



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 28, 2016

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Date: April 18, 2016
Case No.: **2015-013646CUA**
Project Address: **2000 FILLMORE STREET**
Zoning: Upper Fillmore Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 0653/017
Project Sponsors: Janet Crane (agent) Space NK Apothecary London (applicant)
Freebairn – Smith & Crane 12 W 27th Street, 5th Floor
442 Post Street, 6th Floor New York, NY 10001
San Francisco, CA 94102
Patrick Szeto (property owner)
Webco Group LLC
1489 Webster Street #218
San Francisco, CA 94115
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections, 303(c), 303(i), 703.3(c), and 703.4 to establish a Formula Retail Use within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,220 square feet of floor area (previously occupied by “Paolo”, a retail store use) into a Formula Retail Use (d.b.a. Space NK Apothecary London) specializing in selling beauty and wellness products. The proposal will involve storefront and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 2000 Fillmore Street is located on the northeast corner of Fillmore and Pine Streets, Assessor’s 0653, Lot 017. It is located within the Upper Fillmore Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The subject lot is approximately 7,087 square-feet (87.5 feet by 81 feet deep) in size and is occupied by a three-story mixed use building built in 1928. The existing building is not listed in the Planning Department’s 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject ground floor commercial space was last occupied by a retail shoe store. There is an existing storage mezzanine with approximately 500 square feet of floor area that will be retained with the proposal. There are currently 16 residential units on the second and third floors of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), some of which were built in the early 1900s. Generally, the commercial establishments characterizing this portion of Fillmore Street include a mixture of restaurants, apparel/accessory stores and specialty shops, and medical and personal service establishments. Some of the existing commercial establishments on the subject block include Rag & Bone New York, Elizabeth Charles, NARS, JS Sullivan Development, Ralph Lauren, James Perse, and Harry's Bar. Some of the existing establishments on the opposite block include Fillmore Thai Stick, MAC cosmetics, Bun Mee Sandwich Eatery, Tessa Lam O.D., Walter Adams Framing, Sandro, Scotch & Soda, Lillith, Chase, Vino!, Kuraya Japanese Antiques, Acabello Salon, La Boulangerie, Mio, Elite Café, Roberta Roller Rabbit, and Tacobar. The surrounding zoning is directly to the east is RH-2 (Residential, House, Two-Family), and surrounding zoning directly to the west, north, and south is the Upper Fillmore Street NCD.

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 6, 2016	22 days
Posted Notice	20 days	April 8, 2016	April 5, 2016	23 days
Mailed Notice	30 days	March 29, 2016	March 29, 2016	30 days

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

PUBLIC COMMENT

- As of April 15, 2016, the Department has not received any letters or phone calls in opposition to the proposed project. The project sponsors have made outreach efforts to the Fillmore Merchants Association and the Pacific Heights Residents Association (PHRA); the FMA provided one letter of support for the proposed project and the PHRA provided a neutral response to the proposed project. The Planning Department also received three letters of support for the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- According to the project sponsor, Space NK Apothecary London currently has 64 stores worldwide (with no existing stand-alone store locations in San Francisco). The proposed project will allow for the establishment of the first Space NK Apothecary London independent retail store location in San Francisco. They have four existing independent retail stores in other cities in California: Larkspur, Santa Barbara, Brentwood, and Palo Alto.
- Formula Retail findings are included in the Draft Motion for the Commission to consider.

- There are approximately 43 formula retail establishments out of approximately 165 ground floor retail establishments within the Upper Fillmore Street NCD, including retail, restaurants, and personal, professional, and financial service establishments. (This includes the formula retail establishment d.b.a. 45RPM at 1905 Fillmore Street which was approved at the April 14, 2016 Planning Commission hearing under Case No. 2015-015784CUA.) The existing intensity of formula retail uses is approximately 27% of all businesses within the district, and approximately 30% of the total commercial retail street frontage.
- Based on the project sponsor's evaluation of the linear frontage of all retail locations within a ¼ mile radius and the Upper Fillmore Street NCD, approximately 63 of the approximately 259 commercial establishments are Formula Retail. This comprises approximately 24.3% of businesses and approximately 36% of the total commercial retail frontage. The proposed use concentration would increase the concentration of formula retail businesses to approximately 25% and would nominally affect the ratio of formula retail street frontage.
- Within the Upper Fillmore Street NCD, there are a few similar retail establishments which specialize in selling cosmetic, fragrance, and related bath, body, and home products. Some of the retail establishments include Le Labo, L'Occitane en Provence, Benefit Cosmetics, Credo Beauty, Kiehl's and MAC cosmetics, four of which are also considered formula retail uses.
- The proposed use is consistent with the existing character of the district, which is comprised of many Formula Retailers who specialize in a variety of goods and services. Tables 1 and 2 below represent the Upper Fillmore Street NCD Retail Frontage by Activity and Ground Floor Frontage Breakdown by Land Use.

Table1. Upper Fillmore Street NCD Retail Frontage by Activity

Type of Business	Total Locations	Commercial Frontage Total LF	FR Stores Frontage LF	% FR Frontage
Clothing	40	1405	633	45%
Home Decor	7	283	84	30%
Hardware	5	240	55	23%
Consignment	4	232	181	78%
Beauty Product	7	181	69	38%
Toys	3	110	0	0%
Shoes	4	109	17	16%
Jewelry	5	100	0	0%
Liquor	3	94	23	24%
Bookstore	2	88	0	0%
Florist	2	79	0	0%
Paper	3	72	43	60%
Music	2	60	0	0%
Optics	2	55	17	31%
Lighting	1	50	50	100%
Carpet	1	25	25	100%
Communication	1	25	25	100%
Others	6	150	0	0%
Total	98	3358	1222	36%

Note: The Upper Fillmore Street NCD Land Use Table above was developed using data collected by the project sponsor for Case No. 2015-013646CUA and reviewed by the Planning Department.

Table 2. Upper Fillmore Street NCD Ground Floor Frontage Breakdown per Land Use

LAND USE TYPE	TOTAL STREET FRONTAGE IN UPPER FILLMORE NCD (FT)	% OF DISTRICT
Automotive	464	7.0%
Bar	0	0.0%
Entertainment	33	0.5%
Financial Services (incl. Limited)	218	3.3%
Hotel	0	0.0%
Medical Service	0	0.0%
Personal Service	762	11.5%
Professional Service	831	12.5%
Restaurant (incl. Limited)	1587	23.8%
Other Retail	2986	44.9%
Vacant	235	3.5%
Total	6652	100%

Note: The Upper Fillmore Street NCD Land Use Table above was developed using data collected by the project sponsor for Case No. 2015-015784CUA and reviewed by the Planning Department.

The use mix is varied in the subject NCD. According to the project sponsor and verified by Department staff, retail represents approximately 40% of the commercial frontage, followed by gas stations for 15% of retail frontage, banks 12% of retail frontage, limited restaurants for 10 % of retail frontage, and the remaining 20% equally split between pharmacy, personal services, grocery, and restaurants. In addition, the project sponsor has indicated that the cosmetic “beauty products” use (which will include the proposed Space NK Apothecary London) will comprise approximately 5% of the commercial frontage within the subject NCD.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303(c), 303(i), 703.3, and 703.4 of the Planning Code to establish a Formula Retail Use (d.b.a. Space NK Apothecary London) by converting a vacant ground floor commercial space with approximately 1,220 square feet of floor area (previously occupied by “Paolo”, a retail store use) and continuing as a retail store use within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The proposed use would nominally increase the overall concentration of Formula Retail establishments within the Upper Fillmore Street NCD.

- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (which replaces a retail store use which has vacated) in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Upper Fillmore Street NCD.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning District Map

Parcel Map

Sanborn Map

Aerial Photographs

Site and Context Photographs

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 checked="" 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 checked="" 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 |

SMY

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

HEARING DATE: APRIL 28, 2016

<i>Date:</i>	April 18, 2016	
<i>Case No.:</i>	2015-013646CUA	
<i>Project Address:</i>	2000 FILLMORE STREET	
<i>Zoning:</i>	Upper Fillmore Street Neighborhood Commercial District 40-X Height and Bulk District	
<i>Block/Lot:</i>	0653/017	
<i>Project Sponsors:</i>	Janet Crane (agent) Freebairn – Smith & Crane 442 Post Street, 6 th Floor San Francisco, CA 94102 Patrick Szeto (property owner) Webco Group LLC 1489 Webster Street #218 San Francisco, CA 94115	Space NK Apothecary London (applicant) 12 W 27 th Street, 5 th Floor New York, NY 10001
<i>Staff Contact:</i>	Sharon M. Young – (415) 558-6346 sharon.m.young@sfgov.org	
<i>Recommendation:</i>	Approval with Conditions	

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303(c), 303(i), 703.3(c), AND 703.4 TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. SPACE NK APOTHECARY LONDON) AT 2000 FILLMORE STREET WITHIN THE UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 13, 2015, Janet Crane acting agent for Space NK Apothecary London (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **2000 Fillmore Street, Lot 017 in Assessor’s Block 0653** (hereinafter “Subject Property”), pursuant to Planning Code Section 303(c), 303(i), and 704.3 to establish a Formula Retail Use (d.b.a. Space NK Apothecary London) within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans dated June 24, 2015 and labeled “Exhibit B” (hereinafter “Project”).

The proposal is to convert a vacant ground floor commercial space with approximately 1,220 square feet of floor area (previously occupied by “Paolo”, a retail store use) into a Formula Retail Use (d.b.a. Space NK Apothecary London) and continuing as a retail store use, specializing in selling beauty and wellness products. The proposal

will involve storefront and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

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. **2015-013646CUA**.

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. **2015-013646CUA**, 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 site at 2000 Fillmore Street is located on the northeast corner of Fillmore and Pine Streets, Assessor's 0653, Lot 017. It is located within the Upper Fillmore Street Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District. The subject lot is approximately 7,087 square-feet (87.5 feet by 81 feet deep) in size and is occupied by a three-story mixed use building built in 1928. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject ground floor commercial space was last occupied by a retail shoe store. There is an existing storage mezzanine with approximately 500 square feet of floor area that will be retained with the proposal. There are currently 16 residential units on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to three-story structures), some of which were built in the early 1900s. Generally, the commercial establishments characterizing this portion of Fillmore Street include a mixture of restaurants, apparel/accessory stores and specialty shops, and medical and personal service establishments. Some of the existing commercial establishments on the subject block include Rag & Bone New York, Elizabeth Charles, NARS, JS Sullivan Development, Ralph Lauren, James Perse, and Harry's Bar. Some of the existing establishments on the opposite block include Fillmore Thai Stick, MAC cosmetics, Bun Mee Sandwich Eatery, Tessa Lam O.D., Walter Adams Framing, Sandro, Scotch & Soda, Lillith, Chase, Vino!, Kuraya Japanese Antiques, Acabello Salon, La Boulangerie, Mio, Elite Café, Roberta Roller Rabbit, and Tacobar. The surrounding zoning is directly to the east is RH-2 (Residential, House, Two-Family), and surrounding zoning directly to the west, north, and south is the Upper Fillmore Street NCD.

4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections, 303(c), 303(i), 703.3(c), and 703.4 to establish a Formula Retail Use within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,220 square feet of floor area (previously occupied by “Paolo”, a retail store use) into a Formula Retail Use (d.b.a. Space NK Apothecary London) specializing in selling beauty and wellness products. The proposal will involve storefront and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.
5. **Issues and Other Considerations.**
 - As of April 15, 2016, the Department has not received any letters or phone calls in opposition to the proposed project. The project sponsors have made outreach efforts to the Fillmore Merchants Association and the Pacific Heights Residents Association (PHRA); the FMA provided one letter of support for the proposed project and the PHRA provided a neutral response to the proposed project. The Planning Department also received three letters of support for the proposed project.
6. **Public Comment.** As of April 15, 2016, the Department has not received any letters or phone calls in opposition to the proposed project. The project sponsors have made outreach efforts to the Fillmore Merchants Association and the Pacific Heights Residents Association (PHRA); the FMA provided one letter of support for the proposed project and the PHRA provided a neutral response to the proposed project. The Planning Department also received three letters of support for the proposed project.
7. **Use District.** The project site is within the Upper Fillmore Street Neighborhood Commercial Zoning District (NCD). The Upper Fillmore Street NCD is situated in the south-central portion of Pacific Heights. It runs north-south along Fillmore Street from Jackson to Bush and extends west one block along California and Pine Streets. This medium-scaled, multi-purpose commercial district provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active during both day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores.
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Space NK Apothecary London) in an approximately 1,220 square foot vacant ground floor commercial space on the project site.

Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant to Section 703.3, Formula Retail Uses:

- a. The existing concentrations of formula retail uses within the district.

There are approximately 43 formula retail establishments out of approximately 165 ground floor retail establishments within the Upper Fillmore Street NCD, including retail, restaurants, and personal, professional, and financial service establishments. (This includes the formula retail establishment d.b.a. 45RPM at 1905 Fillmore Street which was approved at the April 14, 2016 Planning Commission hearing under Case No. 2015-015784CUA.) The existing intensity of formula retail uses is approximately 27% of all businesses within the district, and approximately 30% of the total commercial retail street frontage.

Based on the project sponsor's evaluation of the linear frontage of all retail locations within a ¼ mile radius and the Upper Fillmore Street NCD, approximately 63 of the approximately 259 commercial establishments are Formula Retail. This comprises approximately 24.3% of businesses and approximately 36% of the total commercial retail frontage. The proposed use concentration would increase the concentration of formula retail businesses to approximately 25% and would nominally affect the ratio of formula retail street frontage.

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

Within the Upper Fillmore Street NCD, there are a few similar retail establishments within the district which specialize in selling cosmetic, fragrance, and related bath, body, and home products. Some of the retail establishments include Le Labo, L'Occitane en Provence, Benefit Cosmetics, Credo Beauty, Kiehl's, and MAC cosmetics, four of which are also considered formula retail uses.

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The proposed project is a formula retail use which will occupy an existing location occupied by another retail use which vacated. The proposed project will include storefront improvements (removing the existing awning to reveal the existing clerestory windows and replacing the existing storefront windows and doors to restore the building to a more traditional character), interior tenant improvements (reconfiguring the interior wall partitions and adding new display fixtures), and new business signage to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

- d. The existing retail vacancy within the district.

A recent survey of the current vacancy rate under Case No. 2015-015784CUA indicated that the current vacancy rate is between 5-6% (9 out of 165 commercial establishments) within the district.

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

The proposed formula retail use will complement the mix of goods and services currently available within this portion of the Upper Fillmore Street NCD, which include a mixture of restaurants, personal and professional service establishments, and small retail establishments. [A recent survey

under Case No. 2015-015784CUA indicated that approximately 24% (39 locations) of the existing ground floor commercial uses in the district are “Daily-Needs”, or neighborhood-serving; of these 12 are Formula Retail. Approximately 71% (117 locations) of ground floor commercial uses in the district are considered “Citywide-serving”.]

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

The proposed use is consistent with the existing character of the district, which is comprised of many Formula Retailers who specialize in a variety of goods and services. Tables 1 and 2 below represent the Upper Fillmore Street NCD Retail Frontage by Activity and Ground Floor Frontage Breakdown by Land Use.

Table1. Upper Fillmore Street NCD Retail Frontage by Activity

Type of Business	Total Locations	Commercial Frontage Total LF	FR Stores Frontage LF	% FR Frontage
Clothing	40	1405	633	45%
Home Decor	7	283	84	30%
Hardware	5	240	55	23%
Consignment	4	232	181	78%
Beauty Product	7	181	69	38%
Toys	3	110	0	0%
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Jewelry	5	100	0	0%
Liquor	3	94	23	24%
Bookstore	2	88	0	0%
Florist	2	79	0	0%
Paper	3	72	43	60%
Music	2	60	0	0%
Optics	2	55	17	31%
Lighting	1	50	50	100%
Carpet	1	25	25	100%
Communication	1	25	25	100%
Others	6	150	0	0%
Total	98	3358	1222	36%

Note: The Upper Fillmore Street NCD Land Use Table above was developed using data collected by the project sponsor for Case No. 2015-013646CUA and reviewed by the Planning Department.

Table 2. Upper Fillmore Street NCD Ground Floor Frontage Breakdown per Land Use

LAND USE TYPE	TOTAL STREET FRONTAGE IN UPPER FILLMORE NCD (FT)	% OF DISTRICT
Automotive	464	7.0%
Bar	0	0.0%
Entertainment	33	0.5%
Financial Services (incl. Limited)	218	3.3%
Hotel	0	0.0%
Medical Service	0	0.0%

Personal Service	762	11.5%
Professional Service	831	12.5%
Restaurant (incl. Limited)	1587	23.8%
Other Retail	2986	44.9%
Vacant	235	3.5%
Total	6652	100%

Note: The Upper Fillmore Street NCD Land Use Table above was developed using data collected by the project sponsor for Case No. 2015-015784CUA and reviewed by the Planning Department.

