



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula Retail

HEARING DATE: SEPTEMBER 6, 2018

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Record No.: **2018-004644CUA**
Project Address: **619 Divisadero Street**
Zoning: NCT (Divisadero Street Neighborhood Commercial Transit District)
65-A Height and Bulk District
Block/Lot: 1201/039
Applicant: Sharon Cox
58 West Portal #328
San Francisco, CA 94127
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project includes the establishment of a Formula Retail Sales & Services establishment (d.b.a. "CorePower Yoga") with proposed hours of operation from 5:30 a.m. to 11:00 p.m. daily in a 3,119 square-foot tenant space within the Divisadero Street Neighborhood Commercial Transit Zoning District and a 65-A Height and Bulk District. The application also includes interior tenant improvements. The tenant space was most recently occupied by "Divisadero Health Haven," a small non-Formula Retail grocery store.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow a Formula Retail use (d.b.a. "CorePower Yoga") and to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily in the Divisadero Street NCT Zoning District, pursuant to Planning Code Sections 303, 303.1, and 759.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received one email from the president of the Alamo Square Neighborhood Association on April 27, 2018 expressing concern regarding the introduction of a Formula Retail use to the space. The Department has further received 29 emails of opposition to the Project from neighborhood residents and an additional email of opposition from the Divisadero Street Merchants Association, totaling 30 emails of opposition. The Department has received 12 letters of support for the proposal and a petition of support signed by representatives of 25 local businesses.

- **Performance-Based Design Guidelines:** As a Formula Retail use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Minor exterior alterations are proposed to the front façade, as well as signage alterations. After accepting modifications requested by the Department, the Project now complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. All proposed signage will be required to have a permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. Although the Project will increase the amount of linear frontage dedicated to Formula Retail, it will also result in a lower commercial vacancy rate, as the subject space is currently vacant. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G - Project Sponsor Submittal

Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 6, 2018

Date: August 30, 2018
Case No.: **2018-004644CUA**
Project Address: **619 DIVISADERO STREET**
Zoning: NCT (Divisadero Street Neighborhood Commercial Transit) Zoning District
65-A Height and Bulk District
Block/Lot: 1201 / 039
Project Sponsor: Sharon Cox
58 West Portal #328
San Francisco, CA 94127
Staff Contact: David Weissglass – (415) 575-9177
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1 AND 759 TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE AND TO ALLOW HOURS OF OPERATION FROM 5:30 A.M. TO 11:00 P.M. DAILY AT 619 DIVISADERO STREET, LOT 039 IN ASSESSOR'S BLOCK 1201, WITHIN THE DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On April 3, 2018, Sharon Cox (hereinafter "Project Sponsor") filed Application No. 2018-004644CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish a Formula Retail Sales and Services use (d.b.a. "CorePower Yoga") at 619 Divisadero Street (hereinafter "Project"), Lot 039 within Assessor's Block 1201 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-004644CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 6, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Application.

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 as requested in Application No. 2018-004644CUA, 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. **Project Description.** The Project includes the establishment of a Formula Retail Sales & Services establishment (d.b.a. "CorePower Yoga") in a 3,119 square-foot tenant space within the Divisadero Street Neighborhood Commercial Transit Zoning District and a 65-A Height and Bulk District as well as a request for Conditional Use Authorization to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily. The application also includes interior tenant improvements. The vacant tenant space was most recently occupied by "Divisadero Health Haven," a small non-Formula Retail grocery store.
3. **Site Description and Present use.** The Project Site is located is on the west side of Divisadero Street between Grove and Hayes Streets, on Assessor's Block 1201, Lot 039. The Project Site is located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and a 65-A Height and Bulk District. The property is developed with a three-story mixed-use building, with the subject tenant space at the ground floor and 14 residential units at the 2nd and 3rd stories. The Project space is currently vacant, most recently occupied by Divisadero Health Haven, a Retail Sales and Services grocery store. The subject parcel has a width of 44.833 feet and a depth of 105.5 feet. The subject property was developed in 1907 and is a Historic Resource as it falls within the Eligible NOPA (North of the Panhandle) Historic District.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District in the Haight Ashbury neighborhood. The Divisadero Street NCT Zoning District is intended to provide an active and continuous commercial frontage of predominantly neighborhood-serving businesses at the ground floor along Divisadero Street with residential uses above. The District is designed to encourage development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. The adjacent blocks on Divisadero Street are characterized by one-to four-story mixed-use buildings with commercial on the ground floor and residential above. The Project Site is adjacent to an RM-1 (Residential – Mixed, Low Density) Zoning District to the west. Other nearby zones include the RM-2 (Residential – Mixed, Moderate Density) and the RH-3 (Residential – House, Three Family) Zoning Districts.
5. **Public Outreach and Comments.** To date, the Department has received one email from the president of the Alamo Square Neighborhood Association on April 27, 2018 expressing concern regarding the introduction of a Formula Retail use to the space. The Department has further received 29 emails of opposition to the Project from neighborhood residents and an additional email of opposition from the Divisadero Street Merchants Association, totaling 30 emails of

opposition. The Department has received 12 letters of support for the proposal and a petition of support signed by representatives of 25 local businesses.

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 759 states that the permitted hours of operation for a commercial use are 6:00 a.m. to 2:00 a.m. the following day with Conditional Use Authorization required to operate between 2:00 a.m. and 6:00 a.m., as defined by Planning Code Section 102.

The proposed hours of operation for CorePower Yoga are 5:30 a.m. to 11:00 p.m. daily. As such, this proposal requires Conditional Use Authorization.

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

The first 25 feet of building depth along the Divisadero Street frontage is proposed for use as a Retail Sales and Services use, which is considered an active use. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code.

- c. **Use Size.** Planning Code Section 121.2 principally permits non-residential uses up to 5,999 square feet. Uses 6,000 square feet or larger require Conditional Use Authorization.

The Project proposes a total use size of approximately 3,119 square feet, which is principally permitted.

- d. **Limitation on Change in Use of General Grocery Uses.** Planning Code Section 202.3 establishes that a change in use or demolition of a General Grocery, as defined in Section 102, which exceeds 5,000 gross square feet shall require Conditional Use Authorization.

The vacant tenant space was most recently occupied by a General Grocery use (d.b.a. "Divisadero Health Haven"). However, the tenant space is only 3,119 gross square feet. As such, the Project is

compliant with Planning Code Section 202.3 and does not require additional Conditional Use Authorization for the Change in use of a General Grocery.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 size of the proposed use is in keeping with other storefronts on the block. The Divisadero Street NCT Zoning District is designed to be a dense, mixed-use district with retail on the ground floor. The proposed Yoga Studio will not impact the mix of goods and services currently available in the District, and it will contribute to the economic vitality of the neighborhood by occupying a vacant storefront.

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

- (1) 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 and the Project will not significantly alter the existing appearance or character in the vicinity. The proposed work will not affect the building envelope.

- (2) 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 Planning Code does not require one off-street parking for this use, as the area is intended to be a dense, walkable area of predominantly neighborhood-serving businesses. It is not anticipated that the use will generate significant vehicular trips citywide.

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

The proposed use will not generate significant noise, glare, dust, or odor. Extra attention will be given to the acoustic separation between the yoga studio and the residences above, and the operators shall ensure that noise be kept to a minimum, particularly in the early morning hours of operation.

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

The Project would not alter the site's landscaping, open space, or lighting. Any new signage would be reviewed for compliance with the Planning Code and Formula Retail Guidelines.

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

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

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

The proposed project is consistent with the stated purpose of the Divisadero Street NCT District in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Planning Code Section 303.1, Formula Retail uses:

- a. The existing concentration of Formula Retail uses within the District.

There are approximately 2 existing Formula Retail uses out of approximately 41 commercial storefronts within 300 feet of the Project Site. The existing intensity of Formula Retail uses is approximately 5% within 300 feet of the Project Site, which accounts for approximately 6% of the total linear frontage in that same vicinity. If approved, the concentration of Formula Retail uses would increase to 7% and the total linear frontage would increase to 9% within 300 feet of the Project Site.

There are approximately 17 existing Formula Retail uses out of approximately 195 commercial storefronts in the Divisadero Street NCT District. The existing intensity of Formula Retail uses is approximately 8.72% within the District, which accounts for approximately 3.42% of the total linear frontage in that same vicinity. If approved, the concentration of Formula Retail uses would increase to 9.23% and the total linear frontage would increase to 3.97% within the District.

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

The Project would not represent a significant increase in the availability of other similar Retail uses. Of the 41 businesses surveyed within a 300 foot radius, approximately 7 (17.1%) are similar uses (classified as Retail Sales and Services), with none of the 7 being Formula Retail. If approved, the concentration of Retail Sales and Services uses within a 300 foot radius would increase to 19.51%. Of the 195 businesses surveyed in the Divisadero Street NCT District, approximately 59

(30.26%) are similar uses, with 5 of the 59 being Formula Retail. If approved, the concentration of Retail Sales and Services uses in the District would increase to 30.77%

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

*The Project proposes signage alterations as well as the removal of the security gate in front of the glazing on the front facade. Any sign alterations will be required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines. Storefront Transparency guidelines are met, with greater than 60% of ground floor street front transparent, allows for visibility into the building. The Project is **compatible within, and will have no adverse effect on, the architectural and aesthetic characters of the District.***

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

The Project will slightly decrease the existing retail vacancy rate within a 300 foot radius and within the Divisadero Street NCT District, as the Project is proposed within a vacant storefront. Within a 300 foot radius of the Project Site, 5 of the 41 storefronts (12.2%) are currently vacant, which accounts for approximately 12.47% of the total linear frontage in the same vicinity. If approved, the vacancy rate would decrease to 9.76% and the linear frontage of vacant storefront would decrease to 9.72% of the total linear frontage. Within the Divisadero Street NCT District, 18 of the 195 storefronts (9.23%) are currently vacant, which accounts for approximately 6.66% of the total linear frontage in the same vicinity. If approved, the District's vacancy rate would decrease to 8.72% and the linear frontage of vacant storefront would decrease to 6.12% of the total linear frontage.

