



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 28, 2016

Date: April 18, 2016
Case No.: **2015-010413CUA**
Project Address: **1390 SILVER AVENUE**
Zoning: NC-1 (Neighborhood Commercial Cluster)
40-X Height and Bulk District
Block/Lot: 5921/020
Project Sponsor: John Kevlin
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94014
Staff Contact: Esmeralda Jardines – (415) 575-9144
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project is seeking a Conditional Use authorization to establish a formula retail grocery store (DBA Grocery Outlet). The project will keep the existing grocery store square-footage of approximately 14,400 square feet and the existing 44 off-street parking spaces. The project will undertake additional landscaping to increase the permeability of the surface parking lot. Alterations to the façade include installation of a mural along Silver Avenue.

Grocery Outlet offers frozen, deli and refrigerated groceries, produce, fresh meat, and general merchandise, including seasonal products, housewares, toys, and gifts. The store proposes hours of operation from 8:00 AM to 9:00 PM, Monday through Sunday. With respect to alcohol sales, Grocery Outlet proposes re-establish an alcohol license type 20 to sell only beer and wine.

SITE DESCRIPTION AND PRESENT USE

The project primarily occupies a through-lot with the main frontage of approximately 156 feet on the west side of Goettingen Street. The subject lot has a rear frontage of approximately 145 feet on the east side of Somerset Street. These frontages are bounded by Silver Avenue to the north and Silliman Street to the south. Additionally, the depth of the site measures approximately 240 feet. The 36,154 square-foot site is developed with a 14,400 square-foot single-story grocery store, constructed circa 1964. There is also an accessory surface parking lot that provides 44 on-site parking spaces and one off-street loading space. The previous grocery tenant, Fresh & Easy, was a formula retail chain grocery with above 200 outlets at its largest retail use and vacated the site April of 2015. The prior tenant, Bell Markets, had occupied the site since 1964 and would have been considered a Formula Retail use had the occupancy not predated the imposition of Formula Retail Controls.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is situated on the southern side of Silver Avenue, between Goettingen and Somerset Streets.

The broader neighborhood is characterized by varied residential zoning that includes: RH-1 (Residential House, One Family) and RH-2 (Residential House, Two-Family) and RM-1 (Mixed Residential, Low Density) Zoning Districts. These residential areas are served by existing Limited Commercial Uses or the non-residential goods and services found in the nearby NC-2 (Neighborhood Commercial Small-Scale) Zoning District. Additionally, this area is well-served by local public transit. Connections to eight Muni Bus routes are within a quarter mile of the project site. Further, the subject is within a quarter mile away from federal highways including Interstate 101 and the 280.

There are approximately 67 commercial storefronts within a quarter mile from the NC-1, eight of which are formula retail establishments, amounting to a concentration of approximately 11.9%. These include three financial services, one limited restaurant, one personal service, one professional service, and two retail uses.

The use mix is quite varied within a quarter mile from the subject property. Of the 67 commercial establishments: retail uses comprised of approximately 28% of the commercial concentration which is the majority; followed by limited restaurants with 16%, personal services and restaurants each comprised of approximately 10%, professional service, vacancies and other retail sales and services tied at 8%, followed by medical service at 6%, financial services at 5% and liquor stores at 2%.

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	April 8, 2016	April 8, 2016	20 days
Posted Notice	20 days	April 8, 2016	April 8, 2016	20 days
Mailed Notice	30 days	March 29, 2016	March 28, 2016	31 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- Public Comment: As outlined in the public correspondence (see attached), there is an overwhelming support from the community to establish a grocery store at this site. As of the issuance of this report, 12 letters of support have been submitted from neighbors in the vicinity and the Portola Neighborhood Association. There is unanimous consent and requests to approve the grocery store at 1390 Silver Avenue.

- Community Outreach: A community meeting was held with the neighborhood on August 12, 2015; where approximately 50 people attended, including Supervisor David Campos' office. This was also organized in concert with the Portola Neighborhood Association (PNA). At the invitation of the PNA, the 1390 Silver Avenue team also attended the Association's February 25, 2016 meeting to update the aforementioned on the store's progress; approximately 30 people attended.
- Grocery Outlet has also supported various non-profits in that community, including Alive & Free/Omega Boys' Club, the Brown Bombers football team, FACE's SF (a non-profit family services agency and primary hiring conduit for the Grocery Outlet store in Visitacion Valley), as well as the Visitacion Valley Middle School.

ISSUES AND OTHER CONSIDERATIONS

- The Planning Department has adopted new legislation regarding Formula Retail establishments in the City, which expands the Citywide definition of formula retail to include business that have 11 or more outlets worldwide, to include businesses that are at least 50% owned by a formula retail businesses and in any of the following land use categories: Limited Financial Service, Fringe Financial Service, Business and Professional Service, Personal Services, Massage Establishment and Tobacco Paraphernalia Establishment, which were not previously included in the City's formula retail definition.
- There are approximately 8 existing formula retail establishments out of 67 retail uses within a quarter mile from the NC-1, amounting to a total concentration of approximately 11.9%.
- Within a quarter mile from the NC-1 district, there are 5 existing groceries, none of which are formula retail. Grocery Outlet is an extreme value grocery retailer and the company has approximately 250 national locations and approximately 140 located in California to date.
- Grocery Outlet has considered the environmental sustainability, ecological functioning and the overall quality of the natural environment with its proposed scope. The proposal provides a desirable and needed neighborhood serving retail use. A grocery store use which has successfully benefitted the community since the mid-20th century. The project also incorporates numerous environmental sustainable and energy efficient efforts including: 50% of construction waste to be recycled, a designated area for recycling of paper, cardboard, glass, plastics, metal, etc. An energy efficiently-designed refrigeration system, an HVAC system which utilizes a central air handler approach, EMS controls for energy efficiency, and electrical efficiency that will exceed CEC's Title 24 requirements.
- The Commerce and Industry Element of the General Plan encourages maintaining and strengthening viable Neighborhood Commercial Areas easily accessible to city residents. The project proposes to replace an existing chain grocery use with a new formula retail grocery store, thus retaining the existing level of commercial activity in that location. The project is also a necessary and desirable service within the immediate area as it provides a use to residents, which is not presently available. The Department has received several correspondences from the community pleading for the approval of this grocery store.
- The Transportation Element of the General Plan promotes meeting short-term parking needs in neighborhood shopping districts consistent with preservation of a desirable environment for pedestrians and residents. It also enforces a parking and loading strategy for freight distribution to reduce congestion affecting other vehicular traffic and adverse impacts on pedestrian circulation. The project contributes to this objective by maintaining existing parking and providing infrastructure that encourages alternative means of transportation such as bicycle

parking. The proposed project will utilize one off-street loading space, accessed with an existing curb cut from Somerset Street.

- The Urban Design Element encourages an emphasis of the characteristic pattern which gives to the city and its neighborhoods an image, a sense of purpose, and means of orientation. The project will occupy a vacant building and serve as an anchor for the surrounding commercial districts. In addition, the use of murals will complement the diverse characteristic of the Portola District and lends itself to establishing a vibrant sense of place specific to this community.
- The Arts Element encourages recognizing the Arts as necessary to the quality of life for all segments. Grocery Outlet is coordinating with Portola Neighborhood Association's Arts & Beautification Committee to discuss providing two new murals as part of Grocery Outlet's tenant improvements. The intent is to celebrate the multiplicity of cultures, economic and social backgrounds within the Portola District, by partnering with a local organization to promote cross-cultural fertilization.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a formula retail grocery store in the NC-1 Zoning District, pursuant to Planning Code Sections 303.1 and 703.4.

BASIS FOR RECOMMENDATION

- The project promotes to reestablish a neighborhood-serving use that will contribute to the viability of the overall NC-1 District.
- Considering the existing grocery has been vacant since April of 2015, the project would not displace an existing retail tenant but rather replace it to provide convenience goods and services to the neighborhood.
- The proposed murals along Silver Avenue and street trees along Somerset Street will activate those respective street frontages.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photographs

Map of Existing Formula Retail within a Quarter Mile from Subject NC-1

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

Planner's Initials

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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

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303.1 AND 703.4 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL GROCERY STORE (D.B.A. GROCERY OUTLET) WITHIN AN NC-1 (NEIGHBORHOOD COMMERCIAL CLUSTER) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 13, 2015 John Kevlin (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Section(s) 303.1 and 703.4 to allow the conversion of a vacant grocery store into a formula retail grocery store (DBA Grocery Outlet) within the NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District.

On April 28, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-010413CUA.

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

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. 2015-010413CUA, 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 primarily occupies a through-lot with the main frontage of approximately 156 feet on the west side of Goettingen Street. The subject lot has a rear frontage of approximately 145 feet on the east side of Somerset Street. These frontages are bounded by Silver Avenue to the north and Silliman Street to the south. Additionally, the depth of the site measures approximately 240 feet at the northern end along Silver Avenue. The 36,154 square-foot site is developed with a 14,400 square-foot single-story grocery store, constructed circa 1964. There is also an accessory surface parking lot that provides 44 on-site parking spaces and one off-street loading space. The previous grocery tenant, Fresh & Easy, was a formula retail chain grocery with above 200 outlets at its largest retail use and vacated the site April of 2015. The prior tenant, Bell Markets, had occupied the site since 1964 would have been considered a Formula Retail use had the occupancy not predated the imposition of Formula Retail Controls.
3. **Surrounding Properties and Neighborhood.** The project is situated on the southern side of Silver Avenue, between Goettingen and Somerset Streets.

The broader neighborhood is characterized by varied residential zoning that includes: RH-1 (Residential House, One Family) and RH-2 (Residential House, Two-Family) and RM-1 (Mixed Residential, Low Density) Zoning Districts. These residential areas are served by existing Limited Commercial Uses or the non-residential goods and services found in the nearby NC-2 (Neighborhood Commercial Small-Scale) Zoning District. Additionally, this area is well-served by local public transit. Connections to eight Muni Bus routes are within a quarter mile of the project site. Further, the subject is within a quarter mile away from federal highways including Interstate 101 and the 280.

4. **Project Description.** The project is seeking a Conditional Use authorization to establish a formula retail grocery store (DBA Grocery Outlet). The project will keep the existing grocery store square-footage of approximately 14,400 square feet and the existing 44 off-street parking

spaces. The project will undertake additional landscaping to increase permeability of the surface parking lot. Alterations to the façade include providing a mural along Silver Avenue.

