



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary

Planning Code Amendment/ Conditional Use Authorization

HEARING DATE: AUGUST 31, 2017

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Date: August 24, 2017
Project Address: **555 Fulton Street**
Project Proposal: 1) Planning Code Amendment [Board File Number 170514v2]
2) Conditional Use Authorization
Case No.: **2017-005881PCA/CUA**
Zoning: Hayes-Gough Neighborhood Commercial Transit (NCT) District
Residential Transit-Oriented (RTO) District
40-50-X Height and Bulk District
Fulton Street Grocery Store Special Use District (SUD)
Block/Lot: 0794/028
Initiated By: Supervisor London Breed on June 6, 2017
Project Sponsor: New Seasons Market
C/O David Silverman
Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Claudine Asbagh – (415) 575 - 9165
Claudine.asbagh@sfgov.org
Reviewed by: AnMarie Rodgers, Senior Policy Advisor
Recommendation: **Planning Code Amendment – Adopt resolution recommending approval
Conditional Use Authorization - Approval with Conditions**

BACKGROUND

On April 30, 2008, the Planning Code Ordinance to implement Market & Octavia Plan [BF 071157] was adopted, inclusive of the Fulton Street Grocery Store Special Use District (SUD). The SUD would allow a mixed-use project at the project site that would otherwise not be permitted, provided that a moderate-sized, neighborhood-serving grocery store was included. Although a majority of the site falls within the Residential Transit-Oriented (RTO) Zoning District, the SUD specifies the site is subject to the Hayes-Gough Neighborhood Commercial Transit (NCT) District controls. A grocery store meeting the SUD criteria would be permitted, however, it would be subject to formula retail controls of the Hayes-Gough NCT that ban formula retail.

On September 26, 2013, the Commission approved a five-story mixed-use building with 139 dwelling units and approximately 25,300 square feet of ground floor commercial space for a grocery store (Case No. 2013-0063). The project is currently under construction with expected completion in the first quarter of 2018. The commercial space is currently vacant.

On June 6, 2017, Supervisor Breed introduced a Planning Code Amendment that would amend the Planning Code to allow a formula retail use within the Fulton Street Grocery Store SUD through a Conditional Use Authorization. Both the Planning Code Amendment and the proposed Grocery Store are before the Planning Commission today.

PROJECT DESCRIPTION

- **Planning Code Amendment**

The planning code amendment would revise the Fulton Street Grocery Store SUD (Planning Code Section 249.35A) as follows:

- 1) The amendment would allow a formula retail grocery store to be approved through the conditional use permit process if it is approved within 5 years of the effective date of the amendment;
- 2) The amendment would add a requirement that the proposed grocery store provide information about the affordability of its products, including whether the store accepts payment from individuals through assistance programs, as well as a projection of the affordability of food sold at the grocery store.

- **Conditional Use Authorization**

The proposed tenant, New Seasons Market, has 20 retail stores in the western United States and Canada and therefore is considered formula retail. New Seasons seeks a conditional use to establish an approximately 25,300 square-foot formula retail grocery store in the ground-floor commercial space that would be permitted through the proposed legislation.

The store offers general food and merchandise and will have fresh produce, meat, bakery, bulk products, cheese, deli, floral, pastry, seafood, nutrition, and wellness departments. The hours of operation will be from 8 a.m. to 10 p.m. daily. The store will employ approximately 140 employees.

SITE DESCRIPTION AND PRESENT USE

The project is located on a 44,250 square foot lot that is bounded by Fulton, Laguna, Octavia, and Birch Streets, Assessor's Block 0794, Lot 058. Construction of the five-story mixed use building containing 139 residential units and 25,300 square feet of ground floor retail is nearing completion. The site is located within the Hayes-Gough NCT District, the Residential Transit-Oriented District (RTO), the 40-50-X Height and Bulk District, and the Fulton Street Grocery SUD.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Western Addition Neighborhood adjacent to Hayes Valley and one block west of the Downtown/Civic Center area. Other Zoning Districts in the vicinity include the Moderate Density Residential Mixed Use (RM-2) and Three-Family Residential Housing District (RH-3) to the west of the project. The area surrounding the project site primarily consists of two to four-story residential buildings with ground floor retail and restaurant uses as you progress along Hayes Street two blocks south of the site. Open spaces in the vicinity include Jefferson Square and Hayward Playground to the north, Patricia's Green and Koshland Park to the south, Buchanan Street Mall and Alamo Square to the west, and Civic Center Plaza to the east.

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	August 11, 2017	August 11, 2017	20 days
Posted Notice	20 days	August 11, 2017	August 9, 2017	22 days
Mailed Notice	30 days	August 1, 2017	August 1, 2017	30 days

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

PUBLIC COMMENT

Planning staff is aware of ongoing community outreach efforts by the project sponsor, and keen interest in the project from neighborhood groups. As of the writing of this report, staff has not received any public comment.

ANALYSIS

Proposed Ordinance

As mentioned above, the planning code amendment would allow a formula retail grocery store in the SUD through the Conditional Use Authorization process. The Hayes-Gough NCT is one of only three districts that completely prohibit formula retail. Restrictions on formula retail were created to encourage locally owned and independent retailers, however, an unintended consequence of these restrictions are retail stores with higher price points. Non-formula retail grocery stores are generally perceived to be more expensive and more focused on specialty goods as opposed to their chain store counterparts. Chain stores are able to leverage large bulk purchasing to lower costs that can then be passed on to the end consumer.

While the project is within the Hayes-Gough NCT, it is also located in a unique location on the border of the Western Addition and Hayes Valley neighborhoods, where median income levels are well below the City as a whole. According to the 2011-2015 American Community Survey, the median income for the site's zip code (94102) is \$25,362, and 50% of the households earned less than \$25,000 in the prior 12 months. Within a quarter mile of the site, household median incomes by census tract block group can be as low as \$12,000. Because of this challenging economic landscape, food affordability takes on a higher priority than it would otherwise.

To that end, the proposed ordinance would remove the restrictions on formula retail for grocery stores within the SUD and create criteria by which the Commission would evaluate a Conditional Use application. In addition to the standard criteria for a Conditional Use, a project sponsor proposing either a grocery store or a specialty grocery would need to provide information for the Commission to determine the store's affordability. The two criteria for that determination are 1) acceptance of payment assistance through Supplemental Nutrition Assistance Program (SNAP), the Special Supplemental

Nutrition Program for Women (WIC), or other comparable programs; and 2) an analysis of the sponsor's food affordability projection that consists of current retail pricing for everyday grocery items.¹

Criterion one would require that the formula retail grocery store accepts payments through assistance programs. Government authorized supplemental nutritional programs provide crucial assistance to vulnerable populations. According to a 2013 report by the San Francisco Food Security Task Force, there are 695 WIC recipients living in District 5, however only two of the nine supermarkets and none of the grocery stores in the district accept WIC benefits. The Department is supportive of including this requirement in the proposed ordinance as it will facilitate the first grocery store in the district that would accept WIC and SNAP benefits.

The second criterion requires the project sponsor to prepare a food affordability projection that the Commission would review to determine the stores level of affordability. The proposed ordinance requires that such a projection consist of retail pricing of "everyday grocery items" for a basket of foods as maintained by the USDA's Center for Nutrition Policy and Promotion for their Official USDA Food Plans. The USDA food plans provide representative healthful market baskets at three different cost levels. The plans provide for balanced nutrition needs at each cost level (thrifty, low-cost, moderate, and liberal). The proposed ordinance does not provide any standards for pricing of the basket nor does it establish a specific cost plan that should be provided, it merely requires the provision of this information by the project sponsor. Interpreting this information is left to the Commission's general discretion of "necessary or desirable" as authorized under Planning Code Section 303.

The 2015 Consumer Expenditure Survey estimates that the average American spends 12.5% of their income on food although this varies by income level.² Lower income families tend to spend a greater percentage of their income on core items such as food and housing than the national average. This fact highlights the importance of considering the cost of food available at the grocery store. The Department supports the proposed ordinance as written.

Formula Retail Grocery Store: New Seasons Market

New Seasons Market seeks a Conditional Use Authorization under the proposed ordinance. The sponsor has demonstrated that they meet the two criteria of the proposed amendment. First, the project sponsor has indicated that the store accepts payment from individuals that participate in SNAP and WIC programs as required by the proposed ordinance. Condition of approval #12 has been included in the Conditional Use motion to ensure that the grocery store continues to accept payment through assistance programs.

Second, the project sponsor has prepared a "food affordability projection" shown in "Table 1: Food Affordability of New Seasons Market" located below.

¹ Items must represent all categories within the market basket of foods maintained by the USDA's Center for Nutrition Policy and Promotion for their Official USDA Food Plans. See *Official USDA Food Plans: Cost of Food at Home at Four Levels, U.S. Average, June 2017*.

² Bureau of Labor Statistics. US Department of Labor. "Consumer Expenditures in 2015", retrieved from: <https://www.bls.gov/opub/reports/consumer-expenditures/2015/home.htm> on August 17, 2017.

Table 1: Food Affordability of New Seasons Market

		WEEKLY Cost					MONTHLY Cost				
INDIVIDUALS		Thrifty plan	Low-cost plan	Moderate-cost plan	Liberal plan	New Seasons	Thrifty plan	Low-cost plan	Moderate-cost plan	Liberal plan	New Seasons
CHILD	1 year	\$21.70	\$28.90	\$32.80	\$40.10	\$24.82	\$94.10	\$125.30	\$142.20	\$173.70	\$99.31
	2-3 years	\$23.70	\$30.40	\$36.50	\$44.40	\$34.85	\$102.70	\$131.60	\$158.30	\$192.50	\$139.41
	4-5 years	\$24.90	\$31.30	\$38.90	\$47.50	\$41.24	\$108.00	\$135.60	\$168.70	\$205.70	\$164.99
	6-8 years	\$31.70	\$44.10	\$53.20	\$63.00	\$45.77	\$137.30	\$191.20	\$230.40	\$273.00	\$183.09
	9-11 years	\$35.80	\$47.60	\$61.70	\$71.80	\$60.05	\$155.00	\$206.40	\$267.20	\$311.30	\$240.20
MALE	12-13	\$38.50	\$54.70	\$68.60	\$80.50	\$62.77	\$166.90	\$237.00	\$297.20	\$348.70	\$251.11
	14-18	\$39.70	\$55.50	\$70.60	\$81.20	\$87.86	\$172.00	\$240.50	\$305.80	\$352.00	\$351.46
	19-50	\$42.60	\$55.10	\$69.00	\$84.90	\$87.36	\$184.60	\$238.90	\$299.20	\$367.70	\$349.46
	51-70	\$38.90	\$52.10	\$64.70	\$78.20	\$75.05	\$168.40	\$225.60	\$280.50	\$339.00	\$300.20
	71+	\$39.10	\$51.30	\$63.70	\$78.90	\$63.17	\$169.60	\$222.40	\$276.00	\$341.70	\$252.70
FEMALE	12-13	\$38.50	\$47.10	\$56.80	\$69.60	\$63.17	\$166.60	\$204.00	\$246.10	\$301.50	\$252.70
	14-18	\$37.80	\$47.00	\$56.80	\$70.10	\$63.17	\$163.90	\$203.70	\$245.90	\$303.50	\$252.70
	19-50	\$37.80	\$47.80	\$58.90	\$75.30	\$63.17	\$164.00	\$207.00	\$255.30	\$326.20	\$252.70
	51-70	\$37.50	\$46.50	\$58.10	\$70.10	\$75.05	\$162.30	\$201.70	\$251.60	\$303.80	\$300.20
	71+	\$36.40	\$46.00	\$57.20	\$69.10	\$63.17	\$157.80	\$199.30	\$247.80	\$299.20	\$252.70
FAMILIES		Thrifty plan	Low-cost plan	Moderate-cost plan	Liberal plan	New Seasons	Thrifty plan	Low-cost plan	Moderate-cost plan	Liberal plan	New Seasons
FAMILY of 2 (Male & Female Couple)	19-50 years	\$88.50	\$113.20	\$140.80	\$176.20	\$137.68	\$383.50	\$490.50	\$609.90	\$763.40	\$550.72
	51-70 years	\$84.00	\$108.50	\$135.10	\$163.20	\$143.96	\$363.80	\$470.00	\$585.30	\$707.10	\$575.86
FAMILY of 4 (Couple 19-50 years)	AND Children 2-3 and 4-5 years	\$121.90	\$164.60	\$203.40	\$252.10	\$212.73	\$559.30	\$713.10	\$881.50	\$1,092.20	\$850.92
	AND Children 6-8 and 9-11 years	\$147.90	\$194.70	\$242.80	\$295.00	\$259.67	\$640.80	\$843.50	\$1,052.00	\$1,278.30	\$1,027.90

As illustrated in the orange columns for weekly and monthly costs, a sampling of everyday grocery items would fall between the Low-cost and Moderate-cost food plans. Based on the census data for block lot median income levels, a family of four could expect to spend approximately 40% - 48% of their income if they shopped at New Seasons Market and followed the dietary guidelines provided by the USDA. That compares with 33% - 40% and 42% - 50% for the Low-cost and Moderate-cost plans respectively.

In addition to being comparable with the USDA food plans, New Seasons Market offers items in bulk that would allow shoppers to buy as little or as much as they need at a given time. Such flexibility is important when budgeting with limited income.

Based on the criteria in the proposed ordinance, New Seasons Market has demonstrated that they would be necessary and desirable from a food affordability perspective.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must 1) adopt a resolution recommending that the Board of Supervisors approve, or modify the proposed Ordinance and 2) approve the Conditional Use Authorization with conditions.

BASIS FOR RECOMMENDATION

- The proposed ordinance would facilitate the establishment of a grocery store that best meets the needs of all income levels in the vicinity of the site and therefore makes explicit the policy rationale for approving a formula retail grocery at a location that would otherwise not allow formula retail.
- The attached draft motion would ensure that the City and the neighborhood could be certain that the grocery will continue to accept WIC and SNAP as a condition of approval.
- The project is necessary and desirable, is compatible with the surrounding neighborhood, and would not be detrimental to persons or adjacent properties in the vicinity.
- The Project would occupy a 25,300 square foot retail space that has been zoned for the use.
- The proposed project would not be expected to affect existing traffic patterns and the site is well-served by public transit lines.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approve the Proposed Ordinance and Approve the Project with Conditions
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Attachments:

Draft Resolution

Proposed Planning Code Amendment [Board File Number 170514, V2]

Draft Conditional Use Authorization Motion

Block Book Map

Sanborn Map

Aerial Photograph

Zoning Map

Project Sponsor Submittal and Project Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input 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 |
| | <input type="checkbox"/> Residential Pipeline |

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

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Resolution Planning Code Amendment

HEARING DATE: AUGUST 31, 2017

Date: August 24, 2017
Case No.: **2017-005881PCA/CUA** [Board File No. 170514v2]
Initiated by: Supervisor Breed / Introduced June 6, 2017
Project Address: **555 Fulton Street**
Zoning: Hayes-Gough Neighborhood Commercial Transit (NCT) District
Residential Transit-Oriented (RTO) District
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RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THAT THE BOARD OF SUPERVISORS ADOPT A PROPOSED ORDINANCE THAT WOULD AMEND THE TEXT OF THE PLANNING CODE TO ALLOW A FORMULA RETAIL USE WITHIN THE FULTON STREET GROCERY STORE SPECIAL USE DISTRICT THROUGH CONDITIONAL USE AUTHORIZATION, AND ADDING CRITERIA FOR APPROVAL; EXTENDING DURATION CONTROLS; AND ADOPTING FINDINGS THAT THE PROPOSED AMENDMENT TO THE PLANNING CODE IS CONSISTENT WITH THE OBJECTIVES AND POLICIES OF THE GENERAL PLAN AND THE EIGHT PRIORITY POLICIES OF SECTION 101.1(b) OF THE PLANNING CODE AND FINDINGS OF PUBLIC NECESSITY, CONVENIENCE AND WELFARE UNDER PLANNING CODE SECTION 302.

RECITALS

1. WHEREAS, on June 6, 2017 Supervisor Breed introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 170514, that would amend the Planning Code to allow a formula retail use within the Fulton Street Grocery Store Special Use District through Conditional Use Authorization, and adding criteria for approval; and extending duration controls; and

2. WHEREAS, The Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on August 31, 2017; and
3. WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15378 and 15060(c)(2); and
4. WHEREAS, the Planning 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 Department staff and other interested parties; and
5. WHEREAS, all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and
6. WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and
7. MOVED, that the Planning Commission hereby recommends that the Board of Supervisors **approve** the proposed ordinance.

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 ordinance would conditionally permit a grocery store that may be defined as a formula retail use for a specified period of time, in order to allow consideration of a grocery store that is affordable to the neighborhood. A non-formula retail grocery store may be less affordable, and this one-time lift of the ban on formula retail is intended to support an affordable grocery store that is committed to serving and hiring from the neighborhood.
2. **General Plan Compliance.** The Project is, on balance, consistent with the Objectives and Policies of the General Plan, for the reasons set forth in the findings for the Conditional Use Authorization (Motion No. XXXX), which are incorporated by reference as though fully set forth herein and the following:

MARKET OCTAVIA AREA PLAN

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD

Policy 1.1.2:

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

The proposed ordinance would allow a wider range of grocery stores to locate in the SUD in an area that is well served by public transportation. The amendment will allow formula retail grocery stores that meet the

affordability requirements to locate in a dense urban neighborhood with few options for full service grocery stores.

