



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 27, 2017

Date: April 17, 2017
Case No.: [2016-016525CUA](#)
Project Address: **332 8th Street**
Zoning: Western SoMa Mixed Use-General ([WMUG](#)) District
55/65-X Height and Bulk District
Western SoMa Special Use District
Planning Areas: Western SoMa Area Plan
Block/Lot: 3756/003
Project Sponsor: Budi Laksana, Space Lab SF, LLC d.b.a. Camerich San Francisco
8950 W. Olympic Boulevard, Beverly Hills, CA 90211
blaksana@camerichla.com (415) 260-8314
Property Owner: AERC 8th and Harrison, LLC, c/o Fairfield Residential Company
5510 Morehouse Drive, Suite 200, San Diego, CA 92121
Attn: Tony Duplisse
tduplisse@ffres.com or (858) 824-6415
Staff Contact: Linda Ajello Hoagland at (415) 575-6823
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

This is a request for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [823\(c\)\(10\)](#) and [844.46](#) to authorize a 4,480 square foot Formula Retail Sales use (furniture and home accessories store d.b.a. [Camerich](#)) on the ground-floor of a newly-constructed, six-story, mixed-use building within the Western SoMa Mixed Use-General (WMUG) District, Western SoMa Special Use District, and 55/65-X Height and Bulk District. In 2012, the Planning Commission approved this development (See Case No. 2007.1035CK), which is currently under construction. The retail furniture and home accessories store would be located within a vacant ground floor tenant space. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 003 in the Assessor's Block 3756, is located on the south side of 8th street between Folsom and Harrison Streets in the [WMUG](#) Zoning District. The property at 332 8th Street is developed with a mixed-use building containing 410 dwelling units, approximately 22,280 square feet of retail/commercial space, approximately 9,400 square feet of office space, approximately 10,600 square feet of arts activity/PDR space and approximately 7,780 square feet of accessory use space for the residential

units within eight new five- and six-story buildings on a site approximately 3.4 acres. The retail/commercial uses are located at the ground floor of the buildings that front 8th and Harrison Streets, the arts activity/PDR space is located at the ground floor, along Gordon Street and the office use is located at the southwest corner of the site, within a five story building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Western South of Market neighborhood, which is roughly bounded by 8th Street to the south, Mission Street to the north, the Central Freeway on the west and 4th Street to the east. Much like other parts of the South of Market Area, the surrounding area is a mix of industrial, residential and retail uses with buildings of heights that range from one- to five-stories. Nearby uses along 8th Street include two-story buildings housing light industrial and retail uses. To the south of the site, along Harrison Street is a social service use operated by the Salvation Army and a five-story mixed use development with ground floor retail and live/work uses above. To the north of the site, along Ringold Street are two- and three-story buildings with industrial and residential uses.

Zoning Districts surrounding the Project Site is [WMUC](#), with RED-MX Zoning District to the northwest, RCD Zoning District to the southwest, and SALI Zoning District to the southeast.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 7, 2017	April 5, 2017	22 days
Posted Notice	20 days	April 7, 2017	April 7, 2017	20 days
Mailed Notice	30 days	March 27, 2017	April 14, 2017	31 days

The required Section 312 neighborhood notification process was conducted as part of this Project’s Conditional Use notice.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one letter of support from the South of Mission Business Association in reference to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- No commercial tenant will be displaced as the tenant space is located in a new mixed-use development that is currently under construction.

- With regard to Conditional Use Authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria (Section [303.1\(d\)](#)) in addition to the standard Conditional Use findings:
 - The existing **concentration** of Formula Retail uses;
 - The availability of **other similar Retail** uses;
 - The **compatibility** of the proposed Formula Retail use **with the District's architectural and aesthetic character**;
 - The existing Retail **vacancy** rates; and
 - The existing mix of **Citywide**-serving and **Daily Needs**-serving Retail uses.
- There are 114 commercial establishments within a one-quarter mile radius, 14 of which are within the same Zoning District ([WMUG](#)).
- There are 14 Formula Retail Establishments located within a one-quarter mile radius, 3 of which are within the same Zoning District ([WMUG](#)).
- There are 15,144 commercial linear feet within a one-quarter mile radius, 2,797 of which are within the same Zoning District ([WMUG](#)).
- There are 10,763 Formula Retail linear feet within a one-quarter mile radius, 384 of which are within the same Zoning District ([WMUG](#)).
- The existing **concentration** of Formula Retail businesses within the one-quarter mile radius is approximately 0.12 (14/114) and approximately 0.21% (3/14) within the WMUG Zoning District. With the proposed approval, the concentration of Formula Retail businesses within the one-quarter mile radius would increase to 0.13% (15/114) and approximately 0.29% (3/14) within the WMUG Zoning District.
- The existing **percentage of commercial linear frontage dedicated to Formula Retail** businesses is 0.19% (2,876/15,144) of total commercial linear frontage, within the one-quarter mile radius and 0.03% within the [WMUG](#) Zoning District. With the proposed project approval, the concentration of Formula Retail businesses would increase to 0.20% (2960/15,144).
- The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter mile radius, or within the same Zoning District, i.e. Western SoMa Mixed-Use General ([WMUG](#)). There is a low concentration of commercial storefronts in the District, with **two (2) similar home furnishings stores** (d.b.a. [Furniture Innovations](#) – *website indicates this store is closing*) at 271 9th Street and (d.b.a. [Funky Furniture](#)) 290 7th Street. This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not increase as a result of this Project. The proposed Formula Retail use will not significantly affect the existing commercial uses within the [WMUG](#) District, nor will it significantly affect the existing commercial uses within a one-quarter mile radius.
- The proposed Formula Retail use will occupy a vacant retail space that is part of a new mixed-use development that is currently under construction. No exterior alterations are proposed other than the sign. Therefore, the proposed Formula Retail use is **compatible within, and will have no adverse effect on, the architectural and aesthetic character of the District**. The sign will be

required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines.

- There are three (3) **vacancies** within the [WMUG](#) District (0.02%) and five (5) additional vacancies within the one-quarter mile radius (0.03% storefront vacancy rate). Approximately 304 of 15,144 linear feet, or 0.05% of the total street frontage and is vacant within the [WMUG](#) District and 763 of 15,144 square feet within the one-quarter mile radius.
- Of the occupied Retail uses in the [WMUG](#) District, 6 (33.3%) are considered “**Daily-Needs**,” or neighborhood-serving; of these, 1 (0.06%) is Formula Retail. The remaining 66.67% (12 locations) of locations serve **Citywide** and zero are vacant. The proposed Formula Retail use does not qualify as a “Daily-Needs” use.
- The proposal is to encourage the hiring of local residents, with approximately 2-3 employees.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of new retail furniture and home accessories store (Retail Sales and Services Use) for a formula retail establishment (d.b.a. “Camerich”) within the [WMUG](#) Zoning District, pursuant to Planning Code Sections [303](#), [303.1](#), [823\(c\)\(10\)](#) and [844.46](#).

BASIS FOR RECOMMENDATION

- The Project is necessary, desirable for, and compatible with the surrounding neighborhood in that it would activate the ground floor tenant space of brand new mixed-use building.
- The Project would not displace any existing tenant.
- The Project meets all applicable requirements of the Planning Code and the General Plan.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Parcel Map
Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
Letters in Support
Map of Formula Retail Use Concentration (¼ Mile Radius)
Reduced Plans

Attachment Checklist

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

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

LAH
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

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Planning Commission Motion No. XXXXX

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 Staff Contact: Linda Ajello Hoagland at (415) 575-6823
linda.ajellohoagland@sfgov.org
 Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303.1, 823(c)(10) AND 844.46 TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. [CAMERICH](#)) AT 332 8th STREET WITHIN THE WMUG (WESTERN SOMA MIXED-USE GENERAL) DISTRICT, WESTERN SOMA SPECIAL USE DISTRICT, AND A 55/65-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 28, 2016, Budi Laksana (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 332 8th Street, Lot 003 in Assessor's Block 3756 (hereinafter "subject property"), pursuant to Planning Code Section [303](#), [303.1](#), [823\(c\)\(10\)](#) and [844.46](#) to establish a Formula Retail Use (d.b.a. Camerich) within the [WMUG](#) (Western SoMa Mixed-Use General) District, Western SoMa Special Use District, and a 55/65-X Height and Bulk District.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. [2016-016525CUA](#) is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 27, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. [2016-016525CUA](#).

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. [2016-016525CUA](#), subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The site ("Project Site"), Lot 003 in the Assessor's Block 3756, is located on the south side of 8th street between Folsom and Harrison Streets in the [WMUG](#) Zoning District. The property at 332 8th Street is developed with a mixed-use building containing 410 dwelling units, approximately 22,280 square feet of retail/commercial space, approximately 9,400 square feet of office space, approximately 10,600 square feet of arts activity/PDR space and approximately 7,780 square feet of accessory use space for the residential units within 8 new five- and six-story buildings on a site approximately 3.4 acres. The retail/commercial uses are located at the ground floor of the buildings that front 8th and Harrison Streets, the arts activity/PDR space is located at the ground floor, along Gordon Street and the office use is located at the southwest corner of the site, within a five story building.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the Western South of Market neighborhood, which is roughly bounded by 8th Street to the south, Mission Street to the north, the Central Freeway on the west and 4th Street to the east. Much like other parts of the South of Market Area, the surrounding area is a mix of industrial, residential and retail uses with buildings of heights that range from one- to five-stories. Nearby uses along 8th Street include two-story buildings housing light industrial and retail uses. To the south of the site, along Harrison Street is a social service use operated by the Salvation Army and a five-story mixed use development with ground floor retail and live/work uses above. To the north of the site, along Ringold Street are two- and three-story buildings with industrial and residential uses.

Zoning Districts surrounding the Project Site is [WMUG](#), with RED-MX Zoning District to the northwest, RCD Zoning District to the southwest, and SALI Zoning District to the southeast.