The use mix is varied in the subject NCD. According to the project sponsor and verified by Department staff, retail represents approximately 40% of the commercial frontage, followed by gas stations for 15% of retail frontage, banks 12% of retail frontage, limited restaurants for 10 % of retail frontage, and the remaining 20% equally split between pharmacy, personal services, grocery, and restaurants. In addition, the project sponsor has indicated that the cosmetic "beauty products" use (which will include the proposed Space NK Apothecary London) will comprise approximately 5% of the commercial frontage within the subject NCD.

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

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

- B. **Other Retail Sales and Services Use within the Upper Fillmore Street NCD.** Section 718.40 of the Planning Code permits "other retail sales and services" establishments on the first and second stories.

The current proposal is to allow the continuation of an 'other retail sales and service use' (also formula retail use d.b.a. Space NK Apothecary London) on the ground (1st) floor of the three-story mixed-use building.

- C. **Use Size.** Section 718.21 establishes size limits on nonresidential uses in the Upper Fillmore Street NCD. Within the District, Conditional Use authorization is required for any nonresidential use that exceeds 2,499 square feet.

The subject commercial tenant space occupies less than 2,499 square feet; therefore the proposed project does not require Conditional Use authorization for use size.

- D. **Hours of Operation.** Section 718.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The project sponsor has indicated that the proposed hours of operation of the proposed formula retail use d.b.a. Space NK Apothecary London are Monday through Saturday 10 a.m. to 7 p.m., and Sunday 11 a.m. to 6 p.m.

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 of the Planning Code requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 1,220 square feet of floor area, will not require any off-street parking or loading spaces.

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

Approximately 80% of the street frontage at the ground level of the subject retail space on Fillmore Street (approximately 32 feet) and approximately 37% of the street frontage at the ground level on Pine Street (approximately 12 feet) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the shop. The project does not propose any decorative railings or grillwork in front of or behind existing windows.

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- 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 size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- 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 size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- 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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 1, 2, 3 and 22) is located within the vicinity of the Project Site. There is on-street parking in the surrounding neighborhood.

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

- 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 proposed 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 Upper Fillmore Street NCD in that the intended use is a neighborhood-serving business.

- 10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the Upper Fillmore Street NCD, which includes a mixture of restaurants, personal and professional service establishments, and small retail establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the Upper Fillmore Street NCD. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

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

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The proposed project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with another retail use.

Policy 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 proposed project will be accessible to all residents in this portion of the Upper Fillmore Street NCD.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The proposal will involve storefront and interior tenant improvements to the ground floor commercial tenant space which is compatible with the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a retail store use (Paolo) which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

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

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

The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City by employing approximately 6 people.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establish a retail store use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

12. 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.
13. 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. 2015-013646CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 24, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 28, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow the establishment of a Formula Retail Use (d.b.a. Space NK Apothecary London) on the ground floor of a three-story, mixed-use building at 2000 Fillmore Street in Assessor's Block 0653, Lot 017 pursuant to Planning Code Sections 303(c), 303(i), 703.3(c), and 703.4 within the Upper Fillmore Street Neighborhood Commercial District and a 40-X Height and Bulk District in general conformance with plans, dated March 24, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2015-013646CUA and subject to conditions of approval reviewed and approved by the Commission on April 28, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposal is to convert a vacant ground floor commercial space with approximately 1,220 square feet of floor area (previously occupied by "Paolo", a retail store use) into a Formula Retail Use (d.b.a. Space NK Apothecary London) and continuing as a retail store use, specializing in selling beauty and wellness products. There is an existing storage mezzanine with approximately 500 square feet of floor area that will be retained with the proposal. The proposal will involve storefront and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

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. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

DESIGN

8. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

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

OPERATION

9. **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>

10. **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>

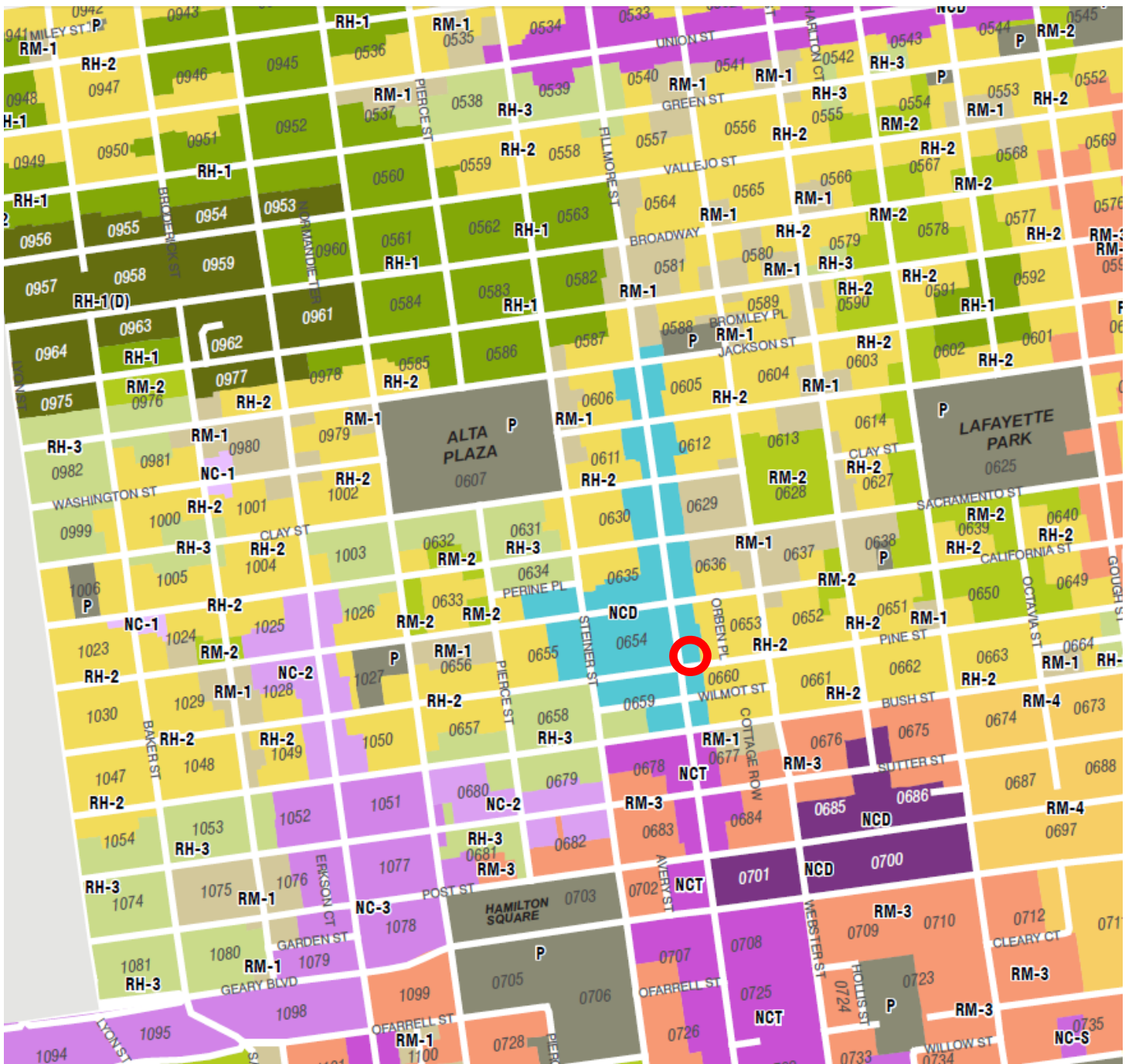
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

12. **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

Zoning Map



Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street



Parcel Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Sanborn Map*

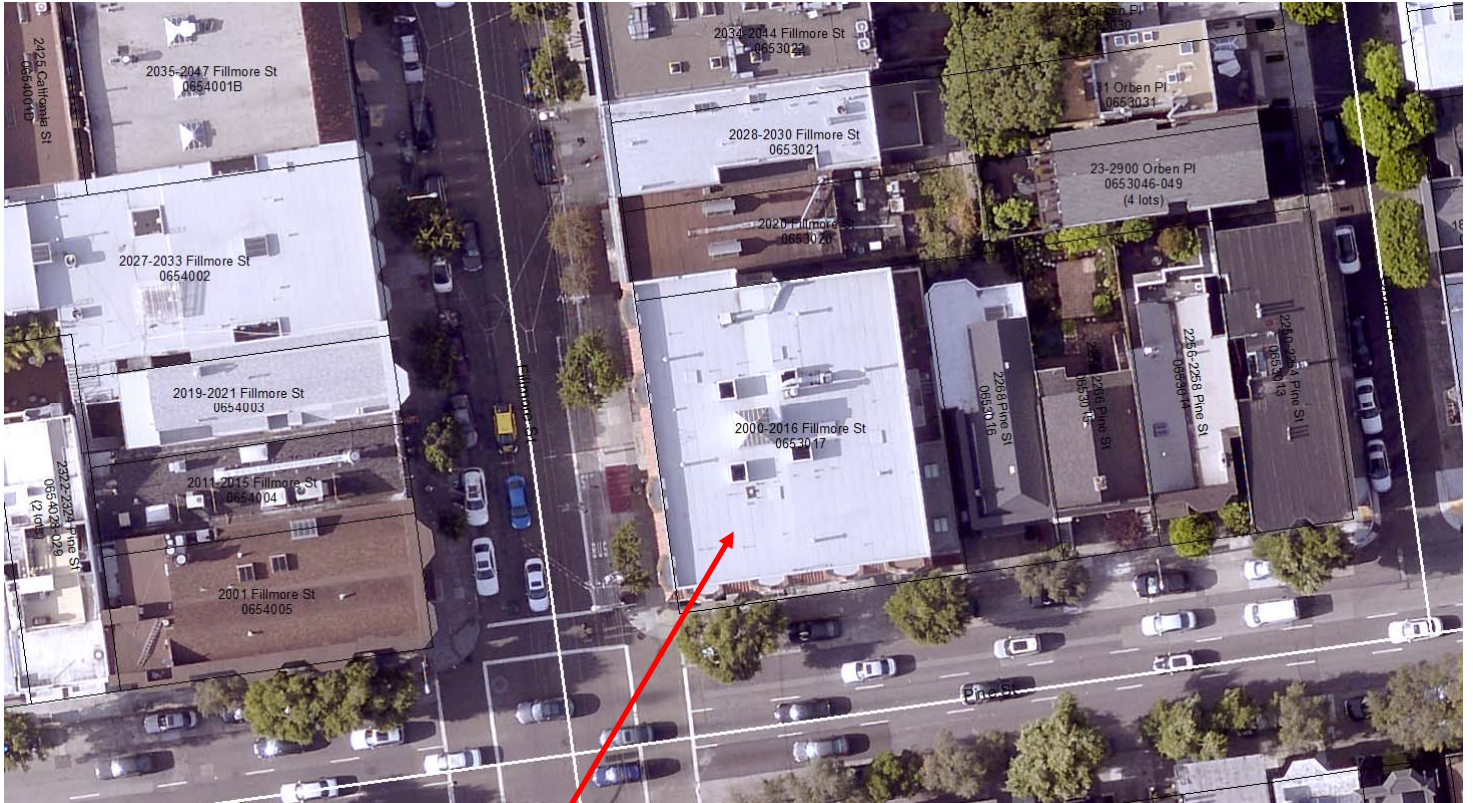


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street



Aerial Photo



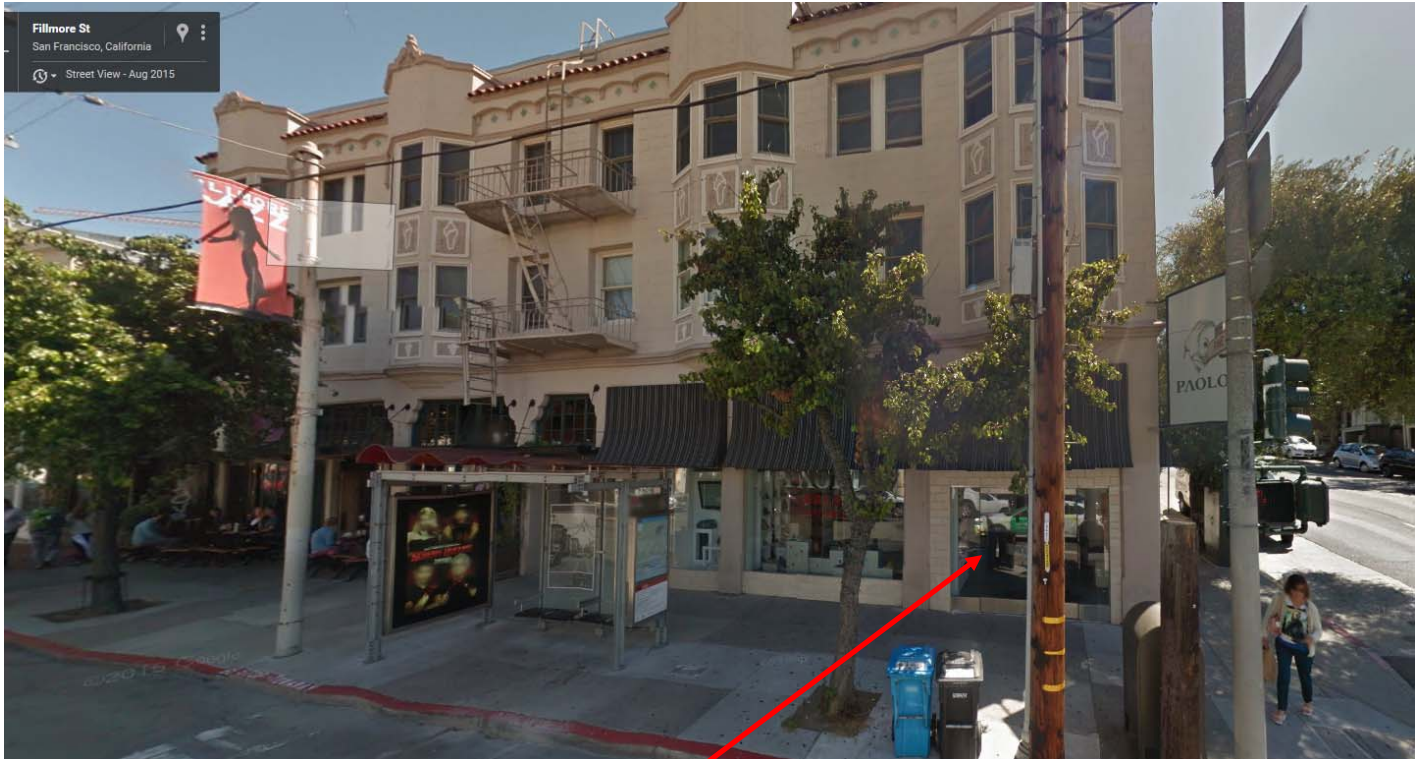
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Site Photo

SUBJECT PROPERTY ON FILLMORE STREET

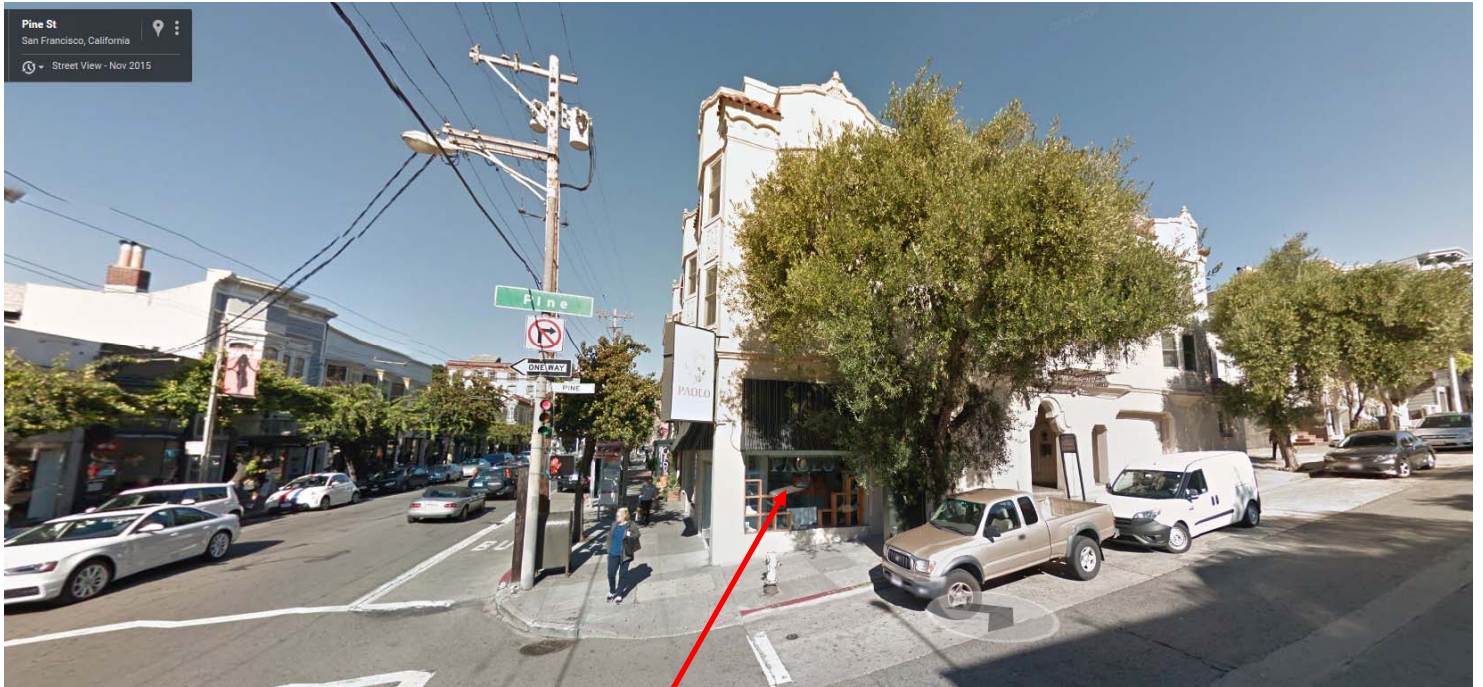


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Site Photo

SUBJECT PROPERTY ON PINE STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Site Photo

SUBJECT BLOCK ON FILLMORE STREET



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Site Photo

OPPOSITE BLOCK ON FILLMORE STREET



Conditional Use Hearing
Case Number 2015-013646CUA
2000 Fillmore Street

Notice of Pre-Application Meeting

September 15, 2015

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 2000 Fillmore Street, cross street(s) Pine & California (Block/Lot#: 0653 / 017); Zoning: Upper Fillmore NCD), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☒ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: open a Space NK store at 2000 Fillmore Street.