COMMERCE AND INDUSTRY

OBJECTIVE 2:

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

Policy 2.1:

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

The proposed ordinance would allow more flexibility in the types of grocery stores allowed in the SUD and help ensure that grocery stores provide a wide range of goods that are affordable to all economic levels of the community.

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.

Policy 6.4

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed ordinance would help attract a wider range of grocery stores and ensure that the grocery store provides a variety of products that are affordable for all residents in the vicinity of the SUD. Given that the median income levels in the area are well below the City's average, providing affordable healthy food options is crucial to ensuring food security for all residents.

3. **Planning Code Section 101 Findings.** On balance, the Project complies with Planning Code Section 101.1(b), for the reasons set forth in the Conditional Use Authorization (Motion No. XXXX), which are incorporated by reference as though fully set forth herein and the following:

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

The proposed Ordinance would allow for a neighborhood serving grocery store and would create 140 employment opportunities for the area. New Seasons has demonstrated a commitment to partner with neighborhoods and be an active participant in the communities where their stores locate.

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

The proposed Ordinance would not have a negative effect on housing or neighborhood character. The grocery store would be subject to the hours of operation in the underlying Zoning District.

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

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing and would help facilitate the establishment of a grocery store that provides goods affordable to all income levels in the community.

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

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood 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;

The project does not include office development and the proposed Ordinance would not cause displacement of the industrial or service sectors nor would it reduce future opportunities for resident employment or ownership in these sectors.

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

The proposed Ordinance would not have an impact on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an impact on the City's Landmarks and historic buildings.

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

The proposed Ordinance would not have an impact on the City's parks and open space and their access to sunlight and vistas.

- 4. Planning Code Section 302 Findings.** The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

BE IT FURTHER RESOLVED THAT, the Planning Commission recommends the Board of Supervisors approve the proposed Planning Code Amendment.

I hereby certify that the foregoing Resolution was ADOPTED by the Planning Commission at its regular meeting on August 31, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: August 31, 2017

1 [Planning Code - Fulton Street Grocery Store Special Use District]

2

3 **Ordinance amending the Planning Code to allow a grocery store that may be defined as**
4 **a formula retail use in the Fulton Street Grocery Store Special Use District, and adding**
5 **criteria for approval; extending the duration of the controls; and making environmental**
6 **findings, findings of consistency with the General Plan and the eight priority policies of**
7 **Planning Code, Section 101.1, and findings of public necessity, convenience, and**
8 **welfare under Planning Code, Section 302.**

9 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
10 **Additions to Codes** are in *single-underline italics Times New Roman font*.
11 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
12 **Board amendment additions** are in double-underlined Arial font.
13 **Board amendment deletions** are in ~~strikethrough Arial font~~.
14 **Asterisks (* * * *)** indicate the omission of unchanged Code
15 subsections or parts of tables.

16 Be it ordained by the People of the City and County of San Francisco:

17

18 Section 1. Findings.

19 (a) The Planning Department has determined that the actions contemplated in this
20 ordinance comply with the California Environmental Quality Act (California Public Resources
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
22 Supervisors in File No. _____ and is incorporated herein by reference.

23 (b) Pursuant to Planning Code Section 302, this Board finds that this Planning Code
24 amendment will serve the public necessity, convenience, and welfare for the reasons set forth
25 in Planning Commission Resolution No. 18990 and the Board incorporates such reasons
herein by reference. A copy of Planning Commission Resolution No. 18990 is on file with the
Clerk of the Board of Supervisors in File No. 170514.

1 (c) On September 26, 2013, the Planning Commission, in Resolution No. 18990,
2 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
3 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The
4 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
5 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

6
7 Section 2. The Planning Code is hereby amended by revising Section 249.35A to read
8 as follows:

9 **SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT.**

10 (a) **Purpose.** In order to provide for the consideration of a neighborhood-serving
11 grocery store of moderate size in a location accessible to the Hayes Valley and Western
12 Addition neighborhoods, there shall be a Fulton Street Grocery Store Special Use District,
13 consisting of Lots 001, 015, and 028 of Assessor's Block 0794 as designated on Sectional
14 Map 2SU of the Zoning Map. This Special Use District would enable the consideration of a
15 project containing a grocery store in a district that does not permit such uses and of a building
16 height not permitted by the established height limitations in the surrounding NCT district. This
17 Special Use District would conditionally permit a grocery store that may be defined as a formula retail
18 use for a specified period of time, in order to allow consideration of a grocery store that is affordable
19 to the neighborhood. A non-formula retail grocery store may be less affordable, and this one-time lift
20 of the ban on formula retail is intended to support an affordable grocery store that is committed to
21 servicing and hiring from the neighborhood. According to a 2013 census, income in the neighborhood
22 adjacent to this site can be as low as \$16,136.

23 (b) **Definition.** "Grocery Store" shall mean a retail use that provides fresh produce
24 and other unprepared perishable food products (such as dairy, fish, grains), in addition to
25 other general groceries, personal items, household goods, and similar goods.

1 (c) **Application.** This special use district shall apply only to projects that meet all of the
2 following standards:

3 (1) Project is mixed-use, with both commercial and residential uses;

4 (2) Commercial uses include a grocery store larger than 15,000 square feet of
5 gross occupied floor area; and

6 (3) Residential uses achieve a density of not less than 1 unit per 600 square
7 feet of lot area.

8 (d) **Controls.** The following controls apply to projects meeting the criteria of subsection
9 (c) and to any subsequent alterations or changes of use in a building approved under this
10 Section 249.35A.

11 (1) The controls of the Hayes-Gough NCT apply in their entirety, except as
12 specified in this Section.

13 *(2) A grocery store may be permitted as a formula retail use, as defined in Section*
14 *303.1, through Conditional Use Authorization pursuant to Section 303.1. All other formula retail uses*
15 *shall be prohibited.*

16 *~~(2) Any commercial uses in addition to the grocery store may not exceed 3,000 square~~*
17 *~~feet of occupied floor area per use.~~*

18 (3) Accessory off-street parking shall not be permitted for any commercial use
19 except the grocery store.

20 (4) All subsequent changes of use shall require Conditional Use authorization
21 from the Planning Commission. The only non-residential uses ~~which~~ that may be permitted in
22 the space initially approved for a grocery store shall include Trade Shop (Planning Code
23 Section 790.124), Other Institutions, Large (Planning Code Section 790.50), Other Institutions,
24 Small (Planning Code Section 790.51), and Public Use (Planning Code Section 790.80),
25 except that Other Retail Sales and Services (Planning Code Section 790.102) may be

1 permitted provided that no individual tenant occupies more than 3,000 square feet of gross
2 floor area.

3 (5) In addition to the standard criteria for Conditional Use authorization, as outlined in
4 Section 303, a project sponsor proposing either a grocery store or a specialty grocery shall also
5 present information about the affordability of food for the Commission's consideration. The
6 Commission shall consider whether the project sponsor can demonstrate that the proposed grocery
7 store will accept payment assistance, as set forth below.

8 (A) Acceptance of Payment Assistance. The project sponsor shall describe the
9 proposed grocery store's commitment to accept payment from individuals through assistance programs
10 including but not limited to the United States Department of Agriculture's (USDA) Supplemental
11 Nutritional Assistance Program (SNAP); the Special Supplemental Nutrition Program for Women,
12 Infants, and Children (WIC), or other similar assistance programs.

13 (B) Food Affordability Projection. The project sponsor shall prepare a
14 projection of food affordability at the proposed location and submit it for review by the Planning
15 Commission. The projection shall consist of current retail pricing for a sampling of everyday grocery
16 items that represent all categories within the market basket of foods maintained by the USDA's Center
17 for Nutrition Policy and Promotion for their Official USDA Food Plans.

18 (6) Signs shall be subject to the requirements of Article 6 of this Code, except
19 that allowable business signs for the grocery store shall be limited to the following:

20 (A) Window Signs. The total area of all window signs, as set forth in
21 Section 602.1(b), shall not exceed 10% of the area of the window on or in which the signs are
22 located. Such signs may be nonilluminated.

23 (B) Wall Signs. The area of all wall signs shall not exceed 40 square feet
24 on the Fulton Street frontage occupied by the use, and 40 square feet on the Laguna Street
25 frontage occupied by the use. The height of any wall sign shall not exceed 24 feet, or the

1 height of the wall to which it is attached, or the height of the lowest of any residential
2 windowsill on the wall to which the sign is attached, whichever is lower. Such signs may be
3 nonilluminated or indirectly illuminated.

4 (C) Projecting Signs. The number of projecting signs shall not exceed
5 one per business. The area of such sign, as set forth in Section 602.1(a), shall not exceed 24
6 square feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which
7 it is attached, or the height of the lowest of any residential windowsill on the wall to which the
8 sign is attached, whichever is lower. No part of the sign shall project more than 75% ~~percent~~ of
9 the horizontal distance from the street property line to the curblin, or six feet six inches,
10 whichever is less. Such signs may be nonilluminated or indirectly illuminated.

11 (D) Signs on Awnings and Marquees. Sign copy may be located on
12 permitted awnings or marquees in lieu of wall signs. The area of such sign copy as set forth in
13 Section 602.1(c) shall not exceed 40 square feet on the Fulton Street frontage occupied by
14 the use, and 40 square feet on the Laguna Street frontage occupied by the use. Such sign
15 copy may be nonilluminated or indirectly illuminated.

16 (E) Freestanding Signs and Sign Towers. Freestanding signs or sign
17 towers per lot shall not be permitted.

18 (e) **Effectiveness of Controls in this Ordinance.** The controls of this Section
19 249.35A shall apply only to a grocery store that the Planning Commission approves pursuant
20 to the requirements of this Section 249.35A within five years of the effective date of the ordinance
21 in Board File No. _____ ~~between May 4, 2008 and January 1, 2019.~~

22
23 Section 3. Effective Date. This ordinance shall become effective 30 days after
24 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the
25

1 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board
2 of Supervisors overrides the Mayor's veto of the ordinance.

3
4 Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors
5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,
6 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal
7 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment
8 additions, and Board amendment deletions in accordance with the "Note" that appears under
9 the official title of the ordinance.

10
11 APPROVED AS TO FORM:
12 DENNIS J. HERRERA, City Attorney

13
14 By: _____
15 KATE HERRMANN STACY
16 Deputy City Attorney

17 n:\legana\as2017\1700525\01197542.doc
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22
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24
25



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: August 31, 2017

Date: August 10, 2017
Case No.: 2017-005881PCA/CUA
Project Address: **555 Fulton Street**
Zoning: Hayes Gough NCT
 Fulton Street Grocery Store Special Use District
 40-X/50-X Height and Bulk District
Block/Lot: 0794/15 and 28
Project Sponsor: New Seasons Market
 C/O David Silverman
 Reuben, Junius, & Rose, LLP
 One Bush Street, Suite 600
 San Francisco, CA 94104
Staff Contact: Claudine Asbagh
Claudine.Asbagh@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.4, and 249.35A OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL GROCERY STORE (d.b.a. NEW SEASONS MARKET) WITHIN HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT, THE FULTON STREET GROCERY STORE SPECIAL USE DISTRICT (SUD) AND A 40-X/50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 26, 2017, David Silverman, acting for New Seasons Market (hereinafter "Project Sponsor"), filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 703.3 to establish a formula retail grocery store (d.b.a. New Seasons Market) within the Hayes-Gough NCT Zoning District and the Fulton Street Grocery Store Special Use District.

On August 31, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-005881PCA/CUA.

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 Authorization requested in Application No. 20172017-005881PCA/CUA, 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, Present Use and Surrounding Properties.** The project is located on a 44,250 square foot lot that is bounded by Fulton, Laguna, Octavia, and Birch Streets, Assessor's Block 0794, Lot 058. Construction of the five-story mixed use building containing 139 residential units and 25,300 square feet of ground floor retail is nearing completion. The site is located within the Hayes-Gough NCT District, the Residential Transit-Oriented District (RTO), the 40-50-X Height and Bulk District, and the Fulton Street Grocery Store Special Use District (SUD).
3. **Surrounding Properties and Neighborhood.** The project site is located in the Western Addition Neighborhood adjacent to Hayes Valley and one block west of the Downtown/Civic Center area. Other Zoning Districts in the area include Moderate Density Residential Mixed Use (RM-2) and Three-Family Residential Housing District (RH-3) to the west of the project. The area surrounding the project site primarily consists of residential buildings of two to four stories in height. Ground floor retail and restaurant uses are found along Hayes Street two blocks south of the project site, while other isolated commercial establishments are scattered throughout the vicinity. Open spaces in the vicinity include Jefferson Square and Hayward Playground to the north, Patricia's Green and Koshland Park to the south, Buchanan Street Mall and Alamo Square to the west, and Civic Center Plaza to the east.
4. **Project Description.** The proposal would establish an approximately 25,300 square-foot Formula Retail Sales and Service use (grocery store d.b.a. New Seasons Market) in the commercial space previously entitled as part of the 139 unit mixed-use project (Case No. 2013-0063). The store offers general food and merchandise and will have departments such as fresh produce, meat, bakery, bulk products, cheese, deli, floral, pastry, seafood, nutrition, and wellness. The hours of operation will be from 8 a.m. to 10 p.m. daily. The store will employ approximately 140 employees.

New Seasons Market currently operates 17 stores in the Portland, Oregon area with additional stores in Vancouver and San Jose.

5. **Public Comment.** Planning staff is aware of ongoing community outreach efforts by the project sponsor, and keen interest in the project from neighborhood groups. As of the writing of this report, staff has not received any public comment.
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. **Hours of Operation.** Planning Code Section 720.27 (as defined by Section 790.48) states that permitted hours of operation are from 6AM – 2AM, daily.
The proposed hours of operation will be from 10am-8pm daily.
 - B. **Parking.** Pursuant to Planning Code Section 812.22, no off-street parking is required for commercial/institutional uses in the Hayes-Gough NCT Zoning District.
There are 148 parking spaces existing on the site that were approved as part of the mixed-use project currently under construction. The current proposal for the grocery store does not include any additional parking.
 - C. **Parking Screening and Greening.** Planning Code Section 142 requires all vehicle use areas that are greater than 25-feet and adjacent to the public right-of-way to provide a screening feature. Such screening and landscaping features are acceptable if they include ornamental fencing or a solid wall that is four-feet in height. Also required is a five-foot deep permeable surface with landscaping along the portion of the lot's perimeter adjacent to a public right-of-way. Such landscaping must be compliant with the applicable water use requirements of Administrative Code Chapter 63.
The project site has a perimeter greater than 25-feet along the adjacent public rights-of-way. Therefore, the Project includes screening and greening treatments to the site that comply with the requirements of Section 142. A five-foot deep permeable landscaping area buffers the edge of the parking perimeter that is adjacent to any public right-of-way, with the exception of areas devoted to ingress and egress. The Project also includes decorative screen walls along the parking lot's perimeter when adjacent to public rights-of-way.
 - D. **Loading.** For retail uses larger than 10,000 square-feet and less than 60,000 square-feet, Planning Code Section 152 requires one off-street freight loading space.
The site has two off-street loading spaces, one of which is dedicated to the grocery store use, thus the project complies with this requirement. New Seasons Market anticipates deliveries to occur approximately twice daily and will have pick-up/drop-off hours from 6 AM to 11 PM.
 - E. **Signage.** The Project Sponsor has submitted a sign program for the project. The proposed signage complies with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department.
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 project is located within the Fulton Street Grocery Store SUD, adopted in 2008. The purpose of the SUD was to enable the consideration of a neighborhood-serving grocery store of moderate size in a location accessible to the Hayes Valley and Western Addition neighborhoods. The project has demonstrated its affordability and would be neighborhood serving. The 25,000 square foot store will serve a wide variety of merchandise to accommodate a diverse community with wide-ranging needs. In Neighborhood Commercial Districts, non-residential use size is limited to 3,000 square feet. A Conditional Use Authorization granting a non-residential use greater than 3,000 square feet was approved as part of Case No. 2013-0063.

- 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 in the area, in that:

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

The height and bulk of the existing building will remain the same. Since the adoption of the Market and Octavia Plan in 2008, City policy has envisioned a grocery store of this size at this location to meet neighborhood needs within a comfortable walking distance.

- 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 grocery store is intended to be a neighborhood serving grocery store that will attract people from within the immediate vicinity and is not anticipated to increase the volume of traffic. The project does not propose additional parking and will provide on-site loading. Additionally, the project area is well served by Muni and is within short walking distance from several transit lines and the Civic Center BART Station.

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

The proposed use, by the nature of the business, will not produce noxious or offensive emissions such as noise, glare, dust, and odor. The proposed use is also subject to the standard conditions of approval for a Formula Retail Use as outlined in Exhibit A, specifically, Condition #14 related to odor control.

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

The Project includes landscape treatments that increase the overall permeability of the site's surface and screen any vehicular areas. The sponsor has submitted a sign program that complies with the limitations under the SUD

- 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 in item #10 below.

- D.** That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Hayes-Gough NCT Zoning District and the Fulton Street Grocery Store Special Use District in that the intended grocery store use is located at the ground floor, and will provide a compatible convenience service for a population that includes, and extends beyond, the immediate neighborhood.