4. **Project Description.** This is a request for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [823\(c\)\(10\)](#) and [844.46](#) to authorize a 4,480 square foot Formula Retail Sales use (furniture and home accessories store d.b.a. [Camerich](#)) on the ground-floor of a newly-constructed, six-story, mixed-use building within the Western SoMa Mixed Use-General (WMUG) District, Western SoMa Special Use District, and 55/65-X Height and Bulk District. In 2012, the Planning Commission approved this development (See Case No. 2007.1035CK), which is currently under construction. The retail furniture and home accessories store would be located within a vacant ground floor tenant space. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.
5. **Public Comment.** To date, the Department has received one letter of support from the South of Mission Business Association in reference 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. **Use.** Planning Code Section 844.45 principally permits other retail sales and services up to 10,000 gross square feet per lot as defined in Section 890.104.

The proposed use will occupy a 4,480 square foot tenant space and is a retail sales and service use, as defined in Planning Code Section 890.104.

- b. **Formula Retail Use.** Planning Code Section 844.46 requires Conditional Use Authorization for formula retail uses, as defined in Planning Code Section 303.1. If approved, the proposed use is subject to the size controls in Planning Code Section 844.45.

The square footage of the proposed formula retail sales and service use (d.b.a. Camerich) is within the use size limitations of the WMUG Zoning District. In addition, the Project is seeking a Conditional Use Authorization as discussed below.

- c. **Off-Street Parking.** Planning Code Section 844.10 does not require off-street parking for non-residential uses and limits are set forth per Planning Code Section 151.1.

The subject property is located within a mixed-use project containing residential and non-residential uses. The development includes approximately 22,280 square feet of retail space and provides 40 off-street parking spaces for the first 20,000 square feet retail space and nine off-street parking spaces for the remaining 2,280 square feet. These retail off-street parking spaces will be available for use by the proposed formula retail use.

- d. **Street Frontage in Mixed Use Districts.** For projects within the WMUG Zoning District, Planning Code Section 145.1 requires active uses 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 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 façade.

The subject commercial space has approximately 84 feet of frontage on 8th Street with the entirety devoted to fenestration that displays the furniture and home accessories stores interior showroom floor. The windows are clear and unobstructed with no changes proposed to the commercial frontage.

- e. **Hours of Operation.** Pursuant to Section 844.14 of the Planning Code, permitted hours of operation are limited to 6:00am to 2:00am and require conditional use from 2:00am to 6:00am.

The proposed hours of operation are 10 a.m. to 6 p.m. Monday through Saturday and are within permitted hours of operation.

- f. **Signage.** A sign application was not submitted as part of the project. Any proposed signage will be subject to the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department.

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

- 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 furniture and home accessories store (d.b.a. Camerich) will be the first tenant in a newly constructed mixed-use development with its ground floor storefront along 8th Street. Although the proposed use is classified as formula retail, according to the applicant, there is currently only one other location in the United States in West Hollywood, California. While there are many locations worldwide, all territories are independently-owned and operated. The use is compatible with the surrounding commercial and residential uses, and is of a size and intensity appropriate for the newly-constructed building.

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

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

The Project allows a new ground floor commercial tenant space in a new mixed-use building. The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The Project will not affect the building envelope. Because the Project will be located in a ground retail space within a newly constructed mixed-use building which anticipated ground floor retail, a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a one-quarter mile radius, there are two (2) other furniture/home furnishings stores at 271 9th Street (d.b.a. Furniture Innovations, which appears to be closing based upon their website) and at 290 7th Street (d.b.a. Funky Furniture). The establishment of this Formula Retail Use is not anticipated to significantly affect the existing furniture/home furnishings stores within the District.

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

The Project is located within a mixed-use development that is currently under construction. Traffic for the overall project was evaluated in the [Environmental Impact Report](#) certified on December 6, 2012. Off-street parking and loading is provided on the site for the overall project development. Therefore, proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Additionally, public transit (Civic Center Bart Station and SamTrans Lines 292, 397, KX) is located within walking distance of the project site and a bus stop is located at the corner of 9th and Folsom Streets. In addition to the off-street parking provided on the site, there is on-street parking in front of the subject property and in the surrounding neighborhood.

- iii. 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, dust, or odor. The Formula Retail activities would be within an enclosed building, thus providing ample sound insulation.

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

The Project will be undertaking mainly interior tenant improvements and will not alter the site's landscaping, vehicle parking, loading areas, service areas, open spaces, or lighting. New signage

will require a permit and must comply with the requirements of Article 6 of the Planning Code and Formula Retail signage guidelines.

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

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

- d. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

The Project is consistent with the stated purpose of the WMUG Zoning District in that it is located at the ground floor and will provide a compatible general commercial use while protecting existing housing in the neighborhood during daytime and evening hours. As noted in Planning Code Section 844, WMUG is described as:

The WSoMa Mixed Use-General (WMUG) District is largely comprised of the low-scale, production, distribution, and repair uses mixed with housing and small-scale retail. The WMUG is designed to maintain and facilitate the growth and expansion of small-scale light industrial, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

8. **Formula Retail Use.** Formula Retail uses within the WMUG Zoning District require a Conditional Use Authorization. Planning Code Section [303.1](#) provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section [303.1](#), Formula Retail Uses:

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

The Project proposes a Formula Retail use on the ground floor of a new mixed-use building. A Formula Retail use may be conditionally permitted per Planning Code Sections [303](#), [303.1](#), [823\(c\)\(10\)](#) and [844.46](#).

There are 114 commercial establishments within a one-quarter mile radius, 14 of which are within the same Zoning District ([WMUG](#)).

There are 14 Formula Retail Establishments located within a one-quarter mile radius, 3 of which are within the same Zoning District ([WMUG](#)).

There are 15,144 commercial linear feet within a one-quarter mile radius, 2,797 of which are within the same Zoning District ([WMUG](#)).

There are 10,763 Formula Retail linear feet within a one-quarter mile radius, 384 of which are within the same Zoning District ([WMUG](#)).

The existing concentration of Formula Retail businesses within the one-quarter mile radius is approximately 0.12 (14/114) and approximately 0.21% (3/14) within the WMUG Zoning District. With the proposed approval, the concentration of Formula Retail businesses within the one-quarter mile radius would increase to 0.13% (15/114) and approximately 0.29% (3/14) within the WMUG Zoning District.

The existing percentage of commercial linear frontage dedicated to Formula Retail businesses is 0.19% (2,876/15,144) of total commercial linear frontage, within the one-quarter mile radius and 0.03% within the [WMUG](#) Zoning District. With the proposed project approval, the concentration of Formula Retail businesses would increase to 0.20% (2,960/15,144).

The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter mile radius, or within the same Zoning District, i.e. Western SoMa Mixed-Use General ([WMUG](#)). There is a low concentration of commercial storefronts in the District, with two (2) similar home furnishings stores (d.b.a. [Furniture Innovations](#) – website indicates this store is closing) at 271 9th Street and (d.b.a. [Funky Furniture](#)) 290 7th Street. This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not increase as a result of this Project. The proposed Formula Retail use will not significantly affect the existing commercial uses within the [WMUG](#) District, nor will it significantly affect the existing commercial uses within a one-quarter mile radius.

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

Within a one-quarter mile radius from the Project site there are two (2) similar home furnishings stores at 271 9th Street (d.b.a. [Furniture Innovations](#)) and at 290 7th Street (d.b.a. [Funky Furniture](#)). Neither of these stores is located in the WMUG Zoning District.

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

The proposed use will be located in a mixed-use building that is currently under construction. The project will be the first tenant to occupy the new storefront and therefore, will have no impact on the architectural and aesthetic character of the district. The signs will be required to have a permit and comply with the requirements of the Planning Code (and the Formula Retail sign guidelines).

The Project's design primarily involves interior tenant improvements. Its exterior renovations are limited to signage which will be reviewed under a separate sign application to be in compliance with the Planning Code.

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

There are three (3) vacancies within the [WMUG](#) District (0.02%) and five (5) additional vacancies within the one-quarter mile radius (0.03% storefront vacancy rate). Approximately 304 of 15,144 linear feet, or 0.05% of the total street frontage and is vacant within the [WMUG](#) District and 763 of 15,144 square feet within the one-quarter mile radius.

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

Of the occupied Retail uses in the [WMUG](#) District, 6 (33.3%) are considered “Daily-Needs,” or neighborhood-serving; of these, 1 (0.06%) is Formula Retail. The remaining 66.67% (12 locations) of locations serve Citywide and zero are vacant. The proposed Formula Retail use does not qualify as a “Daily-Needs” use.

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

Table 1. WMUG Ground Floor Frontage Breakdown per Land Use¹

Land Use Type	WMUG Frontage Total (feet)	WMUG %	¼ Mile Vicinity Frontage Total (feet)	Vicinity %
Animal Hospital		0.00%		0.00%
Financial Services		0.00%	1	0.88%
Institutional		0.00%		0.00%
Limited Restaurant	185	8%	13	11.40%
Liquor Store		0.00%		0.00%
Medical Service		0.00%	1	0.88%
Movie Theater		0.00%		0.00%
Personal Service	465	19%	18	15.79%
Professional Service		0.00%		0.00%
Restaurant	139	6%	27	23.68%
Retail	1394	58%	49	42.98%
Vacant	204	8.56%	5	4.39%
Total	2,388	100.00%	114	100.00%

¹ The WMUG Land Use Table was developed using data collected by the project sponsor and reviewed by Planning Department staff in 2017.

The use mix is varied in the [WMUG](#) District. Retail uses comprise 58% of the ground floor frontage, followed by personal services at approximately 19% and eating establishments at approx. 14% (Limited-Restaurants and Restaurants combined). These calculations do not include non-retail establishments, such as residences, institutions (e.g. schools, churches, hospitals, etc.), parking lots and garages, or public services.

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

The proposed 4,480 square foot formula retail use is less than 20,000 gross square feet; therefore, it is not required to provide an Economic Impact Study prepared pursuant to Section 303(i) of the Planning Code.

9. **Formula Retail Use in Western SoMa SUD.** In addition to the findings required in Planning Code Section [303.1](#), for formula retail uses requiring Conditional Use Authorization in the Western SoMa Special Use District, per Planning Code Section 823(c)(10), the Planning Commission shall consider the following criteria:

- a. **Size.** The new formula retail use shall be similar in size to other nearby retail uses. For the purposes of this subsection, "nearby" shall mean all other retail uses on the subject and opposite block face.