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

*The Divisadero Street NCT Zoning District in which the Project Site is located is relatively small in size, with a focus on neighborhood-serving Retail uses as opposed to Citywide-serving. **The Project will increase the concentration of neighborhood-serving uses in the immediate vicinity as well as within the District.** Approximately 16 of the 41 (39.02%) existing Retail uses within a 300 foot radius are considered neighborhood-serving. If approved, the concentration of neighborhood-serving uses within a 300 foot radius will increase to 41.5%. Approximately 98 of the 195 (50.26%) existing Retail uses within the District are considered neighborhood-serving. If approved, the concentration of neighborhood-serving uses in the District will increase to 50.77%.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

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.

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 good 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 the economic and technological innovation in the marketplace and society.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7:

Recognize the natural boundaries of districts, and promote connections between districts.

The Project involves a change of use to a Formula Retail Sales and Services use (a yoga studio d.b.a. "CorePower Yoga"). The proposed use is Formula Retail, but will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring in other pedestrian traffic into the area. The proposal also includes extended hours of operation beginning at 5:30 a.m. CorePower Yoga plans to cooperate with other local businesses for events and for other promotions and will join the Merchants Association.

The proposal includes some façade alterations, particularly the removal of the existing security gate outside of the glazing at the ground floor. The façade alterations have been reviewed for impacts to the historic resource present on site and also in conformance with the Urban Design Guidelines. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project would enhance the District by providing a new Retail Sales and Services use in a tenant space that has been vacant for over two years. The business will provide approximately 22 employment opportunities for the community. The proposed alterations are within the existing building footprint.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. Minimal changes are proposed to the façade.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is well-served by nearby public transportation options. The Project is within ¼-mile radius of the 21, 24, 5, 5R, and 7X Muni lines. It is presumable that the employees would commute by transit, bike, or foot thereby mitigating possible effects on street parking.

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

The Project will not displace or adversely affect any service sector or industrial businesses. The Project will not affect industrial or service sector uses or related employment opportunities.

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

The Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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 Authorization Application No. 2018-004644CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 3, 2018, 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. 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 September 6, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 6, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Sales and Services Use (d.b.a. "CorePower Yoga") and to allow hours of operation from 5:30 a.m. to 11:00 p.m. daily located at 619 Divisadero Street, Block 1201, Lot 039 pursuant to Planning Code Section(s) **303, 303.1, and 759** within the **Divisadero Street Neighborhood Commercial Transit (NCT)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **April 3, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2018-004644CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 6, 2018** under Motion No **XXXXXX**. 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 6, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

PROVISIONS

6. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

7. **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
8. **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

9. **Garbage, composting, and recycling storage.** 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.
10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to

the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 5:30a.m. to 11:00p.m. daily.

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

APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: Core Power Yoga

619 Divisadero Street
San Francisco, CA 94117

30 March 2018 CONDITIONAL USE SUBMISSION

DRAWING INDEX

0	COVER SHEET
1	ROOF / SITE PLAN
2	SITE PHOTOS
A101	EXISTING CONDITIONS PLAN
A110	PROPOSED FLOOR PLAN
A200	EXISTING STOREFRONT ELEVATION
A201	PROPOSED STOREFRONT ELEVATION
A203	EXISTING AND PROPOSED STOREFRONT RENDERING

VICINITY MAP



Project:
Core Power Yoga
619 Divisadero Street
San Francisco, CA 94117

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889

Sheet Title:
COVER SHEET

Date:
30 MAR 2018

Issued For:
CU Submission

Scale: N.A.
File:
Project: Sephora - California
Drawn By:
Ref North:

Checked By: SC
Sheet No:



Project:
Core Power Yoga
619 Divisadero Street
San Francisco, CA 94117

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889



Sheet Title:
SITE / ROOF PLAN

Date:
30 MAR 2018

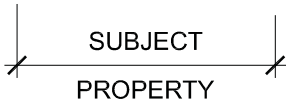
Issued For:
CU Submission

Scale: 1/32" = 1'-0" @ 11X17
File:
Project: Sephora - California
Drawn By: Checked By: SC
Ref North: Sheet No:





HAYES STREET



GROVE STREET

1 DIVISADERO STREET - WEST SIDE, EXISTING CONDITIONS
N.T.S.



GROVE STREET

HAYES STREET

2 DIVISADERO STREET - EAST SIDE, EXISTING CONDITIONS
N.T.S.

Project:
Core Power Yoga
619 Divisadero Street
San Francisco, CA 94117

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889

Sheet Title:
SITE PHOTOS

Date:
30 MAR 2018

Issued For:
CU Submission

Scale: 1/32" = 1'-0" @ 11X17
File:
Project: Sephora - California
Drawn By: Checked By: SC
Ref North: Sheet No:



Consultant

Seal

Issued/Revised	Date
CU APPLICATION SUBMITTAL	03/19/18

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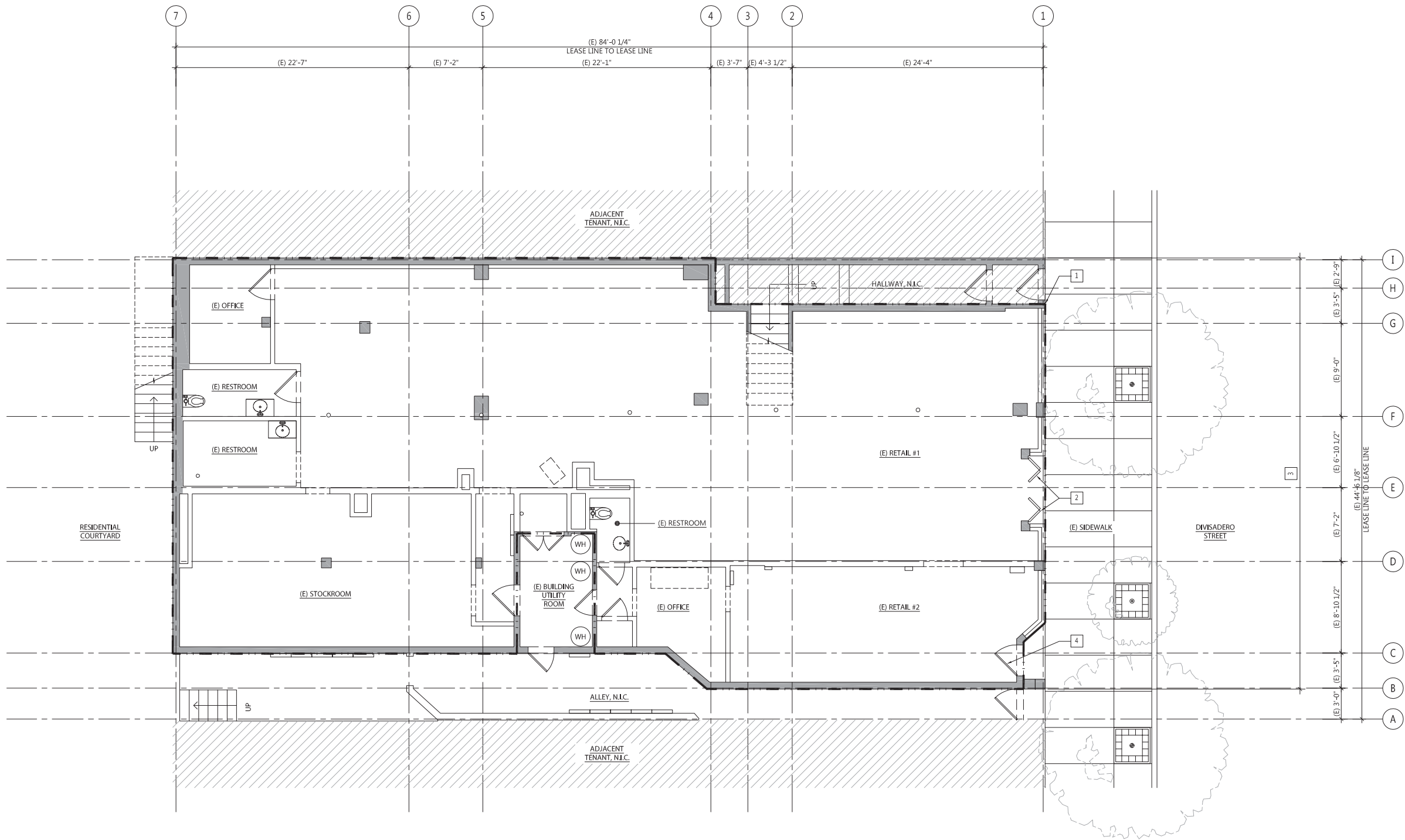
Project
COREPOWER YOGA
619 DIVISADERO
SAN FRANCISCO, CALIFORNIA 94117

Project No.	52623
QA/QC	DM
Scale	1/4" = 1'-0"

Drawing Title
EXISTING CONDITIONS PLAN

Drawing No.

A-101



1 EXISTING CONDITIONS PLAN

LEGEND

- (E) EXISTING PARTITION TO REMAIN
- EXISTING WALLS WITHIN LEASE SPACE
- LEASELINE
- AREA NOT IN CONTRACT

KEYNOTES

- 1 LEASE LINE
- 2 (E) FOLDING DOORS TO BE REMOVED
- 3 (E) STOREFRONT TO REMAIN
- 4 (E) ENTRY DOOR TO REMAIN



Consultant

Seal

Issued/Revised	Date
CU APPLICATION SUBMITTAL	03/30/18

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Project

COREPOWER YOGA
619 DIVISADERO
SAN FRANCISCO, CALIFORNIA 94117

Project No.	52623
QAQC	DM
Scale	1/2" = 1'-0"

Drawing Title
STOREFRONT ELEVATION -
EXISTING

Drawing No.