8. **Planning Code Section 249.35A** establishes criteria for the Planning Commission to consider when evaluating projects seeking a conditional use pursuant to Section 303 and 249.35A within the Fulton Street Grocery Store Special Use District to establish a formula retail grocery store:

- A. **Acceptance of Payment Assistance.** The project sponsor shall describe the proposed grocery store's commitment to accept payment from individuals through assistance programs including but not limited to the United States Department of Agriculture's (USDA) Supplemental Nutritional Assistance Program (SNAP); the Special Supplemental Nutrition Program for Women Infants, and Children (WIC), or other similar assistance programs.

The proposed grocery store accepts SNAP and WIC payment through the Electronic Balance Transfer (EBT) program. Condition of approval #12 has been added to ensure this requirement is met.

- B. **Food Affordability Projection.** The project sponsor shall prepare a projection of food affordability at the proposed location and submit it for review by the Planning Commission. The projection shall consist of current retail pricing for a sampling of everyday grocery items that represent all categories within the market basket of foods maintained by the USDA's Center for Nutrition Policy and Promotion for their Official USDA Food Plans.

The project sponsor has prepared a food affordability projection based on the cost of everyday food items as outlined by the USDA. According to the projection, the cost of food from New Seasons would be comparable to the four food plans listed in the most recent June 2017 food cost summary.

Based on the census data for block lot median income levels, a family of four could expect to spend approximately 40% - 48% of their income if they shopped at New Seasons Market and followed the dietary guidelines provided by the USDA. That compares with 33% - 40% and 42% - 50% for the Low-cost and Moderate-cost plans respectively. In addition to being comparable with the USDA food plans, New Seasons Market offers items in bulk that would allow shoppers to buy as little or as much as they need at a given time. Such flexibility is important when budgeting with limited income.

9. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

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

The existing concentration of formula retail uses was assessed within 1,320 foot (one-quarter mile) vicinity. There are approximately 14 ground floor retail establishments in the vicinity including one hotel, six limited restaurants, and seven retail uses. The existing intensity of formula retail uses is 9.3% of all businesses within a quarter-mile vicinity, and 10.8% of the total commercial frontage in the district. The proposed establishment would increase the concentration from 9.3% to 10.3% and street frontage from 10.8% to 11.8% of the formula retail establishments within a quarter mile vicinity. There are no formula retail grocery stores within a quarter mile of the project. While the project would increase the concentration, the increase would be less than 1%, an amount not found to be significant given the need for affordable groceries in the neighborhood.

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

There are three non-formula retail groceries in this NCT District. The addition of a new grocery store will not adversely affect any neighborhood-serving businesses in the vicinity and will provide the first full service grocery store for residents and people who work in the neighborhood, increasing consumer choice.

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

The Project's design solely involves interior tenant improvements. The sponsor has submitted a sign program that complies with the limitations under the SUD.

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

A walking survey of the neighborhood identified 33 commercial vacancies. The project would establish a grocery store within the existing ground floor commercial space, helping to activate the immediate vicinity.

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

There are 85 Citywide-serving retail uses and 35 neighborhood-serving (daily needs) retail uses with this NCT District, including a bookstore, household goods and a Walgreen's Pharmacy.

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

Table 1. Hayes-Gough NCT Ground Floor Frontage Breakdown per Land Use¹

Land Use Type	Hayes-Gough NCT Frontage Total (linear ft.)	Hayes-Gough % Concentration	¼ Mile Vicinity Frontage Total (ft.)	Vicinity % Concentration
Automotive	215.00	2.3	215.00	1.82
Bar	497.50	5.3	497.50	4.20
Entertainment	0	0.0	659.75	5.58
Hotel	171.07	1.8	171.07	1.45
Limited-Restaurant	607	6.4	606.72	5.13
Personal Service	659.44	7.0	839.92	7.10
Professional Service	808.52	8.6	805.52	6.81
Restaurant	1462.04	15.5	1574.54	13.31
Retail	2627.82	27.9	3000.17	25.35
Vacant	2383.29	25.3	3463.79	29.27
Total	9431.40	100.0	11833.99	100.00

The overall commercial use mix is quite varied within a one quarter mile from the subject property. Retail uses comprise approximately 25% of uses in this area. The majority of commercial concentration is retail (25.4%), followed by full service restaurants (13%), personal services (7%), professional services (7%), limited restaurant (5.1%), entertainment (5%), bars (4%), automotive (1.8%), and hotel (1%)

¹ The table was developed using data collected by the Project Sponsor in 2017.

- 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.

The project is a retail grocery store as defined in Articles 2 and 7 of this code and therefore does not require an economic impact study.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.3:

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

The Project is consistent with this policy, adding a full service grocery store in a neighborhood where the community is underserved by grocery stores. The Project will add desirable goods and services to the neighborhood, and will provide resident employment opportunities for people in the community. A grocery store is not only consistent with activities in the commercial land use plan but was required by the Board of Supervisors pursuant to its adoption of a Special Use District Zoning for this Project Site, subject to approval by the Planning Commission.

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.

New Seasons Market will be the first tenant to occupy this space, adding a commercial activity and providing a new grocery for the neighborhood. The Project will not displace anyone, nor would it prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. New Seasons Market will provide neighborhood-serving grocery goods and services that will be heartily welcomed by the community.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will affirmatively support these policies by creating new jobs for unskilled and semi-skilled workers, increasing the City's sales tax base, and occupying the ground floor retail space.

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.

The Project will not displace anyone, nor would it prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. New Seasons Market will provide neighborhood-serving grocery goods and services that will be heartily welcomed by the community.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

Policy 1.6:

Ensure choices among modes of travel and accommodate each mode when and where it is most appropriate.

The proposal enables patrons to make use of a variety of transit options when visiting the site which is readily accessible by BART or Muni and provides 18 bicycle parking spaces for customers and 10 spaces for employees. Furthermore, activation of a general grocery store at this location ensures immediate access to fresh food for those residents that cannot easily visit the nearest grocery store, 1.5 miles away, due to physical or economic constraints.

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.

Grocery stores are a primary business draw in neighborhood commercial districts and support other retail activities by serving as a retail anchor of neighborhood commercial districts. The project is located within an NCT Moderate Scale, Neighborhood Commercial Zoning District. The project will occupy a new, neighborhood serving general grocery store space. New Seasons Market will employ 140 new employees and seek to attract workers from within the surrounding neighborhood.

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

The proposal will have no direct effect on housing and will preserve the existing neighborhood character by occupying a grocery store space.

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

The project will have no effect on housing, as the project proposes a grocery store at the site of a vacant commercial space.

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

The Project area is well served by Muni and BART.

- 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 proposed project will not include any commercial office development and will not displace any industrial establishments. The Project will generate 140 new employment opportunities.

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

The proposed project will comply with the City Codes to achieve the proper preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no designated landmarks or historic buildings on the Project site.

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

The proposed project will not have a negative effect on existing parks and open space.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2017-005881PCA/CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file dated **August 3, 2016**, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 31, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 31, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a formula retail grocery store (New Seasons Market) located at 555 Fulton Street pursuant to Planning Code Section(s) 303, 249.35A, and 703.3 within the Hayes-Gough NCT Zoning District and the Fulton Street Grocery Store Special Use District and a 40-X/50X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on August 31, 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 August 31, 2017, under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) become effective. 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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

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. **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 building permit plans. 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

9. **Lighting Plan. The Project Sponsor shall submit an exterior lighting plan to** the Planning Department prior to Planning Department approval of the building / site permit application.

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

10. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

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

11. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and specie of plant materials shall be as approved by the Department of Public Works.

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

OPERATION

12. **Acceptance of Payment Assistance.** The grocery store shall continue to accept payment through SNAP, WIC, or other comparable programs for the life of the project.
13. **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>

14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the grocery and all sidewalks abutting the grocery 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>

15. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

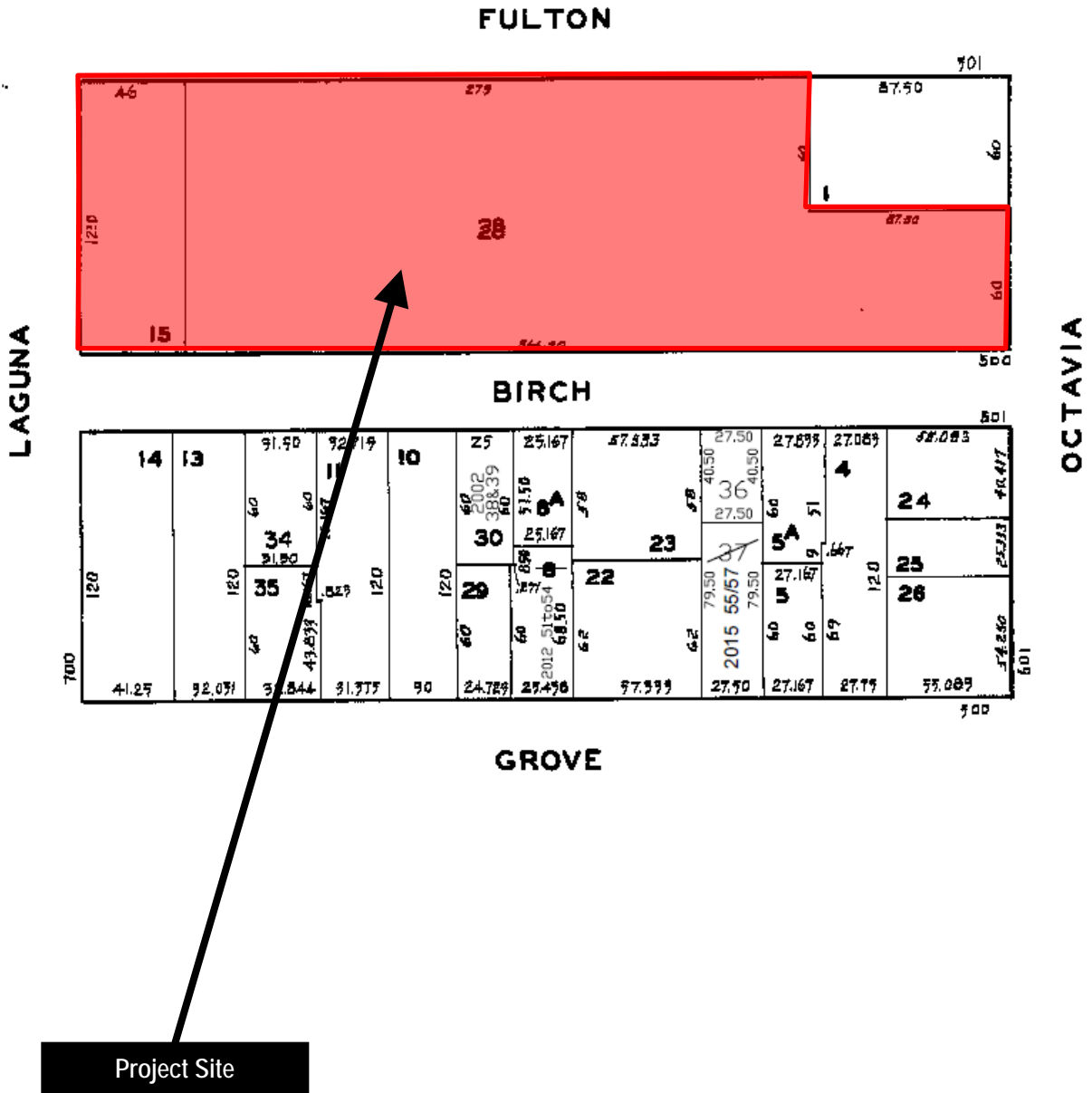
16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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, [and www.sf-planning.org](http://www.sf-planning.org)

17. **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

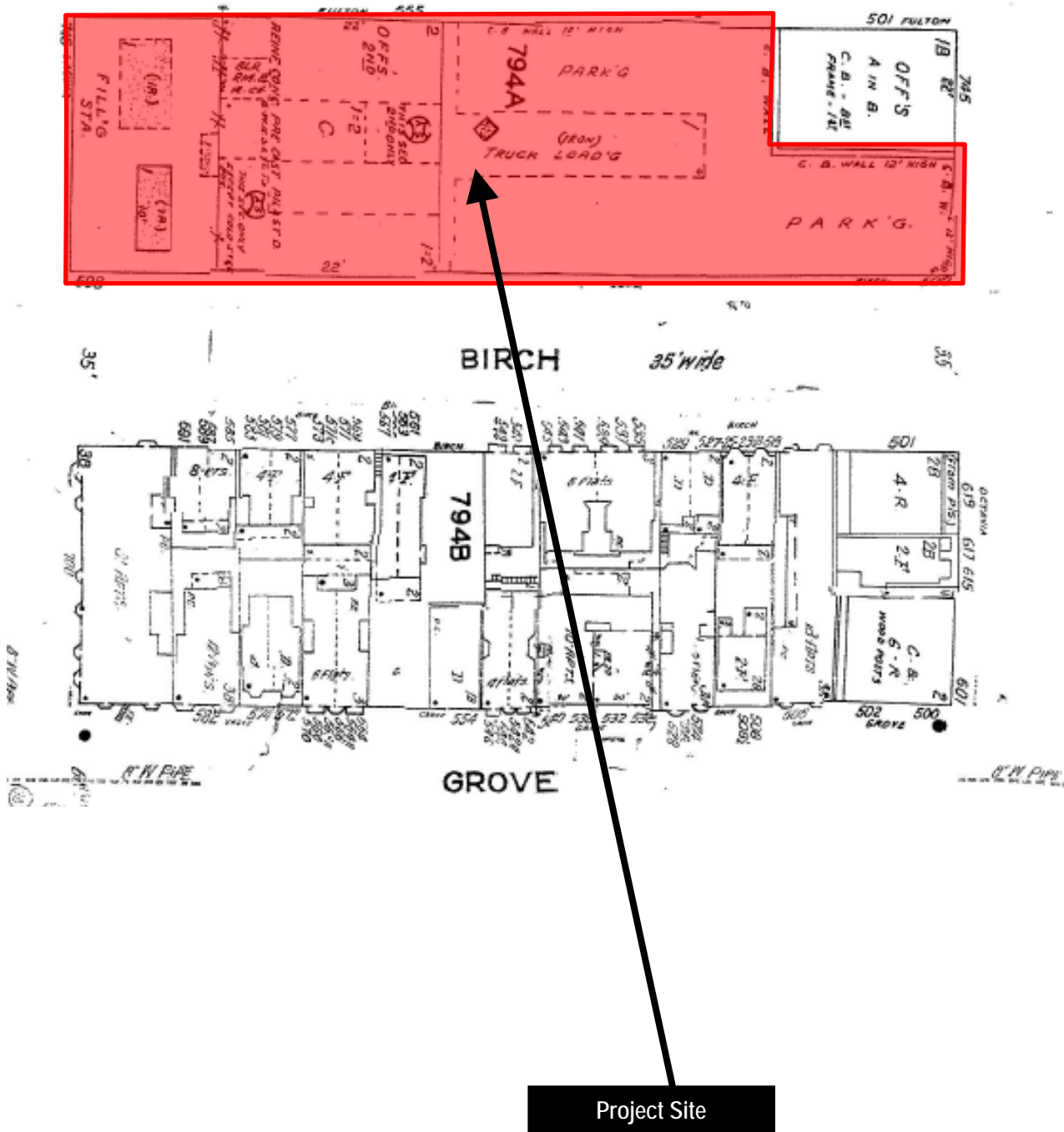
Parcel Map



Case No. 2017-005881PCA/CUA
 555 Fulton Street
 Planning Code Amendment/ Conditional
 Use Authorization



