



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 23, 2016

Date: June 13, 2016
Case No.: **2016-000332CUA**
Project Address: **2675 Geary Boulevard**
Zoning: NC-3 (Moderate-Scale, Neighborhood Commercial)
40-X & 80-D Height and Bulk Districts
Block/Lot: 1094/001
Project Sponsor: Mark Loper
1 Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes to establish an approximately 1,374 square-foot Starbucks Coffee cafe in an existing vacant, at-grade retail space in parking lot E of the subject property. The subject tenant space is adjacent to O'Farrell Street, but located below street level as a result of the larger lot's topographical conditions. The subject tenant space has been vacant since the comprehensive remodel of City Center in 2013.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail use within the NC-3 (Moderate-Scale, Neighborhood Commercial) Zoning District.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the southern side of Geary Boulevard between Masonic Avenue and Lyon Street, in Assessor's Block 1094, Lot 001. The property is located within an NC-3 (Moderate-Scale, Neighborhood Commercial) District and 40-X/80-D Height and Bulk Districts. The property is developed as a three-story shopping center (dba "City Center") that occupies an entire city block, bounded by Geary Boulevard to the north, Masonic Avenue to the west, O'Farrell Street to the south, and Lyon Street to the east. The main shopping center structure fronts on the northern half of the lot facing Geary Boulevard while terraced surface parking lots cover the southern half of the lot facing O'Farrell Street.

The approximately 203,000 square-foot shopping center was built in 1961 and was used as a Sears Roebuck Company Department Store until the early 1990s. The shopping center has since been divided into smaller tenant spaces, with Target (a Formula Retail home goods retailer) and Best Buy (a Formula

Retail electronics retailer) occupying the two largest spaces. The subject tenant space is immediately adjacent to Subway Sandwiches (a Formula Retail Limited Restaurant) and Chipotle Mexican Grill (a Formula Retail Restaurant).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is situated towards the eastern end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line “38-Geary” runs in front of the project site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the site. Except for the commercial and institutional uses located on Geary Boulevard and O’Farrell Street, the project site is surrounded predominantly by low and medium density residential neighborhoods and residentially zoned districts. The Divisadero Street commercial corridor is two blocks east of the project site. Buildings facing the subject block range from two to four stories tall with several taller buildings interspersed. Commercial uses on the subject and facing blocks include electronic devices, restaurants, bars, dental offices, hair salons, and other professional offices.

Due to the large size of the subject NC-3 Zoning District, the Formula Retail survey area was reduced to include only those parcels along the Geary Boulevard corridor between Scott Street and Arguello Boulevard. This study area is hereinafter referred to as “the district.”

There are 137 commercial storefronts within the district, 32 of which are Formula Retail establishments, amounting to a concentration of approximately 23.4%. The proposed establishment does not have a street frontage and approval would therefore have no effect on this number.

Table 1. District and Vicinity Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE IN NC-3 DISTRICT (FT)	PERCENTAGE OF DISTRICT	TOTAL STREET FRONTAGE IN ¼ MILE VICINITY	PERCENTAGE OF VICINITY
Animal Hospital	167.8	2.0%	0	0.0%
Auto Sales and Service	482.2	5.6%	546.4	5.5%
Bar	68.2	0.8%	68.2	0.7%
Entertainment	100	1.2%	100	1.0%
Financial Services (incl. Limited)	246.3	2.9%	246.3	2.5%
Medical Service	1,097.2	12.8%	1,135	11.3%
Personal Service	854.5	10.0%	1,318	13.2%

¹ The District and Vicinity Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016. The table reflects only those portions of the subject NC-3 Zoning District identified as the “survey area,” which is primarily both sides of Geary Boulevard between Scott Street and Arguello Boulevard.

Professional Service	909.7	10.6%	909.7	9.1%
Restaurant (incl. Limited)	1,789.2	20.9%	1,821.1	18.2%
Retail, Other	1,413.8	16.5%	2,213.3	22.1%
Vacant	1,428.4	16.7%	1,650.8	16.5%
Total	8,557.3	100%	10,008.4	100.0%

These calculations do not include non-retail establishments, such as institutions, parking, or public services.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 3, 2016	June 1, 2016	22 days
Posted Notice	20 days	June 3, 2016	June 3, 2016	20 days
Mailed Notice	30 days	May 24, 2016	May 24, 2016	30 days

PUBLIC COMMENT

- The Planning Department has not received any correspondence in support of or in opposition to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The proposed establishment is considered a Formula Retail use with approximately 22,519 locations worldwide. Formula Retail findings are included in the Draft Motion for the Commission to consider.
- There are 32 existing Formula Retail establishments out of 137 commercial uses within the studied portion of the subject NC-3 Zoning District, amounting to a total concentration of approximately 23.4%. The proposed location does not have a street frontage and will therefore have no effect on this number.
- Of the 137 commercial uses within the studied portion of the subject NC-3 Zoning District, five are cafes similar to Starbucks Coffee, two of which are Formula Retail.

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to establish a Formula Retail use (dba "Starbucks Coffee") in the NC-3 Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4.

BASIS FOR RECOMMENDATION

- The subject tenant space has been vacant since 2013 and is ill-suited for smaller companies without the brand recognition and customer loyalty of Starbucks Coffee.
- The proposed use would continue the historic use of the City Center shopping center as a hub for Formula Retail uses.
- The proposed use would not have any effect on the Formula Retail concentration in the subject NC-3 Zoning District or ¼-mile vicinity.
- The subject site is within close access to public transit, including Muni lines 1, 2, 4, 31, 33, 38, and 38R.
- The project meets all applicable requirements of the Planning Code.
- The project meets the requirements of the Planning Commission's Performance-Based Design Guidelines.
- The project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
--

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Environmental Determination
Map of Formula Retail Locations in the Vicinity
Project Sponsor Submittal
Reduced Plans

Exhibit 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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

WF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JUNE 23, 2016

Date: June 13, 2016
Case No.: **2016-000332CUA**
Project Address: **2675 Geary Boulevard**
Zoning: NC-3 (Moderate-Scale, Neighborhood Commercial)
 40-X & 80-D Height and Bulk Districts
Block/Lot: 1094/001
Project Sponsor: Mark Loper
 1 Bush Street, Suite 600
 San Francisco, CA 94104
Staff Contact: Wayne Farrens – (415) 575-9172
 wayne.farrens@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.3, AND 703.4 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (DBA “STARBUCKS COFFEE”), WITHIN THE NC-3 (MODERATE-SCALE, NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND THE 40-X AND 80-D HEIGHT AND BULK DISTRICTS.

PREAMBLE

On January 5, 2016, Mark Loper (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303, 303.1, 703.3, and 703.4 to allow the establishment of a Formula Retail use (dba “Starbucks Coffee”), located within the NC-3 (Moderate-Scale, Neighborhood Commercial) Zoning District and the 40-X and 80-D Height and Bulk Districts.