A-200



Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	03/19/18

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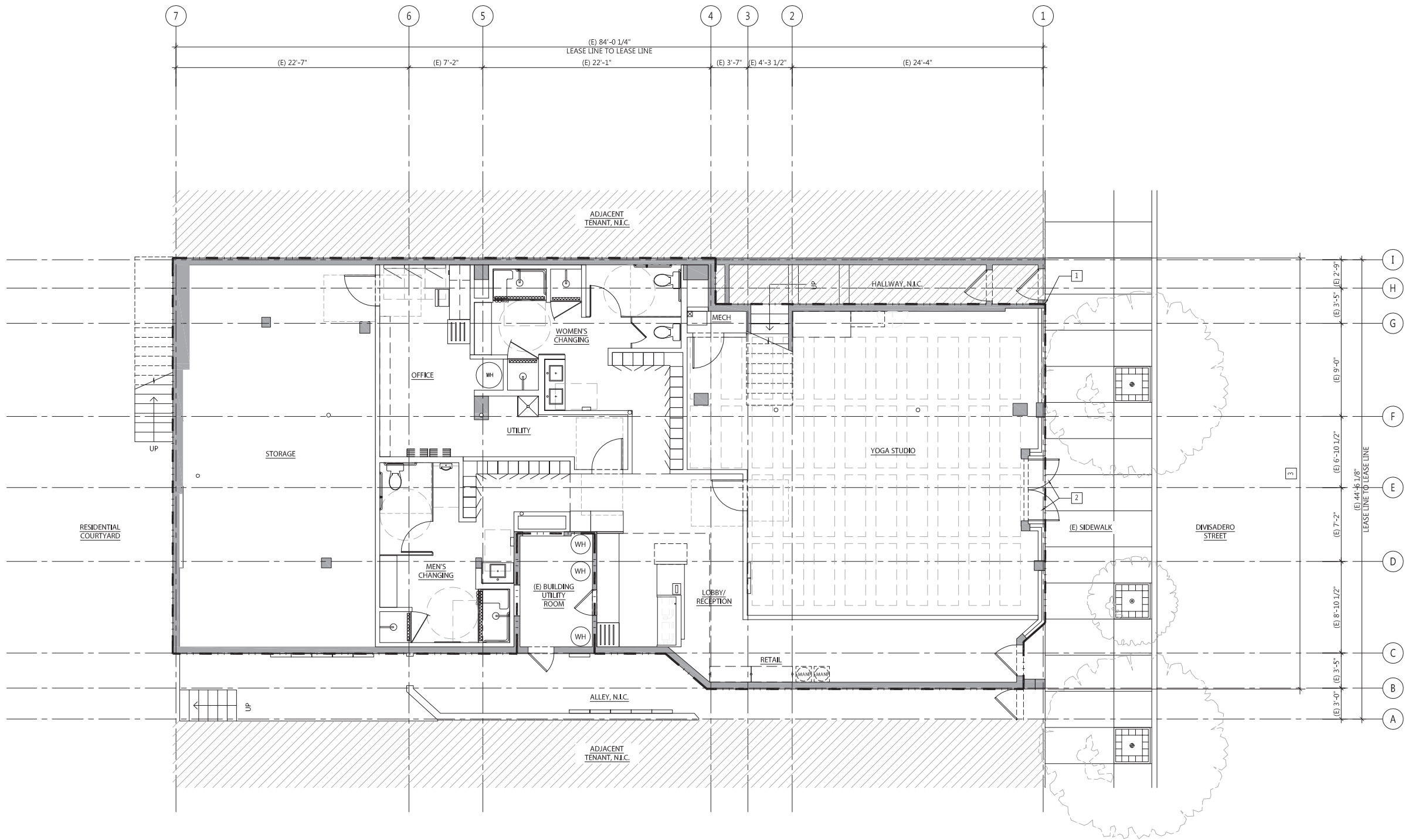
Project
COREPOWER YOGA
619 DIVISADERO
SAN FRANCISCO, CALIFORNIA 94117

Project No.	52623
QA/QC	DM
Scale	3/16" = 1'-0"

Drawing Title
PROPOSED PLAN

Drawing No.

A-110



1 PROPOSED FLOOR PLAN

LEGEND

- (E) PARTITION TO REMAIN
- (N) PARTITION
- LEASELINE
- AREA NOT IN CONTRACT
- (N) DOOR
- (N) WINDOW

KEYNOTES

- 1 LEASE LINE
- 2 NEW 3'-0" GLASS DOORS
- 3 (E) STOREFRONT TO REMAIN
- 4 (E) ENTRY DOOR TO REMAIN

Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	03/19/18
REVISED	27/08/18

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Project
COREPOWER YOGA
619 DIVISADERO
SAN FRANCISCO, CALIFORNIA 94117

Project No. 52623
QA/QC DM
Scale 1/2" = 1'-0"

Drawing Title
STOREFRONT ELEVATION

Drawing No.

A-201





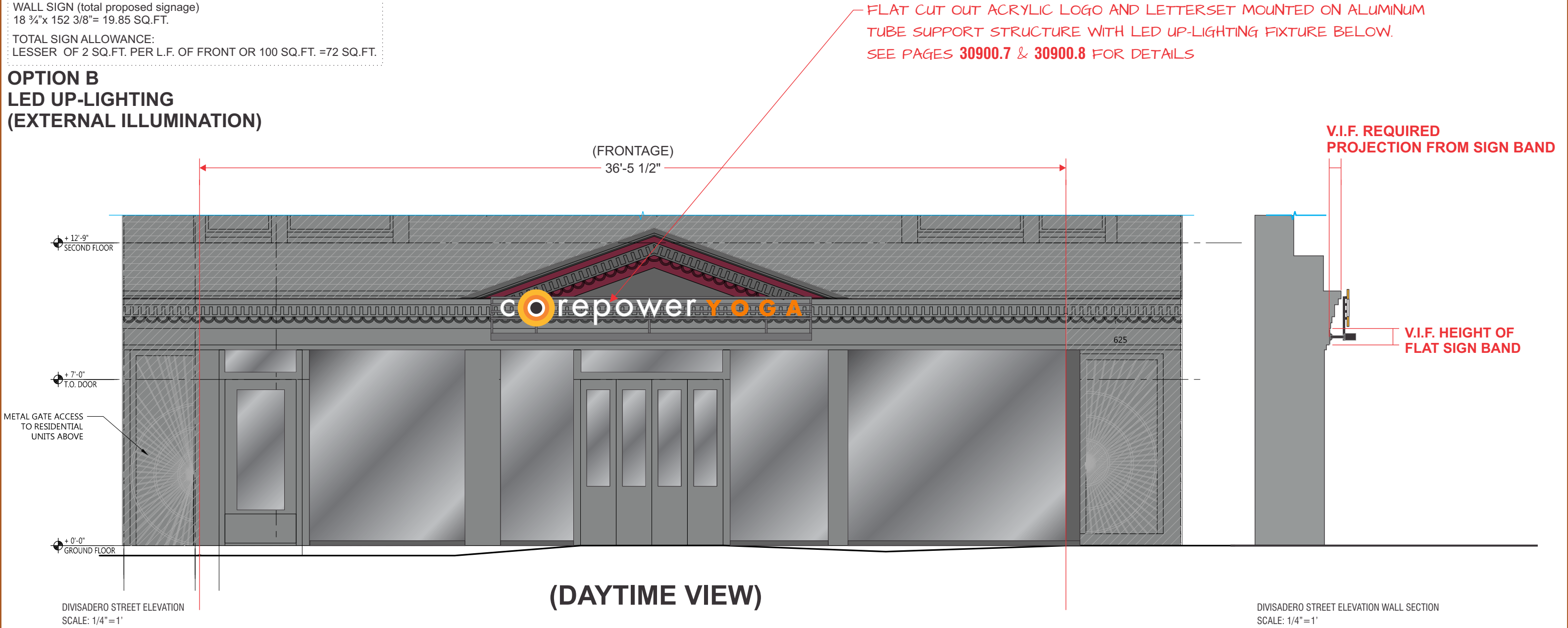
1 EXISTING STOREFRONT




2 PROPOSED STOREFRONT

CODE NOTES:
WALL SIGN (total proposed signage)
18 ¾"x 152 3/8"= 19.85 SQ.FT.
TOTAL SIGN ALLOWANCE:
LESSER OF 2 SQ.FT. PER L.F. OF FRONT OR 100 SQ.FT. =72 SQ.FT.

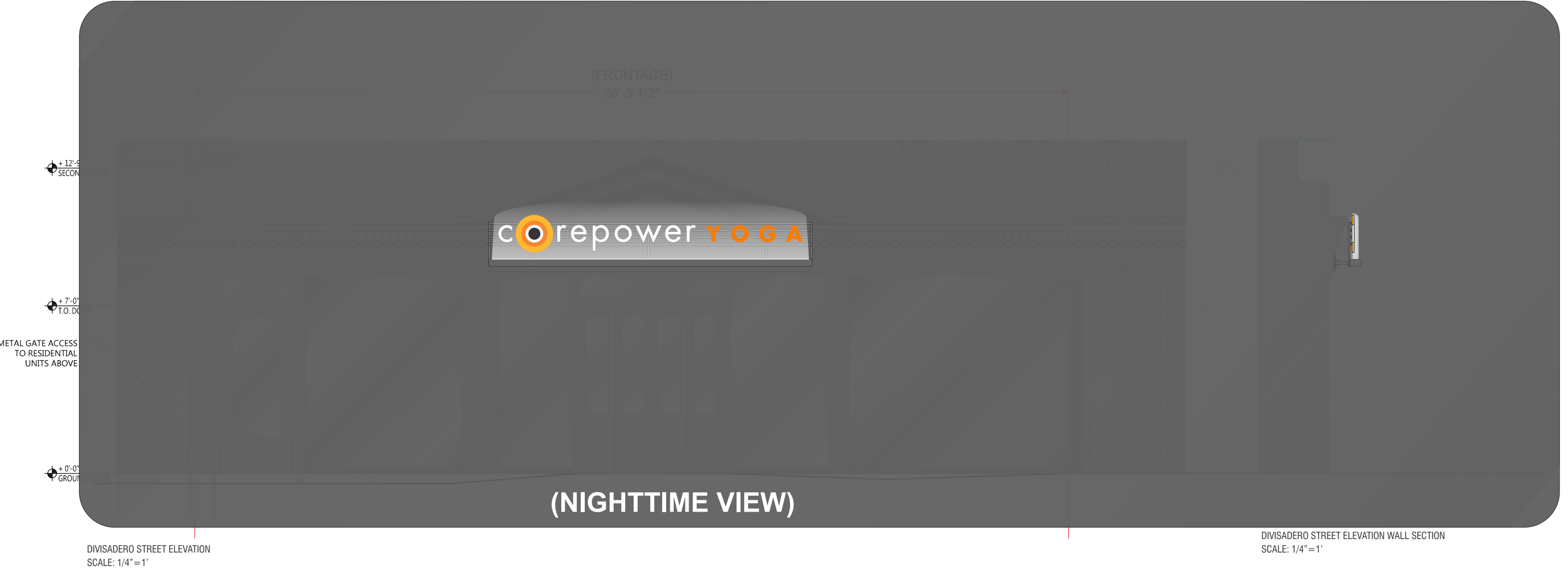
OPTION B
LED UP-LIGHTING
(EXTERNAL ILLUMINATION)



