



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 6, 2017

Date: June 15, 2017
Case No.: 2017-000519CUA
Project Address: 1511 Sloat Blvd
Zoning: NC-S (Neighborhood Commercial, Shopping Center District)
26-40-X Height and Bulk District
Block/Lot: 7255/004
Project Sponsor: Samuel Kwong
Arcus Architecture
61 Walter U Lum Place
San Francisco, CA 94108
Staff Contact: Todd Kennedy – (415) 575-9125
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PROJECT DESCRIPTION

The proposal is to establish an 845 square foot formula retail use (a Limited Restaurant d.b.a. Ahipoke Bowl) in an existing commercial space currently occupied by another Limited Restaurant use (d.b.a. Nubi Yogurt). Ahi Poke is a multistate Hawaiian Themed Restaurant corporation headquartered in Southern California with approximately one (1) other San Francisco location. There are thirty-five (35) other locations operating in California, Arizona, and Washington. The project includes minor tenant improvements and new signage. The restaurant offers a variety of food options all prepared using local ingredients to its customers.

SITE DESCRIPTION AND PRESENT USE

The project site is located within the Lakeshore Plaza Shopping Center on the east side and on the ground level. The Plaza is on the south side of Sloat Boulevard, Assessor's Block 7255, Lot 004. The subject property is located within the NC-S – Neighborhood Commercial Shopping Center District and the 26-40-X Height and Bulk District. The Plaza consists of four parcels in total and is approximately 421,012 square feet in area combined and is occupied by an auto-oriented, two-story, commercial shopping center, which includes a large surface parking lot. The Plaza is anchored by Lucky's Supermarkets and includes many other national retailers. The 845 square foot space intended for the project is currently occupied by Nubi Yogurt, which has been operating since 2009. This restaurant was approved by a Conditional Use Authorization in April of 2009 per Zoning Code Section 780.44

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Lakeshore Neighborhood and is zoned NC-S. The NC-S District is intended to serve as small shopping centers or supermarket sites, which provide retail goods and services for primarily car-oriented shoppers. The Plaza is bounded by Sloat Boulevard to the north, Ocean Avenue to the south, Everglade Drive to the east, and Clearfield Drive to the west. Stonestown Galleria is the closest commercial area and that is a mile away.

The surrounding uses outside of the Plaza include residential uses that surround Lake Merced. The zoning districts consist of RH-1 (Residential-House, One Family) and RH-1(D) (Residential-House, One Family-Detached).

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	June 14, 2017	June 12, 2017	25 days
Posted Notice	20 days	June 16, 2017	June 12, 2017	24 days
Mailed Notice	30 days	June 6, 2017	June 6, 2017	30 days

The proposal requires a section 312 neighborhood notification, which was conducted in conjunction with the required hearing notification for the Conditional Use Authorization.

PUBLIC COMMENT/COMMUNITY OUTREACH

- As of June 19, 2017, the Department has not received any comment from the public about this project.
- The project sponsor held a pre-application community outreach meeting on June 20, 2017.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.3 and 703.4 to establish a Formula Retail use at the ground floor of a commercial building located in the NC-S, Neighborhood Commercial, Shopping Center District and a 26-40-X Height and Bulk District.
- Formula Retail Use (Ahi Poke): The proposed use (dba Ahi Poke Bowl) is considered a Formula Retail use with thirty-four (34) company-owned locations both operating and proposed nationwide. There are approximately 25 existing Formula Retail establishments out of 33 commercial uses within this Plaza zoned NC-S, amounting to a total concentration of approximately 76%.

- Lake Shore Plaza: The Plaza historically has had a large concentration of Formula Retail. The Plaza currently provides the neighborhood residents and existing commuters with shopping and dining choices to meet their needs. This proposed use will further enhance that benefit by providing an additional choice for their dining options. Retail establishments comprise 33% of the frontage of this Plaza, while eating establishments (limited restaurants and restaurants combined) comprise 26% of the store frontage.

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

Land Use Type	NC-S (Lakeshore Plaza Commercial frontages) (Frontage Total in feet)	NC-S %	Formula Retail Frontage Total (feet)	Formula Retail Frontage %
Financial	248	7%	248	8%
Grocery	249	6%	249	8%
Limited-Restaurant	972	26%	578	19%
Public Use	87	2%	0	0%
Personal Service	535	14%	441	14%
Professional Service	330	9%	330	11%
Other Retail	1230	33%	1133	38%
Vacant	84	2%	0	0%
Total	3735	100%	2979	100%

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of an 845 square foot formula retail use d.b.a. Ahi Poke within the NC-S District pursuant to Planning Code Sections 303, 303.1, 703.3 and 703.4.

BASIS FOR RECOMMENDATION

- The project is located in a shopping center better oriented to Formula Retail uses.
- The project would nominally increase the overall concentration of formula retail establishments within the NC-S District.
- The project would not be expected to affect existing traffic patterns.
- The project site is served by public transit lines. The subject site has a large auto-parking lot that serves the entire plaza. 599 parking spaces are provided.
- The project meets the requirements of the Planning Commission’s Performance-Based Design Guidelines.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for and compatible with the surrounding neighborhood.

¹ The NC-S Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
Conditional Use Application
Letter of Authorization
Letter from Current Tenant
Reduced Plans
Formula Retail Affidavit

Attachment Checklist

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

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

TK
Planner's Initials

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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. xxx HEARING DATE: JULY 6, 2017

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 Project Address: 1511 Sloat Blvd
 Zoning: NC-S (Neighborhood Commercial, Shopping Center District)
 26-40-X Height and Bulk District
 Block/Lot: 7255/004
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 61 Walter U. Lum Place
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 780.44, 703.3, 703.4 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL LIMITED RESTAURNT (D.B.A. AHIPOKE BOWL), WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER DISTRICT), AND A 26-40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 12, 2017, Samuel Kwong of Arcus Architecture on behalf of the Ahi Poke Corporation (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 780.44, 703.3 and 703.4 to establish a Formula Retail use (a Limited Restaurant d.b.a. Ahi Poke) in the existing 845 square-foot tenant space currently occupied by a Limited Restaurant use (d.b.a. Nubi Yogurt) located within the NC-S (Neighborhood Commercial, Shopping Center District) and a 26-40-X Height and Bulk District.

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

On July 6, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-000519CUA.

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. 2017-000519CUA, 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 within the Lakeshore Plaza Shopping Center on the west side and on the ground level. The Plaza is on the south side of Sloat Boulevard, Assessor's Block 7255, Lot 003. The subject property is located within the NC-S Neighborhood Commercial Shopping Center District and the 26-40-X Height and Bulk District. The Plaza consists of four parcels in total and is approximately 421,012 square feet in area combined and is occupied by an auto-oriented, two-story, commercial shopping center, which includes a large surface parking lot. The Plaza is anchored by Lucky's Supermarkets and includes many other national retailers. The 845 square foot space intended for the project is currently occupied by a Limited Restaurant Use (d.b.a. Nubi Yogurt).
3. **Surrounding Neighborhood.** The project site is located in the Lakeshore Neighborhood. The surrounding area is generally characterized by residential uses that surround Lake Merced. The Plaza is bounded by Sloat Boulevard to the north, Ocean Avenue to the south, Everglade Drive to the east, and Clearfield Drive to the west. The zoning surrounding the Plaza consists of single-family residential. Stonestown Galleria is the closest commercial area and that is one (1) mile away.

There are approximately thirty-three (33) storefronts within the Lakeshore Plaza, twenty-four (25) of which are formula retail, amounting to a concentration of approximately 76%. The Plaza historically has had a large concentration of retail uses including Formula Retail. The surrounding uses outside of the plaza include residential uses. The zoning districts consist of RH-1 (Residential-House, One Family) and RH-1(D) (Residential-House, One Family-Detached).

The Plaza provides the neighborhood residents and existing commuters with shopping and eating choices to meet their needs. This proposed use will further enhance that benefit by proving an additional eating establishment that will further enhance the plaza by providing an

additional eating establishment that will provide a choice for shoppers and residents.. Retail establishments comprise 33% of the frontage of this Plaza, while eating establishments (limited restaurants and restaurants combined) comprise 26% of the store frontage. These calculations do not include non-retail establishments, such as institutions, parking, or public services.

4. **Project Description.** The project sponsor proposes to establish an 845 square foot formula retail use (a Limited Restaurant d.b.a. Ahi Poke) in an existing commercial space currently occupied by another Limited Restaurant (d.b.a. Nubi Yogurt). Ahi Poke is a multistate Hawaiian Themed Restaurant corporation headquartered in Southern California with approximately one (1) other San Francisco location. There are thirty-five (35) other locations operating in California, Arizona, and Washington. The project includes minor tenant improvements and new signage.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 780.44, 703.3, 703.4 to establish a formula retail use at the ground floor of a commercial building located in the NC-S (Neighborhood Commercial Shopping Center District) and a 26-40-X Height and Bulk District.

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

The revised plans attached show the transparent design on the front windows and entrance. There will be visibility from the storefront to inside of the proposed Limited Restaurant.

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

The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking.

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

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

- D. **Hours of Operation.** Pursuant to Sections 713.27 of the Planning Code, this zoning district limits the hours of operation. It is permissible to operate between 6 a.m. to 2 a.m. A Conditional Use Authorization is required to operate between the hours of 2 a.m. and 6 a.m.

