- The proposed use would not have any effect on the Formula Retail concentration within the subject Neighborhood Commercial District.
- The proposed project would not be expected to affect existing traffic patterns.
- The project site has four off-street parking spaces and is well-served by public transit lines. Metered and non-metered parking spaces are provided on the streets.
- The Project meets all applicable requirements of the Planning Code.
- As conditioned, the project meets the requirements of the Planning Commission's Performance-Based Design Guidelines.
- The Project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION:	**Approval with Conditions**

Attachments:
Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
Project Sponsor Submittal, including:
- Correspondence in Support
- Formula Retail Map
- ACE Store Locations Map
- Reduced Plans

Attachment Checklist

- ☒ Executive Summary
- ☒ Draft Motion
- ☐ Environmental Determination
- ☒ Zoning District Map
- ☐ Height & Bulk Map
- ☒ Block Book Map
- ☒ Sanborn Map
- ☒ Aerial Photo
- ☐ Context Photos
- ☒ Site Photos
- ☒ Project sponsor submittal

  Drawings: Existing Conditions
  - ☒ Check for legibility

  Drawings: Proposed Project
  - ☒ Check for legibility

  3-D Renderings (new construction or significant addition)
  - ☐ Check for legibility
- ☐ Wireless Telecommunications Materials
  - ☐ Health Dept. review of RF levels
  - ☐ RF Report
  - ☐ Community Meeting Notice
- ☐ Housing Documents
  - ☐ Inclusionary Affordable Housing Program: Affidavit for Compliance

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

Planner's Initials

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SAN FRANCISCO
PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: OCTOBER 20, 2016

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Staff Contact:	Laura Ajello – (415) 575-9142 laura.ajello@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.4 and 716.40 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL STORE (D.B.A. STANDARD PLUMBING ACE HARDWARE), WITHIN THE INNER CLEMENT NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 7, 2014, Johnny Wah Cheng Sr. (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 716.40 to legalize a Formula Retail use (d.b.a. Standard Plumbing ACE Hardware) in the existing 8,325 square-foot tenant space previously occupied by a a non-Formula Retail use located within the Inner Clement NCD (Neighborhood Commercial District) and a 40-X Height and Bulk District.

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

On October 20, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1531C.

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. 2014.1531C, 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.** The project site is located on the northeast corner of Clement Street and 3rd Avenue in the Inner Richmond Neighborhood. The two parcels measure approximately 8,250 square feet in total area and are occupied by two internally connected buildings constructed circa 1890 and 1967. The existing building has one commercial tenant space with two residential units above (148-150 Clement Street).

3. **Surrounding Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within first story storefronts in the Inner Clement NCD, including restaurants, personal services, convenience stores, grocery stores and other types of retailers. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Inner Clement NCD is bounded by residential and mixed-uses in the surrounding RM-1 (Residential, Mixed) district. This district is in close proximity to another active linear commercial district on Geary Boulevard.

4. **Project Description.** The applicant proposes to legalize a 8,325 square foot Formula Retail use (d.b.a. Standard Plumbing ACE Hardware) which began operation at 144-152 Clement Street on February 23, 2014. The existing commercial space was formerly occupied by a non-Formula Retail use (d.b.a. Citikids). Standard Plumbing ACE Hardware is a hardware retailers' cooperative headquartered in Illinois with approximately ten San Francisco locations and over 4,800 locations worldwide. The project includes minor tenant improvements and new signage.

   The hardware and general store is independently owned and operated but affiliated with Ace Hardware, a Formula Retail store. The retail sales area is located on the 7,138 square foot ground floor level; an employee breakroom, storage, and a manager's office is located on the 1,187 square foot second level. The hours of operation are from 8 a.m. to 7 p.m. Monday thru Friday; 9 a.m. to 6 p.m. Saturday and 10 a.m. to 6 p.m. Sunday. The store employs approximately 17 workers.

5. **Public Comment**. To date, the Department has received one letter submitted by the applicant from the Clement Street Merchants Association in support of the project. In addition, the

Department received a petition in support of the project with 194 signatures. The Project Sponsor held a Pre-Application community outreach meeting on March 25, 2015 regarding the proposed project; one attendee is listed on the sign-in sheet.

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. Other Retail Sales and Services Use. Planning Code Section 716.40 allows retail sales and services not otherwise listed in Section 716.41 through 716.69 on the first floor level and with conditional use authorization approval on the second floor level.

   The Standard Plumbing ACE Hardware store is located in an existing ground floor commercial space that has an internally interconnected storage and employee area on the second floor level.

   B. Street Frontage in Neighborhood Commercial Districts. Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

   The first 25 feet of building depth is devoted to an active retail use. The primary façade of the subject storefront is sufficiently glazed and as conditioned no obscured glazing or other elements that would reduce the level of transparency will be used. The project site currently has obscured storefront windows but as conditioned will provide clear and unobstructed windows to activate the pedestrian realm adjacent to the project site.

   C. Use Size. Planning Code Section 712.21 allows a use size up to 2,499 gross square feet (gsf) as-of-right, and any use size 2,500 gsf and above requires Conditional Use Authorization.

   The Project will occupy a vacant tenant space that was previously occupied by a retail store d.b.a. Citikids. The existing space includes approximately 7,138 gsf on the first floor and 1,187 gsf in the second floor, for a total of 8,325 gsf.

   Since there will be no increase to the existing gross square footage as a result of the project, the new formula retail tenant is "grandfathered" with respect to use size.

D. Off-Street Parking and Loading. Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Section 155(j) requires 1 bicycle space for every 20 off-street parking spaces provided.

The proposed Project contains approximately 5,350 square feet of occupied floor area, which would require 11 off-street parking spaces (none are required to be handicapped accessible). The Project is eligible for a credit of these spaces, carried forward from the former retail use that also did not provide parking. The project site has four off-street parking spaces. No additional off-street parking is proposed as the site does not allow for the addition of parking.

E. Loading. Section 152 requires off-street freight loading for uses above a certain size. Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading.

F. Hours of Operation. Pursuant to Sections 716.27 of the Planning Code, permitted hours of operation are limited to 6:00 a.m. to 2:00 a.m. and require conditional use from 2:00 a.m. to 6:00 a.m.

The proposed hours of operation are 8 a.m. to 7 p.m. Monday through Friday; 9 a.m. to 6 p.m. Saturday; and 10 a.m. to 6 p.m. Sunday and are within permitted hours of operation.

7. **Conditional Use Authorization.** Planning Code Section 303(c) 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:

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

    The use is compatible with the surrounding commercial and residential uses. There is only one other hardware supply/general store within the surrounding area. The proposed use would continue the Formula Retail use at the site that began operation on February 23, 2014. The project is desirable because it provides a centrally located retail hardware store that has moved from its former location at 1019 Clement Street. Standard Plumbing ACE Hardware is compatible with the neighborhood as it will continue to operate out of its current location established on February 23, 2014.

    2) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property,

improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

a) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

b) 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 Project will not affect public transit or overburden the existing supply of parking in the neighborhood. Clement Street has traditionally served as a pedestrian-oriented shopping street providing retail goods and services to the Inner Richmond community. The project site is well-served by public transit and existing street parking and loading spaces. Several MUNI transit lines run directly in front of near the site. Transit lines serving the site area include the 1-California, 2-Clement, 38-Geary, 38L-Geary, 33-Ashbury and 44-O'Shaughnessy. Four off-street parking spaces are available at the project site.

c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

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

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

The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. Reduced signage is required to comply with the requirements of the Planning Code and Formula Retail signage guidelines.

3) 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, as conditioned, 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.

4) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Inner Clement NCD provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street. The proposed project is consistent with the stated purpose of the Inner Clement NCD in that the intended use will provide a compatible service use for the immediately surrounding neighborhoods during daytime and evening hours.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

   a. The existing concentrations of Formula Retail uses within the district.

      There are 17 existing ground story Formula Retail establishments out of 250 retail establishments within the Inner Clement Street NCD Zoning District. Therefore, the existing intensity of Formula Retail uses is approximately 7% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail establishments by 1%, which is a nominal increase in the Formula Retail commercial frontage in this district.

   b. The availability of other similar retail uses within the district.

      The Inner Clement Street Commercial District is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District. Within the vicinity of the project site there is one similar retail hardware store (True Value) located at 335 Clement Street.

   c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the district.

      The project occupies a commercial space previously occupied by another Retail use (d.b.a. Citikids) and only minor exterior alterations are proposed. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district. Proposed signage will be limited to indirectly-illuminated pedestrian-scaled wall signs with a maximum individual letter height of 18 inches.

   d. The existing retail vacancy rates within the district.

      According to the Project Sponsor, there are 24 vacancies within the Inner Clement NCD fronting on Clement Street. The vacancy rate within the ¼ mile vicinity is approximately 9%.

   e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

31% (78) of the occupied retail uses in the Inner Clement NCD are considered "Daily-Needs," or neighborhood-serving; of these, 16 are Formula Retail. The remaining 69% (172 locations) of locations which do not serve daily needs is composed of 61 other retail uses, 51 restaurants, 11 financial services, among other miscellaneous uses. The proposed retail use is considered a "Daily-Needs" use.

f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

Of the 250 commercial establishments within the Inner Clement NCD, there are 17 Formula Retail establishments amounting to 7% Formula Retail. The subject project would add an additional Formula Retail establishment to the district, increasing the intensity by 1%. There is a high concentration of commercial storefronts in the district, with one similar hardware store.

Table 1. Inner Clement NCD Ground Floor Frontage Breakdown per Land Use [1]

Land Use Type	Clement St. Frontage Total (feet)	Clement Street %	Vicinity %
Automotive	0	0	7%
Bar	147	2%	5%
Financial	497	6%	5%
Grocery	364	5%	3%
Limited-Restaurant	507	6%	7%
Restaurant	1568	20%	17%
Medical	376	5%	3%
Personal Service	797	10%	13%
Professional Service	228	3%	3%
Other Retail	2542	32%	33%
Vacant	811	10%	6%
Total	**7837**	**100%**	**100%**

The use mix is diverse in the subject NCD district. Retail establishments comprise 37% of the frontage of the Inner Clement Street NCD, while eating establishments (limited restaurants and restaurants combined) comprise 24% of the ground floor frontage. These calculations do not include non-retail establishments, such as institutions, parking, or public services.

[1] The Inner Clement NCD Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject Formula Retail use is less than 20,000 square feet, an economic impact study is not required for this project.

9. **General Plan Compliance.** The Project is, on balance, consistent with the 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 WORKINIG 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 1.3:
Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development provides desirable services to the neighborhood and provides resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Traffic conditions will remain substantially unaltered. Further, the project site is located within a Neighborhood Commercial District that runs along a heavily trafficked thoroughfare and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:
MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:
Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

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. The project will continue to provide the neighborhood with a retail space for a general hardware store.

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

No neighborhood-serving retail uses will be displaced by the project. The proposal would retain the previous mix of neighborhood-serving retail uses by continuing a Formula Retail use formerly located at 1019 Clement Street and in operation at the subject site since February 2014. The proposal would enhance the district by providing a convenient retail outlet for a popular general hardware store in an area that contains one similar store. The project will continue to provide desirable goods and employment opportunities to those in the community.

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

Existing residential units at the subject site and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the historic building.

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

The Project would not have any impact on the City's supply of affordable housing.

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

The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The site is well served by transit. Several MUNI transit lines run

directly in front or near the site. Transit lines serving the site area include the 1-California, 2-Clement, 38-Geary, 38L-Geary, 33-Ashbury and 44-O'Shaughnessy.

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 due to commercial office development. The Project does not include commercial office development. Ownership of industrial or service sector businesses will not be affected by this project. The Project will enhance future opportunity for resident employment by continuing to provide a retail business within the existing commercial space.

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

This proposal will not affect the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

The existing building is not a City Landmark, and has not been studied as a historic building.

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

The project will have no effect on existing parks and open spaces.

11. 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.