On June 23, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-000332CUA.

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. 2016-000332CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The subject property is located on the southern side of Geary Boulevard between Masonic Avenue and Lyon Street, in Assessor's Block 1094, Lot 001. The property is located within an NC-3 (Moderate-Scale, Neighborhood Commercial) District and 40-X/80-D Height and Bulk Districts. The property is developed as a three-story shopping center (dba "City Center") that occupies an entire city block, bounded by Geary Boulevard to the north, Masonic Avenue to the west, O'Farrell Street to the south, and Lyon Street to the east. The main shopping center structure fronts on the northern half of the lot facing Geary Boulevard while terraced surface parking lots cover the southern half of the lot facing O'Farrell Street.

The approximately 203,000 square-foot shopping center was built in 1961 and was used as a Sears Roebuck Company Department Store until the early 1990s. The shopping center has since been divided into smaller tenant spaces, with Target (a Formula Retail home goods retailer) and Best Buy (a Formula Retail electronics retailer) occupying the two largest spaces. The subject tenant space is immediately adjacent to Subway Sandwiches (a Formula Retail Limited Restaurant) and Chipotle Mexican Grill (a Formula Retail Restaurant).

3. **Surrounding Neighborhood.** The project site is situated towards the eastern end of the NC-3 District along the three-mile Geary Boulevard commercial corridor that stretches from the Western Addition to the Outer Richmond, through four neighborhoods. This corridor is bounded by Divisadero Street to the east and 28th Avenue to the west. The MUNI line "38-Geary" runs in front of the project site linking the Richmond area to Downtown and the Financial District. Other transit lines are also nearby and are within walking distance of the site. Except for the commercial and institutional uses located on Geary Boulevard and O'Farrell Street, the project site is surrounded predominantly by low and medium density residential neighborhoods and residentially zoned districts. The Divisadero Street commercial corridor is two blocks east of the project site. Buildings facing the subject block range from two to four stories tall with several taller buildings interspersed. Commercial uses on the subject and facing blocks include electronic devices, restaurants, bars, dental offices, hair salons, and other professional offices.

4. **Project Description.** The Project Sponsor proposes an approximately 1,374 square-foot Starbucks Coffee cafe in an existing vacant, at-grade, below-street level retail space adjacent to O'Farrell Street, in parking lot E on the property. The subject tenant space has been vacant since the comprehensive remodel of City Center in 2013.
5. **Public Comment.** The Planning Department has not received any correspondence in support of or in opposition to the proposal.
6. **Planning Code Compliance:** The Commission finds that the project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Formula Retail.** 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.

Due to the large size of the subject NC-3 Zoning District, the survey area was reduced to include only those parcels along the Geary Boulevard corridor between Scott Street and Arguello Boulevard. This study area is hereinafter referred to as "the district."

There are 32 existing ground story Formula Retail establishments out of 137 commercial establishments within the district. The existing intensity of Formula Retail uses is approximately 23.4% of all businesses within the district, and 22.2% of the total commercial retail street frontage. However, the proposed establishment does not have a street frontage and would therefore have no effect on these numbers.

Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, 25 of 158 commercial establishments are Formula Retail. This comprises approximately 15.8% of the businesses and 17.1% of the commercial street frontage at the ground floor. Again, the proposed establishment does not have a street frontage and would therefore have no effect on these numbers.

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

Within the district there are 16 Limited Restaurant uses, three of which are considered Formula Retail. These figures are similar within the ¼ mile vicinity, with 18 Limited Restaurant uses, three of which are Formula Retail.

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

The project will occupy an existing tenant space and does not propose any façade changes, with the exception of new signage. The proposed signage is consistent in size and shape with the other City Center commercial tenants.

- d. The existing retail vacancy rates within the district.

There are currently 11 vacancies out of 137 commercial locations within the district, equating to a vacancy rate of approximately 8%. The proposed establishment does not have a street frontage and would therefore have no effect on these numbers.

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

Approximately 29.9% (41 locations) of the ground floor commercial uses in the district are “Daily-Needs,” or neighborhood-serving; of these, seven are Formula Retail. Approximately 58.1% (85 locations) of ground floor commercial uses in the district are considered “Citywide-serving.” The proposed use is considered a Daily-Needs use, but does not have a street frontage and would therefore have no effect on these numbers.

- 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 – especially the subject City Center shopping center – which is composed of many Formula Retailers who specialize in a variety of goods and services.

Table 1. NC-3 Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE OF DISTRICT (IN FEET)	PERCENTAGE OF DISTRICT
Animal Hospital	167.8	2.0%
Auto Sales and Service	482.2	5.6%
Bar	68.2	0.8%
Entertainment	100	1.2%
Financial Services (incl. Limited)	246.3	2.9%
Medical Service	1,097.2	12.8%
Personal Service	854.5	10.0%

¹ The NC-3 Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the Project Sponsor and reviewed by Planning Department Staff in 2016. The table reflects only those portions of the subject NC-3 Zoning District identified as the “survey area,” which is primarily both sides of Geary Boulevard between Scott Street and Arguello Boulevard.

Professional Service	909.7	10.6%
Restaurant (incl. Limited)	1,789.2	20.9%
Other Retail	1,413.8	16.5%
Vacant	1,428.4	16.7%
Total	8,557.3	100%

The use mix is varied in the district. Restaurants and Limited Restaurants, the land use category of the proposed business, make up the largest percentage of the district at approximately 21%. These calculations do not include non-retail establishments, such as institutions, parking, or public services.

- 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 this project.

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

The subject tenant space does not have a street frontage; therefore this requirement does not apply. Though not required, the first 25 feet of building depth on the ground floor is devoted to an active retail use and the primary façade of the subject storefront is glazed and the proposed storefront design would respect the existing storefront transparency. No obscured glazing or other elements that would reduce the level of transparency at the ground floor will be used. The project does not propose any decorative railings or grillwork in front of or behind existing windows.

- C. **Off-Street Parking.** Section 151 requires retail uses to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking. No changes are proposed to the existing 637 parking spaces located across the various City Center parking lots.

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

The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading. No changes are proposed to the five existing City Center loading spaces.

- E. **Use Size.** Section 712.21 establishes size limits on nonresidential uses in the NC-3 Zoning District. Within the district, conditional use authorization is required for any nonresidential use that exceeds 5,999 square feet.

The subject space occupies less than 5,999 square feet; therefore the project does not require Conditional Use authorization for use size.

- F. **Hours of Operation.** Pursuant to Sections 712.27 of the Code, the principally permitted hours of operation are unlimited.

The proposed use does not require Conditional Use for hours of operation as hours of operation are unlimited in the NC-3 Zoning District.

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

- 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 proposed project is desirable because it will fill an existing vacancy and add an additional Daily Needs use to an area of the City lacking in such uses.

