



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: SEPTEMBER 28, 2017

Date Prepared: September 21, 2017
Case No.: **2017-006828CUA**
Project Address: **5160 Geary Boulevard**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
40-X Height and Bulk District
Block/Lot: 1447/023C
Project Sponsor: Alan Murphy
505 Howard Street, Suite 1000
San Francisco, CA 94105
Business Owner: Preferred Bank
600 California Street, Suite 550
San Francisco, CA 94108
Property Owner: Sunhill Enterprises LP
147 Lomita Drive
Mill Valley, CA 94941
Staff Contact: Gabriela Pantoja at (415) 575-8741 or Gabriela.Pantoja@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, and 712 to establish a Formula Retail Financial Service Use (d.b.a. "Preferred Bank") at an existing 1,920 square-foot tenant space at the ground floor of an existing two-story commercial building, previously occupied by a Financial Service Use (d.b.a. "Pacific Western Bank"), within the [Neighborhood Commercial, Moderate Scale](#) (NC-3) Zoning District and 40-X Height and Bulk District. The Project was reviewed under the Community Business Priority Processing Program ([CB3P](#)). The Project includes minor exterior alterations to the existing building and the installation of signage along the building.

REQUIRED COMMISSION ACTION

In the [Neighborhood Commercial, Moderate Scale](#) (NC-3) Zoning District, pursuant to Planning Code Section 712 requires a Formula Retail establishment to obtain a Conditional Use Authorization.

DECISION

Based on information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2017-006828CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated September 11, 2017, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application Findings.
Planning Code §303(c) findings	X			See application Findings.
Planning Code §303.1 findings for Formula Retail Establishments	X			See application Findings.
Any additional Planning Code findings			X	
Photographs of the site and/or context	X			See attached.
Scaled and/or dimensioned plans	X			See attached.
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt.
Additional Information				
Notification Period	8/29/2017- 9/28/2017 (30 days mailing; 20 days newspaper; 20 days posted).			
Number and nature of public comments received	The Department has received six correspondence letters in support of the Project and has not received any correspondence in opposition of the Project.			
Number of days between filing and hearing	119. However, only 55 days since the application was considered complete on 8/4/2017.			
Generalized Basis for Approval				
<p><i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303.1 findings submitted as part of the application. The proposed Formula Retail- Financial Service Use (d.b.a. Preferred Bank) would continue to activate a 1,920 square-foot tenant space, with 60 linear feet of street frontage, previously occupied by a Financial Service (d.b.a. Pacific Western Bank). The Project is eligible for the Community Business Priority Processing Program (CB3P) given that it seeks to establish a thirteenth location, which is under the required twenty locations to be considered ineligible for the program. A recent field study estimated that the proposed Project would increase the number of Formula Retail Use storefronts within 1/4-mile of the subject property by less than one percent (approximately 0.50 percent) and increase the total linear feet of Formula Retail Use street frontage within 1/4-mile of the subject property by less than two percent (approximately 1.89 percent). The field study also estimated that the proposed Project would increase the number of daily needs- service storefronts within 1/4-mile of the subject property by less than one percent (approximately 0.56 percent) and increase the total linear feet of daily-service street frontage within 1/4-mile of the subject property by less than one percent (approximately 0.86 percent). Additionally, there are six existing Formula Retail Financial Service Use establishments within 1/4-mile of the subject property and the Project will increase this number to seven. Staff recommends approval with conditions.</i></p>				

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 28, 2017.

AYES:

NAYS:

ABSENT:

ADOPTED: September 28, 2017

Jonas P. Ionin
Commission Secretary

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. 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.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), and [712](#) to authorize a Formula Retail Financial Service Use (d.b.a. "Preferred Bank") at an existing 1,920 square-foot tenant space at the ground floor of an existing two-story commercial building, previously occupied by a Financial Service Use (d.b.a. "Pacific Western Bank"), within the Neighborhood Commercial, Moderate Scale ([NC-3](#)) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated September 11, 2017, and stamped "EXHIBIT B" included in the docket for Record No. **2017-006828CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 28, 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 **September 28, 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 effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **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
8. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