12. 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. 2014.0531C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 14, 2016, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 20, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 20, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail establishment (d.b.a. Standard Plumbing ACE Hardware) located at 144-152 Clement Street, Block 1431, Lots 025 and 050 pursuant to Planning Code Sections 303(c), 303.1, 703.4 and 716.40 within the Inner Clement NCD (Neighborhood Commercial District), and a 40-X Height and Bulk District; in general conformance with plans, dated **January 14, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2014.0531C** and subject to conditions of approval reviewed and approved by the Commission on **October 20, 2016** under Motion No. **xxxxx**. 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 **October 20, 2016** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **xxxxx** 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2) **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3) **Diligent Pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4) **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5) **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6) **Storefront Window Transparency.** Plans submitted for building permits shall be revised to comply with storefront window transparency requirements per Section 145.1 or the Planning Code.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9142, www.sf-planning.org

7) **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9142, www.sf-planning.org

8) **Signage.** The applicant will obtain a separate sign permit for the proposed indirectly-illuminated wall signs. The maximum permitted letter height for the "ACE" sign is 18 inches.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9142, www.sf-planning.org

OPERATION

9) **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/

10) **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

MONITORING

11) **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

12) **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

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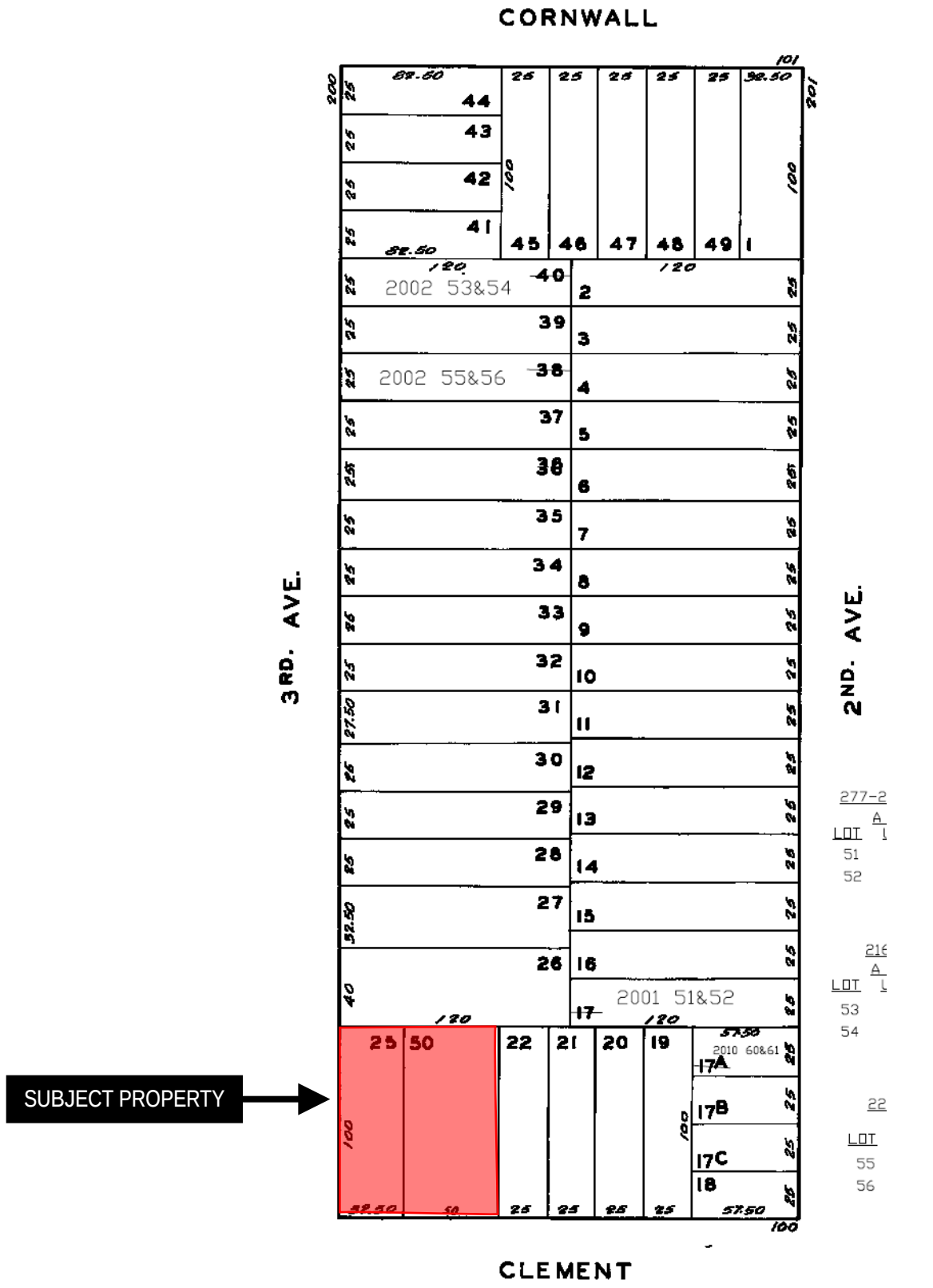
Parcel Map



Conditional Use Hearing
Case Number 2014.1531C
144-152 Clement Street

SAN FRANCISCO
PLANNING DEPARTMENT

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 2014.1531C
144-152 Clement Street

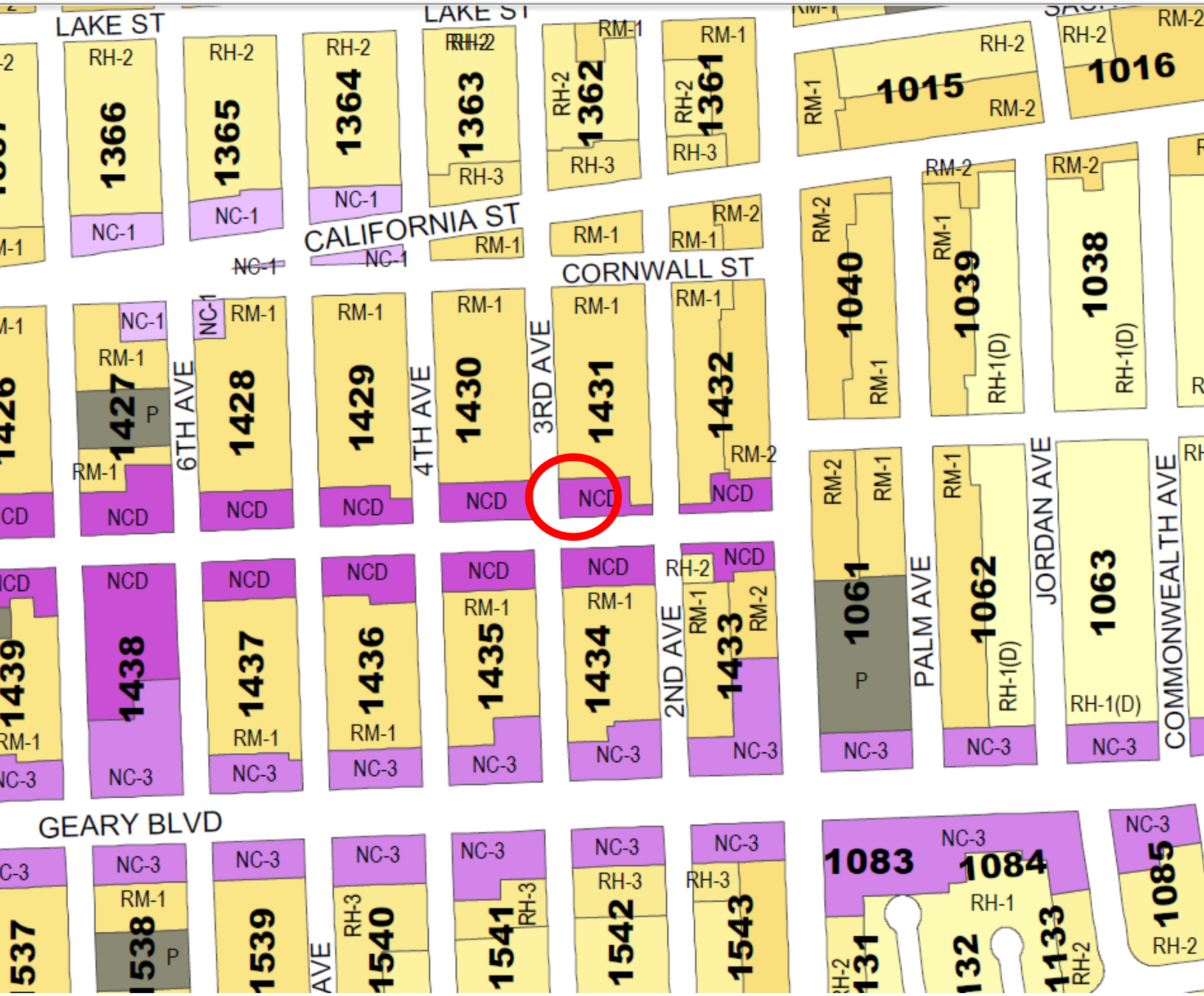
SAN FRANCISCO
PLANNING DEPARTMENT

Aerial Photo

Conditional Use Hearing
Case Number 2014.1531C
144-152 Clement Street

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map



Conditional Use Hearing
Case Number 2014.1531C
144-152 Clement Street

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo 1

Clement Street frontage

Conditional Use Hearing
Case Number 2014.1531C
144-152 Clement Street

Site Photo 2

3rd Avenue frontage

Conditional Use Hearing
Case Number 2014.1531C
144-152 Clement Street

STANDARD PLUMBING ACE HARDWARE
152 CLEMENT STREET SAN FRANCISCO, CA. 94118
PH. 415-221-1888 FAX.415-221-0125
www.standardace.com support@standardace.com

Ace Hardware Corporation is a Co-op owned and operated by local, small business, independent retailers. Ace Hardware Corporation is only a support and distribution source for the retailers. Within the City of San Francisco there are 13 Ace Hardware member locations operated by different, local, small business owner(s). Those independent small business owners have their choice of the level of participation with the Ace Hardware Brand.

The following information states why I believe my business is not a Formula Retail Business according to Planning Department Requirements.

1) Number of Retail Locations Worldwide; Two (2)

2) Standardized array of merchandise; Ace Hardware Corporation offers a large variety of items within its distribution system. We are not required to stock a preselected product mix. We also have the option to purchase product directly from any outside vendor, to enhance our local offerings of merchandise.

3) Standardized facade; Ace Hardware Corporation does not require their retailers to have a standardized exterior design or facade.

4) Standardized décor and color scheme; My store is individually owned and operated, and I choose the color and décor elements for the store. I design the store layout and product placement. Display fixtures are fairly uniform and consistent with any retail business but even the color, size, and display components are my choice, as the store owner.

5) Uniform apparel; I can chose the requirements and standards of my employees attire.

6) Standardized signage; Ace Hardware Corporation does not have a standardized sign program. I choose the size and placement of all signage. I also have the choice to use the name "Ace" or "Ace Hardware" or not to use it.

7) Trademark or Service mark; I chose to place the name "Ace " or "Ace Hardware" as part of or separate from the store name on the sign. Ace Hardware Corporation's only requirement is to use a trademark symbol for the "Ace" logo.

STANDARD PLUMBING ACE HARDWARE
152 CLEMENT STREET SAN FRANCISCO, CA. 94118
PH. 415-221-1888 FAX.415-221-0125
www.standardace.com support@standardace.com

In Closing;

I'm an independent small businessman who lives in the local community that my stores' location supports. I believe that it's a small business' spirit that differentiates it from that of the chain retailers like Home Depot, Lowes, Target, Wal-Mart, Walgreens, etc.

My business is independently owned and operated, and has been in the community for over 35 years, on the same street, a mere 8 blocks away. I have only moved the business to a new location due to an expiring lease. The moneys earned by my business stay in the local economy and the staff that work here live in the community.

Because my business is independently owned and operated it has to financially stand on its own and I assume all business risks.

I look forward to this letter proving that my business does not fit the Formula Retail requirements.

Sincerely,

Johnny W. Cheng Sr.

Clement Street
MERCHANTS ASSOCIATION
founded 1922

To Whom It May Concern:

I am writing this letter of support for Standard Plumbing Ace Hardware located at 152 Clement Street.

This establishment has been on Clement Street for over 30 years and during that time has fulfilled the needs for many residents and small business owners. The move to the new location has been a welcome one, the amount of parking and larger space allow them to provide even more for our neighborhood.

Mr. Cheng has been a positive member of our community and is currently working on projects alongside The Clement Street Merchants Association and Arts Commission to beautify our neighborhood.

As an organization, part of our mission is to preserve our corridor as a haven in the city where small business can still survive. We are very sensitive to the city's Formula Retail zoning and appreciate its function. But in this situation, we feel strongly that Standard Plumbing Ace Hardware has acted consistentiv as a loca small business.

Please feel free to contact me with any further questions.

Thank you for your time,

Cynthia Huie
President, The Clement Street Merchants Association
clementstreetsf@gmail.com

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Petition to Support Standard Plumbing Ace Hardware's

Recent Move to New Location (144/152 Clement St.).