ARTWORK EXCLUSIVE PROPERTY OF

<div><p>19171002017</p><p>MANDEVILLE SIGN <i>making your mark.</i></p><p>676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255</p><p>PHONE 401-334-9100FAX 401-334-7799</p><p>WEB www.mandevillesign.com</p></div>	APPROVALS		REVISIONS			CLIENT			
	Signatures Required Before Release to Production					COREPOWER YOGA			
	Engineering	DATE	NO.	BY	DESCRIPTION			DATE	WORK ORDER NUMBER(S)
	Sales	DATE	1	DTM	WALL SIGN CHANGED TO CHANNEL LETTERS ON RACEWAY, PLACEMENT ON FASCIA LOWERED	4/2/18	JEANNE MANDEVILLE	PROJECT MANAGER	
	Production	DATE	2	DTM	BLADE SIGN REVISED TO NON-ILLUMINATED , REPLACE THE PANEL FOR USE WITH EXISTING BRACKET	7/9/18		NOTED	DTM
	Client	DATE	3				SCALE	ARTIST	DATE
				4			619 DIVISADERO STREET, SAN FRANCISCO, CA		30900.5
			5			LOCATION		DRAWING NAME	
			6						
			7						

OPTION B
LED UP-LIGHTING
(EXTERNAL ILLUMINATION)



ARTWORK EXCLUSIVE PROPERTY OF



676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255
PHONE 401-334-9100 FAX 401-334-7799
WEB www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering

DATE

Sales

DATE

Production

DATE

Client

DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	DTM	WALL SIGN CHANGED TO CHANNEL LETTERS ON RACEWAY, PLACEMENT ON FASCIA LOWERED	4/2/18
2	DTM	BLADE SIGN REVISED TO NON-ILLUMINATED , REPLACE THE PANEL FOR USE WITH EXISTING BRACKET	7/9/18
3			
4			
5			
6			
7			

CLIENT

COREPOWER YOGA

STORE #

619 DIVISADERO STREET, SAN FRANCISCO, CA

LOCATION

WORK ORDER NUMBER(S)

PROJECT MANAGER
JEANNE MANDEVILLE

NOTED
SCALE

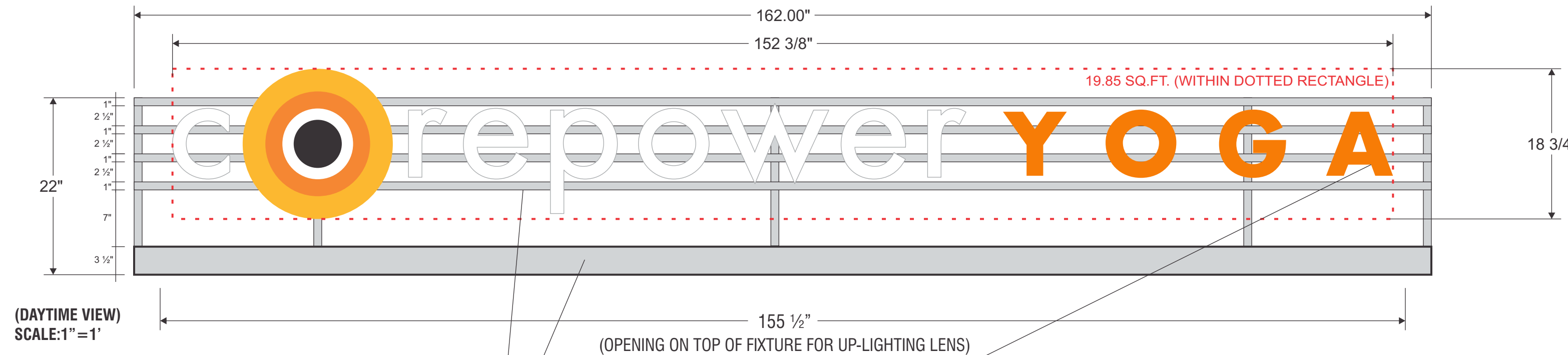
DTM
ARTIST

3/9/18
DATE

DRAWING NAME

30900.6

OPTION B
LED UP-LIGHTING
(EXTERNAL ILLUMINATION)



SIGNCOMP 5" NARROW CHANNEL LETTER RACEWAY
AND WELDED 1" x 1" ALUMINUM TUBE FRAME SUPPORTS
(RACEWAY TO HOUSE POWER SUPPLIES AND SERVE AS
AND UPLIGHTING FIXTURE).

1" THICK FLAT CUT OUT ACRYLIC LETTERS/LOGO
PAINTED TO MATCH 4 CUSTOM COLORS, MECHANICALLY
FASTENED TO SUPPORT STRUCTURE WITH COUNTERSUNK
SCREWS FROM THE BACK.

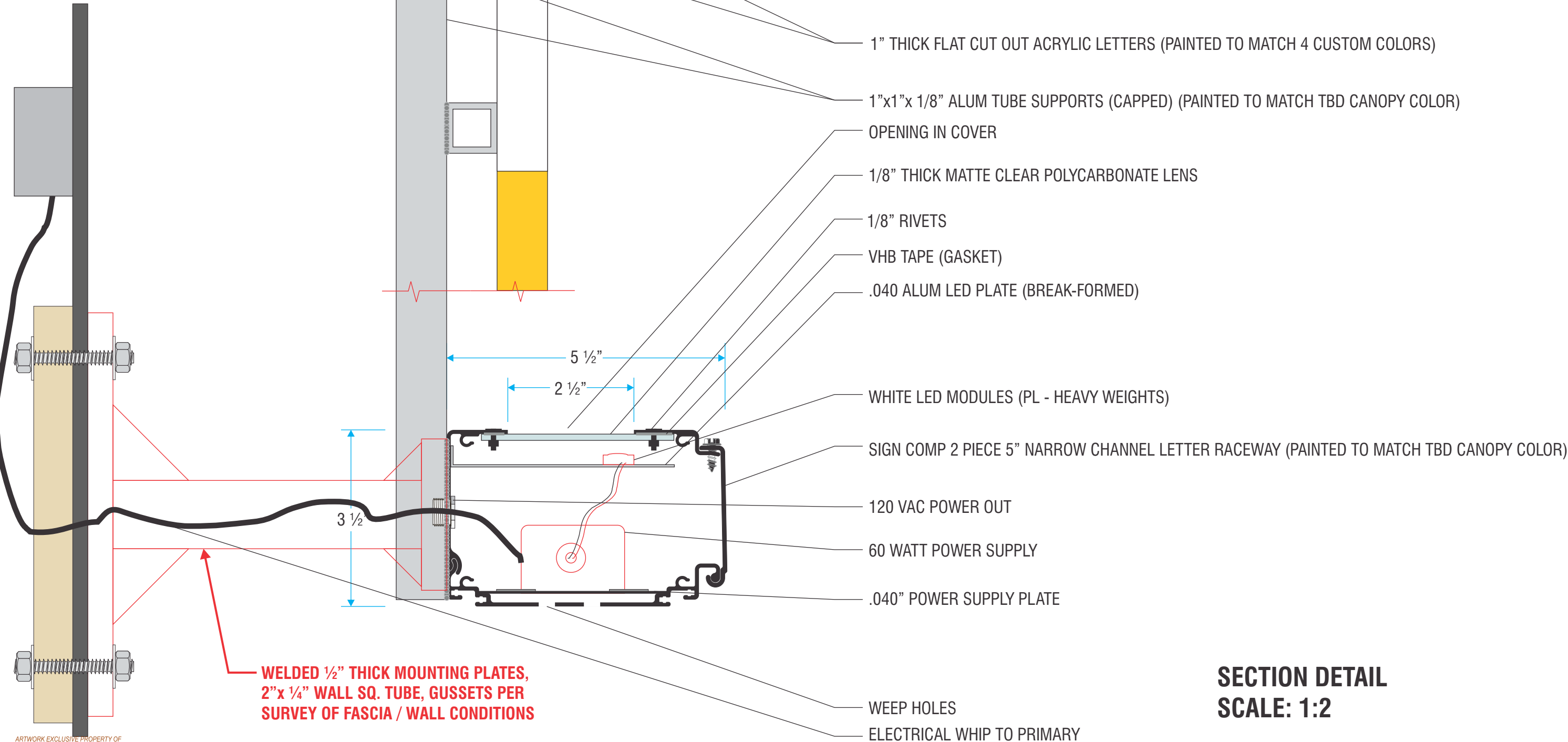
PAINT TO MATCH

PMS 1235C	PMS 151C	SATIN WHITE	SATIN BLACK
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ARTWORK EXCLUSIVE PROPERTY OF

 676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255 PHONE 401-334-9100 FAX 401-334-7799 WEB www.mandevillesign.com	APPROVALS <small>Signatures Required Before Release to Production</small>		REVISIONS		COREPOWER YOGA 619 DIVISADERO STREET, SAN FRANCISCO, CA	WORK ORDER NUMBER(S)				
	Engineering	DATE	NO.	BY		DESCRIPTION	DATE	PROJECT MANAGER		
	Sales	DATE	1					JEANNE MANDEVILLE		
	Production	DATE	2					NOTED	DTM	3/9/18
	Client	DATE	3					SCALE	ARTIST	DATE
			4					30900.7		
			5					DRAWING NAME		
		6								
		7								

OPTION B
LED UP-LIGHTING
(EXTERNAL ILLUMINATION)



SECTION DETAIL
SCALE: 1:2



1917 100 2017
MANDEVILLE SIGN
making your mark.