Grocery Outlet offers frozen, deli and refrigerated groceries, produce, fresh meat, and general merchandise, including seasonal products, housewares, toys, and gifts. The store proposes to open from 8:00 AM to 9:00 PM, Monday through Sunday. With respect to alcohol sales, Grocery Outlet proposes re-establish an alcohol license type 20 to sell only beer and wine.

The establishment of a formula retail use in Neighborhood Commercial Zoning District requires Neighborhood Notification per Panning Code Section 312, which was conducted in conjunction with the Conditional Use Authorization process. No other changes to the site are included in the present proposal.

5. **Public Comment/Community Outreach.** The Department has received public comment on this Project from: several residents of the Portola District as well as the Portola Neighborhood Association. The emails and letters have been added as exhibits to this report.

Public Comment: As outlined in the public correspondence (see attached), there is an overwhelming support from the community to establish a grocery store at this site. As of the issuance of this report, 12 letters of support have been submitted from neighbors in the vicinity and the Portola Neighborhood Association. There is unanimous consent and requests to approve the grocery store at 1390 Silver Avenue.

Community Outreach: A community meeting was held with the neighborhood on August 12, 2015; where approximately 50 people attended, including Supervisor David Campos' office. This was also organized in concert with the Portola Neighborhood Association (PNA).

At the invitation of the PNA, the 1390 Silver Avenue team also attended the Association's February 25, 2016 meeting to update the aforementioned on the store's progress; approximately 30 people attended.

Grocery Outlet has also supported various non-profits in that community, including Alive & Free/Omega Boys' Club, the Brown Bombers football team, FACE's SF (a non-profit family services agency and primary hiring conduit for the Grocery Outlet store in Visitacion Valley), as well as the Visitacion Valley Middle School.

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. **Use.** Planning Code 710.40 principally permits other retail sales and services as defined in 790.102.

As defined in 790.102, the existing and proposed use is a general grocery store.

- B. **Use Size.** Planning Codes 121.2 and 710.21 principally permit non-residential uses under 2,999 square feet and requires Conditional Use Authorization for those larger than 3,000 square feet. Criteria for the consideration of larger uses pertain to the intensity of the use, provision of neighborhood goods and services, and overall design.

The existing 14,400 square-foot use is legally non-conforming in regards to use size because it was established prior to the adoption of Planning Code Section 121.2.

- C. **Hours of Operation.** Planning Code Section 710.27 states that the principally permitted hours of operation, as defined by Planning Code Section 790.48, are 6:00 AM to 11:00 PM. 11:00 PM to 2:00 AM require a Conditional Use Authorization.

Grocery Outlet plans to operate from 8:00 AM to 9:00 PM, which are code-complying hours.

- D. **Off-Street Parking.** For retail uses, Planning Code Section 151.1 requires a minimum of one off-street parking space for each 500 square-feet of occupied floor area up to 20,000 square feet, where the occupied floor area exceeds 5,000 square-feet, plus one for each 250 square-feet of occupied floor area in excess of 20,000 square feet. Planning Code Section 204.5 further clarifies that parking is considered an accessory use only when the amount provided is less than 150% of the required amount.

The subject property is legally non-conforming in regards to parking. The previous tenant had an occupied floor area of approximately 14,400 square-feet and provided 44 off-street parking spaces when a minimum of 29 would be required and a maximum of 43 would be considered accessory. The project proposal does not increase the occupied floor area and is proposing the same amount of off-street parking spaces.

- E. **Loading.** For retail uses larger than 10,000 square-feet and less than 60,000 square feet, Planning Code Section 152 requires one off-street freight loading space.

The site has one existing off-street freight loading space. The proposed scope of work includes refurbishing the loading area in an effort to reduce the potential for any delivery queuing on Somerset Street. The project will keep the existing curb cut and loading zone along Somerset. The existing off-street loading area will generally remain in its current configuration as well as the interior space. Grocery Outlet expects there to be a daily delivery of either grocery or perishable foods from Grocery Outlet distribution centers. The operator will attempt to stagger deliveries between grocery and frozen goods to keep it to one Grocery Outlet delivery a day. Deliveries typically occur between 5:00 AM and 6:30 AM. Trucks will typically try to make deliveries early in the morning in highly concentrated areas so that the trucks do not add to the congestion.

Grocery Outlet's third party produce provider will deliver Monday through Saturday typically in the early morning as well. There are smaller vendors that visit throughout the morning typically between 7:00 AM and 11:00 AM. Grocery Outlet's San Francisco operators are sensitive to noise issues and have employed different methods for reducing noise at the time of delivery. As with all of its stores, Grocery Outlet expects the operator to continue to fine-tune loading operations once the store is open.

- F. **Signage.** The Project Sponsor has submitted a sign program for the project. The proposed signage complies with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department.

The proposed signage complies with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will continue to work with staff to propose a signage program that is more aligned with the intent of the Formula Retail Performance-Based Design Guidelines.

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.

The Project is necessary and desirable because it will provide a readily accessible grocery store use for Excelsior District residents; an important neighborhood use which was lost upon the closure of Fresh & Easy in 2015. Fresh & Easy was a local grocery chain that filed for bankruptcy in 2013. Prior to conversion to a Fresh & Easy in 2008, the site was occupied by Bell Market, also a previous formula retail use.

As previously mentioned the Project will not increase the size of the existing grocery store. The existing size will enable Grocery Outlet to provide a reasonable scale of perishable goods at a high turnover rate that will accommodate the low to moderate density of the immediate area. The Project will also provide an anchor for other retail uses along San Bruno Avenue, as well as the nearby Neighborhood Commercial districts. Grocery stores are known to serve as a retail anchor to commercial districts, attracting more customers to surrounding neighborhood-serving business such as bookstores, hardware shops, and professional services. Further, grocery stores generate new jobs and increase local property values. The proposed store will provide approximately 35 new employment opportunities.

In Neighborhood Commercial Districts, if the proposed use is to be located at a location in which the square footage exceeds the limitations found in Planning Section 121.2(a) or 121.2(b), the following shall be considered:

- a. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The previous grocery store tenant, Fresh & Easy, occupied the subject property in its entirety. The intensity of activity proved necessary and desirable for the neighborhood. However, since vacating the subject property in 2015, the grocery store has remained unoccupied and underutilized and has forced some neighboring residents, as explained in

their letters of support, to travel as far as Daly City to obtain groceries. The project will not displace any neighborhood-serving uses; rather, it will reinstate a previous retail opportunity.

- b. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The proposed Grocery Outlet will be the primary general grocery option for the Excelsior residents within the vicinity. The proposed use size is appropriate to accommodate demand. Furthermore, the proposed grocery store will occupy the same area as a former tenant; thus, the scale will continue to be appropriate and will meet the needs of the neighborhood.

- c. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project does not include any changes to the existing building footprint or volume. However, the building's façade will be redesigned with new painted murals reducing the horizontality and lack of visual depth in the existing structure.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same. Alterations to the appearance of the built form will bring the structure into greater conformity with the overall character of the neighborhood. Incorporating new murals along Silver Avenue will provide greater activation of the existing structure's façade; thus, allowing a new visual depth and a rhythm that reduces the overall one-dimensionality of the existing single-story structure. Internally, the Project will maintain the existing floor 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 subject site has been occupied by a general grocery store since 1964. The continuation of this use and at the same scale will not result in any changes to existing traffic patterns. Furthermore, the project includes changes that respond to the multi-modal demand of the city at large. The number of off-street parking spaces remains the same. New landscaping is incorporated as are bicycle parking spaces.

The project area is well served by Muni and is within short walking distance from several transit lines including the: 8-Bayshore, 8AX-Bayshore A Express, 8BX-Bayshore B Express, 9-San Bruno, 9R-San Bruno Rapid, 14X-Mission Express, 44-O'Shaughnessy, 90- San Bruno Owl.

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

The proposed use, by the nature of the business, should not produce noxious or offensive emissions such as noise, glare, dust, and odor. The proposed use is also similar in scale than the previous tenant and is subject to the standard conditions of approval for a Formula Retail Use as outlined in Exhibit A.

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

The Project includes required and voluntary landscape treatments that will increase the overall permeability of the site's vehicle area's surface. Furthermore, of the retained parking spaces, a total of two will be reserved as disabled-accessible spaces. All of the reserved spaces will be located in close proximity to the store's entrance. A total of 13 bicycle parking spaces will also be provided in an area specifically dedicated to bike racks near the front of the store.

- 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.

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

The proposed project is consistent with the stated purpose of the NC-1 (Neighborhood Commercial Cluster) District in that the intended commercial use is intended to serve as local neighborhood shopping districts, providing a compatible convenience service for a population that includes, and extends beyond, the immediate neighborhood. Building controls for the NC-1 District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. The proposed grocery store will retain the existing single-story structure.

- 8. **Formula Retail Use.** Planning Code Section 703.4 states that a Conditional Use Authorization is required for formula retail uses within an NC-1 (Neighborhood Commercial Cluster) zoning district. The proposed tenant, Grocery Outlet, is a national chain establishment with more than eleven stores. Planning Section 303.1 requires that, with respect to an application for Conditional Use Authorization for a formula retail use, the Planning Commission shall consider the following criteria:

- i. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project.

The NC-1 district at the subject site consists solely of the subject parcel. Consequently, a quarter mile buffer vicinity was assessed to understand formula retail concentrations. There are approximately 8 existing ground story formula retail establishments out of approximately 67 retail establishments within a quarter mile from the NC-1. These include three financial services, one limited restaurant, one personal service, one professional service, and two retail uses. The existing intensity of formula retail uses is 11.9 % of all businesses within a quarter mile from the NC-1 district, and 24.6 % of the total commercial retail street frontage. The proposed establishment would increase the concentration of formula retail establishments to approximately 13.4 % and would increase the formula retail commercial frontage in the district to 34.1 %.

- ii. The availability of other similar retail uses within the district and within the vicinity of the proposed project.

Within a quarter mile from the NC-1 district, there are 5 existing groceries, none of which are formula retail. Grocery Outlet is an extreme value grocery retailer. The company has approximately 250 national locations and 140 located in California to date. Other grocery stores in the area include: Silver Produce Inc., La Loma Produce, J & S Produce Inc., J & C Market and San Bruno Supermarket.

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

The proposed use is compatible with the historic use of the subject property. Since its construction in 1964, a formula retail grocer has occupied the space. The proposal continues the previously existing use. The project will occupy an existing storefront previously occupied by a formula-retail grocery (DBA Fresh & Easy) and therefore will have no impact on the architectural and aesthetic character of the district.