Petition summary and background	Standard Plumbing Ace Hardware would like the support of the community in its recent move to 144/152 Clement St. For 35 years Standard Plumbing Ace Hardware has been independently owned and operated out of its old location at 1019 Clement, just eight blocks away on the same street. The business has moved to this current location (144/152 Clement) due to the expiration of the old location's lease. The income earned by Standard Plumbing Ace Hardware stays in the local economy as the staff lives here in the local community. This petition draws notice to all concerned community members who have appreciated our local business as much as we have appreciated them.
Action petitioned for	We, the undersigned, are concerned citizens who support Standard Plumbing Ace Hardware in its new location at 144/152 Clement St. as a local business in the Inner Clement Street Neighborhood Commercial District.

Printed Name	Signature	Address	Comment	Date
Tina Davis	TK Davis	3450 Sacramento St #131 94118, SF, CA	Nice & Big Seems to have everything	5/16
Kamila Wisweswarian	[illegible]	8 Aliso Way	great folks here	5/16
Grana Sue	[illegible]	3440 Geary	The Best	5/16
Douglas Gaints	[illegible]	N/A	COOL STORE	5/16
Kimberly [illegible]	[illegible]	248 4th Ave	Great Store	5/16
L Dunovic	[illegible]	—	Good	5/16
RITTENHOUSE	[illegible]	Lafayette, CA	Great sortiment	5/16
B GABRIEL	[illegible]	—	Awesome!	5/16
[illegible]	[illegible]	120 Arguello	Great location	5/16
Inti Flors	[illegible]	682 4th Ave	Great [illegible]	5/16
Rob Hammett	[illegible]	6341 California St 94121	Cool stuff	5/16
J CRESSATY	J. [illegible]	300 Funston Ave	complete inventory	5/16

Printed Name	Signature	Address	Comment	Date
Laina Payne	[illegible]	3941 Sacramto St 94118	Love location	5/16/15
Jaime Lizette	[illegible]	162 4th Ave	location is great	5/16/15
Barry Lee	[illegible]	691 Broadway SF 94133	location	5-16-15
Adi Cosie	[illegible]	4630 California	convenient best!	5-16-15
Saal Byrd	[illegible]	4630 California	always go to the!	5-16-15
Jason White	[illegible]	1524 Pershing Drive	Convient location	5/16/15
S Bermingham	[illegible]	435 Arguello Blvd	SF 94118 staff/location	5/16/
Paul Lemestre	[illegible]	331 Arguello Blvd	Great small business location	5/17/15
emma loughridge	[illegible]	225 7th Ave	great customer service	5/17/15
Maxx Armand	[illegible]	519 Lyon	↑	↑
Elisabeth Carville	[illegible]	104 3rd Ave	AWESOME	5/17/15
Ian Wright	[illegible]	612 2nd Ave	Great local store!	5/17/15
Theo Brassor	[illegible]	660 Lyon St. SF	Much larger!	5/17/15
George Kharry	[illegible]	146 Wood St. SF	Very Helpful!	5/17/15
Brenna Isnagson	[illegible]	146 WOOD	great easy location	5/17/15
SHAWN MATSON	[illegible]	237 5th AVE	STAY! WE LOVE IT	5/17/15
Christi Matson	[illegible]	237 5 Ave	location!	5/17/15
Jessie Allen-Youn	[illegible]	495th AVE #3 SF 94118	location	5/17/15
Lauren Daley	[illegible]	495 14th Ave #3 SF 94118	great local store	5/17/15
Laryn Dorronsoro	[illegible]	1226 ANZA St.	best staff + great location! Stay!	5/17/15
Jasmine Lopez	[illegible]	8 Jordan Ave	convenience! staff great location	5/17/15
Adrian Arayon	[illegible]	8 Jordan Ave.	Convenience	5/17/15
Becky Sorense	[illegible]	1 3rd Ave	LOVE IT BEING HERE	5/17/15
CARSTEN SORENSEN		1 3RD AVE	IN VALUABLE RIGHT HERE	5-17-15
Zan Hume	[illegible]	5633 California St	Convenient	5/17/15
Sarah Ma	[illegible]	4012 Geary Blvd	Convienent	5/16/15

Printed Name	Signature	Address	Comment	Date
Many Thorn	[illegible]	2737 Sutter St #1	Nice Big Clean	5/16/15
Larry DeSpain	[illegible]	909 Central Ave.	Good location	5/16/15
Rachel Ha'o	[illegible]	160 Cook St.	nove this location! Walking distance for plant stuff.	5/16/15
Michael Chanler	[illegible]	523 6th Ave		5/16/15
Doug Wong	[illegible]	217-3rd	Better Location	5/16/15
Christian McClaren	[illegible]	747th 16th Ave	Awesome Location	5/16/15
Blake McClaren	[illegible]	747 16th Ave	PARKING!	5/16/15
Anchal Singal	[illegible]	200 Arguello Blvd.	Good Location.	5/16/15
Meha Shah	[illegible]	200 Arguello Blvd.	Good customer service	5/16/15
Nikhil Bukhari	[illegible]	22 Jordan	Convenience	"
Jeff	[illegible]	355 15th Ave SF Ca	Great Place	5/16/15
[illegible]		295 19th St SF.	BRIGHTER, BIGGER	5/16/15
Jeff O	[illegible]	278 4th Ave	Good Location	5/16/15
Kow Dal	[illegible]	256 9th Ave	Good Job	5/16/15
Andrew Lujan	[illegible]	221 3rd Ave	Love this place	5/16/15
Martha Hall	[illegible]	114 21st Ave	Great store, great service	5/16/15
Dan Kashan	[illegible]	338 11th Ave	Parking is a Bonus	5/16/15
Michael Brown	[illegible]	55 7th Ave	Big, clean, helpful	5/16/15
[illegible]	[illegible]	76 Beaumont Ave	Convenient	5/16/15
Silvia Baroni	[illegible]	230 15th Ave	convenient, our store!	5/15/15
Francesca Baroni	FRANCESCA BARONI	232 15th Ave	Very nice store!	5/15/15
Emily Beaulac	[illegible]	4632 Anza St	Knowledgable & nice!	5/15/15
Sam Plummer	[illegible]	136 Green St.	Excellent Service!	5/15/15
Barbara Figone	[illegible]	3901 Clement	Great Store	5/15/15
Charles Sellmer	[illegible]	71 6th Ave	Don't ever leave	5/16/15
Ruben Macedo	[illegible]	3750 Geary Blvd	Good to have close 05/16/15	
Michael Torres	[illegible]	215 7th Ave #5	Keep Standard @ 3rd Ave	5/16/15

Printed Name	Signature	Address	Comment	Date
Derek Rahn	[signature]	314 4th Ave	Stay Please	5/16/15
Brandon Ng	[signature]	77 Stanyan St	Stay / store needed	5/16/15
Chris Bigelow	[signature]	Cabrillo St.	Stay! close by!	5/16/15
[illegible]	[signature]	3563 Jackson	Great! Stay!	5/16/15
C Pala	Deiz Pala	3561 Jackson	love the location help of the people	5/16/15
JIMMY	ENG.	—	PERFECT FOR ALL THE HOME OWNERS IN RICHMOND	5/16/15
JEFF PRATT	[signature]	738 ARKANSAS	CENTRAL & CONVENIENT	5/16/15
L. LACOURTE	[signature]	572 12th Street	Convenient + Parking	5/16/15
M. Schultz	[signature]	82 6th Avenue	Convent. people and community building	5/16/15
Sheila Gleeson	[signature]	367 16th Ave	Central.	5/16/15
Joe Bouvard	[signature]	—	Clean	5/16/15
DAVID THOMAS	[signature]	2120 CALIFORNIA ST #3	LOVE THIS STORE!!	5/16/15
DAVID GILLIAND	[signature]	100 9th AVE	Love it!	5/16/15
Jo. Scheele	[signature]	100 9th Ave	Parking / staff ~~[illegible]~~	you have everyone 5/14/201
Jonathan Lowe	[signature]	418 Pierce St	Please stay!	5/16/15
Will Ryan	[signature]	418 Pierce St	Stay!	5/16/15
Nate Gilchrist	[signature]	418 Pierce St.	Keep ACE around	5/16/15
Nail Finf	[signature]	312 4th Ave	SMARTEST HW STORE	
Robert Iran	[signature]	425 4th AVE	Convenient local store	5/16/15
Nayeli Maxson	[signature]	3810 Maybelee Ave, Oakland		5/16/15
Dennis Maxon	[signature]	6022 California ST 94121		5/16/15
Chris Strohmayer	[signature]	137 Cook St	Location	5/16/15
Gretchen Bender	[signature]	568 8th Ave	very convenient	5/16/15
Julian Spitthan	[signature]	5658 TA AV	more space than before	5/16/15
John Daigle	[signature]	1403 LAKE ST	Great space great location	5/16/15

Printed Name	Signature	Address	Comment	Date
Howard McCray	Howard McCray	139 Bridgeview Dr	Worth the drive across town for everything I need.	5/17/15
Christine Nelson		427 ARGUELLO BLVD #1	Convenience/ Expert Knowledge	5/17/15
Cerise Omdahl	C. Omdahl	216 4th Avenue	So convenient! We love them!	5/17/15
Ken Low		6224 Thora	Convenient	5/17/15
Brianna Sheehy		427 Arguello Blvd #1	So Convenient/Great Service!	5/17/15
Darrell Elizabeth		203 Clement St	Family-owned business that serves community	5/17/15
Charles Olsen		10509 Scott Ave Cupertino CA 95014	ACE IS BEST!!!	5/17/15
PAUL EGAN		1612 ANZA ST SF	They were great at first location, better at new!	5/18/15
DANIA WONG		425 2ND Ave #2	My neighborhood store	5/18/15
Dillon Okella		358 5th Ave	Awesome local store that caters to the community	5/18/15
Anthony Intaglietta		531 Cabrillo St. 2 SF, CA 94118	Where else would we go South City?	5/18/15
BEN ROGNE		46 OLIVE AVE SAN ANSELMO CA 94960	NO OTHER STORE IN AREA!	5/18/15
DAN GHADAB		113 11TH AVE SAN FRANCISCO, CA 94118	Our only hardware store here	5/18/15
Howard Lee		163 16th Ave San Francisco CA 94118	Great store, good service near my home	5/18/15
A DWIGHT		39 MITCHELL BLVD SAN RAFAEL	GREAT STORE.	5/18/15
LIZZIE LEE		282 EWING TER SF 94118	GREAT CUSTOMER SERVICE + PARKING!	5/18/15
Lily Shapiro		1100 PEARL ST #A	Keep mom and pop stores	5.18.15
GERARD GLEASON		100 2nd Ave #4 SF 94118	THESE ARE LOCAL GUYS!	5-18-15
Zach Rich		3820 Geary	GREAT	5/18/15
Lee Chen	LEE OZEN	5005 Clement Valley	You will regret losing this store	
Laura Daniels		128 4th Ave	love this local store!	5/18/15
TINA-KATHRYN CAPOSSELA		3147 FILLMORE ST.	excellent selection, service!	5.18.15
AKA POSSELA		8613 Creekside Dr.	Very knowledgable employees; convenient	5/18/15
[illegible]		"	Great employees	5/18/15
[illegible]		[illegible]	Great local store in the hood	5/18
MICHAEL DEVINE		1563 26th Ave	Keep up the good work!	5/19/15

Printed Name	Signature	Address	Comment	Date
Ian Cooney		111 9th Ave	Love this store	5/17/15
COONEY, CASSIE		"	Great store	5/17/15
Cheryl Lee		5TH AVE.	more convenient	5/17/15
Erin Hickiff			Great place!	5/17/15
Amanda Klaus		4th Ave	Love it.	5/17/15
P Johns		47th Ave	"	5/17/15
LOURDES LIVINGSTON	KUNGSTON	EL CAMINO DEL MAR	CONVENIENT!	5/17/15
CYNTHIA YEE		421 Arguello Blvd	super convenient!	5/17/15
Jen Xu		421 Arguello Blvd	♡ u	5/17/15
Cathy Baptista		2787 Golden Gate	great location	5/17/15
Luis Baptista		"	"	5/17/15
Emily Vance		284 12th Ave.	She here every week!	5/17/15
JEFF Cramer		2E4 12th Ave	I would crumble and die w/o a hardware store	5/17/15
Brooke Eby		1732 Anza St	SO convenient!	5/17/15
Tim Lumme		1732 Anza St	Customer Service	5/17
Alyssa Kent	AK	16th Ave	Great customer service	5/17
AARON Seymour		4046 CALIFORNIA ST.	ONE OF LAST HONEST REAL HARDWARE STORES	5/17
MARCI Bowman		4046 CALIFORNIA ST.	great variety of products; great customer service!	5/17
Erin Shepard		438 Arguello		5/17
Chris Cuyler		242 5th Ave	Great Service	5/17/15
Brittany Dial		" " "	Location, Service, variety	5/17
Ben Corey		355 Arguello	Too convenient	5/17
GREG SULLIVAN		359 17TH AVE	GOTTA HAVE	5/17
LEE THOMAS		"	HOLP FUL	5/17
Anders Larson		381 5th Ave.	Helpful & convenient location	5/17
Emma Cummings		3815th Ave 94118	Bigger, cleaner, less cluttered	5/17