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

PHONE 401-334-9100 FAX 401-334-7799

WEB www.mandevillesign.com

APPROVALS	
Signatures Required Before Release to Production	
Engineering	DATE
Sales	DATE
Production	DATE
Client	DATE

REVISIONS		
NO.	BY	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

CLIENT	
COREPOWER YOGA	
STORE #	
619 DIVISADERO STREET, SAN FRANCISCO, CA	
LOCATION	

WORK ORDER NUMBER(S)	
PROJECT MANAGER	
JEANNE MANDEVILLE	
NOTED	DTM
SCALE	ARTIST
DATE	
3/9/18	
DRAWING NAME	
30900.8	



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
619 DIVISADERO ST		1201039
Case No.		Permit No.
2018-004644PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Change of Use application to permit a formula retail establishment d.b.a. CorePower Yoga.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): David Weissglass

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David Weissglass 08/27/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
619 DIVISADERO ST		1201/039
Case No.	Previous Building Permit No.	New Building Permit No.
2018-004644PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

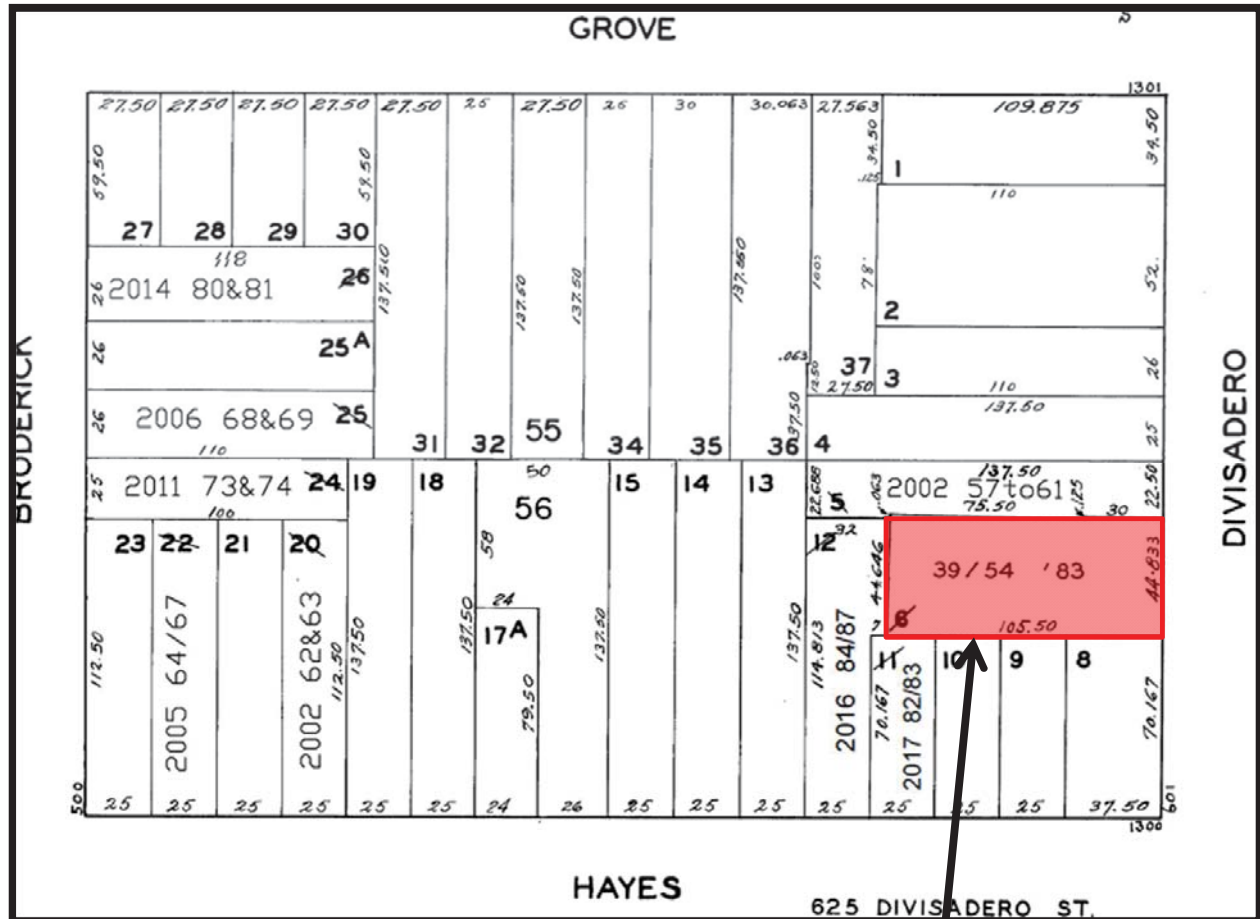
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Block Book Map



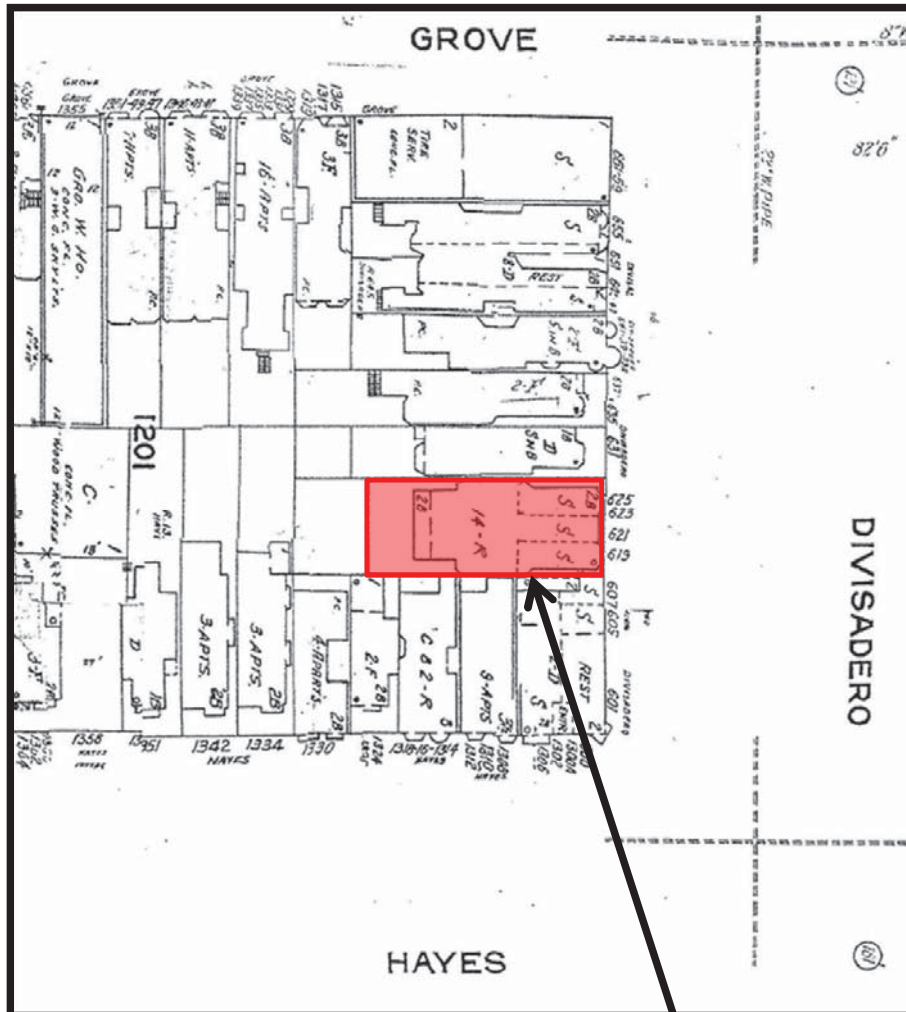
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Sanborn Map



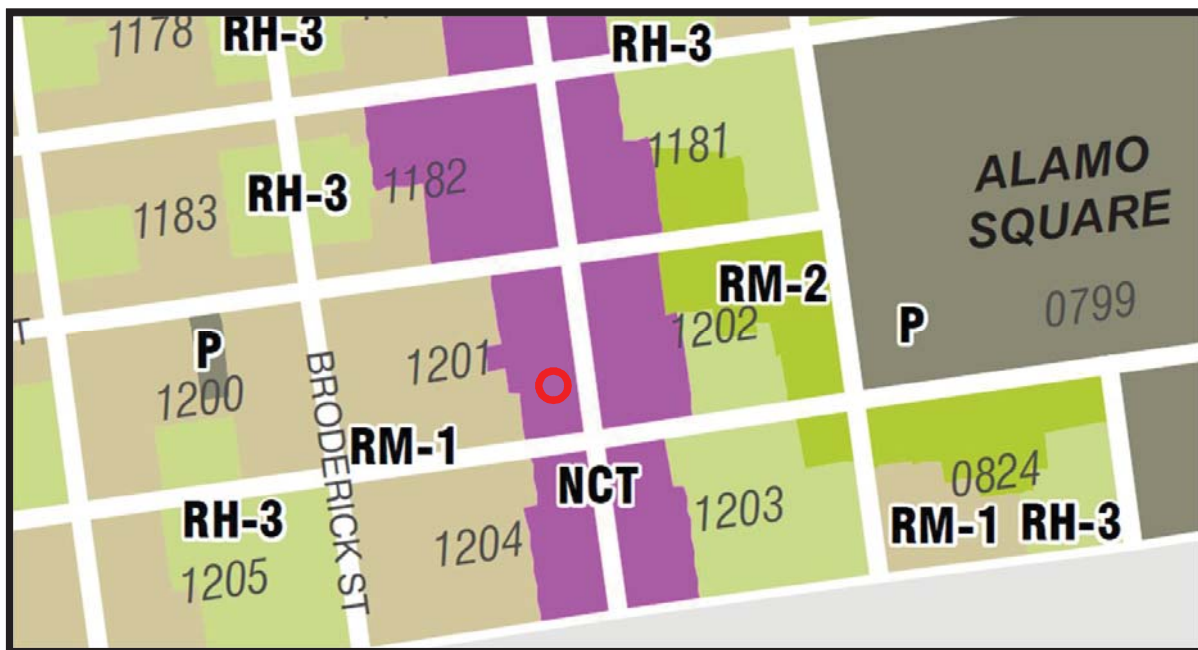
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Aerial Photo



