



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 11, 2017

Date: May 1, 2017
Case No.: **2016-012804CUA**
Project Address: **1900 Van Ness Avenue**
Zoning: RC-4 (Residential-Commercial Combined, High Density)
Van Ness Special Use District
80-D Height and Bulk District
Block/Lot: 0598/009
Project Sponsor: Terri Dickerhoff
1120 Manzanita Street
Los Angeles, CA 90029
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org

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PROJECT DESCRIPTION

The applicant proposes to establish an approximately 4,100 square-foot Formula Retail use (a Personal Service dba "CorePower Yoga") in the existing tenant space. The last known legal use of the subject tenant space was a Formula Retail furniture store (dba "Jennifer Convertibles"), which vacated in 2015. The subject tenant space has remained vacant since that time.

SITE DESCRIPTION AND PRESENT USE

The project site is located at the northeast corner of Washington Street and Van Ness Avenue on the western edge of the Nob Hill neighborhood, Assessor's Block 0598, Lot 009. The parcel is approximately 9,896 square feet in area and is occupied by a three-story commercial building constructed circa 1919. The subject tenant space on the ground floor is approximately 4,100 square feet and has been vacant since 2015. The last known legal use of the subject tenant space was a Formula Retail furniture store (dba "Jennifer Convertibles").

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the Van Ness Avenue commercial corridor at the northeast corner of Washington Street and Van Ness Avenue. This portion of Van Ness Avenue is designated as US Highway 101 and is auto-oriented in nature. The subject RC-4 Zoning District covers approximately 16 blocks of Van Ness Avenue between Broadway in the north and Golden Gate Avenue in the south, as well as portions of Polk Street and several blocks of the Downtown/Civic Center neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings. The scale of development is varied, consisting primarily of structures three to five stories in height, with several mid-rise buildings scattered throughout. The RC-4 Zoning District is intended to recognize, protect, conserve, and enhance

areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The surrounding zoning is primarily RM-3 (Residential, Mixed, Medium Density) and the Polk Street Neighborhood Commercial District.

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	April 21, 2017	April 19, 2017	22 days
Posted Notice	20 days	April 21, 2017	April 21, 2017	20 days
Mailed Notice	30 days	April 11, 2017	April 11, 2017	30 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- The Planning Department has received one letter in support of the proposal. The Planning Department is not aware of any opposition to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 209.3, 303, and 303.1 to establish a Formula Retail use within the RC-4 Zoning District and the 80-D Height and Bulk District.
- Formula Retail Use: The proposed establishment is considered a Formula Retail use with approximately 160 locations throughout the United States. There are approximately 14 existing Formula Retail establishments out of 76 commercial uses within the subject RC-4 Zoning District, amounting to a total concentration of approximately 18%. The proposed establishment replaces an existing Formula Retail use, resulting in no net change in concentration.
- Van Ness Avenue Commercial Corridor: The Van Ness Avenue corridor is a busy commercial district with a low vacancy rate and high levels of pedestrian and vehicular traffic. The commercial uses in the RC-4 Zoning District on Van Ness Avenue are predominately restaurants, personal services, and retail. There are approximately 76 commercial storefronts within the district, 14 of which are Formula Retail establishments, amounting to a concentration of approximately 18%. The proposed establishment replaces an existing Formula Retail use, resulting in no net change in concentration.

Of the 76 commercial uses within the subject RC-4 Zoning District, 17 are Personal Service uses; however, this use category covers a diverse range of business types, including personal grooming, tattoo parlors, and martial arts. None of the existing Personal Service uses within the district are yoga studios.

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

LAND USE TYPE	TOTAL STREET FRONTAGE IN SUBJECT RC-4 DISTRICT (FT)	PERCENTAGE OF DISTRICT	TOTAL STREET FRONTAGE IN ¼ MILE VICINITY	PERCENTAGE OF VICINITY
Automotive	228	7.0%	674	9.1%
Bar	26	0.8%	210	2.8%
Financial Services (incl. Limited)	180	5.6%	242	3.3%
Hotel	309	9.5%	359	4.9%
Limited Restaurant	338	10.4%	579	7.8%
Medical Service	46	1.4%	163	2.2%
Personal Service	590	18.2%	1172	15.8%
Professional Service	291	9.0%	707	9.6%
Restaurant	193	6.0%	799	10.8%
Retail	1040	32.1%	1545	20.9%
Vacant	0	0.0%	957	12.9%
Total	3241	100%	7407	100%

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

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to establish a new Formula Retail use within the RC-4 Zoning District, pursuant to Planning Code Sections 209.3, 303, and 303.1.

BASIS FOR RECOMMENDATION

- The proposed use would not increase the overall concentration of Formula Retail establishments within the RC-4 Zoning District.
- The subject site is within close access to public transit, including Muni lines 1, 10, 12, 19, 27, 47 and 49.
- 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.