Printed Name	Signature	Address	Comment	Date
Francesky	Francesky	289 3rd Ave	love it here	5/17
Helen Harvey	[illegible]	341 Lake Street	really convenient!	5/17
Ixchel Acosta	[illegible]	626 5th Ave Apt A	Awesome	5/17
Britt Clark	Britt Clark	374 12th Ave	Great Staff!	5/17
Victor Kumsinburn	[illegible]	374 12th Ave	Great store!	5/17
Patrick Ryan	[illegible]	3118 Tuck Blvd	Great place	5/17
Ed Barraza	Ed Barraza	357 Collingwood #2	First time here Beautiful Store!	5/17
Gary Izing	[illegible]	357 Collingwood #2	First Time here	5/17
Colby Leno	[illegible]	229 3rd Ave	Love it Keep it!	5/17
June Keegan	[illegible]	285 4th Ave	Very helpful staff	5/17
Andrew Murphy	[illegible]	285 4th Ave	that you are here at all	5/17
Thom Bales	[illegible]	541 10th Ave	Don't have to drive out of town	5/17
Catherine Weir	[illegible]	830 31st Ave	Close, and it's NOT Home depot, which I like	5/17
[illegible]	[illegible]	830 31st Ave	BEST LOCAL SELECTION OF ENERGY SAVING LIGHTS	5/17
Julie Purnell	[illegible]	525 14th Ave	We Love Ace!!	5/17
Ollie Purnell	Ollie Purnell	" "	Please Stay here!	5/17
Zachary Wettstein	[illegible]	433 Fillmore St.	Thanks!	5/17
Debbie Chong	[illegible]	471 16th Ave	Ace is my go to place	5/17/2015
Patti Tackett	[illegible]	471 16th Ave	Ace is family owned	5/17/2015
Brendan Hughes	[illegible]	735 47th Ave.	CHOICE.	5/17/15.
Deborah Honig	Deborah Honig	2040 Lake St SF	Neighborhood oriented. Friendly people.	5/17/15
Bill Pisarcik	Bill Pisarcik	720 Fell St #3	great addition	5/17/15
Robert Scott	[illegible]	740 Lake St	for my Kids and me please stay. It's great	5/17/15
Jim Westover	[illegible]	58 Parker Ave	Great Neighborhood store	5/17/15
Derek Willard	[illegible]	52 Denslowe Dr.	Convinence within neighborhood	5/17/15
Christopher Welsh	[illegible]	615 Third Ave	Neighbors! Helpful!	5/17/15

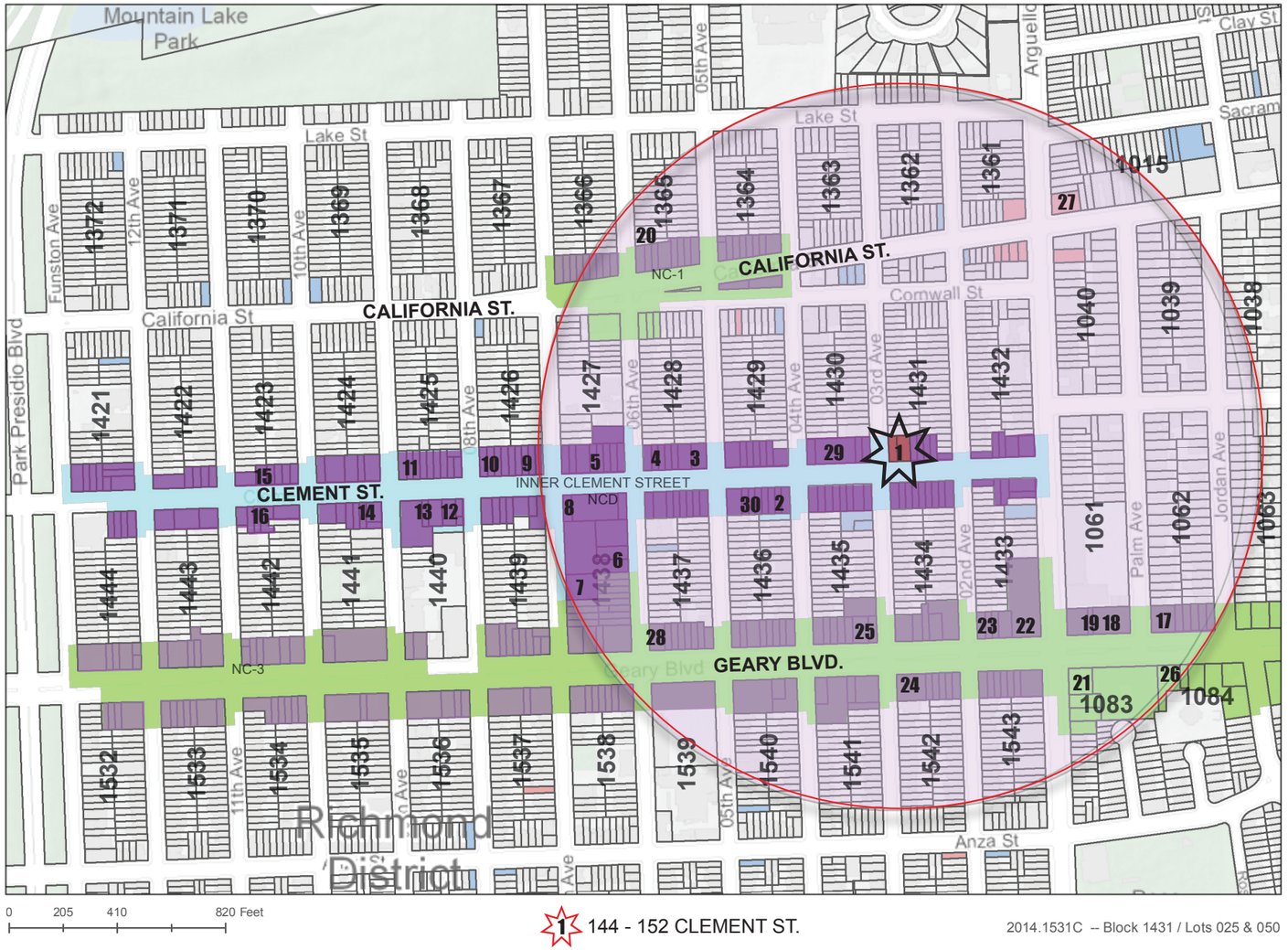
Printed Name	Signature	Address	Comment	Date
Lauren Dodan	[illegible]	7th Street	Great Location!	5/17
Brendan van der Vossen	[illegible]	7th St & Lake	:) Wonderful!	5/17
Mike Getman	[illegible]	156A 21st Ave	Larger than old	5/17/15
Sara Spero	[illegible]	360 4th Ave B	Great store	5/17/15
Zev Weinberg	[illegible]	447 B 16th Ave	Love the New Store	5/17/15
Priscilla Kyle	[illegible]	447 B 16th Ave	Better location & space	5/17/15
Moya Drayson	[illegible]	428 3RD Ave	Bigger Brighter and closer to me	5-17-15
John Hemann	[illegible]	48 7th Ave.	Great location!	5-17-15
Wes mahler	[illegible]	2766 Golden Gate Ave	Always Awesome!	5/17/15
Catherine Carlton	[illegible]	1885 Golden Gate Ave	So convenient!	5/17/15
A Clayton	[illegible]	Palm Ave	Twice a week	5/17/15
Kristen Martin	[illegible]	26 Palm Ave hardware	Way better than Laurel Village S&10 Ace. No other good Tool & Supply store in the neighborhood.	5/17/15
David McMinn	[illegible]	350 15th Ave SF, CA	Great store / location	5/17/15
Diane Meisukel		24 Forcinet	Everything everyone I need	5/17/15
Moise Cohen	[illegible]	1638 Lake St	Great Store	5/19
Karin Woods	[illegible]	238 8th Ave	Great Location	5/19
Julian Cortez	[illegible]	1634 Geary	Great customer service	5/19
Jeff Weis	[illegible]	234 N. Willard	Convenient	5/19
Doug Croft	[illegible]	1020 Anza SF	Great location	5/19
Hanna Bohan	[illegible]	1020 Anza	Parking spots + has all we need!	5/19
Karen Graham	[illegible]	105 Palm SF 94118	20 yr. Customer Love it!	5/19
Myles Temby	[illegible]	272 Chestnut St	GREAT LOCATION	5/17
Kathy Temby	Kathy Temby	272 Chestnut St	Love this store's convenience as a home owner.	5/17/15
John F. Sellai	[illegible]	714 Clement	Definitely fills a community need.	5/19/15
Joe Turmes	[illegible]	709 2ND AVE SF	CONVENIENT.	5-17-15
John Loeb	[illegible]	707 15th Ave SF	Convenience	5-17-15

FORMULA COMMERCE
INNER CLEMENT NEIGHBORHOOD DISTRICT & 1/4 MILE RADIUS AREA

KEY NUMBER	BLOCK NUMBER	STREET NUMBER	STREET ADDRESS	BUSINESS NAME
1	1431	144	CLEMENT ST	ACE HARDWARE
2	1436	301	CLEMENT ST	CHASE BANK
3	1428	438	CLEMENT ST	VERIZON WIRELESS
4	1428	498	CLEMENT ST	EAST-WEST BANK
5	1427	524	CLEMENT ST	CRICKET WIRELESS
6	1438	319	6TH AVENUE	BANK OF THE ORIENT
7	1438	330	7TH AVENUE	SMART & FINAL
8	1438	599	CLEMENT ST	AAA
9	1426	600	CLEMENT ST	BANK OF AMERICA
10	1426	658	CLEMENT ST	WESTERN UNION
11	1425	754	CLEMENT ST	SEE'S CANDY
12	1440	701	CLEMENT ST	RADIO SHACK
13	1440	745	CLEMENT ST	WALLGREENS
14	1441	801	CLEMENT ST	BANK OF THE WEST
15	1423	918	CLEMENT ST	AT&T
16	1442	919	CLEMENT ST	CATHAY BANK
17	1062	3540	GEARY BLVD	US BANK
18	1061	3600	GEARY BLVD	CVS PHARMACY
19	1061	3624	GEARY BLVD	WELLS FARGO BANK
20	1365	182	6TH AVE	YOGA TREE
21	1083	3675	GEARY BLVD	CHEVRON EXTRA MILE
22	1433	3700	GEARY BLVD	OFFICE MAX
23	1433	3752	GEARY BLVD	FARMERS INSURANCE
24	1542	3855	GEARY BLVD	O'REILLY AUTO PARTS
25	1435	3900	GEARY BLVD	BURGER KING
26	1084	3555	GEARY BLVD	AT&T STORE
27	1015	3898	CALIFORNIA	EXXON FOOD MART
28	1015	4150	GEARY BLVD	KFC/TACO BELL
29	1430	236	CLEMENT ST	GRAIN D'OR
30	1436	335	CLEMENT ST	HOME/TRUE VALUE HARDWARE