The proposed hours of operation are 9 a.m. to 9 p.m., Mondays through Fridays, 10 a.m. to 6 p.m. Saturdays, and 11 a.m. to 5 p.m. on Sundays.

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:

- 1) The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project is desirable because it provides a new option for dining services and is compatible with the surrounding commercial and residential uses.

- 2) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- a) 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.

- b) 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 will attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit and is adjacent to a public parking lot.

- c) 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.

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

The project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. New signage is required to comply with the requirements of the Planning Code and formula retail signage guidelines.

- e) 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.

- f) That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial, Shopping Center District.

The proposed project is consistent with the stated purpose of the NC-S District in that the intended use will provide a compatible service use for the immediately surrounding neighborhoods during daytime and evening hours, and is compliant with the limitations on certain uses within the NC-S District.

8. Formula Retail. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant Section 703.3, Formula Retail Uses:

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

There are twenty-four (25) existing formula retail establishments out of thirty-three (33) storefronts within the Lakeshore Plaza zoned NC-S, including seventeen (17) general retail locations and five (5) restaurants. The existing intensity of formula retail uses is approximately 81% of all businesses store frontage within the district. The proposed establishment would increase the concentration of formula retail establishments by approximately 1% and would nominally increase the formula retail commercial frontage in the district to 82%.

Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, all retail uses are inside the Lakeshore Plaza. Outside of the Plaza, the land uses are predominately residential and there is no commercial within one mile of the Plaza.

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

There are no existing Ahi Poke locations located within the Plaza. There are six other Limited Restaurants located in the plaza that are separate from the subject tenant space. They include Subway, Chipotle Mexican Grill, Noah's Bagels, Noodle Shop, Ono Hawaiian Barbeque, and Peet's Coffee and Tea. The closest Ahi Poke Bowl location in San Francisco is located approximately five ¾ (5.75) miles away on Polk Street in the Russian Hill Neighborhood. The Plaza serves the growing, immediate residential neighborhood, as well as commuters and workers in the area. Currently, these residents, commuters and workers have only the available eating establishments located in the plaza. This project will provide an additional choice for eating establishments

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

The project will establish an Ahi Poke Bowl in an existing tenant space. The Project will not alter the building envelope. Ahi Poke will install appropriate signage that will be reviewed and approved by Planning Department staff. Therefore, the project will be compatible with the existing architectural and aesthetic character of the NC-S district. The proposed signage will be limited to one sign that will include one exterior illuminated wall sign above the storefront.

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

Of the 33 existing commercial spaces at the Plaza, two are currently vacant. The project will establish a new Formula Retail in an occupied tenant space. This change has been discussed between the existing Limited Restaurant and the proposed Formula Retail.

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

The Plaza is comprised of a mix of neighborhood-serving retail uses that include a grocery store, electronics, restaurants, dry cleaners, bank, clothing and apparel, offices, and a post office. This project will not alter the historic mix of these uses because the Plaza has always had formula retail uses onsite. This project will provide neighborhood residents, commuters, and workers in the area with additional choice for their dining options.

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

Of the thirty-three (33) commercial establishments within the NC-S zoned Plaza, there are twenty-five (25) formula retail establishments amounting to 76% formula retail. The subject project would add an additional formula retail establishment to the district, increasing the intensity to approximately 79%.

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

Land Use Type	NC-S (Lakeshore Plaza Commercial frontages) (Frontage Total in feet)	NC-S %	Formula Retail Frontage Total (feet)	Formula Retail Frontage %
Financial	248	7%	248	8%
Grocery	249	6%	249	8%
Limited-Restaurant	972	26%	578	19%
Public Use	87	2%	0	0%
Personal Service	535	14%	441	14%
Professional Service	330	9%	330	11%
Other Retail	1230	33%	1133	38%
Vacant	84	2%	0	0%
Total	3735	100%	2979	100%

Retail establishments comprise 32% of the frontage of this Plaza, while eating establishments (limited restaurants and restaurants combined) comprise 26% of the store 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. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan.

NEIGHBORHOOD COMMERCE

Objectives and Policies

¹ The NC-S Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

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 1.3:

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

The proposed development will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District that runs along a heavily trafficked thoroughfare 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 occupy an existing tenant space that is currently occupied. The proposed Formula Retail has discussed this transaction with the existing tenement and there has been an agreement made so no tenants are being displaced, based on discussion with the project sponsor.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project will provide the neighborhood with a retail store for a popular cable and internet service provider.

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

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

No neighborhood-serving retail uses will be displaced by the project. The proposal would retain the previous mix of neighborhood-serving retail uses by replacing an existing Limited Restaurant use with a new Formula Retail Limited Restaurant use. The existing Limited Restaurant will be vacating the tenant space at their own choice, but the space will be filled with this new use and will provide a new dining option for the Plaza.

- 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.

- 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 vacant commercial space.

- 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 City Landmark, and has not been studied as a historic building.

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.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-010423CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 21, 2016, 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 July 6, 2017.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 6, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail general merchandise store (d.b.a. AT&T Authorized Retailer) located at 1567 Sloat Boulevard, Block 7255, Lot 003 pursuant to Planning Code Sections 303(c), 303.1, 780.44, 703.3 and 703.4 within the **NC-S Neighborhood Commercial, Shopping Center District** and a **26-40-X** Height and Bulk District; in general conformance with plans, dated January 12, 2017 and stamped "EXHIBIT B" included in the docket for Case No. **2017-000519CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 6, 2017** under Motion No. xxx. 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 **July 6, 2017** under Motion No. xxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19692 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

DESIGN

- 6) **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

- 7) **Signage.** The applicant will obtain a separate sign permits for one wall sign over the entry and one projecting sign per plans submitted. No animated signs are permitted.

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

OPERATION

- 8) **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/>

- 9) **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

MONITORING

- 10) **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.

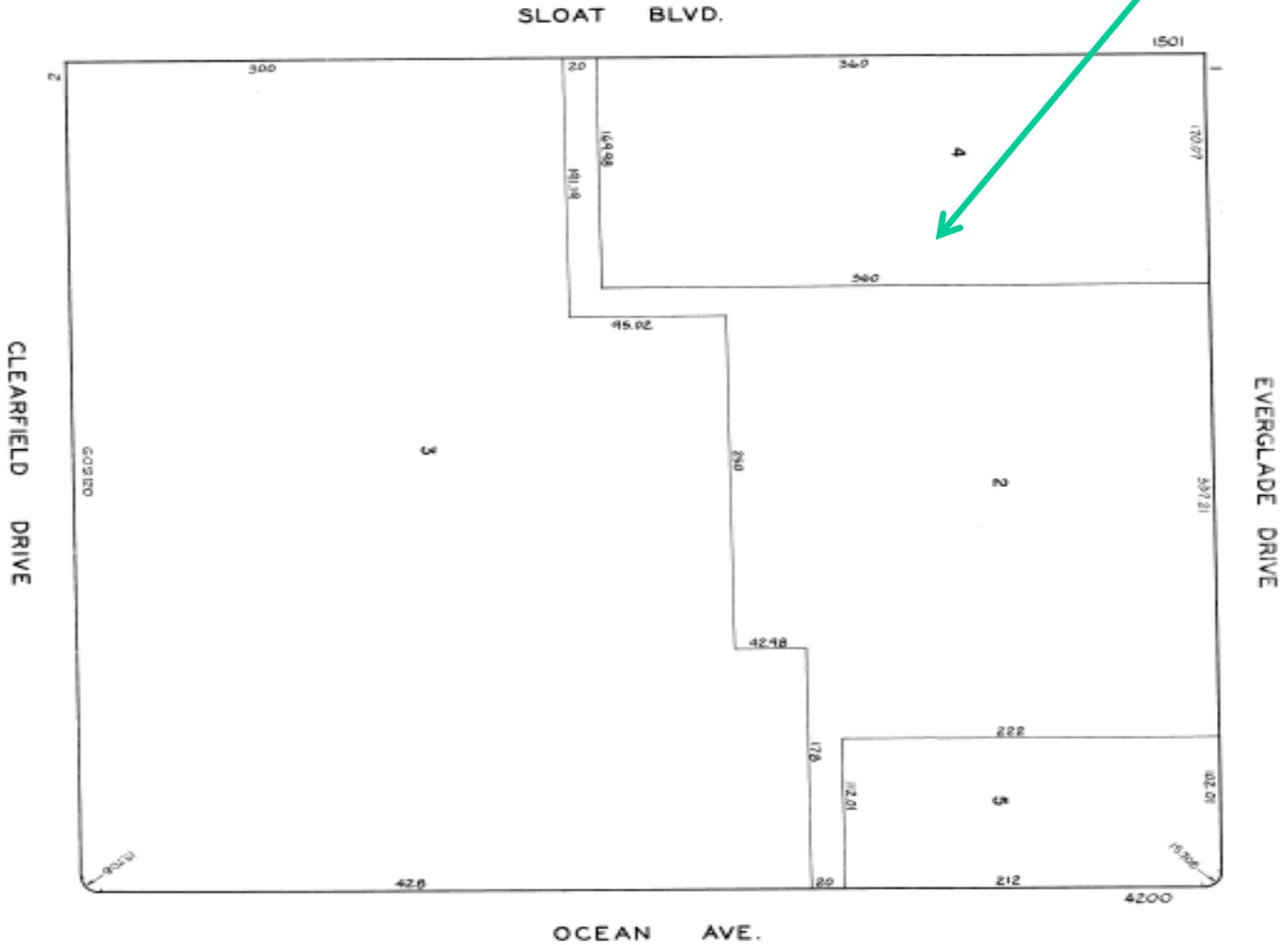
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 11) **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.