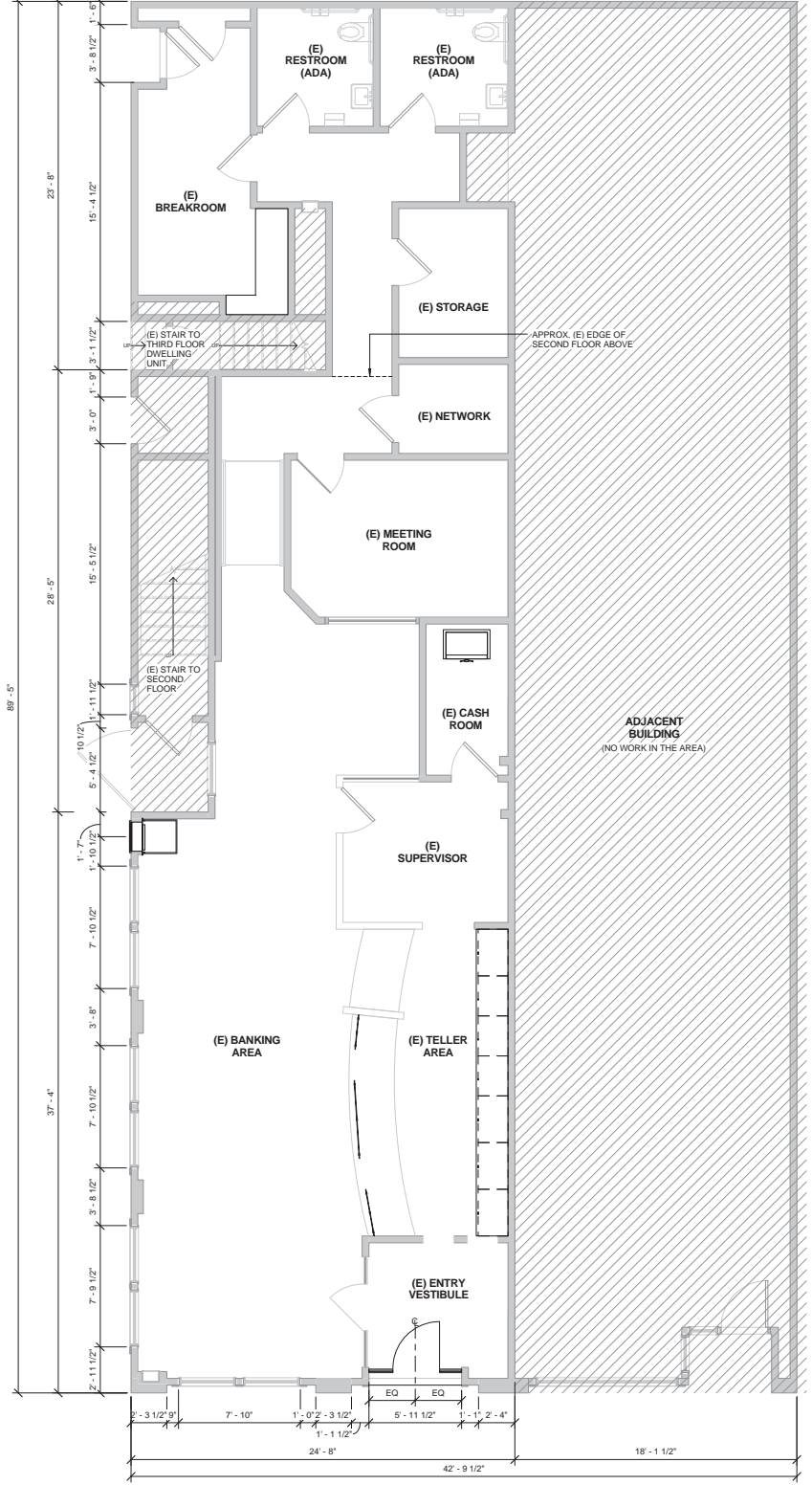
MONITORING - AFTER ENTITLEMEN

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

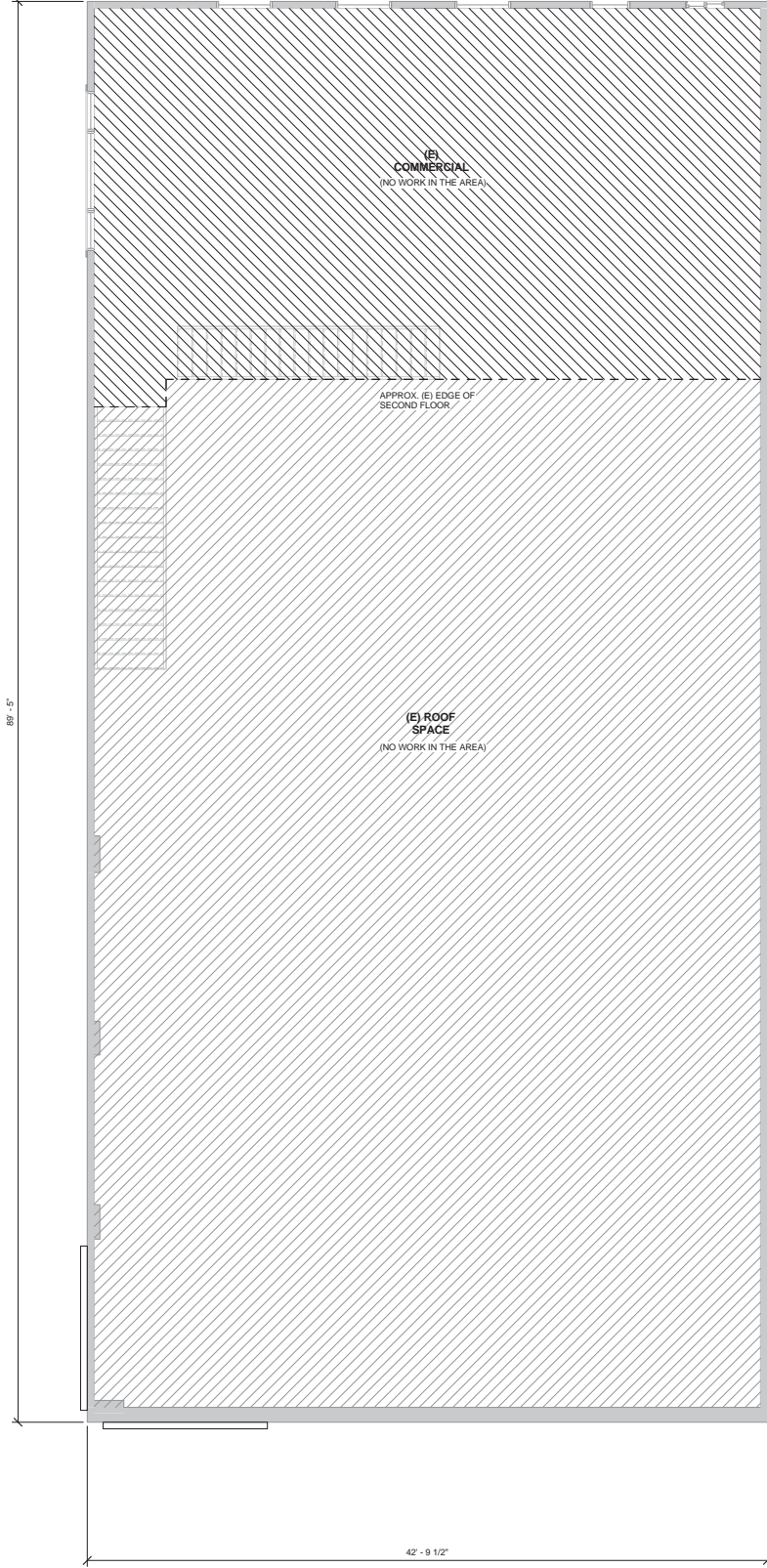
OPERATION

12. **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>
13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **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

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



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



**PREFERRED BANK TI
- 5160 GEARY BLVD.**

PREFERRED BANK

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: 703	DRAWN BY: CHY
DATE: 09/11/2017	CHECKED BY: MH
KEY PLAN	

SHEET TITLE:
PROPOSED PLANS

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

SHEET NO.:

CUP2-2

FILE: C:\Users\p10\Documents\001_PREFERRED BANK_ARCH_Sheet1.rvt
Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

0
 three inches = one foot
 1
 one and one half inches = one foot
 2
 one inch = one foot
 3
 three quarters inch = one foot
 4
 one half inch = one foot
 5
 three eighths inch = one foot
 6
 one quarter inch = one foot
 8
 one eighth inch = one foot
 16



3 REAR VIEW TOWARDS EAST
 1" = 200'-0"



4 REAR VIEW TOWARDS WEST
 1" = 200'-0"



5 VIEW OF CORNER PRESENCE
 1" = 200'-0"



2 16TH AVENUE VIEW (EAST)
 1" = 200'-0"



1 GEARY BLVD. VIEW (NORTH)
 1" = 200'-0"



**PREFERRED BANK TI
 - 5160 GEARY BLVD.**

PREFERRED BANK

CONSULTANTS:

NO.	DATE	DESCRIPTION	BY
ISSUES AND REVISIONS			

PROJECT NO.: 703	DRAWN BY: CHY
DATE: 09/11/2017	CHECKED BY: MH

KEY PLAN

SHEET TITLE:
**EXISTING CONDITION
 PHOTOGRAPHS**

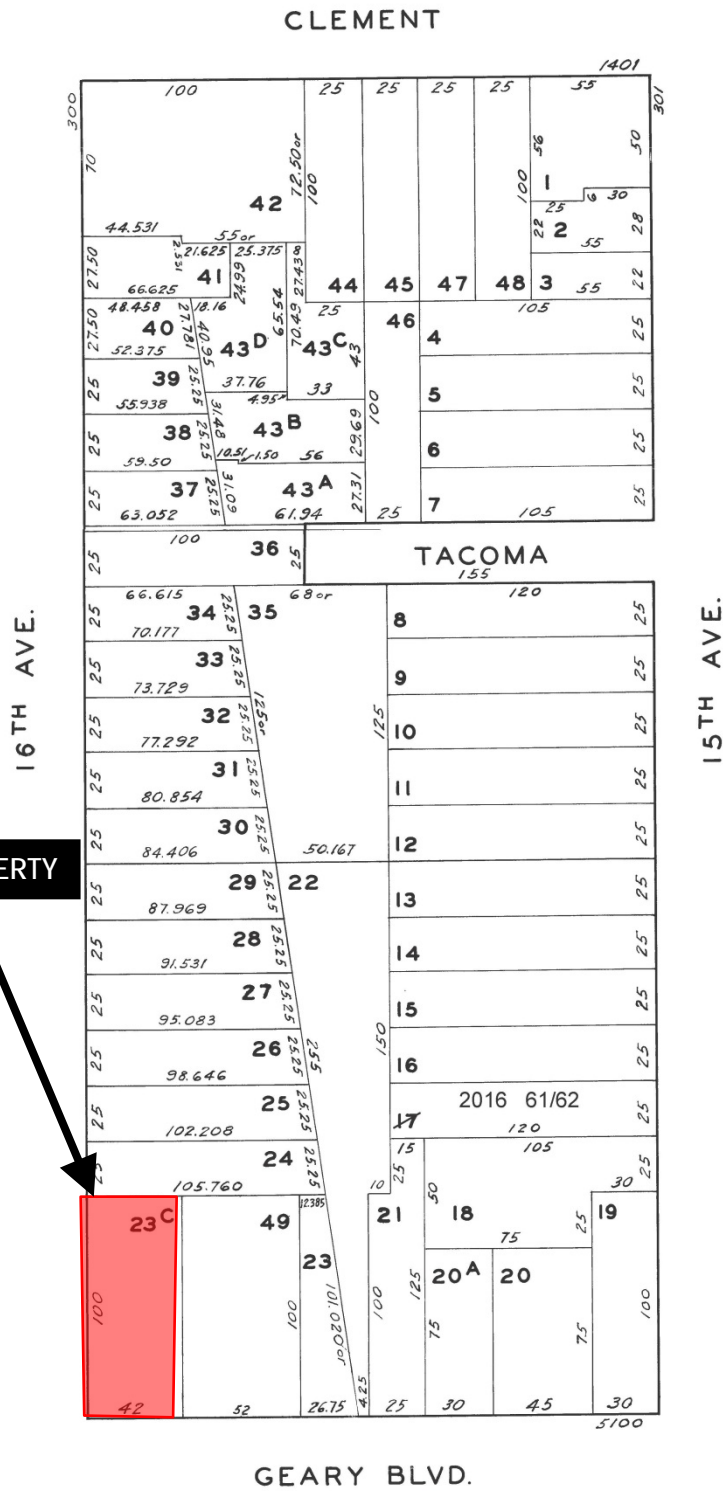
SCALE: 1" = 200'-0"

SHEET NO.:

CUP4-1

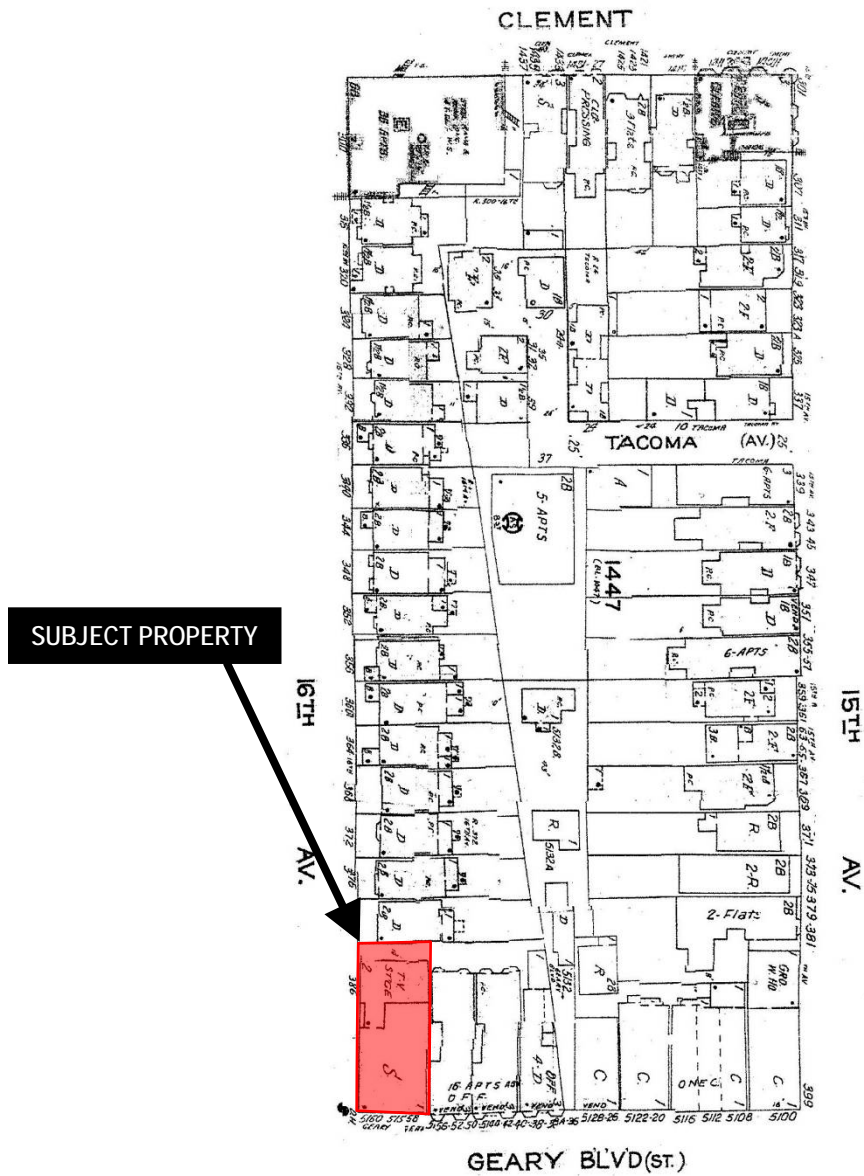
FILE: C:\Users\peter\Documents\703_PREFERRED BANK_ARCH.dwg
 Drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect.

Parcel Map



Conditional Use Authorization
 Case No. 2017-006828CUA
 5160 Geary Boulevard

Sanborn Map*



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



Conditional Use Authorization
Case No. 2017-006828CUA
5160 Geary Boulevard

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case No. 2017-006828UCA
5160 Geary Boulevard

Zoning Map



Conditional Use Authorization
Case No. 2017-006828CUA
5160 Geary Boulevard

Site Photo



Conditional Use Authorization
Case No. 2017-006828CUA
5160 Geary Boulevard

Site Photo



Conditional Use Authorization
Case No. 2017-006828CUA
5160 Geary Boulevard



Motivating Youth to Succeed

啟導青年 邁步向前

July 11, 2017

Main Office & Computer Clubhouse

1038 Post Street
San Francisco, CA 94109
Tel: 415-775-2636
Fax: 415-775-1345

Bayview Branch Office

4438 Third Street
San Francisco, CA 94124
Tel: 415-550-1151
Fax: 415-775-1345

Richmond Branch Office

319 Sixth Avenue
Suite 201
San Francisco, CA 94118
Tel: 415-752-9675
Fax: 415-752-9033

Website: www.cycsf.org
Email: cyc@cycsf.org

Board of Directors

Jaynry W. Mak, Esq., Chair
Hanna Leung, Esq., Vice Chair
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May Ann Wong, Treasurer

Victoria Lyuber
Joel Sato
Mary Tsui

Executive Director
Sarah Wan, M.S.W.

San Francisco Planning Commission
c/o Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 5160 Geary Boulevard, Application No. _____:
Letter in Support of Preferred Bank Conditional Use Authorization

Hon. Commissioners:

Community Youth Center supports approval of a Preferred Bank branch at 5160 Geary Boulevard.

Community Youth Center is a nonprofit organization that serves indigent, high-risk and at-risk immigrant Asian and Pacific Islander youth and their families through 21 core programs that encompass behavioral health, education, intervention, leadership development, street outreach and workforce development. We have three offices in San Francisco, including one office in the Richmond District near Preferred Bank's proposed location at 5160 Geary Boulevard.

Preferred Bank will be a welcome addition to the neighborhood. The building at 5160 Geary Boulevard has been vacant since the previous tenant (Pacific Western Bank) left, and the neighborhood will benefit from reopening a financial services use on this site. Preferred Bank not only will fill a vacancy, but also will offer banking options to local residents, businesses, and community organizations like ours.

We appreciate Preferred Bank's local outreach during the application process and its willingness to consider any neighborhood concerns. This pattern of engagement makes us confident Preferred Bank will be a good community member.

We urge you to support Preferred Bank's application for conditional use authorization at 5160 Geary Boulevard.

Respectfully submitted,

Sarah Ching-Ting Wan
Executive Director



July 11, 2017

Dear Madam or Sir;

I am writing to express my support of Preferred Bank and their plans to open a new branch in the Richmond District of San Francisco.

I am the Co-Founder and Executive Director of Aim High, a tuition-free and multi-year summer learning program for underserved middle school students across Northern California. For over 30 years, our program has prevented summer learning loss and prepared students for the school year ahead and the transition to high school. This summer we are serving 2,300 students across 17 campuses, including eight in the city of San Francisco.

Preferred Bank is an Aim High Corporate Partner, and we appreciate their generosity. In addition to supporting us financially, Preferred Bank recently facilitated a financial literacy workshop series for our college-aged teaching interns.

The tools and techniques taught by Preferred Bank employees in this workshop will help our college-aged interns make smart financial decisions, which will ultimately lead to greater economic stability and prosperity for themselves, their families and the communities in which they live.

I am grateful for the support Preferred Bank has provided to Aim High, and I'm confident that our partnership will be a lasting one. It is clear that Preferred Bank is committed to the improving the lives of children and families living in San Francisco. We wholeheartedly support Preferred Bank's expansion into the Richmond District and believe they will make a positive impact on the community.

If you have any questions, please feel free to reach out to me directly at alee@aimhigh.org or 415.551.2323. Thank you in advance for your consideration.

Sincerely,

Alec Lee
Co-founder and Executive Director
Aim High

Correspondence # 3

Eric Chung

364 30th Avenue

San Francisco, CA 94121

September 15, 2017

San Francisco Planning Commission
c/o Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 5160 Geary Boulevard, Application No. 2017-006828CUA:
Letter in Support of Preferred Bank Conditional Use Authorization

Hon. Commissioners:

I strongly support Preferred Bank's request to open a branch at 5160 Geary Boulevard.

I've been a resident in the Richmond District for more than 20 years. When the previous Bank (Pacific Western Bank) closed, the building became vacant, and the neighborhood lost a local bank. I look forward to seeing Preferred Bank occupy the vacant building and offer additional banking options to local residents and businesses.

I also appreciate Preferred Bank's outreach to the local community during the application process and its willingness to consider any neighborhood concerns. This makes me confident that Preferred Bank will be a good community member.

Local residents and businesses will benefit when Preferred Bank reestablishes a retail bank in the vacant building at 5160 Geary Boulevard. For this reason, I urge you to support Preferred Bank's application for conditional use authorization.

Sincerely,



Eric Chung - Owner
364 30th Avenue
San Francisco, CA

September 7, 2017

San Francisco Planning Commission
c/o Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 5160 Geary Boulevard, Application No. 2017-006828CUA:
Letter in Support of Preferred Bank Conditional Use Authorization

Hon. Commissioners:

I strongly support Preferred Bank's request to open a branch at 5160 Geary Boulevard.

I am a former customer of Pacific Western Bank, which previously occupied the building at that site. When Pacific Western Bank closed, the building became vacant, and the neighborhood lost a local bank. I look forward to seeing Preferred Bank occupy the vacant building and offer additional banking options to local residents and businesses.

I also appreciate Preferred Bank's outreach to the local community during the application process and its willingness to consider any neighborhood concerns. This makes me confident that Preferred Bank will be a good community member.

Local residents and businesses will benefit when Preferred Bank reestablishes a retail bank in the vacant building at 5160 Geary Boulevard. For this reason, I urge you to support Preferred Bank's application for conditional use authorization.

Sincerely,



Francis Wong

586 22nd Avenue

SF CA 94118



greater
Geary
boulevard
merchants
& property owners
association
♦ ♦ ♦

P. O. Box 210747 • San Francisco, CA 94121

August 29, 2017

San Francisco Planning Commission
c/o Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 5160 Geary Boulevard, Application No. 2017-006828CUA:
Letter in Support of Preferred Bank Conditional Use Authorization

Hon. Commissioners:

The Greater Geary Boulevard Merchants and Property Owners Association represents businesses in the Richmond District. We strongly support Preferred Bank's application for conditional use authorization to open a branch at 5160 Geary Boulevard.

The neighborhood will benefit greatly from Preferred Bank's entry. The building at 5160 Geary Boulevard was formerly used for a retail bank and is currently vacant. Vacant buildings detract from neighborhood character and negatively affect surrounding businesses. By restoring a retail bank to the building, Preferred Bank will contribute to the economic vitality of the Geary Boulevard commercial corridor and the Richmond District. A Preferred Bank branch at 5160 Geary Boulevard also will be compatible with neighboring uses on Geary Boulevard, the main commercial corridor in the Richmond.

Preferred Bank will bring important financial services to the neighborhood. The Geary Boulevard branch will be Preferred Bank's second branch in San Francisco and only its twelfth branch nationwide. Its first branch in the City, at 600 California Street, has proven successful, and we are pleased Preferred Bank seeks to expand on this success in the Richmond District.