Sanborn Map*

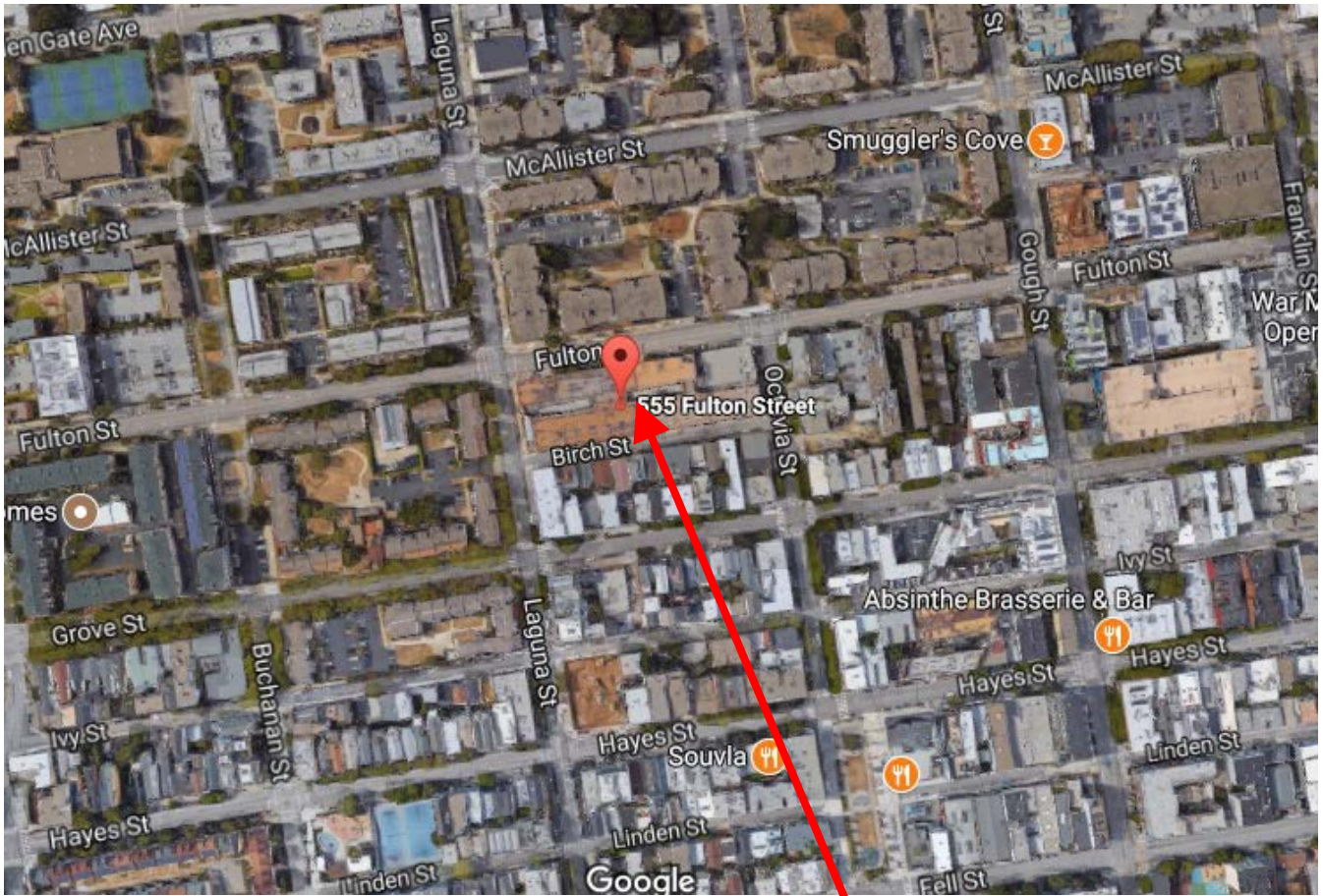


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Case No. 2017-005881PCA/UA
555 Fulton Street
Planning Code Amendment/ Conditional
Use Authorization

Aerial Photo

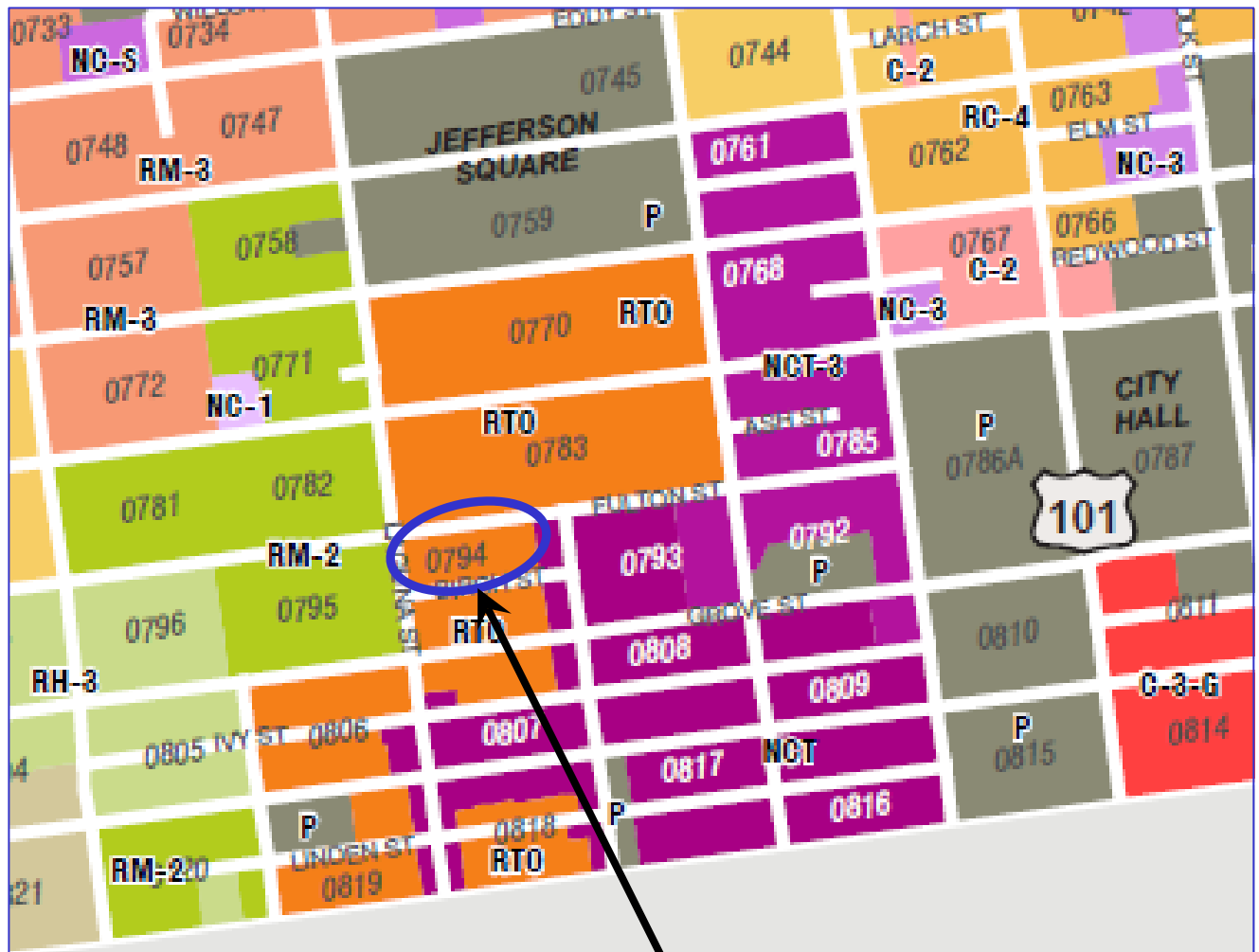


Project Site



Case No. 2017-005881PCA/CUA
555 Fulton Street
Planning Code Amendment/ Conditional
Use Authorization

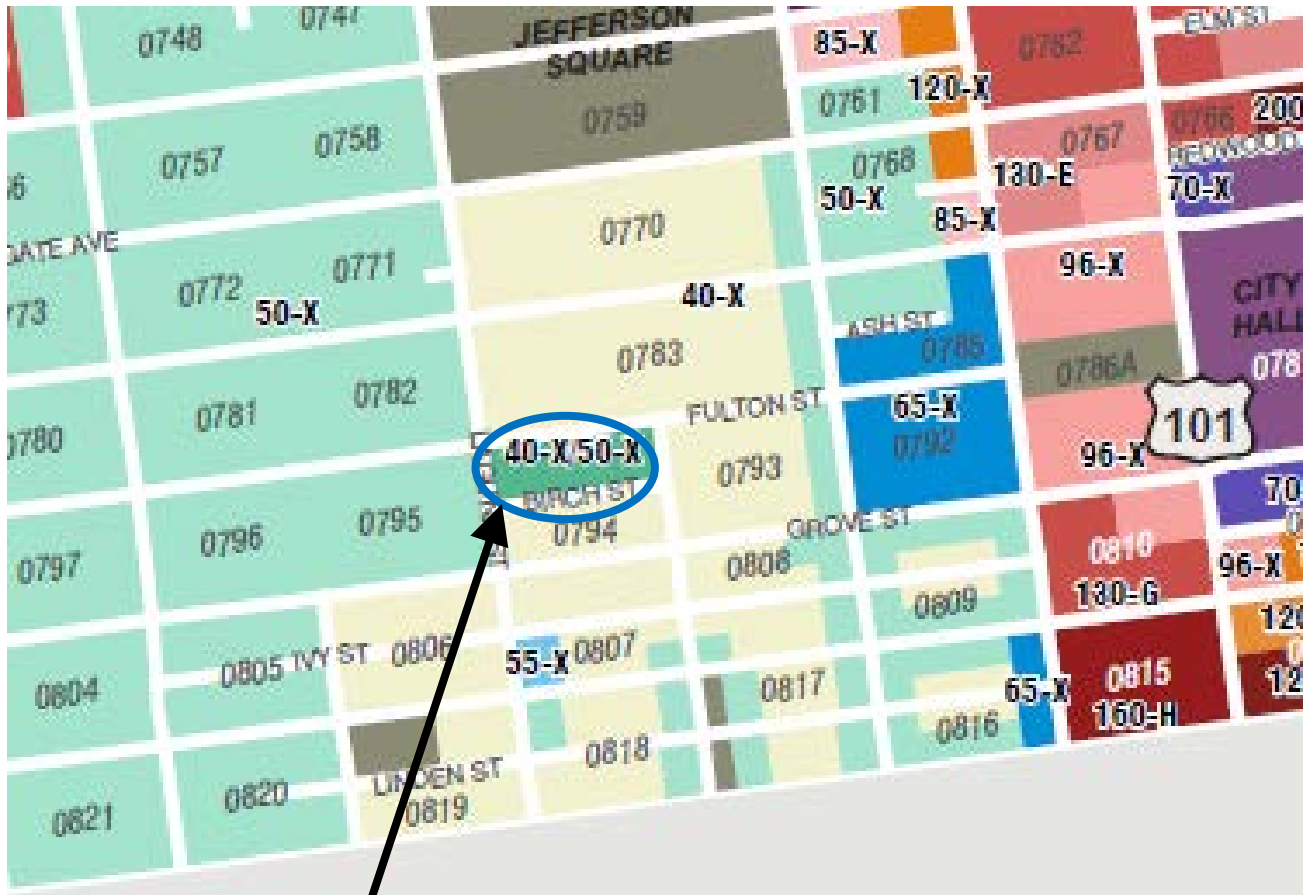
Zoning District Map



Project Site



Height and Bulk Map

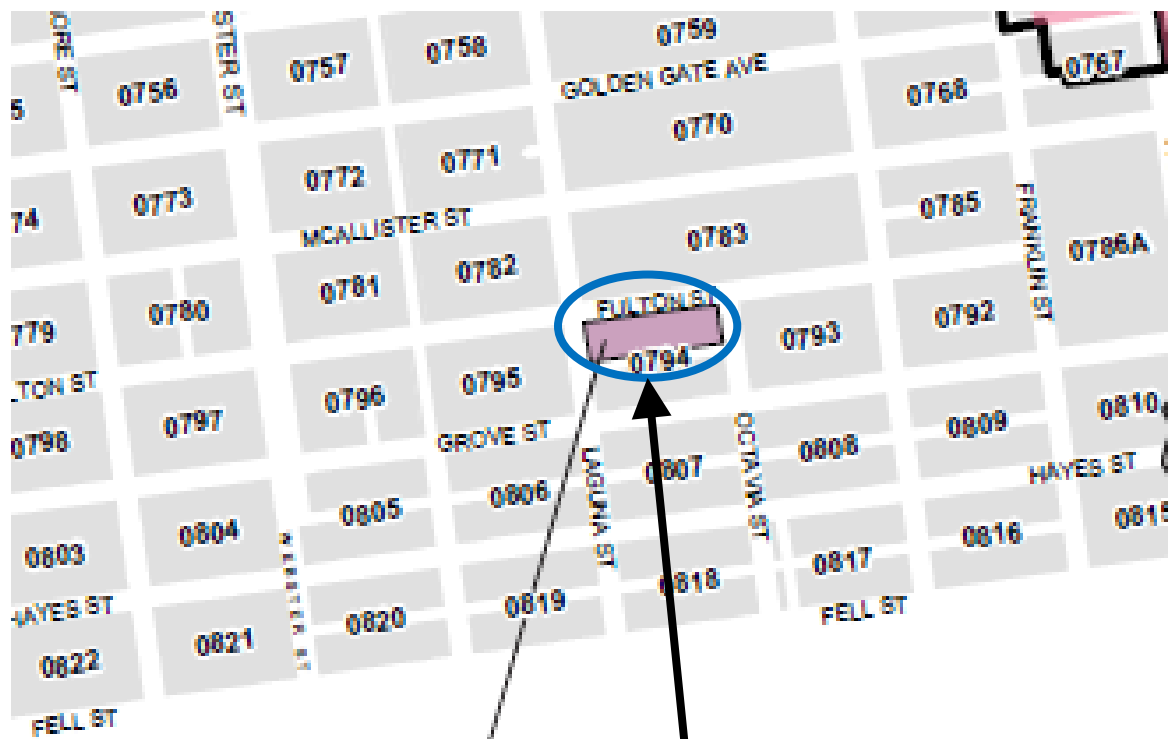


Project Site



Case No. 2017-005881PCA/CUA
555 Fulton Street
Planning Code Amendment/ Conditional
Use Authorization

Fulton Street Grocery SUD



Fulton Street
Grocery Store SUD

Project Site



Case No. 2017-005881PCA/CUA
555 Fulton Street
Planning Code Amendment/ Conditional
Use Authorization

BEFORE THE SAN FRANCISCO PLANNING COMMISSION

**PROJECT SPONSOR'S SUBMITTAL IN SUPPORT OF
CONDITIONAL USE AUTHORIZATION
For FORMULA RETAIL USE – NEW SEASONS MARKET**

(PLANNING CODE SECTIONS 249.35A, 303.1, 703.3)

for

**New Commercial Space (Vacant) Located at 555 Fulton Street
Block 0794, Lots 15 and 28**

**Project Sponsor:
New Seasons Market**

Planning Department

Case No. 2017.005881

Hearing Date: August 31, 2017

Attorneys for Project Sponsor:

REUBEN, JUNIUS & ROSE, LLP

One Bush Street, Suite 600 San Francisco, CA 94104
t] 415 567 9000 f] 415 399 9480

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A. INTRODUCTION AND BACKGROUND

New Seasons Market (“Project Sponsor”) seeks authorization for a full service grocery store (“Project”) for the vacant ground floor retail space located at the newly constructed mixed-use project at 555 Fulton Street (“Project Site”). The Project involves the use of a 25,300 gross-square-foot retail space. This Project Site was specifically zoned for grocery store use through the Board of Supervisors’ adoption of the “Fulton Street Grocery Store Special Use District”, set forth in Planning Code Section 249.35A.

The Project requires conditional use authorization for formula retail use pursuant to Planning Code Section 303.1, and for use size in excess of 3,000 sq. ft. pursuant to Planning Code Section 720.21. A grocery store of not less than 15,000 square feet of gross occupied floor area is required for this property by Planning Code Section 249.35A, subject to authorization by the Planning Commission.

Concurrently herewith, Supervisor Breed’s office has sponsored legislation to authorize formula retail grocery store use at the Property.

B. SITE INFORMATION

Street address: 555 Fulton Street

Cross streets: Octavia and Laguna Streets

Assessor’s block/lot: 0794/15 and 28

Zoning district: Fulton Street Grocery Store Special Use District;
Hayes Gough NCT

Height/bulk district: 40-X/50-X

Grocery Area: 25,300 gross square feet

C. SITE DESCRIPTION AND SURROUNDING AREA CONDITIONS

The Project Site is bounded by Fulton, Laguna, Octavia, and Birch Streets, Assessor’s Block 0794, Lots 015 and 028, within the Hayes-Gough NCT District, the Fulton Street Grocery Store Special Use District (SUD), and the 40X-50X Height and Bulk District. The site measures 44,250 square feet, and is nearly rectangular, with the exception of a separate parcel located at the northeast corner of Fulton and Octavia Streets. Construction is nearing completion on 139 residential units and approximately 29,000 gross sq. ft. of ground floor commercial space.

The area surrounding the Project Site primarily consists of residential buildings of two to four stories in height. Ground floor retail and restaurant uses are found along Hayes Street two

blocks south of the Project Site, while other isolated commercial establishments are scattered throughout the vicinity. The Civic Center district begins three blocks to the east of the Project Site, and includes various government buildings, museums, libraries, and performance spaces. Open spaces in the vicinity include Jefferson Square and Hayward Playground to the north, Patricia's Green and Koshland Park to the south, Buchanan Street Mall and Alamo Square to the west, and Civic Center Plaza to the east.

Conditions in the immediate area are atypical for neighborhood commercial districts, which are generally characterized by small- to mid-sized businesses. Though heavily trafficked, neighborhood commercial streets tend to be pedestrian-oriented with continuous retail frontages at the ground floor. In contrast, the area immediately surrounding the Project Site is auto-oriented in its scale and design.

D. PROJECT SUMMARY

Present use:	Vacant retail space
Proposed use:	New Seasons Market retail grocery store
Use size (proposed):	25,300 gross square feet on the ground floor
Commercial parking spaces (existing):	77
Bicycle parking spaces:	18 customer spaces, 10 employee spaces

E. DESCRIPTION OF THE PROPOSED PROJECT

The nearly constructed mixed- use building at 555 Fulton Street, which provides 139 dwelling units on the upper four stories, was designed for a grocery store to occupy 25,300 gross square feet on the ground floor commercial space. Planning Code Section 249.35A, which adopted the Fulton Street Grocery Store Special Use District, specially allows for a grocery store of not less than 15,000 gross square feet to occupy the building.