Formula Retail Map - Ace Hardware

SAN FRANCISCO PLANNING DEPARTMENT



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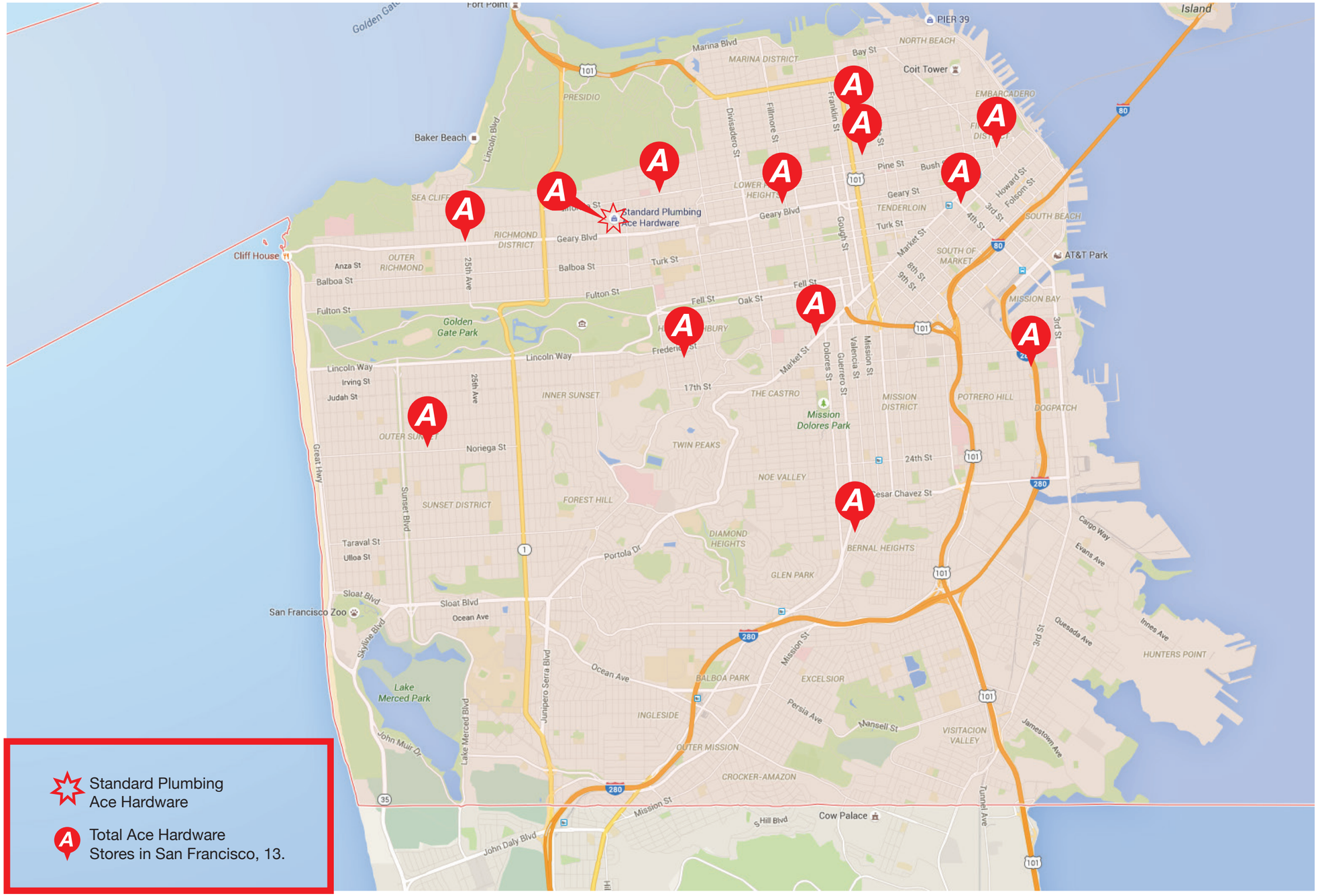
FORMULA RETAIL MAP
NEIGHBORHOOD DISTRICT & 1/4 MILES RADIOUS

STANDARD PLUMBING - ACE HARDWARE
144/152 CLEMENT ST. - SAN FRANCISCO, CA



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CITY MAP
W/ ACE HARDWARE STORE LOCATIONS

STANDARD PLUMBING - ACE HARDWARE
144/152 CLEMENT ST. - SAN FRANCISCO, CA

OWNER	DENISE BULLWINKEL TRUST	
TENANT	STANDARD PLUMBING ACE HARDWARE	
APN:	1431025	
ZONING:	NCD - INNER CLEMENT ST. NEIGHBORHOOD COMMERCIAL	
HEIGHT LIMIT:	40-X	
LOT AREA:	3,250 SF	
	EXISTING	NEW
USE:	RETAIL	NO CHANGE
OCCUPANCY:	M-MERCANTILE	NO CHANGE
	R-RESIDENTIAL	NO CHANGE
CONSTRUCTION:	TYPE V-B	NO CHANGE
BUILDING AREA:		
FIRST FLOOR	3,247 SF	NO CHANGE
SECOND FLOOR	3,247 SF	NO CHANGE
TOTAL	6,494 SF	
UNITS	**EXIST**	**NEW**
FIRST FLOOR	0	NO CHANGE
COVERAGE:		
AREA	3,247 SF	NO CHANGE
PERCENTAGE	100 %	NO CHANGE
BUILDING HEIGHT:		
STORIES	2	NO CHANGE
FRONT	21.50 FT	NO CHANGE
BUILDING SETBACKS:		
FRONT (SOUTH) SETBACK	00.00 FT	NO CHANGE
SIDE (EAST) SETBACK	00.00 FT	NO CHANGE
SIDE (WEST) SETBACK	00.00 FT	NO CHANGE
REAR (NORTH) SETBACK	00.00 FT	NO CHANGE
OFF STREET PARKING:	0 SPACES	NO CHANGE

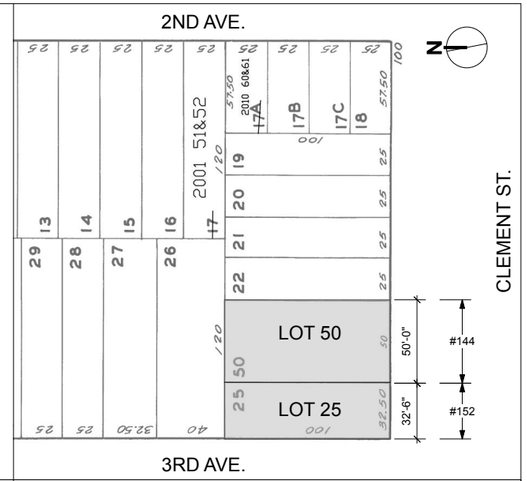
4 DATA/LOT 25 [152]

OWNER	DENISE BULLWINKEL TRUST	
TENANT	STANDARD PLUMBING ACE HARDWARE	
APN:	1431050	
ZONING:	NCD - INNER CLEMENT ST. NEIGHBORHOOD COMMERCIAL	
HEIGHT LIMIT:	40-X	
LOT AREA:	5,000 SF	
	EXISTING	NEW
USE:	RETAIL	NO CHANGE
OCCUPANCY:	M-MERCANTILE	NO CHANGE
CONSTRUCTION:	TYPE V-B	NO CHANGE
BUILDING AREA:		
FIRST FLOOR	3,837 SF	NO CHANGE
TOTAL	3,837 SF	
RESIDENTIAL UNITS	**EXIST**	**NEW**
FIRST FLOOR	0	NO CHANGE
COVERAGE:		
AREA	3,837 SF	NO CHANGE
PERCENTAGE	77 %	NO CHANGE
BUILDING HEIGHT:		
STORIES	1	NO CHANGE
FRONT	15.66 FT	17.33 FT
BUILDING SETBACKS:		
FRONT (SOUTH) SETBACK	22.25 FT	NO CHANGE
SIDE (EAST) SETBACK	00.00 FT	NO CHANGE
SIDE (WEST) SETBACK	00.00 FT	NO CHANGE
REAR (NORTH) SETBACK	00.00 FT	NO CHANGE
OFF STREET PARKING:	4 SPACES	NO CHANGE

3 DATA/LOT 50 [144]

1. THESE DRAWINGS ARE PART OF THE CONDITIONAL USE APPLICATION #2014.1531C.
2. THE APPLICATION IS IN RESPONSE TO ENFORCEMENT CASES #13051 & #13053 RELATING TO THE ACE HARDWARE STORE MOVING TO IT'S CURRENT LOCATION WITHOUT A CONDITIONAL USE PERMIT FOR FORMULA RETAIL, WITHOUT PLANNING REVIEW & WITHOUT A SIGN PERMIT.
3. THE SCOPE OF THE APPLICATION IS FOR A NEW HARDWARE STORE TENANT IMPROVEMENT LOCATED IN TWO EXISTING BUILDINGS AT 144 & 152 CLEMENT STREET.
4. THE BUILDING AT #152 WAS BUILT IN 1890. THE BUILDING AT #144 WAS BUILT IN 1967. AS PART OF THE CONSTRUCTION IN 1967, THE TWO BUILDINGS WERE CONNECTED BY TWO OPENINGS IN THE ADJACENT SIDE WALLS. THIS CONNECTION ALLOWS THE 1ST FLOORS TO BE ONE STORE.
3. THE NEW HARDWARE STORE IS AN "ACE" STORE WHICH IS CONSIDERED FORMULA RETAIL.
4. THE NEW STORE TOTALS A COMBINED BUILDING AREA OF 7,084 SF INCLUDING BOTH BUILDING 1ST FLOORS.
5. THE NEW STORE IS A SINGLE STORY RETAIL FACILITY.
6. THE NEW STORE HAS 4 EXISTING OFF STREET PARKING SPACES
7. THE NEW WORK PROPOSED UNDER THIS APPLICATION INCLUDES:
   - A. NEW INTERIOR TENANT IMPROVEMENTS.
   - B. REMOVAL OF AN EXISTING FABRIC & METAL FRAMED AWNING ALONG THE FRONT ELEVATION.
   - C. ADDITION OF A SMALL RAISED PARAPET ABOVE THE ENTRY.
   - D. REPLACEMENT OF EXIST ENTRY DOUBLE DOORS WITH NEW COMPLIANT ADA DOORS.
   - E. CONVERSION OF ONE EXISTING PARKING SPACE INTO AN ADA COMPLIANT PARKING SPACE.
   - F. ADDITION OF BICYCLE PARKING IN FRONT OF #144. THERE IS EXIST BICYCLE PARKING ALREADY ON THE SIDEWALK IN FRONT OF #152.
   - G. ADDITION OF TWO STREET TREES ALONG 3RD AVENUE.
   - H. ADDITION OF NEW WALL SIGNAGE ON CLEMENT ST & 3RD AVENUE ELEVATIONS

2 SCOPE OF WORK



1 BLOCK PLAN

STATE CODES

THE WORK SHALL BE PERFORMED IN COMPLIANCE WITH THE CURRENT STATE CODES.

CALIFORNIA BUILDING CODE	CBC 2013
CALIFORNIA MECHANICAL CODE	CMC 2013
CALIFORNIA PLUMBING CODE	CPC 2013
CALIFORNIA ELECTRICAL CODE	CEC 2013
CALIFORNIA FIRE CODE	CFC 2013
CALIFORNIA ENERGY CODE	2013

ARCHITECTURAL DRAWINGS

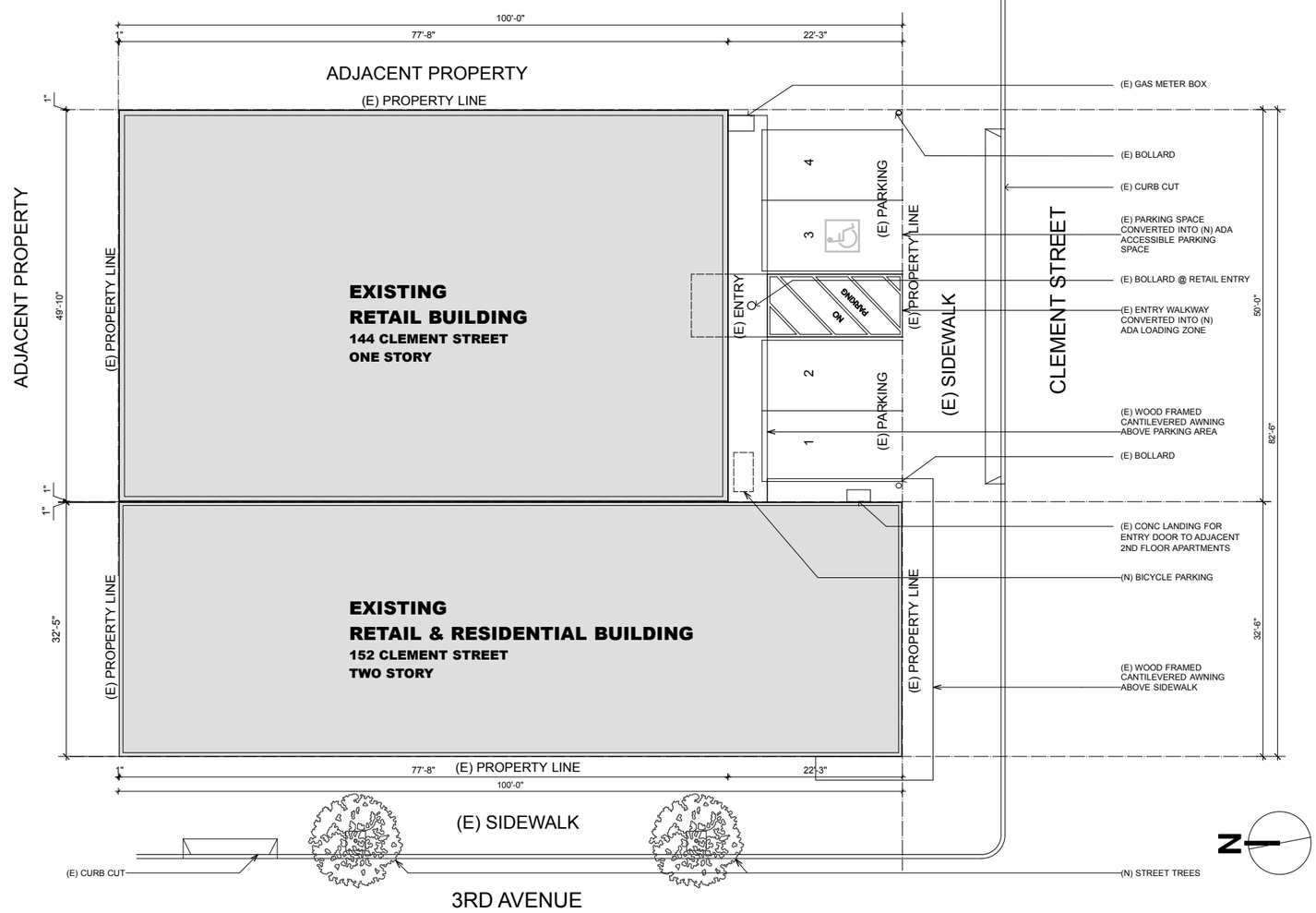
A-1	BLOCK PLAN, PROJECT SCOPE & DATA, CODES & INDEX, AND SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN
A-3	NEW FIRST FLOOR PLAN
A-4.1	EXISTING ELEVATIONS
A-4.2	EXISTING ELEVATIONS
A-5.1	NEW ELEVATIONS
A-5.2	NEW ELEVATIONS
S-1	PREVIOUS SIGNAGE COLOR ELEVATIONS
S-2	CURRENT SIGNAGE COLOR ELEVATIONS
S-3	NEW SIGNAGE COLOR ELEVATIONS