The Project will occupy a 4,480 square foot retail space on the ground floor of a new mixed-use development which occupies the entire block face. The Project is similar in size to other nearby retail uses, including the retail space on the subject block face and opposite block face

- b. **Clustering.** The new formula retail use shall have sufficient separation from other formula retail uses in the area and would thereby avoid clustering. For purposes of this subsection, "sufficient separation" shall mean no more than two formula retail uses on the proposed block face and two formula retail uses on the opposite block face.

There are 15 Formula Retail Establishments located within a one-quarter mile radius, 3 of which are within the same Zoning District ([WMUG](#)). The Project will have sufficient separation from the existing Formula Retail uses in that none are located on the same or opposite block face as the Project.

- c. **Design.** The new formula retail use should:
- i. not be located in a stand-alone building, have a drive-thru window, or have multiple curb cuts;
 - ii. be integrated with non-formula uses within the same building or development;
 - iii. have its primary retail frontage, and provide pedestrian access, from a public sidewalk and not from a parking lot;
 - iv. provide publicly accessible open space whenever possible.

The Project is the first tenant to occupy ground floor retail space in a new mixed-use building. The Project is a retail store and will not have a drive-thru window or multiple curb cuts. The Project fronts on 8th Street and provides pedestrian access from the public sidewalk. The exterior storefront will not be modified and will, therefore remain integrated with the adjacent retail spaces.

- d. **Other.** The new formula retail use should participate in formalized local resident job hiring programs.

The Project will utilize services provided by the Office and Economic Workforce Development department including posting of open positions.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2

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

Policy 1.3

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

The proposed project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those within the community. Additionally, the project site is an existing commercial space and is consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

Camerich is a producer of high quality modern furniture at a mid-market price point. The Project will add a new commercial activity in a newly constructed retail space and will enhance the diverse economic base of the City. The proposed location will be the second Camerich Showroom in the United States; the other US location is in West Hollywood, California. Opening the Western SoMa location will contribute to the overall diversity of retail sales and services within the District and City at large. Furthermore, by establishing a new commercial activity in a brand new mixed-use building, the neighborhood gains a commercial use and enables the Project to enhance the economic base of the City and immediate area.

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

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

The proposed project will be the first tenant to occupy a retail store front in a new mixed-use development, thus no neighborhood-serving retail uses will be displaced by the project. The project will provide goods and services that cannot be found elsewhere in the neighborhood and will provide resident employment opportunities to those in the community. The proposed project will provide job opportunities to the City by employing approximately 2-3 people.

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

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

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

The proposed project will be located in a newly constructed mixed-use building and will not displace any affordable housing.

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

The Project area is well served by public transit and provides off-street parking for its retail customers. Additionally, there are metered on-street parking spaces in front of the building and in the surrounding neighborhood; therefore there would not be any significant increase the automobile traffic congestion and parking problems in the neighborhood.

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

The Project will not displace any service or industry establishment due to commercial office development. The Project does not include commercial office development. Ownership of industrial or service sector businesses will not be affected by this project. The Project will enhance the future opportunity for resident employment by providing a new business within a new commercial space.

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

The proposed project will be located in a mixed-use building currently under construction and will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- g. That landmarks and historic buildings be preserved.

The subject property is a newly constructed mixed-use building and is not a historic resource nor will it significantly affect any landmarks or historic buildings.

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

The Project will be located in a new mixed-use building and, therefore, will have no impact on existing parks and 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. 2016-012471CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 22, 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. #####. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 27, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 27, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow the establishment of a Formula Retail Use (d.b.a. Camerich) on the ground floor commercial space at 332 8th Street in Assessor's Block 3756, Lot 003 pursuant to Planning Code Sections 303(c), 303.1, 823(c)(10), and 844.46 within the WMUG Zoning District, Western SoMa Special Use District and a 55/65-X Height and Bulk District in general conformance with plans, dated September 22, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-016525CUA and subject to conditions of approval reviewed and approved by the Commission on April 27, 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 April 27, 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. 19848 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

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

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

DESIGN

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

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

OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

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

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

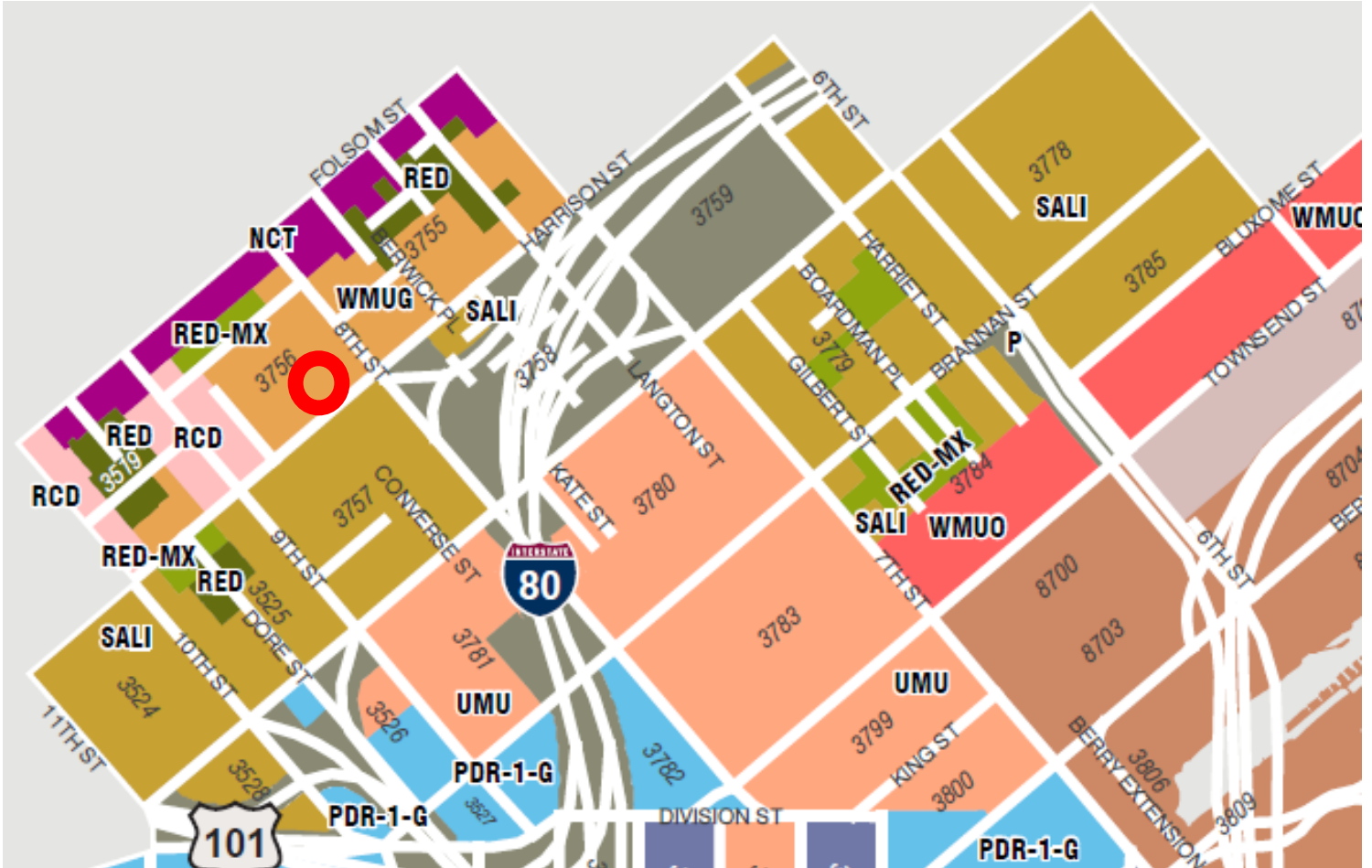
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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