The Project will add a New Seasons Market into vacant retail space at the Project Site. The Project will not expand the size of the existing building. The property owner has spent a considerable amount of time looking for a full service grocery store for this space, as required by the Fulton Street Grocery Store Special Use District, and New Seasons Market is an ideal tenant. The Project involves the use of a 25,300 gross-square-foot retail space as a retail grocery store. Plans and renderings are attached as **Exhibit A**. A formula retail checklist is attached as **Exhibit B**.

F. Community Support and Outreach

The Project Sponsor met with the Hayes Valley Neighborhood Association a number of times and has received their support for this project, including support for the Planning Code revisions undertaken at the Board of Supervisors by Supervisor Breed.

Additional outreach includes a March 2017 invitation to a pre-application meeting that was mailed to immediate neighbors and all community groups on the Planning Department's roster for the surrounding neighborhood. The pre-application meeting was held on March 23, 2017 at Hayes Valley Playground Clubhouse, 699 Hayes Street. **Exhibit C** contains (a) the mailing list of invitees; (b) copies of the invitation and proof of timely mailing and delivery; (c) sign-in sheet; (d) summary of public comments and responses; and (e) the pre-application meeting affidavit.

There is no known opposition to the project.

G. COMPLIANCE WITH CONDITIONAL USE CRITERIA (SECTION 303 FINDINGS)

Under Planning Code section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented are such to establish the following:

1. Desirability and Compatibility of Project

Planning Code section 303(c)(1) requires that facts be established which demonstrate the following:

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.

A retail grocery store in excess of 15,000 gross sq. ft. of occupied floor area is required by the zoning for the Project Site, subject to approval by the Planning Commission. New Seasons Market is an ideal grocery operator. New Seasons Market currently operates 17 stores in the Portland area, with additional stores in Vancouver and San Jose. Hours of operation will be 8:00 AM – 10:00 PM. Grocery departments will include fresh produce, fruit, and vegetables, meat, bakery, bulk products, cheese, deli, floral, pastry, seafood, nutrition, and wellness. A delegation from the District Supervisor's office visited New Seasons Market in Portland and enthusiastically supports a New Seasons Market at the Project Site. New Seasons Market donates, from each of its stores, ten percent of after-tax profits to local non-profit organizations, focusing on (1) fighting hunger; (2) support of local schools; and (3) promoting environmental conservation. New Seasons Market provides food to food banks and pantries all year-round. The New Seasons Market store will create 140 new permanent jobs, including managers, supervisors and hourly partners.

Social Responsibility is an Integral Part of New Seasons Market's Operations

Sarah Joannides, New Seasons Market's Director of Social Responsibility, is the steward of its social cause and mission-related practices, including sustainability and developing positions on public policy issues important to New Seasons Market and its customers. Most importantly, Sarah ensures that New Seasons continues to be a mission-driven company, focusing on business as a force for good, serving communities, vendor partners and the planet, in addition to supporting local non-profit organizations as described above. With that in mind, she led the charge for New Seasons Market's B Corporation certification and recertification—a test that New Market passed with flying colors, thanks to her team. Sarah has also been instrumental in helping New Seasons Market champion social causes.

B Corporation certification is a private certification issued to for-profit companies by B Lab, a global non-profit organization with offices in the United States, Europe, South America, Canada, Australia and New Zealand. To be granted and to preserve certification, companies must receive a minimum score on an online assessment for “social and environmental performance”, and satisfy the requirement that the company integrate B Lab commitments to stakeholders into company documents. The B-Lab certification is a third party standard requiring companies to meet social sustainability and environmental performance standards, meet accountability standards, and to be transparent to the public according to the score they receive on the assessment. B-Lab certification applies to the whole company across all product lines and issue areas.

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code Section 303(c)(2) requires that facts be established which demonstrate the following:

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 injuries 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 the structure.**

The New Seasons Market store will move into a 25,300 gross-square-foot retail space that was specially constructed for a grocery store. New Seasons does not propose any expansion to the existing building and would 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 Property is well-served by public transit, existing on-site parking, and bicycle spaces. A number of MUNI lines run in front of the site or nearby, including the 5-Fulton and 21-Hayes. The Property has 77 off-street grocery parking spaces and 2 off-street freight loading spaces.

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

The Project involves interior tenant improvement work for a new grocery in an existing commercial unit within a new mixed-use development. It will not produce, nor include, any uses that could emit 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 will authorize a retail grocery to occupy a vacant retail space. It will not include any changes to the property's existing landscaping, screening, open space, parking or loading areas, or lighting. New Seasons Market will comply with all applicable rules and regulations relating to signage.

3. Compliance with the General Plan.

Planning Code Section 303(c)(3) requires that facts be established that demonstrate the following:

That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the master plan.

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, specifically the **Commerce and Industry Element** as follows:

Commerce and Industry Element

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.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project is consistent with this policy, adding a full service grocery

store in a neighborhood where the public housing residents who live across Fulton Street, and the community in general, is underserved by grocery stores. The Project will add desirable goods and services to the neighborhood, and will provide resident employment opportunities for people in the community. A grocery store is not only consistent with activities in the commercial land use plan but was required by the Board of Supervisors pursuant to its adoption of a Special Use District Zoning for this Project Site, subject to approval by the Planning Commission.

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 meets this policy. New Seasons Market will be the first tenant to occupy this space, adding a commercial activity and providing a new grocery for the neighborhood.

OBJECTIVE 3 PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1 Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will affirmatively support these policies by creating new jobs for unskilled and semi-skilled workers, increasing the City's sales tax base, and occupying the ground floor retail space.

OBJECTIVE 6 MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 3.1 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.

The Project will not displace anyone, nor would it prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. New Seasons Market will provide neighborhood-serving grocery goods and services that will be heartily welcomed by the community.

H. COMPLIANCE WITH SECTION 303.1 – FORMULA RETAIL USE

Sections 803.6 and 703.3 of the Planning Code require formula retail projects in the Neighborhood Commercial zoning district to obtain Conditional Use authorization from the Planning Commission. Formula retail use is defined as a type of use that includes 11 or more establishments that maintain two or more of the following standardized features: array of merchandise, façade, décor, uniform apparel, signage, trademark or servicemark. The Project proposes a New Seasons Market retail grocery store which qualifies as a formula retail use.

Section 303.1 requires that, with respect to an application for Conditional Use authorization for a formula retail use, the Planning Commission shall consider the following:

- (1) **The existing concentrations of formula retail uses within the district;**

See Exhibit D attached.

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

See Exhibit D attached.

- (3) **The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district;**

See Exhibit D Attached.

- (4) **The existing retail vacancy rates within the district; and**

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

The Project Site is located on Fulton Street in a new mixed-use development, and the store location is currently a vacant space. The commercial corridor along Fulton Street stretches from the Western Addition to the Inner Richmond at Stanyan Street and U.S.F., and is comprised of a mix of neighborhood-serving uses and retail locations. Additional information is provided in Exhibit D attached.

I. PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Section 303 Application are consistent with each of these policies as follows:

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

No neighborhood-serving retail uses will be displaced by the project. New Seasons Market will be the first tenant in this space. New Seasons Market will create new employment opportunities for the community.

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

The project will not adversely affect existing housing or neighborhood character. New Seasons Market is not replacing a neighborhood retailer; it will be the first occupant of this space.

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

The New Seasons Market will have no effect on the supply of affordable housing.

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

The Project Site is well-served by public transit, and on-site parking. A number of MUNI lines run in front of the site or nearby, including the 5-Fulton and 21-Hayes. The Property has 77 commercial parking spaces, and 2 off-street freight loading spaces.

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.

The Project does not propose office development and will not displace or adversely affect any service or industry establishment.

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

The Project will conform to the structural and seismic requirements of the San Francisco Building Code.

7. That landmarks and historic buildings be preserved.

The Project will not alter any landmark building, contributory building, or architecturally significant building on the Property or in the vicinity.

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

The Project does not involve any expansion of the existing building and will therefore have no effect on parks or open space, or their access to sunlight and views.

J. CONCLUSION

The Project will add a much needed grocery store into vacant retail space in the Western Addition neighborhood adjacent to Ella Hill Hutch Center, public housing, and within walking distance to the Civic Center. Community feedback has been very positive and supportive, including support from the Hayes Valley Neighborhood Association. The Project will strengthen the neighborhood and provide 140 new jobs. New Seasons Market is a socially responsible company and will focus on serving the community.

Accordingly, we respectfully request that the Planning Commission approve the application.

Dated: August 9, 2017

Respectfully Submitted,

Reuben, Junius & Rose, LLP
Attorneys for New Seasons Market

By:



David Silverman

Exhibit List

- Exhibit A - Photograph
- Exhibit B - Formula retail checklist
- Exhibit C - Mailing list of community meeting invitees; copies of the invitation and proof of timely mailing; sign-in sheet; summary of public comments and responses; and the pre-application meeting affidavit
- Exhibit D - Formula Retail Findings

EXHIBIT
A



CLOSE-UP VIEW

PERSPECTIVE RENDERING (LAGUNA STREET) - SCALE: NTS

***NOTE: EXACT SIZE AND LOCATION OF MON. SIGN T.B.D**

WEST ELEVATION (LAGUNA STREET) SCALE: NTS

ADART
 5080 N. FRUIT AVE. SUITE 101
 FRESNO CA. 93711
 T 559.225.2183
 F 559.225.2186
 www.adart.com
 CA STATE CONTRACTORS LICENSE #826061

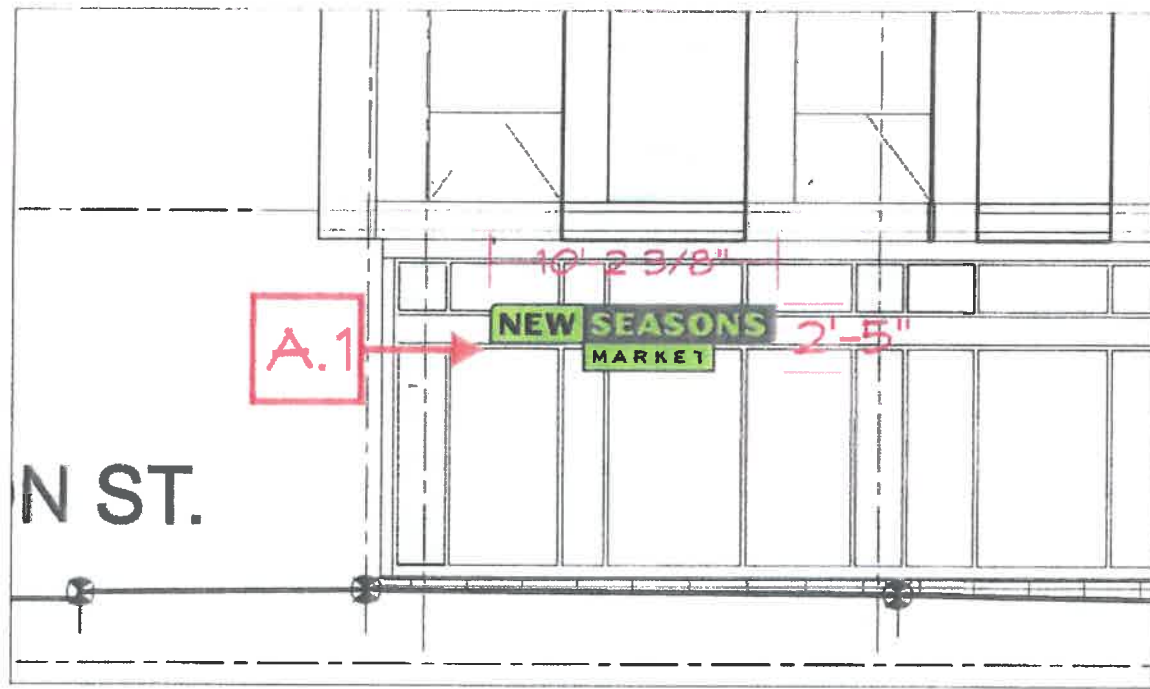
PROJECT:	
CUSTOMER: New Seasons Market	
LOCATION: 555 Fulton St. - San Francisco, CA	
DATE: 4/14/2016	
SALES: David Esajian	
DESIGNER: James Franks	

REVISION	DATE	DESCRIPTION
1	4-18-16	Revise per customer notes
2	8-8-16	Add specs...

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

CONCEPTUAL DRAWINGS ONLY:
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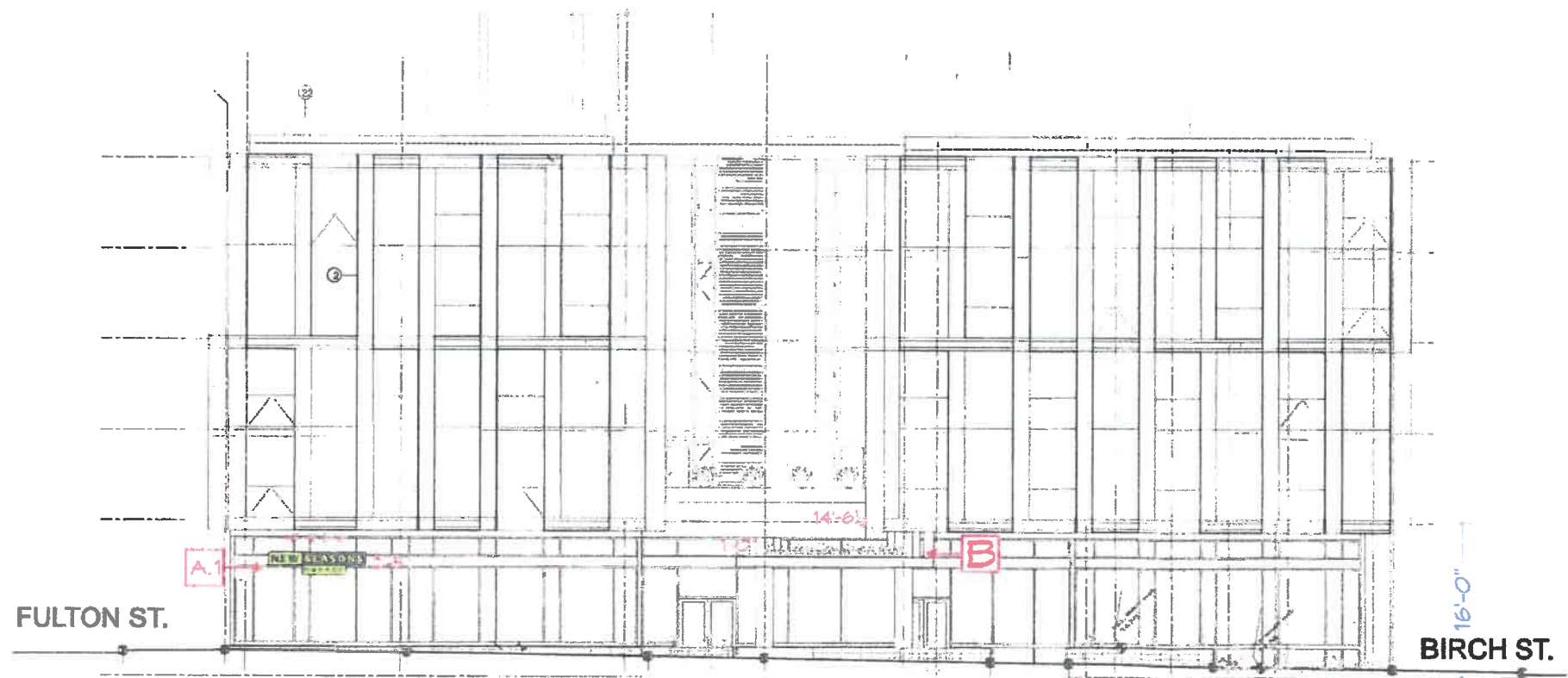
SHEET
4
JOB # 19064



CLOSE-UP VIEW

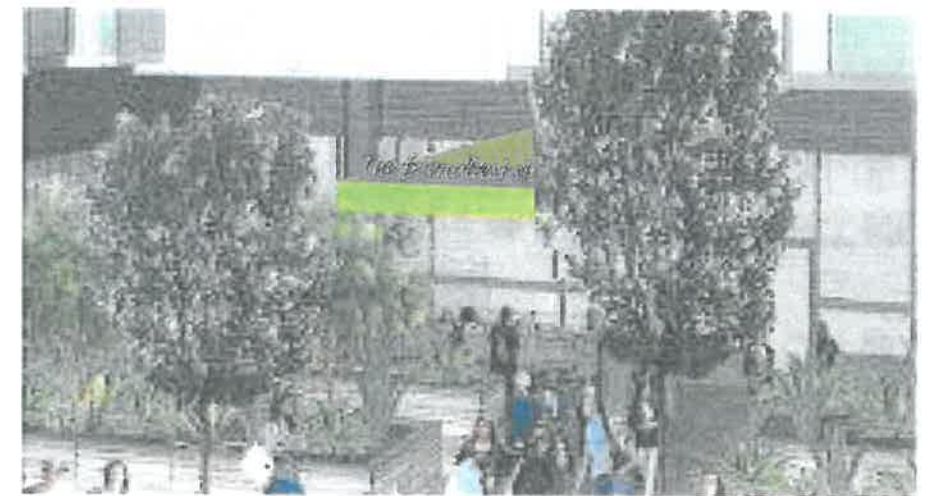


PERSPECTIVE RENDERING (LAGUNA STREET) - SCALE: NTS



WEST ELEVATION (LAGUNA STREET)