- iv. The existing retail vacancy rates within the district and within the vicinity of the proposed project.

The existing retail vacancy rate for the NC-1 district is 100% as the parcel is its own zoning district. Fresh & Easy vacated the property in 2015 and the commercial space has remained vacant in the interim. Within a quarter mile from the NC-1 District, there are currently 5 vacancies out of 67 establishments. 381 of 3,181 linear feet or 11.9 % of the total street frontages is vacant.

- v. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project.

Approximately 54% of the existing mixes of retail uses are citywide-serving, 36% are daily needs-serving and the remainder is vacant within a quarter mile from the subject property.

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

Of the approximate 67 commercial establishments within a quarter mile from the subject property, there are approximately 8 formula retail establishments, including: Bank of America, Subway, Sterling Bank and Trust, AllState Insurance, First Federal Bank, Shell Gas Station, Walgreen's and O'Reilly Auto Parts, amounting to 11.9% formula retail. The subject project would add an additional formula retail establishment to the district, increasing the intensity to 13.4%.

The use mix is quite varied within a quarter mile from the subject property. Retail uses comprised of approximately 28% of the commercial concentration which is the majority; followed by limited restaurants with 16%, personal services and restaurants each comprised of approximately 10%, professional service, vacancies and other retail sales and services tied at 8%, followed by medical service at 6%, financial services at 5% and liquor stores at 2%.

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

The proposed 14,400 square foot formula retail use is less than 20,000 gross square feet; further, it is a General Grocery store as defined in Article 7 and thus, is not required to provide an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

- viii. Notwithstanding anything to the contrary contained in Planning Code Article 6 limiting the Planning Department's and Planning Commission's discretion to review signs, the Planning Department and Planning Commission may review and exercise discretion to require changes in the time, place and manner of the proposed signage for the proposed Formula Retail use, applying the Performance-Based Design Guidelines.

The Project Sponsor has submitted a sign program for the project. The proposed signage complies with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will continue to work with staff to propose a signage program that is more aligned with the intent of the Formula Retail Performance-Based Design Guidelines.

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

COMMERCE AND INDUSTRY ELEMENT

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 which 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 project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those within the community. Additionally, the project site is an existing commercial space and is 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 proposed formula retail use, Grocery Outlet, is a business model that strives to deliver brand-name, quality products at up to 60% off conventional retail prices. The proposed location will be the fourth Grocery Outlet within San Francisco; the other operating locations include the Outer Richmond and Visitacion Valley with another intended opening in the Mission District. Opening the Excelsior location will contribute to the overall diversity of general grocery store options within the District and City at large while enhancing the company's ability to distribute affordable foods throughout. Furthermore, by establishing a new commercial activity in a vacant space, the neighborhood retains a commercial use at this site and enables the project to enhance the economic base of the City and immediate area.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The proposed project will provide approximately 35 employment opportunities. Local hiring is a priority for Grocery Outlet and the company intends to partner with local non-profit organization, FACES' SF, to assist with recruiting efforts and local hiring; to be employed at the store.

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.

Policy 6.4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The project proposes to replace a previously existing formula retail grocery use with a new formula retail grocery store, thus retaining the existing level of commercial activity in that location. The project is also a necessary and desirable service within the immediate area as it provides a use to residents, which is not presently available.

TRANSPORTATION ELEMENT

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.

Policy 1.6:

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

Policy 1.7:

Assure expanded mobility for the disadvantaged.

The proposal enables patrons to make use of a variety of transit options when visiting the site which is readily accessible by Muni and provides approximately 13 bicycle parking spaces. Furthermore, activation of a general grocery store at this location also ensures immediate access to food for those residents that cannot easily visit the nearest grocery store which may be a few miles away due to physical or economic constraints. Disabled-accessible off-street parking spaces will be provided as well as accessible paths of travel at the project's site to ensure adequate mobility for the disadvantaged.

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.2:

Reduce pollution, noise and energy consumption.

Policy 2.4:

Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.

The proposed site is centrally located to serve both patrons and employees through various means of transportation. The site is also located near crucial transport corridors (San Bruno Avenue and U.S. Routes 101 and 280) that connect San Francisco to the broader region and enable a formula retail grocery store, such as Grocery Outlet, to provide sufficient distribution of goods and keep food affordable.

OBJECTIVE 35:

MEET SHORT-TERM PARKING NEEDS IN NEIGHBORHOOD SHOPPING DISTRICTS CONSISTENT WITH PRESERVATION OF A DESIRABLE ENVIRONMENT FOR PEDESTRIANS AND RESIDENTS.

Policy 35.2:

Assure that new neighborhood shopping district parking facilities and other auto-oriented uses meet established guidelines.

The project contributes to this objective by not increasing the existing parking and providing infrastructure that encourages alternative means of transportation. Large grocery store trips can result in heavy loads not easily carried by customers. The parking spaces will provide access to such customers, while also maintaining a pedestrian-friendly environment. This is evidenced by the installation of new landscaping to comply with permeability requirements as well as voluntary additional street trees along Somerset Street.

OBJECTIVE 36

PROMOTE FREIGHT DELIVERY/PICKUP TRAFFIC AS NECESSARY FOR THE ECONOMIC VITALITY OF SAN FRANCISCO AND THE BAY REGION.

Policy 36.1

Support urban goods movement networks in San Francisco, especially in the areas reserved for industrial development and in neighborhood commercial districts.

The proposed project will utilize one off-street loading area. The aforementioned loading area is accessed from Somerset Street. A designated loading zone will accommodate an efficient delivery process for the transport of urban goods within the NC-1 zoning district, without queueing along Somerset Street, which is a neighborhood residential street.

OBJECTIVE 40

ENFORCE A PARKING AND LOADING STRATEGY FOR FREIGHT DISTRIBUTION TO REDUCE CONGESTION AFFECTING OTHER VEHICULAR TRAFFIC AND ADVERSE IMPACTS ON PEDESTRIAN CIRCULATION.

Policy 40.1

Provide off-street facilities for freight loading and service vehicles on the site of new buildings sufficient to meet the demands generated by the intended uses. Seek opportunities to create new off-street loading facilities for existing buildings.

Policy 40.2

Discourage access to off-street freight loading and service vehicle facilities from transit preferential streets pedestrian-oriented streets and alleys, or on the Bicycle Route Network by providing alternative access routes to facilities.

Policy 40.5

Loading docks and freight elevators should be located conveniently and sized sufficiently to maximize the efficiency of loading and unloading activity and to discourage deliveries into lobbies or ground floor locations except at freight-loading facilities.

The off-street freight loading will be accessed from Somerset Street. The subject property is not within a bicycle high injury network nor is Somerset Street a bicycle high injury corridor or a transit preferential street. The loading door is within the property's boundaries abutting a loading zone area that avoids impeding with the public right-of-way.

URBAN DESIGN

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND MEANS OF ORIENTATION.

Policy 1.6:

Make centers of activity more prominent through design of street features and by other means.

Policy 1.8:

Increase the visibility of major destination areas and other points for orientation.

The project will occupy a vacant building and serve as an anchor for the surrounding districts. In addition, the use of murals compliments the building façade and lends itself to establishing a vibrant sense of place for this community.

OBJECTIVE 3:

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1:

Promote harmony in the visual relationship and transitions between new and older buildings.

Policy 3.2:

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance.

The façade alterations serve to make the site a more attractive and inviting location. Alterations to the façade break up the monotony of a 1960s single-story commercial structure and make it more compatible with the articulated forms of surrounding dwellings. Contrast amongst the colors included in the design are complimentary and do not create extreme visual contrasts in tones that will detract from the details and integrity of the neighboring older structures.

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.4:

Design walkways and parking facilities to minimize danger to pedestrians.

Policy 4.6

Emphasize the importance of local centers providing commercial and government services.

Policy 4.12

Install, promote and maintain landscaping in public and private areas.

Trees and other landscaping are a recurring theme in these policies, for they add to nearly any city environment. Both public and private efforts in the installation and maintenance of landscaping should be increased.

Policy 4.13:

Improve pedestrian areas by providing human scale and interest.

The project includes treatments to the associated pedestrian pathways or sidewalks that will serve to enhance safety, as well as the site's human scale and interest. New lighting and street trees will make for a more comfortable and visible walk to and from the site. Furthermore, introducing murals in the site's design will contribute to the activity along pedestrian corridors.

Signs are another leading cause of street clutter. Where signs are large, garish and clashing they lose their value as identification or advertising and merely offend the viewer. Often these signs are overhanging or otherwise unrelated to the physical qualities of the buildings on which they are placed. Signs have an important place in an urban environment, but they should be controlled in their size and location.

The existing site has a freestanding sign tower. The aforementioned is not permitted in the NC-1 Zoning District; the project is proposing to remove said freestanding sign to reduce the visual clutter. Further, the removal of the freestanding sign will bring the project into greater compliance with the sign guidelines to ensure aesthetic compatibility of formula retail uses outlined in the Planning Commission Guide to Formula Retail: Determining Locational Appropriateness and Performance-Based Design Guidelines. The removal of the sign tower will ensure the proposed sign program is appropriate with an equitable degree of commercial communication without contributing to visual clutter.

ARTS

OBJECTIVE I-1

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

Policy I-1.1

Promote inclusion of artistic considerations in local decision-making.

Policy I-1.4

Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.

Grocery Outlet is coordinating with PNA (primarily Arts & Beautification Committee) to discuss providing new murals as part of Grocery Outlet's tenant improvements. The intent is to celebrate the multiplicity of cultures, economic and social backgrounds within the Excelsior District, by partnering with a local organization to promote cross-cultural fertilization.

On November 15, 2015, the project sponsor met with members of the PNA (primarily Arts & Beautification Committee) and prospective muralists at the Silver site. Discussions regarding potential mural locations ensued and the aforementioned parties agreed to a proposal process to select artist; approximately 10 people were in attendance.

Further correspondence with the PNA Arts & Beautification Committee occurred on January 25, 2016 where an artist was selected. The parties agreed upon securing Arthur Koch to paint a mural. The aforementioned muralist attended and presented his plans to community at February 25, 2016 PNA meeting.

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.