Zoning Map



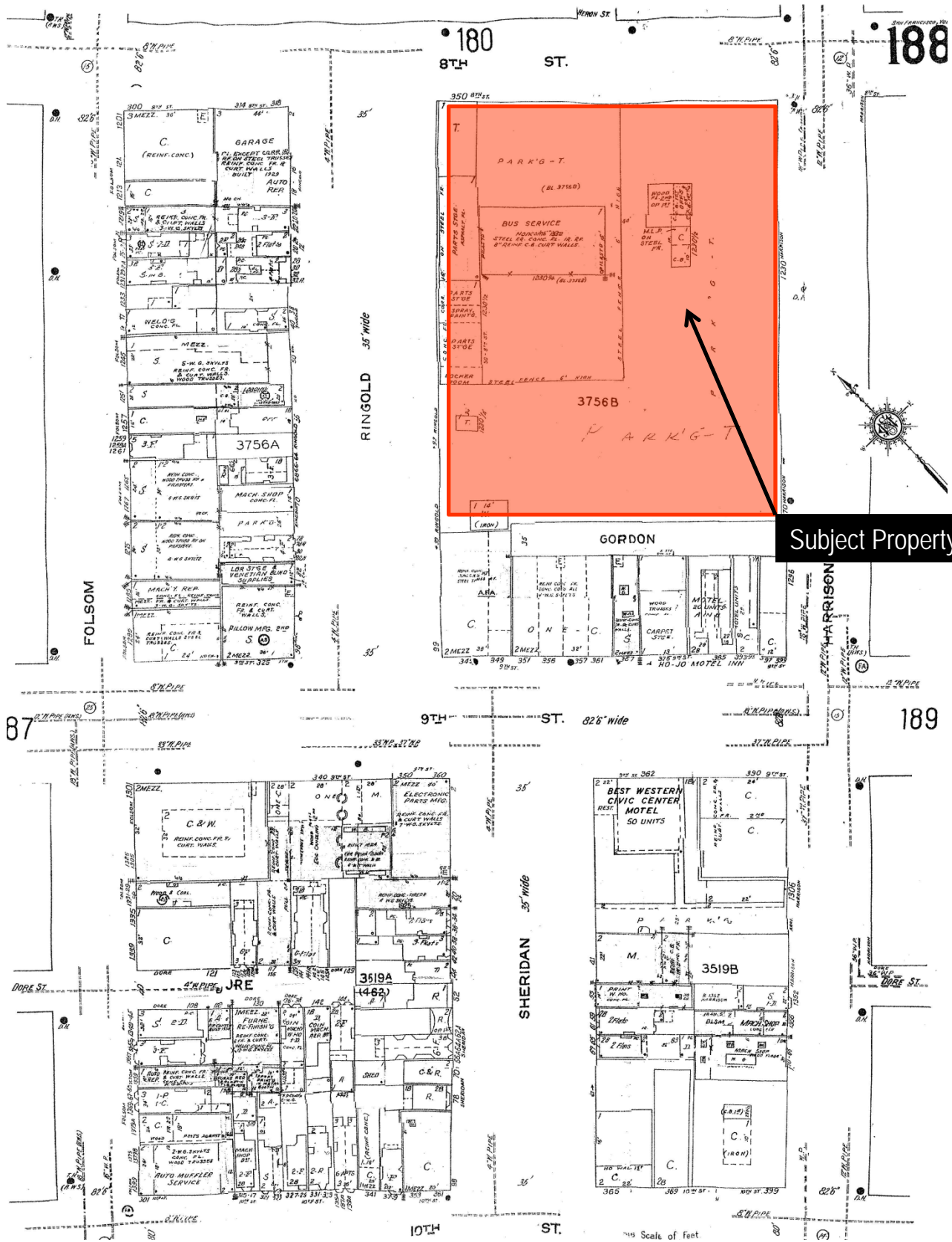
Parcel Map



Subject Property



Conditional Use Hearing
Case Number 2016-016525CUA
332 8th Street

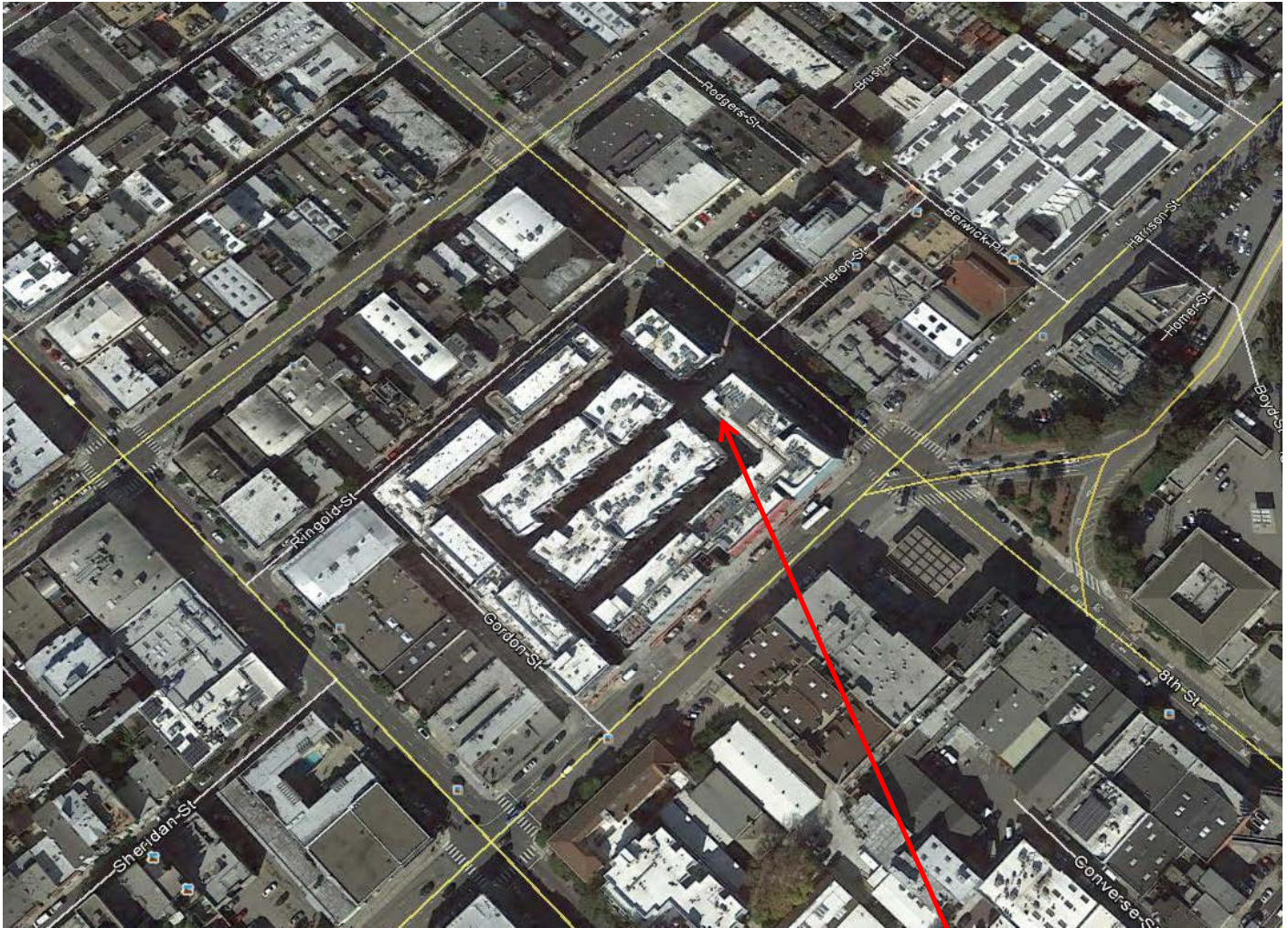


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2016-016525CUA
 332 8th Street



Aerial Photo



SUBJECT PROPERTY



Aerial Photo



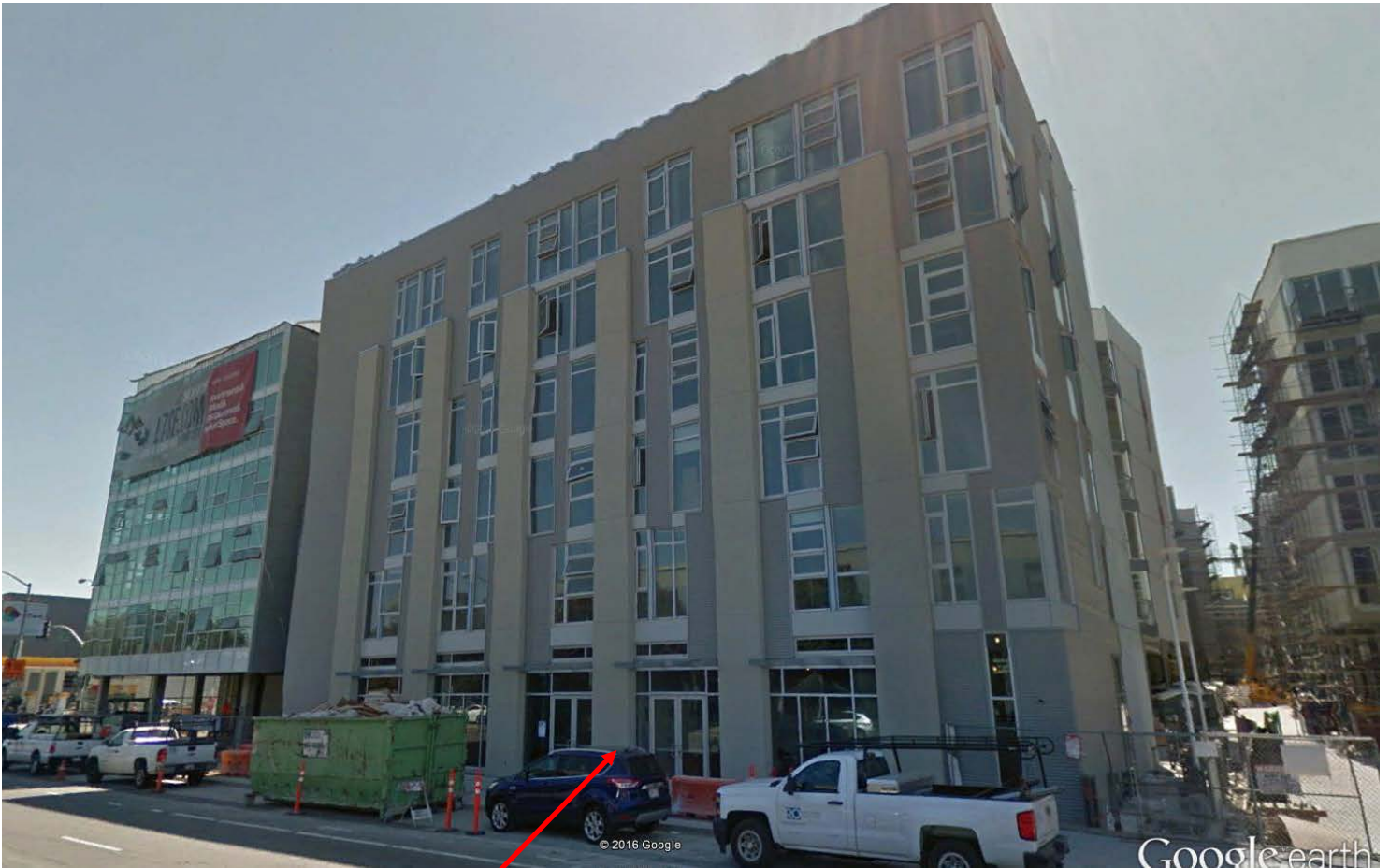
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-016525CUA
332 8th Street