- 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:

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

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

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

The project will not affect public transit or overburden the existing supply of parking in the neighborhood. The project may attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit, including Muni lines 1, 2, 4, 31, 33, 38, and 38R. City Center provides a total of 637 parking spaces to be used by all tenants and customers.

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

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

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

The project would not alter the site's landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.

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

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

- g. That the use as proposed would provide development that is in conformity with the purpose of the applicable Zoning District.

The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use will provide a compatible retail use and is compliant with the limitations on certain uses within the district.

8. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The proposed Starbucks Coffee location will be the first tenant in a space that has been vacant since 2013. The property owners have had difficulty attracting other tenants to this space due to its lack of street frontage and low levels of foot traffic.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal is considered a neighborhood-serving use and is expected to create a total of 15 jobs.

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

The project would not affect the character or diversity of the neighborhood. City Center has consistently been a hub for Formula Retail outlets since its construction in 1961.

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

The project would not have any effect on the City's supply of affordable housing.

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

The project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by public transit, including Muni lines 1, 2, 4, 31, 33, 38, and 38R.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

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

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark. Exterior improvements are not proposed other than new signage.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-000332CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 5, 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 June 23, 2016.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 23, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a Formula Retail use (dba "Starbucks Coffee") located at 2675 Geary Boulevard, Block 1094, Lot 001 pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 within the NC-3 (**Moderate-Scale, Neighborhood Commercial**) Zoning District, and 40-X and 80-D Height and Bulk Districts; in general conformance with plans, dated **January 5, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-000332CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 23, 2016** under Motion No. **xxxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 23, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

DESIGN

3. **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

MONITORING

4. **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

OPERATION

5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

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

Block Book Map



SUBJECT PROPERTY

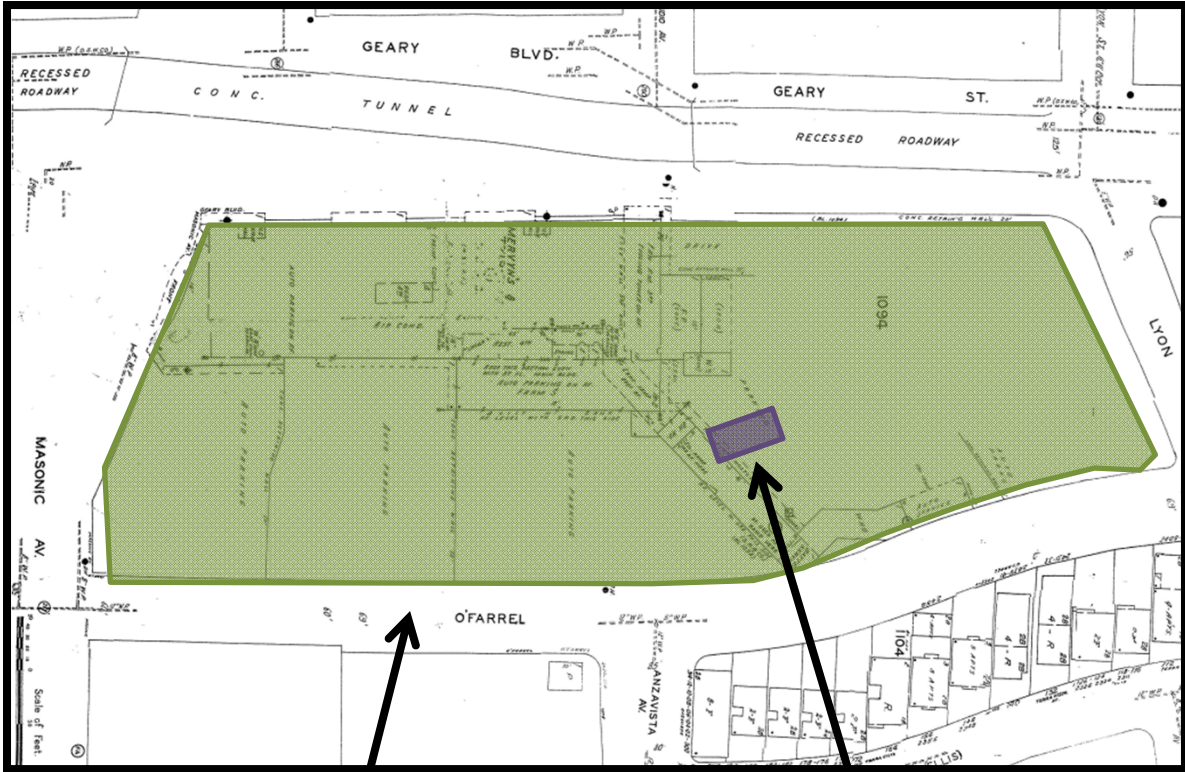
SUBJECT TENANT SPACE

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-000332CUA
2675 Geary Boulevard
Block 1094 Lot 001