Grocery stores are a primary business draw in neighborhood commercial districts and support other retail activities by serving as a retail anchor of neighborhood commercial districts. The Project is located within an NC-1 (Neighborhood Commercial Cluster) Zoning District. The Project will occupy a vacant neighborhood serving general grocery store space. Grocery Outlet will employ approximately 35 new employees and work with local non-profit organizations to attract workers from within the surrounding neighborhood.

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

The Project is a grocery store and the site has historically been occupied by a chain or formula retail grocery store. The proposal will have no direct effect on housing and will preserve the existing neighborhood character by occupying a vacant grocery store building. No housing units exist on the property.

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

The Project will have no effect on housing, as the project proposes a grocery store at the site of a vacant grocery store.

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

The Project area is well served by Muni and will retain the 44 existing off-street parking spaces which were sufficient for the previous formula retail grocery store retail use. Silver Avenue, Goettingen and Somerset Streets also provide unmetered on-street parking.

The Project will also create bicycle parking spaces for both patrons and employees, reducing the vehicular traffic to the site and accommodating alternative modes of transportation.

- 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 include any commercial office development and will not displace any industrial establishments. The proposal replaces one retail establishment with another. The Project will generate approximately 35 new employment opportunities.

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

The Project will comply with the City Codes to achieve the proper preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- 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.

- 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. 2015-010413CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 13, 2015, 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 April 28, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 28, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail grocery store (d.b.a. **Grocery Outlet**) located at 1390 Silver Avenue, Block 5921, and Lot 020 pursuant to Planning Code Section(s) 303.1 and 703.4 within the NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District; in general conformance with plans, dated February 1, 2016, and stamped "EXHIBIT B" included in the docket for Case No. **2015-010413CUA** and subject to conditions of approval reviewed and approved by the Commission on April 28, 2016 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 April 28, 2016 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

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

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

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

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 – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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 building permit plans. 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 415-558-6378, www.sf-planning.org

Lighting Plan. The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Signage. The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Noise, Ambient. Interior occupiable spaces shall be insulated from ambient noise levels. Specifically, in areas identified by the Environmental Protection Element, Map1, "Background Noise Levels," of the General Plan that exceed the thresholds of Article 29 in the Police Code, new developments shall install and maintain glazing rated to a level that insulate interior occupiable areas from Background Noise and comply with Title 24.

For information about compliance, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

Landscaping, Permeability. Pursuant to Planning Code Section 156, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that 20% of the parking lot shall be surfaced with permeable materials and further indicating that parking lot landscaping, at a ratio of one tree, of a size comparable to that required for a street tree and of an approved species, for every 5 parking stalls, shall be provided. Permeable surfaces shall be graded with less than a 5% slope. The size and specie of plant materials and the nature of the permeable surface shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Odor Control Unit. In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

Parking Requirement. Pursuant to Planning Code Section 151, the Project will provide forty-four (44) independently accessible off-street parking spaces.

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

Off-street Loading. Pursuant to Planning Code Section 152, the Project will provide one off-street loading space.

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

MONITORING - AFTER ENTITLEMENT

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

Monitoring. The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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>

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>

Noise Control. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

Odor Control. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

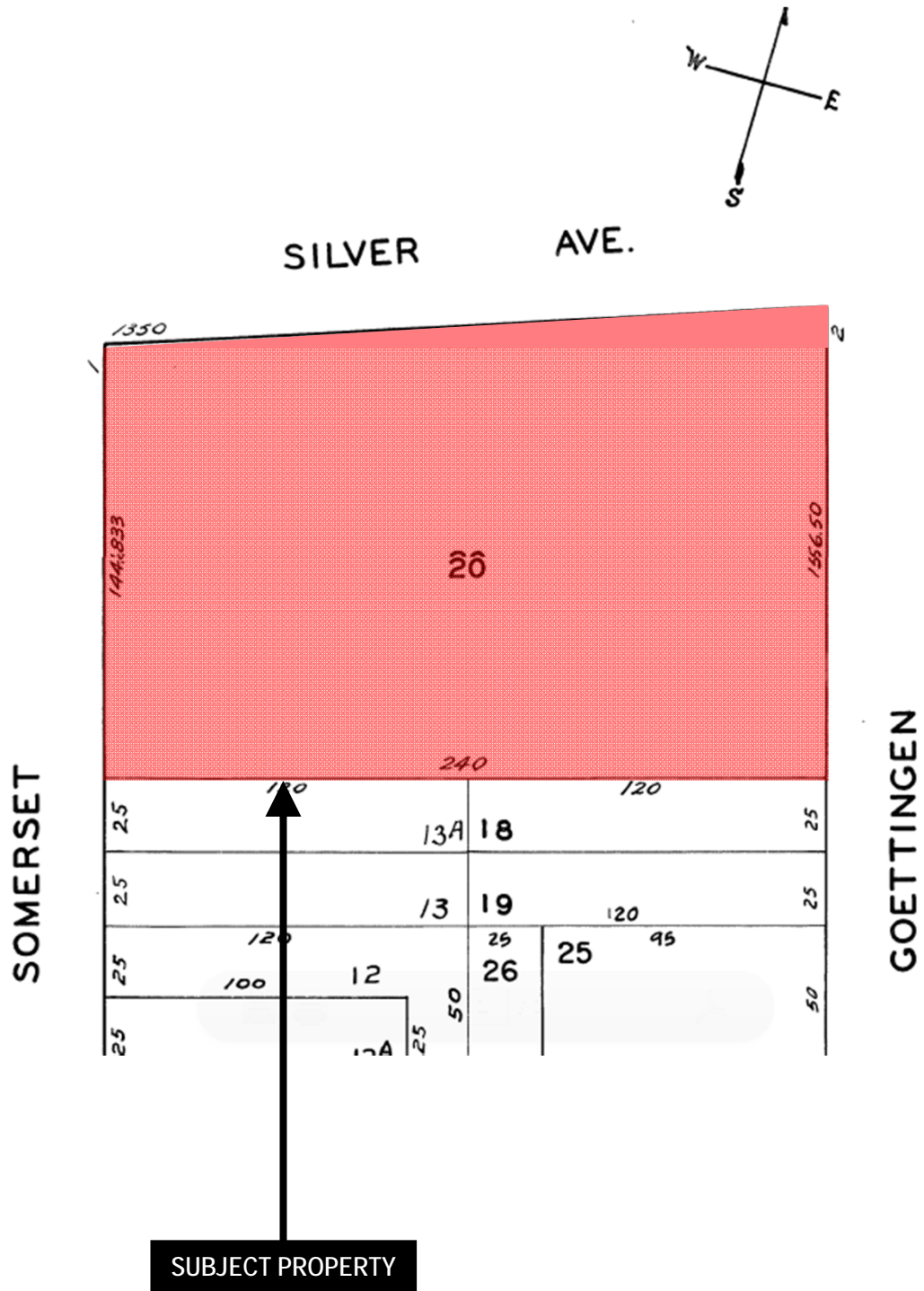
Lighting. All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as 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

Hours of Operation. The subject establishment is limited to the following hours of operation: Per Planning Code Section 710.27, principally permitted hours of operation are 6:00 AM to 11:00 PM.

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

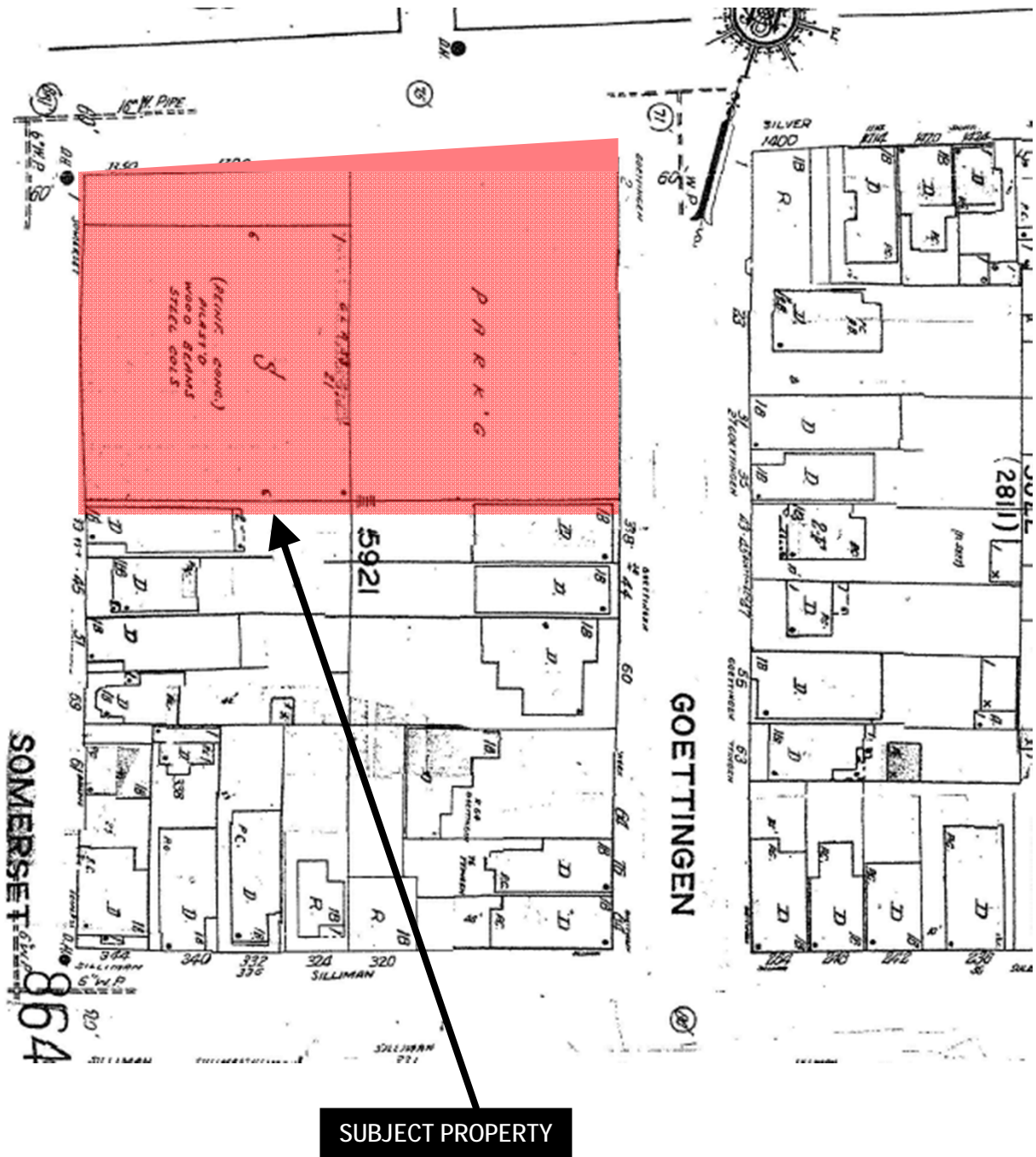
Parcel Map



Conditional Use Hearing
Case Number 2015-010413CUA
 1390 Silver Avenue
 Block 5921 Lot 020