Existing # of dwelling units: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg square footage: <u>3640</u>	Proposed: <u>3640</u>	Permitted: <u>3640</u>
Existing # of stories: <u>3</u>	Proposed: <u>3</u>	Permitted: <u>3</u>
Existing bldg height: <u>38</u>	Proposed: <u>38</u>	Permitted: <u>38</u>
Existing bldg depth: <u>81</u>	Proposed: <u>81</u>	Permitted: <u>81</u>

MEETING INFORMATION:

Property Owner(s) name(s): Patrick Szeto

Project Sponsor(s): Space NK

Contact information (email/phone): Taylor Jordan, jordan@barcoast.com, 415-364-0000

Meeting Address*: Congregation Sherith Israel, 2266 California Street, Bart Room

Date of meeting: Tuesday October 6th

Time of meeting**: 6:00pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

SPACENK

Space NK is coming to San Francisco!

Space NK would like to be a part of your neighborhood! We believe our one-of-a-kind lifestyle beauty experience is a perfect fit with San Francisco's one-of-a-kind Fillmore Street.

Space NK offers an expertly curated selection of beauty and wellness products including skincare, cosmetics, hair care, fine fragrance, home scents, and gifts from the world's most innovative brands, many of them exclusive to Space NK in the U.S. Established brands and cult favorites such as Eve Lom, Diptyque, Malin+Goetz, Sunday Riley, Mila Moursi, By Terry, Oribe, Lipstick Queen, Kevyn Aucoin, Zelens, Natura Bissé, Chantecaille, Hourglass, Goldfaden MD, R+Co, Nudestix, Lancer, Jin Soon and Bakel are featured in the stores. More than 70 lines will be offered with new products delivered every few weeks to promote discovery.

Please join us for an informational community meeting about our proposal for a new boutique at 2000 Fillmore Street. You can meet our team, learn more about Space.NK, view our renderings, and ask any questions about us and this exciting project. Refreshments will be provided.

We look forward to seeing you there!

WHEN: Tuesday October 6th, 6PM
WHERE: Congregation Sherith Israel
2266 California Street, Bart Room.

Contact

Taylor Jordan
jordan@barcoast.com
415.364.0000

Affidavit of Conducting a Pre-Application Meeting. Sign-in Sheet and Issues/Responses submittal

I, Taylor Jordan, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 2266 California Street, Bart Room (location/address) on 6 October (date) from 6:00-7:00 pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, 10 October, 2015 IN SAN FRANCISCO.

Signature

Name (type or print)

Relationship to Project (e.g. Owner, Agent)

(if Agent, give business name & profession)

2000 Fillmore Street

Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: _____
 Meeting Time: _____
 Meeting Address: _____
 Project Address: _____
 Property Owner Name: _____
 Project Sponsor/Representative: _____

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. CARLOS TIMIKAOS				<input type="checkbox"/>
2. RICHARD JENNINGS			SPACE NK	<input type="checkbox"/>
3. ANNA JUNE WILKS				<input type="checkbox"/>
4. FRANCES NICOLE,	AD ASSOCIATES ARCHITECTS			<input type="checkbox"/>
5. TAYLOR JORDAN	BARBARY COAST			<input type="checkbox"/>
6. JASON OVERMAN				<input type="checkbox"/>
7.				<input type="checkbox"/>
8. Please note: no members of the public				<input type="checkbox"/>
9. attended the pre-application meeting.				<input type="checkbox"/>
10. all of the people above represented				<input type="checkbox"/>
11. the tenant.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Space NK on Fillmore Street

We are excited to bring our one-of-a-kind lifestyle beauty experience to San Francisco's one-of-a-kind Fillmore Street. We believe Space NK is a perfect fit for those who shop and live in Pacific Heights, and we look forward to being part of this exceptional neighborhood.

About Space NK

Space NK offers an expertly curated selection of beauty and wellness products including skincare, cosmetics, hair care, fine fragrance, home scents, and gifts from the world's most innovative brands, many of them exclusive to Space NK in the U.S. Established brands and cult favorites such as Eve Lom, Diptyque, Malin+Goetz, Sunday Riley, Mila Moursi, By Terry, Oribe, Lipstick Queen, Kevyn Aucoin, Zelens, Natura Bissé, Chantecaille, Hourglass, Goldfaden MD, R+Co, Nudestix, Lancer, Jin Soon and Bakel are featured in the stores. More than 70 lines will be offered with new products delivered every few weeks to promote discovery.

About Our Store

Our new store will be located at 2000 Fillmore Street at Pine Street, currently home to Paolo Shoes.

Contact

Taylor Jordan
tjordan@barcoast.com



Sample Space NK store design



Sample Space NK store design



Sample Space NK store design

2000 Fillmore Street Vicinity Survey

Supporting Conditional Use Permit Application for a SpaceNK Store at
2000 Fillmore Street, San Francisco, CA

January 22, 2016

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APPENDIX A Block/Lot List and Related Commercial Frontage

1 Executive Summary

SpaceNK, a British cosmetics retailer which offers beauty products from around the world, is planning to open a store in San Francisco at 2000 Fillmore Street.

As part of SpaceNK's Conditional Use application, a characterization of the area falling within 1/4 mile radius of the proposed store, and the Upper Fillmore Neighborhood Commercial District ("Survey Area"), was requested by SF Planning to assess the Formula Retail concentration in the area.

Based on the survey carried out and described in the sections below, the concentration of Formula Retail establishments in Survey Area is 27 per cent of total commercial frontage.

Two large gas stations, located within the Survey Area, account for 14 per cent of the FR frontage due to their large forecourts. If this use is excluded from calculation the FR concentration drops to 24 per cent.

Retail accounts for 38 per cent of the FR concentration, mostly related to clothing (52 per cent). Formula Retail beauty products, SpaceNK's business, accounts for 2 per cent of the total retail sector frontage, and less than 1 per cent of total commercial frontage.

2 Background

As part of SpaceNK's application for Conditional Use Authorization for Formula Retail Establishments on 2000 Fillmore Street, SF Planning requested a characterization of the immediate vicinity of the proposed establishment location. In particular an analysis of the Formula Retail (FR) concentration, as a percentage of all ground floor commercial uses, of a 1/4 mile radius from the proposed store, including the Upper Fillmore Neighborhood Commercial District (NCD), was requested.

3 Methodology

The vicinity survey carried out to support SpaceNK's application followed the methodology indicated in the SF Planning Commission Guide to Formula Retail, which is summarized below:

1. Calculation shall include all parcels that are wholly or partially located within the selected 1/4 miles radius (and NCD area) that are also zoned commercial or contain commercial uses.
2. Concentration is based on the Upper Market Neighborhood Commercial District methodology, adopted as policy by the Planning Commission on April 11, 2013 per Resolution No. 18843.
3. For each property, including the subject property, the total linear frontage of the lot facing a public right-of-way is divided by the number of storefronts. The linear frontage shall include the corner parcels.
4. Storefronts at second or higher floors are not considered. Splitlevel floors, resulting in a basement and a raised first floor, are included in the calculations.
5. Formula retail storefronts and their linear frontage are separated from the non-formula retail establishments and their linear frontage.
6. The final calculations are the percentages (%) of formula retail and non-formula retail frontages (half of a percentage shall be rounded up).

4 Data Sources

A number of data sources were used and consulted to carry out this Vicinity Survey and are listed below.

- a. Upper Fillmore NCD block map as incorporated into the San Francisco Planning Code Sec 105 and 106.
- b. Assessor's block maps were consulted via the San Francisco Property Information Map system.
- c. Google Street view (Feb & Aug 2015 imagery) was consulted.
- d. Site visit was carried out on October 7th, 2015 to inspect the survey area and subsequently validate findings.

5 Survey Findings

Figure 1 shows the spatial context of this Vicinity Survey. The proposed SpaceNK store lies within the Upper Fillmore NCD, on the corner of California and Fillmore Street. The 1/4 mile radius extends from Washington Street to Geary Boulevard (north/south) and from Laguna to Pierce (east/west). The small section of Upper Fillmore NCD outside of the 1/4 mile radius has been included in the survey and FR concentration analysis.

The final list of blocks and lots surveyed is attached in appendix A.

Figure 1 Vicinity Survey Area Map

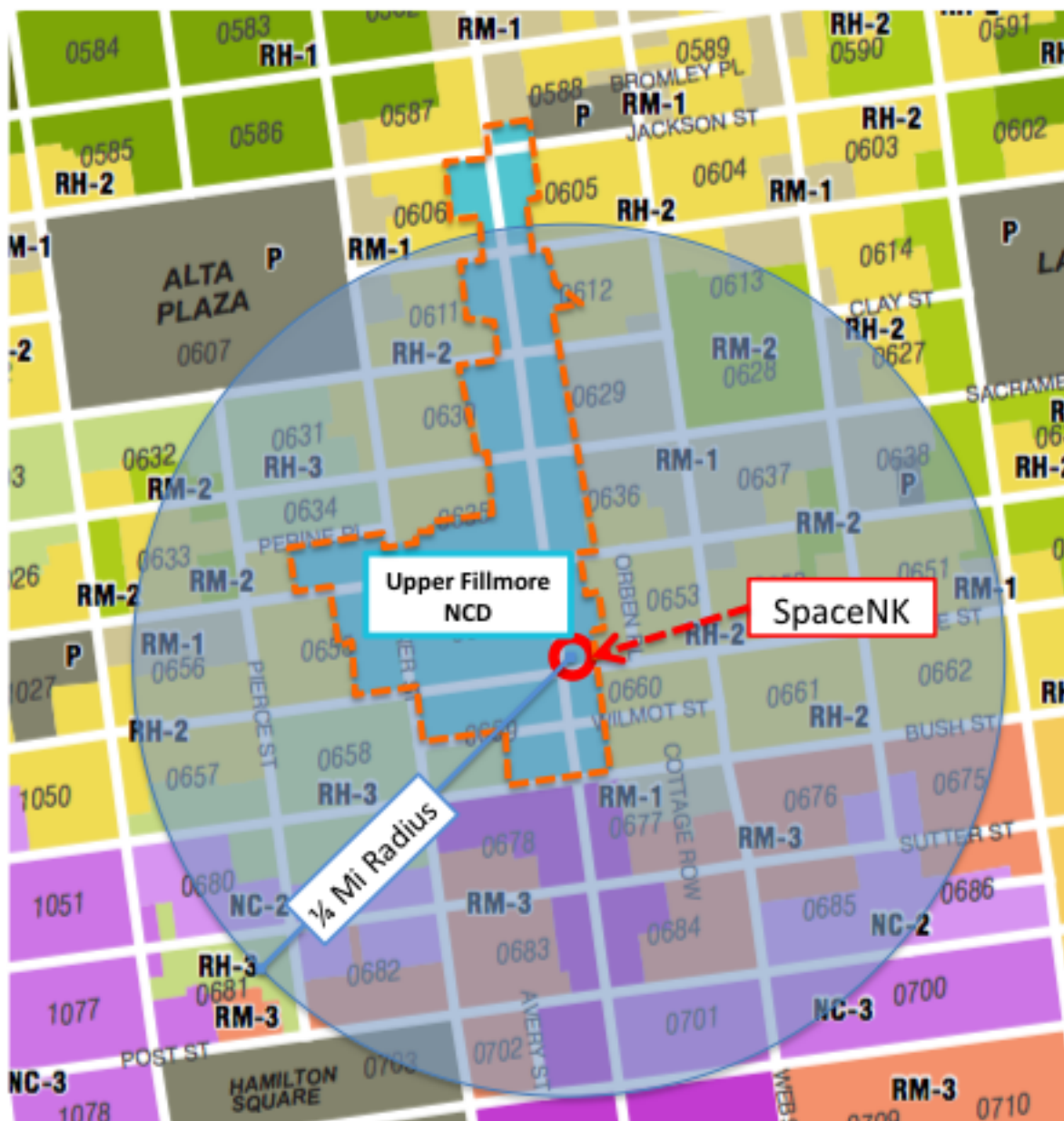
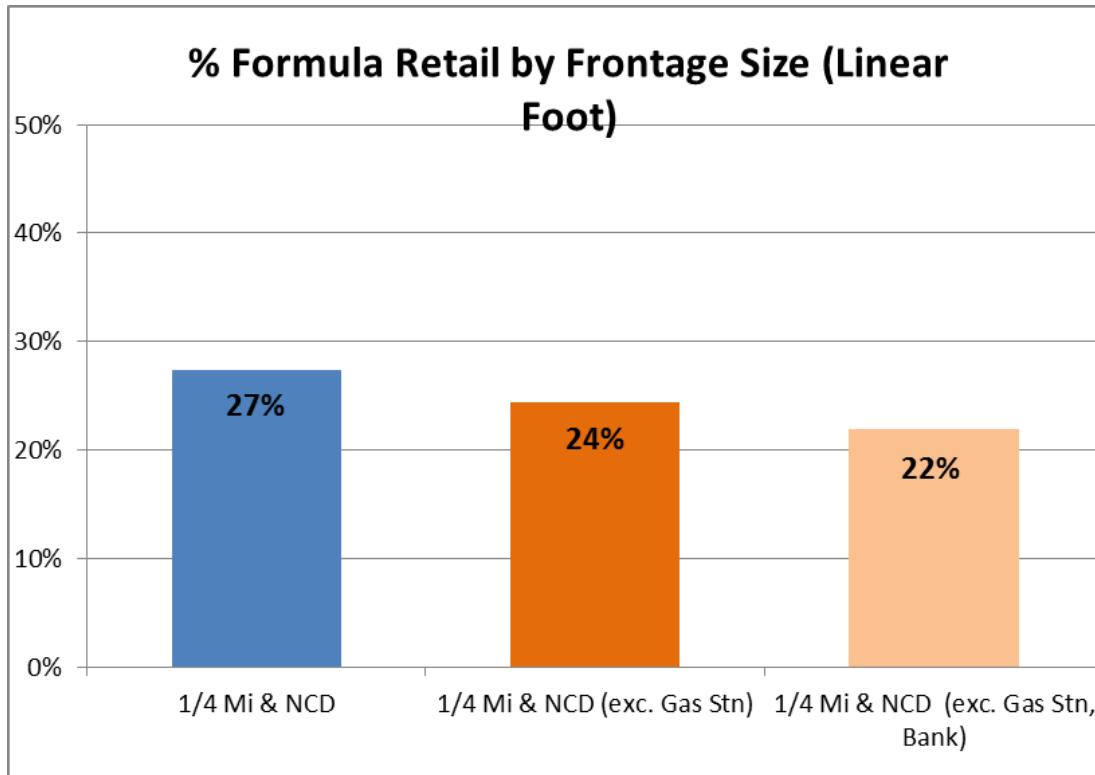


Figure 2 below shows the FR concentration recorded in the area surveyed (1/4 mile radius and Upper Fillmore NCD).

The overall FR concentration is 27 per cent. Gas stations, of which two in the Survey Area, by nature of their business, have very large forecourts. If this use is excluded from the calculation, the FR concentration decreases to 24 per cent.