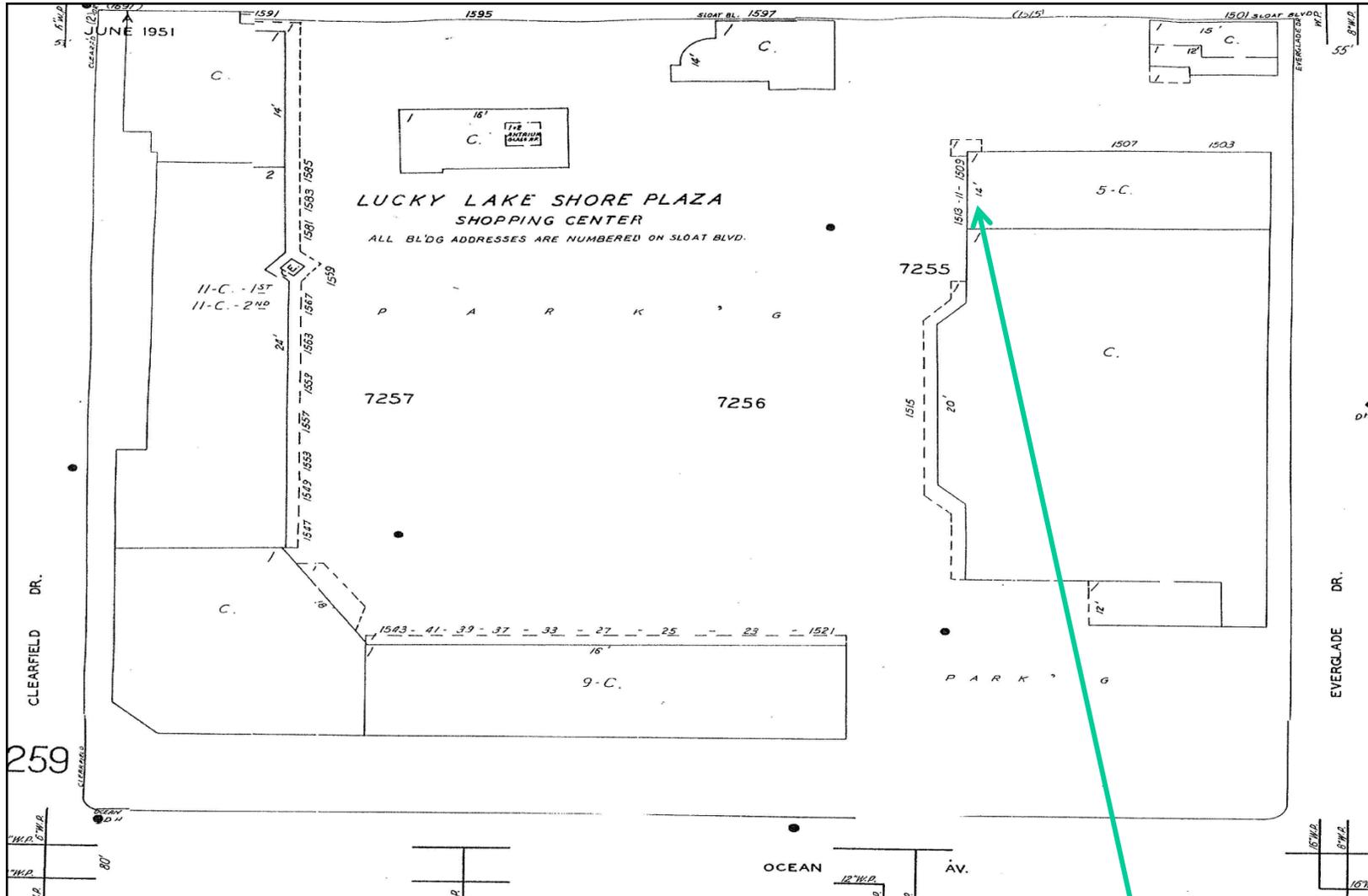
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map

SUBJECT PARCEL



Sanborn Map*

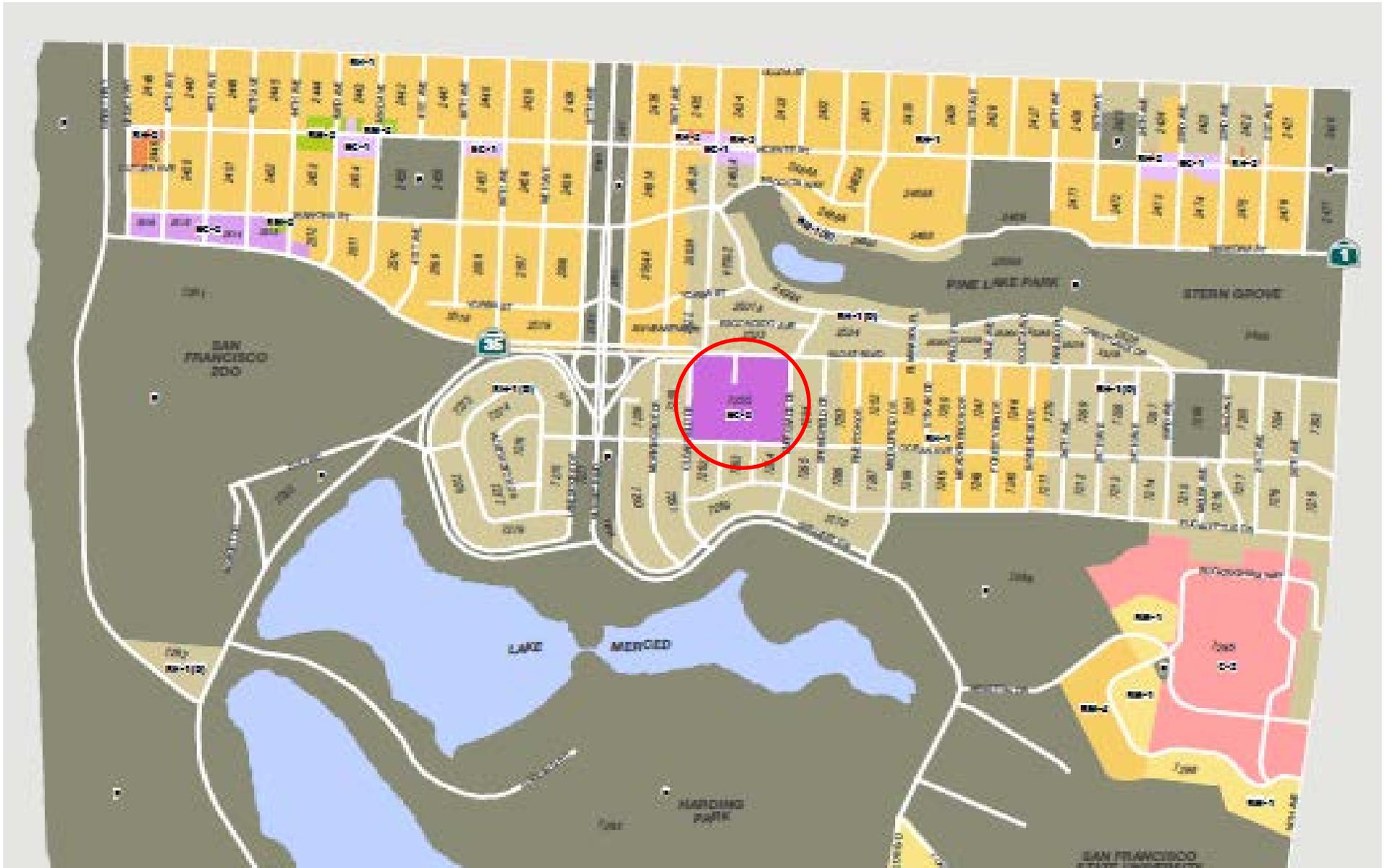


SUBJECT PROPERTY

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



Zoning Map



Conditional Use Hearing
Case Number 2017-000519CUA
1511 Sloat Boulevard

Aerial Photo

SUBJECT LOCATION



SUBJECT SITE



Conditional Use Hearing
Case Number 2017-000519CUA
1511 Sloat Boulevard

e & Tea

 **nubi**
yogurt

VO
4G W



& Tea

 **nubi**
yogurt

verizon wireless
4G WIRELESS | Premium Retailer


PARKING ONLY


PARKING ONLY



ver
4G WiFi

 **nubi**
yogurt

 **Peet's Coffee & Tea**


PARKING
ONLY


PARKING
ONLY

FOR YOUR HEALTH
AND SAFETY
PLEASE DO NOT
FEED THE BIRDS

business hours
mon-fri 11:00am-11:00pm
sat-sun 11:00am-11:00pm



Envision
VISA

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: LAKE SHORE PLAZA SHOPPING CENTER	
PROPERTY OWNER'S ADDRESS: 1/0 CROSSPOINT REALTY SERVICES 303 SACRAMENTO ST. 3/F SAN FRANCISCO CA 94111	TELEPHONE: (415) 288-6888
	EMAIL: jakeland@crosspointrealty.com

APPLICANT'S NAME: SAMUEL KWONG Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 61 WALTER V. LUM PLACE SAN FRANCISCO CA 94108	TELEPHONE: (415) 391-3313
	EMAIL: samkwong-arouse@pacbell.net

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): STEFANO CASSOLATO Same as Above <input type="checkbox"/>	
ADDRESS: USE APPLICANT'S ADDRESS	TELEPHONE: 415-875-0818
	EMAIL: stefanocassolato@gmail.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 1511 SLOAT BLVD. SAN FRANCISCO CA 94132		ZIP CODE: 94132
CROSS STREETS: EVERGLADE DRIVE.		