Sanborn Map

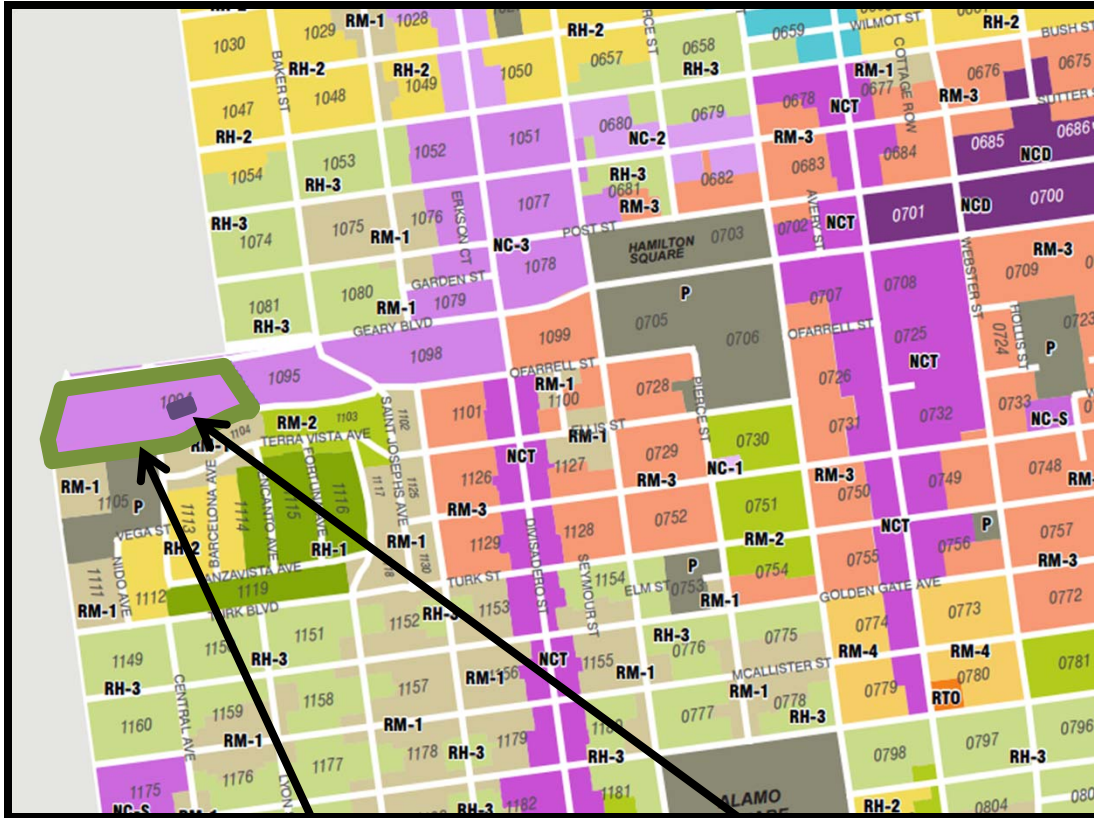


SUBJECT PROPERTY

SUBJECT TENANT SPACE



Zoning Map



SUBJECT PROPERTY

SUBJECT TENANT SPACE

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-000332CUA
2675 Geary Boulevard
Block 1094 Lot 001

Aerial Photo



SUBJECT PROPERTY

SUBJECT TENANT SPACE



Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-000332CUA
2675 Geary Boulevard
Block 1094 Lot 001

Site Rendering

Proposed Starbucks Coffee location shown

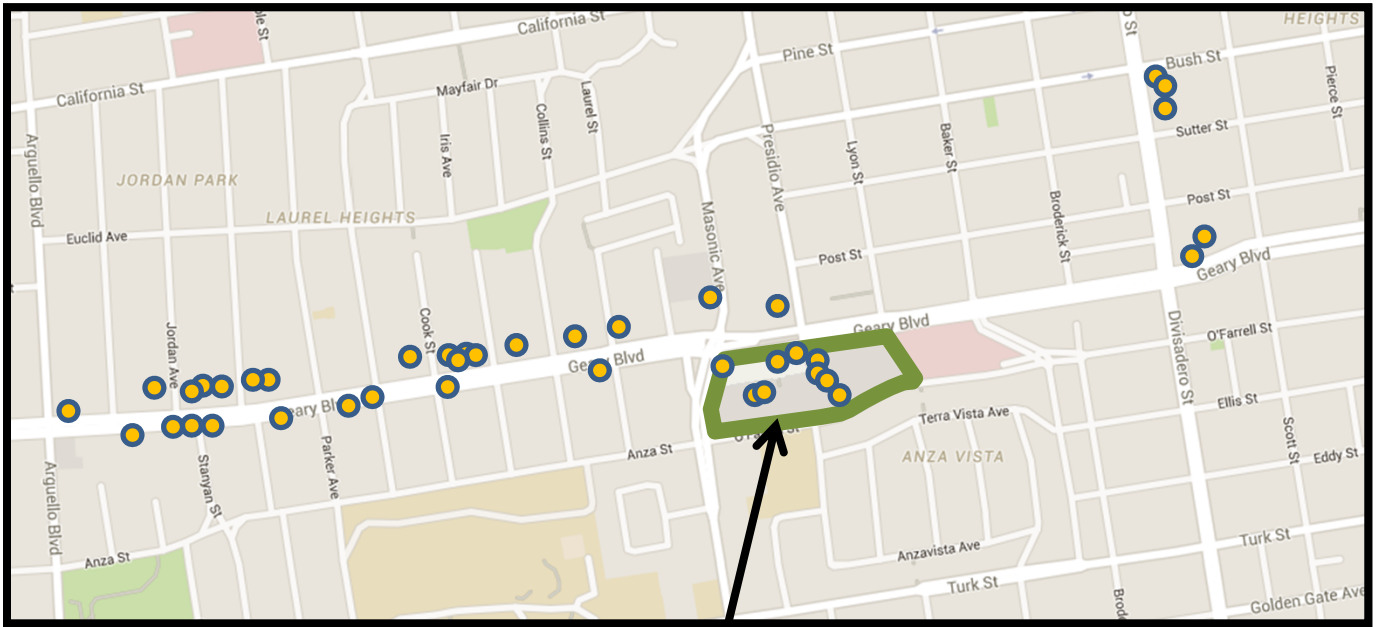


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-000332CUA
2675 Geary Boulevard
Block 1094 Lot 001

Formula Retail Locations Within Survey Area



SUBJECT PROPERTY

**SAN FRANCISCO
PLANNING DEPARTMENT**



Conditional Use Hearing
Case Number 2016-000332CUA
2675 Geary Boulevard
Block 1094 Lot 001



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2675 Geary Blvd		1094/001	
Case No.	Permit No.	Plans Dated	
2016-000332CUA	n/a	1/5/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. New Formula Retail restaurant use (dba "Starbucks Coffee") in vacant retail storefront.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

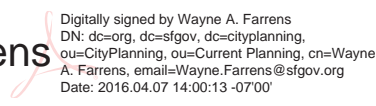
Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Wayne Farrens	Signature: 
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



GEARY & MASONIC

2675 geary blvd.
unit E104
san francisco, ca 94115

December 23, 2015



Project Team

Project Sponsor

Starbucks

Attn: Tina Colacino
60 Spear Street 7th floor
San Francisco, CA 94105
Tel: (415)537-7223
Email: tcolacino@starbucks.com

Property Owner

Acadia Realty Trust

Attn: Brian Bacharach
411 Theodore Fremd Ave. Suite 300
Rye, NY 10580
Tel: (914)-288-3379
Email: bbacharach@acadiarealty.com

Project Contact

Reuben, Junius & Rose, LLP

Attn: MR. Mark H. Loper
One Bush Street, Suite 600
San Francisco, CA. 94104
Tel: (415)567-9000
Fax: (415)399-9480
Email: mloper@reubenlaw.com