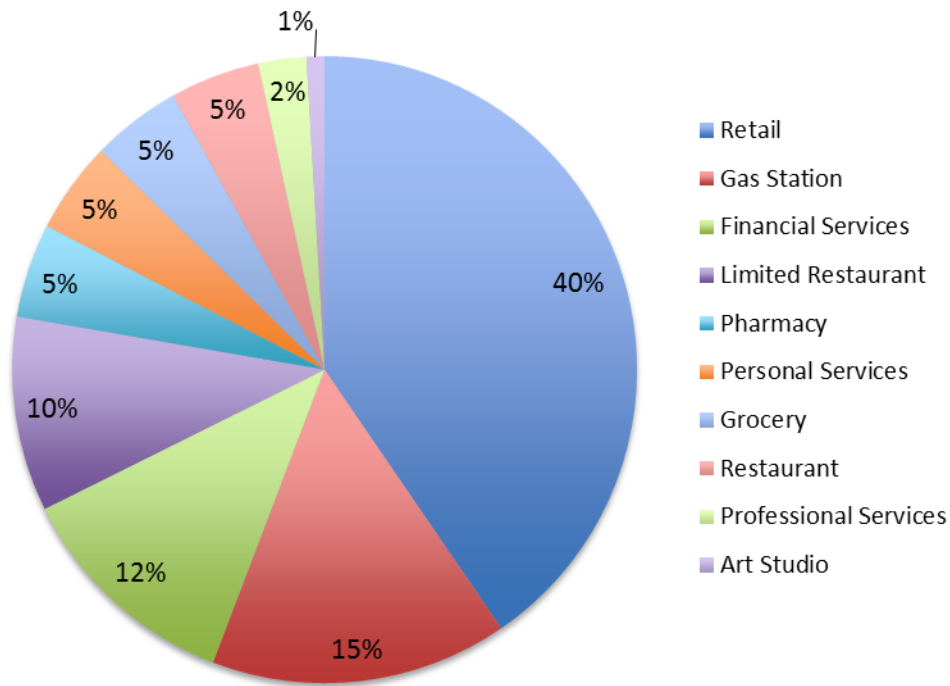
Figure 2 Formula Retail Concentration 1/4 mile Radius and Upper Fillmore NCD



Total commercial frontage was estimated at 11,789 linear feet of which about 3,230 LF are Formula Retail. Figure 3 below shows the different uses of Formula Retail establishment in the area surveyed. Just over 40 per cent of the FR commercial frontage is for retail use. Gas stations represent 15 per cent of total FR and banks 12 per cent. Limited restaurants represent 10 per cent and the remaining 20 per cent equally split between Pharmacy, Personal Services, Grocery and Restaurants.

Figure 3 Formula Retail Use in 1/4 mile Radius and Upper Fillmore NCD

Formula Retail Use in Survey Area



As Table 1 shows of the nearly 3,400 linear feet of total retail frontage in the area surveyed, 36 per cent is Formula Retail (just over 1,200 linear feet), which represents about 10 per cent of total commercial frontage.

The “Beauty Product” specification, which is SpaceNK’s category, represents 5 per cent (181 lf) of total retail frontage. 38 per cent of the “Beauty Product” storefronts are Formula Retail (69 out 181 linear feet) but they represent only 2 per cent of total retail frontage (Figure 4) and less than 1 per cent of total commercial frontage.

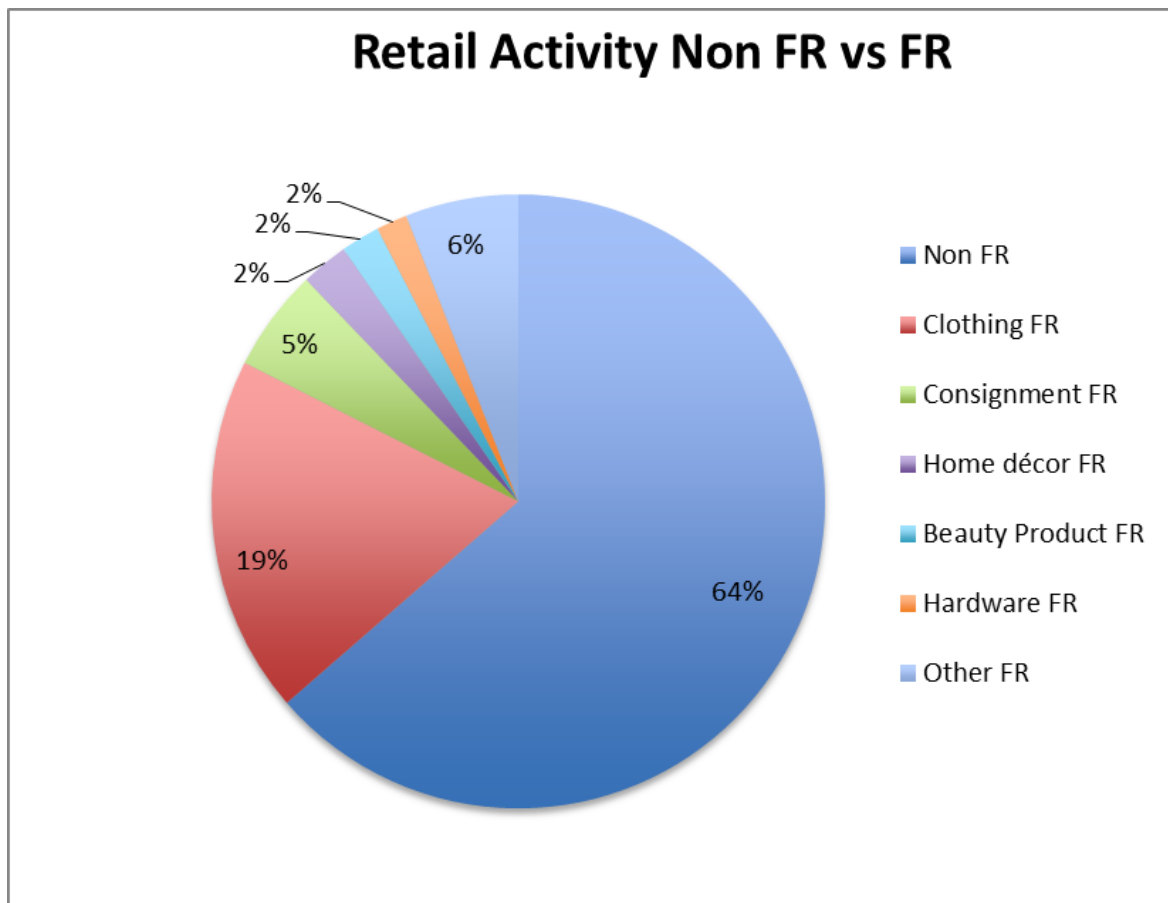
Table 1 Retail Frontage by Activity

<i>Ordered by largest frontage LF</i>	Total locations	Retail Frontage Total LF	FR Frontage	% FR Frontage
Clothing	40	1405	633	45%
Home décor	7	283	84	30%
Hardware	5	240	55	23%
Consignment	4	232	181	78%
Beauty Product	7	181	69	38%
Toys	3	110	0	0%
Shoes	4	109	17	16%

Jewelry	5	100	0	0%
Liquor	3	94	23	24%
Bookstore	2	88	0	0%
Florist	2	79	0	0%
Paper	3	72	43	60%
Music	2	60	0	0%
Optics	2	55	17	31%
Lighting	1	50	50	100%
Carpet	1	25	25	100%
Communication	1	25	25	100%
Others	6	150	0	0%
Total	98	3358	1222	36%

Note: Others include Antique, Fashion Accessories, Spices, Framing, Aquatic Plants and Fish

Figure 4 Retail Activity Non FR vs FR



Appendix A - Block/Lot List and Related Commercial Frontage

Block/ Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Upper Fillmore NCD	Corner Lot?
588/011	2500	Fillmore	Gino's	N	137	Grocery		Y	
588/012	2506	Fillmore	Jackson Fillmore	N	25	Restaurant		Y	
605/018A	2408	Fillmore	Jarbo	N	30	Retail	Fashion accessories	Y	Y
605/018A	2412	Fillmore	2412 Salon	N	30	Personal Services	Salon	Y	Y
605/018A	2416	Fillmore	Freda Salvador Shoes	N	30	Retail	Clothing	Y	Y
605/018A	2418	Fillmore	Mureta's Antiques	N	30	Retail	Antique	Y	Y
605/018A	2400	Fillmore	Margaret O'Leary	Y	30	Retail	Clothing	Y	Y
605/018B	2426	Fillmore	Heidi Says Collections	N	25	Retail	Clothing	Y	
605/018B	2420	Fillmore	Tarbert Goldsmith	N	25	Retail	Jewelry	Y	
605/018C	2444	Fillmore	Posh	N	30	Personal Services	Salon	Y	
605/018D	2450	Fillmore	Aesop	Y	15	Retail	Clothing	Y	
605/018D	2448	Fillmore	SF Shoe repair	N	15	Professional Services	Shoe Repair	Y	
605/018E	2436	Fillmore	Repeat Performance	N	25	Retail	Consignment	Y	
605/019	2498	Fillmore	Mayflower Market	N	135	Grocery		Y	
606/002	2443	Fillmore	UPS store	Y	32	Professional Services	Postal	Y	
606/003	2437	Fillmore	Pacific Heights cleaners	N	32	Cleaners		Y	
606/005	2425	Fillmore	LP Nail Care	N	25	Personal Services	Salon	Y	
606/006	2500	Washington	Choquet's Restaurant	N	135	Restaurant		Y	
606/039	2453	Fillmore	Blue Bottle	Y	37	Limited restaurant		Y	
611/001	2359	Fillmore	Pet's Unlimited	N	140	Pet Services		Y	Y
611/001A	2359	Fillmore	Pet's Unlimited	N	75	Pet Services		Y	Y
611/002	2327	Fillmore	Liz Fanlo Makeup & Hair	N	25	Personal Services	Salon	Y	
611/004	2502	Clay	Paris Green Cleaners	N	25	Cleaners		Y	
611/004	2301	Fillmore	Mehfil Indian	N	65	Restaurant		Y	Y
612/019	2318	Fillmore	Smith Ketterwell	N	67	Professional Services	Medical	Y	
612/022	2358	Fillmore	Gimme Shoes	N	55	Retail	Shoes	Y	Y
612/022	2360	Fillmore	Curve	N	55	Retail	Clothing	Y	Y
612/033	2300	Fillmore	Nest	N	113	Retail	Home décor	Y	Y
612/034	2310	Fillmore	Bank of America	Y	34	Financial Services	bank	Y	
612/034	2306	Fillmore	Supercuts	Y	34	Personal Services	Key cut	Y	

612/035	2324	Fillmore	Cottage Industry		N	33	Retail		Clothing	Y	
612/035	2326	Fillmore	Superga		Y	17	Retail		Shoes	Y	
629/019	2480	Sacramento	Elite Fine Jewelry		N	23	Retail		Jewelry	Y	Y
629/019	2484	Sacramento	Toujour Fine lingerie		N	23	Retail		Clothing	Y	Y
629/019	2486	Sacramento	Baby Subs Deli		N	23	Limited restaurant			Y	Y
629/019	2200	Fillmore	D&M Liquors		Y	23	Retail		Liquor	Y	Y
629/020	2210	Fillmore	La Mediterranee		N	17	Restaurant			Y	
629/020	2216	Fillmore	Eileen Fisher		Y	17	Retail		Clothing	Y	
629/020	2208	Fillmore	Yoppi Frozen Yougurt		N	17	Limited restaurant			Y	
629/021	2222	Fillmore	Starbuck's		Y	25	Limited restaurant			Y	
629/021A	2226	Fillmore	Atleta		Y	35	Retail		Clothing	Y	
629/022	2238	Fillmore	Le Labo		Y	13	Retail		Beauty Product	Y	
629/022	2238	Fillmore	Hair Fairies		N	13	Professional Services		Medical	Y	
629/023	2244	Fillmore	Via Veneto		N	25	Restaurant			Y	
629/042	2252	Fillmore	Seconds to Go		N	26	Retail		Consignment	Y	
629/043	2298	Fillmore	Palmer's		N	116	Restaurant			Y	Y
630/001	2259	Fillmore	Alice and Olivia		Y	148	Retail		Clothing	Y	Y
630/002	2261	Fillmore	Clay Theater		N	33	Movie Theatre			Y	
630/005	2225	Fillmore	Cielo		N	25	Retail		Clothing	Y	
630/006	2223	Fillmore	Black Fleece		Y	25	Retail		Clothing	Y	
630/007	2213	Fillmore	Noah's Bagel		Y	25	Limited restaurant			Y	
630/008	2207	Fillmore	L'Occitane en Provence		Y	25	Retail		Beauty Product	Y	
630/009	2201	Fillmore	Vacant		N	28	Vacant			Y	
630/010	2512	Sacramento	George		N	28	Retail		Toys	Y	
630/058	2237	Fillmore	Vacant		N	23	Vacant			Y	
630/058	2241	Fillmore	Clary Sage		N	23	Retail		Beauty Product	Y	
630/058	2241	Fillmore	Kooples		N	23	Retail		Clothing	Y	
630/058	2239	Fillmore	Di Pietro		N	23	Personal Services		Salon	Y	
630/059	2235	Fillmore	Ten-Ichi		N	33	Restaurant			Y	
631/039	2600	Sacramento	Renaissance Salon		N	64	Salon				Y
634/003	2500	California	Chevron		Y	171	Gas Station		Gas Station	Y	Y
634/004	2500	California	Chevron		Y	26	Gas Station		Gas Station	Y	Y
634/008	2536	California	Sublime		N	24	Personal Services		Salon	Y	N
634/010	2550	California	Nishida CPA		N	24	Professional Services		Accountant	Y	N
634/033	2500	California	Chevron		Y	26	Gas Station		Gas Station	Y	Y
635/001	2185	Fillmore	Mudpie		N	65	Retail		Toys	Y	Y
635/001	2195	Fillmore	Brower Book		N	65	Retail		Bookstore	Y	Y
635/001	2197	Fillmore	Peets Coffee		Y	65	Limited restaurant			Y	Y

635/002	2133	Fillmore	Jonathan Adler	Y	27	Retail	Home décor	Y
635/003	2123	Fillmore	Jane	N	18	Retail	Clothing	Y
635/003	2125	Fillmore	Troya Med Kitchen	N	18	Restaurant		Y
635/003	2121	Fillmore	Jigsaw	Y	18	Retail	Clothing	Y
635/004	2101	Fillmore	Dino's	N	58	Restaurant		Y
635/004	2105	Fillmore	Heidi Says Shoes	N	18	Retail	Shoes	Y
635/004	2109	Fillmore	Papyrus	Y	18	Retail	Paper	Y
635/004	2115	Fillmore	Gallery of Jewels	N	18	Retail	Jewelry	Y
635/004	2117	Fillmore	Benefit Cosmetics	Y	18	Retail	Beauty Product	Y
635/004	2119	Fillmore	Ruti	N	18	Retail	Clothing	Y
635/004	2404	California	Smitten Icecream	N	20	Limited restaurant		Y
635/005	2406	California	Pizzeria Delfina	N	25	Restaurant		Y
635/006	2410	California	One Medical	N	25	Professional Services	Medical	Y
635/008	2434	California	Bubble Pop Electric Salon	N	22	Personal Services	Salon	Y
636/018A	2100	Fillmore	Wells Fargo	Y	133	Financial Services	bank	Y
636/021	2114	Fillmore	Fresca	N	25	Restaurant		Y
636/022	2116	Fillmore	Joie	N	19	Retail	Clothing	Y
636/022	2122	Fillmore	Crosswalk	N	19	Retail	Shoes	Y
636/022	2124	Fillmore	Rebecca Minkoff	N	19	Retail	Clothing	Y
636/022	2130	Fillmore	2130	N	19	Retail	Clothing	Y
636/023	2132	Fillmore	In Water	N	45	Retail	Florist	Y
636/023	2136	Fillmore	Credo Beauty	N	45	Retail	Beauty Product	Y
636/023	2142	Fillmore	Marc by Marc Jacobs	Y	45	Retail	Clothing	Y
637/003	2137	Buchanan	Buchanan Cleaners	N	16	Cleaners		
637/003	2135	Buchanan	Buchanan Food Mart	N	16	Grocery		
653/017	2016	Fillmore	The Grove	N	44	Restaurant		Y
653/017	2000	Fillmore	Space.NK	N	44	Retail	Beauty Product	Y
653/020	2020	Fillmore	Harry's Bar	N	25	Restaurant		Y
653/021	2028	Fillmore	James Perse	Y	25	Retail	Clothing	Y
653/022	2040	Fillmore	Ralph Lauren	Y	13	Retail	Clothing	Y
653/022	2044	Fillmore	JS Sullivan Development	N	13	Professional Services	Real estate	Y
653/023	2050	Fillmore	NARS	N	47	Retail	Clothing	Y
653/023	2056	Fillmore	Elizabeth Charles	N	47	Retail	Clothing	Y
653/023	2060	Fillmore	Rag and Bone New York	Y	47	Retail	Clothing	Y
654/001	2055	Fillmore	Roberta Roller Rabbit	Y	127	Retail	Clothing	Y
654/001	2401	California	Cocina Taco	N	127	Restaurant		Y
654/001	2411	California	Sift	N	127	Limited restaurant		Y
654/001	2413	California	De Novo	N	127	Retail	Clothing	Y