ASSESSORS BLOCK/LOT: 7255 / 002	LOT DIMENSIONS:	LOT AREA (SQ FT): 100917	ZONING DISTRICT: LAKE SHORE PLAZA SPECIAL USE DISTRICT	HEIGHT/BULK DISTRICT: 26-40-X
---	-----------------	------------------------------------	--	---

SEE LOT MAP

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard T.I ONLY	PRESENT OR PREVIOUS USE: YOGURT SHOP
		PROPOSED USE: POKE STORE
		BUILDING APPLICATION PERMIT NO.: 2016-008-7075

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
(T.I.) Retail	SEE BELOW	845 SF	φ	845 SF
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF				

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

THE PROJECT IS LOCATED WITHIN A SHOPPING CENTER WITH MULTIPLE BUILDINGS AND OFF-STREET PARKING

5. Action(s) Requested (Include Planning Code Section which authorizes action)

SEE ATTACHMENT

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

SEE ATTACHMENT

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

SEE ATTACHMENT

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

SEE ATTACHMENT

3. That the City's supply of affordable housing be preserved and enhanced;

SEE ATTACHMENT

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

SEE ATTACHMENT

5. 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;

SEE ATTACHMENT

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

SEE ATTACHMENT

7. That landmarks and historic buildings be preserved; and

SEE ATTACHMENT

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

SEE ATTACHMENT

Estimated Construction Costs

TYPE OF APPLICATION: CONDITIONAL USE	
OCCUPANCY CLASSIFICATION: B - RETAIL	
BUILDING TYPE: I-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 600 SF, 245 SF NO CHANGE.	BY PROPOSED USES: POKE STORE, LIMITED RESTAURANT
ESTIMATED CONSTRUCTION COST: \$70,000	
ESTIMATE PREPARED BY: SAMUEL KWONG	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:



Date:

JAN 12, 2016

Print name, and indicate whether owner, or authorized agent:

SAMUEL KWONG

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations NO CHANGES	<input type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

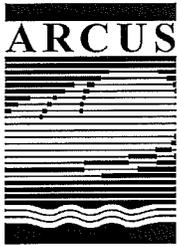
FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*



Date: January 12th 2017

Tenant: AhiMahi Enterprises, LLC
Address: 1511 Sloat Blvd., San Francisco
Block: 7255 Lot: 002
Zoning District: NCS (Neighborhood Commercial Shopping Center)
Lakeshore Plaza Special Use District
Section 789.44 of the Planning Code

ARCHITECTURE
+ PLANNING

61 Walter U. Lum
Place, Third Floor
San Francisco, CA
94108-1801 USA
(415) 391 - 3313
(Fax) 391 - 3649

New Application Conditional Use Findings

Project Background

The current tenant located at 1511 Sloat Blvd. is Nubi Yogurt, they occupy 845 sf within the Lakeshore Plaza Shopping Center. This shopping center provides a variety of goods and services to the Lakeshore Acres, Crestlake, and Merced Manor Neighborhoods. The Planning Commission approved a Conditional Use Application for the operation of this small, self-service restaurant in 2009. Nubi Yogurt is still currently in operation. The new tenant proposes to renovate the space into a Poki style limited restaurant with seating for 16 patrons. Because there may be limitations on the type and classification of restaurants within the Lakeshore Shopping Plaza SUD, this application is filed.

Conditional Use Application

A Conditional Use is unclear due to difference in responses from Planning Staff during separate inquiries.

1. On November 2016, new tenant approached SW Quadrant Enforcement Planner inquiring if a CU is necessary. The response was because this change of use from the yogurt shop (limited restaurant) and the new Poke Bowl (limited restaurant) does not involve abandonment of similar operation for over three years, and there is an existing CUA No. 2009.0061C to operate the self-service restaurant and there is no change of use proposed, then a CUA is not necessary. However, the Planner recommends us to consider seeking a formal response with a Letter of Determination.
2. On December 6 2016, attorney recommended by the landlord made an inquiry to SW Quadrant supervisor and he indicated that a CUA is needed.
3. On December 12 2016, tenant's consultant made a inquiry at the Public Counter on completing a Preliminary Screening form for restaurants mobile food facilities and relates uses and the planner checked the box indicated a CUA is needed.

Future Sites and Formula Retail Element

The Ahi Poke Bowl currently operates seven (7) stores which is under the 11 which triggers formula retail store classification.

The existing stores are located in the following areas:

Temple City CA 91780	Open since December 2015
Scottsdale AZ 85257	Open since April 2016
Los Angeles CA 90028	Open since May 2016
Los Angeles CA 90007	Open since June 2016
Moreno Valley CA 92553	Open since July 2016
Chandler AZ 85226	Open since July 2016
West Covina CA 91791	Open since October 2016

In 2017 however, there is plan to expand an additional 6 stores in Arizona and California, and an updated list of these stores and the tentative opening dates will be available on the date of submittal of the application. For detailed information, please see Formula Retail Affidavit.

The Planning Code also changed the classification of restaurants and self-service restaurant under the previous Conditional Use Application no longer exists. The proposed Ahi Poke Bowl is to be classified as a Limited Restaurant under Section 790.90 of the Planning Code.

Compatibility with surrounding Neighborhood and Project Justification

1) *The proposed project use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary, or desirable for, and compatible with, the neighborhood or the community; and*

The project provides a new form of food type (Poke) to the residents surrounding the Lakeshore Plaza neighborhoods. It provides new variety and maintains a balance of differing commercial uses within a Shopping Center. Although it replaces a yogurt shop, the new store will still provide job opportunities for the neighborhood community and maintain economic vitality of the Mall.

2) *That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:*

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

The work consists of tenant improvement work within a developed shopping mall. There is no change to the size of the store and the overall alteration work will not disturb adjacent tenants.

b) *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;*

This project does not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The project is not intended as a destination restaurant, but one that is meant to service the needs of local residents who visit the shopping center for other goods and services. The neighborhood is auto-orientated and shopping center is well serviced by off-street parking lot.

c) *The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;*

The project does not produce noxious or offensive emissions such as noise, glare, dust and odor.

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

The project would not alter the site landscaping, screening, open spaces, and parking or loading area. New signage compliant to shopping center standards will be provided.

3) That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The project complied with all relevant sections of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below:

OBJECTIVE 1

COMMERCIAL AND INDUSTRY ELEMENT

Policy 1.4 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

Project is situated within a developed shopping center which is designed to service adjacent neighborhood residents.. The new trend provided with the poke style food will attract new visitors and add to the economic activities in the shopping center.

OBJECTIVE 6

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

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

New food trends is a driving force that creates excitement in a commercial area. This new poke type food that will be offered in this shopping center on the West side of the City will provide surrounding neighborhood residence a new style of food normally only found in hot neighborhood such as the Mission and SOMA. This diversity in food choice is good for the economy of the area.

Priority General Plan Policies Findings

1. That existing neighborhood-serving retail uses be preserved and enhanced and future Opportunities for resident employment in and ownership of such business enhanced;

The new limited restaurant replaces another with different food type, is continues to provide employment opportunities for the community. Since all work is within an existing envelope of a building and there is no additional square footage created, the intensity of use did not change substantially.

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

The project would not have any impact the character and diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The project has no affect on the affordable housing supply in the City.

4. *That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;*

The project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood.. The project site is well served by off-street parking.

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

There is no commercial office development associated with the project. No industrial or service sector uses would be displaced.

6. *That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;*

The project involves with only minor interior alterations to an existing store and would not impact the ability of the building to withstand an earthquake.

7. *That landmark and historic building be preserved; and*

The existing shopping center is not a landmark and is not historically rated.

8. *That our parks and open space and their access to sunlight and vista be protected from development.*

The project involve tenant improvement work and have no impact to parks and open space.



December 19, 2012

San Francisco Planning Department
City and County of San Francisco
1650 Mission Street 4/floor
San Francisco CA 94103

Subject: Ahipoke Bowl, Lakeshore Plaza Shopping Center
1511 Sloat Blvd. San Francisco CA 94132

To Whom It May Concern:

Please accept this letter as Landlord's certification that authorizes Mr. Samuel Kwong, of ARCUS Architecture and Planning and Mr. Stefano Cassolato, lobbyist to act as agents for our new tenant Ahi Poki Bowl(511 Sloat Boulevard) to assist them to seek Conditional Use Application for a limited restaurant at the Shopping Center.

Thank you for your consideration, please do not hesitate to contact us with any questions.

Sincerely,
CROSSPOINT REALTY SERVICES, INC, for
Lakeshore Plaza Shopping Center

A handwritten signature in black ink, appearing to read "Jennifer Askeland". The signature is fluid and cursive, written over the typed name.