We look forward to having Preferred Bank join the Geary Boulevard commercial corridor.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David Heller".

David Heller, President



**Self-Help for
the Elderly**
安老自助處

731 Sansome Street, Suite 100 | San Francisco, California 94111-1725
(415) 677-7600 | www.selfhelpelderly.org

Providing strength, hope and empowerment to seniors since 1966

July 11, 2017

San Francisco Planning Commission
c/o Gabriela Pantoja
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: 5160 Geary Boulevard, San Francisco
Letter in Support of Preferred Bank Conditional Use Authorization

Honorable Commissioners:

Self-Help for the Elderly supports approval of a Preferred Bank branch at 5160 Geary Boulevard, San Francisco.

Self-Help for the Elderly is a nonprofit organization founded in 1966. Our Mission is to improve the quality of life of older adults. Over 90 percent of our clients are low-income and from minority and immigrant communities. We operate community centers throughout the Bay Area, including the Jackie Chan Community Center located at 5757 Geary Boulevard, as well as the Adult Services Care Center for frail seniors at 608 22nd Ave. We have been there for over 20 years.

Preferred Bank will be a welcome addition to the neighborhood. The building at 5160 Geary Boulevard has been vacant since the previous tenant (Pacific Western Bank) left, and the neighborhood will benefit from reopening a financial services use on this site. Preferred Bank not only will fill a vacancy, but also will offer banking options to local residents, businesses, and community organizations like ours.

We appreciate Preferred Bank's local outreach during the application process and its willingness to consider any neighborhood concerns. This pattern of engagement makes us confident Preferred Bank will be a good community member.

We urge you to support Preferred Bank's application for conditional use authorization at 5160 Geary Boulevard.

Sincerely,

Anni Chung

President and CEO

San Francisco
415.677.7500
601 Jackson Street
San Francisco, CA 94133

San Mateo
650.342.0822
50 East Fifth Avenue
San Mateo, CA 94401

Santa Clara
408.873.1183
940 S. Stelling Road
Cupertino, CA 95014

Alameda
510.336.1952
2400 MacArthur Blvd.
Oakland, CA 94602

Application

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Sunhill Properties LP	
PROPERTY OWNER'S ADDRESS: 147 Lomita Drive, Suite 6 Mill Valley, CA 94941	TELEPHONE: (415) 383-9100
EMAIL:	

APPLICANT'S NAME: Preferred Bank, Attn: Alice Huang Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 600 California Street, Suite 550 San Francisco, CA 94108	TELEPHONE: (415) 230-3288
EMAIL: alice.huang@preferredbank.com	

CONTACT FOR PROJECT INFORMATION: Perkins Coie LLP, Attn: Alan Murphy Same as Above <input type="checkbox"/>	
ADDRESS: 505 Howard Street, Suite 1000 San Francisco, CA 94105	TELEPHONE: (415) 344-7126
EMAIL: amurphy@perkinscoie.com	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Preferred Bank, Attn: Alice Huang Same as Above <input type="checkbox"/>	
ADDRESS: 600 California Street, Suite 550 San Francisco, CA 94108	TELEPHONE: (415) 230-3288
EMAIL: alice.huang@preferredbank.com	

2. Location and Classification

STREET ADDRESS OF PROJECT: 5160 Geary Boulevard	ZIP CODE: 94118
CROSS STREETS: Geary Boulevard & 16th Avenue	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
1447 / 023C	100' x 42'	4200 sq. ft.	NC-3	40-X

3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Financial service	
	Proposed formula retail use	PROPOSED USE: Financial service (formula retail)	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	25' 2-1/2"	25' 2-1/2"	0	25' 2-1/2"
Number of Stories	1	1	0	1
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	0	0	0	0
Retail	Approx. 2400	Approx. 2400	0	Approx. 2400
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	Approx. 2400	Approx. 2400	0	Approx. 2400

Please describe any additional project features that are not included in this table:

(Attach a separate sheet if more space is needed)

Preferred Bank, the applicant, is a small financial services provider that prides itself on offering personalized banking options to small businesses, individual consumers, and local communities. Their team of professionals offers a line of banking products and services, as well as commercial, international, and real estate lending solutions. Preferred Bank currently operates 12 locations nationwide.

Preferred Bank seeks to establish its second San Francisco branch, at 5160 Geary Boulevard, by occupying a small retail space used by banks since at least 2006, first by Affinity Bank and, subsequently, by Pacific Western Bank. Preferred Bank currently operates a successful branch in San Francisco, at 600 California Street.

No additions or structural changes are proposed to the existing building on the project site. Exterior alterations to the building will be limited.

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

Conditional use authorization for formula retail use for financial service in NC-3 District, pursuant to Planning Code sections 303, 303.1, and 703.4.

Conditional Use Findings

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

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

Please see attached.

Priority General Plan Policies Findings

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

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

The proposed project will preserve and enhance the same neighborhood-serving retail use (retail bank) that recently existed on the property. The proposed project will continue to provide to the neighborhood the same financial services, as well as opportunities for resident employment.

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 project will conserve and protect neighborhood character by maintaining the use (retail bank) that long has existed on the project site. The project does not affect existing housing and will not involve any exterior alterations that negatively could affect neighborhood character.

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

This policy does not apply to the proposed project. The project maintains a retail sales and service use that recently existed on the same site, and will not affect the City's supply of affordable housing.

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

The proposed project will not impede Muni transit service or overburden streets or neighborhood parking. The project will maintain the property's recent use (retail bank), without expanding its scale. The project site is well served by the City's public transit systems: Stops for the 1, 1AX, 28, 28R, 31, 31AX, 38, 38R, 38BX, and 91 Muni bus lines all are within three blocks of the project site. Additionally, the project is under 5,000 gross square feet, including no net new square footage, and no off-street parking or loading spaces are required.

- 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 proposed project will preserve a retail service use on the property and, therefore, will contribute to maintaining a diverse economic base in the City. Like the property's recent use, the proposed use will continue to offer financial services to local residents, businesses, and community organizations. The project does not include any commercial office development and will not displace any industrial or service uses.

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

This policy does not apply to the proposed project, because the proposed project does not involve any structural changes to the premises.

- 7. That landmarks and historic buildings be preserved; and

This policy does not apply to the proposed project, because there are no landmarks or historic buildings on the project site. In any event, only limited exterior alterations are proposed to the existing building on the site.

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

The proposed project is consistent with this policy. The project does not involve any development of parks or open space. The project will not make any structural changes to the premises and, therefore, will not affect parks or open space, or their access to sunlight and vistas.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use Authorization	
OCCUPANCY CLASSIFICATION: B - Business	
BUILDING TYPE: V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: Please see project summary table	BY PROPOSED USES: Financial service (formula retail)
ESTIMATED CONSTRUCTION COST: \$108,000	
ESTIMATE PREPARED BY: Mark Herman, MEI Architects	
FEE ESTABLISHED: \$2,274	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Alan Murphy

Date: 5/24/17

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

Alan Murphy, Perkins Cole LLP
Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input checked="" type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

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

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

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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

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

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

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

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

Conditional Use Findings
5160 Geary Boulevard

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

The proposed project will maintain the recent, legal use of the property as a retail bank, without expanding the size or intensity of the use or the existing building. Continuing the previous financial service use is necessary and desirable for the neighborhood and the community, because such use will provide important retail banking services to local residents, businesses, and community organizations. The proposed use also is compatible with surrounding retail uses on Geary Boulevard, a major commercial corridor. The neighborhood currently does not have an overconcentration of financial services and will benefit from the reopening of such a use at the project site.

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

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed project will not change the nature of the project site, nor will it affect the size, shape, or arrangement of the existing structure on the site. The existing building on the property is one story tall, will be maintained without any additions, and is compatible with the size and shape of surrounding buildings.

(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 proposed project is anticipated to have no effect on accessibility, traffic patterns, parking, or loading relative to the property's recent and legal use because there will be no change in the type of operations (retail bank) conducted on the project site or the scale of such operations. Moreover, the project site is well served by the City's public transit system: Stops for the 1, 1AX, 28, 28R, 31, 31AX, 38, 38R, 38BX, and 91 Muni bus lines all are within three blocks of the project site. The project is under 5,000 gross square feet, including no net new square footage, and no off-street parking or loading spaces are required.

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

The proposed project will not produce or include uses that will produce noxious or offensive emissions such as noise, glare, dust, or odor.

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

The proposed project will not involve any structural changes to the premises, nor will the project involve any changes to existing parking, loading, or service areas. Existing street trees will be maintained. To the extent applicable, the proposed project will comply with all landscaping, lighting, signage, and other requirements of the Municipal Code.

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

The proposed project complies with all applicable provisions of the Planning Code and is consistent with the Objectives and Policies of the General Plan, 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. Discourage development which has substantial undesirable consequences that cannot be mitigated.

The proposed project will provide the substantial benefit of reinvigorating a vacant property that recently housed a retail bank use with a new use of the same type. The community also will benefit from the addition of a respected neighborhood-based provider of financial services. Undesirable consequences are minimized, as the project site already was used successfully for years as a retail bank and no expansion of that use is proposed. The proposed project has no substantial undesirable consequences.