6 CODE & INDEX

ACE HARDWARE GROSS AREA

144 CLEMENT ST	
1ST FLOOR AREA	3,837 SF
152 CLEMENT ST	
1ST FLOOR AREA	3,247 SF
2ND FLOOR AREA	1,188 SF
TOTAL GROSS AREA	**8,272 SF**

7 ACE HARDWARE AREA



5 EXISTING & NEW SITE PLAN

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

144/152 CLEMENT ST.
SAN FRANCISCO, CA

NO.	ISSUE:	DATE:
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02	CLIENT REVIEW	12-31-15
03	CITY REVIEW	01-04-16

LICENSED ARCHITECT RICHARD K. TAPP C-26561 Feb. 2017 RENEWAL DATE STATE OF CALIFORNIA

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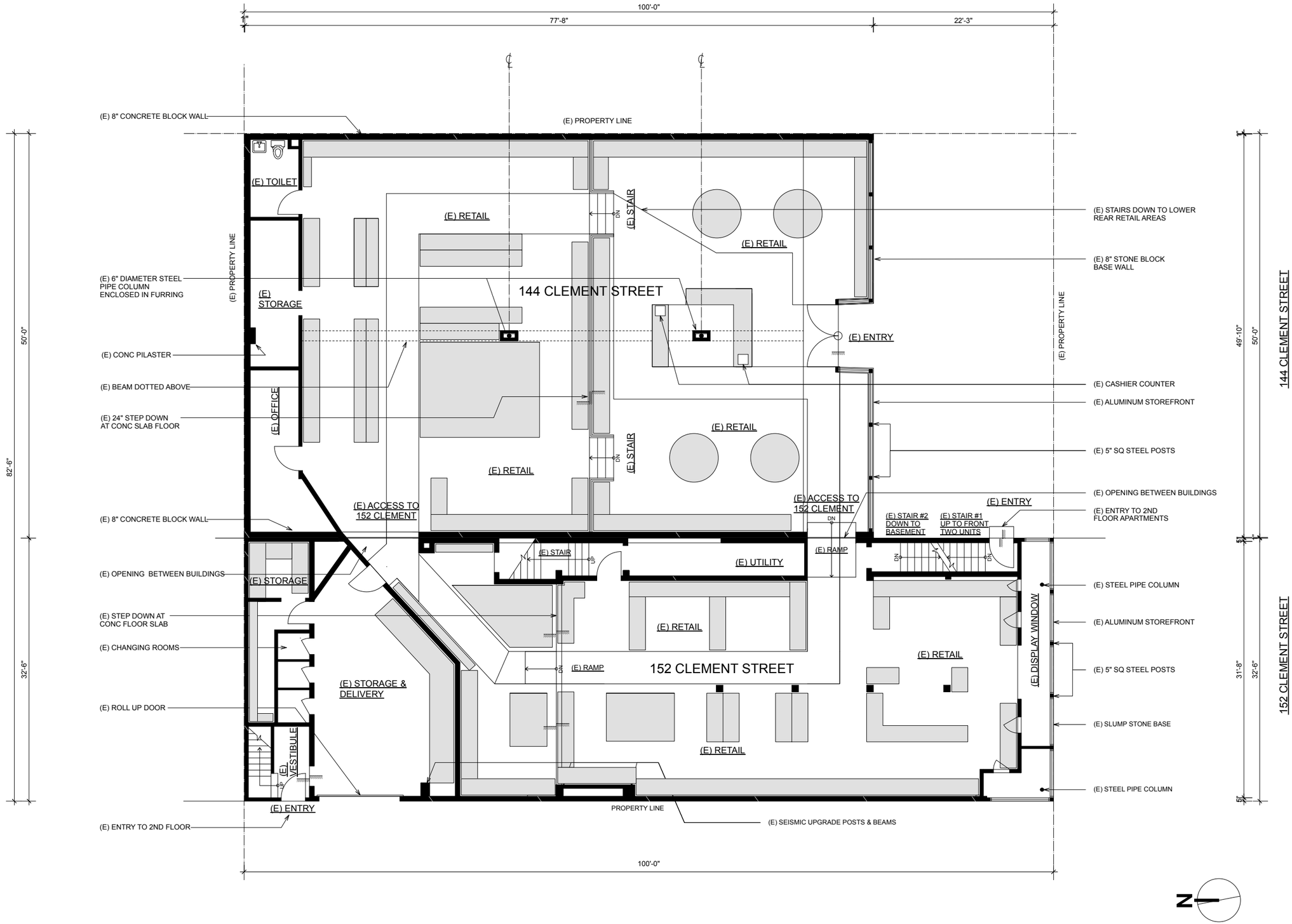
E-Mail:Rtapparchitect@aol.com

DATE:	SCALE:	DRAWN:
AUG 2015	1/8" = 1'- 0"	RT & IG

BLOCK PLAN, SCOPE. DATA, CODES, INDEX & SITE PLAN

A-1



1 PREVIOUS -CITY KIDS- FLOOR PLAN

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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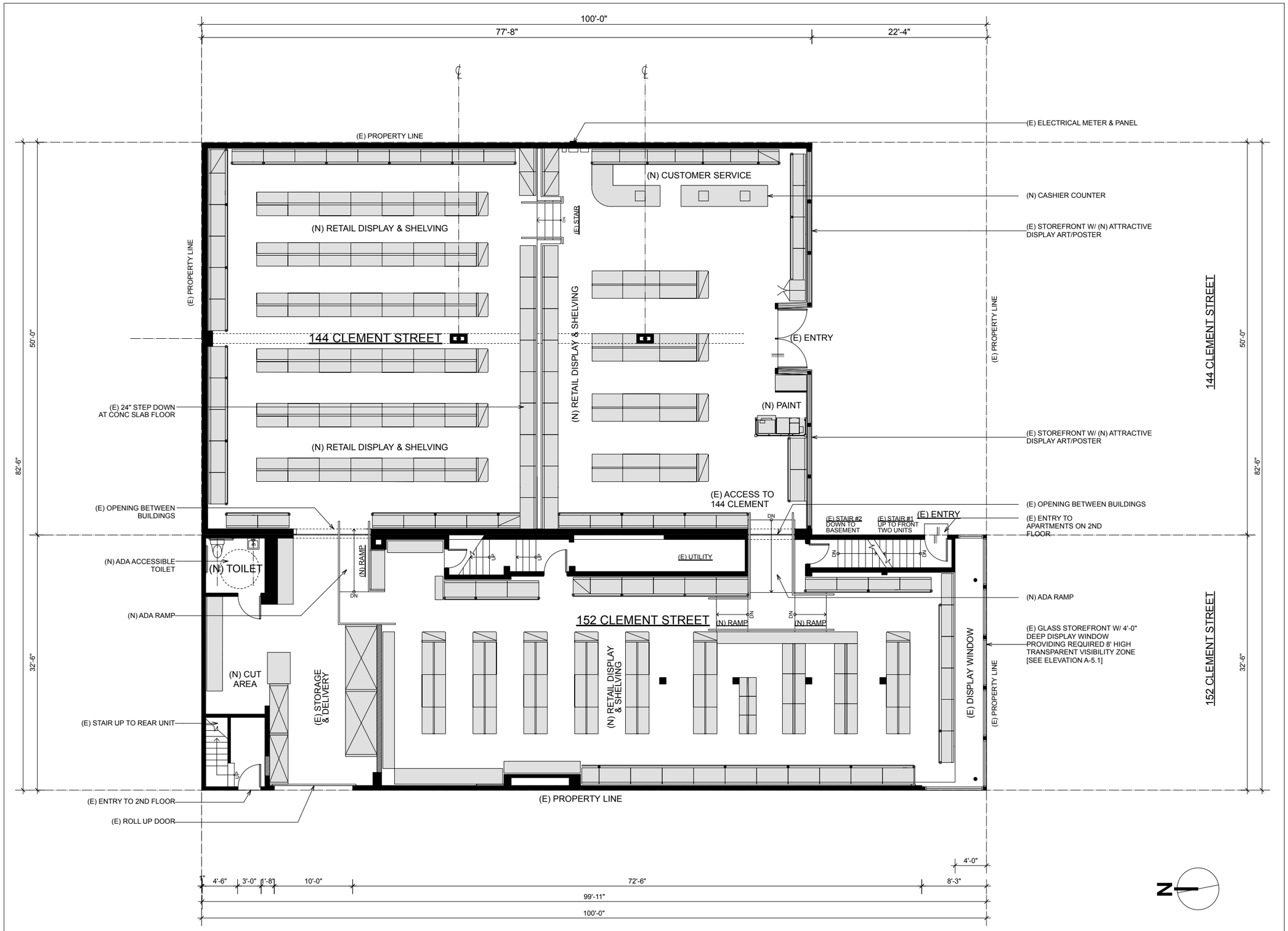
PREVIOUS - CITY KIDS- FIRST FLOOR PLAN