¹ The RC-4 Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Map of Formula Retail Locations
Project Sponsor Submittal

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 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)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.3, 303, AND 303.1 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (DBA “COREPOWER YOGA”), WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) ZONING DISTRICT, THE VAN NESS SPECIAL USE DISTRICT, AND THE 80-D HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 4, 2016, Terri Dickerhoff (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 209.3, 303, and 303.1 to allow the establishment of a Formula Retail use (dba “CorePower Yoga”), located within the RC-4 (Residential-Commercial Combined, High Density) Zoning District, the Van Ness Special use District, and the 80-D Height and Bulk District.

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

On May 11, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-012804CUA.

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. 2016-012804CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The project site is located at the northeast corner of Washington Street and Van Ness Avenue on the western edge of the Nob Hill neighborhood, Assessor's Block 0598, Lot 009. The parcel is approximately 9,896 square feet in area and is occupied by a three-story commercial building constructed circa 1919. The subject tenant space on the ground floor is approximately 4,100 square feet and has been vacant since 2015. The last known legal use of the subject tenant space was a Formula Retail furniture store (dba "Jennifer Convertibles").
3. **Surrounding Neighborhood.** The project site is located on the Van Ness Avenue commercial corridor at the northeast corner of Washington Street and Van Ness Avenue. This portion of Van Ness Avenue is designated as US Highway 101 and is auto-oriented in nature. The subject RC-4 Zoning District covers approximately 16 blocks of Van Ness Avenue between Broadway in the north and Golden Gate Avenue in the south, as well as portions of Polk Street and several blocks of the Downtown/Civic Center neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings. The scale of development is varied, consisting primarily of structures three to five stories in height, with several mid-rise buildings scattered throughout. The RC-4 Zoning District is intended to recognize, protect, conserve, and enhance areas characterized by structures combining Residential uses with neighborhood-serving Commercial uses. The surrounding zoning is primarily RM-3 (Residential, Mixed, Medium Density) and the Polk Street Neighborhood Commercial District.
4. **Project Description.** The applicant proposes to establish an approximately 4,100 square-foot Formula Retail use (a Personal Service dba "CorePower Yoga") in the existing tenant space. The last known legal use of the subject tenant space was a Formula Retail furniture store (dba "Jennifer Convertibles"), which vacated in 2015. The subject tenant space has remained vacant since that time.

For the project to proceed, the Commission must grant Conditional Use authorization to establish a new Formula Retail use within the RC-4 Zoning District, pursuant to Planning Code Sections 209.3, 303, and 303.1.

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

The first 25' of building depth on the ground floor is devoted to an active retail use. 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.

- b. **Off-Street Parking.** Off-street parking is not required for non-residential uses in the RC-4 Zoning District per Planning Code Section 151.1. A maximum of one space per 1,500 square feet of occupied floor area is permitted.

Off-street vehicle parking is not required or proposed.

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

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

- d. **Use Size.** Planning Code Section 209.3 establishes size limits on nonresidential uses in the RC Zoning Districts. Within the District, conditional use authorization is required for any nonresidential use that is 6,000 square feet or larger.

The proposed use will occupy the same 4,100 square feet of space as the prior use and therefore does not require Conditional Use authorization for use size.

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

- 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 establishes a unique Personal Service use (a yoga studio) that is not currently available within the district.

- 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, 10, 12, 19, 27, 47 and 49.

- 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 sites landscaping, open spaces, parking and loading areas, service areas, and lighting. Proposed signage has been reviewed for consistency with the Commission's Performance-Based Design Guidelines and has been found to be appropriate for this location.

- 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 RC-4 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. **Formula Retail.** Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Section 703.3, Formula Retail Uses:

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

There are approximately 14 existing ground story Formula Retail establishments out of approximately 76 commercial establishments within the district. The existing intensity of Formula Retail uses is approximately 18% of all businesses within the district, and 33% of the total commercial retail street frontage. The proposed establishment replaces a previously existing Formula Retail use within the district, resulting in no net change in concentration.

Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, 21 of 175 commercial establishments are Formula Retail. This comprises approximately 12% of the businesses and 20% of the commercial street frontage at the ground floor. The proposed establishment replaces a previously existing Formula Retail use within the ¼ mile vicinity, resulting in no net change in concentration.

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

Within the district there are 17 Personal Service uses; however, this use category covers a diverse range of business types, including personal grooming, tattoo parlors, and martial arts. None of the existing Personal Service uses within the district are yoga studios.

- 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 location previously occupied by a Formula Retail use (dba “Jennifer Convertibles”) and only minor exterior alterations are proposed. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district. Proposed signage has been reviewed for consistency with the Commission’s Performance-Based Design Guidelines and has been found to be appropriate for this location.