Jennifer Askeland
Assistant Property Manger

cc: Nubi Yogurt Notice Address



21700 Copley Dr, Suite 320
Diamond Bar, CA 91765
T 909.594.3388 | F 909.594.8388

June 19, 2017

RE: 1511 Sloat Boulevard, San Francisco, CA 94132

Dear City Officials

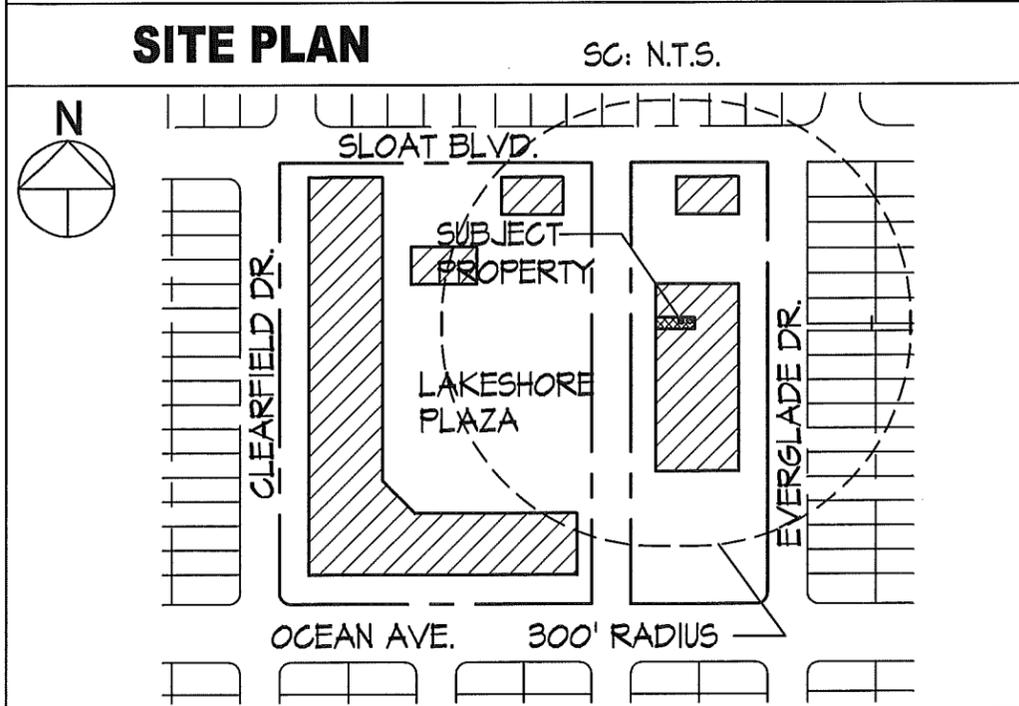
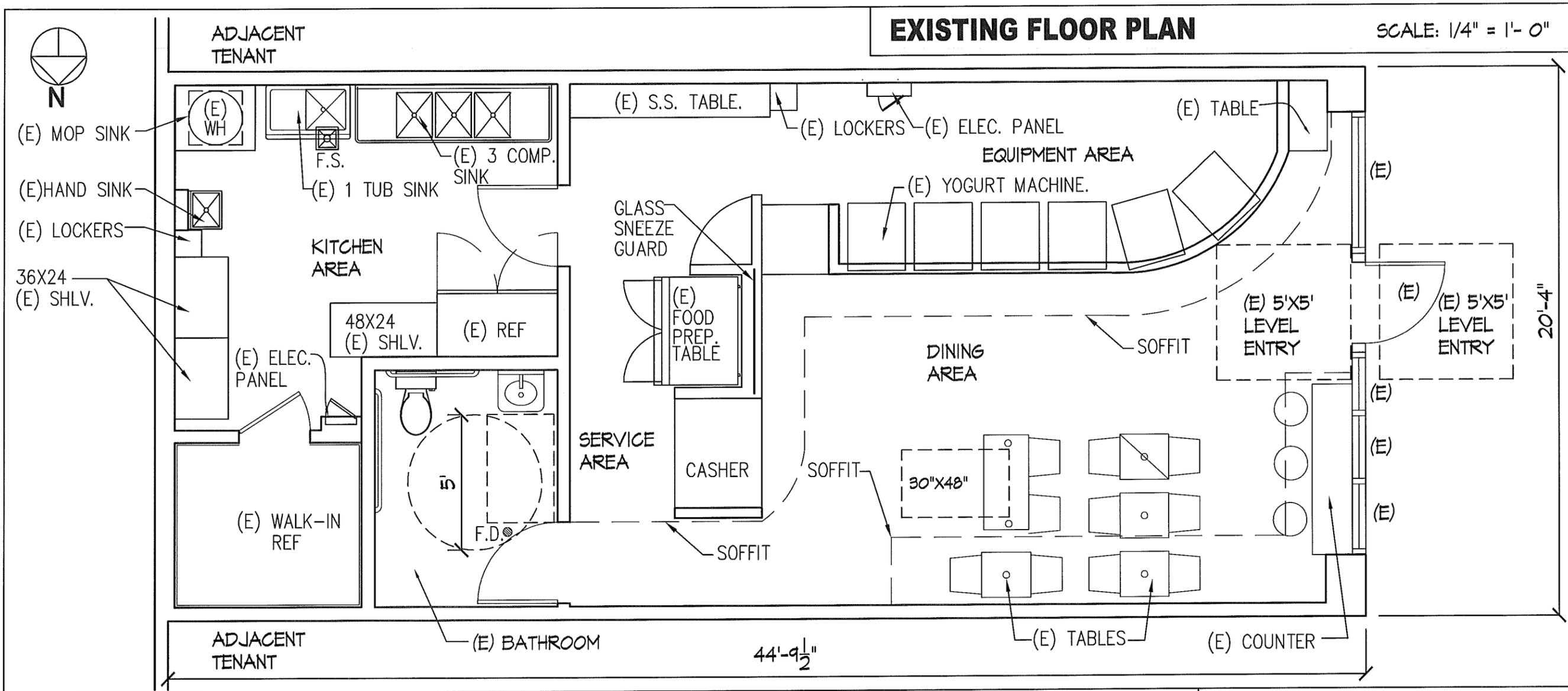
My name is Joshua Liang. I am a partner of Nubi Yogurt and I also serve as its Chief Operating Officer. It has been a pleasure serving the Sunset District neighborhood. In the past couple of years, we have struggled to be profitable at this location as the frozen yogurt business is seasonal, therefore our sales is usually weak during half of the year. Additionally, the frozen yogurt business only have one day part of business that is doing well because our sales from the opening time of 11 AM to 3 PM are usually weak thru out the entire year. Due to these reasons, we have decided to sell our Nubi Yogurt business located at address as indicated in the subject location above to Ahi Mahi Enterprise, LLC to bring Ahipoki to the neighborhood. Ahipoki serves fresh poke style bowls, plates, salads and wraps. I want to point out that I also am a partner in Ahi Mahi Enterprise, LLC and I believe Ahipoki will be a great addition to the neighborhood as it serves fresh and healthy fare. It will be sustainable from having a year round business and at least 2 to 3 day part business thru out the day as it serves a great option for lunch, dinner and sometimes a midafternoon snack.

Please approve Ahi Mahi Enterprise, LLC's request to open Ahipoki in the subject location above as this will be beneficial to both Nubi Yogurt and Ahipoki. Thank you for the opportunity to continue to serve the neighborhood again. If you have any comments, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, consisting of a large, stylized 'J' followed by a horizontal line and a smaller 'L'.

Joshua Liang
CEO



BUILDING INFORMATION

TENANT: AHI POKE BOWL
 ADDRESS: LAKESHORE PLAZA, 1511 SLOAT BLVD., SAN FRANCISCO CA 94132
 BLOCK: 7255 LOT: 202
 TENANT AREA: 43'-8" X 19'-5" = 837 SQFT
 FLOOR: 1ST FLOOR

SCOPE OF WORK

1. CONDITIONAL USE PERMIT FOR CHANGE OF LIMITED RESTAURANT FROM SELF-SERVE YOGURT STORE INTO POKE DINING LIMITED RESTAURANT
2. TENANT IMPROVEMENT CONSTRUCTION WORK