654/001	2417	California	Curbside café	N	127	Limited restaurant		Y	Y
654/001A	2049	Fillmore	Elite Café	N	26	Limited restaurant		Y	
654/001B	2035	Fillmore	Mio	N	22	Retail	Clothing	Y	
654/001B	2043	Fillmore	La Boulangerie	Y	22	Limited restaurant		Y	
654/001B	2047	Fillmore	Vacant	N	22	Vacant		Y	
654/001D	2423	California	Acabello Salon	N	25	Personal Services	Salon	Y	
654/001D	2425	California	Kuraya Japanese Antiques	N	13	Retail	Home décor	Y	
654/001D	2425A	California	Vino!	N	13	Retail	Liquor	Y	
654/001F	2429	California	Chase	Y	34	Financial Services	bank	Y	
654/002	2029	Fillmore	Lillith	N	17	Retail	Clothing	Y	
654/002	2031	Fillmore	Scotch & Soda	Y	17	Retail	Clothing	Y	
654/002	2033	Fillmore	Sandro	N	17	Retail	Clothing	Y	
654/003	2019	Fillmore	Walter Adams Framing	N	13	Retail	Framing	Y	
654/003	2019	Fillmore	Tessa Lam O.D.	N	13	Professional Services	Occupational Therapy	Y	
654/004	2015	Fillmore	Bun Mee Sandwich Eatery	N	13	Restaurant		Y	
654/004	2011	Fillmore	MAC	Y	13	Retail	Beauty Product	Y	
654/005	2001	Fillmore	Fillmore Thai Stick	N	124	Restaurant		Y	Y
654/011	2356	Pine	Pac Heights Health Club	N	34	Personal Services	health	Y	
654/014	2396	Pine	Connected Kidz	N	50	Professional Services	Occupational Therapy	Y	Y
654/025	2435	California	Mollie Stone's	N	222	Grocery		Y	Y
655/001	2501	California	Shell	Y	172	Gas Station	Gas Station	Y	Y
655/002	2501	California	Shell	Y	35	Gas Station	Gas Station	Y	Y
655/006	2015	Steiner	Sutter Health Foundation	N	165	Professional Services	Medical	Y	Y
655/032	2523	California	Zephyr Real Estate	N	69	Professional Services	Real estate	Y	
655/034	2501	California	Shell	Y	34	Gas Station	Gas Station	Y	Y
659/001	2321	Pine	Addison Salon	N	20	Personal Services	Salon	Y	
659/001	1971	Fillmore	Kiehl's	Y	89	Personal Services	Salon	Y	Y
659/002	1923	Fillmore	Roam	N	25	Restaurant		Y	
659/002	1925	Fillmore	Paper Source	Y	25	Retail	Paper	Y	
659/003	1919	Fillmore	Steven Alan	Y	25	Retail	Clothing	Y	
659/004	1915	Fillmore	Florio Bar	N	35	Restaurant		Y	Y
659/005	1901	Fillmore	Crossroads	Y	21	Retail	Clothing	Y	
659/005	1905	Fillmore	Zinc Details Design Store	N	21	Retail	Home décor	Y	
659/005	1907	Fillmore	Invision Optometry	N	21	Professional Services	Optometry	Y	
659/005	1909	Fillmore	Perfect Cleaners	N	21	Cleaners		Y	
659/005	1911	Fillmore	SPQR Restaurant	N	21	Restaurant		Y	

659/005	1913	Fillmore	Ella Moss	N	21	Retail	Clothing	Y
659/006	2222	Bush	Unity	N	25	Personal Services	Spiritual	Y
659/007	2226	Bush	Flor	Y	25	Retail	Carpet	Y
659/008	2232	Bush	Out the door	N	25	Restaurant		Y
659/033	1930	Fillmore	Cotelac	Y	25	Retail	Clothing	Y
659/033	2325	Pine	La Boulangerie	Y	25	Limited restaurant		Y
659/066	2345	Pine	CPMC Foundation	N	280	Professional Services	Medical	Y
660/001	2201	Pine	Natural Market	N	27	Grocery		Y
660/017	2180	Bush	Russian Hill Grooming	N	27	Pet Services	Grooming	Y
660/019	1900	Fillmore	Surprise Party Beads & Shells	N	17	Retail	Jewelry	Y
660/019	1900	Fillmore	Sterling Bank & Trust	Y	17	Financial Services	Bank	Y
660/019	1902	Fillmore	Narumi	N	17	Retail	Toys	Y
660/019	1902	Fillmore	Susan Howell Design	N	17	Professional Services	Design	Y
660/019	1904	Fillmore	Hi Ho Silver	N	17	Retail	Jewelry	Y
660/019	1906	Fillmore	Cassandra Blackmore	N	17	Retail	Antique	Y
660/020	1908	Fillmore	Drybar	Y	20	Personal Services	Salon	Y
660/020	1910	Fillmore	Fraiche	N	20	Restaurant		Y
660/020	1914	Fillmore	Woodhouse Fish Co.	N	20	Restaurant		Y
660/021	1928	Fillmore	Prana	N	36	Retail	Clothing	Y
660/022	1932	Fillmore	Shade Store	Y	50	Retail	Lighting	Y
660/023	1942	Fillmore	Alexis Bittar	N	25	Retail	Clothing	Y
660/023	1946	Fillmore	Glaze	N	52	Restaurant		Y
660/023	2291	Pine	Lexie	N	55	Retail	Clothing	
660/035	2205	Pine	San Francisco Psychic Connections	N	27	Personal Services	Psychic	
660/056	2190	Bush	McCauley, Wilson&Buttefield	N	27	Professional Services	Real estate	Y
661/001	2101	Pine	Lily's Cleaner	N	25	Cleaners		Y
675/039	1790	Sutter	Super Mira	N	50	Grocery		
675/039	1788	Sutter	Dental Office	N	20	Professional Services	Dental	
675/051	1826	Buchanan	Jitlada Thai Cuisine	N	20	Restaurant		
675/051	1826	Buchanan	Totsubo Ng & Horn Optometrist	N	20	Professional Services	Optometry	
675/051	1832	Buchanan	Kyoto Dry	N	13	Cleaners		
675/051	1832	Buchanan	Clips	N	13	Salon		
675/051	1832	Buchanan	Trio Nails	N	13	Salon		
676/072-073	1800	Sutter	Kimpton Buchanan	Y	207	Hotel		Y
676/072-073	1800	Sutter	Mum's Restaurant	N	40	Restaurant		Y

677/072	1800	Fillmore	Academy Bar & Kitchen	N	84	Restaurant			Y
677/073	1820	Fillmore	EZ Brown & Beauty	N	34	Salon			
677/074	1840	Fillmore	Vacant	N	17	Vacant			
677/074	1848	Fillmore	JT Nails	N	17	Personal Services	Salon		
677/075	1850	Fillmore	ASMBLY Hall	N	34	Retail	Clothing		
677/076	1860	Fillmore	Lotte Beauty Salon	N	34	Personal Services	Salon		
677/077	1870	Fillmore	Wine Jar	N	34	Bar			
677/078	1880	Fillmore	Fillmore Florist	N	34	Retail	Florist		
677/079	1890	Fillmore	Fillmore Bakeshop	N	59	Limited restaurant			Y
678/001	1899	Fillmore	Walgreens	Y	147	Pharmacy			Y
678/004	1833	Fillmore	Sunhee Moon	N	17	Retail	Clothing		
678/004	1833	Fillmore	Fillmore Wellness Center	N	17	Personal Services	Fitness		
678/004	1833	Fillmore	Site for Sore Eyes	Y	17	Retail	Optics		
678/029	2211	Bush	The Optical Shop of SF	N	38	Retail	Optics		
678/029	2211	Bush	Goodman Eye Center	N	75	Professional Services	Optometry		
678/030	2295	Bush	Music Lovers Audio	N	173	Professional Services	Audio		Y
678/105	1801	Fillmore	Vanguard Property	N	28	Professional Services	Real estate		
678/105	1803	Fillmore	Duxiana	Y	57	Retail	Home décor		
679/006	1821	Steiner	Spice Ace	N	33	Retail	Spices		
679/006	2100	Sutter	Sweet Lime Thai	N	61	Restaurant			Y
679/006	2108	Sutter	Sutter Upholstery	N	28	Professional Services	Upholstery		
679/008	2120	Sutter	Song Tea	N	27	Retail	Home décor		
679/010	2136	Sutter	Sutter Medical Clinic	N	27	Professional Services	Medical		
679/012	2146	Sutter	Acupuncture Health Care	N	27	Professional Services	Medical		
679/015	2174	Sutter	Copy Net	N	14	Professional Services	Printing		
679/015	2176	Sutter	Hair Caffé	N	14	Salon			
679/016	2180	Sutter	Attention to Details Barber	N	19	Salon			
679/061	2182	Sutter	Regard Interior Design	N	18	Professional Services	Design		
679/061	2184	Sutter	State Farm Lily Wong	Y	18	Professional Services	Financial		
680/001	2401	Bush	Silver Glass & Mirror	N	50	Retail	Hardware		Y
680/001	2401	Bush	Hayes Autobody	N	100	Professional Services	Auto Repair		
682/012-018	2181	Sutter	Greenhouse Cleaner	N	44	Cleaners			
682/012-018	2183	Sutter	Vacant	N	44	Vacant			
682/012-018	2199	Sutter	Pacific Food Mart	N	70	Grocery			Y
682/019-022	1777	Steiner	Café Murano	N	25	Limited Restaurant			
682/019-022	2101	Sutter	Sweet Maple	N	121	Limited Restaurant			Y
683/034	1701	Fillmore	Burger King	Y	75	Limited Restaurant			Y
683/034	1920	Post	Metro PCS	Y	25	Retail	Communication		

683/034	1727A	Fillmore	B&B Pharmacy	N	50	Pharmacy			
683/035	1761	Fillmore	Pride of the Mediterranean	N	38	Restaurant			
684/018	1700	Fillmore	Dosa	N	148	Restaurant			Y
684/020	1712	Fillmore	Social Beauty Company Salon	N	27	Personal Services	Salon		
684/027	1758	Fillmore	Friends Liquor	N	58	Retail	Liquor		Y
684/037	1730	Fillmore	Extreme Pizza	Y	30	Limited Restaurant			
684/038	1740	Fillmore	India Palace Restaurant	N	29	Restaurant			
684/039	1752	Fillmore	Haight Street Eyecare Terence Chan	N	32	Personal Services	Optometry		
684/040	1981	Sutter	Pinot's Palette	Y	28	Art Studio			
684/041	1971	Sutter	La Crème Spa	N	26	Personal Services	Salon		
684/042	1963	Sutter	Gardenia's Restaurant	N	26	Restaurant			
684/042	1967	Sutter	Winfred's Hair Salon	N	26	Personal Services	Salon		
684/043	1955	Sutter	City Arts & Lectures	N	26	Art Studio			
684/046	1718	Fillmore	Aqua Forest Aquarium	N	27	Retail	Aquatic Plants and Fish		
684/047	1724	Fillmore	Citrine Salon	N	27	Personal Services	Salon		
685/001	1747	Buchanan	Benkyo-do	N	110	Restaurant			
685/011	1726	Post	Sharaku	N	35	Retail	Music		
685/011	1726	Post	Vacant	N	40	Vacant			
685/012	1746	Post	New People	N	40	Cinema			
685/038	1743	Buchanan	Paper Tree	N	29	Retail	Paper		
685/039	1737	Buchanan	Shalala Ramen	N	33	Restaurant			
685/040	1731	Buchanan	Aloha	N	25	Retail	Music		
685/041	1723	Buchanan	Dobu	N	25	Restaurant			
685/043	1705	Buchanan	Kippu	N	90	Restaurant			
685/043	1702	Post	Sannpo	N	30	Restaurant			
685/043	1700	Post	Dimples	N	10	Bar			
685/052	1770	Post	UPS Store	Y	25	Professional Services	Postal		
686/029	1758	Buchanan	Sanko	N	90	Retail	Hardware		
686/034	1696	Post	California Bank & Trust	Y	140	Financial Services	Bank		Y
686/034	1698	Post	Soko Hardware	N	20	Retail	Hardware		Y
686/035	1726	Buchanan	Shabu-sen	N	24	Restaurant			
686/035	1726	Buchanan	Ramen Yamadaya	N	24	Restaurant			
686/036	1740	Buchanan	Tanpopo	N	37	Restaurant			
686/037	1748	Buchanan	Forest Book	N	23	Retail	Bookstore		
700/009	1737	Post	Benihana	Y	140	Restaurant			

700/009	1737	Post	Nijiya Market		Y	140	Grocery			
701/001	1881	Post	Sundance/Kabuki Theater		N	330	Movie Theatre			Y
701/002	1865	Post	Pa'ina		N	38	Restaurant			
702/001	1669	Fillmore	Goodwill		Y	156	Retail	Consignment		Y
702/002	1641	Fillmore	Goodwill		Y	25	Retail	Consignment		
702/003	1637	Fillmore	Central Builders Supply		N	25	Retail	Hardware		
702/004	1633	Fillmore	Zinc Details Design Store		N	25	Retail	Home décor		
702/028	1949	Post	ACE Hardware		Y	55	Retail	Hardware		
702/028A/B	1933	Post	Sohn's French Cleaner		N	55	Cleaners			
702/033	1601	Fillmore	Boom Boom Room		N	121	Other Entertainment			Y



Attn: to whom it concerns

February 8, 2016

The Fillmore Merchants Association approves and welcomes the replacement at Paolo Shoes with Space NK.apothecary on Fillmore Street.

Well-seasoned travelers familiar with the boutiques abroad as well as locals looking for such hard-to-find exclusives will discover Space NK's curated and and fine mix of skincare products a delight, adding value to the character of the Fillmore neighborhood.

Thank you

Vas Kiniris
President
Fillmore Merchants Association

April 11, 2016

Dear President Fong and Members of the San Francisco Planning Commission,

As the owner of ASMBLY HALL at 1850 Fillmore Street, I am in full support of Space NK's application for a new store at 2000 Fillmore Street.

Space NK's curated selection of beauty and wellness products will be a welcome addition to the current mix of offerings along our corridor. In addition, they will be active, contributing members of the Fillmore Merchants Association, helping generally improve the quality of life for those who work, shop and live in our neighborhood.

I strongly encourage the Planning Commission to support this application and allow Space NK to open their first freestanding San Francisco store without delay.

Sincerely,

Ron Benitez

From: [Olivia Dillan](#)
To: [Young, Sharon \(CPC\)](#)
Subject: Support for Space NK
Date: Tuesday, April 12, 2016 7:30:36 AM

April 12, 2016

Dear President Fong and Members of the San Francisco Planning Commission,

As the Co-Founder and CEO of Spice Ace at 1821 Steiner Street which is one block from Fillmore Street, I am in full support of Space NK's application for a new store at 2000 Fillmore Street.

Space NK's curated selection of beauty and wellness products will be a welcome addition to the current mix of offerings along our corridor. In addition, they will be active, contributing members of the Fillmore Merchants Association, helping generally improve the quality of life for those who work, shop and live in our neighborhood.

I strongly encourage the Planning Commission to support this application and allow Space NK to open their first freestanding San Francisco store without delay.