Site Photo

SUBJECT PROPERTY ON 8th STREET

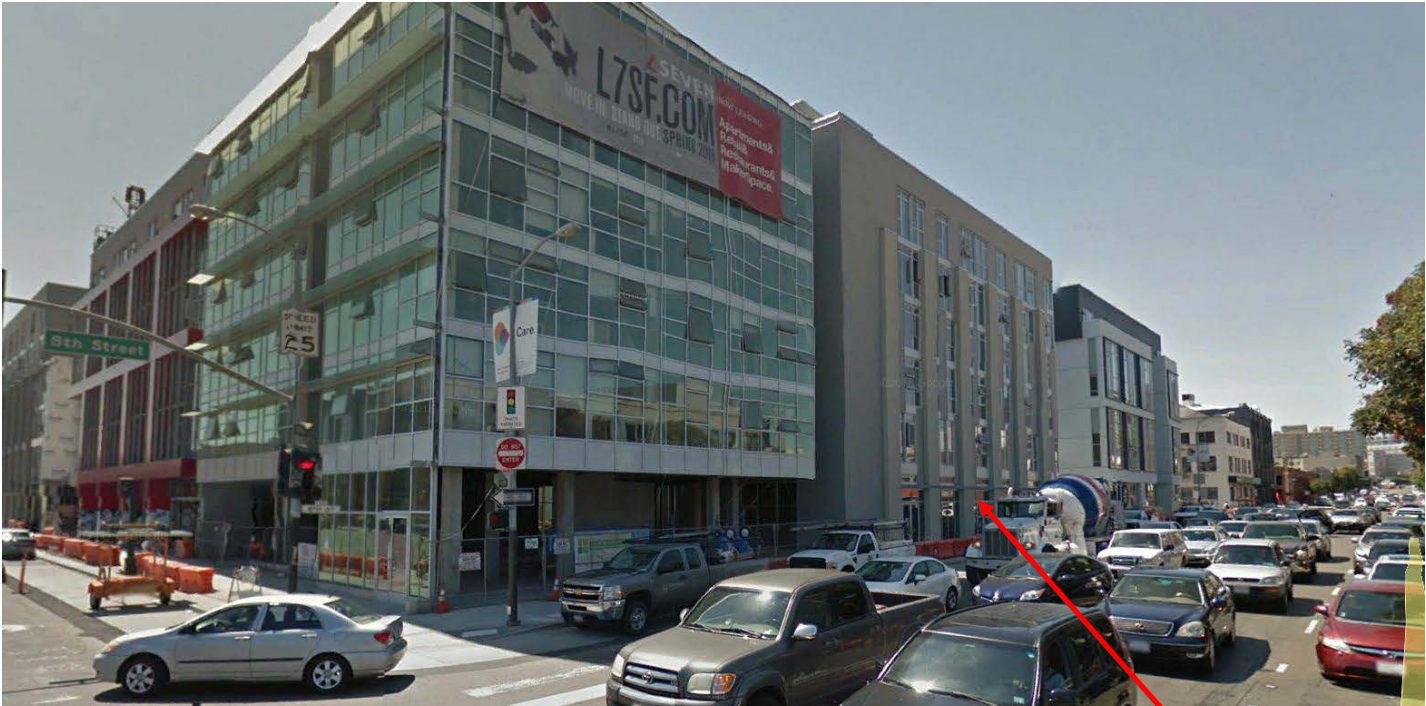


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-016525CUA
332 8th Street

Site Photo

PORTION OF SUBJECT BLOCK ON 8th STREET



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-016525CUA
332 8thStreet

Site Photo

PORTION OF OPPOSITE BLOCK ON 8th STREET



Conditional Use Hearing
Case Number 2016-016525CUA
332 8th Street

som**ba** South of Market Business Association

615 Seventh Street • San Francisco , CA 94103-4910 • www.sfsomba.org

Phone: 415.621.7533 • Fax: 415.621.7583 • e-mail: info@sfsomba.com

March 1, 2017

Mr. Rich Hillis
President, San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2480

Re:
Camerich Furniture

Dear President Hillis and Members of the Planning Commission,

On Thursday, February 23rd 2017, project sponsors Stephen Bianchi and Budi Laksana presented their proposal for a new Camerich Furniture store at 332 8th Street to the South of Market Business Association (SomBa) board.

Camerich Furniture will be an excellent addition to the SoMa merchant family, and SomBa is in full support of their application for a formula retail condition use permit. They have been communicative with SomBa throughout the permitting process, and are already members of our organization.

We welcome Camerich Furniture and are thrilled to see this business in Soma as not only will they attract customers to the area but also will provide employment and the City will benefit from the funds that will be generated by their business.

Please do not delay in approving their application. We look forward to their presence in the neighborhood.