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 project advances this policy by restoring the recent use of the property as a retail bank. Reinstating this use will contribute to the city's economic base and will help to maintain

the diversity of commercial activity in the neighborhood and in the city. A retail bank also will provide important financial services to local residents, businesses, and community organizations alike.

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 6.2: Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

The proposed project advances these policies by maintaining the recent, legal use of the property as a retail bank. Continuing the retail banking use will contribute to the economic vitality of the neighborhood by retaining an important service for local residents and businesses in a neighborhood that currently does not have an overconcentration of financial services. By providing such services to local businesses, the proposed use will foster small business enterprises and entrepreneurship.

Policy 6.10: Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The proposed project contributes to revitalizing the Geary Boulevard neighborhood commercial district by replacing a vacant storefront that recently housed a neighborhood-serving retail bank with a new retail bank use. In addition to having the direct effect of revitalizing its property, the proposed retail bank will provide financial services to local residents, businesses, and community organizations, thus enabling further community-based economic development efforts.

4. That such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project continues the recent use of the property as a retail bank in conformity with the stated purpose of the NC-3 (Moderate-Scale Neighborhood Commercial) District, which is to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, and to provide convenience goods and services to the surrounding neighborhoods. A retail bank on the property will provide important financial services to residents, businesses, and community organizations from the immediate and surrounding neighborhoods.

134665115.3



SUPPLEMENTAL FINDINGS FOR

Conditional Use

Formula Retail

Authorization

Pursuant to Planning Code Section 303.1, the Planning Commission shall hear and make determinations regarding applications for the authorization of Conditional Use. The first pages consist of instructions which should be read carefully before the application form is completed.

Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

Formula Retail Conditional Use Findings

Pursuant to Planning Code Section 303.1(d), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. On separate paper please present facts sufficient to establish each of the following findings.

1. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project (please see attached instructions); and
2. The availability of other similar retail uses within the district and within the vicinity of the proposed project;
3. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the district;
4. The existing retail vacancy rates within the district and within the vicinity of the proposed project;
5. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project;
6. Additional relevant data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.
7. For Formula Retail uses of 20,000 gross square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7 and 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of this Code.

Supplemental Findings for Conditional Use Formula Retail Authorization
5160 Geary Boulevard

1. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project;

The 1/4-mile vicinity of the proposed project has 158 ground-floor storefronts that contain commercial uses or are zoned commercial, of which 21 storefronts, or 13%, are formula retail uses. These formula retail uses comprise 33% of storefront linear frontage within the 1/4-mile vicinity. The NC-3 District within 1/4 mile of the proposed project is located along Geary Boulevard, where most ground-floor uses are commercial. Of the 115 ground-floor storefronts in the NC-3 District within the 1/4-mile vicinity, 20 storefronts, or 17%, are formula retail uses. These formula retail uses comprise 43% of storefront linear frontage within this area. The formula retail use concentration of storefronts within the local district (17%) and within the vicinity of the proposed project (13%) is comparable to the citywide concentration of 12% calculated in the “San Francisco Formula Retail Economic Analysis” prepared for the Planning Department in June 2014. The proposed project will add one additional formula retail use and increase the linear frontage of formula retail uses by 60 feet, resulting in a nominal change to the formula retail use concentration within the district and the 1/4-mile vicinity.

A map of formula retail uses within the 1/4-mile vicinity of the proposed project is attached as Exhibit A. The existing concentrations of formula retail uses are summarized in Table 1, below.

Table 1: Formula Retail Use Concentration				
	1/4-Mile Vicinity		NC-3 District in 1/4-Mile Vicinity	
	Storefronts	Linear Street Frontage (feet)	Storefronts	Linear Street Frontage (feet)
Commercial Uses	158	6,171	115	4,766
Formula Retail Uses	21	2,052	20	2,042
Formula Retail Use Concentration	13%	33%	17%	43%
Formula Retail Use Concentration with Proposed Project	14%	34%	18%	44%

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

There are six other financial service uses within the 1/4-mile vicinity, and all six are located in the NC-3 District on Geary Boulevard. These six financial service uses represent 4% of the 158 commercial uses within the 1/4-mile vicinity, and 5% of the 115 commercial uses in the NC-3 District within 1/4 mile of the proposed project. The six financial service uses are formula retail banks. The project site recently was occupied by a retail bank and currently is vacant, so the proposed project will restore retail banks in the neighborhood to their recent level of availability.

A map of other financial service uses within the 1/4-mile vicinity of the proposed project is attached as Exhibit B.

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

The proposed project is located in the NC-3 District on Geary Boulevard at 16th Avenue in the Richmond District. All properties in the NC-3 District in this area are located in the 40-X height and bulk district. Most nearby buildings are between two and four stories. The district has an auto-oriented character, but is also well served by transit, with several bus lines serving the area.

The proposed project will occupy an existing building on the project site that is of similar architecture, size, and shape as many other buildings in the district. No structural changes to the premises and no expansion of the building envelope are proposed. Similarly, the proposed project will not change significantly the storefront design, pedestrian accessibility, existing awning, or other core features of the existing building, which long has comprised part of the existing architectural and aesthetic character of the district. Signage for the new retail bank occupant will be installed on an existing sign post and on the building façades facing Geary Boulevard and 16th Avenue, comparable to the signage that was installed for the retail bank that previously occupied the building.

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

There are currently 17 vacant storefronts within the 1/4-mile vicinity of the proposed project, representing 10% of the 175 storefronts within the vicinity. There are currently 12 vacant storefronts within the NC-3 District within 1/4 mile of the proposed project, representing 9% of the 127 storefronts within the district in this area.

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

Retail uses within the district and within the vicinity of the proposed project are roughly divided between daily needs-serving retail uses and citywide-serving retail uses. Within the 1/4-mile vicinity, 56% of retail uses are daily needs-serving, while 44% are citywide-serving. Daily needs-serving uses represent 65% of the linear store frontage within the 1/4-mile vicinity, and citywide-serving uses represent 35% of linear store frontage there. In the NC-3 District within the 1/4-mile vicinity, 57% of retail uses are daily needs-serving, while 43% are citywide-serving. Within this area, daily needs-serving uses represent 68% of linear store frontage, and citywide-serving uses represent 32% of linear store frontage. The proposed project will complement the existing mix of retail uses by reintroducing a retail bank to a building that recently housed such a use, thus providing an additional daily needs-serving retail use to neighborhood residents.

The existing mix of retail uses is detailed in Table 2, below.

Type of Retail Use	1/4-Mile Vicinity				NC-3 District in 1/4-Mile Vicinity			
	Storefronts		Linear Street Frontage		Storefronts		Linear Street Frontage	
	Number	Percent of Total	Feet	Percent of Total	Number	Percent of Total	Feet	Percent of Total
Citywide-Serving	69	44%	2,163	35%	49	43%	1,518	32%
Daily Needs-Serving	89	56%	4,008	65%	66	57%	3,248	68%

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

The proposed project is located on the corner of Geary Boulevard and 16th Avenue. The project site recently was occupied by a retail bank and is currently vacant. The proposed project will result in occupancy of the existing building with no structural changes to the premises and no expansion of the building envelope.

The proposed project will maintain many features of the existing building that are consistent with the Performance-Based Design Guidelines and will not change the storefront design, pedestrian accessibility, or core features of the existing building, as follows:

- *The existing building has a stucco façade, which is a traditional building material.*
- *The proposed project will not involve any changes to the location and sizes of existing windows. Rectangular windows are located on both street-facing façades and are consistent in height and design with the door to create a cohesive appearance.*
- *The entrance provides pedestrian access from the main street on which the business is located (Geary Boulevard).*
- *The project will maintain the existing building awning and sign post. Signage for the new retail bank occupant will be installed on the existing sign post and on the building façades facing Geary Boulevard and 16th Avenue, comparable to the signage that was installed for the retail bank that previously occupied the building.*

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

This finding does not apply to the proposed project, as the proposed formula retail use is less than 20,000 gross square feet.

EXHIBIT A

Formula retail uses on NC-3 Geary Boulevard and within 1/4 mile of 5160 Geary Boulevard (Preferred Bank)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	402	16th AVENUE	ALLSTATE INSURANCE
2	4733	GEARY BOULEVARD	SHERWIN WILLIAMS PAINTS
3	4801	GEARY BOULEVARD	SLEEP TRAIN
4	4850	GEARY BOULEVARD	76 + C-STORE
5	5100	GEARY BOULEVARD	7 ELEVEN
6	5108	GEARY BOULEVARD	STATE FARM INSURANCE
7	5122	GEARY BOULEVARD	SHABUWAY
8	5200	GEARY BOULEVARD	ROSS DRESS FOR LESS
9	5200D	GEARY BOULEVARD	DOMINO'S PIZZA
10	5201	GEARY BOULEVARD	PEET'S COFFEE & TEA
11	5221	GEARY BOULEVARD	ONE MAIN FINANCIAL
12	5255	GEARY BOULEVARD	CALIFORNIA BANK & TRUST
13	5280	GEARY BOULEVARD	WALGREENS
14	5435	GEARY BOULEVARD	BENJAMIN MOORE PAINTS
15	5445	GEARY BOULEVARD	STARBUCKS
16	5455	GEARY BOULEVARD	WELLS FARGO BANK
17	5498	GEARY BOULEVARD	STERLING BANK & TRUST
18	5500	GEARY BOULEVARD	BANK OF AMERICA
19	5501	GEARY BOULEVARD	EAST WEST BANK
20	5550	GEARY BOULEVARD	H & R BLOCK
21	5600	GEARY BOULEVARD	AARON BROTHERS