Sincerely,

Olivia Dillan

Co-Founder and CEO

Spice Ace, LLC

www.spiceace.com

APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: SPACE.NK STORE

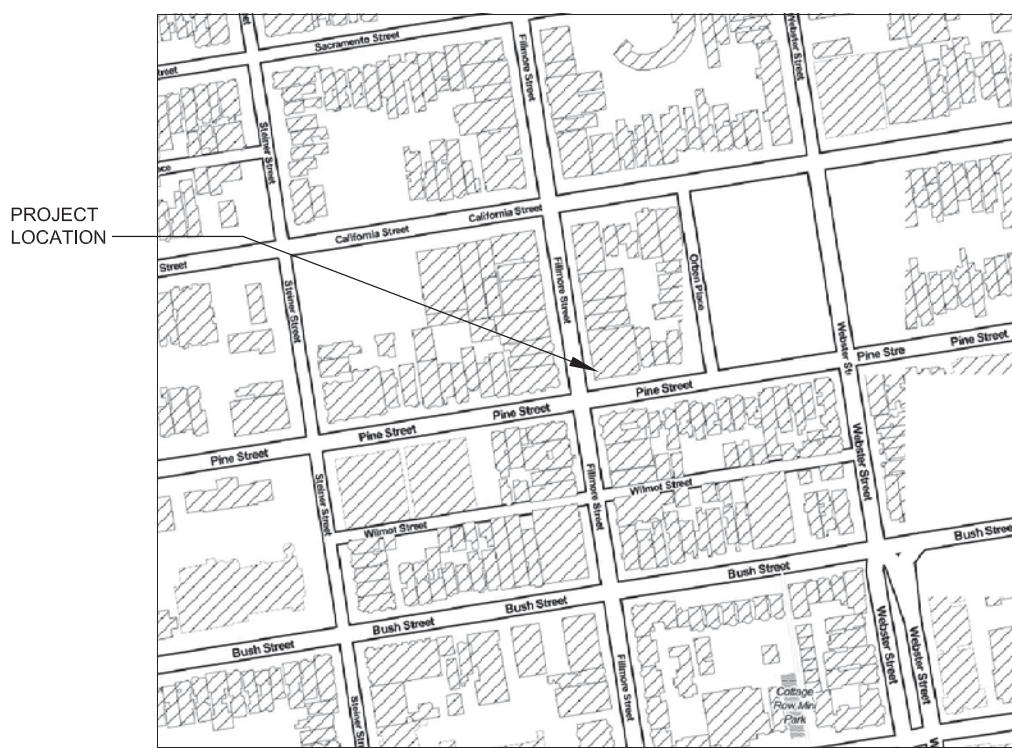
2000 Fillmore Street
San Francisco, CA 94115

OCTOBER 6, 2015 CONDITIONAL USE SUBMISSION

DRAWING INDEX

0	COVER SHEET
1	SITE / ROOF PLAN
2	EXISTING SITE PHOTOS
3	EXISTING SITE PHOTOS
4	EXISTING ELEVATIONS
5	EXISTING FLOOR PLAN
6	EXISTING MEZZANINE PLAN
7	PROPOSED FLOOR PLAN
8	PROPOSED MEZZANINE PLAN
9	PROPOSED PERSPECTIVE
10	PROPOSED FILLMORE STREET ELEVATION
11	PROPOSED PINE STREET ELEVATION
12	ENLARGED EXISTING & PROPOSED SIGNAGE & STOREFRONT SYSTEM
13	PROPOSED STOREFRONT DETAILS

VICINITY MAP



Project:
Space.NK

2000 Fillmore Street
San Francisco, CA 94115

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:

Sheet Title:
COVER SHEET

Date:
6 OCT 2015
15 FEB 2016

Issued For:
CU Submission
CU Submission Revision

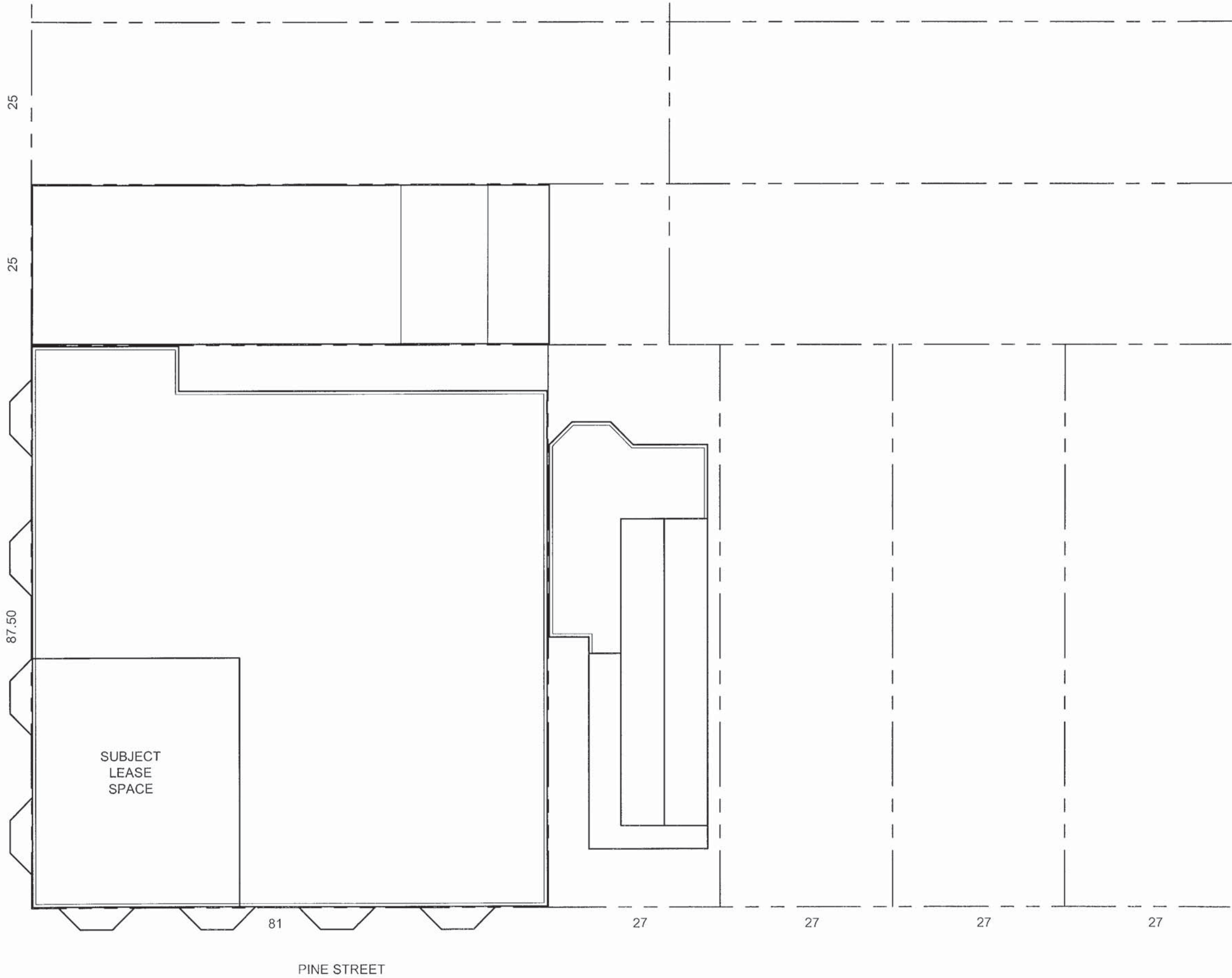
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Project: SNK
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:



0

FILLMORE STREET



1 ROOF / SITE PLAN
1/16" = 1'-0"

Project:
Space.NK

2000 Fillmore Street
San Francisco, CA 94115

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:



Sheet Title:
SITE / ROOF PLAN

Date: 24 JUNE 2015
Issued For: CU Submission

Scale: N.A.
File: JOM_CU_1_SP
Project: JOM
Drawn By: KK
Ref North:
Checked By: J.C.
Sheet No: 1



EAST SIDE OF FILLMORE STREET FROM CALIFORNIA STREET TO PINE STREET

SUBJECT
PROPERTY

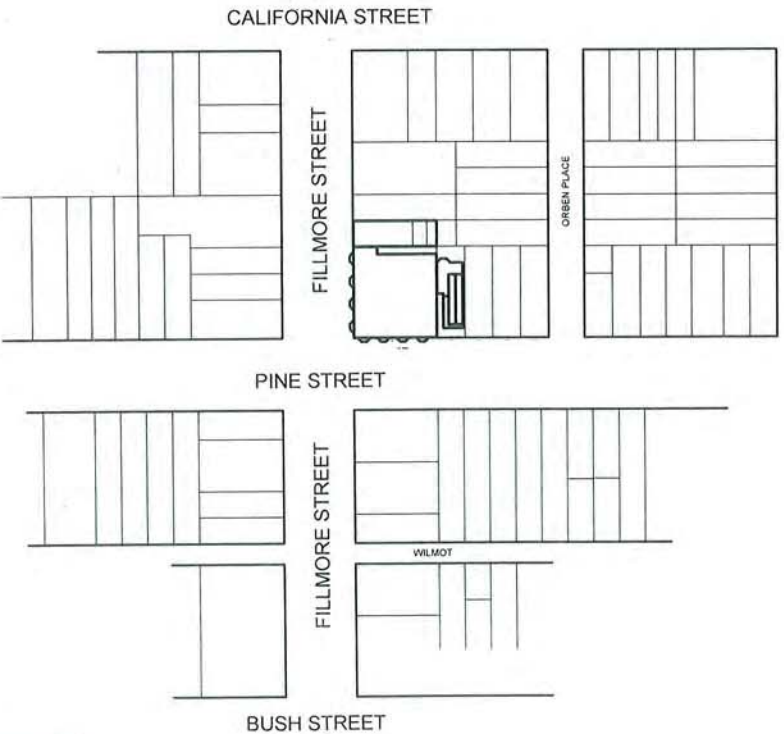
CONT'D BELOW



CONT'D ABOVE

EAST SIDE OF FILLMORE STREET FROM PINE STREET TO BUSH STREET

1 EXISTING CONDITIONS EAST SIDE OF FILLMORE STREET



3 VICINITY MAP

Project:
Space.NK

2000 Fillmore Street
San Francisco, CA 94115

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:



Sheet Title:
EXISTING SITE PHOTOS
FILLMORE STREET
EAST SIDE

Date: 24 JUNE 2015
Issued For: CU Submission

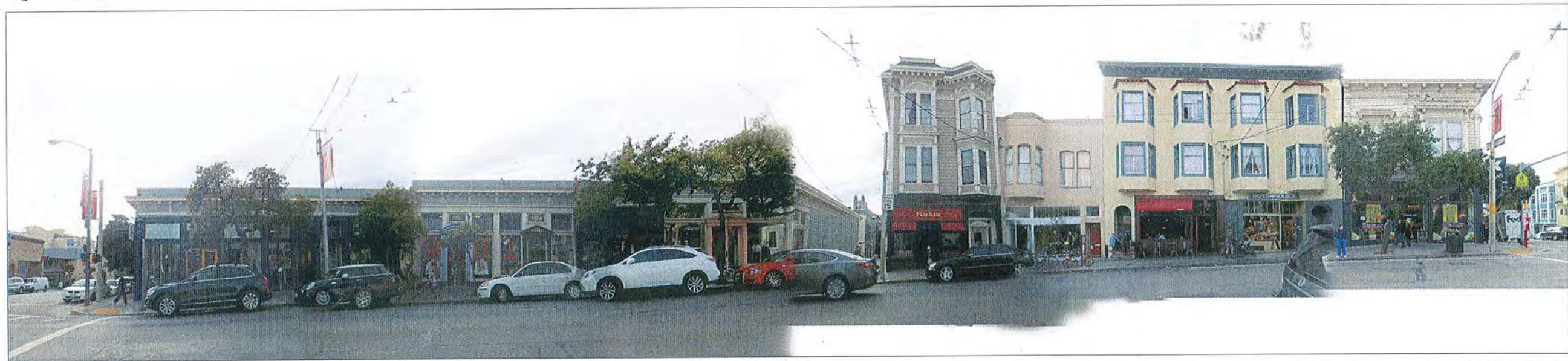
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Project: JOM
Drawn By: KK
Ref North: 
Checked By: J.C.
Sheet No:



SUBJECT
PROPERTY IS
ACROSS STREET

WEST SIDE OF FILLMORE STREET FROM CALIFORNIA STREET TO PINE STREET

CONT'D BELOW



WEST SIDE OF FILLMORE STREET FROM PINE STREET TO BUSH STREET

CONT'D ABOVE

1

EXISTING CONDITIONS WEST SIDE OF FILLMORE STREET

Project:

Space.NK

2000 Fillmore Street
San Francisco, CA 94115

Freebairn-Smith & Crane

Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:



Sheet Title:

EXISTING SITE PHOTOS
FILLMORE STREET
WEST SIDE

Date:
24 JUNE 2015

Issued For:
CU Submission

Scale: N.A.
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Project: JOM
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:



3

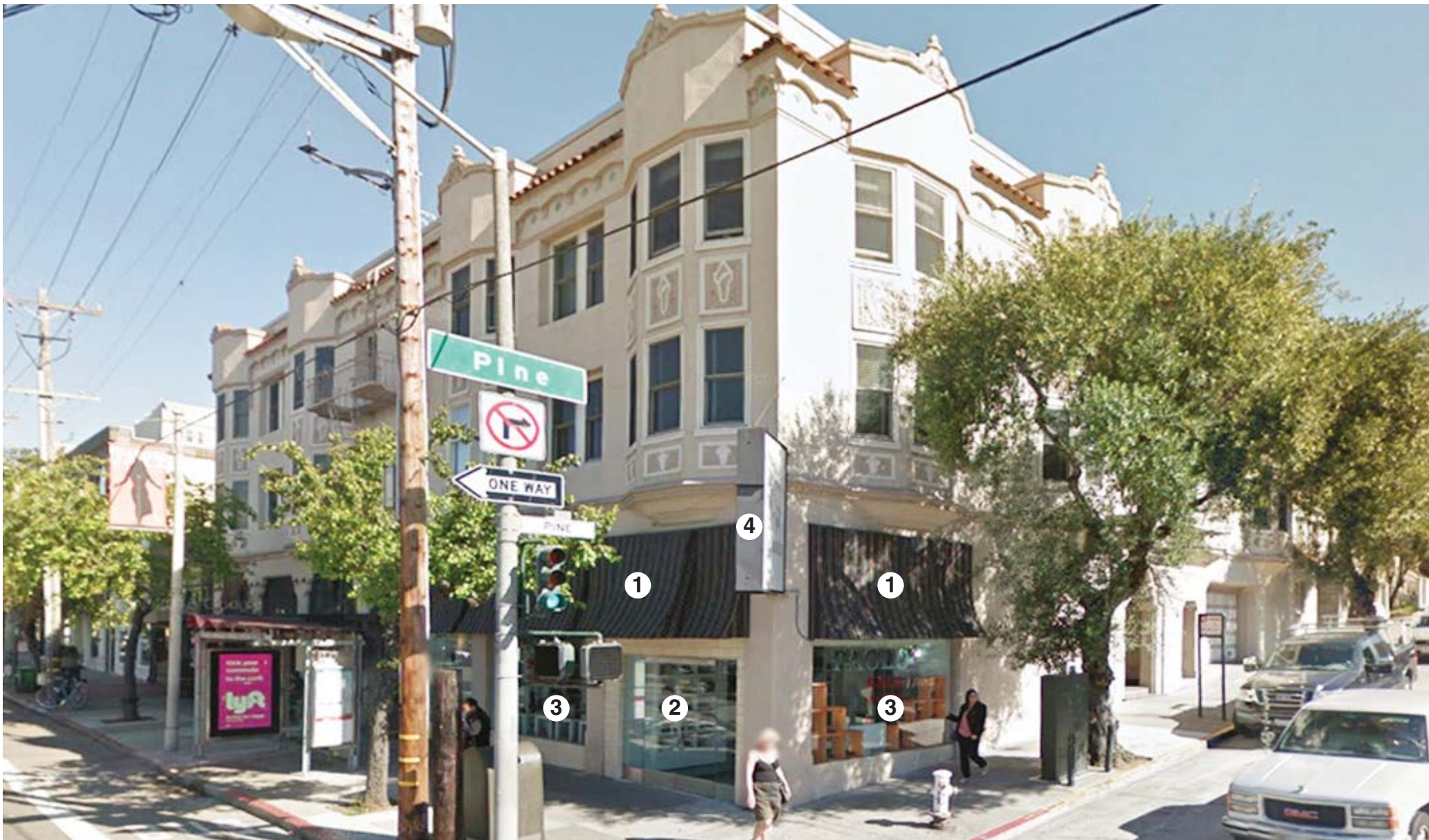
Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- ① Fabric awnings to be removed to expose existing clerestory windows
- ② Storefront doors to be replaced
- ③ Storefront window system to be replaced
- ④ Blade sign to be replaced



FILLMORE STREET ELEVATION



PINE STREET ELEVATION

EXISTING ELEVATIONS
nts

Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- ① Display fixtures to be removed
- ② Mezzanine above to be removed
- ③ Storefront doors to be replaced
- ④ Storefront window system to be replaced
- ⑤ Fabric awnings to be removed to expose existing clerestory windows
- ⑥ Mezzanine above to remain
- ⑦ Blade sign to be replaced