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

There are not any vacancies within the district other than the subject tenant space. This data does not include several properties within the district that are currently under construction.

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

Approximately 53% (40 locations) of the ground floor commercial uses in the district are “Daily-Needs,” or neighborhood-serving; of these, six are Formula Retail. Approximately 47% (36 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 composed of many Formula Retailers who specialize in a variety of goods and services.

Table 1. RC-4 Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE IN RC-4 SURVEY AREA (FT)	PERCENTAGE OF DISTRICT
Automotive	228	7.0%
Bar	26	0.8%
Financial Services (incl. Limited)	180	5.6%
Hotel	309	9.5%
Limited Restaurant	338	10.4%
Medical Service	46	1.4%
Personal Service	590	18.2%
Professional Service	291	9.0%
Restaurant	193	6.0%
Retail	1040	32.1%

¹ The RC-4 Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017.

Vacant	0	0.0%
Total	3241	100%

The use mix is varied in the district. Personal Service uses comprise approximately 18% of the commercial frontage. 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.

9. **Van Ness Avenue Area Plan Compliance.** The project is consistent with the Objectives and Policies of the Van Ness Avenue Area Plan:

LAND USE

Objectives and Policies

OBJECTIVE 1:

CONTINUE EXISTING COMMERCIAL USE OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

Policy 1.2:

Allow existing structures to remain in non-residential use.

The project continues the historic retail use of the existing structure.

STREETSCAPE

Objectives and Policies

OBJECTIVE 8:

CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD.

Policy 8.11:

Permit general advertising signs, business signs and other identifying signs. Permitted signs should meet the design criteria specified in the Van Ness Avenue Area Plan.

The proposed signage meets the design criteria specified in the Van Ness Avenue Area Plan and has been reviewed for consistency with the Commission's Performance-Based Design Guidelines.

10. **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 RC Zoning 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 project will establish a unique and desirable Personal Service use (a yoga studio) that is not currently available within the district.

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 proposal would retain the existing mix of neighborhood-serving retail uses.

- 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.

- 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, 10, 12, 19, 27, 47 and 49.

- 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 negative effect on existing parks and open spaces. The project does not have an effect on open spaces.

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. 2016-012804CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 4, 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 May 11, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 11, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a Formula Retail use (dba "CorePower Yoga") located at 1900 Van Ness Avenue , Block 0598, Lot 009 pursuant to Planning Code Sections 209.3, 303, and 303.1, within the **RC-4 (Residential-Commercial Combined, High Density) Zoning District**, and a **80-D** Height and Bulk District; in general conformance with plans, dated **October 4, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-012804CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 11, 2017** 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 **May 11, 2017** 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

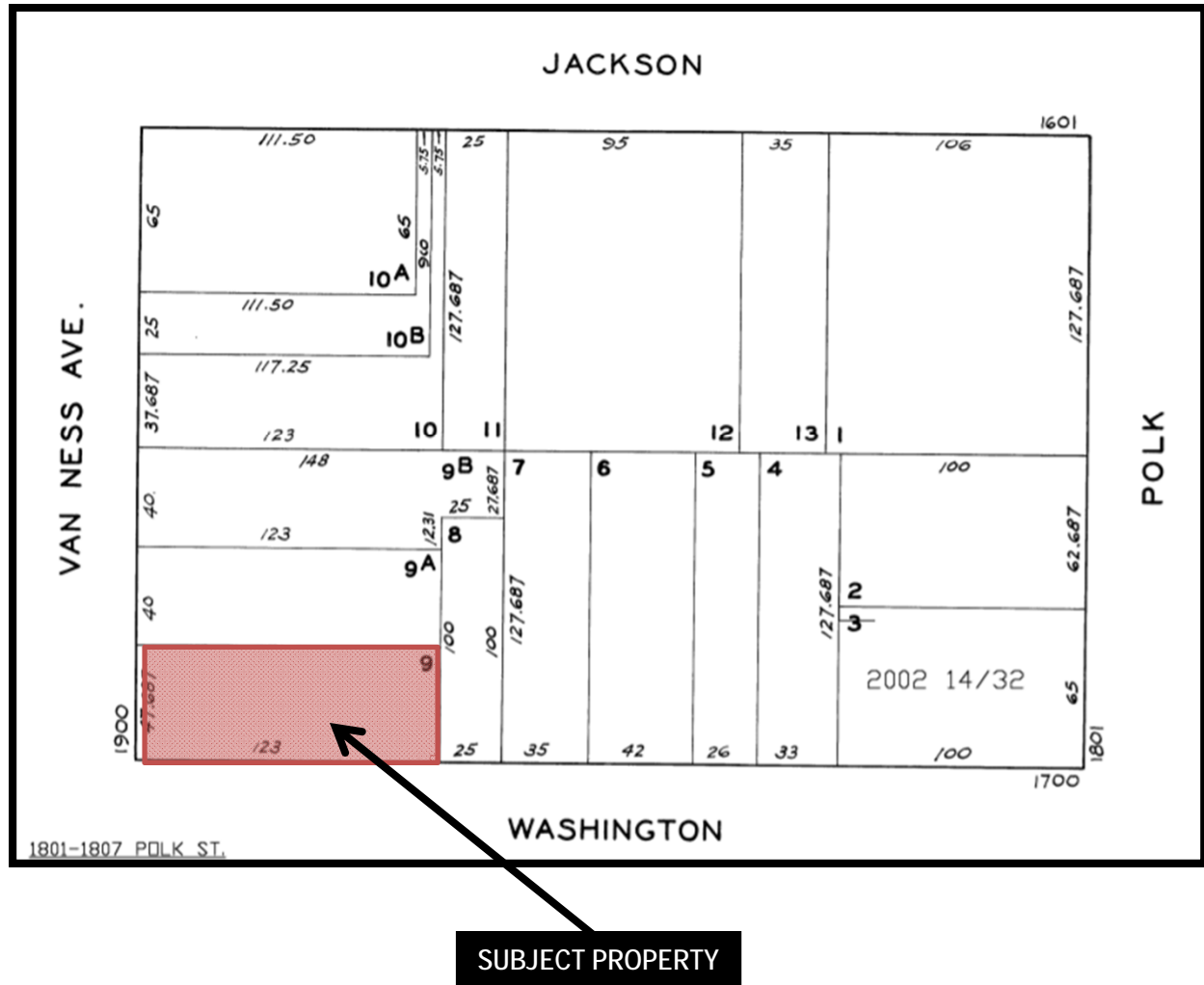
6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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