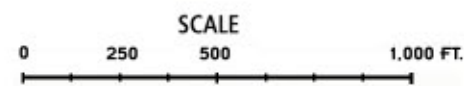
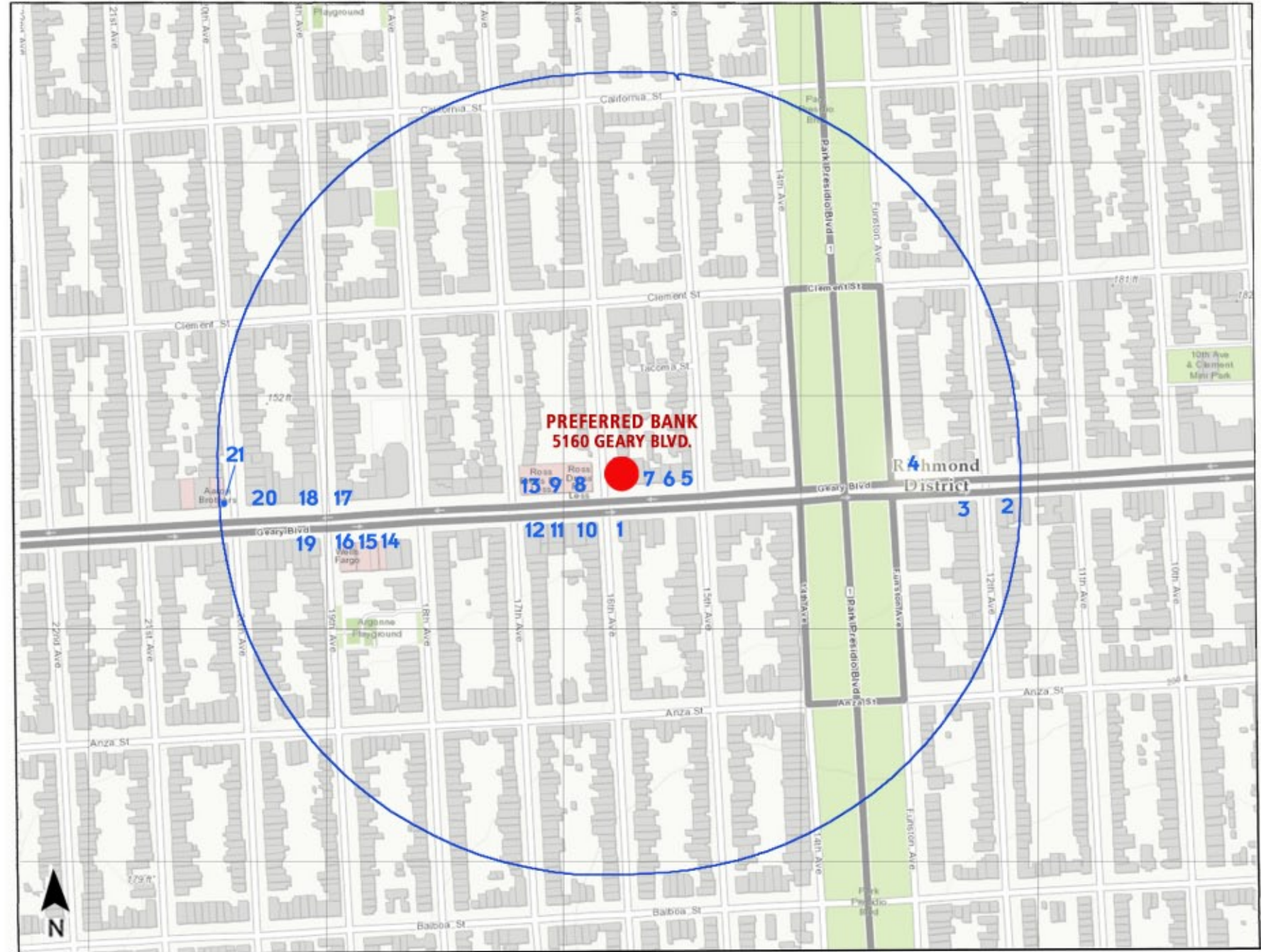
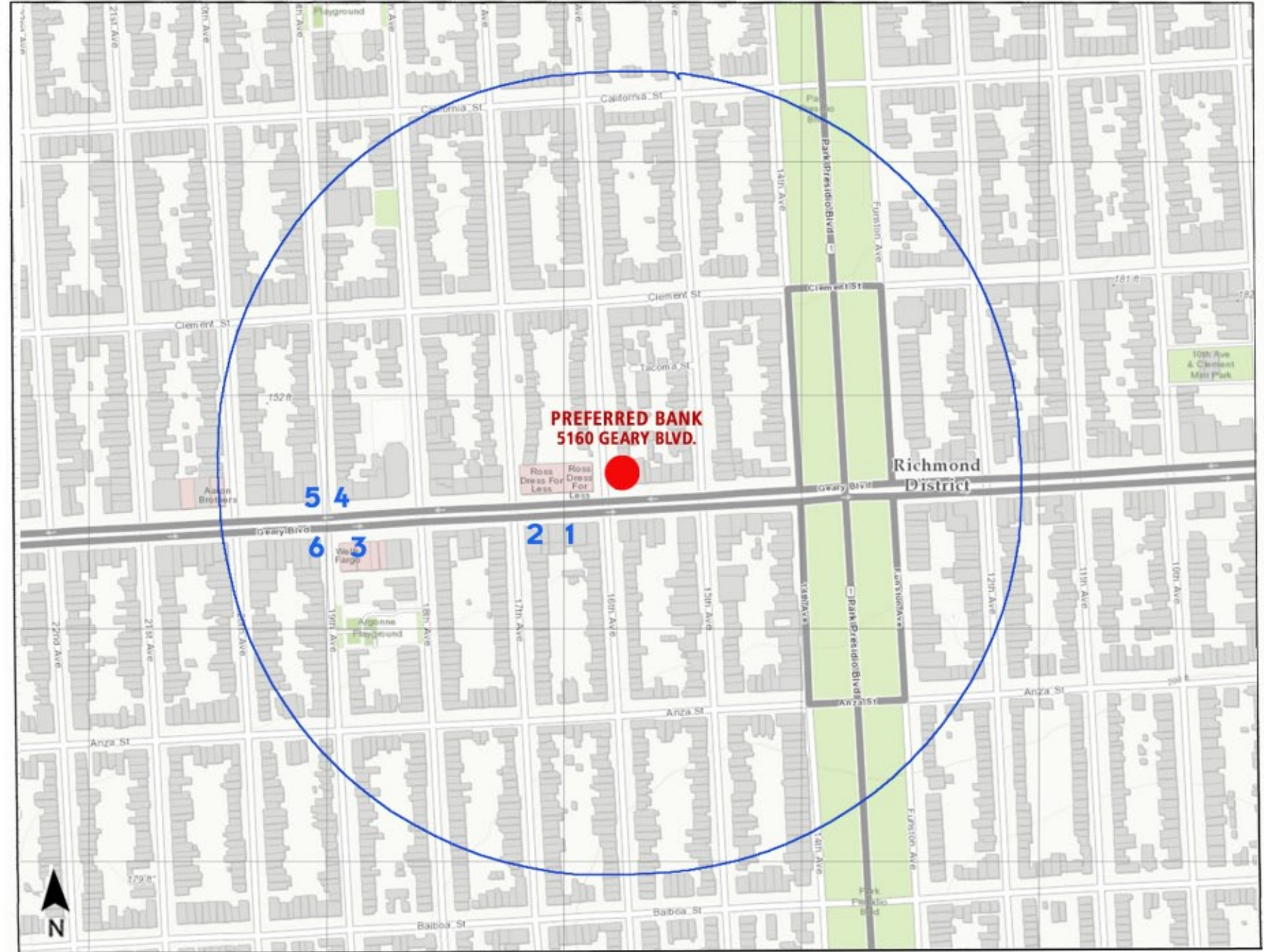


EXHIBIT B

Banks on NC-3 Geary Boulevard and within 1/4 mile of 5160 Geary Boulevard (Preferred Bank)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	5221	GEARY BOULEVARD	ONE MAIN FINANCIAL
2	5255	GEARY BOULEVARD	CALIFORNIA BANK & TRUST
3	5455	GEARY BOULEVARD	WELLS FARGO BANK
4	5498	GEARY BOULEVARD	STERLING BANK & TRUST
5	5500	GEARY BOULEVARD	BANK OF AMERICA
6	5501	GEARY BOULEVARD	EAST WEST BANK