SUBJECT
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Aerial Photo



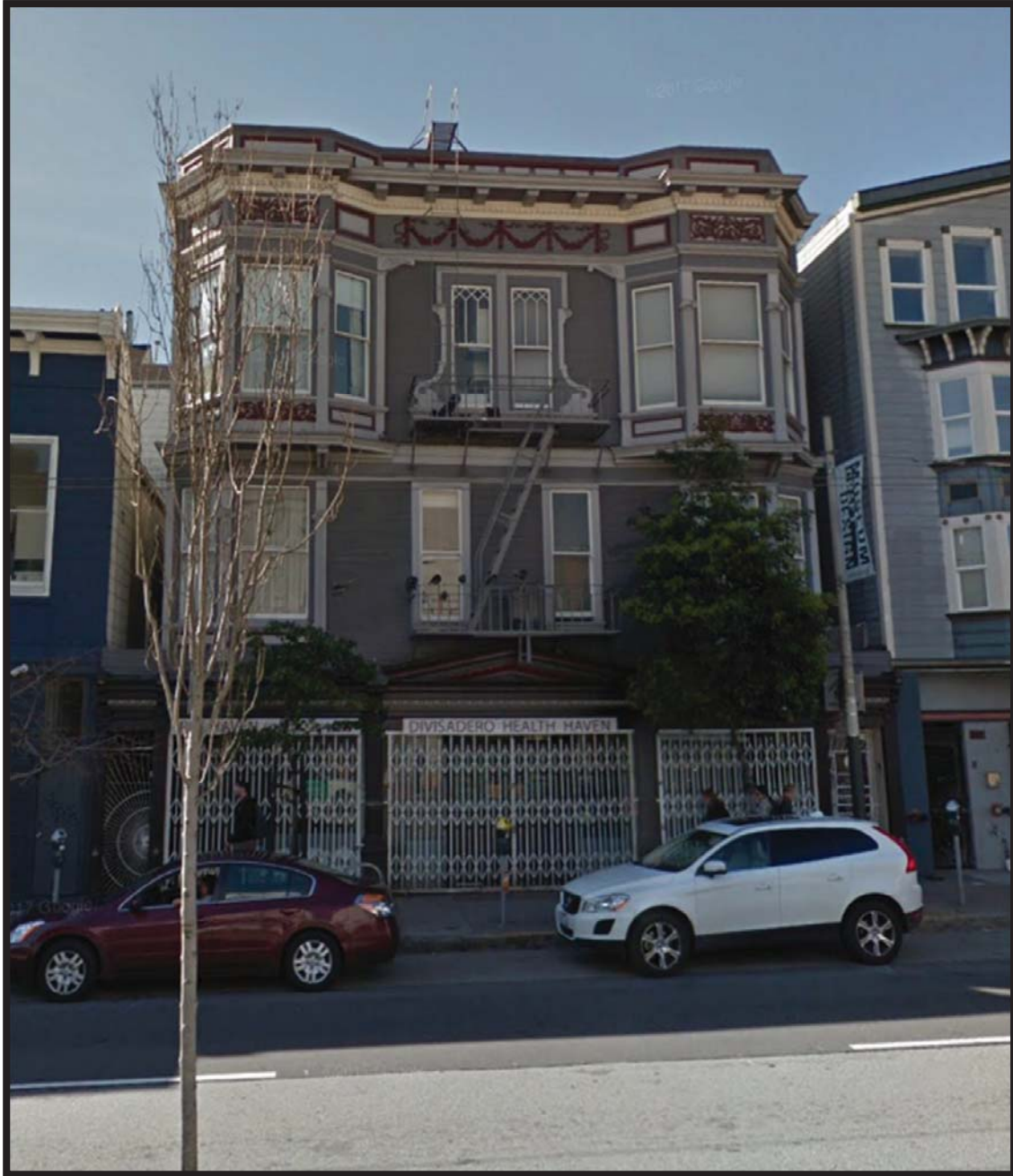
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Site Photo

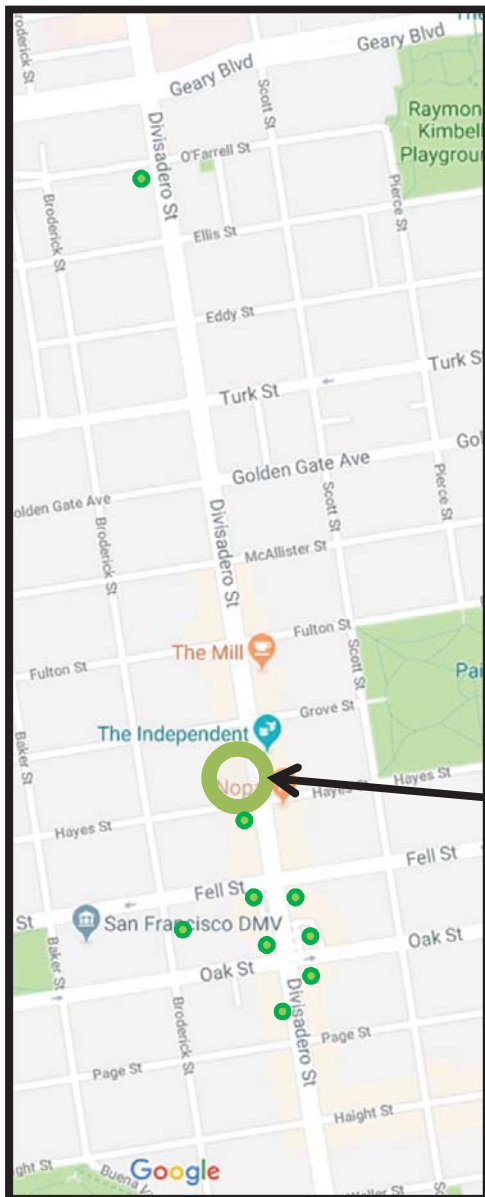


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Formula Retail Locations Within Divisadero Street NCT District



● Formula Retail Establishments

SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-004644CUA
619 Divisadero Street
Block 1201 Lot 039

Weissglass, David (CPC)

From: John Alex Lowell <jxlowell.jal@gmail.com>
Sent: Thursday, August 23, 2018 5:20 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC); Weissglass, David (CPC)
Subject: Approve CorePower Yoga at 650 Divisadero

Dear Planning Commission,

I am an Alamo Square neighbor since 1995. I wholeheartedly approve of the proposed CorePower Yoga on Divisadero. Therefore I beg of you to approve CorePower Yoga's request to move into the empty retail space on Divisadero Street.

The former owner of Health Haven in that space approves of CorePower Yoga. Bruce stated such at the ASNA meeting at 3rd Baptist Church.

Peace be with you,

John Alex Lowell

Email address: jxlowell.jal@gmail.com

Cell phone: [415-533-7857](tel:415-533-7857)

Weissglass, David (CPC)

From: Sharon Cox <cox@plintharch.com>
Sent: Monday, August 27, 2018 5:36 PM
To: Weissglass, David (CPC)
Subject: Fwd: Resident support for core power yoga

David,
Please include the attached support letter in the report.
Thank you
Sharon

Begin forwarded message:

From: Hassan Makki <hmakki@gmail.com>
Date: August 24, 2018 at 7:48:13 AM PDT
To: rawantnaser@gmail.com
Subject: Resident support for core power yoga

“Dear President Hillis and Members of the Planning Commission,

I’ve lived in duboce triangle for 9 years now and have enjoyed the divisidero corridor the whole time. I’ve seen it grow with all these fun businesses. Some places I frequent (TLC, comics store) and some I roll my eyes about (the long line for the 5\$ slice of bread). Still I love walking up and down the street and enjoying the different store fronts. That said, I have noticed that the majority are food focused. It would be nice if a place like corepower yoga would be allowed into the mix. Something promoting healthy and peaceful lifestyles can hardly hurt a neighborhood I would think.

Hope you consider this request and let the business happen!
Thanks much

Hassan Makki
415 216 9324

Juliette Foods Inc.
Zaytoon Mediterranean
607 Divisadero Street
San Francisco, CA 94117

August 23, 2018

Dear President Hillis and Members of the Planning Commission,

I am the owner of Zaytoon Mediterranean at 607 Divisadero Street and have been a part of the Divisadero merchant corridor for 1 year. As such, I have a strong interest in preserving the health and vitality of the corridor for years to come.

With this in mind, I offer my full support to CorePower Yoga in their effort to open a new studio at 619 Divisadero Street.

While this neighborhood has changed in many ways over the years, the merchant corridor has consistently provided our neighbors with a wide variety of the goods and services they want most. CorePower Yoga encourages a healthy, fit, and balanced lifestyle that reflects the needs and values of our neighbors. Furthermore, CorePower Yoga provides a unique type of yoga practice unlike anything else currently available in the area, and will add to the diversity of health/fitness options nearby.

In addition to CorePower fitting in well with the current mix on Divisadero, this studio will bring up to 400 pedestrians to the corridor every day. These are potential customers for every other store/restaurant/service on the corridor, and all of our businesses will benefit from the increased foot traffic.

Please do not hesitate in approving this important project. CorePower Yoga is an excellent fit for the needs of the neighborhood and will be an outstanding addition to Divisadero Street. We look forward to welcoming them as our new neighbors.

Sincerely,

A handwritten signature in black ink that reads "Chris Totah". The signature is written in a cursive, flowing style.

Christopher Totah
President/Owner

Bean Bag Cafe
601 Divisadero Street
San Francisco, CA 94117

August 23, 2018

Dear President Hillis and Members of the Planning Commission,

I am the owner of Bean Bag Cafe at 601 Divisadero Street and have been a part of the Divisadero merchant corridor for over 25 years. As such, I have a strong interest in preserving the health and vitality of the corridor for years to come.

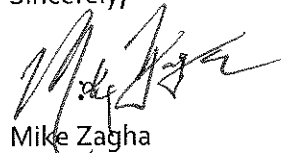
With this in mind, **I offer my full support to CorePower Yoga in their effort to open a new studio at 619 Divisadero Street.**

While this neighborhood has changed in many ways over the years, the merchant corridor has consistently provided our neighbors with a wide variety of the goods and services they want most. CorePower Yoga encourages a healthy, fit, and balanced lifestyle that reflects the needs and values of our neighbors. Furthermore, CorePower Yoga provides a unique type of yoga practice unlike anything else currently available in the area, and will add to the diversity of health/fitness options nearby.

In addition to CorePower fitting in well with the current mix on Divisadero, this studio will bring up to 400 pedestrians to the corridor every day. These are potential customers for every other store/restaurant/service on the corridor, and all of our businesses will benefit from the increased foot traffic.

Please do not hesitate in approving this important project. CorePower Yoga is an excellent fit for the needs of the neighborhood and will be an outstanding addition to Divisadero Street. We look forward to welcoming them as our new neighbors.