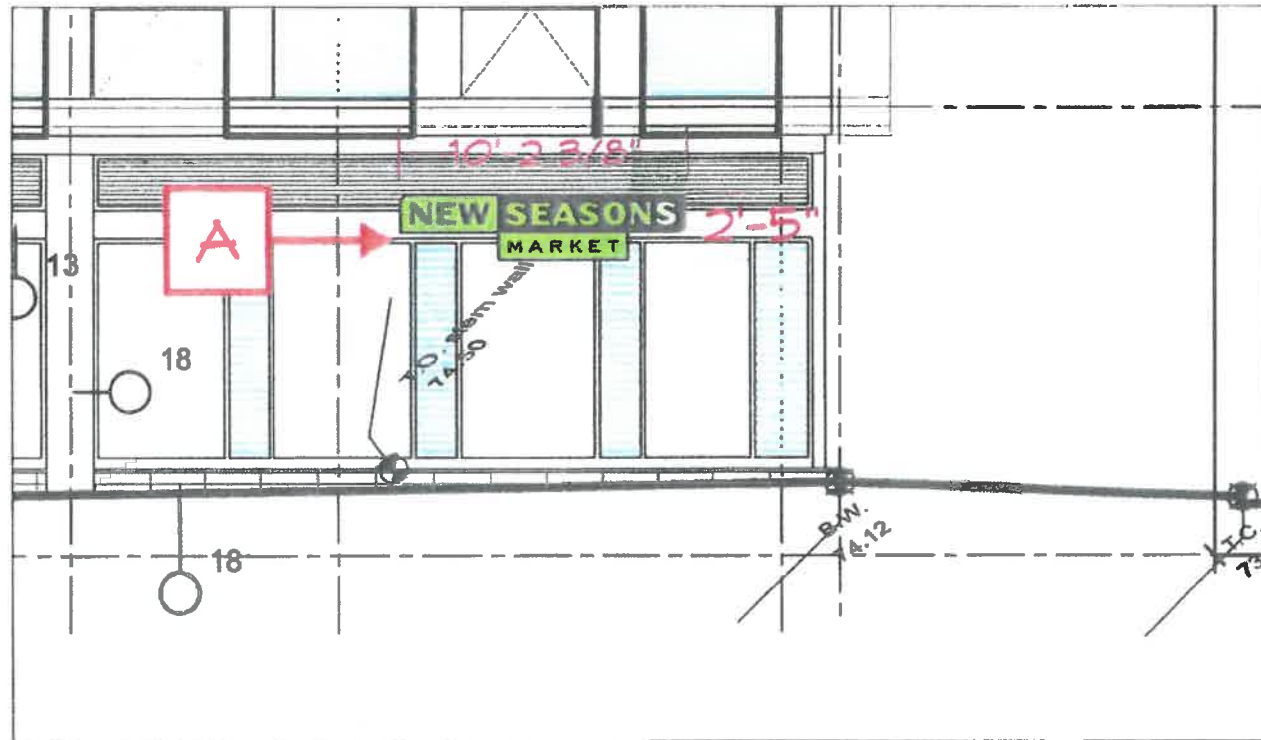
SCALE: 1/16" = 1'-0"



CLOSE-UP VIEW

PROJECT:	REVISION	DATE	DESCRIPTION	APPROVALS
CUSTOMER: New Seasons Market	1.	4-19-16	Revised per customer notes	SALES:
LOCATION: 536 Fulton St. - San Francisco, CA	2.	8-9-16	Add signs	CUSTOMER:
DATE: 4/14/2016				LANDLORD:
SALES: David Esalen				
DESIGNER: James Francis				

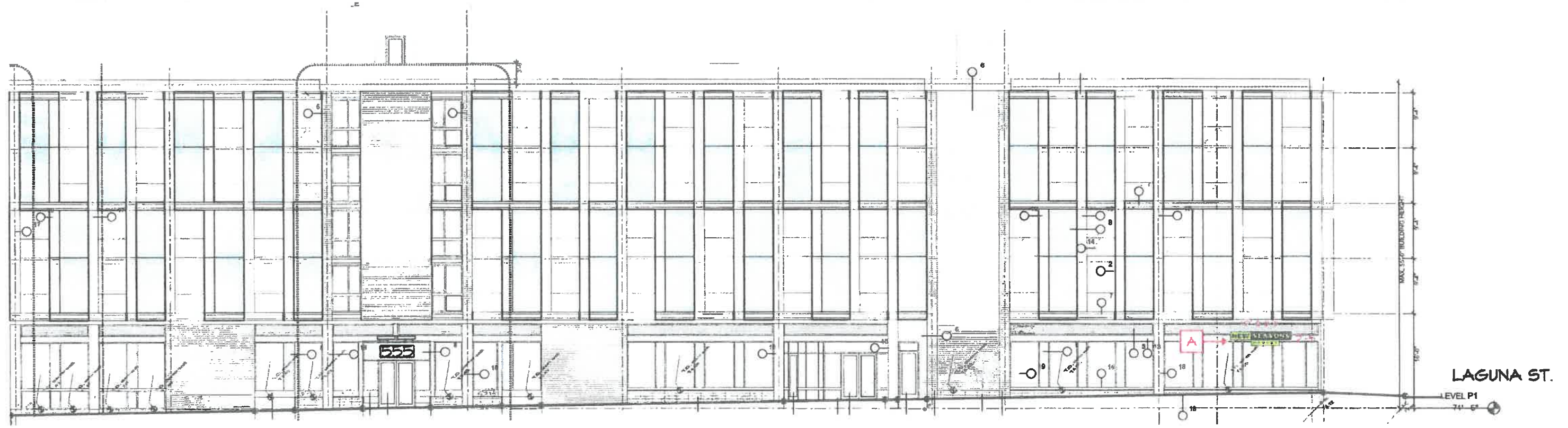
CONCEPTUAL DRAWINGS ONLY:
 Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.
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CLOSE-UP VIEW



PERSPECTIVE RENDERING (CORNER OF LAGUNA & FULTON) - SCALE: NTS



WEST SIDE OF NORTH ELEVATION (FULTON ST.) -

SCALE: 1/16" = 1'-0"

ADART
 5090 N. FRUIT AVE. SUITE 101
 FRESNO CA. 93711
 T 559.225.2183
 F 559.225.2186
 www.adart.com

REVISION	DATE	DESCRIPTION
1	4-19-16	Revised per customer notes
2	8-9-16	Add specs

PROJECT: **NEW SEASONS MARKET**
 CUSTOMER: New Seasons Market
 LOCATION: 555 Fulton St. - San Francisco, CA
 DATE: 4/14/2016
 SALES: David Escobar
 DESIGNER: James Frantz

APPROVALS
SALES: _____
CUSTOMER: _____
LANDLORD: _____

CONCEPTUAL DRAWING ONLY:
 Dimensions are approximate & may change due to construction factors or exact field conditions. Colors shown are as close as printing will allow. Always follow written specifications.
ALL RIGHTS RESERVED:
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SHEET
2
 JOB # 19064

EXHIBIT
B

AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT:

555 Fulton Street

ASSESSORS BLOCK/LOT:

0794 / 15 and 28

ZONING DISTRICT:

Fulton Street Grocery Store Special Use District and Hayes Gough NCT

HEIGHT/BULK DISTRICT: 40X-50X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8):

Retail Grocery Store

PROPOSED BUSINESS NAME:

New Seasons Market LLC, an Oregon limited liability company

DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:

Retail grocery store including fresh produce, fruit, and vegetables, meat, bakery, bulk products, cheese, deli, floral, pastry, seafood, nutrition, and wellness

BUILDING PERMIT APPLICATION NO.: (if applicable)

N/A

PLANNING DEPARTMENT CASE NO.: (if applicable)

N/A

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.	19 0
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 use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TOTAL 8

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME:

David Silverman

Property Owner

Authorized Agent

MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)

One Bush Street, Suite 600, San Francisco, CA 94104

PHONE:

(415) 567-9000

EMAIL:

dsilverman@reubenlaw.com

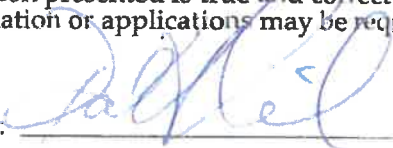
Under penalty of perjury the following declarations are made:

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: _____

4-10-17

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

COMMENTS:

VERIFIED BY:

Signature: _____

Date: _____

Printed Name: _____

Phone: _____



**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*

EXHIBIT
C

Summary of discussion from the Pre-Application Meeting

Meeting Date: March 23, 2017
Meeting Time: 7pm - 8:30pm
Meeting Address: 889 Hayes St, San Francisco, 94102
Project Address: 555 Fulton St, San Francisco
Property Owner Name: New Seasons Market (Tenant)
Project Sponsor/Representative: Jerry Chevassus

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

What are the delivery hours? Store hours?

Project Sponsor Response: _____

Delivery times are still being confirmed. Our typical delivery hours are: • Monday – Friday: 7am to 2pm, • Saturday – Sunday: 7am to 12pm
Deliveries by small local vendors may be scheduled for other times. Store hours are still being reviewed and not determined at this time.
Majority of our stores operate 8am – 10pm. Exceptions have been made based on the needs of specific communities

Question/Concern #2: _____

Traffic and Pedestrian Safety: - Traffic on Laguna is very heavy. Many pedestrians crossing the street on the north side. How can we look to get them safely across the street. One resident looked at adding rails on the sidewalk to keep people from darting across traffic

Project Sponsor Response: _____

Planned to note it on our summary and discuss options/opportunities with the city planning

Question/Concern #3: _____

Security in the stores and the parking lots
How will you keep people from parking too long in the lot

Project Sponsor Response: _____

We will have cameras in our store and evaluate the need for security staff. We offer notes on customers cards to alert them of parking too long in our lot. We will also look to have signs posted of a shopping time limit to abide by

Question/Concern #4: _____

Is there an opportunity to also do landscaping on the other side of Birch St. (resident side across from store)

Project Sponsor Response: _____

As this request pertains to property that is not a part of this development, we suggested that the resident inquire with local urban tree advocates that could possibly assist.

Q: Would you consider doing parklet outside of the store?

A: It has not being considered at this time.

Pre-Application Meeting Sign-in Sheet

Meeting Date: March 23, 2017
Meeting Time: 7pm - 8:30pm
Meeting Address: 699 Hayes St, San Francisco, 94102
Project Address: 555 Fulton St, San Francisco
Property Owner Name: New Seasons Market (Tenant)
Project Sponsor/Representative: Jerry Chevassus

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	See separate sheet attached				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

Notice of Pre-Application Meeting

March 10, 2017

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 555 Fulton Street, cross street(s) Laguna and Octavia (Block/Lot#: 0794/058; Zoning: NCT and RTO), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

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

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

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

The development proposal is to: New Seasons Market, a formula retail grocery, proposes to occupy the ground floor of the building located at 555 Fulton Street

Existing # of dwelling units:	<u>NA</u>	Proposed:	_____	Permitted:	_____
Existing bldg square footage:	<u>NA</u>	Proposed:	_____	Permitted:	_____
Existing # of stories:	<u>NA</u>	Proposed:	_____	Permitted:	_____
Existing bldg height:	<u>NA</u>	Proposed:	_____	Permitted:	_____
Existing bldg depth:	<u>NA</u>	Proposed:	_____	Permitted:	_____

MEETING INFORMATION:

Property Owner(s) name(s): Fulton Street Ventures
 Project Sponsor(s): New Seasons Market
 Contact information (email/phone): Sarah Owens, 831-600-3860, saraho@newleaf.com
 Meeting Address*: Hayes Valley Playground Clubhouse, 699 Hayes Street
 Date of meeting: March 23, 2017
 Time of meeting**: 7:00 PM

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

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

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-8378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

SAN FRANCISCO
CA 94104
20 MAR '17
PM 4 1



0001/004
REUBEN, JUNIUS & ROSE LLP
ONE BUSH ST, STE#600
SAN FRANCISCO CA 94104

94104-441150



Pre-Application Meeting Sign-in Sheet

Meeting Date: March 23, 2017
Meeting Time: 7pm - 8:30pm
Meeting Address: 699 Hayes St, San Francisco, 94102
Project Address: 555 Fulton St. San Francisco
Property Owner Name: New Seasons Market (Tenant)
Project Sponsor/Representative: Jery Chevassus

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	See separate sheet attached				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>
17.					<input type="checkbox"/>
18.					<input type="checkbox"/>

HVA Meeting

Date: March 23, 2017

	NAME	Street Address	Telephone	e-mail
1	Craig Henders	400 Grove St		
2	Janice Li	1720 Market St.		janice@sfbike.org
3	Michael Aral	173 Franklin St	415/57741	mike-aral@ywilson
4	Ellen Gutari	506 Park St		
5	Savala Young	516A Oak St		savala@igais@me.com
6	Mike Wilkensen	388 Lily	415-526 2167	
7	Rachel Itwaru	628 Fell Street	973 600 4393	rachelitwaru@gmail
8	Stephanie Yarbrough	547 Birch	214 707 4634	syarbrough@utexas.edu
9	Barbara Thompson	820 Laguna St #8 94102	415 931-4363	Deborah David.mom@gmail.com
10	Atredo Pletos	581 Birch St	502 774-7514	alredo.pletos@gmail.com

HVNA Meeting

Date March 23, 2017

	NAME	Street Address	Telephone	e-mail
1	John Lowell	881 Hayes	415-588-7857	
2	Sherril Yang	262 Fulton	408-762-2071	
3	De Annung	554 Hayes	415-889-9269	
4	A CANILLAS	178. LILY	415 595 5695	
5	DEBORAH EVANS	729A LAGUNA	415-478-3	deborahdiology@yahoo
6				
7				
8				
9				
10				

HV N/A Meetn

Date March 23, 2017

	NAME	Street Address	Telephone	e-mail
1	LLOYD FARR PATROL COAST 705T SEC	439 FULTON	415-6919497	ADMIN@PATROLCOAST705T.COM
2	Erections			ed@vradbridgenet.com
3				
4				
5				
6				
7				
8				
9				
10				

HUNA Meetings

Date March 23 2017

	NAME	Street Address	Telephone	e-mail
1	Bob Barnwell	431 Peter St #119	624-1225	barnwell@condobon.com
2	Jim Warshull			
3	Gail Sausch	700 Hayes		
4	Meg Stibstad	1300 SE Stark St, Suite 400 Portland, OR 97214	503-688-8720	Meg.stibstad@newlansonsmarket.com
5	Patricia Tu	1449 Webster St	415 549-7000	ptu@successcenterst.org
6	Carlos Uribe	506 Grove St.	(415) 505-5222	Caribe.94116@aol.com
7	Devi Zimvadia	699 Hayes St.	(415) 771-7228	
8	ALL SPEAS	516A Oak	415 557-2400	
9	Adreeti Gaswami	547 Birch St		
10	Angela Drills	881 Birch St	303 638 6961	angela.drills@gnrc.1.com

Next on S B Stark St Suite 400
Stibstad

520

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0794028T	555 FULTON/728 LAGUNA	REUBEN JUNIUS	16	0629
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	REUBEN JUNIUS & ROSE	1 BUSH ST #800	SAN FRANCISCO	CA	94104
0001	005					
0782	036	LOREN MILLER HOMES	1388 SUTTER ST #11TH	SAN FRANCISCO	CA	94109
0782	036	OCCUPANT	600 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	604 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	608 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	612 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	616 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	620 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	624 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	628 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	632 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	660 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	664 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	668 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	672 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	676 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	680 FULTON ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	803 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	805 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	807 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	809 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	811 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	813 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	815 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	817 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	819 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	821 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	823 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	825 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	827 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	829 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	831 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	833 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	835 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	837 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	845 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	849 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	853 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	857 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	861 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	865 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	869 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	873 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	877 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	881 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	885 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	889 LAGUNA ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	903 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	905 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	907 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	909 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	911 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	913 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	915 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	917 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	919 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	921 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	923 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	925 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	927 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	929 MCALLISTER ST	SAN FRANCISCO	CA	94115

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

0782	036	OCCUPANT	931 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	933 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	935 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	937 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	959 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	963 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	967 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	971 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	975 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	979 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	983 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	987 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	991 MCALLISTER ST	SAN FRANCISCO	CA	94115
0782	036	OCCUPANT	916 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	920 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	924 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	928 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	932 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	936 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	940 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	944 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	950 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	952 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	954 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	956 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	958 BUCHANAN ST	SAN FRANCISCO	CA	94102
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0782	036	OCCUPANT	962 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	964 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	966 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	968 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	970 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	972 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	974 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	976 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	978 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	980 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	982 BUCHANAN ST	SAN FRANCISCO	CA	94102
0782	036	OCCUPANT	984 BUCHANAN ST	SAN FRANCISCO	CA	94102
0783	024	FREEDOM WEST HOMES	820 MCALLISTER ST	SAN FRANCISCO	CA	94102-3116
0783	024	OCCUPANT	420 FULTON ST #A	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #B	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #C	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #D	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #E	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #F	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #G	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #H	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #I	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #J	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #K	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	420 FULTON ST #L	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #A	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #B	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #C	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #D	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #E	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #F	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #G	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #H	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #I	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #J	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #K	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	430 FULTON ST #L	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	440 FULTON ST #A	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	440 FULTON ST #B	SAN FRANCISCO	CA	94102