Sanborn Map*

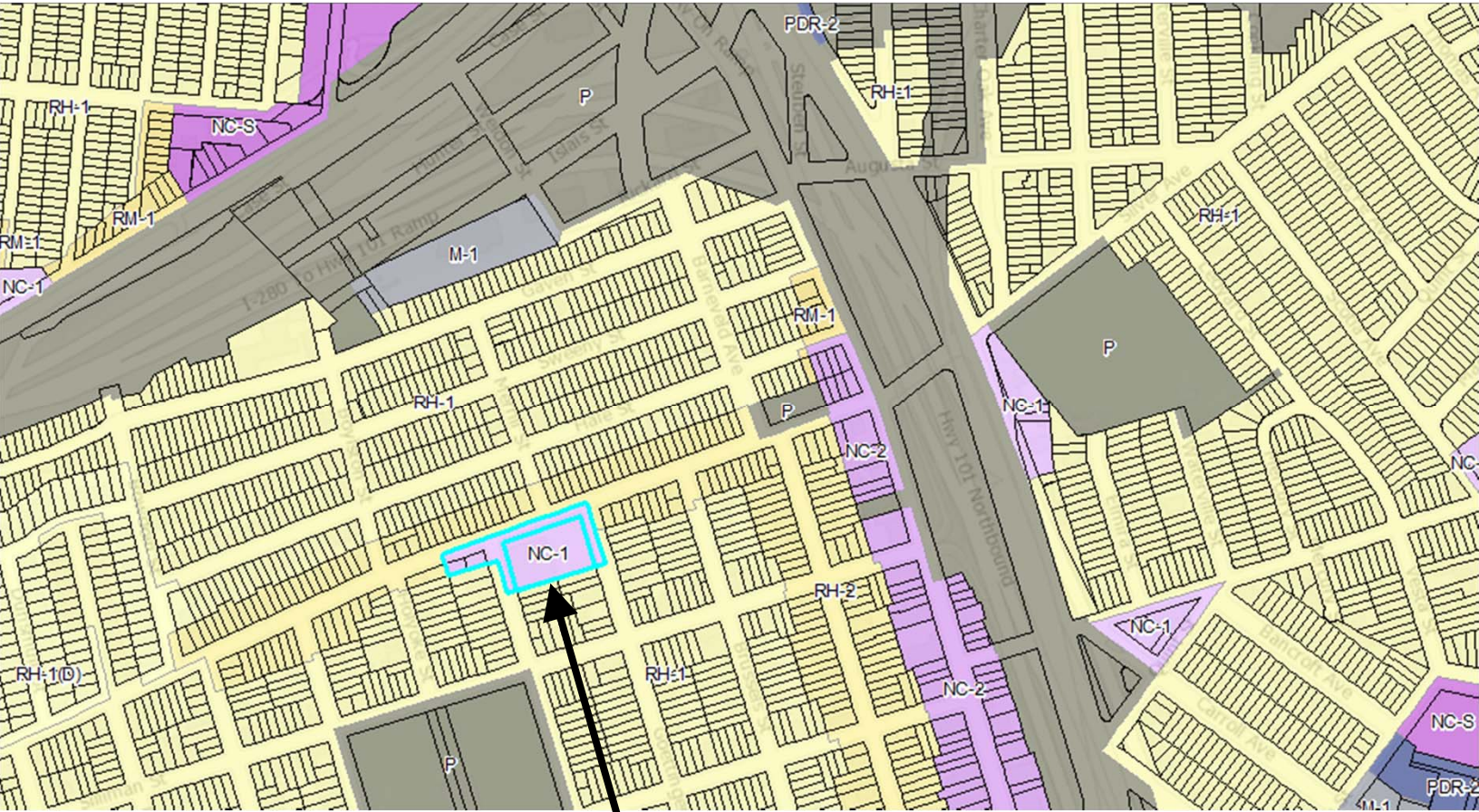


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2015-010413CUA
1390 Silver Avenue
Block 5921 Lot 020

Zoning Map

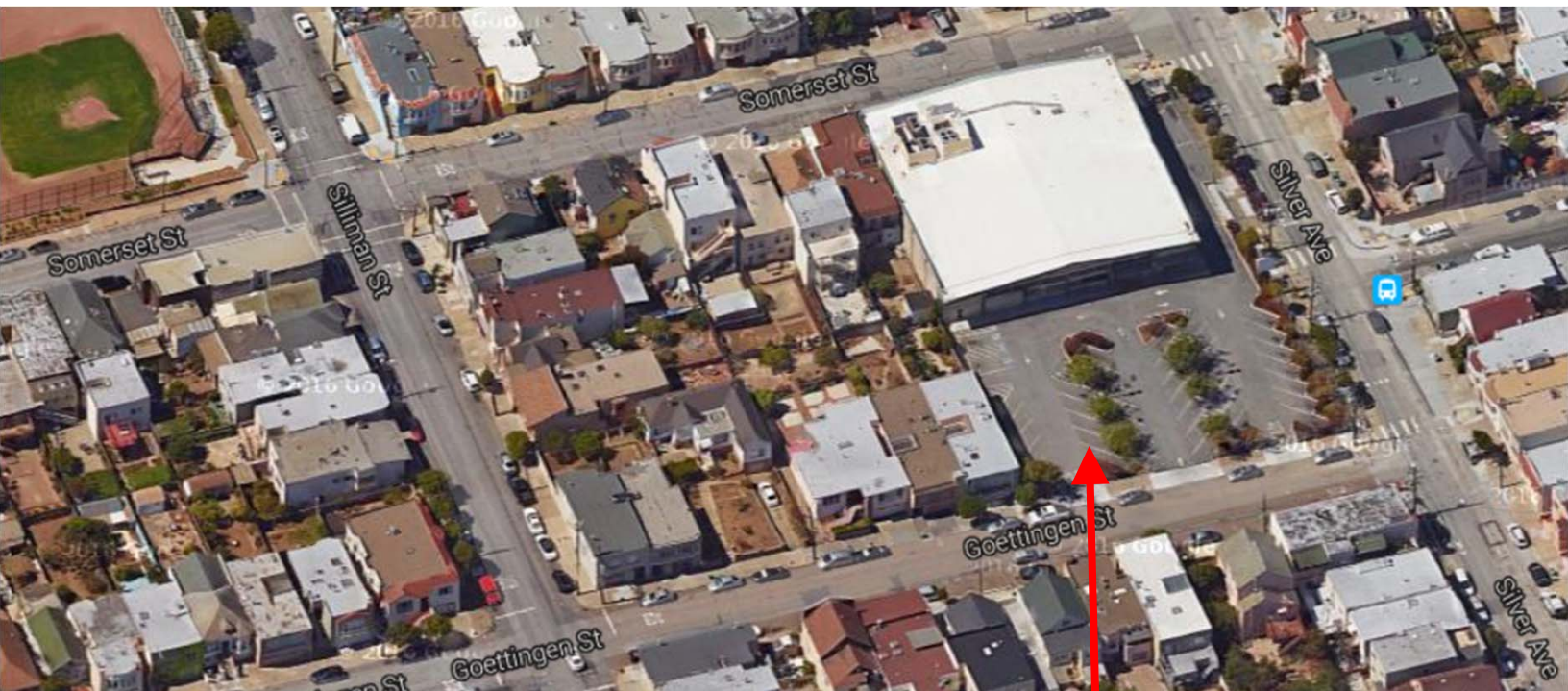


SUBJECT PROPERTY

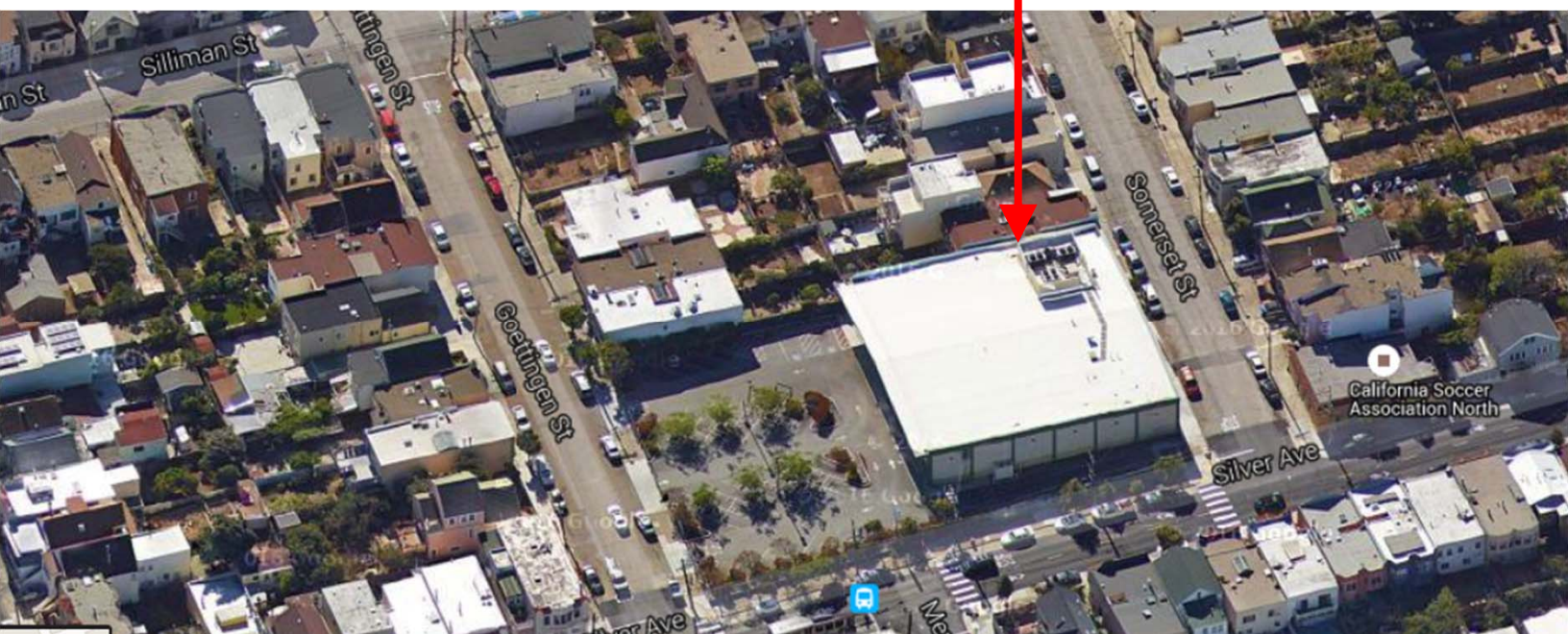


Conditional Use Hearing
Case Number 2015-010413CUA
1390 Silver Avenue
Block 5921 Lot 020