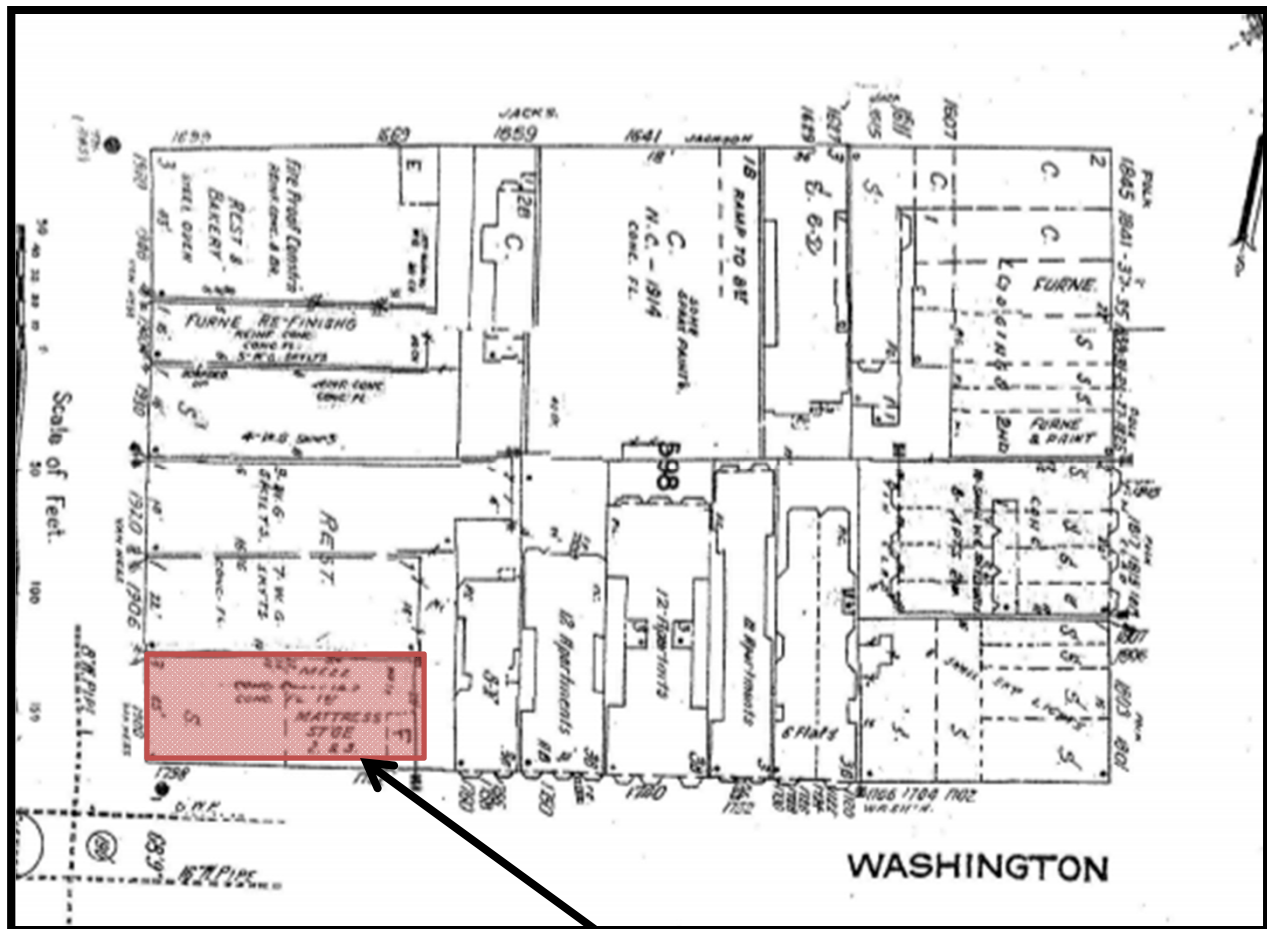
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions 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