Architect

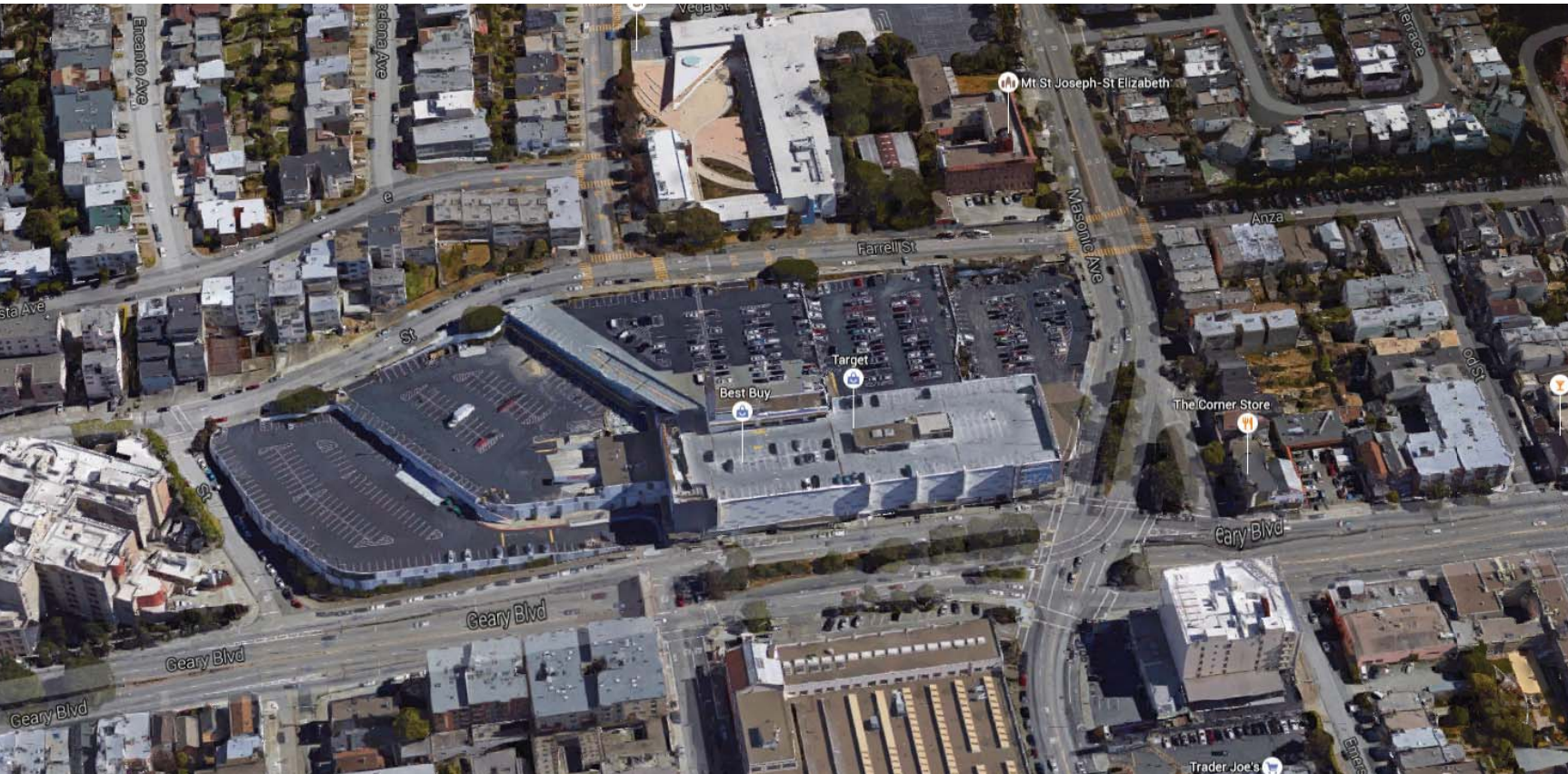
MSA architecture + design

Attn: Ron Raiche
642 Harrison Street 3rd floor
San Francisco, CA. 94107
Tel: (415)541-0977
Fax: (415)541-0979
Email: RonR@msasf.com

Table of Contents

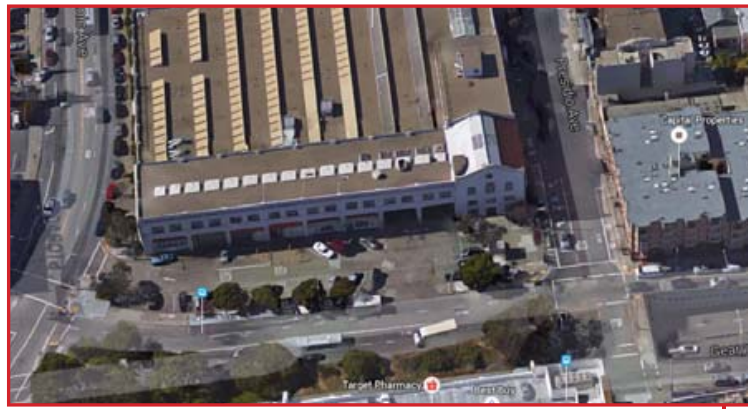
Existing Conditions Photographs	3-4
Existing & Proposed Square Footage/ Parking Summary	5
Proposed Site Plan	6
Proposed Site Signage	7
Proposed Overall Floor Plan	8
Proposed Tenant Floor Plan	9
Enlarged Proposed Perspective Elevation	10
Enlarged Proposed Perspective	11