Sincerely,



Mike Zagha
Owner

August 22 2018

Dear President Hillis and Members of the Planning Commission,

26
↑
I am a resident of San Francisco and have lived here for 26 years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Kamila ELIZABETH

1350 ULLOA S-F CA 94116

Sincerely,

Kamila ELIZABETH

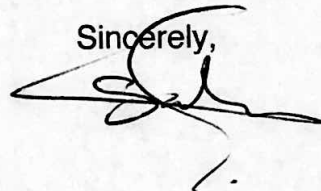
August 21, 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ¹³ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Saleem Qareh
1496 Larkin Street
SF, Cal, 94109.

Sincerely,


August 24, 2018

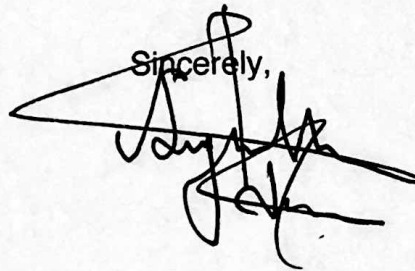
Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for 25 years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Cynthia Dughman.

426 Castro Street
S.F., 94114

Sincerely,


August 22, 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ¹¹_↑ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Peter QARE

2424 15th Ave S.F. 94116

Sincerely,

Peter QARE

August 23 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ³⁵ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Nimallah Shaker,

463 Gerard

SF, 94134.

Sincerely,



August 24 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ²⁰ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!

Nadim Agra
Sincerely,

Nadim Agra 1800 Mcallister S.F. 94115

August 23, 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ²⁰↑ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

Please approve this project!


Sincerely,

Beateh Agra 1800 Mcallister. S.F. 94115

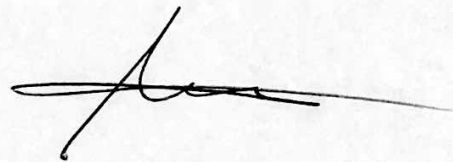
August 24, 2018

Dear President Hillis and Members of the Planning Commission,

I am a resident of San Francisco and have lived here for ³⁵ years. I think Core Power Yoga would be a great business for Divisadero and I support their efforts to come to the neighborhood. They will add a new/useful service and will help the entire merchant corridor remain active and healthy.

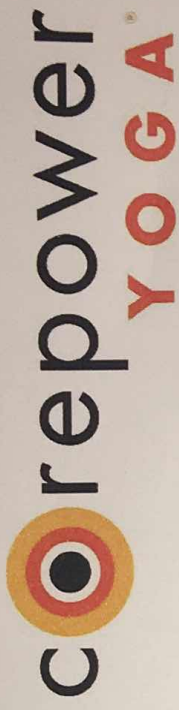
Please approve this project!

George Shuter



Sincerely,

1877 Stockton Street
SF. 94134

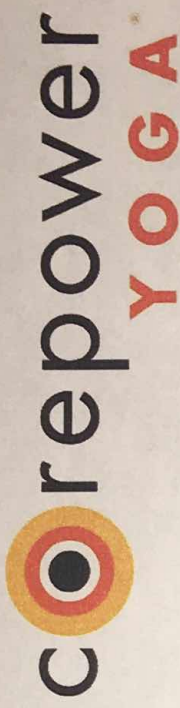


Divisadero Merchants Support CorePower Yoga

Yes, I support bringing CorePower Yoga to 619 Divisadero Street!

As a business owner/operator along the Divisadero Street merchant corridor, I strongly support CorePower Yoga's plans to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers most want, and I believe their presence in the area will be a benefit to the entire merchant corridor.

<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
TRANSFER Mkt	JACH	861 Divisadero ST SF CA 94114	
Harvel Chau	El Pancher Grande	855 Divisadero St	
EVERLASTING	MIKE DAVIS	813 Divisadero MKD813@GMAIL.COM	
Bar 821	Michael Griner	822 Divisadero 822 to Fulton	cjajani@office@gmail.com
Tsunami Parkhable	GRINGUER HASTINO	1300 Fulton	gringuer@comcast.net
San Francisco Hospital	Jennifer Tring	1371 Fulton St	jt@comcast.net
F. Lorenzo & Son	Sergey Melniker	1355 Fulton St	smelnik@comcast.net
Crystal Cleaner	Ciyan	1323 Fulton St	ciyan@comcast.net
Food 24hr Convenience Market	Sunny	791 Divisadero St	Hyung0740@gmail.com



Divisadero Merchants Support CorePower Yoga

Yes, I support bringing CorePower Yoga to 619 Divisadero Street!

As a business owner/operator along the Divisadero Street merchant corridor, I strongly support CorePower Yoga's plans to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers most want, and I believe their presence in the area will be a benefit to the entire merchant corridor.

<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Bar Crudo	Sofia Lwin	655 Divisadero	Sofia@BarCrudo.com
Tanner Goods	Adam Fifer	651 Divis	adam@tannergoods.com
TOP DESIGNS	Chanel Chang	645 Divisadero St.	chanel@topdesigns.com
Fox's Errand	John Dampier	639A Divisadero	john@foolserandst.com
Zaytoon	Chris Totah	607 Divisadero	Chris@zaytoonSF.com
Beam Bag Cafe.	Mitte Alzaola	601 Divisadero	



Divisadero Merchants Support CorePower Yoga

Yes, I support bringing CorePower Yoga to 619 Divisadero Street!

As a business owner/operator along the Divisadero Street merchant corridor, I strongly support CorePower Yoga's plans to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers most want, and I believe their presence in the area will be a benefit to the entire merchant corridor.

BUSINESS

CONTACT NAME

ADDRESS

EMAIL

Eddie's Cafe MIN HWANG 800 DIVISADERO.

Che Fico Emily Foss 838 Divisadero Emily.Chef@co.com

Green earth Henri Ehlert 860 Divisadero Greenearth Natural Food Co. Inc.

SF Hardware Sam Fui Chiu 512 Divisadero

Budget Cleaners Fox Sokke 536 Divisadero St. SF.



Divisadero Merchants Support CorePower Yoga

Yes, I support bringing CorePower Yoga to 619 Divisadero Street!

As a business owner/operator along the Divisadero Street merchant corridor, I strongly support CorePower Yoga's plans to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers most want, and I believe their presence in the area will be a benefit to the entire merchant corridor.

BUSINESS

CONTACT NAME

ADDRESS

EMAIL

Seismic Retrofitters Mark BARBAREATA 650 Divisadero mark@gasleeprp.com

The Perish Trust Kelly Ishikawa 728 Divisadero perishtrust@gmail.com

BARVALE FABIO PRIETO 661 DIVISADERO ST. FPRIETO@BARVALESF.COM

SOULVA Ross WUNDERLICH 631 Divisadero St. Ross@SoulVA.com

New star-ELL Salim Wasser 501 Divisadero St. Younet2003@Yahoo.com

Weissglass, David (CPC)

From: Gus Hernandez <gushernandez1@gmail.com>
Sent: Friday, April 27, 2018 8:53 AM
To: Weissglass, David (CPC)
Cc: Charles Dupigny; Giselle Gyalzen
Subject: Re: 619 Divisadero 2018-004644CUA
Attachments: Pre-Application - 619 Divisadero Street - 2018-004644CUA.pdf

Dear David,

My name is Gus Hernandez, president of the Alamo Square Neighborhood Association. Last month (March 21) representatives from CorePower Yoga held an open house at 619 Divisadero Street, where they had project boards up, but there was no formal presentation on the project, and no Q&A session.

I noticed that the project sponsor has filed their pre-app meeting summary, with a total of 6 questions and answers, with the summary that "most people were supportive of the project, but some neighborhood leaders are concerned about a project like this making the neighborhood lose its unique character and accessibility to those who live nearby.

As noted in the summary, Charles, Giselle, and I all attended this open house. In my time speaking with representatives, I made it abundantly clear that we are concerned with this FORMULA RETAIL USE taking over this spot. Specifically, I asked what the membership rates were per month (\$200) and then expressed my concern that this would be unaffordable for many neighborhood residents. Divisadero neighbors has battled many proposed chain stores for various reasons, and while neighborhood character is important, it is really a question of whether this use is necessary or desirable for the neighborhood.

Can you tell us what the next steps are for this project? When can we anticipate that this will go to hearing? Was this an adequate Pre-Application meeting with no presentation and no Q&A? I thought these were meant to solicit input from the community so that the project sponsor can address questions and concerns in their pre-application summary.

Thank you,

Gus Hernandez

From the Pre-App packet:

WHAT IS A PRE-APPLICATION MEETING? The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to submittal to the Planning Department or the Department of Building Inspection. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

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.

Weissglass, David (CPC)

From: Carolyn Hanrahan <carolynhanrahansf@gmail.com>
Sent: Wednesday, August 22, 2018 1:16 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Carolyn Hanrahan

sent by Android 📱

Weissglass, David (CPC)

From: Julie Roberts <julie.meadow.roberts@gmail.com>
Sent: Wednesday, August 22, 2018 1:21 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

I live on the same block proposed for CorePower Yoga. I am worried that they will run local studios out of business and oppose their location in our neighborhood.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,

Sent from my iPhone, which doesn't look so sleek and perfect after reading this:

http://www.nytimes.com/2012/01/26/business/ieconomy-apples-ipad-and-the-human-costs-for-workers-in-china.html?pagewanted=4&_r=1

Weissglass, David (CPC)

From: Jackie Hasa <jackiehasa@gmail.com>
Sent: Wednesday, August 22, 2018 1:45 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am 13-year Alamo Square neighborhood resident concerned with the proposed CorePower Yoga on Divisadero -- I live at Hayes and Divisadero, less than a block from the location in question.

I and many of my neighbors oppose CorePower Yoga's presence in the community. We are strongly against the addition of a chain business to a street with thriving small retail, restaurant, and service businesses -- this location is extremely close to Popeye's, meaning that the addition of CorePower Yoga would be two major chains within a block.

There are already three exercise/gym facilities within four blocks of the proposed CorePower Yoga, all small and locally-owned sites: Yoga Garden (which might be affected by the presence of another yoga studio, especially one with the marketing and pricing capability to steal business), Hybrid Training, and Salt. The services offered by a potential CorePower Yoga are therefore already amply supplied to the neighborhood -- we simply don't need another exercise space, and especially not a chain!