Sanborn Map



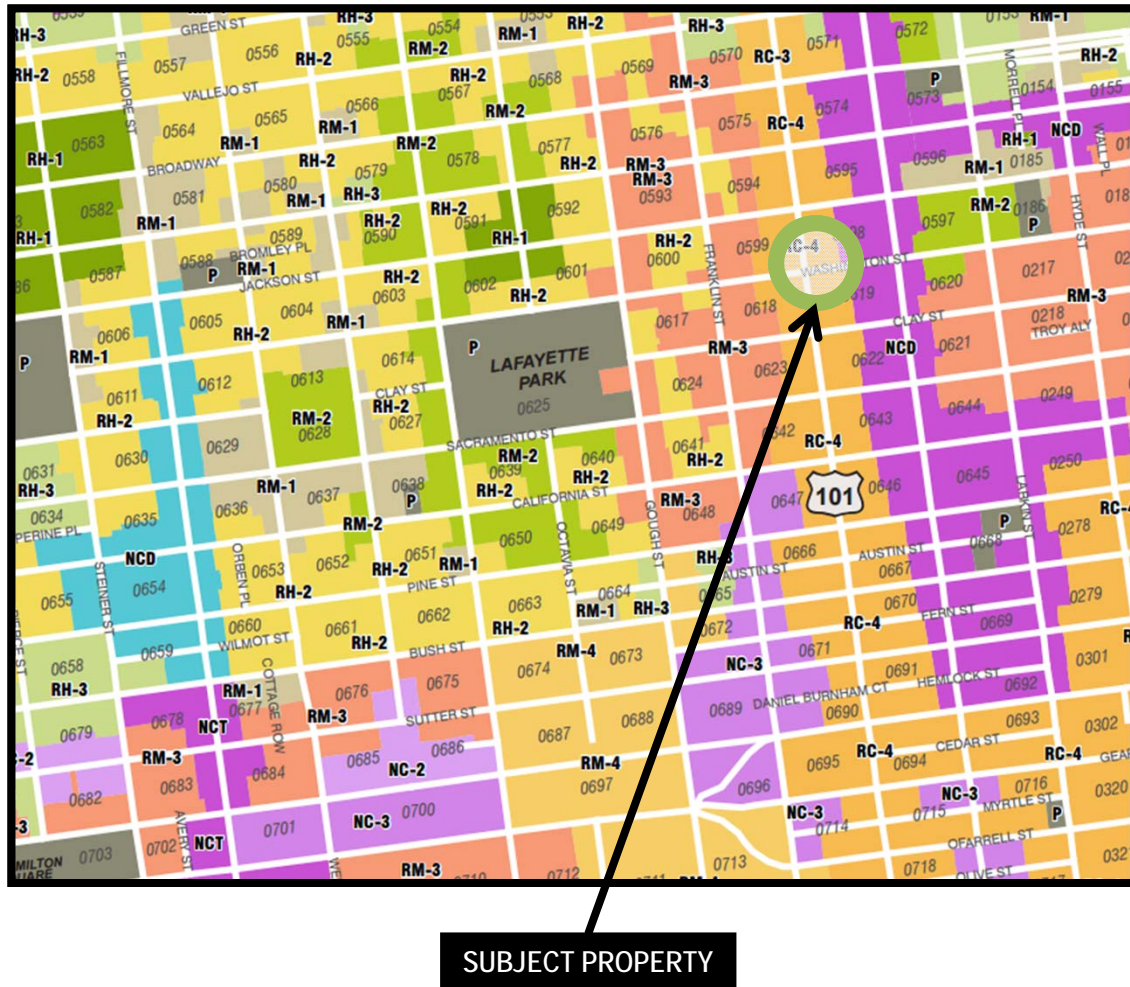
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-012804CUA
1900 Van Ness Avenue
Block 0598 Lot 009