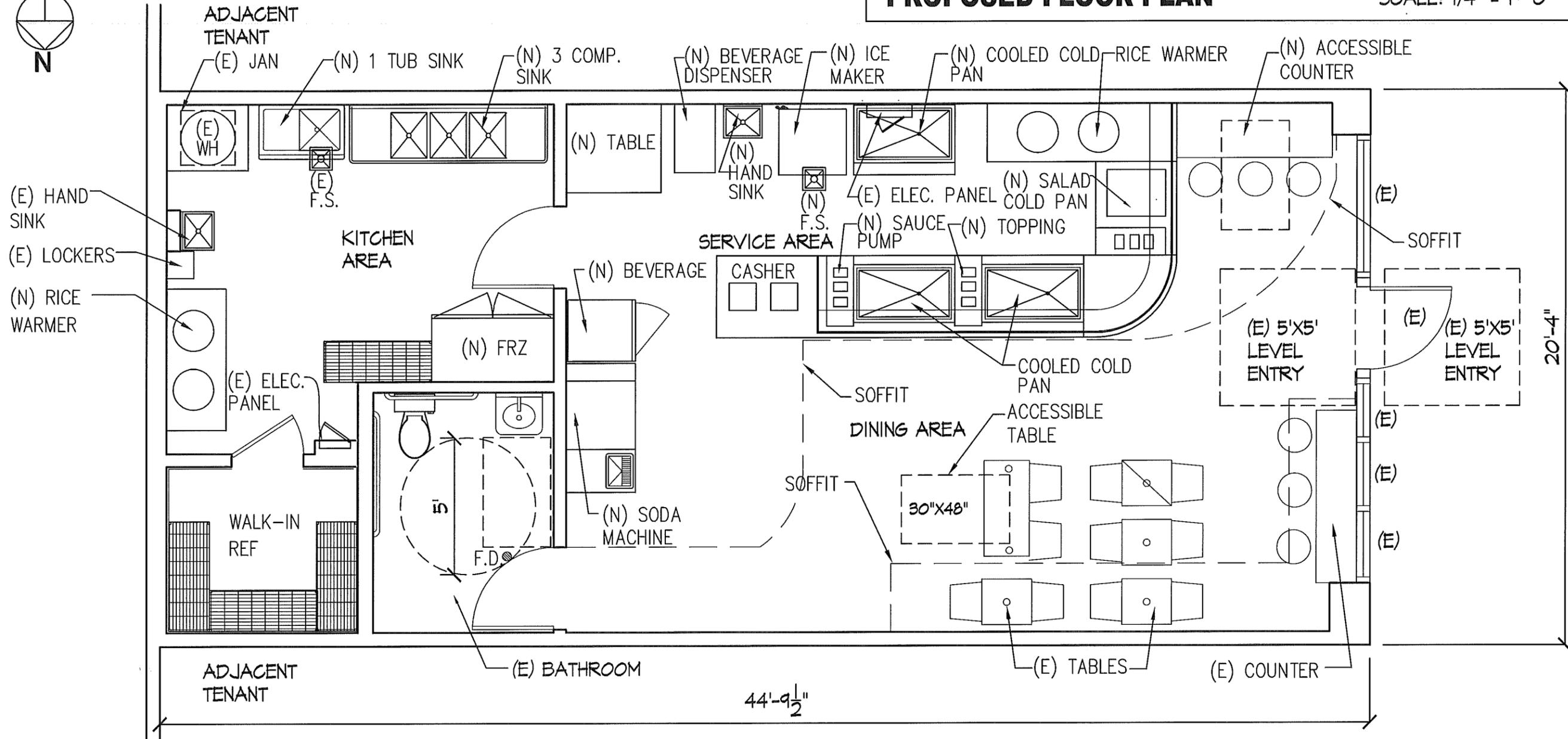
ARCUS
 ARCHITECTURE + PLANNING
 61 Walter U Lum Pl
 Third Floor
 San Francisco, CA
 94108-1801 USA
 (415) 391-3313
 (Fax) 391-3649

AHI POKE BOWL
1511 SLOAT BLVD. SAN FRANCISCO

DATE: 1/12/17
A-1

PROPOSED FLOOR PLAN

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



61 Walter U Lum Pl
Third Floor
San Francisco, CA
94108-1801 USA
(415) 391-3313
(Fax) 391-3649

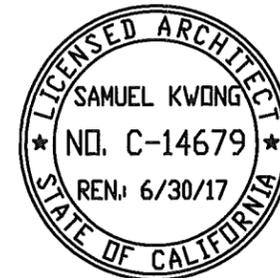
AHI POKE BOWL
1511 SLOAT BLVD. SAN FRANCISCO

OCCUPANT LOAD CALCULATIONS

AREA BREAKDOWN	AREA	OCCUPANT LOAD
DINING AREA	247 SF	20
FOOD SERVICE / KITCHEN AREA	515 SF	2
RESTROOM	66 SF	2
CIRCULATION	92 SF	0
PROPOSED TOTAL OCCUPANT LOAD = 24		

MINIMUM PLUMBING FIXTURES COUNT

TOTAL OCCUPANT LOAD: 24 < 50 = 1 UNISEX TOILET IS OK
PER 2016 PLUMBING CODE 422.2 EXCEPTIONS (3)