LEGEND

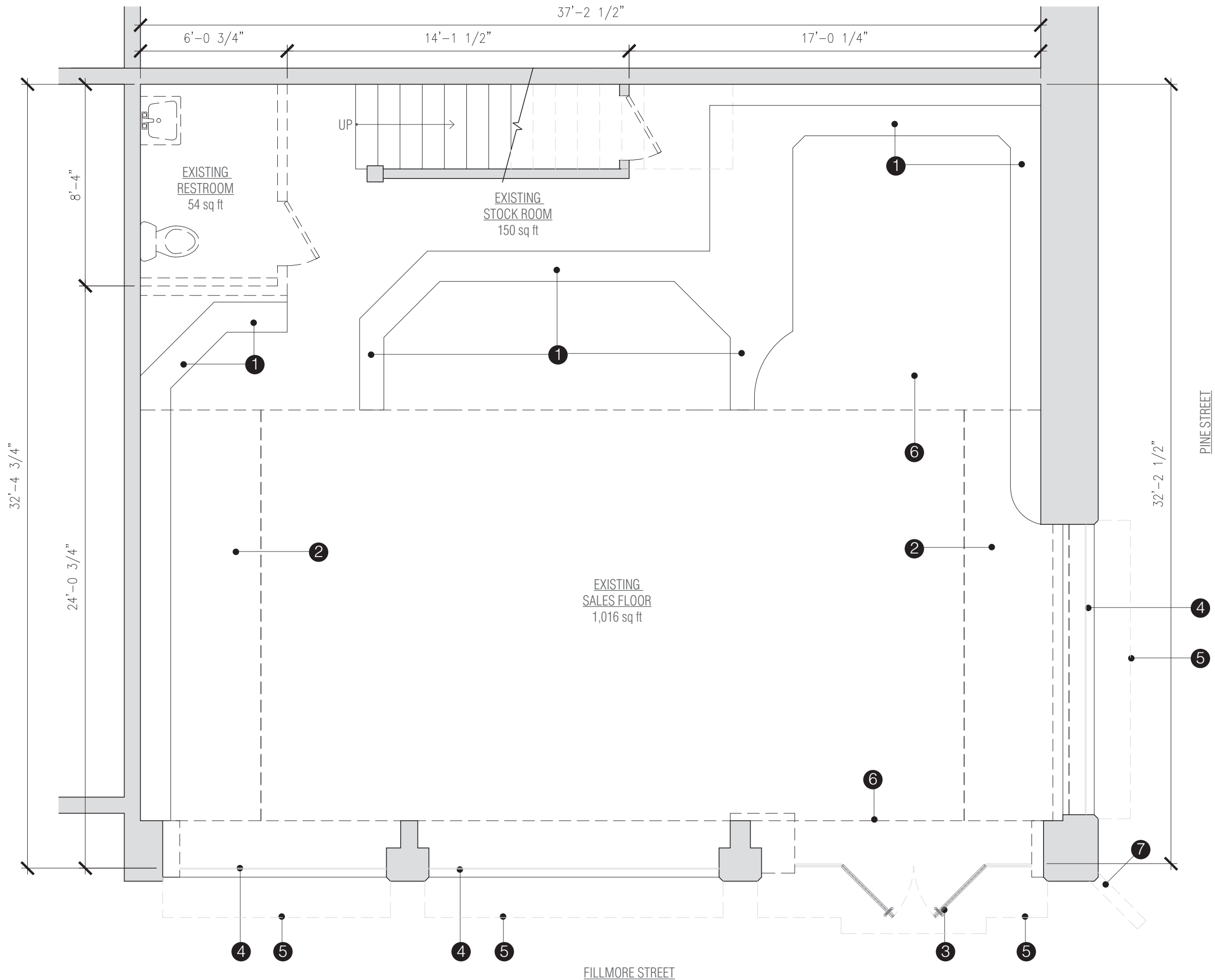
- Existing wall to remain
- Existing wall to be demolished

GENERAL NOTES

Ground Floor Approximately 1,220 sq ft

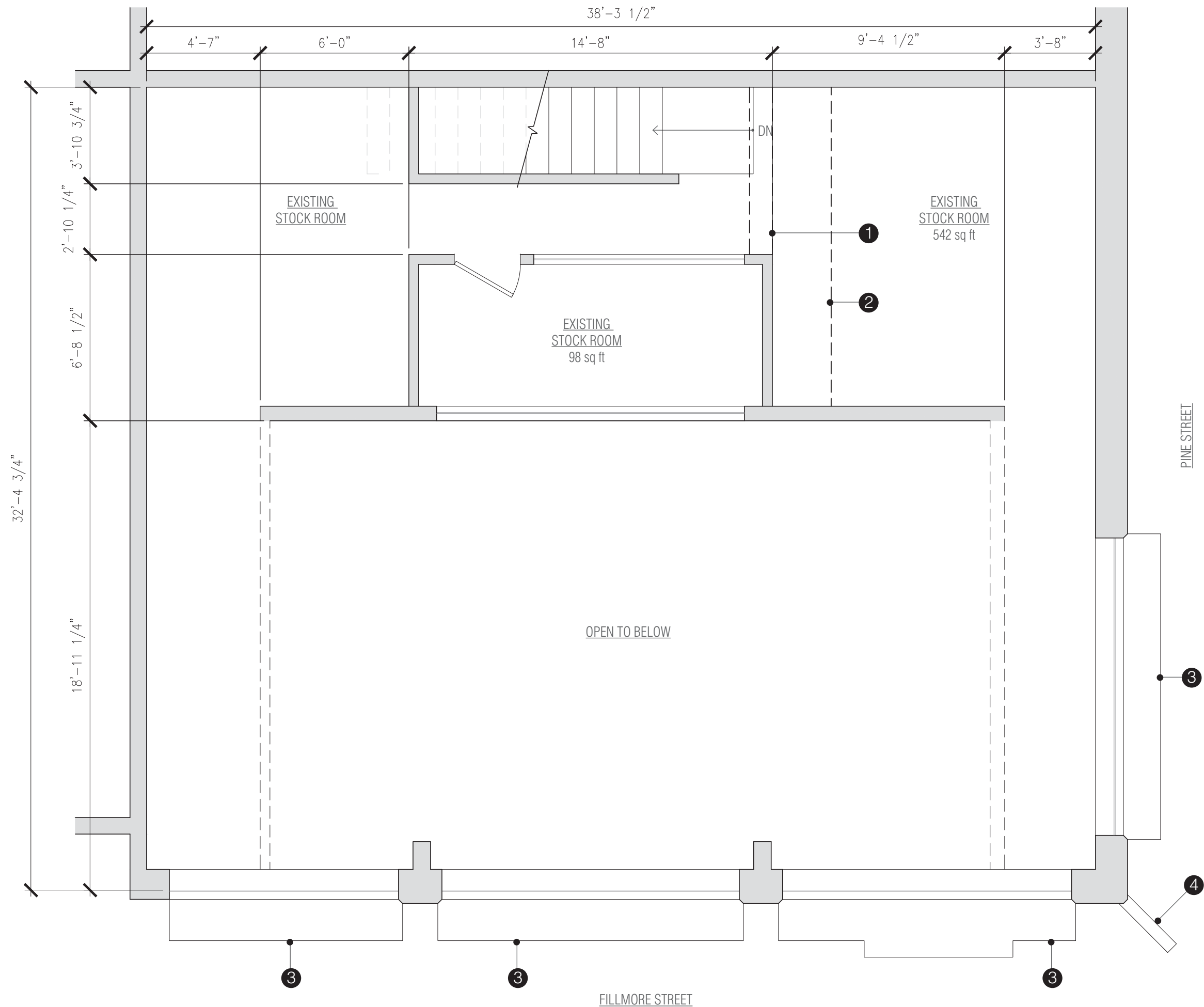
EXISTING FLOOR PLAN

scale: 1/4" = 1'-0"



FILLMORE STREET

PINE STREET



SPACENK

APOTHECARY LONDON

Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- ① Line of beam above
- ② Line of soffit above
- ③ Fabric awnings to be removed to expose existing clerestory windows
- ④ Blade sign to be replaced

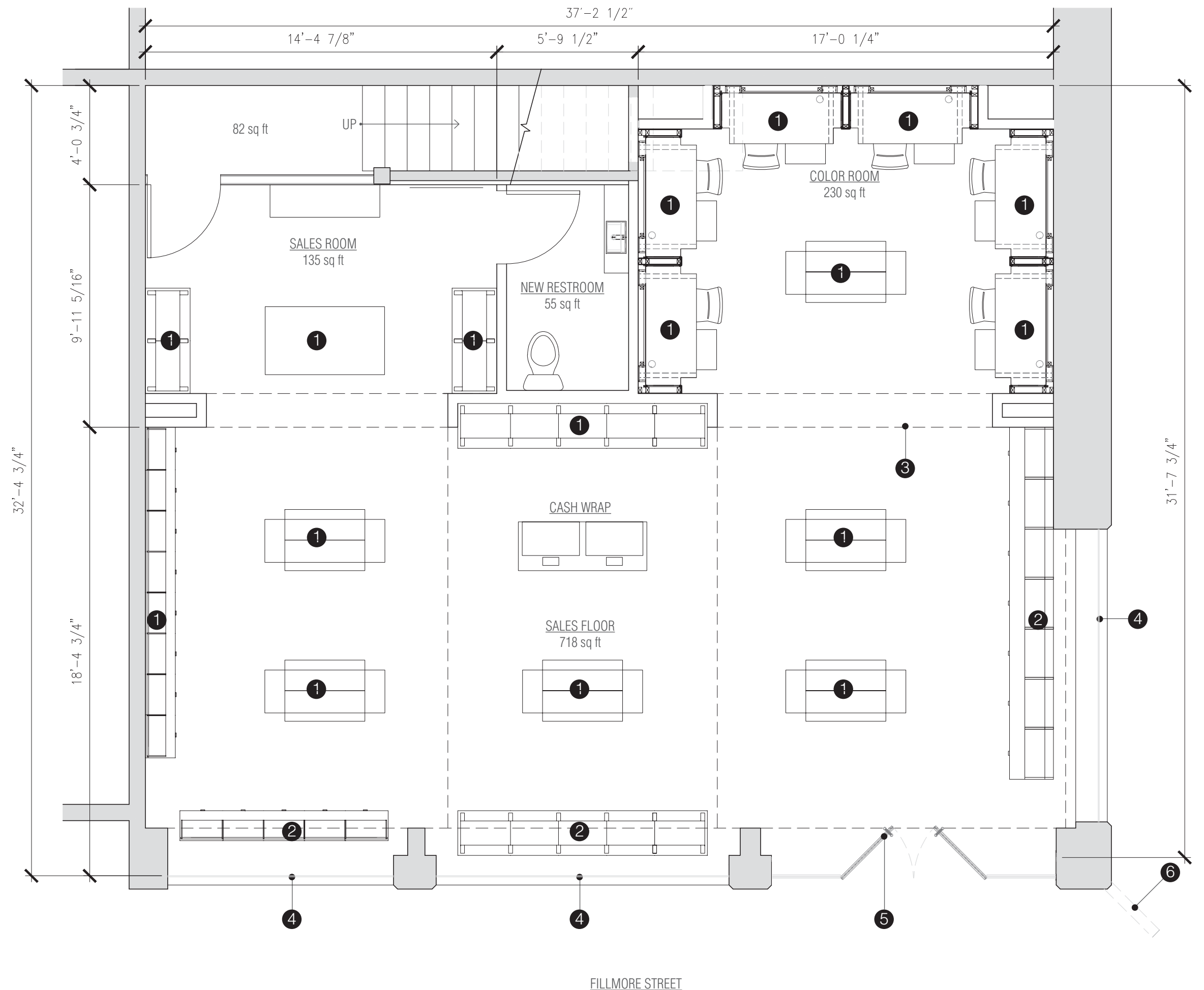
LEGEND

- Existing wall to remain
- Existing wall to be demolished

GENERAL NOTES

Mezzanine Approximately 640 sq ft

EXISTING MEZZANINE PLAN
scale: 1/4" = 1'-0"



SPACENK

APOTHECARY LONDON

Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- 1 New display fixtures
- 2 Display window fixture
- 3 Line of (e) mezzanine above
- 4 New storefront window system
- 5 New storefront door/ window
- 6 New blade sign, see 1 sheet 13

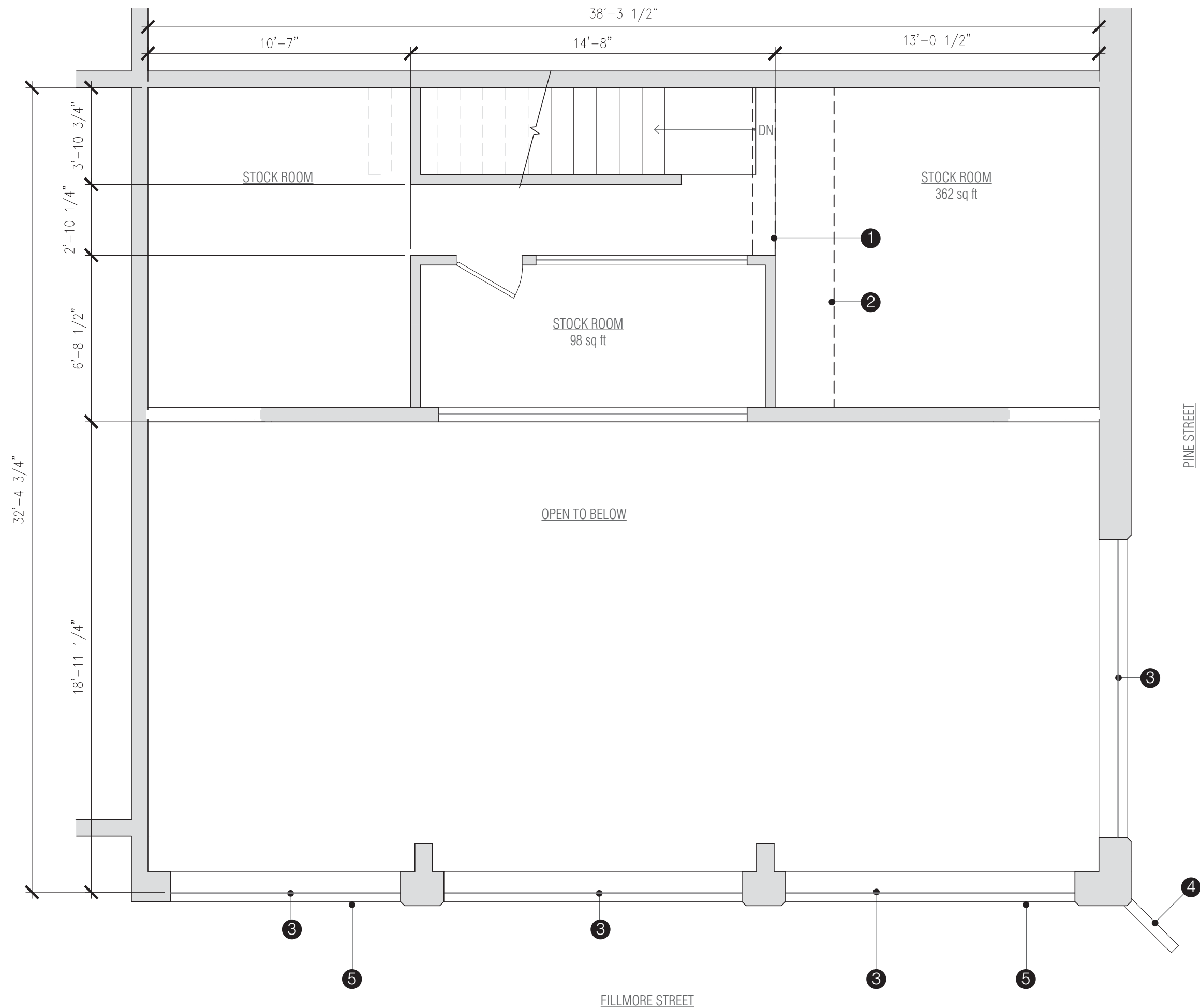
LEGEND

- Existing wall to remain
- New wall

GENERAL NOTES

Ground Floor Approximately 1,220 sq ft

PROPOSED FLOOR PLAN
scale: 1/4" = 1'-0"



Fillmore & Pine San Francisco
October 1, 2015
Revision March 24, 2016

KEY NOTES

- ① Line of beam above
- ② Line of soffit above
- ③ Exposed existing windows
- ④ New blade sign, see 1 sheet 13
- ⑤ New fascia sign, see 2 sheet 13

LEGEND

- Existing wall to remain
- New wall

GENERAL NOTES

Mezzanine Approximately 460 sq ft

PROPOSED MEZZANINE PLAN
scale: 1/4" = 1'-0"

SPACENK

APOTHECARY LONDON

Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- ① Exposed existing window
- ② New storefront doors
- ③ New storefront window system with mullions to align with existing clere-story mullions
- ④ New blade sign, see 1 sheet 13
- ⑤ New fascia sign, see 2 sheet 13
- ⑥ Window decal, see 3 sheet 13
- ⑦ New storefront base, see Section 5 sheet 13



PROPOSED PERSPECTIVE
nts

SPACENK

APOTHECARY LONDON

Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- 1 Exposed existing window
- 2 New storefront doors
- 3 New storefront window system with mullions to align with existing clerestory mullions
- 4 New blade sign, see 1 sheet 13
- 5 New fascia signage, see 2 sheet 13
- 6 Window decal, see 3 sheet 13
- 7 New storefront base, see Section 5 sheet 13