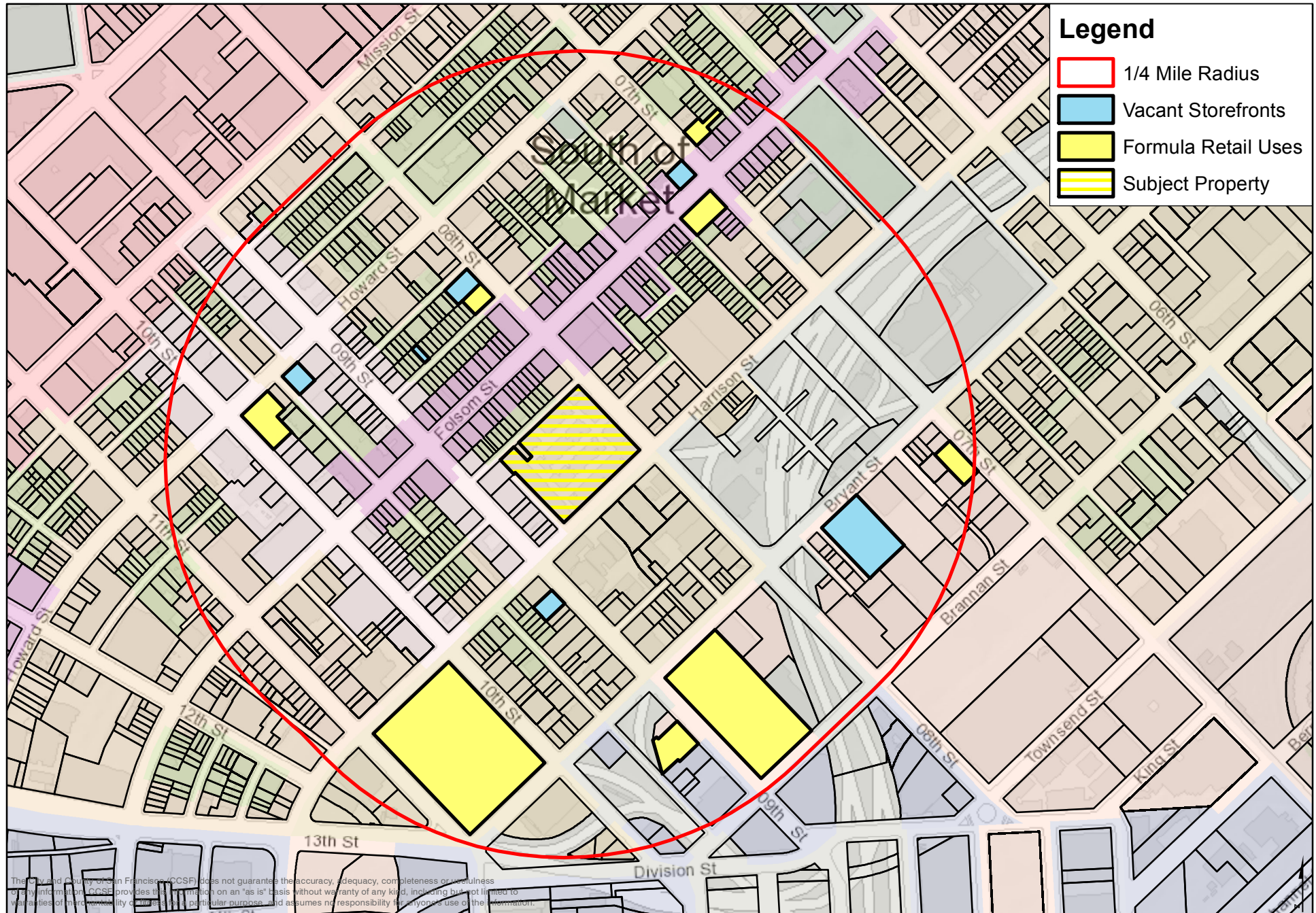
Sincerely,



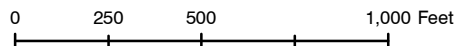
Henry Karnilowicz
President

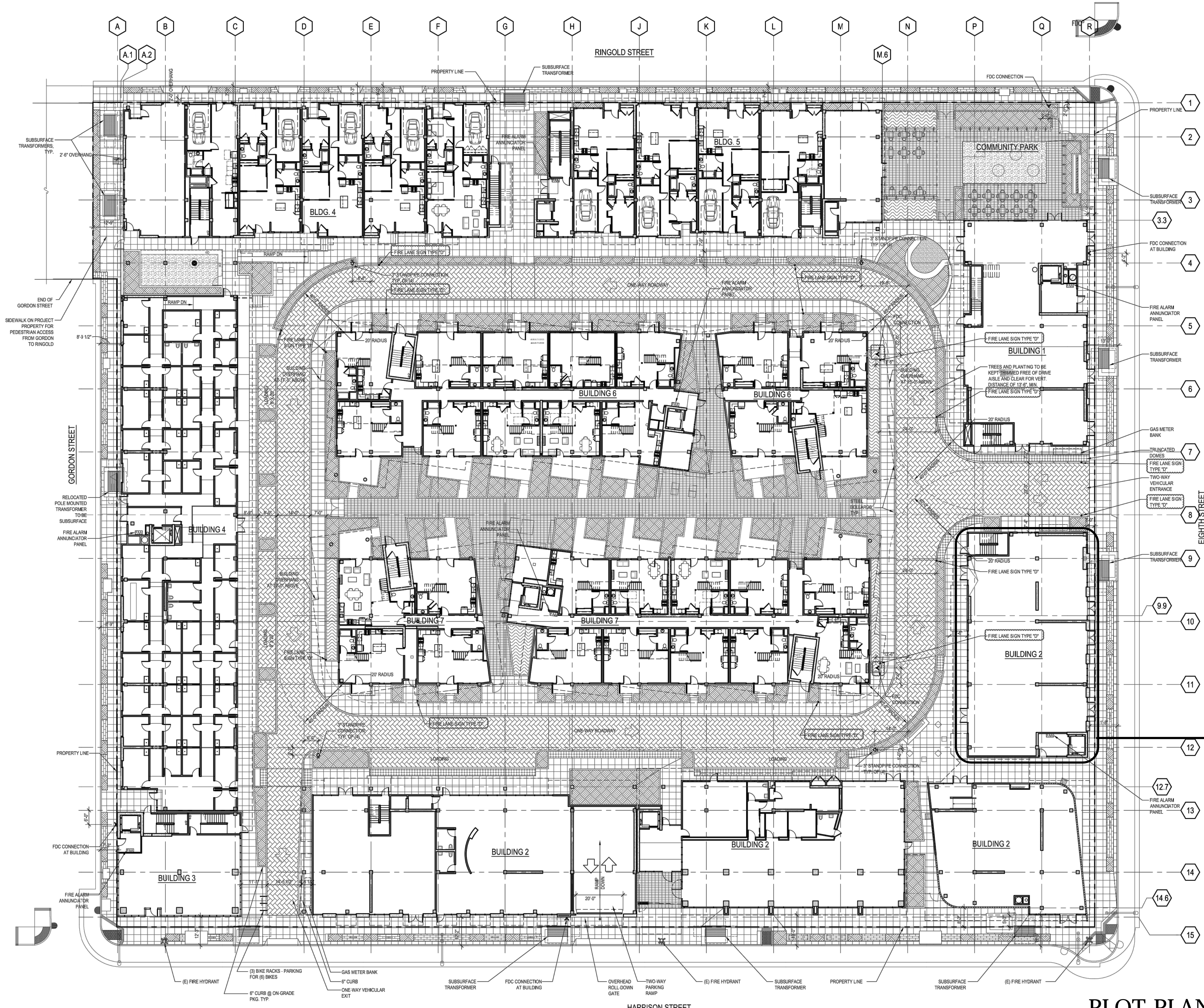
Cc:
Supervisor Jane Kim

Conditional Use Authorization 2016-016525CUA
332 8th Street



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





MICHAEL LIN INTERIORS, INC.
 8950 WEST OLYMPIC BLVD SUITE 163
 BEVERLY HILLS, CA 90211
 (310) 927-7227

CORRECTION

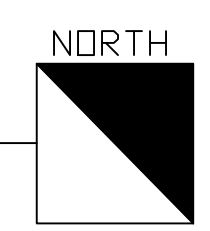
CAMERICH - SAN FRANCISCO
 332 8TH STREET
 SAN FRANCISCO, CA 94103

DATE:
 12/08/2016

SHEET NO.:

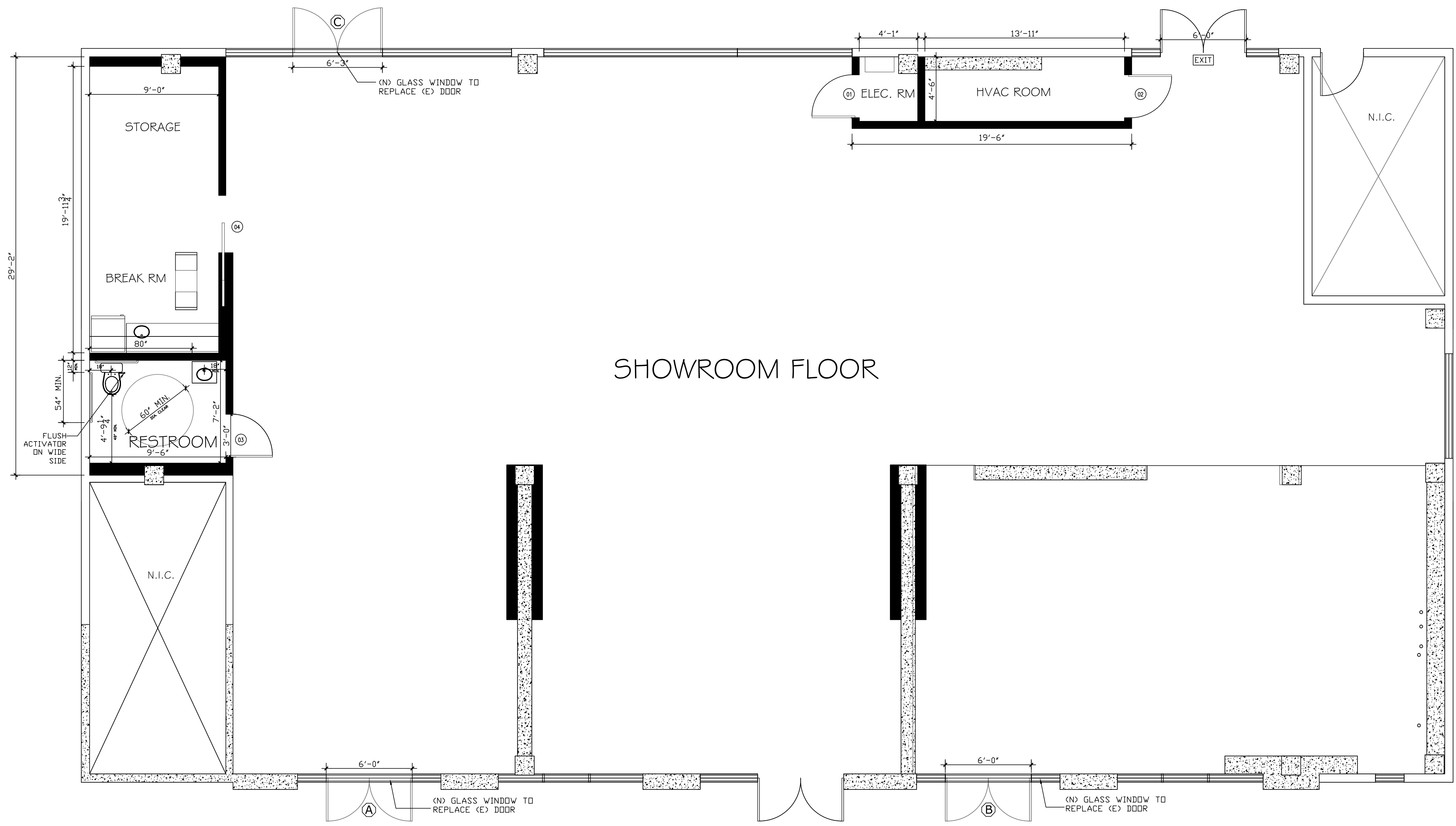
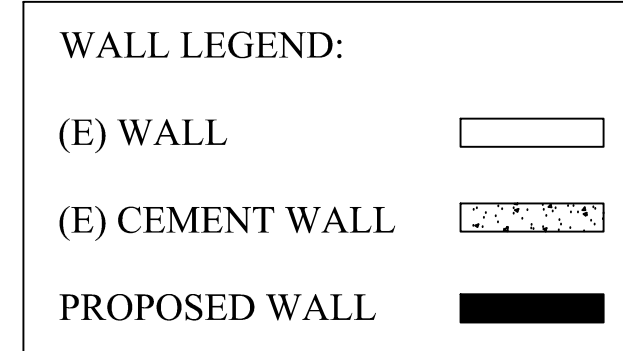
A.0

PLOT PLAN
 SCALE: 1" = 60'-0"



DOOR SCHEDULE								
DOOR MARK	TYPE	SIZE			FINISH	REMARKS	MANUFACTURER	LOCATION
		WIDTH	HGT	THICK				
01	INTERIOR SWING DOOR	3'-0"	6'-8"	1 1/4"	PAINT GRADE	DOOR WITH VENT		ELECTRICAL PANEL-ROOM
02	INTERIOR SWING DOOR	3'-0"	6'-8"	1 1/4"	PAINT GRADE	DOOR WITH VENT		HVAC UNIT-ROOM
03	INTERIOR SWING DOOR	3'-0"	6'-8"	1 1/4"	PAINT GRADE	ADA BATHROOM SIGNAGE ON DOOR		RESTROOM
04	INTERIOR POCKET DOOR	4'-0"	8'-2"	1 1/4"	PAINT GRADE	CUSTOM DOOR		STORAGE/BREAK ROOM

WINDOW SCHEDULE						
WINDOW MARK	TYPE	SIZE		MATERIAL	REMARKS	MANUFACTURER
		WIDTH	HGT			
A	FIXED	6'-0"	7'-0"	ALUMINUM CLAD	TEMPERED GLASS	
B	FIXED	6'-0"	7'-0"	ALUMINUM CLAD	TEMPERED GLASS	
C	FIXED	6'-3"	7'-0"	ALUMINUM CLAD	TEMPERED GLASS	



PROPOSED PLAN

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

FLOOR PLAN KEYNOTES

- [A] BATHROOM NOTES**
- ACCESS TO TOILETS 30" CLEAR WIDTH 24" CLEAR IN FRONT.
 - PLUMBING WALL PROVIDE 2"X 6" STUD WALL BEHIND PLUMBING FIXTURES.
 - WATER CLOSETS:
1.6 GALLON FLUSH, MAX. ULTRA FLUSH.
CONSULT OWNER FOR MANUFAC ANDSTYLE.
 - BATHTUB WILL HAVE A NON SLIP-JOINT TRAP
- PLUMBING/MECHANICAL NOTES:**
- WATER CONSERVATION DEVICES ARE REQUIRED TO BE INSTALLED FOR ALL NEW PLUMBING. WATER-EFFICIENT PLUMBING FIXTURES SHALL BE INSTALLED THROUGHOUT THE RESIDENCE FOR NEW AS WELL AS EXISTING PLUMBING.
 - 1) TANK-TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.5 GALLONS
 - 3) WATER-SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW OF 2.75 PER MINUTE
- ELECTRICAL NOTES:**
- 1) GROUND FAULT CIRCUIT INTERRUPTER PROVIDE GFCI RECEPTACLE PROTECTION AT THE FOLLOWING LOCATIONS - IN KITCHEN SERVING COUNTER TOPS.
 - 2) PROVIDE FLUORESCENT LIGHTING IN BATHROOMS AND KITCHENS AND LOCATE SWITCH FOR GENERAL LIGHTING COMPLIANCE
- ENERGY CONSERVATION:**
- SPECIFY A U VALUE OF .75 AND A SHGC VALUE OF .35 FOR ALL NEW GLAZING.