5160 GEARY BOULEVARD - LOCATIONAL APPROPRIATENESS DATA

ALL USES - NUMBER OF STOREFRONTS

<u>Type of Commercial Use</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u> Number of Storefronts	<u>%</u>	<u>1/4-Mile Vicinity and Not in NC-3 District</u> Number of Storefronts	<u>%</u>	<u>Total Within 1/4-Mile Vicinity</u> Number of Storefronts	<u>%</u>
Automobile Gas Station	1	0.79%	0	0.00%	1	0.57%
Automotive Repair	1	0.79%	1	2.08%	2	1.14%
Bar	2	1.57%	0	0.00%	2	1.14%
Business or Professional Service	9	7.09%	4	8.33%	13	7.43%
Financial Service	6	4.72%	0	0.00%	6	3.43%
Limited-Restaurant	10	7.87%	2	4.17%	12	6.86%
Liquor Store	0	0.00%	1	2.08%	1	0.57%
Medical Service	9	7.09%	8	16.67%	17	9.71%
Other Retail Sales and Services	31	24.41%	8	16.67%	39	22.29%
Personal Service	14	11.02%	10	20.83%	24	13.71%
Restaurant	25	19.69%	7	14.58%	32	18.29%
Tobacco & Paraphernalia	1	0.79%	0	0.00%	1	0.57%
Tourist Motel	1	0.79%	0	0.00%	1	0.57%
Trade Shop	5	3.94%	2	4.17%	7	4.00%
Vacant	12	9.45%	5	10.42%	17	9.71%
TOTAL	127	100.00%	48	100.00%	175	100%

<u>Type of Service</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u> Number of Storefronts	<u>%</u>	<u>1/4-Mile Vicinity and Not in NC-3 District</u> Number of Storefronts	<u>%</u>	<u>Total Within 1/4-Mile Vicinity</u> Number of Storefronts	<u>%</u>
Citywide-Serving	49	38.58%	20	41.67%	69	39.43%
Daily Needs-Serving	66	51.97%	23	47.92%	89	50.86%
Vacant	12	9.45%	5	10.42%	17	9.71%
TOTAL	127	100.00%	48	100.00%	175	100.00%

5160 GEARY BOULEVARD - LOCATIONAL APPROPRIATENESS DATA

ALL USES - LINEAR STORE FRONTAGE

<u>Type of Commercial Use</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Linear Feet	%	Linear Feet	%	Linear Feet	%
Automobile Gas Station	208	3.80%	0	0.00%	208	2.98%
Automotive Repair	50	0.91%	50	3.34%	100	1.43%
Bar	30	0.55%	0	0.00%	30	0.43%
Business or Professional Service	364	6.64%	50	3.34%	414	5.94%
Financial Service	686	12.52%	0	0.00%	686	9.84%
Limited-Restaurant	396	7.23%	70	4.68%	466	6.68%
Liquor Store	0	0.00%	12	0.80%	12	0.17%
Medical Service	240	4.38%	215	14.37%	455	6.52%
Other Retail Sales and Services	1776	32.41%	300	20.05%	2076	29.76%
Personal Service	244	4.45%	308	20.59%	552	7.91%
Restaurant	551	10.06%	330	22.06%	881	12.63%
Tobacco & Paraphernalia	60	1.10%	0	0.00%	60	0.86%
Tourist Motel	75	1.37%	0	0.00%	75	1.08%
Trade Shop	86	1.57%	70	4.68%	156	2.24%
Vacant	713	13.01%	91	6.08%	804	11.53%
TOTAL	5479	100.00%	1496	100.00%	6975	100.00%

<u>Type of Service</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Linear Feet	%	Linear Feet	%	Linear Feet	%
Citywide-Serving	1,518	27.71%	645	43.11%	2163	31.01%
Daily Needs-Serving	3,248	59.28%	760	50.80%	4008	57.46%
Vacant	713	13.01%	91	6.08%	804	11.53%
TOTAL	5,479	100.00%	1496	100.00%	6975	100.00%

5160 GEARY BOULEVARD - LOCATIONAL APPROPRIATENESS DATA

FORMULA RETAIL USES - NUMBER OF STOREFRONTS

<u>Type of Commercial Use</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Number of Storefronts	%	Number of Storefronts	%	Number of Storefronts	%
Automobile Gas Station	1	5.00%	0	0.00%	1	4.76%
Business or Professional Service	2	10.00%	1	100.00%	3	14.29%
Financial Service	6	30.00%	0	0.00%	6	28.57%
Limited Restaurant	1	5.00%	0	0.00%	1	4.76%
Other Retail Sales and Services Restaurant	7	35.00%	0	0.00%	7	33.33%
	3	15.00%	0	0.00%	3	14.29%
TOTAL	20	100.00%	1	100.00%	21	100.00%

<u>Type of Service</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Number of Storefronts	%	Number of Storefronts	%	Number of Storefronts	%
Citywide-Serving	6	30.00%	1	1	7	33.33%
Daily Needs-Serving	14	70.00%	0	0	14	66.67%
TOTAL	20	100.00%	1	1	21	100.00%

FORMULA RETAIL USES - LINEAR STORE FRONTAGE

<u>Type of Commercial Use</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Linear Feet	%	Linear Feet	%	Linear Feet	%
Automobile Gas Station	208	10.19%	0	0.00%	208	10.14%
Business or Professional Service	105	5.14%	10	100.00%	115	5.60%
Financial Service	686	33.59%	0	0.00%	686	33.43%
Limited Restaurant	108	5.29%	0	0.00%	108	5.26%
Other Retail Sales and Services Restaurant	885	43.34%	0	0.00%	885	43.13%
	50	2.45%	0	0.00%	50	2.44%
TOTAL	2042	100.00%	10	100.00%	2052	100.00%

<u>Type of Service</u>	<u>NC-3 District Within 1/4-Mile Vicinity</u>		<u>1/4-Mile Vicinity and Not in NC-3 District</u>		<u>Total Within 1/4-Mile Vicinity</u>	
	Linear Feet	%	Linear Feet	%	Linear Feet	%
Citywide-Serving	363	17.78%	10	100.00%	373	18.18%
Daily Needs-Serving	1679	82.22%	0	0.00%	1679	81.82%
TOTAL	2042	100.00%	10	100.00%	2052	100.00%