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0783	024	OCCUPANT	855 MCALLISTER ST #C	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #D	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #E	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #F	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #G	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #H	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #I	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #J	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #K	SAN FRANCISCO	CA	94102
0783	024	OCCUPANT	855 MCALLISTER ST #L	SAN FRANCISCO	CA	94102
0793	019	VONNEX-GROVE LLC	2141 MISSION ST #A	SAN FRANCISCO	CA	94110-1290
0793	019	OCCUPANT	492 GROVE ST	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #1	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #2	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #3	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #4	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #5	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #6	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #7	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #8	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #9	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #10	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #11	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #12	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #14	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #15	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #16	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #17	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	492 GROVE ST #18	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	600 OCTAVIA ST	SAN FRANCISCO	CA	94102-4303
0793	019	OCCUPANT	600A OCTAVIA ST	SAN FRANCISCO	CA	94102-4303
0793	021	M & J WILSON TRS	610 3RD AV	SAN FRANCISCO	CA	94116-3907
0793	021	OCCUPANT	636 OCTAVIA ST #102	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #104	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #106	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #202	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #204	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #206	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #302	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #304	SAN FRANCISCO	CA	94102-4357
0793	021	OCCUPANT	636 OCTAVIA ST #306	SAN FRANCISCO	CA	94102-4357
0793	022	CITY GROUP FOUR LLC	1746 UNION ST	SAN FRANCISCO	CA	94123-4407
0793	022	OCCUPANT	640 OCTAVIA ST #1	SAN FRANCISCO	CA	94102-4339
0793	022	OCCUPANT	640 OCTAVIA ST #2	SAN FRANCISCO	CA	94102-4339
0793	022	OCCUPANT	640 OCTAVIA ST #3	SAN FRANCISCO	CA	94102-4339
0793	022	OCCUPANT	640 OCTAVIA ST #4	SAN FRANCISCO	CA	94102-4339
0793	023	T & S LAGRONE	666 OCTAVIA ST	SAN FRANCISCO	CA	94102-4305
0793	023	OCCUPANT	495 FULTON ST	SAN FRANCISCO	CA	94102-4306
0793	023	OCCUPANT	497 FULTON ST	SAN FRANCISCO	CA	94102-4306
0793	037	LYNDA HAN TRS	630 OCTAVIA ST #3	SAN FRANCISCO	CA	94102-4373
0793	038	LYNDA HAN TRS	630 OCTAVIA ST #3	SAN FRANCISCO	CA	94102-4373
0793	038	OCCUPANT	630 OCTAVIA ST #1	SAN FRANCISCO	CA	94102-4373
0793	038	OCCUPANT	630 OCTAVIA ST #2	SAN FRANCISCO	CA	94102-4373
0793	038	OCCUPANT	630 OCTAVIA ST #4	SAN FRANCISCO	CA	94102-4373
0794	001	JEHOVAHS CONGR	721 LAGUNA ST #E	SAN FRANCISCO	CA	94102-4289
0794	001	OCCUPANT	501 FULTON ST	SAN FRANCISCO	CA	94102-4211
0794	004	CARLOS URIBE TRS	2334 27TH AV	SAN FRANCISCO	CA	94116-2922
0794	004	OCCUPANT	506 GROVE ST #1	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #100	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #101	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #102	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #103	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #104	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #105	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #106	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #201	SAN FRANCISCO	CA	94102-4264

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0794	004	OCCUPANT	506 GROVE ST #202	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #203	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #204	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #205	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #206	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #301	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #302	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #303	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #304	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #305	SAN FRANCISCO	CA	94102-4264
0794	004	OCCUPANT	506 GROVE ST #306	SAN FRANCISCO	CA	94102-4264
0794	005A	DARLENE DEGUZMAN	469 MARIETTA DR	SAN FRANCISCO	CA	94127-1819
0794	005A	OCCUPANT	519 BIRCH ST	SAN FRANCISCO	CA	94102-4268
0794	005A	OCCUPANT	521 BIRCH ST	SAN FRANCISCO	CA	94102-4268
0794	005A	OCCUPANT	523 BIRCH ST	SAN FRANCISCO	CA	94102-4268
0794	005A	OCCUPANT	525 BIRCH ST	SAN FRANCISCO	CA	94102-4268
0794	008A	MICHAEL STEVENS	530 DIVERSADERO ST	SAN FRANCISCO	CA	94117-0000
0794	008A	OCCUPANT	547 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	008A	OCCUPANT	549 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	010	KEVIN RAMBKE	560 GROVE ST #6	SAN FRANCISCO	CA	94102-4263
0794	010	OCCUPANT	560 GROVE ST #1	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	560 GROVE ST #2	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	560 GROVE ST #3	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	560 GROVE ST #4	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	560 GROVE ST #5	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	561 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	563 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	565 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	010	OCCUPANT	567 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	BIRCH GROVE PTNRS LLC	1489 WEBSTER ST #288	SAN FRANCISCO	CA	94115-3785
0794	011	OCCUPANT	569 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	569A BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	571A BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	571B BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	573 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	573A BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	564 GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	564A GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	566 GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	568A GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	568 GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	011	OCCUPANT	570 GROVE ST	SAN FRANCISCO	CA	94102-4204
0794	013	J & J COOPERSMITH TRS	30 HERON DR	MILL VALLEY	CA	94941-3271
0794	013	OCCUPANT	582 GROVE ST #1	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #2	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #3	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #4	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #5	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #6	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #7	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #8	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #9	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #10	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #11	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #12	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	585 BIRCH ST #14	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #15	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #16	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #17	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #18	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #19	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #20	SAN FRANCISCO	CA	94102-4265
0794	013	OCCUPANT	582 GROVE ST #21	SAN FRANCISCO	CA	94102-4265
0794	014	JOEL COOPERSMITH	30 HERON DR	MILL VALLEY	CA	94941-3271
0794	014	OCCUPANT	700 LAGUNA ST #100	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #101	SAN FRANCISCO	CA	94102-4259

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0794	014	OCCUPANT	700 LAGUNA ST #102	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #103	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #104	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #105	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #106	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #107	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #108	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #109	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #110	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #201	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #202	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #203	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #204	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #205	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #206	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #207	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #208	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #209	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #210	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #301	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #302	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #303	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #304	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #305	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #306	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #307	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #308	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #309	SAN FRANCISCO	CA	94102-4259
0794	014	OCCUPANT	700 LAGUNA ST #310	SAN FRANCISCO	CA	94102-4259
0794	015	FULTON ST VENTURES LLC	459 FULTON ST #206	SAN FRANCISCO	CA	94102-4365
0794	016	OCCUPANT	746 LAGUNA ST	SAN FRANCISCO	CA	94102-4210
0794	023	NEMESIO RAMOS	582 SWEENEY ST	SAN FRANCISCO	CA	94134-1142
0794	023	OCCUPANT	535 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	023	OCCUPANT	537 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	023	OCCUPANT	539 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	023	OCCUPANT	541 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	023	OCCUPANT	543 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	023	OCCUPANT	545 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	024	LIM TRS	12 SURREY CT	DALY CITY	CA	94015-2730
0794	024	OCCUPANT	511 BIRCH ST	SAN FRANCISCO	CA	94102-4304
0794	024	OCCUPANT	625 OCTAVIA ST	SAN FRANCISCO	CA	94102-4304
0794	024	OCCUPANT	627 OCTAVIA ST	SAN FRANCISCO	CA	94102-4304
0794	028	FULTON ST VENTURES LLC	459 FULTON ST #206	SAN FRANCISCO	CA	94102-4365
0794	034	ANDY WELDEZGHI	154 LEE AV	SAN FRANCISCO	CA	94112-2346
0794	034	OCCUPANT	577 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	034	OCCUPANT	579 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	034	OCCUPANT	581 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	034	OCCUPANT	583 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	036	TALLULAH TRS	251 HAROLD AV	SAN FRANCISCO	CA	94112-2335
0794	036	OCCUPANT	527 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	036	OCCUPANT	529 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	038	SASHA GRUENEBERGER	3333 E BAYAUD AV	DENVER	CO	80209-2900
0794	038	OCCUPANT	555 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0794	039	BO LU	557 BIRCH ST	SAN FRANCISCO	CA	94102-4204
0795	024	AUTUMN GLOW ALZHEIMER'S CARE HOM	654 GROVE ST #300	SAN FRANCISCO	CA	94102
0795	024	OCCUPANT	654 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	AMEL PARK INC	PO BOX 1015	HORSHAM	PA	19044
0795	025	OCCUPANT	625 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	627 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	629 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	631 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	655 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	657 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	659 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	661 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	663 FULTON ST	SAN FRANCISCO	CA	94102

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0795	025	OCCUPANT	665 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	667 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	669 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	671 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	673 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	675 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	677 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	679 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	681 FULTON ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	612 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	616 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	620 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	624 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	628 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	632 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	636 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	640 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	644 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	648 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	654 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	656 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	666 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	670 GROVE ST	SAN FRANCISCO	CA	94102
0795	025	OCCUPANT	674 GROVE ST	SAN FRANCISCO	CA	94102
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0795	025	OCCUPANT	840 BUCHANAN ST	SAN FRANCISCO	CA	94102
0795	027	ANTHONY & ROBERTA KELLEY	1622 MCALLISTER ST	SAN FRANCISCO	CA	94115
0795	027	OCCUPANT	635 FULTON ST	SAN FRANCISCO	CA	94102
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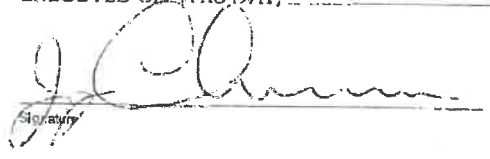
Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Jerry Chevassus, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 699 Hayes St, San Francisco, 94102 (location/address) on March 23, 2017 (date) from 7pm - 8:30pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, March 23, 2017 IN SAN FRANCISCO.



Jerry Chevassus
Name (type or print)

Tenant, New Seasons Market, Chief Development Officer

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

555 Fulton St.
Project Address

Summary of discussion from the Pre-Application Meeting

Meeting Date: March 23, 2017
 Meeting Time: 7pm - 8:30pm
 Meeting Address: 698 Hayes St, San Francisco, 94102
 Project Address: 555 Fulton St, San Francisco
 Property Owner Name: New Seasons Market (Tenant)
 Project Sponsor/Representative: Jerry Chevassus

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _____

What are the delivery hours? Store hours?

Project Sponsor Response: _____

Delivery times are still being confirmed. Our typical delivery hours are: • Monday – Friday: 7am to 2pm, • Saturday – Sunday: 7am to 12pm
Deliveries by small local vendors may be scheduled for other times. Store hours are still being reviewed and not determined at this time.
Majority of our stores operate 8am – 10pm. Exceptions have been made based on the needs of specific communities

Question/Concern #2: _____

Traffic and Pedestrian Safety: - Traffic on Laguna is very heavy. Many pedestrians crossing the street on the north side. How can we look to get them safely across the street. One resident looked at adding rails on the sidewalk to keep people from darting across traffic

Project Sponsor Response: _____

Planned to note it on our summary and discuss options/opportunities with the city planning

Question/Concern #3: _____

Security in the stores and the parking lots
How will you keep people from parking too long in the lot

Project Sponsor Response: _____

We will have cameras in our store and evaluate the need for security staff. We offer notes on customers cards to alert them of parking too long in our lot. We will also look to have signs posted of a shopping time limit to abide by

Question/Concern #4: _____

Is there an opportunity to also do landscaping on the other side of Birch St. (resident side across from store)

Project Sponsor Response: _____

As this request pertains to property that is not a part of this development, we suggested that the resident inquire with local urban tree advocates that could possibly assist.

Q: Would you consider doing parklet outside of the store?

A: It has not being considered at this time.

Community Meeting Q & A
Hayes Valley, 3/23

QUESTIONS	RESPONSES
Opening Date	We are unsure at this time as this is the first step in the process but we'd love to open in 2018. Once we have an approximate date we will notify the community by putting a banner on the site. For those that would like to receive store updates, we will be collecting names and email addresses this evening. Please sign up if you'd like to be contacted
Store Hours	<ul style="list-style-type: none"> • Still being reviewed and not determined at this time • Majority of our stores operate 8am – 10pm • Exceptions have been made based on the needs of specific communities • Extended hours may be scheduled during the holidays
Size of Store	25,000 SQ
What are the delivery hours?	<p>Delivery times are still being confirmed. Our typical delivery hours are:</p> <ul style="list-style-type: none"> • Monday – Friday: 7am to 2pm • Saturday – Sunday: 7am to 12pm <p>Deliveries by small local vendors may be scheduled for other times.</p> <p>I checked in with operations and found that there is some flexibility on the delivery times, depending on the community requirements, but I suggest that we not mention this at the meeting.</p>
Where are deliveries received?	<ul style="list-style-type: none"> • Receiving bay for NSM <ul style="list-style-type: none"> ○ Can accommodate no more than a 48' truck, though 24' is preferred. • Loading Zone – <ul style="list-style-type: none"> ○ FSV will need to speak to this. Currently part of our Conditional Use Permit process.
Do you offer grocery delivery?	Currently, we partner with Amazon Prime Now at our stores in Oregon and Washington. We are looking into options for grocery delivery by car, bike and foot for all of our stores in Northern California
How you will look to reduce the amount of car traffic surrounding the store?	We anticipate that many of our customers will walk to the store or take public transportation. At our urban stores in Portland, many of our customers shop with us multiple times a week and some daily. This allows them to purchase smaller amounts at one time, choose products that appeal to them that day and avoid waste from buying too much at one time.

<p>How many parking spaces are there?</p>	<ul style="list-style-type: none"> • Parking spots – 73 spots designated for the grocery store. • Residents of the building will have separate parking below the store parking • ADA parking spots – 4 • Car share spots – 3 (plus 3 residential car share spots) • No onsite employee parking <ul style="list-style-type: none"> ○ Because we prefer to hire staff from the neighborhood, we anticipate that staff will bike or use public transit to get to work. • Electric carts for customers will be provided one upstairs and one downstairs. • Electric car charging stations
<p>Bike Parking?</p>	<ul style="list-style-type: none"> • Customer bike parking <ul style="list-style-type: none"> ○ 10 spots on Laguna in front of the store. ○ 8 spots on Fulton Street ○ Currently no covered bike parking, we'll be evaluating bike lockers similar to what we used at NSM Williams • Employee Bike Parking <ul style="list-style-type: none"> ○ Class 1 Bike Storage Room on the east side of the parking level near the end of the ramp. ○ 10 bikes can fit ○ Keypad entry.
<p>Bike Lanes/ Bike Safety</p>	<ul style="list-style-type: none"> • Bike Lanes are determined by the city. New Seasons Market and the developer do not control decisions regarding where bike lanes are installed
<p>Seating Available</p>	<ul style="list-style-type: none"> • We have 35 seats inside the store for folks to dine, sip wine and connect with friends. • 18 seats outside on sidewalk – dependent on Conditional Use Permit • 4 seats in patio – these are partially covered.
<p>Who will you be hiring?</p>	<p>We strive to hire the majority of our staff from the neighborhood. In each store, you'll see staff, customers, neighbors and friends sharing great food. We look for locals who love people, love food, and want to help build a community gathering place.</p>
<p>How many people will you hire?</p>	<p>We'll be looking for 100-125 people to support the store</p>
<p>Do you need grocery experience?</p>	<p>We hire for personality, we look to find people who truly care about others and those that want to build a community at our stores. If you are willing to learn the skills, we can teach you! We have developed an extensive training program for staff that would like to advance their careers with us. We prefer to promote from within the company.</p>

<p>Do you offer benefits?</p>	<p>Yes, we made a commitment on day one to take care of our people, lead the way with progressive employment practices, and take a stand on social issues. We offer:</p> <ul style="list-style-type: none"> • Flexible scheduling • Full time, part time and seasonal employment • 20% Staff Discount • A Progressive Work Environment & Excellent Benefits Package <ul style="list-style-type: none"> • (Medical, Dental, 401K, & More) • Friendly, environment with great co-workers • Paid Community Service Hours • Training & Advancement Opportunities
<p>How do I apply?</p>	<p>Starting 6 months before our opening date, we'll begin hiring for the store. A majority of our hiring happens 0-2 months before store open. All of our jobs are posted at www.newseasonsmarket.com/jobs</p>
<p>Are you a union store?</p>	<p>No, we are not. As a progressive employer, we provide comprehensive compensation and benefits that match or exceed union offerings. Our robust healthcare plan provides exceptional coverage at rates 30-50% below the industry standard. We offer paid time off, and paid time for our staff to volunteer in the community. These benefits and our unique lifestyle scheduling policy have contributed to one of the lowest turnover rates in the industry.</p>
<p>Are you expensive? What can we expect to see with pricing?</p>	<p>As a neighborhood grocery store, New Seasons offers a wide selection of products that will fill the needs of almost every shopper. You can purchase everyday staples at value prices. Like other grocers, we offer weekly specials that can help save even more. There is no need to shop at another store when looking for specialty items you'll also find them at New Seasons. Don't forget to visit our extensive bulk department where you can buy just the amount you need of over 100 items.</p>
<p>What do you consider affordable?</p>	<p>That's a very good question. Affordable can mean different things to different people. To ensure that our prices are in-line with other grocery stores, we shop our competition and compare prices on like items. Our buying team works hard to negotiate the best prices possible and we pass those saving on to our customers.</p>
<p>Locally-sourced products?</p>	<ul style="list-style-type: none"> • Yes, absolutely! We just hosted a vendor fair in Sunnyvale for our upcoming bay area stores and met with over 90 small community-minded vendors to potentially host on our shelves.