Zoning Map

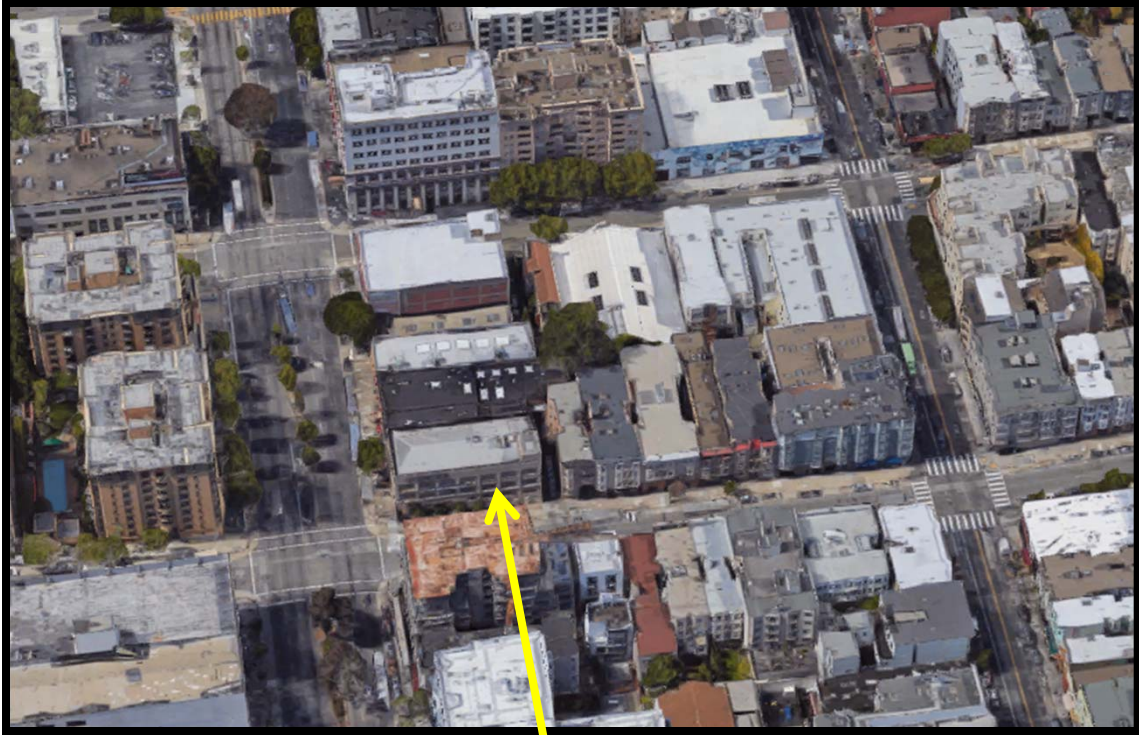


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-012804CUA
1900 Van Ness Avenue
Block 0598 Lot 009

Aerial Photo



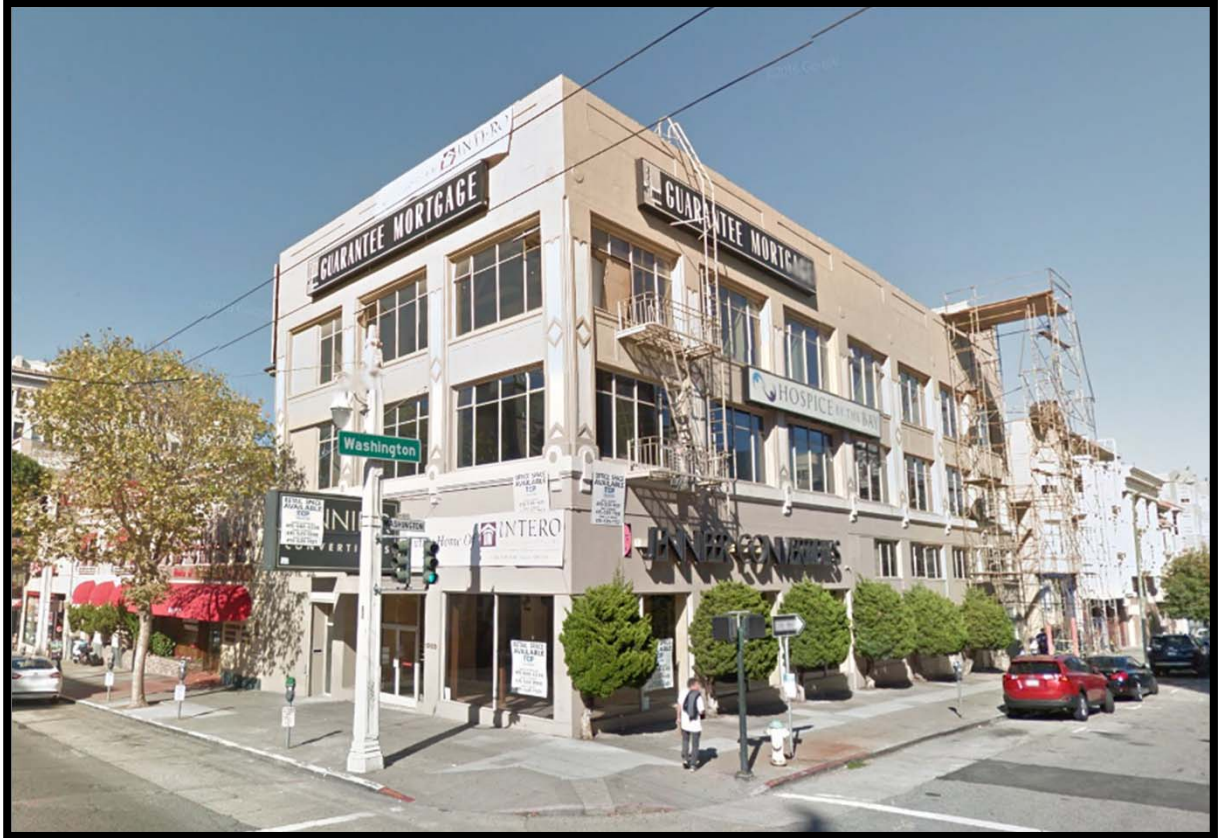
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-012804CUA
1900 Van Ness Avenue
Block 0598 Lot 009