DATE: 1/12/17

A-2

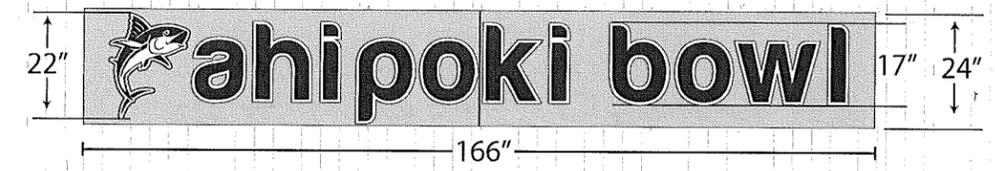
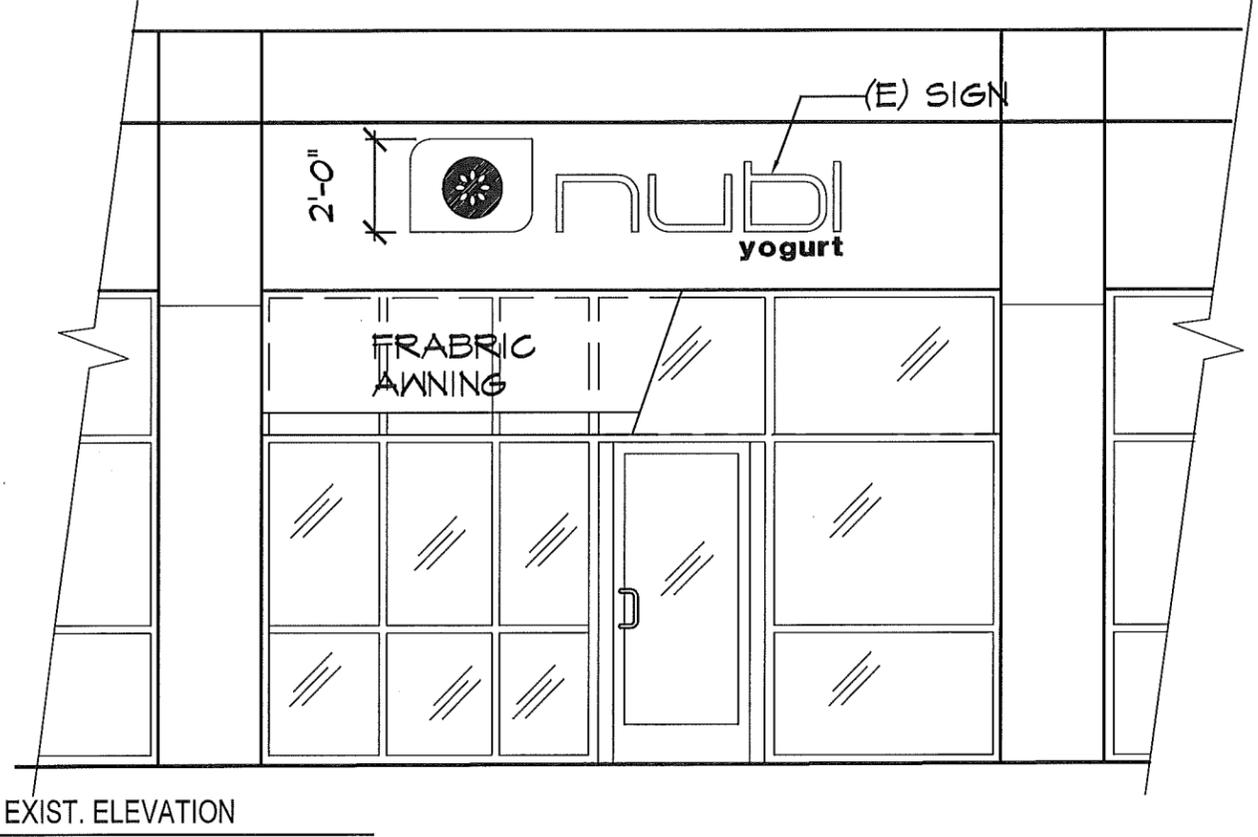
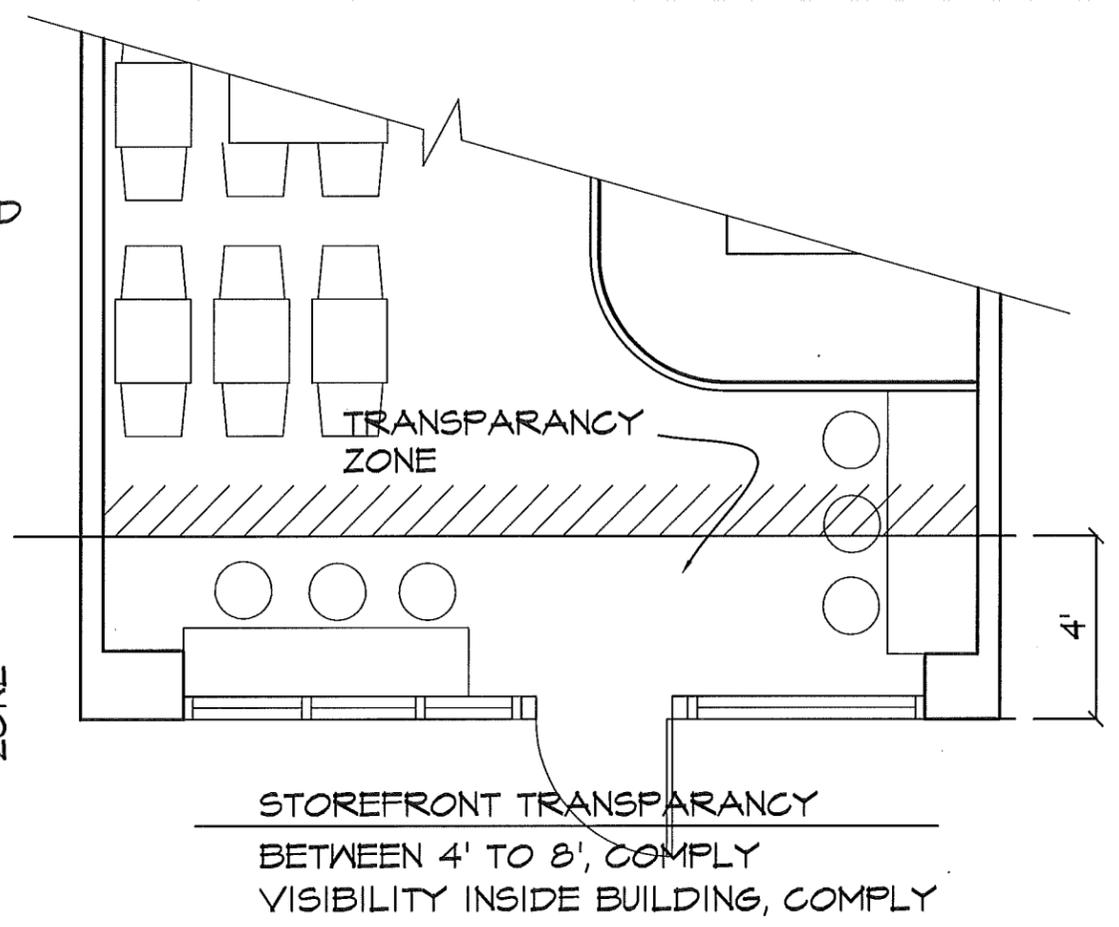
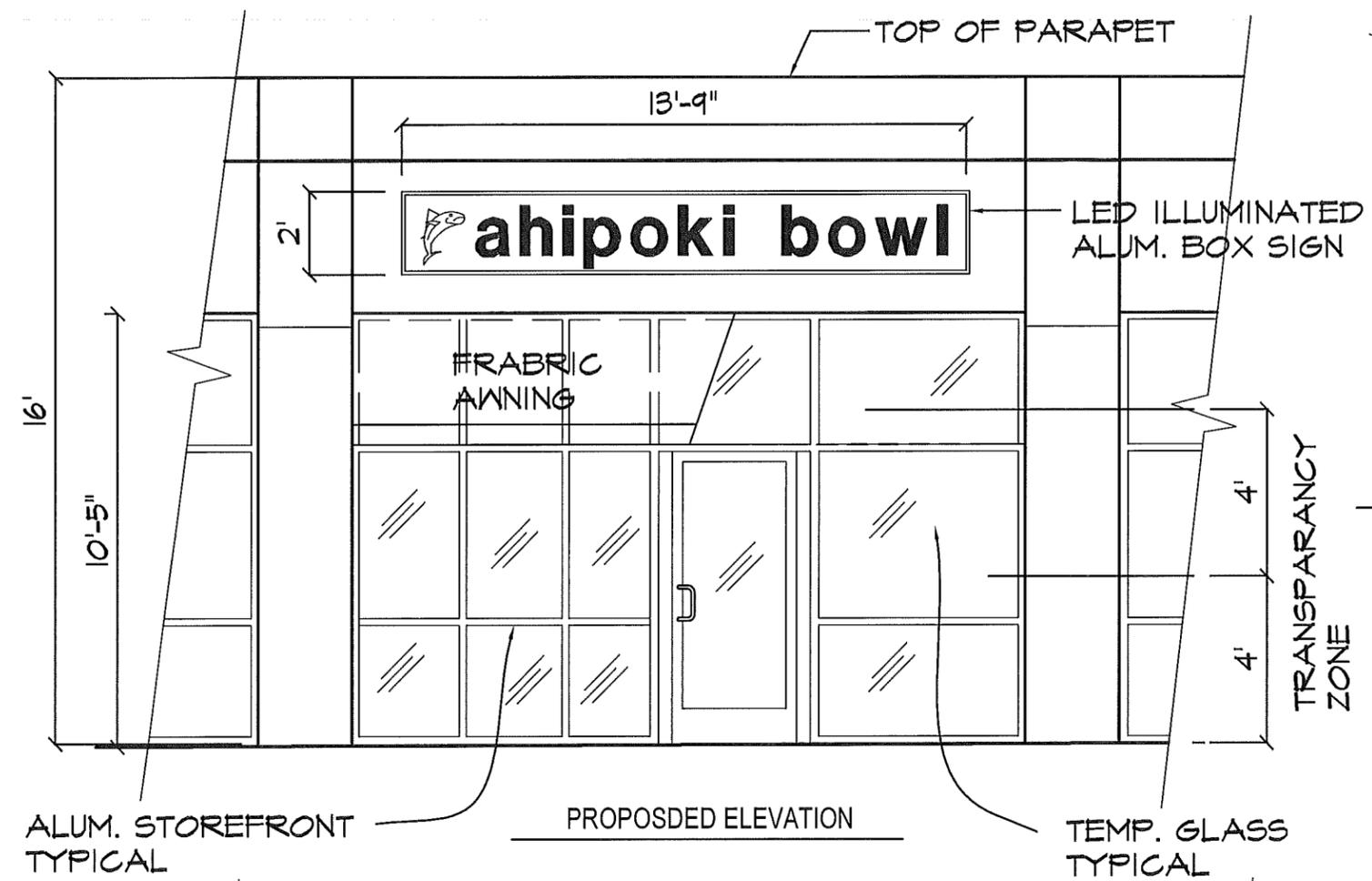


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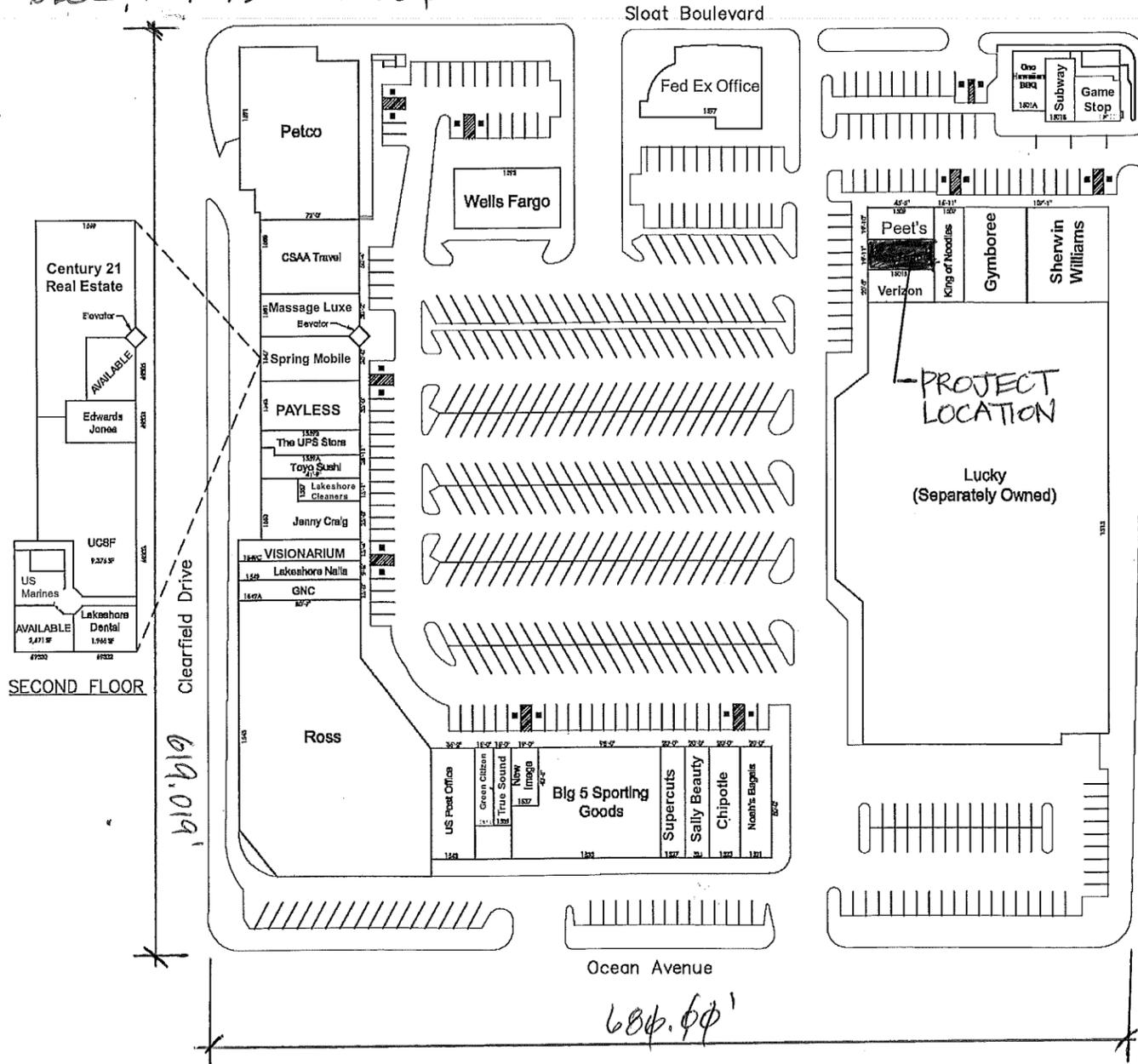
AHI POKE BOWL
1511 SLOAT BLVD. SAN FRANCISCO