Aerial Panorama Looking South
Toward O'Farrell Street

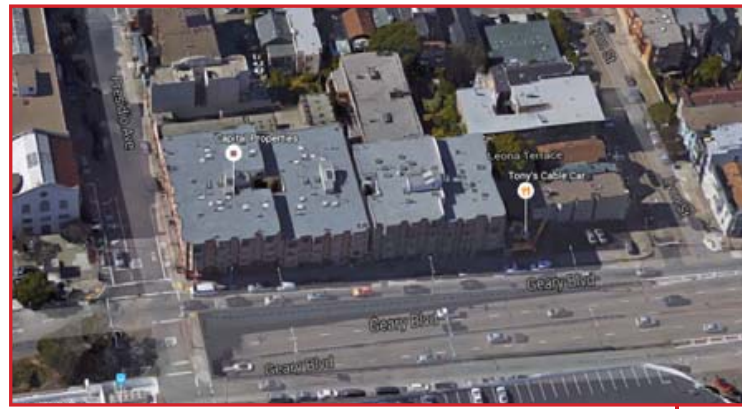


Aerial Panorama Looking North
Toward O'Farrell Street





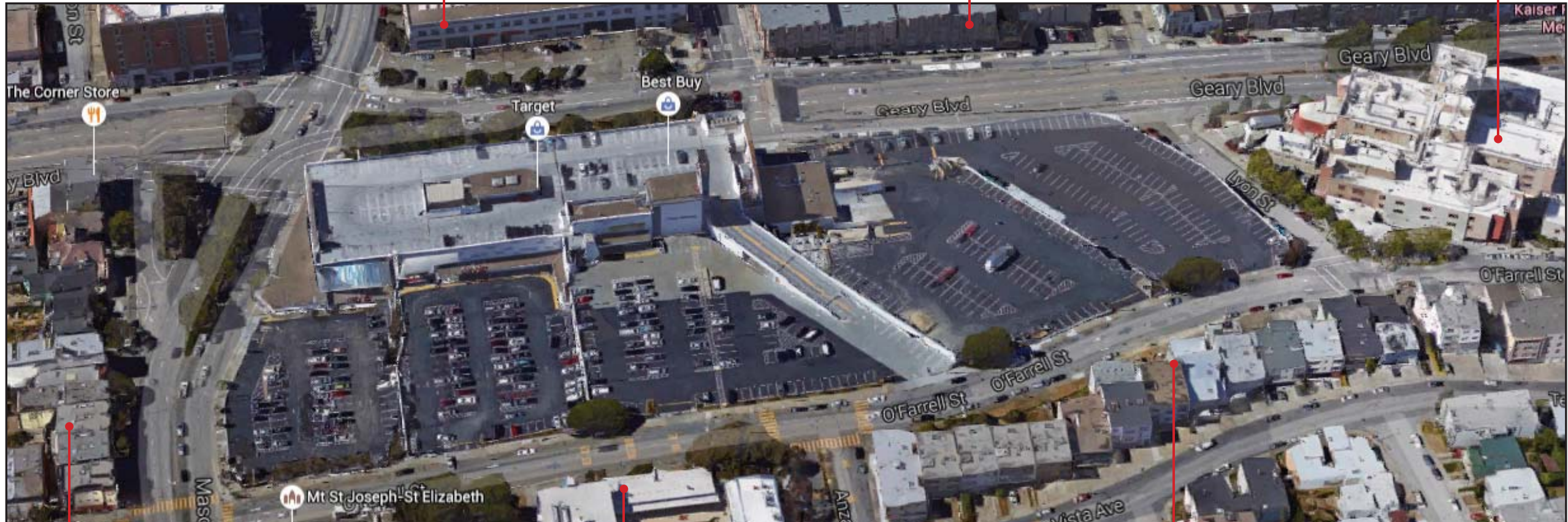
Existing Conditions on North Side Of Geary Blvd.
(Opposite City Center)



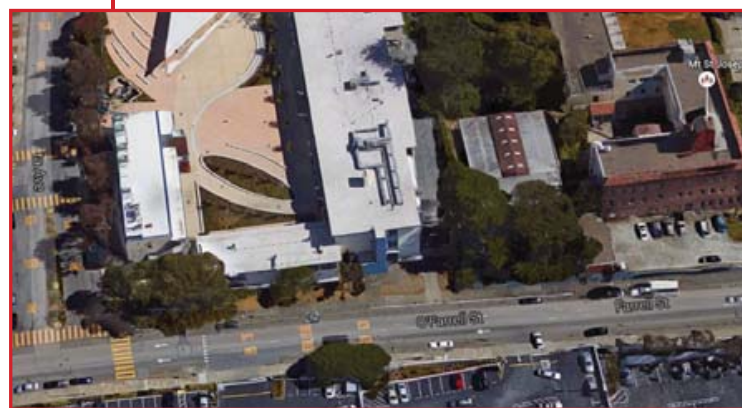
Existing Conditions on North Side Of Geary Blvd.
(Opposite City Center)



Existing Conditions on East Side of Lyon Street
(Opposite City Center)



Existing Conditions on West Side of Masonic Ave.
(Opposite City Center)



Existing Conditions on South Side of O'Farrell St.
(Opposite City Center)



Existing Conditions on South Side of O'Farrell St.
(Opposite City Center)

Tenant/Shopping Center square footage

	Approx. Existing SF
City Target	119,000
Best Buy	55,311
ULTA Beauty	10,194
Sleep Number	3,390
Panera Bread	4,000
Chipotle	2,100
Proposed Starbucks	1,374
Subway	1,060
European Wax Center	1,277
GNC	1,264
Best Buy Auto Install	1,987
City Dental	3,000
TOTAL	203,957

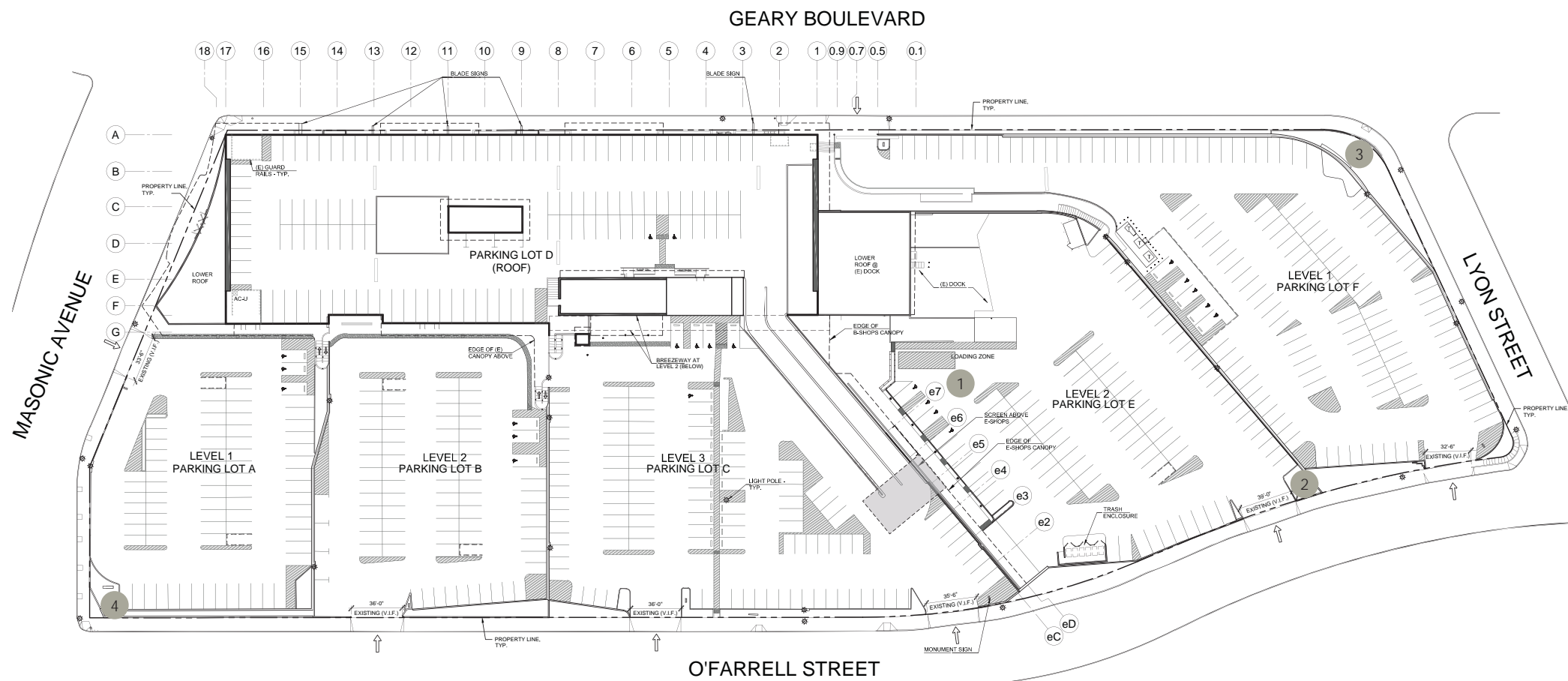
Available Parking

Lot	Primary Accessible Tenant(1)	Car Parking Spaces(2)	Bike Parking Spaces(2)
Parking Lot A	City Target	77	6
Parking Lot B	City Target	81	16
	Sleep Number		
Parking Lot C	Best Buy	117	15
Parking Lot D	City Target Overflow	123	0
	City Dental		
Parking Lot E	City Target	96	8
	Subway		
	European Wax Center		
	GNC		
	Panera Bread		
	Proposed Starbucks		
	Chipotle		
Parking Lot F	ULTA Beauty	143	12
TOTAL:		637	57

NOTES

(1) All parking is non-exclusive and available to all tenants.