Site Photo

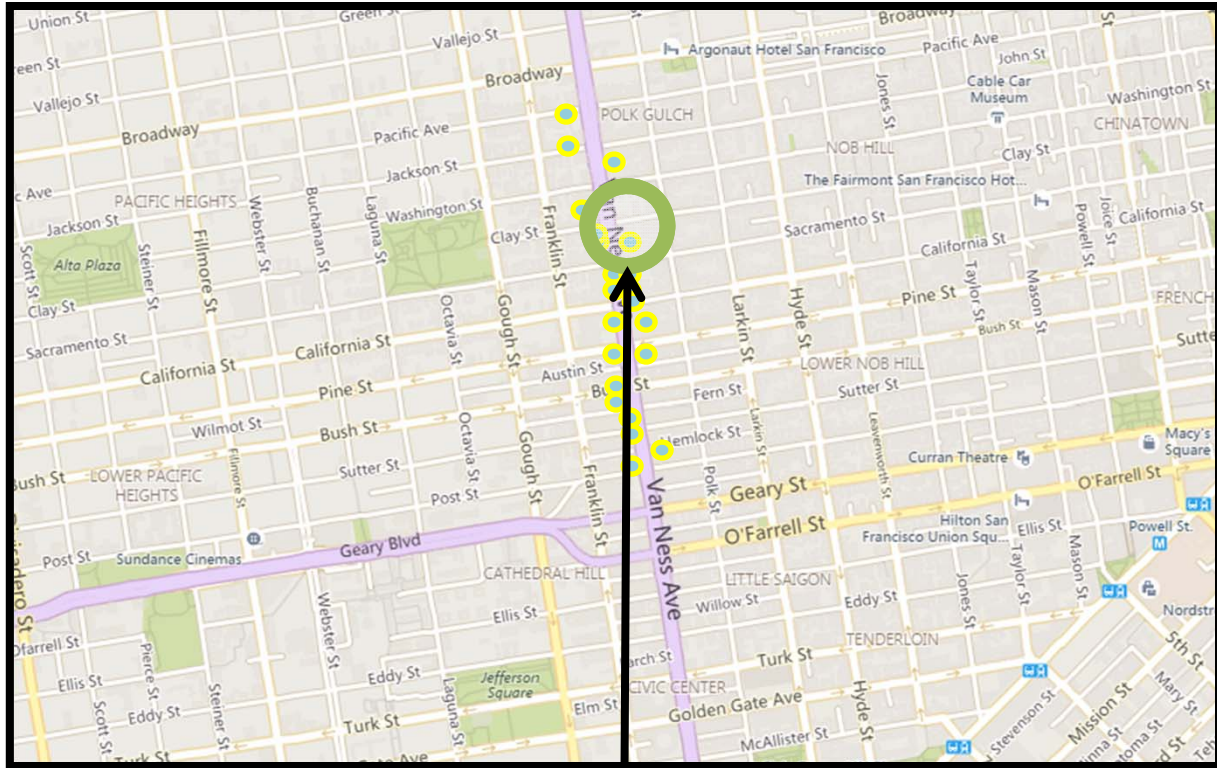


SAN FRANCISCO
PLANNING DEPARTMENT



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1900 Van Ness Avenue
Block 0598 Lot 009