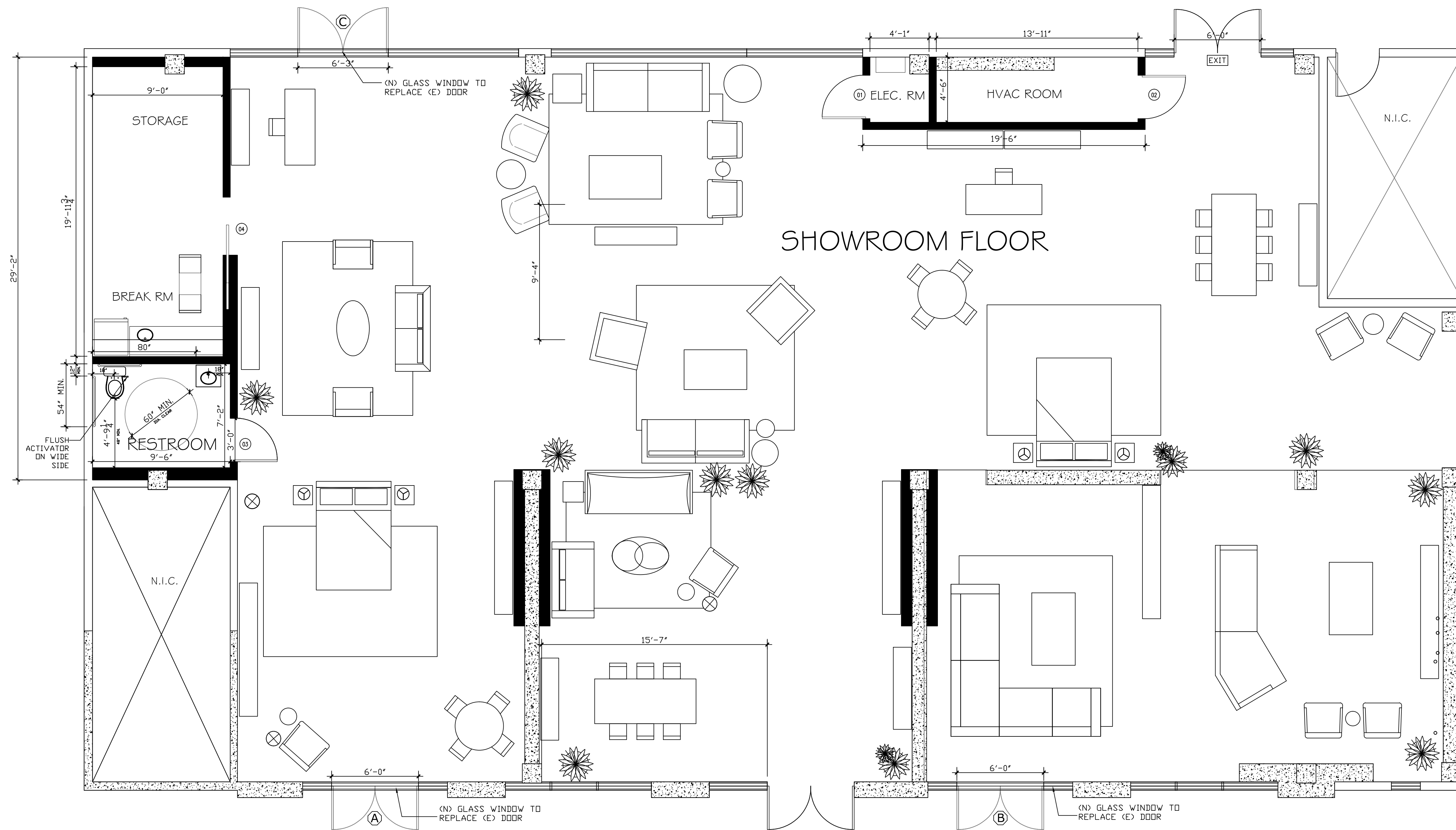
MICHAEL LIN INTERIORS, INC.
 8950 WEST OLYMPIC BLVD SUITE 163
 BEVERLY HILLS, CA 90211
 (310) 927-7227

CORRECTION			

CAMERICH - SAN FRANCISCO
 332 8th STREET
 SAN FRANCISCO, CA 94103

DATE:
 12/08/2016

SHEET NO.:
A.1

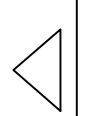


PROPOSED FURNITURE PLAN

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

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CORRECTION



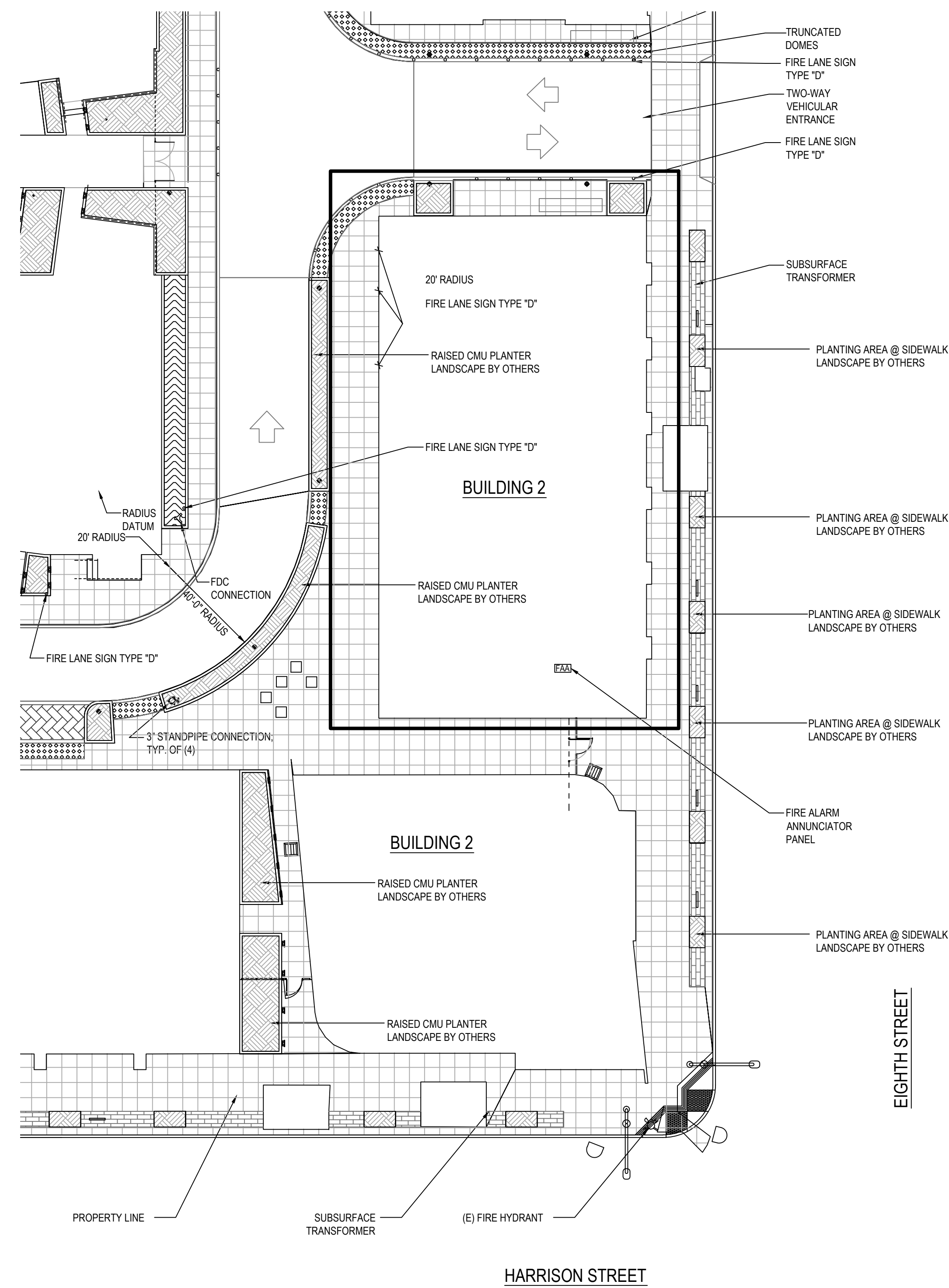
CAMERICH - SAN FRANCISCO
 332 8th STREET
 SAN FRANCISCO, CA 94103

DATE:

12/08/2016

SHEET NO.:

A. 1a

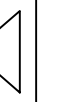


ACCESSIBILITY NOTES:

1. PAVING SURFACE TRANSITIONS NOT TO EXCEED 1/2" MAX WITH NO ABRUPT LEVEL CHANGES ALONG ACCESSIBLE ROUTE. WHEN CHANGES IN LEVEL OCCUR, THEY SHALL BE BEVELED WITH A SLOPE OF 1:2. CHANGES IN LEVEL NOT TO 1/4" MAX VERTICAL - TYPICAL.
2. PAVEMENT SURFACE SHALL BE STABLE, FIRM, AND SLIP RESISTANT - TYPICAL.
3. OPENINGS IN PAVEMENT SURFACES SHALL BE OF A SIZE THAT DOES NOT PERMIT THE PASSAGE OF A 1/2" DIAMETER SPHERE. ELONGATED OPENINGS SHALL BE PAVED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
4. PROVIDE 4% MAX CROSS SLOPE AT ACCESSIBLE ROUTE - TYPICAL.
5. PROVIDE 5% MAX RUNNING SLOPE AT ACCESSIBLE ROUTE - TYPICAL.
6. RUNNING SLOPE OF SIDEWALK CAN EXCEED 5% IF SIDEWALK IS ADJACENT TO EXISTING ROAD THAT EXCEEDS 5% SLOPE - TYPICAL.