A-2



1 CURRENT -ACE HARDWARE- 1ST FLOOR PLAN

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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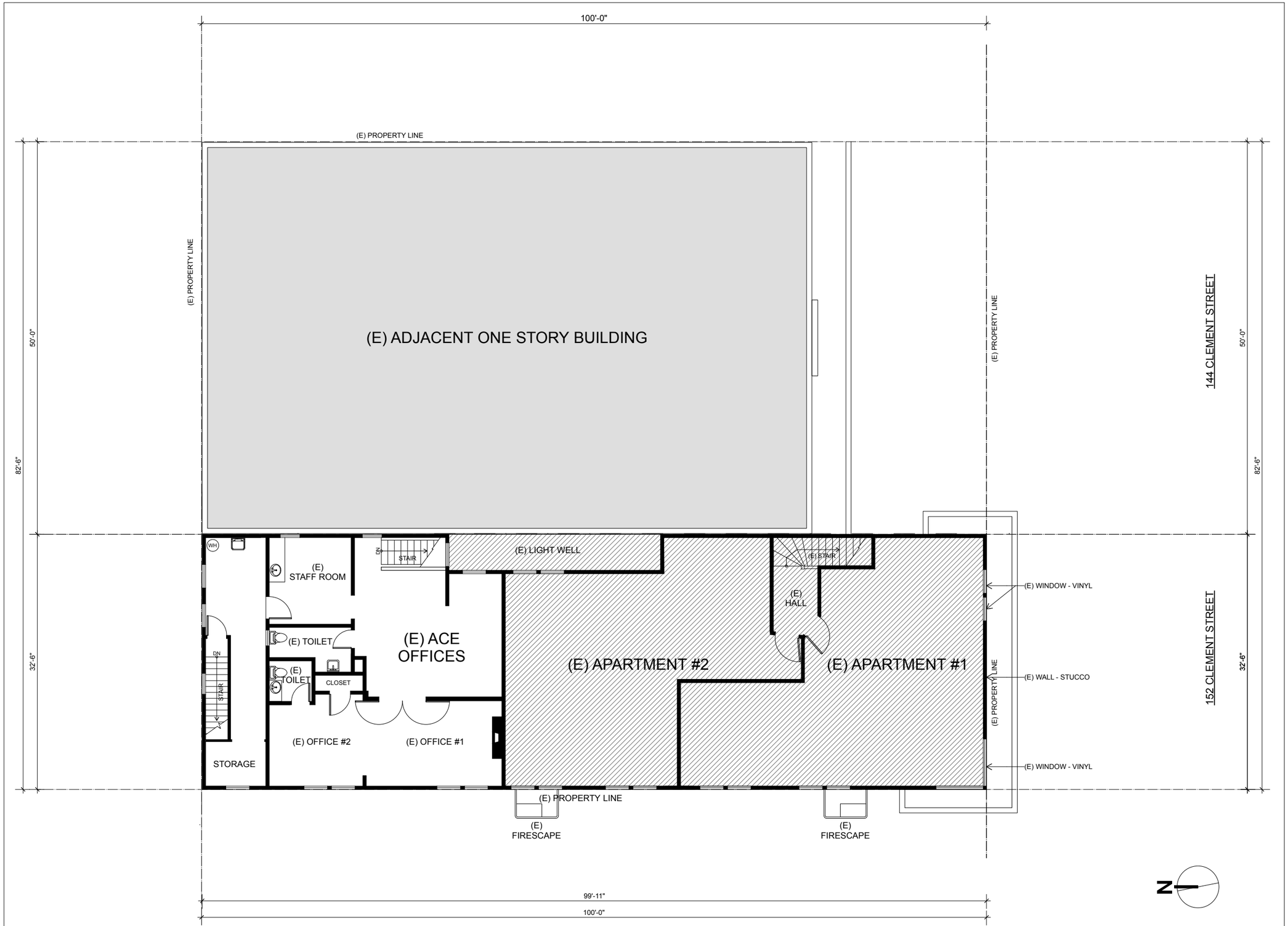
CURRENT -ACE HARDWARE- FIRST FLOOR PLAN

A-3.1



1 CURRENT -ACE HARDWARE- 2ND FLOOR PLAN

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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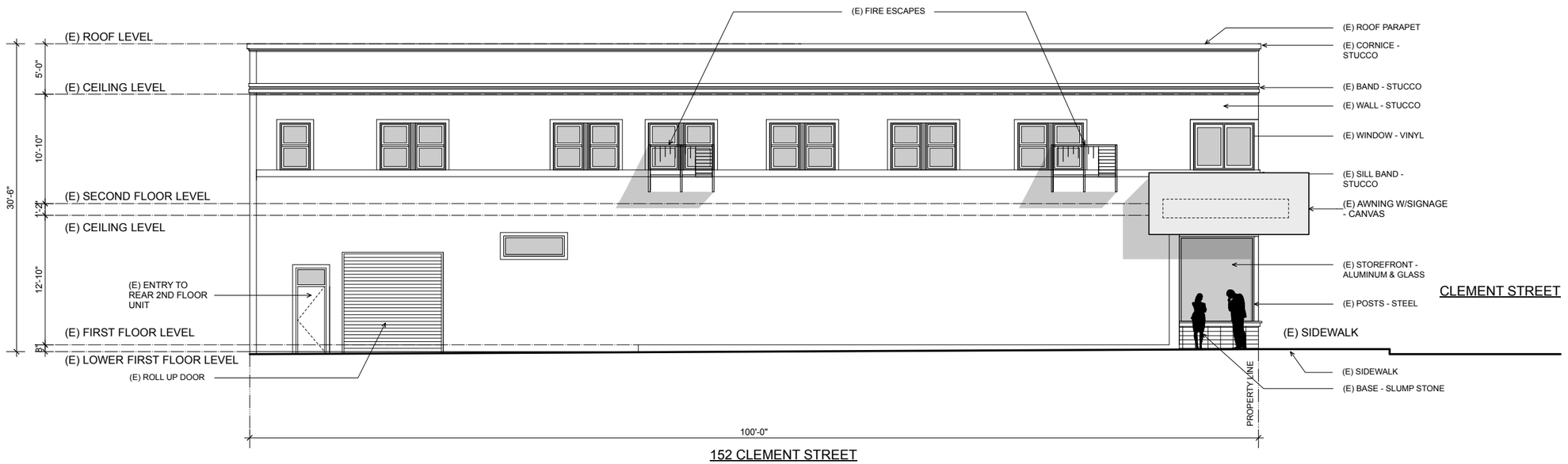
CURRENT
2ND FLOOR PLAN

A-3.2

1 CURRENT NORTH (FRONT) ELEVATION



2 CURRENT WEST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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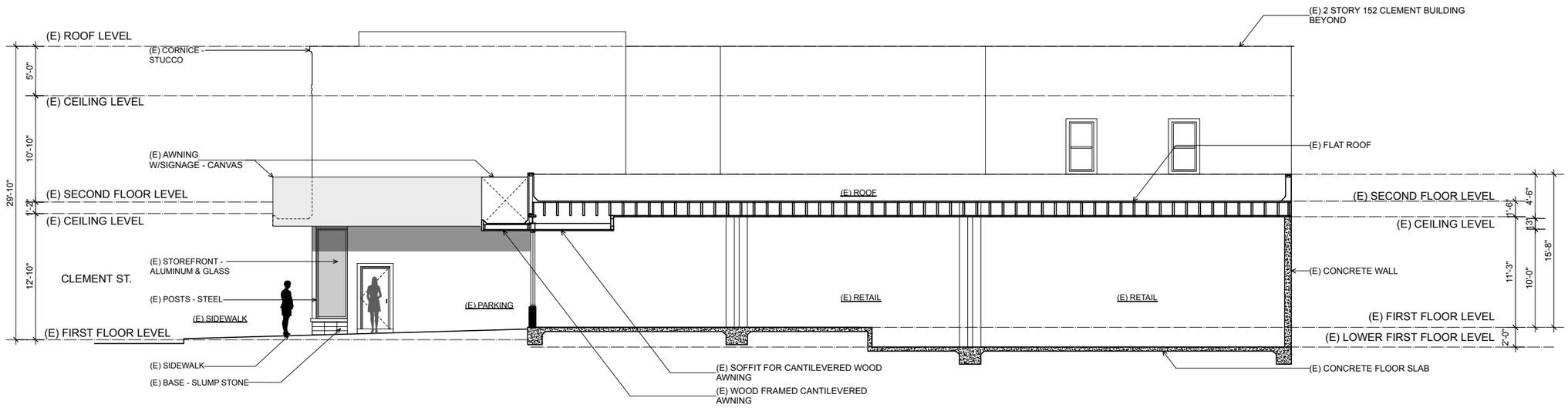
CURRENT ELEVATIONS

A-4.1



1 CURRENT EAST ELEVATION

STANDARD PLUMBING ACE HARDWARE

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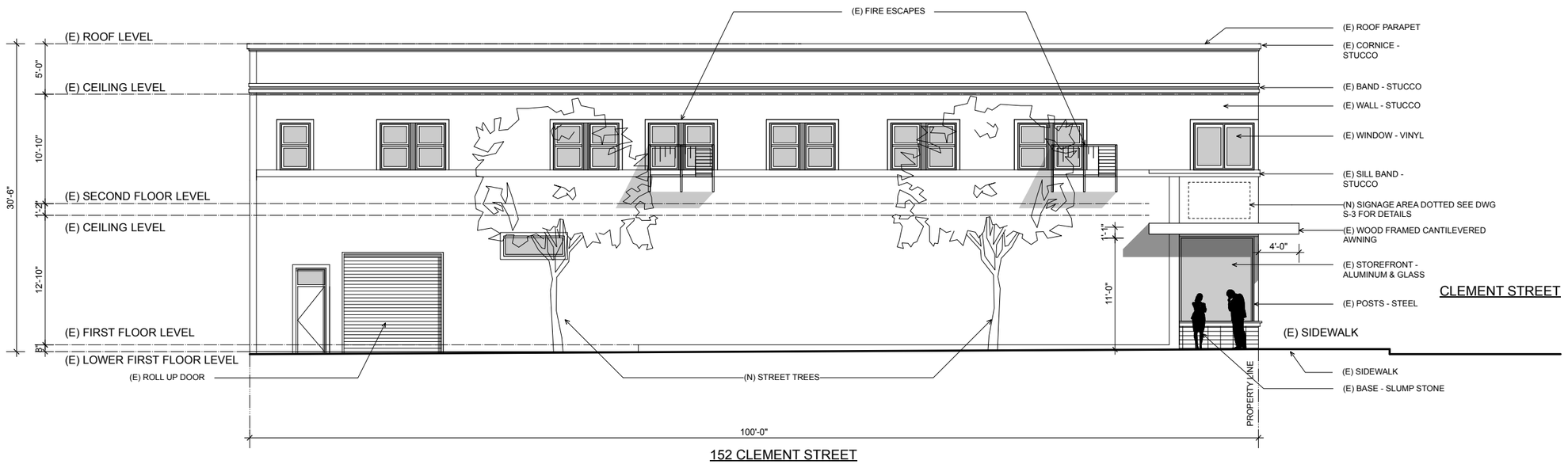
CURRENT ELEVATIONS

A-4.2

1 NEW NORTH (FRONT) ELEVATION



2 NEW WEST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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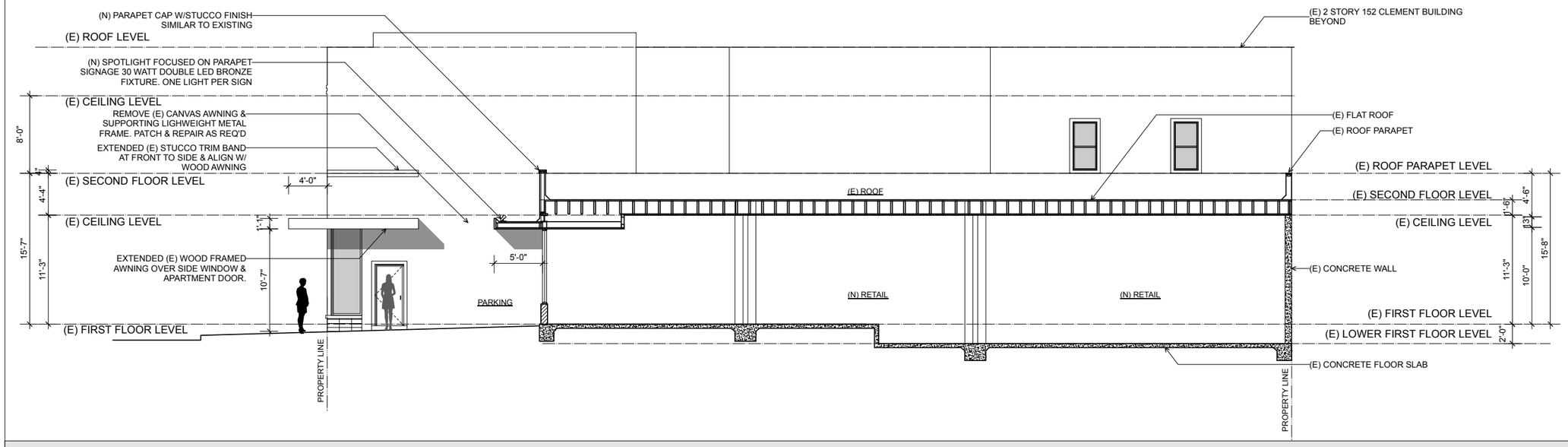
NEW ELEVATIONS