(2) There is no charge in car and bike parking spaces as a result of the proposed tenancy.



KEYNOTES:

- 1 Primary facade facing Lot E with access from O'Farrell Street. Proposed tenant wall sign above the pedestrian entry consistent with the City Center Special Signage District.
- 2 Proposed tenant signage on existing directional sign consistent with the City Center Special Signage District
- 3 Proposed tenant signage on existing wall sign consistent with the City Center Special Signage District
- 4 Proposed tenant signage on existing freestanding pylon sign consistent with the City Center Special Signage District.



PARKING AREA E
TENANT PYLON

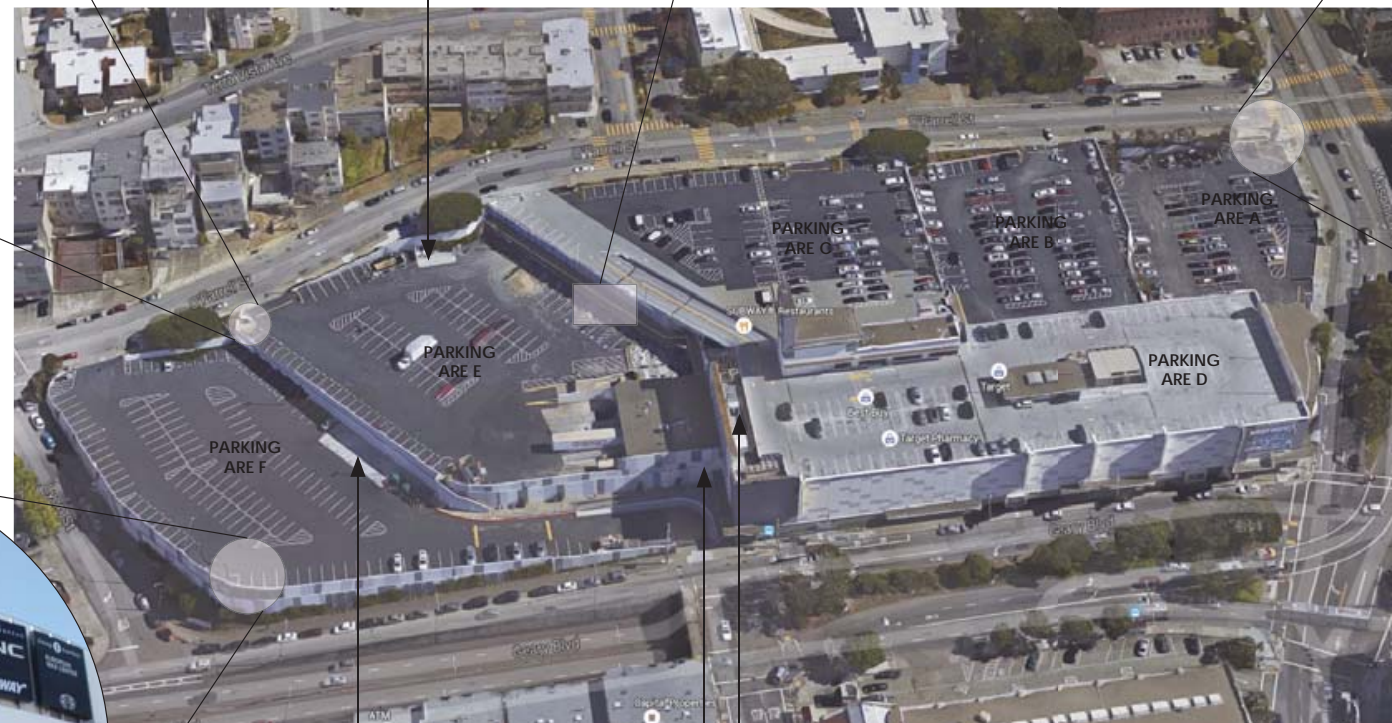


UNIT E-104
TENANT SPACE

WASTE AND