Aerial Photos



SUBJECT PROPERTY



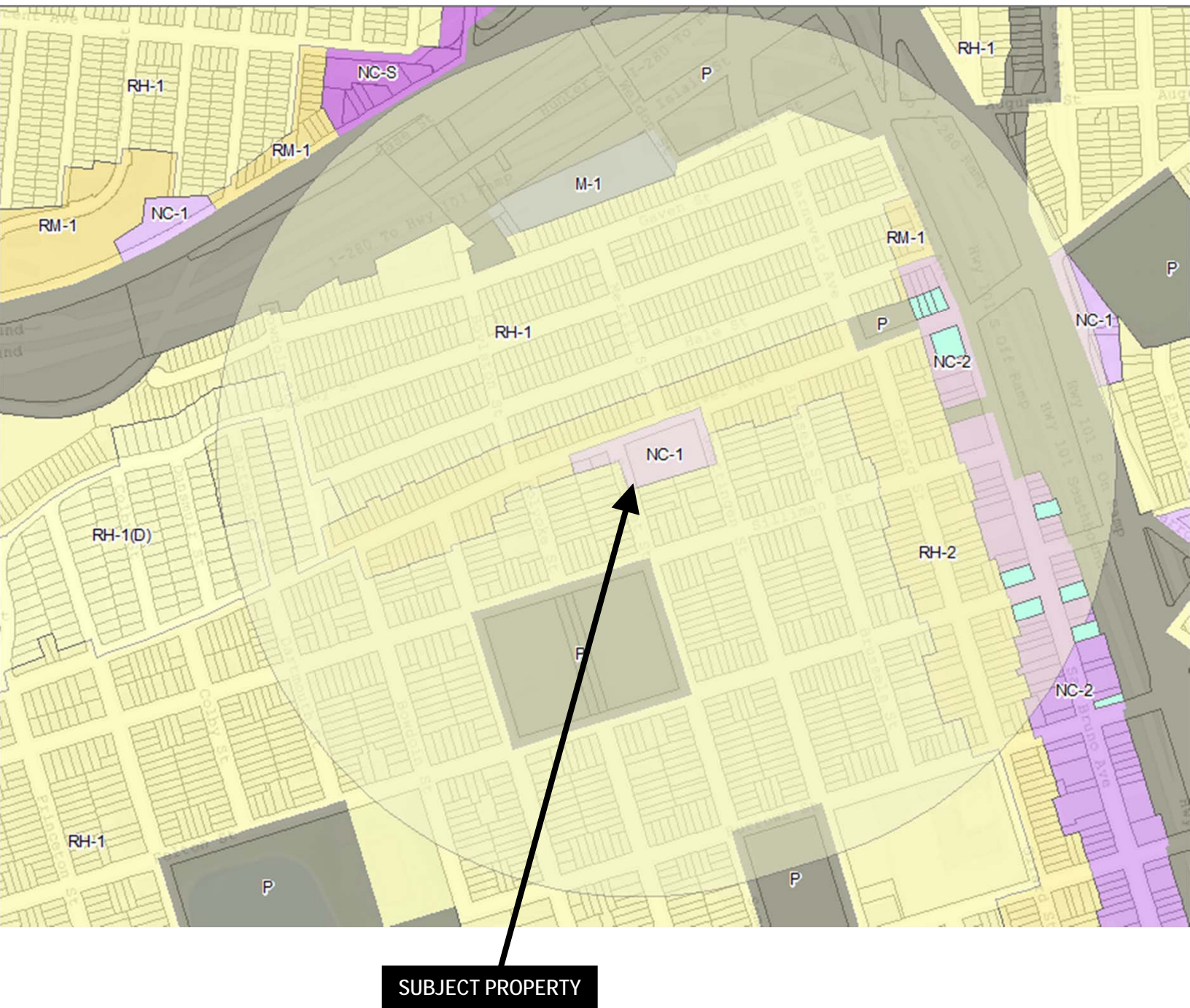
Conditional Use Hearing
Case Number 2015-010413CUA
1390 Silver Avenue
Block 5921 Lot 020

Site Photos



Conditional Use Hearing
Case Number 2015-010413CUA
1390 Silver Avenue
Block 5921 Lot 020

Existing Formula Retail in the subject NC-1 (Neighborhood Commercial Cluster)



Conditional Use Hearing
Case Number 2015-010413CUA
1390 Silver Avenue
Block 5921 Lot 020

April 5th, 2016

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

The Portola Neighborhood Association consists of long time residents, new homeowners, renters, merchants, commercial property owners and community leaders in the Portola community. The PNA has been working to improve quality of life in the Portola for more than 10 years and during this time it has been our organization's mission to support and encourage community development that helps create a healthy, sustainable and connected neighborhood.

The Portola has been without a grocery store for over a year, as the departure of Fresh & Easy has left the neighborhood as a virtual food desert. Since that time the community has continually expressed their desire and need for a grocery store. We were very pleased to learn that Grocery Outlet was planning on bringing a new grocery store to our neighborhood. As a highly engaged working class community we are excited to welcome a grocer that is committed to affordable pricing and has been very responsive to the community's desires and concerns.

Our neighborhood will greatly benefit from the addition of a full service grocer, and we look forward to being able to welcome them into our neighborhood as soon as possible. We ask that you swiftly approve of Grocery Outlet's permits and allow them to provide our neighborhood with fresh produce, dairy, grains and other essentials. We hope the Planning Commission will share our community's enthusiasm in welcoming Grocery Outlet to our neighborhood.



Chris Waddling
Board Chair
Portola Neighborhood Association

Jardines, Esmeralda (CPC)

From: Kevin Pye <kevppe@gmail.com>
Sent: Wednesday, April 06, 2016 4:10 PM
To: Jardines, Esmeralda (CPC)
Subject: RE: Proposed Grocery Outlet – 1390 Silver Avenue

04/06/2016

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

My name is Kevin Pye, I am a 33 year old software developer and I have been a resident of the Portola district for around 18 months.

I am writing to you to voice my support for the Grocery Outlet store at 1390 Silver Avenue. The Fresh and Easy store before it was great and it has been a real loss to not have a fully stocked supermarket within the district for so long. Since the closure the nearest major super market is the Safeway on mission. This is certainly quite a walk for anyone in the Portola neighborhood not blessed with a car. It seems a real shame to have had such a large space been left empty for so long and I think that Grocery Outlet can do a good job at filling the space and taking over supplying the neighborhood with a large variety of good quality goods and food. It would also reduce the amount of times I, and many others of the area, have to drive a week in order to restock the shelves. This can only be a good thing all round.

I strongly hope that you will agree that Grocery Outlet will be a great addition to the neighborhood and that you will approve their application and plans.

King Regards

Kevin Pye

Jardines, Esmeralda (CPC)

From: Lynn Rhodes <lynnerhodes@gmail.com>
Sent: Tuesday, April 12, 2016 2:44 PM
To: Jardines, Esmeralda (CPC)
Subject: Grocery Outlet on Silver Avenue

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I have lived with my family in the Portola District on Princeton Street, just below Silver Avenue since 1985. I love my neighborhood and my neighbors.

Over the years I have lived here, there have been many changes, both good and bad, and many things have remained constant. The location on Silver Avenue that is the proposed location for Grocery Outlet was a Bell Market, then Cala, and then was vacant for some time. When Fresh and Easy took over the space, I was so happy to have a market that I could walk to or drive to. It worked as both a convenience for something quick or for a full shopping to stock up on needs. The other more comprehensive neighborhood alternatives, the Asian market on Mission, Smart and Final on Bayshore, and the small produce markets and Mom and Pop stores on Mission or San Bruno do not meet the comprehensive needs of shopping for my family. Since Fresh and Easy closed, my primary grocery market is one of the Safeways, all much further away, and not suited for a quick outing for a small number of items, not to mention being on the more expensive side. I am so looking forward to having a grocery store in that space again, and Grocery Outlet would be ideal.

I hope the Commission sees fit to approve Grocery Outlet as a welcome addition to my neighborhood.

Lynn E Rhodes

Jardines, Esmeralda (CPC)

From: Arthur Koch <arthurkoch@pacbell.net>
Sent: Thursday, April 07, 2016 1:48 PM
To: Jardines, Esmeralda (CPC)
Subject: Proposed Grocery Outlet – 1390 Silver Avenue

03/07/2016

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

Dear President Fong & Commissioners,

My name is Arthur Koch and I've lived in the Portola for 22 years. I just opened up a photo studio and was commissioned to paint a mural about the history and diversity of the Portola.

We have needed a grocery store like grocery outlet for a long time now. Fresh and Easy wasn't a great fit for the neighborhood and evidently Trader Joe's doesn't think we are a good fit for them so grocery Outlet is our best choice.

It compliments the other small produce stores on San Bruno Ave without taking business away from them. It will save any residents longer trips to Safeway by offering a variety of reasonably priced foods not available in the local shops.

Please approve the opening of Grocery Outlet as soon as possible because it's already been delayed too long and the residents really need more local grocery shopping. Thanks for your consideration!

Sincerely,
Arthur Koch
156 Girard Street
San Francisco, CA 94134

Jardines, Esmeralda (CPC)

From: tom maffei <tommaffei@gmail.com>
Sent: Thursday, April 07, 2016 9:55 AM
To: Jardines, Esmeralda (CPC)
Subject: RE: Proposed Grocery Outlet – 1390 Silver Avenue

April 7th, 2016

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I am a 52 year resident of the Portola District. Ive seen many changes both good and bad. NOT having a retail grocery definitely counts as BAD. There is no where nearby to walk (minimizing my carbon footprint) that is a FULL service grocery.