PROPOSED FILLMORE ST ELEVATION
nts

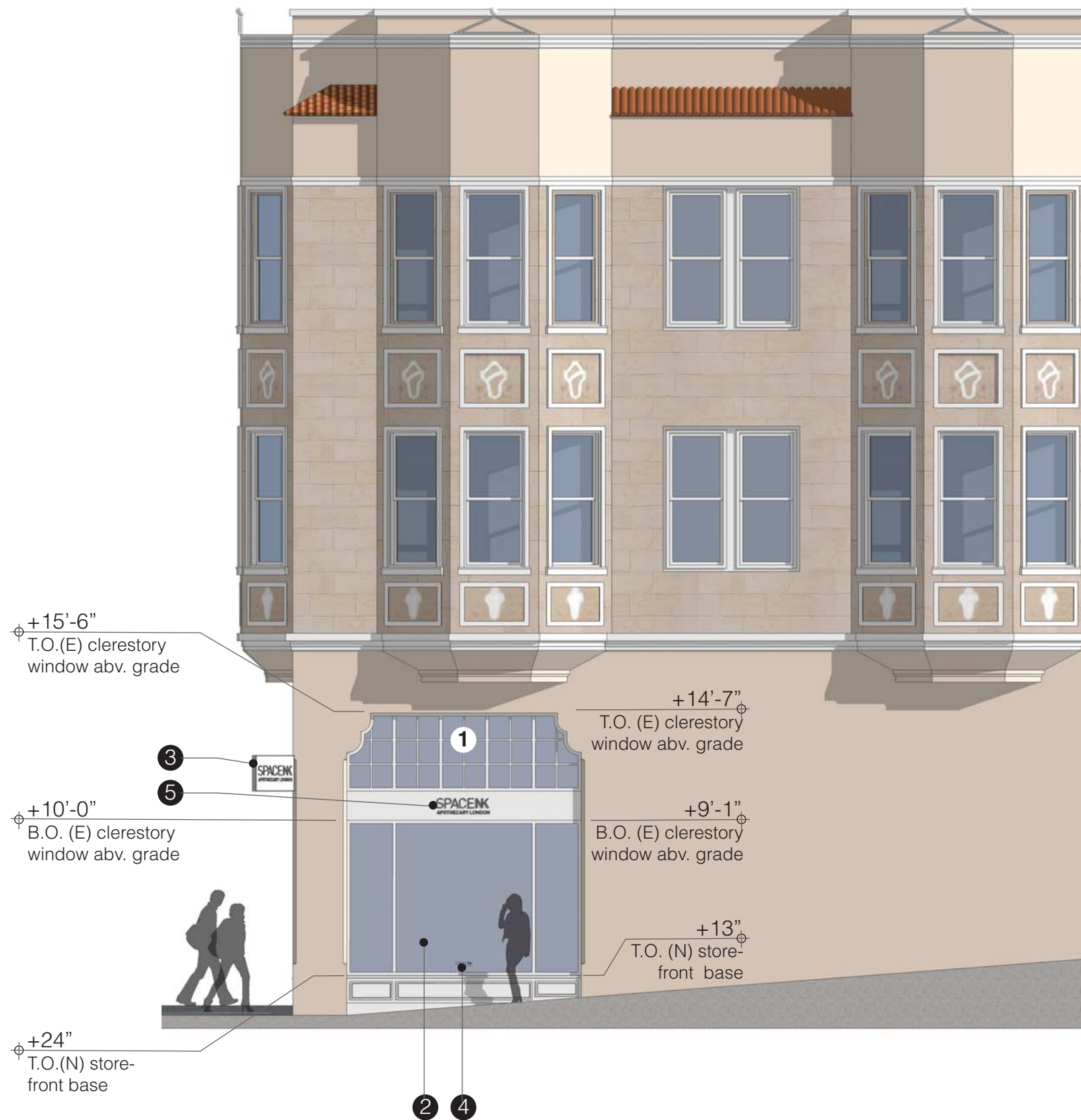
Fillmore & Pine San Francisco

October 1, 2015

Revision March 24, 2016

KEY NOTES

- 1 Exposed existing window
- 2 New storefront window system with mullions to align with existing clerestory mullions
- 3 New blade sign, see 1 sheet 13
- 4 Window decal, see 3 sheet 13
- 5 New fascia signage, see 2 sheet 13



PROPOSED PINE ST ELEVATION
nts



Existing storefront frameless window system with center butt joint glass



Existing blade sign straddling second story moulding

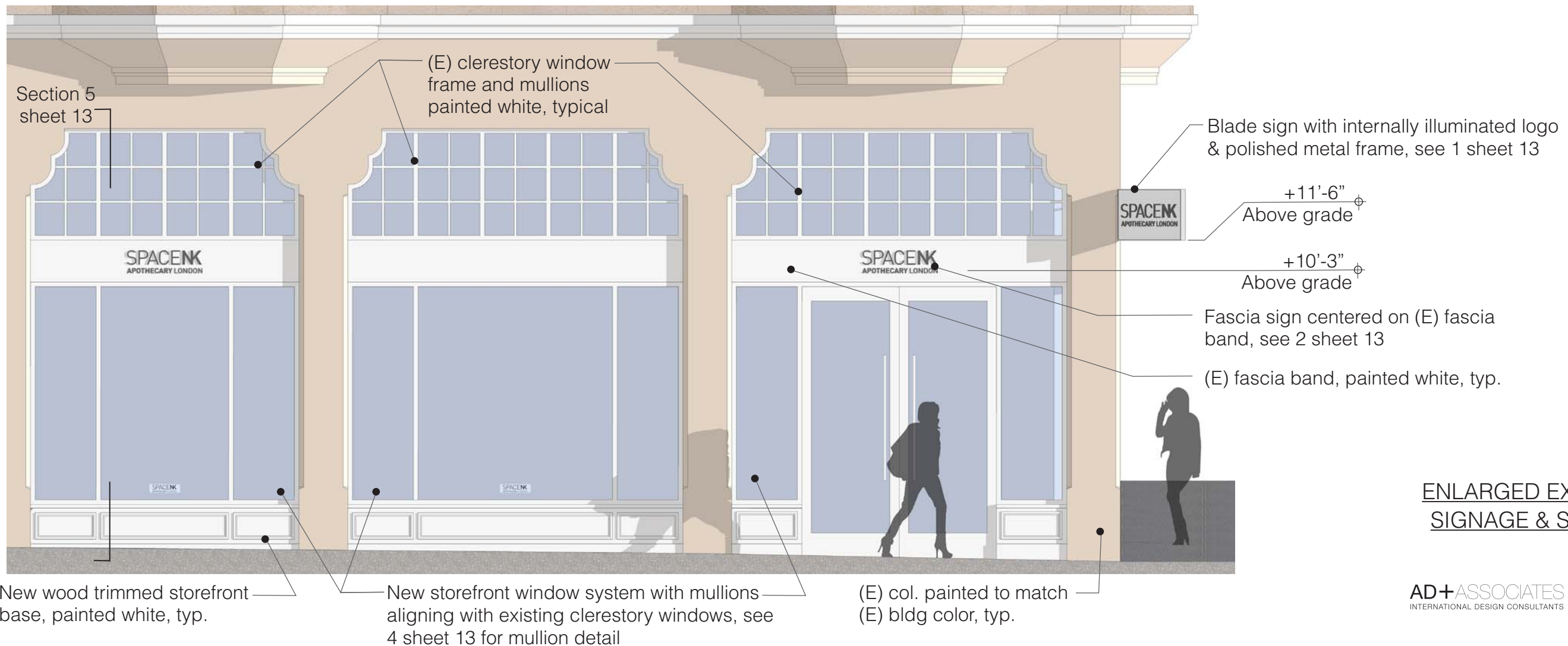
SPACENK

APOTHECARY LONDON

Fillmore & Pine San Francisco

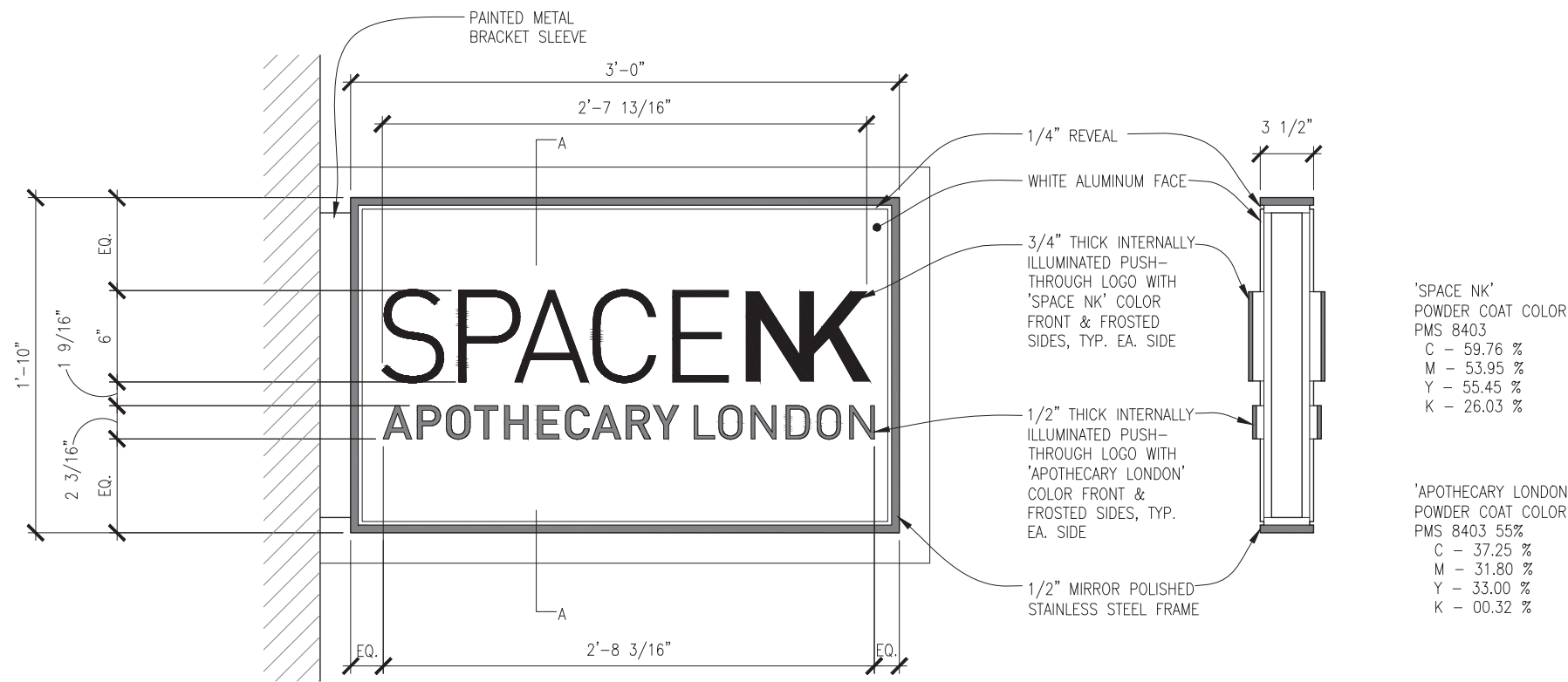
October 1, 2015

Revision March 24, 2016

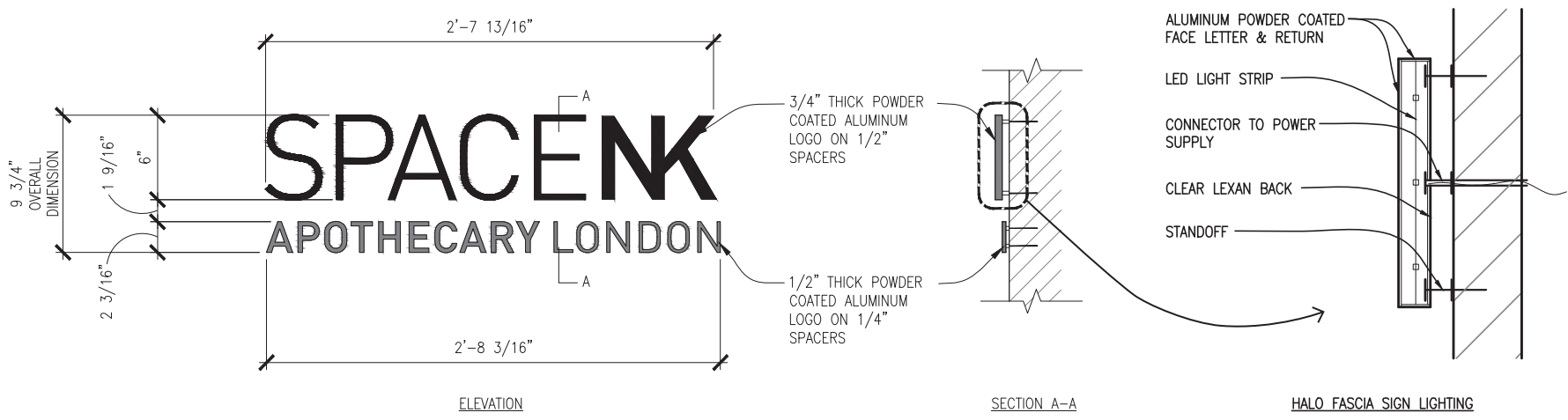


ENLARGED EXISTING & PROPOSED
SIGNAGE & STOREFRONT SYSTEM
nts

Fillmore & Pine San Francisco
 October 1, 2015
Revision March 24, 2016



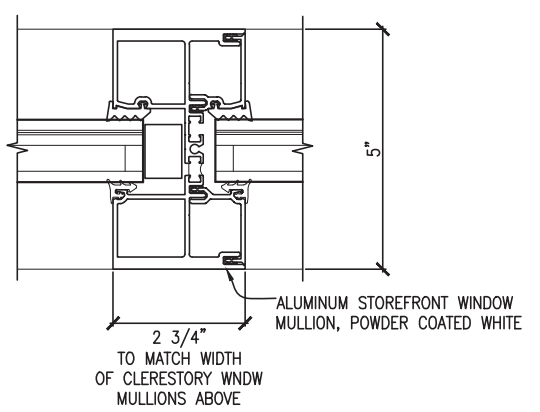
1 Blade Sign
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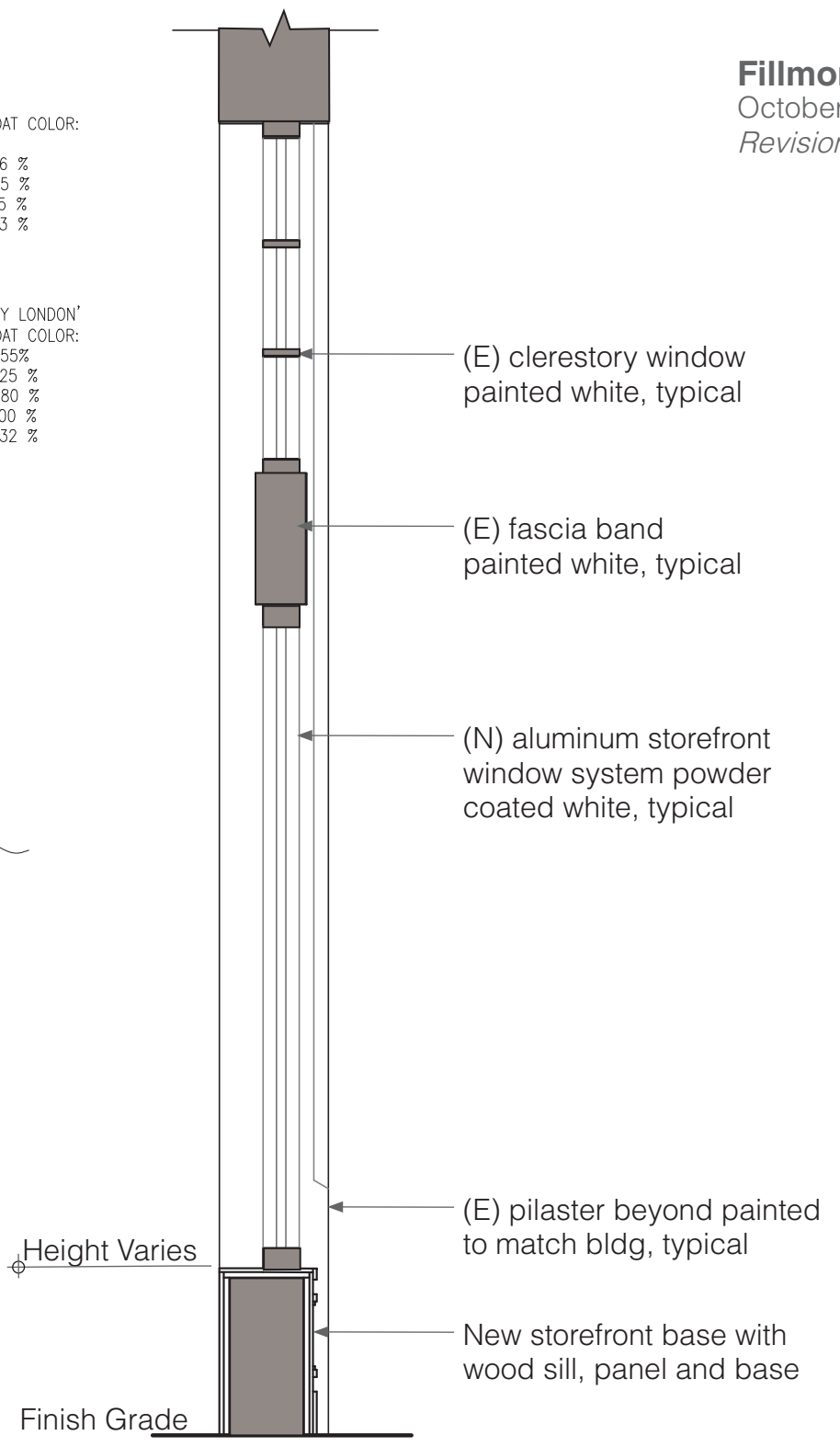
2 Halo-Lit Fascia Sign
 scale: 1'=1'-0"



3 Window Decal
 scale: 1'=1'-0"



4 Window Mullion
 scale: 3"=1'-0"



5 Storefront Section
 scale: 1/2"=1'-0"

PROPOSED DETAILS
 scale as noted