5160 GEARY BOULEVARD - NEIGHBORHOOD SURVEY (1/4-MILE VICINITY)

BLOCK	LOT	ADDRESS	VACANT?	BUSINESS NAME	FRONTAGE	USE (PER ARTICLE 7)	SPECIFIC USE	DAILY NEEDS?	IN NC-3?	NC-3	TOTAL
1444	23	4850 GEARY BOULEVARD		76 +C-STORE	1	FORMULA RETAIL?	FORMULA RETAIL?				
1413	21	1984 CLEMENT STREET		CLEMENT AUTO REPAIR	208	AUTOMOBILE GAS STATION	GAS STATION	N	Y	208	208
1444	19	4818 GEARY BOULEVARD		TOY SHOP	50	AUTOMOTIVE REPAIR	AUTOMOTIVE REPAIR	N	N		
1449	20	5320 GEARY BOULEVARD		MCKENZIES	50	AUTOMOTIVE REPAIR	AUTOMOTIVE REPAIR	N	Y	50	100
1449	21A	5346 GEARY BOULEVARD		THE NAGS HEAD	15	BAR	BAR	N	Y	30	30
1529	44	402 16th AVENUE		ALLSTATE INSURANCE	15	BAR	BAR	N	Y	30	30
1417	45	1431 CLEMENT STREET		MANTON WONG, C.P.A.	10	BUSINESS OR PROFESSIONAL SERVICES	INSURANCE AGENCY	N	N		
1415	30	1748 CLEMENT STREET		FIVE STAR RESTAURANT CONSULTANTS	15	BUSINESS OR PROFESSIONAL SERVICES	ACCOUNTANT	N	N		
1416	45	5517 CALIFORNIA STREET		CITYWIDE PROPERTY MANAGEMENT	5	BUSINESS OR PROFESSIONAL SERVICES	BUSINESS CONSULTANTS	N	N		
1447	50	5108 GEARY BOULEVARD		STATE FARM INSURANCE	20	BUSINESS OR PROFESSIONAL SERVICES	PROPERTY MANAGEMENT	N	N		
1451	24	5650 GEARY BOULEVARD		H & R BLOCK	85	BUSINESS OR PROFESSIONAL SERVICES	INSURANCE AGENCY	N	Y		
1532	32E	4827 GEARY BOULEVARD		PACIFISIA REALTY	20	BUSINESS OR PROFESSIONAL SERVICES	TAX ACCOUNTANCY	N	Y		
1446	24	5000 GEARY BOULEVARD		DAVIS REALTY	60	BUSINESS OR PROFESSIONAL SERVICES	REALTOR	N	Y		
1530	1	5001 GEARY BOULEVARD		TICKET CRUSH	75	BUSINESS OR PROFESSIONAL SERVICES	REALTOR	N	Y		
1529	1	5111 GEARY BOULEVARD		SUN ARCHITECTURE	60	BUSINESS OR PROFESSIONAL SERVICES	ATTORNEYS OFFICE	N	Y		
1529	46	5139 GEARY BOULEVARD		LAW OFFICE OF VAUGHAN DE KIRBY	10	BUSINESS OR PROFESSIONAL SERVICES	ARCHITECTS	N	Y		
1449	21	5334 GEARY BOULEVARD		LAW OFFICE OF LACQUELINE SCOTT	4	BUSINESS OR PROFESSIONAL SERVICES	ATTORNEYS OFFICE	N	Y		
1450	8	5418A GEARY BOULEVARD		YU FLUX ENGINEERING	30	BUSINESS OR PROFESSIONAL SERVICES	ATTORNEYS OFFICE	N	Y	364	364
1528	38	5217 GEARY BOULEVARD		ONE MAIN FINANCIAL	25	FINANCIAL SERVICES	ENGINEERING SERVICES	N	Y		
1528	33	5265 GEARY BOULEVARD		CALIFORNIA BANK & TRUST	150	FINANCIAL SERVICES	BANK	Y	Y		
1450	19B	5498 GEARY BOULEVARD		STERLING BANK & TRUST	95	FINANCIAL SERVICES	BANK	Y	Y		
1526	29	5465 GEARY BOULEVARD		WELLS FARGO BANK	130	FINANCIAL SERVICES	BANK	Y	Y		
1451	47	5900 GEARY BOULEVARD		BANK OF AMERICA	150	FINANCIAL SERVICES	BANK	Y	Y		
1451	45	1823 CLEMENT STREET		EAST WEST BANK	136	FINANCIAL SERVICES	BANK	Y	Y	686	686
1413	46	1900 CLEMENT STREET		LUNG FUNG BAKERY	50	LIMITED RESTAURANT	BAKERY	Y	N		
1528	1	5201 GEARY BOULEVARD		PEET'S COFFEE & TEA	95	LIMITED RESTAURANT	DRINK FOUNTAIN	Y	N		
1526	29	5445 GEARY BOULEVARD		STARBUCKS	28	LIMITED RESTAURANT	COFFEE SHOP	Y	Y		
1446	25	5030 GEARY BOULEVARD		HOUSE OF BAGELS	28	LIMITED RESTAURANT	COFFEE SHOP	Y	Y		
1528	39	5217 GEARY BOULEVARD		CREATIONS DESSERT HOUSE	20	LIMITED RESTAURANT	BAKERY	Y	Y		
1449	21	5336 GEARY BOULEVARD		TEAONE	12	LIMITED RESTAURANT	ICE CREAM PARLOR	Y	Y		
1449	21	5338 GEARY BOULEVARD		ROYAL GROUND COFFEE	15	LIMITED RESTAURANT	BOBA STORE	Y	Y		
1527	1	5301 GEARY BOULEVARD		NA YA	78	LIMITED RESTAURANT	DESSERT HOUSE	N	Y		
1450	19A	5420 GEARY BOULEVARD		JOE'S ICE CREAM	25	LIMITED RESTAURANT	COFFEE SHOP	Y	Y		
1526	1	5401 GEARY BOULEVARD		GOLDEN DONUTS	75	LIMITED RESTAURANT	ICE CREAM PARLOR	Y	Y		
1451	23	5640 GEARY BOULEVARD		RUSSIAN BAKERY	20	LIMITED RESTAURANT	DONUT SHOP	Y	Y	396	466
1529	44	410 16th AVENUE		33 MART & LIQUOR STORE	12	LIQUOR STORE	BAKERY	Y	N	0	12
1418	21	1420 CLEMENT STREET		S.F. FOOT & ANKLE GROUP	30	MEDICAL SERVICES	LIQUOR STORE	N	N		
1417	44	1433 CLEMENT STREET		SAN FRANCISCO CHIROPRACTIC & DENTISTRY	30	MEDICAL SERVICES	MEDICAL OFFICE	N	N		
1448	44	1511 CLEMENT STREET		CLEMENT STREET DENTAL	15	MEDICAL SERVICES	MEDICAL OFFICE	N	N		
1415	16A	1752 CLEMENT STREET		WILLIAM TODD, D.D.M.	20	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1441	21	1828 CLEMENT STREET		TIAN YUN THERAPY CENTER	60	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1441	21	1828 CLEMENT STREET		DERRICK CHAN, D.D.S.	20	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1441	22	1834 CLEMENT STREET		LEE & YOUNG ORTHODONTICS	20	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1452	43	1915 CLEMENT STREET		JANITA MACH DENTISTRY	20	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1444	18A	4800 GEARY BOULEVARD		RANDOLPH YIP DDS	75	MEDICAL SERVICES	DENTAL OFFICE	N	N		
1532	32F	4811 GEARY BOULEVARD		HARVEST MEDICAL CANNABIS DISPENSARY	25	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1530	1	5011 GEARY BOULEVARD		ISLAND DENTAL	10	MEDICAL SERVICES	MCD	N	Y		
1447	51	5116 GEARY BOULEVARD		BAY AREA ORAL & FACIAL SURGERY	25	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1447	23	5138 GEARY BOULEVARD		HEARING & LOW VISION SOLUTIONS	20	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1528	36	5231 GEARY BOULEVARD		GEARY BOULEVARD DENTAL	15	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1528	36	5233 GEARY BOULEVARD		RAYMOND KATZ DMD	15	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1449	19A	5300A GEARY BOULEVARD		5300 GEARY MEDICAL DENTAL	25	MEDICAL SERVICES	DENTAL OFFICE	N	Y	240	455
1525	42	5515 GEARY BOULEVARD		RICHMOND VISION CARE	30	MEDICAL SERVICES	DENTAL OFFICE	N	Y		
1443	42	4750 GEARY BOULEVARD		GEARY PARKWAY MOTEL	75	MOTEL	OPTOMETRIST	N	Y	75	75
1448	37	1551 CLEMENT STREET		UNIVERSAL ELECTRIC SERVICE	15	OTHER RETAIL SALES & SERVICES	MOTEL	Y	Y		
1448	37	1555 CLEMENT STREET		SAN FRANCISCO BREWCRAFT	45	OTHER RETAIL SALES & SERVICES	ELECTRICAL SUPPLIES	Y	N		
1449	43	1609 CLEMENT STREET		FARY LAKE AQUARIUM	20	OTHER RETAIL SALES & SERVICES	BREWING SUPPLIES	Y	N		
1449	39	1635 CLEMENT STREET		WING SANG TONG TRADING CO.	20	OTHER RETAIL SALES & SERVICES	PET SUPPLIES	Y	N		
1452	1	1901 CLEMENT STREET		SPOKE EASY	60	OTHER RETAIL SALES & SERVICES	RETAIL STORE	Y	N		
1452	41	1921 CLEMENT STREET		CLEMENT NURSERY	50	OTHER RETAIL SALES & SERVICES	BICYCLE SHOP	Y	N		
1416	44	5501 CALIFORNIA STREET		JAPONICA	90	OTHER RETAIL SALES & SERVICES	NURSERY	Y	N		
1447	19	5100 GEARY BOULEVARD		7 ELEVEN	130	OTHER RETAIL SALES & SERVICES	RETAIL STORE	Y	N		
1448	45	5200 GEARY BOULEVARD		ROSS DRESS FOR LESS	200	OTHER RETAIL SALES & SERVICES	C-STORE	Y	Y		
1448	45	5280 GEARY BOULEVARD		WALGREENS	200	OTHER RETAIL SALES & SERVICES	CLOTHES STORE	Y	Y		
1526	31	5435 GEARY BOULEVARD		BENJAMIN MOORE	50	OTHER RETAIL SALES & SERVICES	PHARMAOIST	Y	Y		
							PAINT STORE	Y	Y		

SUNHILL CORPORATION

March 14, 2017

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-9425


Re: Property Address: 5160 Geary Boulevard
Block/Lot: Block 1447/Lot 023C
Record Owner: Sunhill Enterprises LP
Subject: Project Applications and Processing

To whom it may concern:

Sunhill Enterprises LP, owner of the above-referenced property, hereby authorizes Perkins Coie LLP, counsel for Preferred Bank, and its affiliated entities, employees and agents, to take all necessary action, including, but not limited to, signing of documents and the filing of applications required to obtain conditional use authorizations for a project at the above-referenced property.

Very truly yours,

SUNHILL ENTERPRISES LP

By: 
NAMIK FADI VP - Sunhill Corp th SP.

AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT: 5160 Geary Boulevard		
ASSESSORS BLOCK/LOT: 1447 / 023C	ZONING DISTRICT: NC-3	HEIGHT/BULK DISTRICT: 40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Financial service (formula retail)	
PROPOSED BUSINESS NAME: Preferred Bank	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Retail bank, providing community banking, individual consumer banking, and small business banking	
BUILDING PERMIT APPLICATION NO.: (if applicable)	PLANNING DEPARTMENT CASE NO.: (if applicable)

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	12
3.b	How many of the above total locations are in San Francisco?	1

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	TOTAL	6	2

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:		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
Alan Murphy, Perkins Coie LLP			
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)			
505 Howard Street, Suite 1000, San Francisco, CA 94105			
PHONE:		EMAIL:	
(415) 344-7126		amurphy@perkinscoie.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: Alan Murphy Date: 5/25/17

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE:	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> 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

<p>Central Reception 1650 Mission Street, Suite 400 San Francisco CA 94103-2479</p> <p>TEL: 415.558.6378 FAX: 415 558-6409 WEB: http://www.sfplanning.org</p>	<p>Planning Information Center (PIC) 1660 Mission Street, First Floor San Francisco CA 94103-2479</p> <p>TEL: 415.558.6377 <i>Planning staff are available by phone and at the PIC counter. No appointment is necessary.</i></p>
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Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Alice Huang, 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 5160 Geary Blvd (location/address) on April 27, 2017 (date) from 6:00 pm (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, April 27, 2017 IN SAN FRANCISCO.


Signature

Alice Huang
Name (type or print)

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

5160 Geary Blvd
Project Address