Grocery Outlet offers an inexpensive alternative to many of the high end outlets. The even carry organic reasonably priced.

Grocery outlet would REPLACE Fresh and Easy which replaced Cala which replaced Bell Market. PLEASE , lets make this happen!

Best Regards,
Thomas Maffei
223 Sweeny Street
S.F.,CA. 94134

Jardines, Esmeralda (CPC)

From: zednull <zednull@gmail.com>
Sent: Thursday, April 07, 2016 8:56 AM
To: Jardines, Esmeralda (CPC)
Subject: RE: Proposed Grocery Outlet – 1390 Silver Avenue

4/7/16

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I live and own my home on Silver Ave one block from the proposed site.

The neighborhood lacks a super market, and it is approximately a mile to the nearest, on Mission St.

This would be a clear and obvious upgrade to the neighborhood, and reduce the need for driving in order to purchase basic groceries.

Please approve this store!

Thanks,

Frank Hanny

1300 Silver Ave 94134
415-552-2729

Jardines, Esmeralda (CPC)

From: Chris Waddling <cawaddling@gmail.com>
Sent: Tuesday, April 05, 2016 9:42 PM
To: Jardines, Esmeralda (CPC)
Cc: Richard Peterson; Luke Spray
Subject: Letter of Support: PNA for Grocery Outlet
Attachments: LetterofSupport-GroceryOutlet-CAW.pdf

Ms Jardines,

enclosed please find our letter of support from the Portola Neighborhood Association regarding the proposed Grocery Outlet at 1390 Silver Ave.

Thank you,

Chris Waddling
Chair, Portola Neighborhood Association

Jardines, Esmeralda (CPC)

From: Jessica Sainez <jessica.sainez@yahoo.com>
Sent: Thursday, April 07, 2016 4:22 PM
To: Jardines, Esmeralda (CPC)
Subject: Grocery Outlet - 1390 Silver Avenue

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I am a born and raised SF Resident! I have lived with my husband on Colby at Silver since 2004. This neighborhood, my neighborhood, is in great need of a grocer! It is ridiculous that we must drive outside of our neighborhood for staples! And burdensome when we need to replenish milk in the middle of the night or that much needed can of tomato sauce that we forgot in our grocery run!

Our neighborhood has many young families and a grocery store would be a great addition. It is sad that such a great location (and good sound building) has sat empty for too too long. Please help bring a grocery store to our neighborhood and help keep our neighborhood thriving!

Thanks for your time,

Jessica Sainez

Jardines, Esmeralda (CPC)

From: Dolores Elkin <doloreselkin@gmail.com>
Sent: Thursday, April 07, 2016 4:11 PM
To: Jardines, Esmeralda (CPC)
Subject: Grocery store in Portola Neighborhood

April 7, 2016

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I have lived in the Portola neighborhood for 19 years, bringing up my family. Both my husband and I work in the neighborhood as teachers. I have worked in this neighborhood for 26 years. For many years we were lucky enough to have Bell Market. We could get staples plus more. We had a Fresh & Easy for a few years after Bell Market closed down. Now, in order to buy grocery's, we must drive to another neighborhood.

There are many schools in the neighborhood with parents who would shop for meals or simply after school snacks.

So many people would benefit from having a supermarket such as Grocery Outlet in our neighborhood.

Please consider approving the building and licensing of this market here.

Thank you,
Dolores Elkin

Jardines, Esmeralda (CPC)

From: Sandra Nolan <laferrera@sbcglobal.net>
Sent: Wednesday, April 06, 2016 6:06 PM
To: Jardines, Esmeralda (CPC)
Subject: Proposed Grocery Outlet-1390 Silver Ave

SF Planning Commission
1650 Mission St., 4th fl
SF, CA 94103

Dear San Francisco Planning Commission,

I have lived in this neighborhood for 56 years and can't believe we still don't have a major food market in our neighborhood.

We had a Bell's market years ago that was very popular. All the families from the neighborhood did their shopping at Bell's. It is often times very difficult to have to drive several miles to do a little grocery shopping. Or some neighbors have to take a bus for groceries.

I was born and raised in San Francisco, am a home owner in San Francisco, raised my children in San Francisco and pay property taxes in San Francisco and feel that the planning commission should allow a grocery store be opened in our neighborhood. It is deplorable how little is done for the Portola neighborhood.

I certainly hope you will approve the Grocery Outlet opening. We have been waiting a while and thought it was opening in the Spring.

Thank You,
Sandra LaFerrera

Jardines, Esmeralda (CPC)

From: Talia Pierluissi <tsp12763@yahoo.com>
Sent: Wednesday, April 06, 2016 3:19 PM
To: Jardines, Esmeralda (CPC)
Subject: RE: Proposed Grocery Outlet – 1390 Silver Avenue

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

Dear President Fong & Commissioners,

I have lived in the Portola neighborhood since 1999. We have been looking forward to having a grocery store in the neighborhood, since Fresh and Easy closed a few years ago. Although there are a few small local markets and liquor stores on San Bruno, the neighborhood does not have options for economical grocery shopping.

Please approve the plans to open Grocery Outlet, which will provide a much needed food store to our underserved neighborhood.

Regards,

Talia Pierluissi

Jardines, Esmeralda (CPC)

From: Tiffany Cheng <tiffany.cheng@live.com>
Sent: Wednesday, April 06, 2016 3:31 PM
To: Jardines, Esmeralda (CPC)
Subject: Proposed Grocery Outlet - 1390 Silver Avenue

Dear President Fong & Commissioners-

Hope this message finds you well. I am a resident of the Portola neighborhood here in San Francisco. Last year, the Fresh and Easy grocery store at 1390 Silver Avenue shut down, leaving many Portolans looking for a replacement. We were excited to hear that a Grocery Outlet would be moving in soon, although the process has been slow.

The Grocery Outlet store would be a much welcome business in the Portola and would provide diversity in foods and products available to residents here. Since the shutdown of Fresh and Easy, the most accessible grocer venues are found on San Bruno Avenue, which are primarily run by small business owners stocking fresh fruit and vegetables, with limited access to frozen products, bulk products and other household goods. If Portolans wanted to procure these products, they'd have to walk all the way to FoodsCo, located about 3/4 mile away or go to Smart and Final on Bayshore Blvd. Both of these locations are most easily accessed by car.

Please approve Grocery Outlet for our neighborhood! We have been waiting eagerly for a new grocer to use the vacant space. As you may already know, the Portola Neighborhood Association (PNA) has also been working with local artist Arthur Koch to paint a mural on the side of the building, which would be another welcome addition to our beautiful corner of the city.

Thank you.

Tiffany K. Cheng, Coastal Engineer
<http://www.linkedin.com/in/tiffanykcheng>
tiffany.cheng@live.com | (617)388-0167

Jardines, Esmeralda (CPC)

From: Kenneth Hong <sfbacon@pacbell.net>
Sent: Wednesday, April 06, 2016 3:53 PM
To: Jardines, Esmeralda (CPC)
Subject: Proposed Grocery Outlet - 1390 Silver Avenue

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

Dear President Fong & Commissioners:

We are writing to your Commission in regards to the proposed opening of a new Grocery Outlet in our neighborhood.

My name is Kenneth Hong and we have been long-time resident (22+ years) of the Portola University Mound neighborhood.

A very family and friendly oriented and (largely) safe community, along with close proximity to major highways, along with convenient shopping were some of the many reasons why we chose to reside here in the Portola.

However, with last year's untimely closure of our only local major grocery store, Fresh and Easy, everyone in the Portola, including ourselves, are now that much more inconvenienced.

Aside from the small liquor and mom and pop style corner grocery stores sprinkled throughout our neighborhood, along with a few other larger (but still limited in terms of offerings) stores located on the San Bruno Avenue corridor, the neighborhood has been truly limited in terms of access to variety, affordable, healthy, organic based and otherwise, comprehensive grocery and food choices and solutions.

To fill the void that Fresh and Easy's closure has created for us, we have been driving to the much further Safeway grocery store, located on Mission Street or even the store located in Daly City - because parking was such an issue on Mission Street!!

We strongly believe opening a Grocery Outlet in our neighborhood would be very beneficial and indeed, prudent for our ever-growing community at large.

The opening would not only fill this void and need, but would also provide our neighborhood with convenient NEIGHBORHOOD access to quality, fresh and competitively priced groceries and food which are essential to everyone's good health and well being.

To this end, we respectfully ask for your understanding, support and vote to approve a new Grocery Outlet store in our beloved Portola University Mound/Excelsior neighborhood.

Thank you very much!

Respectfully yours,

KEN HONG
ANA FONG
Portola Residences

Jardines, Esmeralda (CPC)

From: Amy Klee <aeklee@yahoo.com>
Sent: Wednesday, April 06, 2016 4:03 PM
To: Jardines, Esmeralda (CPC)
Subject: Grocery Outlet in the Portola

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OPEN APP

April 6, 2016

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

RE: Proposed Grocery Outlet – 1390 Silver Avenue

Dear President Fong & Commissioners,

I have lived in the Portola neighborhood for about 7 years. The majority of that time, our neighborhood has been without a grocery store. We were so thrilled when Fresh and Easy moved in, only to be very disappointed when they departed less than two years after they opened.

The Portola is in desperate need of a grocery store and I feel that Grocery Outlet will help fill that void. Currently I have to go out of my way and travel to the Excelsior or even Daly City to purchase my groceries which is less than ideal.

Please support the Portola neighborhood and nearby southeast neighborhoods by supporting and expediting the opening of Grocery Outlet on Silver Avenue.