RECYCLE
DUMPSTERS



MASONIC & O'FARRELL
TENANT PYLON

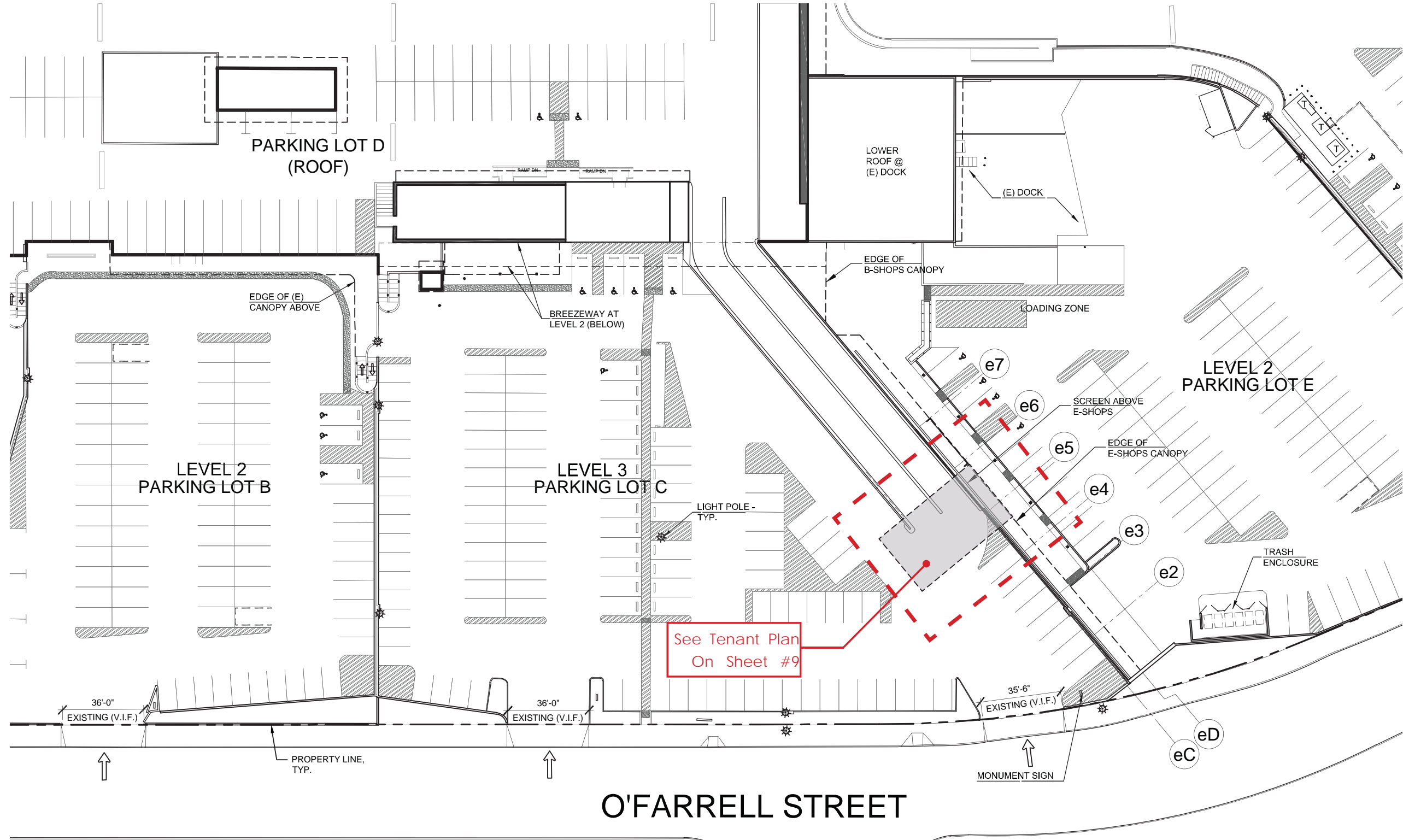


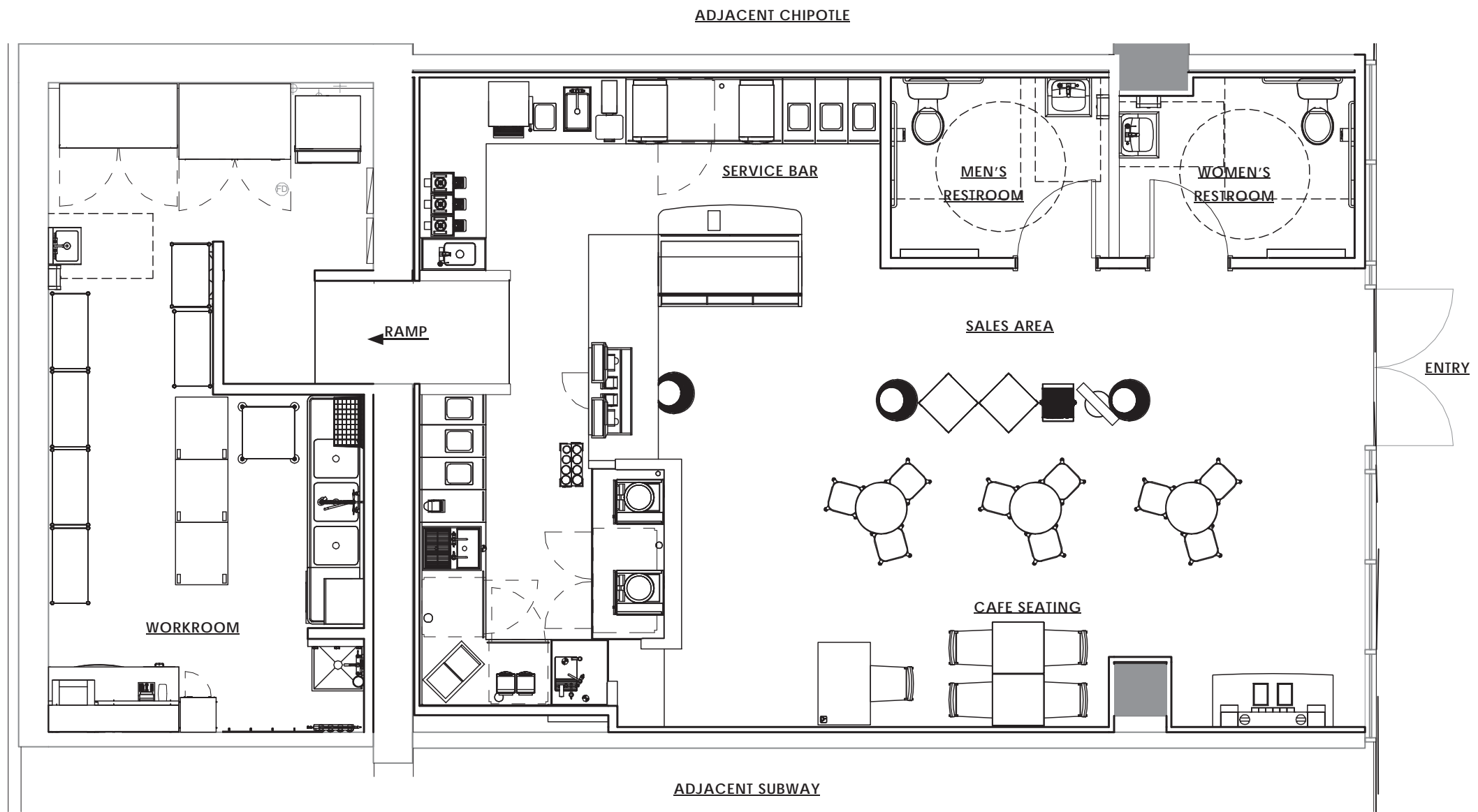
RETAINING WALL
TENANT PANELS



MAIN ELECTRICAL
TRANSFORMERS
ELECTRICAL ROOM:
W/ METER, MAIN BREAKER,
PHONE SWITCHBOARD,
AND FIRE SYSTEM PANELS.

ROOFTOP HVAC
CONDENSERS







TENANT SPACE



KEYNOTE

1. NATURAL ANODIZED ALUMINUM GLAZED STOREFRONT SYSTEM WITH DOUBLE DOOR ENTRY
2. CONCRETE CURB
3. FRESH AIR INTAKE LOUVERS
4. EXHAUST LOUVERS
5. CONCRETE SLAB PROJECTING ROOF WITH METAL FLASHING
6. TRANSLUCENT LIGHT BLUE RANDOM WIDTH PANELS MOUNTED WITHIN A PAINTED METAL FRAME

SCOPE OF WORK

- A WORDMARK | 14IN, ILLUMINATED, WHITE, ON CONCEALED RACEWAY
- B INTERIOR LOGO DISK | 24IN. ILLUMINATED