Community Meeting Q & A
Hayes Valley, 3/23

	<ul style="list-style-type: none"> • More interested in 50 year partnerships than 5 year contracts, New Seasons supports the farmers, ranchers and fishers who supply its stores so that they can grow sustainably alongside the company. • New Seasons has a long-standing tradition of mentoring emerging entrepreneurs and providing specialized care and attention to help makers grow their businesses and realize their entrepreneurial dreams.
<p>How do we follow up with any questions after this meeting?</p>	<p>Email us at TalkToUs@newseasonsmarket.com Or view our website: newseasonsmarket.com for more information</p>
<p>Product Selection</p>	<p>This store will offer a full service butcher shop. Enjoy the prepared foods section with hot and cold options along with soup and salad bars, Made to order sandwiches. Sushi, organic and everyday products salad and soup bar. Wine bar, PLUS Homegoods and other household items</p>
<p>What nonfood items will you carry?</p>	<p>In addition to food New Seasons Market will offer supplements, body care, cleaning and laundry supplies, flowers, cards, kitchen gadgets, gift items.</p>
<p>Cooking Classes</p>	<p>Because of the smaller footprint we won't be able to offer cooking classes in the store, but you will find recipes and cooking tips along with tasty samples at our solutions counter</p>
<p>Will you have a Community Room</p>	<p>We encourage the community to use our deli seating area to meet with friends. We have seen groups of seniors, knitting clubs, business people, and even an occasional birthday party meet in this community space. All of our stores have free Wi-Fi access.</p>
<p>We don't trust what you say. How can we be sure you'll follow through on your promises?</p>	<p>We can understand that you may not trust us initially. Why would you? You don't know us. We will work hard to earn that trust by always providing honest responses. There may be times when you don't like the answer that we give, but we will always be truthful. New Seasons Market is committed to listening to our customers and the community. If you should ever feel that we are not following through with a promise, we want to know about. Share your concerns with any staff member or ask to speak to the store manager. Our goal is to solve the issue right there and then. If you'd prefer, connect with us via Talk To Us on our website. We will be happy to follow up with you in person, on the phone or via email.</p>

EXHIBIT
D

CASE NO. 2017.005881
555 FULTON STREET

A. **Formula Retail Use Findings.** Planning Code Section 303.1 states that a Conditional use Authorization is required for formula retail uses within certain zoning districts including NCT districts. Formula retail use is defined as a type of use that includes 11 or more establishments in the United States that maintain two or more of the following standardized features: array of merchandise, façade, décor, uniform apparel, signage, trademark or service mark. The Project proposes a New Seasons Market, which qualifies as a formula retail use.

Section 303.1 requires that, with respect to an application for Conditional Use authorization for a formula retail use, the Planning Commission shall consider the following:

(i) The existing concentrations of formula retail uses within the district and within the vicinity;

There are clusters of certain types of formula retailers within a quarter mile of the project site, including hotel, limited restaurant, and retail stores. However, there are no formula retail groceries within a one-quarter mile radius of the Project Site.

The existing concentration of formula retail uses was assessed within a 1,320 foot (one-quarter mile) vicinity. There are approximately 14 ground floor retail establishments in the vicinity including one hotel, six limited restaurants, and seven retail uses. (3 of the 7 uses are one Walgreen's store with three street frontages.) The existing intensity of formula retail uses is 9.3% of all businesses within a quarter-mile vicinity, and 10.8% of the total commercial frontage in the district. The proposed establishment would increase the concentration (from 9.3% to 10.3%) and street frontage (from 10.8% to 11.8 %) of the formula retail establishments within a quarter mile vicinity.

(ii) The availability of other similar retail uses within the district;

There are three non-formula retail groceries in this NCT District. The addition of a single new grocery store will not adversely affect any neighborhood-serving businesses in or around the Project Site. Instead, it will provide the first full service grocery store for residents and people who work in the neighborhood, increasing consumer choice.

(iii) The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district;

The Project's design solely involves interior tenant improvements. Its exterior renovations are consistent with the new mixed use building of which it is a part. Because the new building occupies nearly one-half of the block, the Project's design will be consistent with the immediate architectural and aesthetic character of the district, and was previously approved by the Planning Commission.

- (iv) **The existing commercial vacancy rates within the district; and**

A walking survey of the neighborhood identified 33 commercial vacancies.

- (v) **The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.**

There are 85 Citywide-serving retail uses and 35 neighborhood-serving (daily needs) retail uses with this NCT District, including a bookstore, household goods and a Walgreen's Pharmacy.

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

The overall commercial use mix is quite varied within a one quarter mile from the subject property. Retail uses comprise approximately 25% of uses in this area. The majority of commercial concentration is retail, followed by personal services (7%), limited restaurant, sales and service non-retail (1.4%), professional services (7%), bars (4%), full service restaurants (13%), entertainment (5%), and hotel (1%).

CONSULTANT:



PROJECT NUMBER: 710091
NEW SEASONS
MARKET -
FULTON - 26,318
SF

555 FULTON
 STREET,
 SAN
 FRANCISCO,
 CA 94102

SHEET TITLE:
OVERALL
FIXTURE PLAN

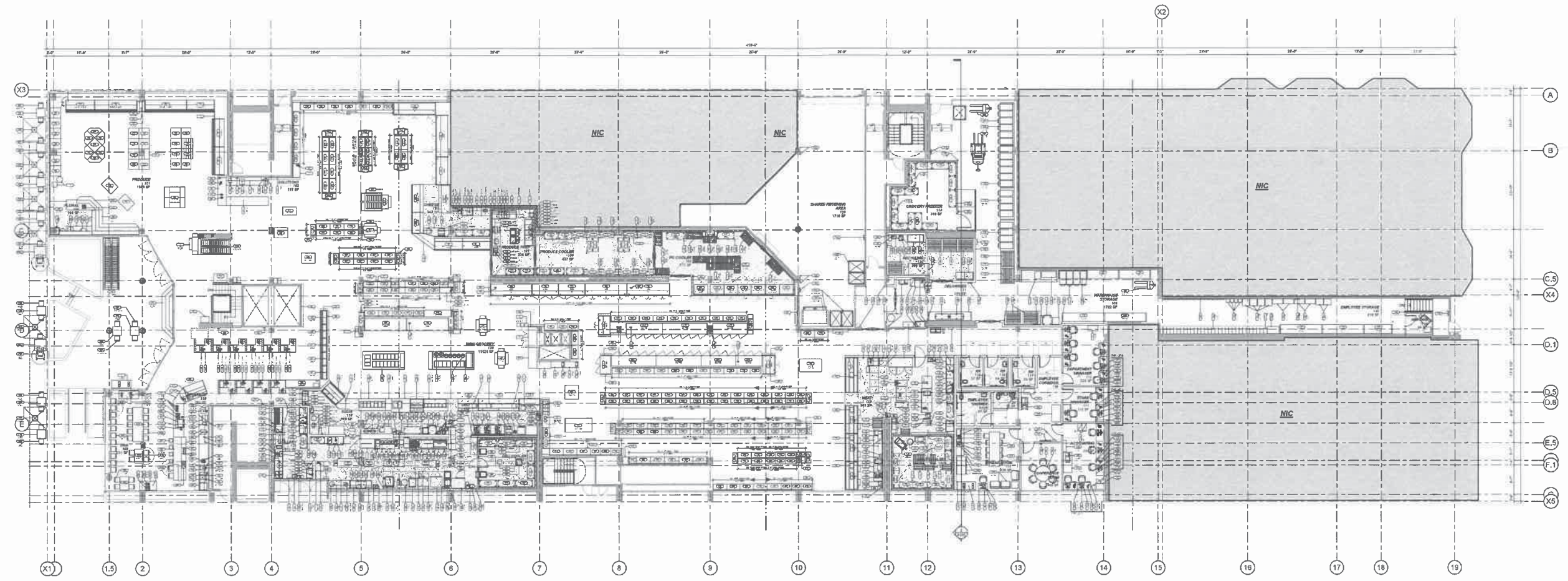
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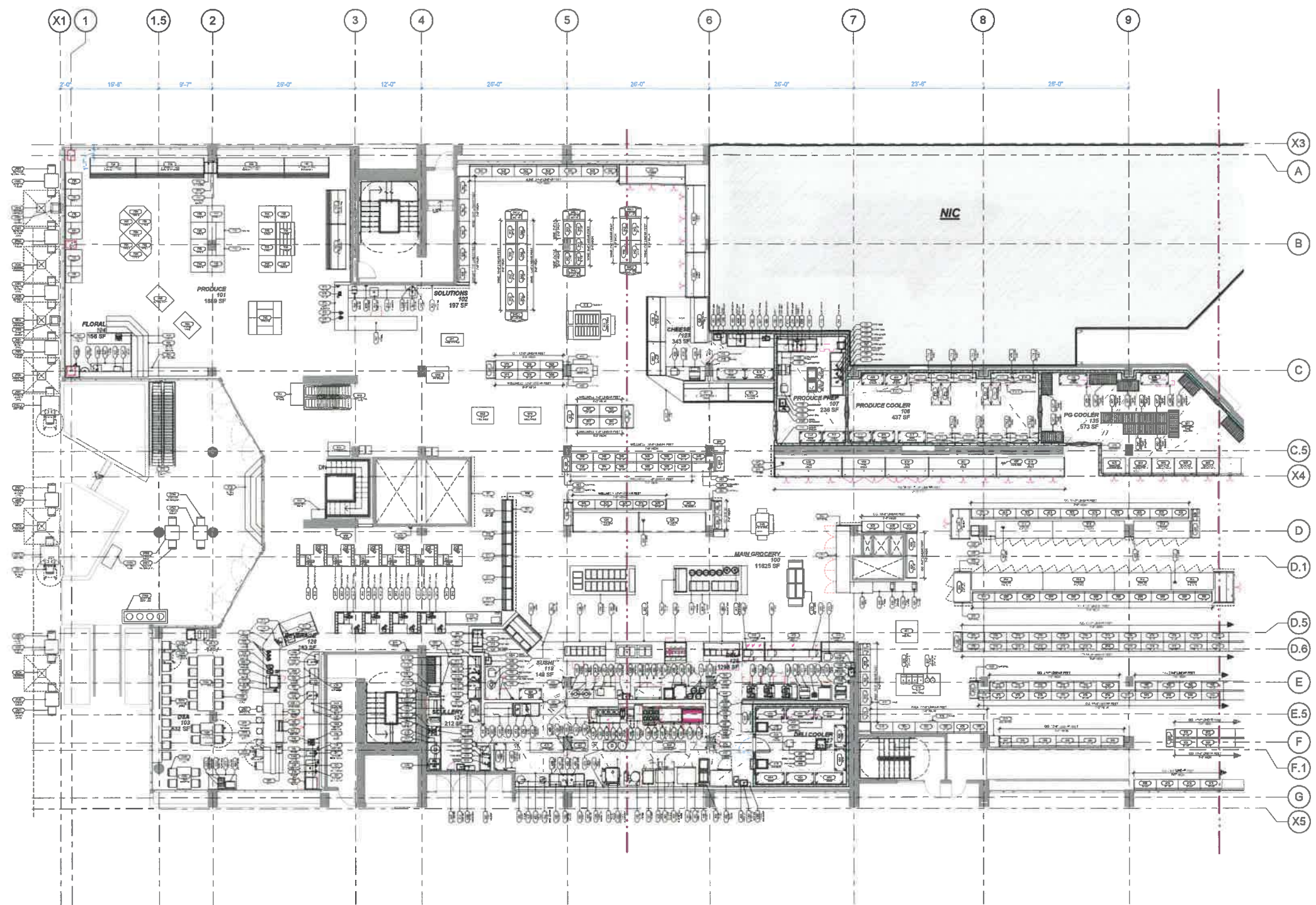
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 DATE CHECKED:

K001

DATE: 11/11/11



1 OVERALL FIXTURE PLAN - FULL SHEET
 SCALE: 1/8" = 1'-0"



1. OVERALL FIXTURE PLAN - WEST
 K101a SCALE: 1/8"=1'-0"

CONSULTANT:



PROJECT NUMBER: 215361
NEW SEASONS MARKET - FULTON - 26,318 SF

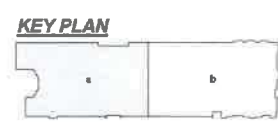
555 FULTON STREET, SAN FRANCISCO, CA 94102

SHEET TITLE:
OVERALL FIXTURE PLAN - WEST

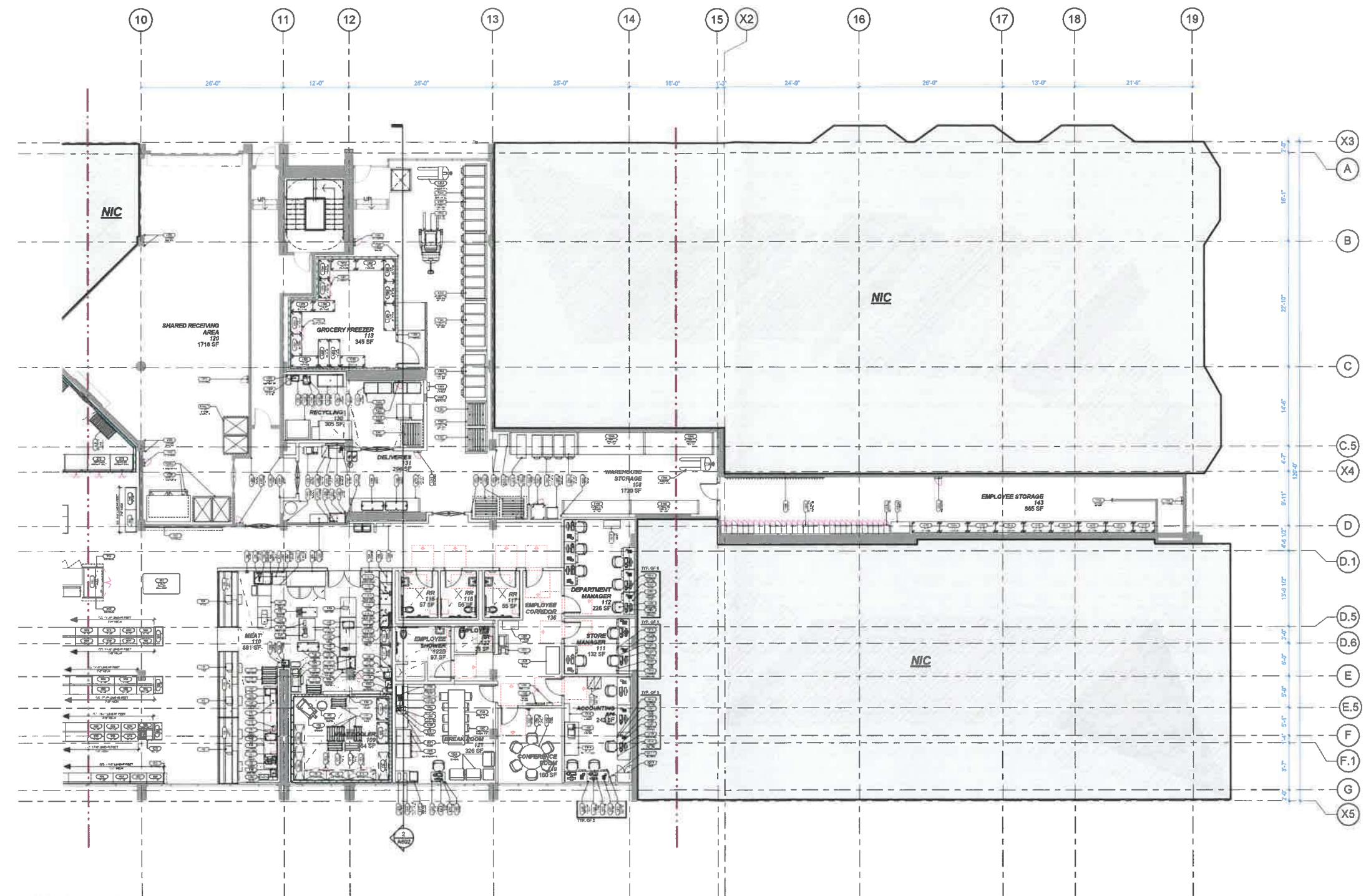
KEY PLAN



DRAWN BY: JED
 DATE CREATED: 08/03/2016



SHEET:
K101a
 Inquired Revision: 02/10/2016



1. OVERALL FIXTURE PLAN - EAST
 K101b SCALE: 1/8" = 1'-0"

CONSULTANT:



PROJECT NUMBER: 215361
NEW SEASONS MARKET - FULTON - 26,318 SF

555 FULTON STREET, SAN FRANCISCO, CA 94102

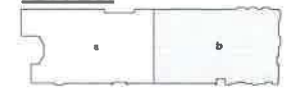
SHEET TITLE:
OVERALL FIXTURE PLAN - EAST

KEY PLAN:



DRAWN BY: Author
 DATE CREATED: 08/03/2016

KEY PLAN



SHEET:
K101b
 Internal Review Set
 09/22/2016