Formula Retail Locations Within RC-4



SUBJECT PROPERTY

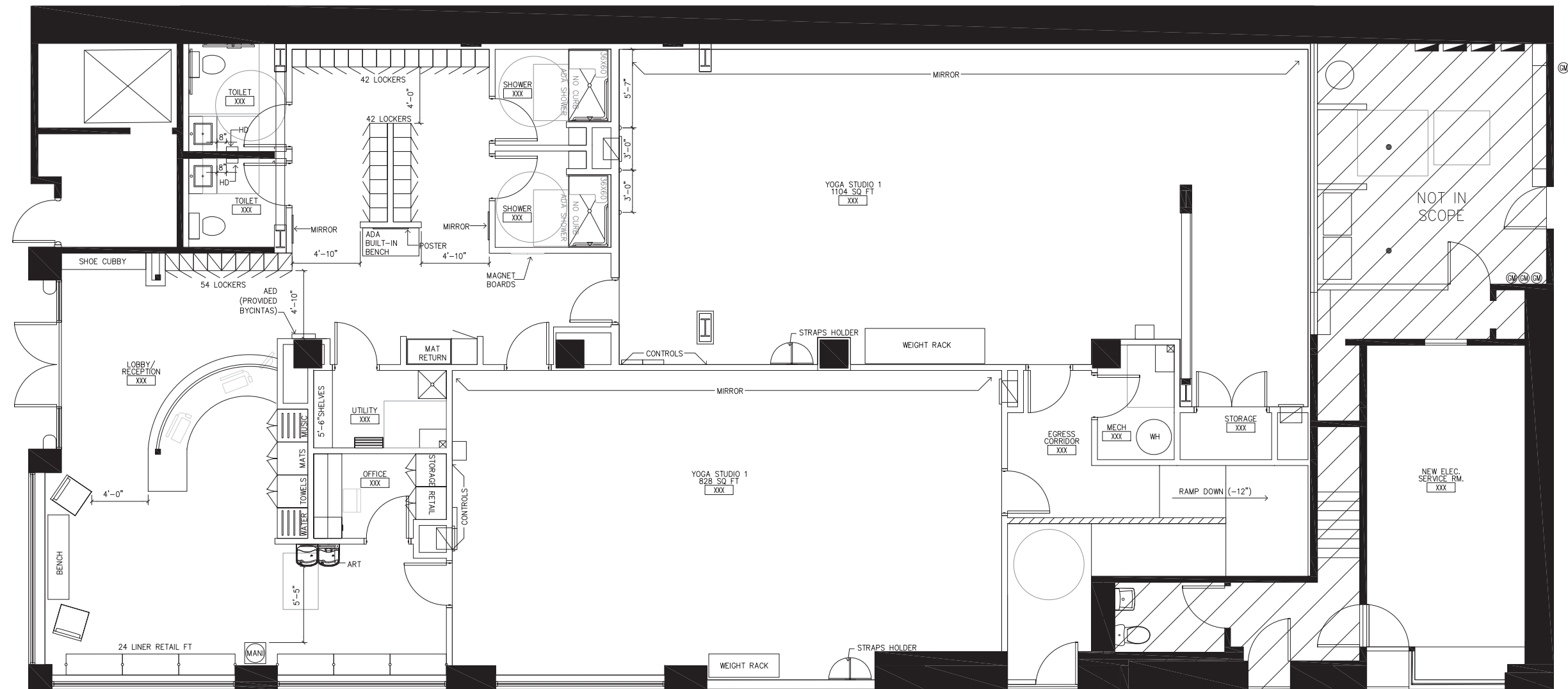
**SAN FRANCISCO
PLANNING DEPARTMENT**



Conditional Use Hearing
Case Number 2016-012804CUA
1900 Van Ness Avenue
Block 0598 Lot 009

- PROJECT SPECS
- CPY Usable SF = 3,741
 - CPY Leasable SF = 4,080
 - +New Electrical Service SF =295
 - TOTAL Leasable SF = 4,375

- Studio 1 = 1104 SF
- Studio 2 = 828 SF
- Lockers = 138 lockers
- Showers = 2
- Toilets = 2
- Retail =24 Linear Feet



FLOOR PLAN
1/4" = 1'-0"

CONTRACTOR:

ARCHITECT:

CONSULTANT:

CLIENT:



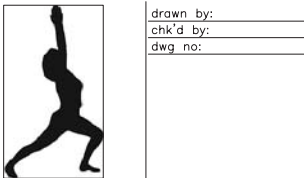
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PROJECT:

COREPOWER YOGA

VAN NESS
1900 VAN NESS AVE
CA-SAN FRANCISCO (VAN NESS)

no.	revision	date



drawn by: _____
chk'd by: _____
dwg no: _____



SOUTHERN ELEVATION WITH SIGNAGE



EASTERN ELEVATION WITH SIGNAGE