MICHAEL LIN INTERIORS, INC.
 8950 WEST OLYMPIC BLVD SUITE 163
 BEVERLY HILLS, CA 90211
 (310) 927-7227

CORRECTION



CAMERICH - SAN FRANCISCO
 332 8th STREET
 SAN FRANCISCO, CA 94103

PROPOSED LANDSCAPE PLAN

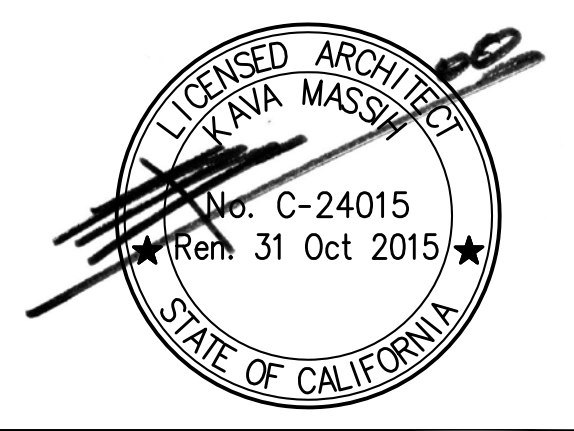
SCALE : 1/4" = 1'-0"

DATE:

12/13/2016

SHEET NO.:

A.2



STRUCTURAL ENGINEER
 MURPHY BURR CURRY
 85 SECOND STREET, SUITE 501
 SAN FRANCISCO, CA 94105
 415.546.0431 415.860.7257 FX

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
 EMERALD CITY ENGINEERS
 6505 216TH STREET SW, SUITE 200
 MOUNTLAKE TERRACE, WA 98043
 425.741.0200 425.741.0201 FX

CIVIL ENGINEER
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94547
 916.724.3388 916.724.3383 FX

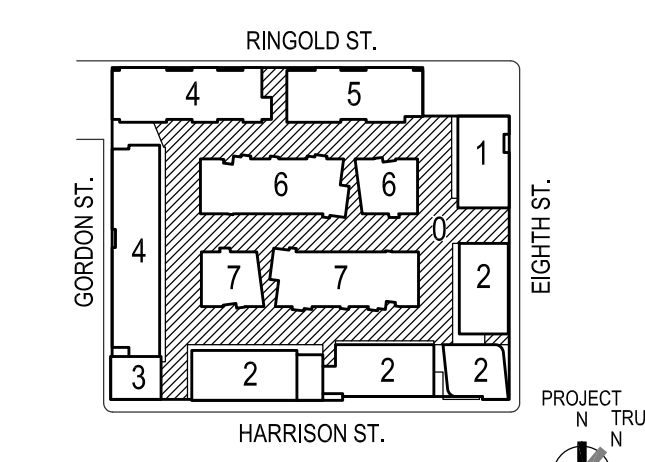
LANDSCAPE ARCHITECT
 MILLER COMPANY
 1985 FOLSOM STREET
 SAN FRANCISCO, CA 94103
 415.252.7288 415.252.7289 FX

LIGHTING DESIGNER
 HORTON LEES BROGDEN LIGHTING DESIGN
 300 BRYANNA STREET, SUITE 312
 SAN FRANCISCO, CA 94107
 415.348.8273 415.348.8286 FX



60% CD - GMAX SET	6 JAN 2014
90% CD - BID SET - SIGNED	14 APR 2014

CONSTRUCTION SET	9 DEC 2014
PLAN CHECK REVISIONS	15 JANUARY 2015
SWMP TO PUC	19 MAY 2015



8'-2" MIN. VERTICAL CLEARANCE
 7'-0" MIN. VERTICAL CLEARANCE
 ALL OTHER LOCATIONS

STREET TREE LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
T-1	ACER RUBRUM 'BOWHALL'	RED MAPLE	12	24" BOX
T-2	CORDYLINA AUSTRALIS	CORDYLINA	15	24" BOX
T-3	LOPHOSTOMON CONFERTUS	BRISBANE BOX	13	24" BOX

SEAL & SIGNATURE



CONSULTANTS

STRUCTURAL ENGINEER
 MURPHY BURR CURRY
 85 SECOND STREET, SUITE 907
 SAN FRANCISCO, CA 94102
 415.548.0431 415.862.7257 FX

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER
 EMERALD CITY ENGINEERS
 6555 21ST STREET SW, SUITE 200
 BUCKLE UP TERRACE, WA 98043
 425.741.1200 425.741.1201 FX

CIVIL ENGINEER
 LUK AND ASSOCIATES
 738 ALFRED NOBEL DRIVE
 HERCULES, CA 94541
 510.724.3388 510.724.3383 FX

LANDSCAPE ARCHITECT
 MILLER COMPANY
 1585 FOLSOM STREET
 SAN FRANCISCO, CA 94115
 415.552.7288 415.552.7289 FX

AGENCY APPROVAL

SITE PERMIT NO. 2013/07/30/3137 S

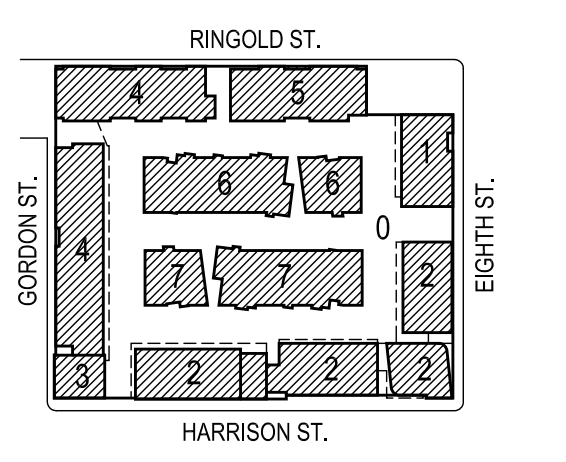


HALCYON
 SOMA HOUSING
 EIGHTH + HARRISON
 SAN FRANCISCO, CA

REVISIONS

NO.	DESCRIPTION	DATE
1	90% CD - SITE PERMIT	4/14/2014
2	ADDENDUM #1	4/30/2014
3	-	12/9/2014
4	SWMP Revisions	5/19/2015
5	LSK	5/19/2015
6	Revisions for Street Tree and Planters	4/27/2016
7	Street Improvement Permit	5/11/2016

KEY PLAN

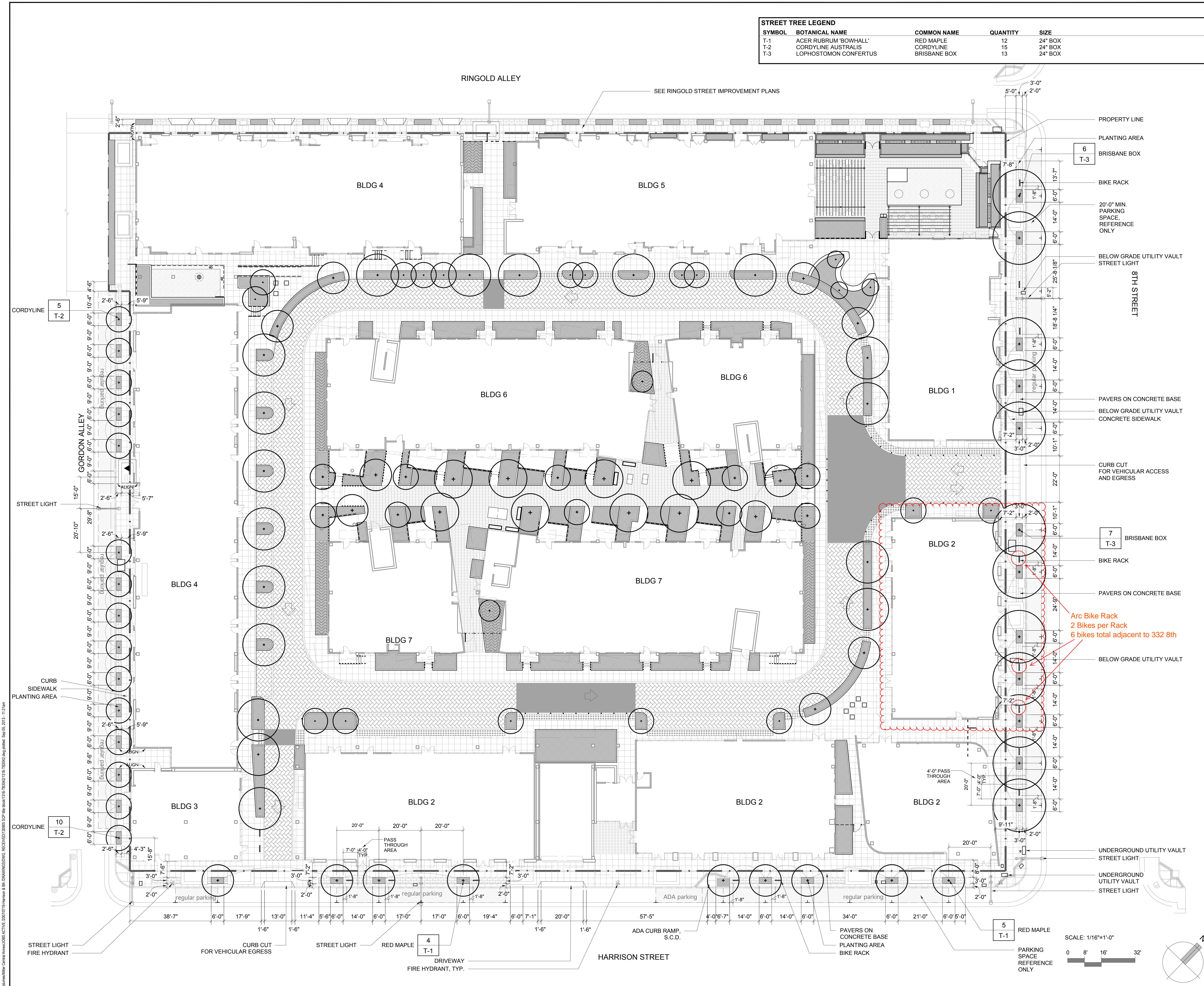


DRAWING TITLE

STREET IMPROVEMENT AND PLANTING PLAN

DRAWN: DATE: 2016 MARCH 24
 CHECKED: SCALE: 1/16" = 1'-0"
 KMA PROJECT NO.: 1316

SHEET NUMBER: **L1.00**



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CAMERICH

Cambridge

MA 02142



AVERAGE GRADE
12.98'

FF
13.21'

ELEVATION 8TH STREET

FRONT ELEVATION (EXISTING)

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

CORRECTION

CAMERICH - SAN FRANCISCO
332 8th STREET
SAN FRANCISCO, CA 94103

DATE:

12/13/2016

SHEET NO.:

A.2

MICHAEL LIN INTERIORS, INC.
8950 WEST OLYMPIC BLVD SUITE 163
BEVERLY HILLS, CA 90211
(310) 927-7227



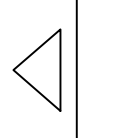
REAR ELEVATION

REAR ELEVATION (EXISTING)

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

MICHAEL LIN INTERIORS, INC.
 8950 WEST OLYMPIC BLVD SUITE 163
 BEVERLY HILLS, CA 90211
 (310) 927-7227

CORRECTION



CAMERICH - SAN FRANCISCO
 332 8th STREET
 SAN FRANCISCO, CA 94103

DATE:

12/13/2016

SHEET NO.:

A.2a