A-5.1



1 NEW EAST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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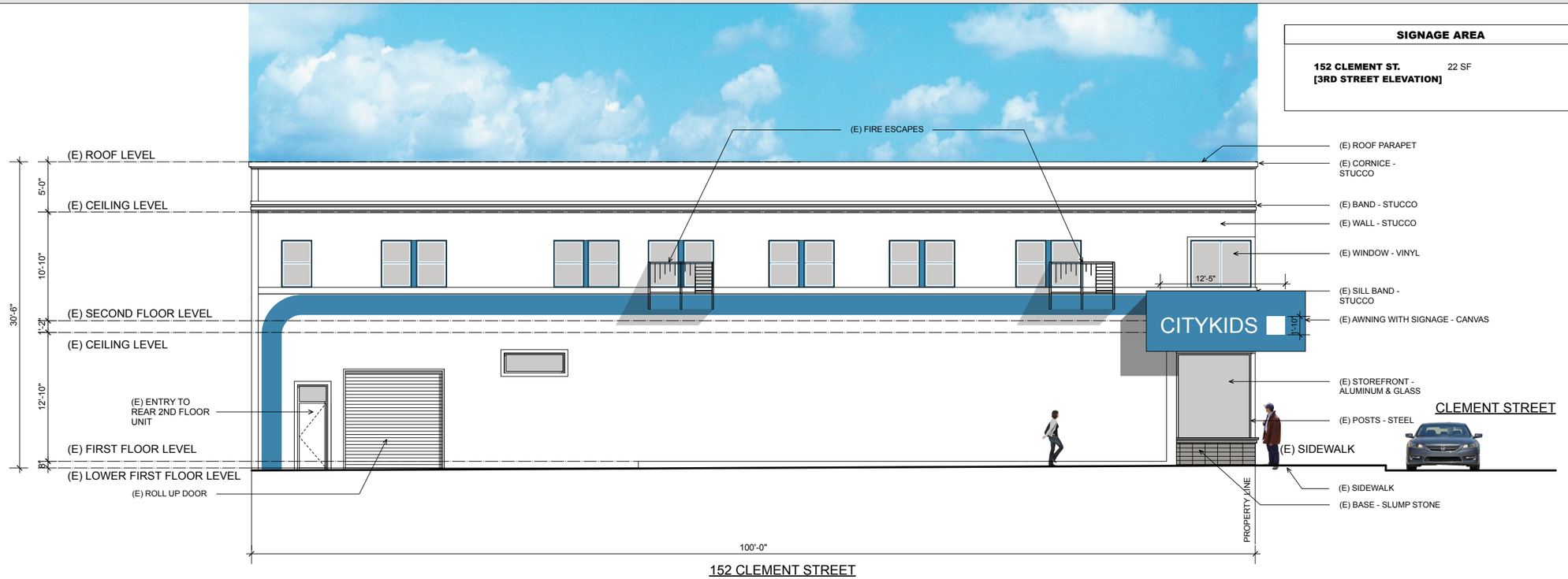
NEW ELEVATIONS

A-5.2

SIGNAGE AREA

144 CLEMENT ST.	22 SF
152 CLEMENT ST.	22 SF

1 PREVIOUS NORTH (FRONT) ELEVATION



SIGNAGE AREA

152 CLEMENT ST. [3RD STREET ELEVATION]	22 SF

2 PREVIOUS WEST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

144/152 CLEMENT ST.
SAN FRANCISCO, CA

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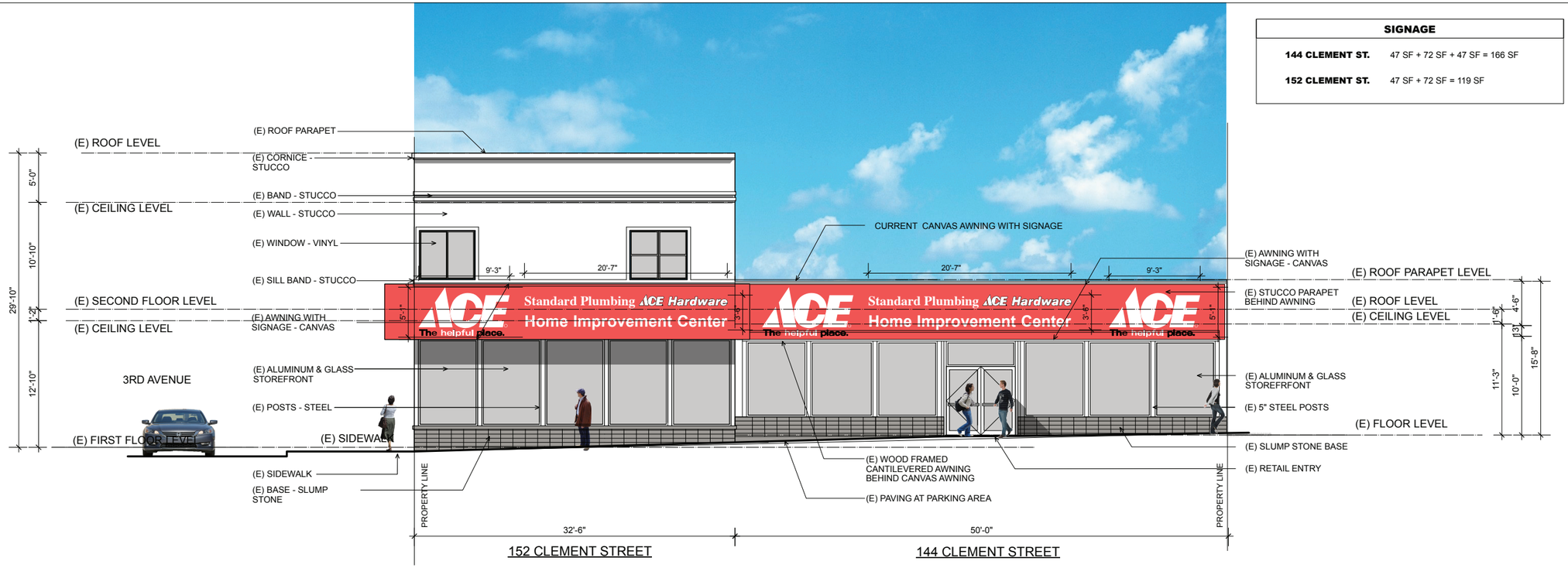
AUG 2015	3/16" = 1'- 0"	RT & IG

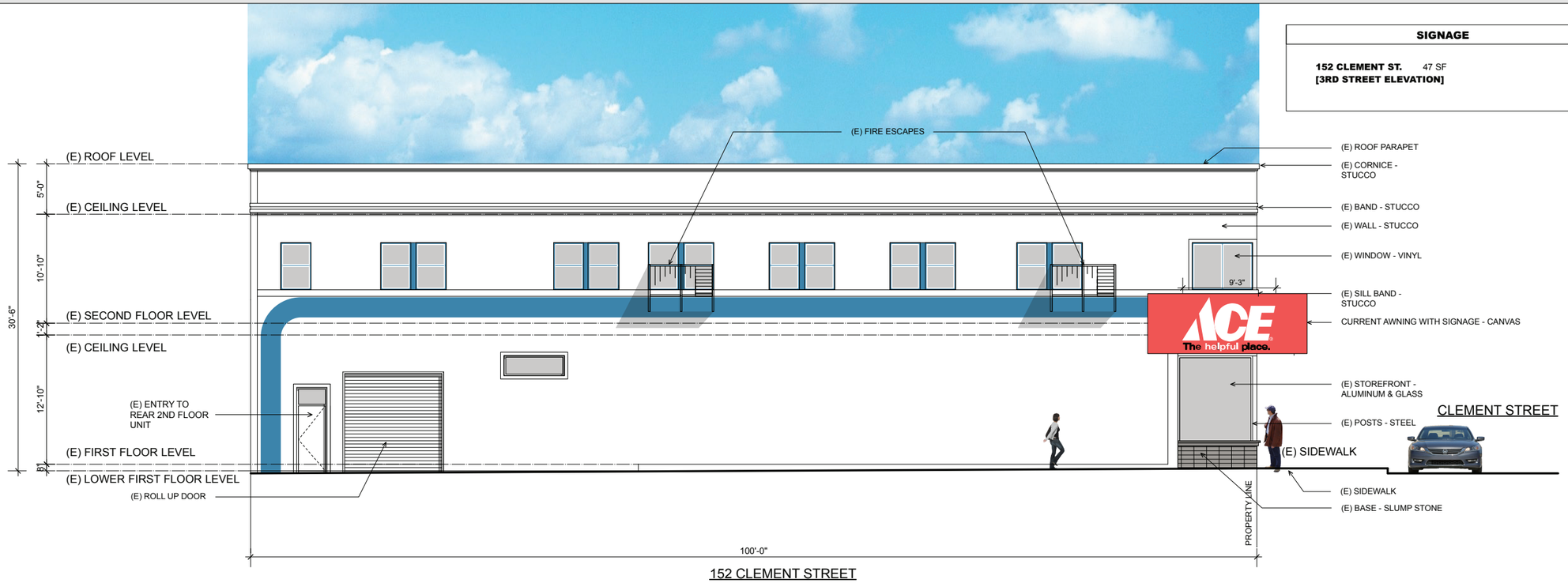
PREVIOUS SIGNAGE ELEVATIONS

S-1



SIGNAGE	
144 CLEMENT ST.	47 SF + 72 SF + 47 SF = 166 SF
152 CLEMENT ST.	47 SF + 72 SF = 119 SF

1 CURRENT NORTH (FRONT) ELEVATION



SIGNAGE	
152 CLEMENT ST. [3RD STREET ELEVATION]	47 SF

2 CURRENT WEST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

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Architecture • Planning • Interior Design

12 Marchant Court. Kensington, CA. 94707

Tel. (510) 527-8277 Fax. (510) 527-1313
E-Mail:Rtapparchitect@aol.com

DATE:	SCALE:	DRAWN:
AUG 2015	3/16" = 1'- 0"	RT & IG

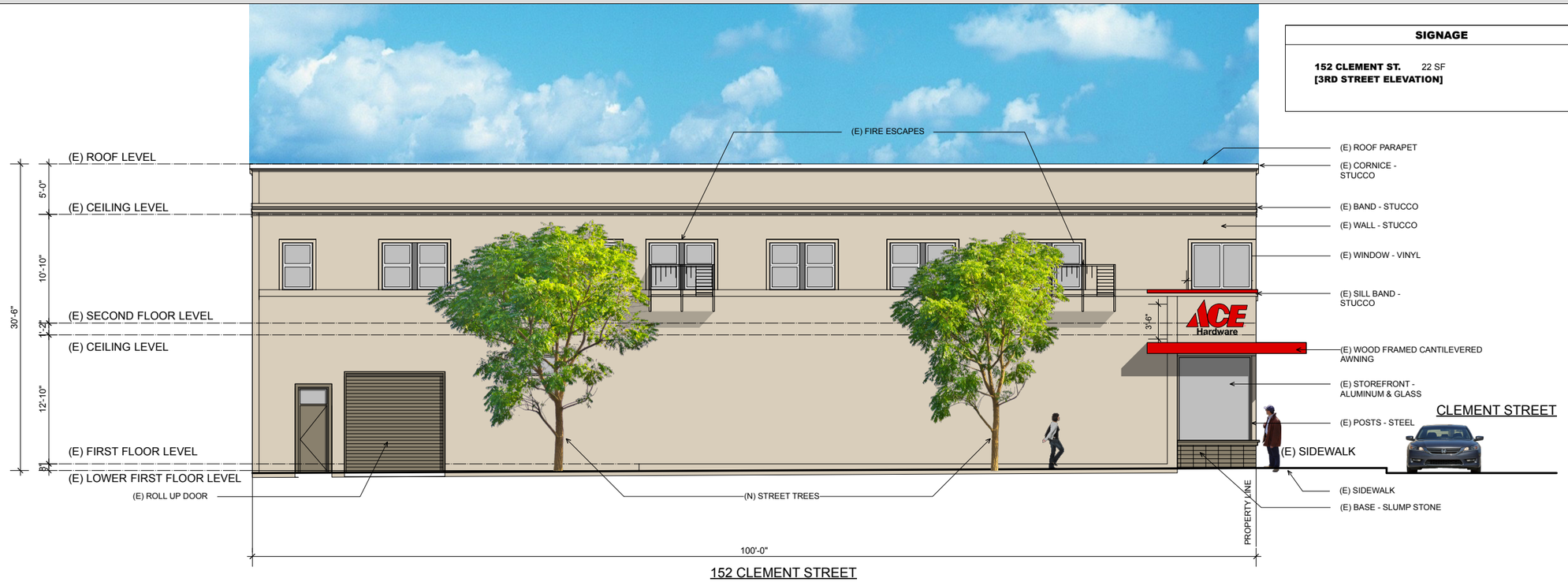
CURRENT SIGNAGE ELEVATIONS

S-2

SIGNAGE

144 CLEMENT ST.	45 SF
152 CLEMENT ST.	33 SF

1 NEW NORTH (FRONT) ELEVATION



SIGNAGE

152 CLEMENT ST. [3RD STREET ELEVATION]	22 SF

2 NEW WEST ELEVATION

STANDARD PLUMBING ACE HARDWARE

CONDITIONAL USE APPLICATION

144/152 CLEMENT ST.
SAN FRANCISCO, CA

NO.	ISSUE:	DATE:
01	PRELIMINARY CITY REVIEW	10-09-15
02	CLIENT REVIEW	12-31-15
03	CITY REVIEW	01-04-16

LICENSED ARCHITECT
RICHARD K. TAPP
C-26561
Feb. 2017
STATE OF CALIFORNIA

Richard Tapp Associates

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NEW SIGNAGE ELEVATIONS

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