DATE: 6/2/17

A-3



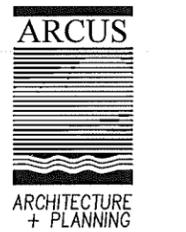
BLOCK: 7253 LOT: 004



LAKESHORE PLAZA SITE PLAN

- Lucky 49,500 sf
- Ross Dress for Less 27,846 sf
- Petco 9,996 sf
- CSAA Travel & Insurance 3,527 sf
- Massage Luxe 2,112 sf
- Spring Mobile 2,044 sf
- Payless 2,520 sf
- Toyo Sushi 1,728 sf
- The UPS Store 1,150 sf
- Lakeshore Cleaners 630 sf
- Jenny Craig 2,181 sf
- Lakeshore Nails 800 sf
- Visionarium 1,255 sf
- GNC 1,290 sf
- US Postal Service 3,550 sf
- Green Citizen 845 sf
- True Sound 766 sf
- New Image Salon 800 sf
- Big 5 Sporting Goods 8,640 sf
- Supercuts 1,600 sf
- Sally Beauty 1,577 sf
- Chipotle 1,600 sf
- Noah's Bagels 1,600 sf
- Century 21 Real Estate 8,886 sf
- AVAILABLE 600 sf
- Edward Jones 650 sf
- UCSF 9,376 sf
- US Marines 922 sf
- AVAILABLE 1,758 sf
- Lakeshore Dental 1,965 sf
- Peet's Coffee & Tea 900 sf
- ~~Nubi Yogurt~~ **AHI POKE BOWL** 900 sf
- Verizon 900 sf
- King of Thai Noodles 996 sf
- Gymboree 2,640 sf
- Sherwin Williams 3,444 sf
- Ono Hawaiian BBQ 1,126 sf
- Subway 876 sf
- Gamestop 1,192 sf
- Fed Ex Office 4,000 sf
- Well's Fargo 3,500 sf

Ahipoke Bowl at Lakeshore Plaza , 1511 Sloat Blvd. San Francisco				
Tenants within 300' radius of proposed store				
TENANT	Type of Use	Floor Area	FORMULA RETAIL	
			Yes	No
Chipotle	Limited Restaurant	1660	X	
Fed-Ex Office	Copy and Express mail Service	4000	X	
Gamestop	Gaming retailer store	1192	X	
Gymboree Play and Music	Education and Training	2640	X	
Lucky Supermarket	Retail Grocery	49500	X	
Noah's Bagels	Limited Restaurant	1600	X	
Noodle Shop	Limited Restaurant	996		X
Ono Hawaiian BBQ	Limited Restaurant	1126	X	
Peet's Coffee and Tea	Limited Restaurant	900	X	
Sherwin Williams	Painting and supply retail shop	3444	X	
Subway	Limited Restaurant	876	X	
Verizon Wireless	Communications Company	900	X	
Wells Fargo Bank	Financial Service	3500	X	
	Subtotal	72334		
Ahipoke Bowl(Applicant)		900	X	



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AHI POKE BOWL
1511 SLOAT BLVD. SAN FRANCISCO

DATE: 6/2/17

A-4

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1511 SWAT BLD. SAN FRANCISCO CA 94132		
ASSESSORS BLOCK/LOT: 7255 / 002	ZONING DISTRICT: LAKESHORE PLAZA SPECIAL USE DISTRICT	HEIGHT/BULK DISTRICT: 26-40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): POKE SALE, LIMITED RESTAURANT	
PROPOSED BUSINESS NAME: AHIPOKE BOWL	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: FOOD SERVICE	
BUILDING PERMIT APPLICATION NO.: (if applicable) 2016-0908-7035	CONDITIONAL USE CASE NO.: (if applicable)

3. Quantity of Retail Locations

	TOTAL
3.a How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	
3.b How many of the above total locations are in San Francisco?	

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL			

Enter the total number of Yes/No answers above.

If the total YES responses is **two (2) or more**, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: SAMUEL KWONG Property Owner Authorized Agent

MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 61 WALTER V. LUM PL. SAN FRANCISCO CA 94108

PHONE: (415) 391-7713 EMAIL: samkwong-arouse@pacbell.net

- Under penalty of perjury the following declarations are made:
- a: The undersigned is the owner or authorized agent of the owner of this property.
 - b: The information presented is true and correct to the best of my knowledge.
 - c: Other information or applications may be required.

Applicant's Signature:  Date: 1-12-17

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

- Principally Permitted
- Principally Permitted, Neighborhood Notice Required (Section 311/312)
- Not Permitted
- Conditional Use Authorization Required (Please list Case Number below)

CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMENTS:

VERIFIED BY:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____



FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

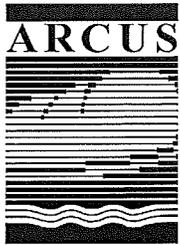
TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Date: January 12 2017

Listing of Stores Worldwide for Ahipoke Bowl

Current Stores	Open since	Location	State	Zipcode
	1 Dec 2015	Temple City	CA	91780
	2 Apr 2016	Scottsdale	AZ	85257
	3 May 2016	Los Angeles	CA	90028
	4 Jun 2016	Los Angeles	CA	90007
	5 Jul 2016	Moreno Valley	CA	92553
	6 Jul 2016	Chandler	AZ	85226
	7 Oct 2016	West Covina	CA	91791

Future Stores	Tentative Date	Location	State	Zipcode
	8 Jan 2017	Long Beach	CA	90815
	9 Feb 2017	Upland	CA	91786
	10 Feb 2017	Tempe	AZ	85281
	11 Feb 2017	Phoenix	AZ	85003
	12 Mar 2017	Riverside	CA	92506
	13 Mar 2017	San Francisco	CA	94109
	14 Mar 2017	San Leandro	CA	94578



Date: January 12th 2017

Tenant: AhiMahi Enterprises, LLC
Address: 1511 Sloat Blvd., San Francisco
Block: 7255 Lot: 002
Zoning District: NCS (Neighborhood Commercial Shopping Center)
Lakeshore Plaza Special Use District
Section 789.44 of the Planning Code

ARCHITECTURE
+ PLANNING

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Conditional Use Findings on Formula Retail

Future Sites and Formula Retail Element

The Ahi Poke Bowl currently operates seven (7) stores which is under the 11 which triggers formula retail store classification.

The existing stores are located in the following areas:

1	Temple City CA 91780	Open since December 2015
2	Scottsdale AZ 85257	Open since April 2016
3	Los Angeles CA 90028	Open since May 2016
4	Los Angeles CA 90007	Open since June 2016
5	Moreno Valley CA 92553	Open since July 2016
6	Chandler AZ 85226	Open since July 2016
7	West Covina CA 91791	Open since October 2016

In 2017 however, there is plan to expand an additional 6 stores in Arizona and California, and the locations are as follows:

8	Long Beach CA 90815	Tentative opening January 2017
9	Upland CA 91786	Tentative opening February 2017
10	Tempe AZ 85281	Tentative opening February 2017
11	Phoenix AZ 85003	Tentative opening February 2017
12	Riverside CA 92506	Tentative opening March 2017
13	San Francisco CA 94109	Tentative opening March 2017
14	San Leandro CA	Tentative opening March 2017

Pursuant to Planning Code Section 303.1(d), the findings below address the proposed Formula Retail establishment on the Lakeshore Plaza on Sloat Boulevard.

1) *The existing concentrations of Formula Retail use within the district and within the vicinity of the proposed project.*

The project will be located within an established Shopping Center and there are other formula retail stores within center. The style of food (poke) is not prevalent in the West Side of the City, furthermore it is not situated within any existing neighborhood commercial corridors which does not affect neighborhood small business.

2) *The availability of other similar retail uses within the district and within the vicinity of the proposed project;*

There is no similar poke style restaurant in the West Side of the City. The closest Poke style stores are Poke Kana in Park Merced, Poke Hub in Westwood Park and Poke Time in the Inner Sunset. This formula retail store within this shopping center will not affect the adjacent stores as they are in different neighborhoods.

3) *The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the district;*

This project consists mainly of tenant improvement work within an established shopping center. There is no change to the character of the building or the neighborhood district.

4) *The existing retail vacancy rates within the district and within the vicinity of the proposed project;*

The project replaces an existing retail store(Nubi Yogurt), there is no change to the vacancy rate of the area.

5) *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;*

This project provides a new form of food type (Poke) to the residents surrounding the Lakeshore Plaza neighborhoods. It provides new variety and maintains a balance of differing commercial uses within a Shopping Center. Although it replaces a yogurt shop, the new store will still provide job opportunities for the neighborhood community and maintain economic vitality of the Mall.

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

- a) Location Appropriateness-This project will be located in a shopping center and is not in any neighborhood commercial corridor. Independent small business of similar nature does not exist in the adjacent area.
- b) Signage will have to comply with established shopping center guidelines and separate signage permit will be submitted for the store.
- c) Window visibility and transparency will conform to the design guide for Formula Retail Stores.

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

Not Applicable