Sincerely,
Amy Klee, Portola resident

Sent from my iPhone



- KEY NOTES:
- 1 (E) ACCESSIBLE PARKING
 - 2 LOADING ZONE
 - 3 ACCESSIBLE PATH OF TRAVEL
 - 4 MURAL DEVELOPED IN ASSOCIATION WITH COMMUNITY LEADERS
 - 5 (E) BIKE RACKS
 - 6 PROVIDE 20% PERMEABLE SURFACE IN PARKING AREA
 - 7 ALL ARTIFICIAL LIGHTING TO BE CONTAINED WITHIN SITE BOUNDARY
 - 8 (N) BIKE PARKING
 - 9 (N) STREET TREES
 - 10 (E) MONUMENT SIGN TO BE REMOVED



Tenant Improvement
1390 Silver Ave.
San Francisco, CA 94134

Ashdown
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tel 415 552 5126 fax 415 552 5854

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02/01/16	02/01/16	ISSUE FOR PERMIT	KH	DA

Scale 1/16" = 1'-0"

0' 10' 20' 40' 80'

Ref. North

Project Name

Grocery Outlet

1390 Silver Ave.

San Francisco, CA

Project Number

Description

Site Plan

Sheet

A.101

of

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PARCEL AREA 36,154 SQ. FT.
44 PARKING SPACES PROVIDED

2 Mezzanine
1/8"=1'-0"

1 Floor Plan
1/8"=1'-0"

KEY NOTES:

- 1 WALL SHELVING, TYPICAL. REFER TO DETAILS 1,2,3/A.904
- 2 GONDOLA SHELVING, TYPICAL. REFER TO DETAILS 4,5,6/A.904
- 3 PALLET SHELVING, TYPICAL. REFER TO DETAILS 8,9/A.904
- 4 OPEN REACH-IN FREEZER UNITS
- 5 INSTALL (N) EMERGENCY EXIT DOOR W/ ALARM
- 6 INSTALL (N) HI-LO DRINKING FOUNTAIN. REFER TO 3/A.901
- 7 CARDBOARD BALER
- 8 PROVIDE FIRE DEPARTMENT KEY BOX
- 9 (E) ELECTRICAL SWITCHGEAR
- 10 (E) POWERWALL
- 11 FLOOR MOUNTED MOP SINK W/ ELECTRIC WATER HEATER ABOVE - A.O. SMITH DEL-20 W/ 6KW INPUT, 208V/1PH W/ 20 GAL STORAGE TANK
- 12 EVAC SYSTEM. W/ MOP SINK FOR DISCHARGE DRAIN. REFER TO REFRIGERATION DRAWINGS
- 13 20 AMP OUTLET TO PLUG IN FLOOR SCRUBBER
- 14 FLOOR MTD. FORK LIFT CHARGER - 200 LBS.
- 15 MEAT SCALE W/ POWER AND CAT 5
- 16 BREAK ROOM SINK
- 17 TOILET
- 18 URINAL
- 19 HANDSINK
- 20 METAL DRY STORAGE SHELVING, 36" DEEP 2 TIERS
- 21 MOP SINK TO RECEIVE EVAC DISCHARGE, PROVIDE HOT & COLD WATER TO JANITOR'S MOP SINK
- 22 PROVIDE METAL SHELVING ADJACENT TO MOP SINK FOR STORAGE OF CLEANING SUPPLIES (SOAP, CLEANSERS, WAXES ETC.)
- 23 ICE BOX - SELF CONTAINED
- 24 BEER COOLER - SELF CONTAINED
- 25 THAW AND SERVE AREA IS FOR THE DISPLAY AND SALE OF PRE-PACKAGED FROZEN BAKERY ITEMS. TYPICAL ITEMS ARE FROZEN PASTRIES. NO OPEN PASTRIES OR FOOD OF ANY KIND IN THIS AREA.
- 26 PROVIDE 12" ADDRESS NUMBERS TO BUILDING IN A READILY VISIBLE AND APPROVED LOCATION. NUMBERS ARE TO BE HIGH CONTRAST AND CLEARLY LEGIBLE FROM STREET.
- 27 PROVIDE 6" ADDRESS NUMBERS TO EXTERIOR OF REAR ACCESS DOORS.
- 28 PROVIDE 4'-0" S.S. COLUMN COVERS AT (E) COLS.
- 29 PROVIDE WALL MOUNTED EMPLOYEE LOCKERS
- 30 KOALA BABY CHANGING STATION
- 31 INTERNATIONAL SYMBOL OF ACCESSIBILITY AT BUILDING ENTRANCE
- 32 (E) WALL HATCH
- 33 RELOCATE (E) LADDER

ENVIRONMENTAL HEALTH ITEM

SHEET NOTES

- ALL EXIT DOORS, EXCEPT FOR THE MAIN ENTRANCE, ARE REQUIRED TO HAVE PANIC HARDWARE.
- LICENSED FIRE SPRINKLER CONTRACTOR TO EVALUATE CHANGES AND ADDITIONS AND CERTIFY SPRINKLER COVERAGE/ SPACING IS ADEQUATE AND SYSTEM IS OPERABLE.
- MAINTAIN 1HR FIRE RATING AT EXISTING EXIT CORRIDOR AND DEMISING WALLS. PROVIDE 30 MIN. DOORS AT EXIT CORRIDOR. PROVIDE FIRE CAULKING / FIRE DAMPERS AT ALL PENETRATIONS TO MAINTAIN FIRE RATING.

LEGEND:

- EXISTING CONSTRUCTION TO REMAIN
- NEW PARTITION CONSTRUCTION
- NEW COOLER/FREEZER CONSTRUCTION, COORDINATE WITH MANUFACTURER.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2: A-10:B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6,000 SQ. FT. OR PORTION THEREOF ON EACH FLOOR. PORTABLE FIRE EXTINGUISHER SHALL BE INSTALLED IN ACCORDANCE WITH CFC CHAPTER 9 (SECTION 906.1 TABLE 906.3 (1)).

**GROCERY
OUTLET**
bargain market™

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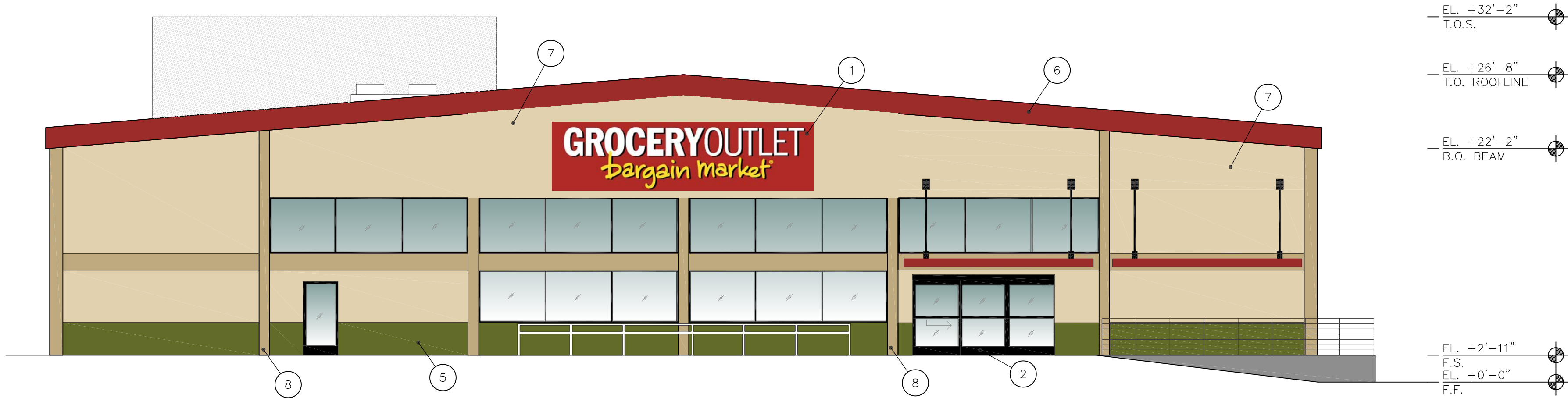
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Scale 1/8" = 1'-0"	Project Name
0' 2' 4' 8' 12'	Grocery Outlet
Ref. North	1390 Silver Ave.
	San Francisco, CA
	Project Number
	Description
	Floor Plan
	Sheet
	A.201
	of
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- KEY NOTES:
- 1 (N) GROCERY OUTLET SIGN
 - 2 (N) STOREFRONT ENTRY
 - 3 NOT USED
 - 4 NOT USED
 - 5 P5 - BENJAMIN MOORE - 2144-10 GUACAMOLE
 - 6 P6 - BENJAMIN MOORE - E-25 HERITAGE RED
 - 7 P7 - BENJAMIN MOORE - HC-39 PUTNAM IVORY
 - 8 P8 - BENJAMIN MOORE - HC-38 DECATUR BUFF
 - 9 PAINT SIDE THE SAME AS FRONT OF BUILDING
 - 10 NEW STREET TREES

Tenant Improvement
1390 Silver Ave.
San Francisco, CA 94134

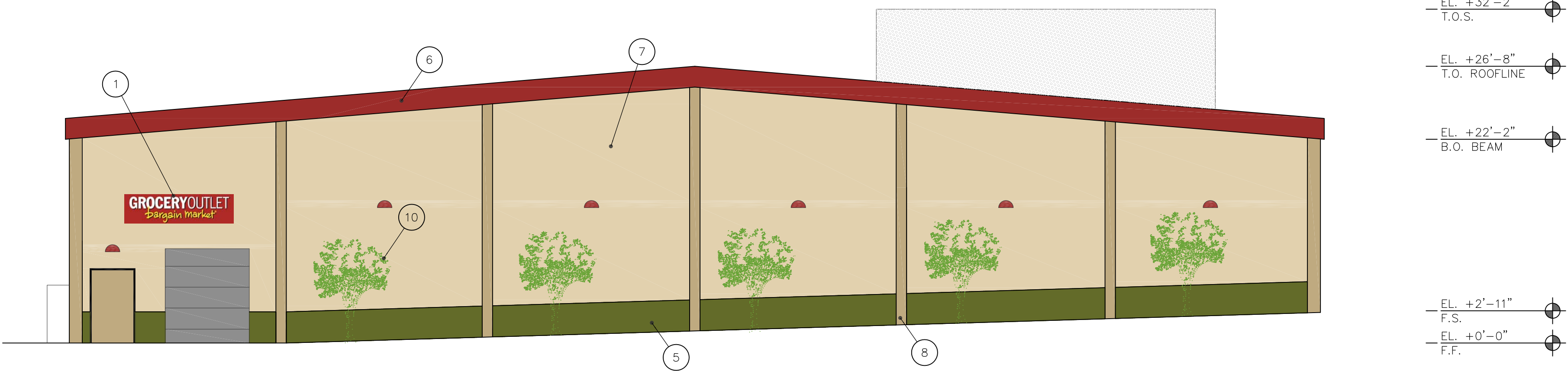
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Scale 1/8" = 1'-0"

Project Name
Grocery Outlet
1390 Silver Ave.
San Francisco, CA

Project Number

Description
Front Elevation

Sheet
A.401

of

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4 Front Elevation
1/8"=1'-0"

3 Right Side Elevation
1/8"=1'-0"

2 Rear Elevation
1/8"=1'-0"

1 Existing