CorePower Yoga does not reflect the values of our community. It is neither necessary or desirable for this neighborhood.

Thank you for hearing these concerns.

Jackie Hasa

1245 Hayes Street #4
San Francisco, CA 94117

Weissglass, David (CPC)

From: Fiona Friedland <twistee2u@comcast.net>
Sent: Wednesday, August 22, 2018 1:53 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Fiona Friedland

Weissglass, David (CPC)

From: susan prentice <susan.prentice@att.net>
Sent: Wednesday, August 22, 2018 2:14 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission, I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community.

I prefer a local business to a national chain .

Thank you for your time ,

Susan Prentice

Weissglass, David (CPC)

From: Kirsten Kruse <kirsten_kruse_sf@yahoo.com>
Sent: Wednesday, August 22, 2018 3:20 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC); Weissglass, David (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

We already have enough wonderful, locally owned yoga studios in this neighborhood and they do not need to be muscled out by a chain!!!

Thank you,

Kirsten Kruse

Weissglass, David (CPC)

From: katya <Fierce13@att.net>
Sent: Wednesday, August 22, 2018 5:12 PM
To: planning@rodneymong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Katya George

Weissglass, David (CPC)

From: Julie S. <jbirds@gmail.com>
Sent: Wednesday, August 22, 2018 5:24 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Julie Stiefel

Weissglass, David (CPC)

From: Christensen, Michael (CPC)
Sent: Wednesday, August 22, 2018 3:20 PM
To: Ionin, Jonas (CPC)
Cc: Weissglass, David (CPC)
Subject: RE: The community opposes CorePower Yoga on Divisadero

Hey Jonas!

This correspondence is related to 2018-004644CUA at 619 Divisadero, which is actually assigned to David Weissglass and scheduled for 9/6.

Respectfully,

Michael Christensen, Planner
Southeast Team, Current Planning Division
San Francisco Planning Department
1650 Mission Street, Suite 400 San Francisco, CA 94103
Direct: 415.575.8742 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Ionin, Jonas (CPC)
Sent: Wednesday, August 22, 2018 3:13 PM
To: Christensen, Michael (CPC)
Subject: FW: The community opposes CorePower Yoga on Divisadero

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: Samonsky, Ella (CPC)
Sent: Wednesday, August 22, 2018 3:09 PM
To: Ionin, Jonas (CPC)
Subject: RE: The community opposes CorePower Yoga on Divisadero

Hi Jonas,
This is not my project.
Thanks,
Ella

From: Ionin, Jonas (CPC)
Sent: Wednesday, August 22, 2018 2:31 PM
To: Richards, Dennis (CPC); Johnson, Milicent (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Melgar, Myrna (CPC); planning@rodneymfong.com; Rich Hillis

Cc: Feliciano, Josephine (CPC); Samonsky, Ella (CPC)

Subject: FW: The community opposes CorePower Yoga on Divisadero

Jonas P. Ionin,
Director of Commission Affairs

Planning Department | City & County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-558-6309 | Fax: 415-558-6409

jonas.ionin@sfgov.org
www.sfplanning.org

From: G Silvia [<mailto:tree2tree323@yahoo.com>]

Sent: Wednesday, August 22, 2018 2:25 PM

To: Ionin, Jonas (CPC)

Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission, I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood! Thank you,

Weissglass, David (CPC)

From: Anne Marie Donnelly <shortie102000@yahoo.com>
Sent: Wednesday, August 22, 2018 6:57 PM
To: planning@rodneymong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,

Anne Marie Donnelly
821 Broderick St

Weissglass, David (CPC)

From: Susie Wasserstrom <wasserstroms@gmail.com>
Sent: Wednesday, August 22, 2018 9:00 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor opposed to the opening of the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood.

Thank you,
Susie Wasserstrom

Weissglass, David (CPC)

From: Peter Nasatir <merko@att.net>
Sent: Thursday, August 23, 2018 10:20 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission, I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood! Thank you,

Furthermore, CorePower Yoga does not have a stake in the community the way and individually owned and operated business would. That's what makes this community so special.

Maybe they should look at the Target Center on Masonic.

Sincerely,

Peter Nasatir

Weissglass, David (CPC)

From: Denise Zietlow <dmzietlow@gmail.com>
Sent: Thursday, August 23, 2018 10:49 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. There are already a number of yoga studios nearby and CorePower is opening a studio at Duboce & Church, about a 15-minute walk from this site on Divisadero. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Denise Zietlow

Weissglass, David (CPC)

From: RK <r-k@prodigy.net>
Sent: Thursday, August 23, 2018 11:19 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: I am opposed to CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. Neighbors have worked hard to keep the street free of mass-retail businesses in this great part of the City. I'm concerned that once CorePower is allowed on Divis, it will open the floodgates to other corporate businesses. Divis is a great street as it's full of independent shops and restaurants — it's become a destination for hundreds of people daily, who shop and eat on a street that was once virtually devoid of retail.

Please keep the independent vibe of Divisadero alive and vote No on allowing CorePower Yoga to open up shop on this great street.

Thank you!

Richard Kay

Weissglass, David (CPC)

From: SMTP Proxy <outgoingmail@kupietz.com> on behalf of Michael Kupietz <generalreplies@kupietz.com>
Sent: Thursday, August 23, 2018 1:41 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC)
Cc: affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor opposed to the proposed CorePower Yoga on Divisadero, around the corner from my home, which plans to exclusively offer classes priced beyond my reach.

I agree 100% with the Affordable Divis neighborhood group's points:

"We oppose CorePower Yoga because:

- They have nothing unique to offer to the neighborhood
- They are expensive and a large part of our community will feel unwelcome there
- They were founded by a tech CEO with a disruptive business model that takes advantage of students, teachers, and even their own workers
- They have had labor disputes, and have been taken to court over wages CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!"

Additionally, it will compete directly with nearby small locally-owned businesses of the same type — note how the Buy-Rite chain a block away and "Farmer's Market" drove the former small health-food store, a valuable neighborhood business, out of that same space.

Finally, they are already opening a CorePower location 3/4 mile away at Church and Duboce. We do not need two of them 3/4 of a mile apart, that's too many for such a small area. Even one is too many, when we have so many affordable local businesses offering the same service already in the same neighborhood.

Thank you,
Michael E. Kupietz
Grove Street neighbor

Weissglass, David (CPC)

From: Scott Bravmann <het.pakhuis@yahoo.com>
Sent: Thursday, August 23, 2018 1:43 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC); Weissglass, David (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission:

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Sincerely,

Scott Bravmann
1305 Buchanan St

Weissglass, David (CPC)

From: aida jones <joneswest@mac.com>
Sent: Thursday, August 23, 2018 1:47 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: community opposition to core power "yoga" on divisadero

hello planning commission,

i live on hayes at steiner and am concerned with the proposed core power yoga on divisadero between hayes and grove.

core power is a huge chain pedaling a very expensive form of exercise. our neighborhood has seen an exodus of businesses with affordable, useful products for sale. but we who have been here for decades remain.

as where we shop has become farther from our homes, we don't another expensive shop that caters to a very narrow demographic.

we're still here. we still shop & we have a lot of choices with physical activities.

the sales guy from core power said he's believes in bringing yoga to the people, but what people can afford that? and their idea of assistance is to have people clean the studio — yikes. just because we don't have that kind of income we should be their janitors?

please prevent this.

thank you.

regards,
aida jones

Weissglass, David (CPC)

From: Kim Quinones <kimq30@gmail.com>
Sent: Thursday, August 23, 2018 2:17 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. We already have two yoga studios in close proximity on Divisadero, Yoga Garden is a hometown business, YogaWorks is a chain from LA, please do not add another formulaic chain to this corridor. I would rather see you promote the Yoga Garden and support small, local business. Everything opening on Divisadero these days are from someplace else (Tanner and Topo) or overpriced and not serving the community (Barvale, Che Fico)

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

I live at Divisadero and Page and I have been practicing yoga for 24 years and I do not support this business moving in to our neighborhood.

Thank you,

Kim Quinones

285 Divisadero, Apt 4

415.314.0633

Weissglass, David (CPC)

From: Quintin Mecke <q.mecke@gmail.com>
Sent: Thursday, August 23, 2018 2:29 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: NO to CorePower Yoga on Divisadero

Dear Planning Commissioners:

I am a neighbor opposed to the proposed CorePower Yoga on Divisadero.

CorePower Yoga is the largest national yoga chain in the country and already has 5 locations in the city with more being planned. The Divisadero corridor has two existing local yoga studios within a few blocks of the proposed location and a national chain with deep pockets would threaten their livelihood.

In addition, granting CorePower Yoga an exemption would create an incentive to landlords to lease to national chains with access to lots of capital, furthering threatening small businesses in the area whose leases come up for renewal.

Protecting locally owned small businesses and neighborhood character is why this neighborhood has formula retail protections.

We ask you to respect our neighborhood and deny CorePower Yoga their conditional use permit. The business is neither necessary nor desirable for this neighborhood.

The community says NO to CorePower Yoga on Divisadero.

Thank you,
Quintin Mecke

Weissglass, David (CPC)

From: Heike Hiss <heikehissf@gmail.com>
Sent: Thursday, August 23, 2018 2:54 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I have lived in the Alamo Park neighborhood for 15 years and my family and I are concerned about the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse neighborhood. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Heike Hiss

Weissglass, David (CPC)

From: Rebecca <rrfactor@juno.com>
Sent: Thursday, August 23, 2018 3:05 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

We need more independent yoga studios, this type of corporate model yoga studio is against the heart and spirit of yoga. boga (bogus yoga)

Rebecca

Weissglass, David (CPC)

From: Ellisa F. <ellisafeinstein@gmail.com>
Sent: Thursday, August 23, 2018 3:06 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); Affordable Divis
Subject: NO CorePower Yoga on Divisadero



Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga is a chain store, which does not reflect the values of our community. We already have a number of locally-owned yoga studios in the neighborhood who need the support of its neighbors.

The community says NO to CorePower Yoga on Divisadero - the space on Divisadero should be reserved for locally-owned businesses that will support the neighborhood.

Thank you,
Ellisa Feinstein
D5 resident (North of the Panhandle)



Sender notified by
[Mailtrack](#)

Weissglass, David (CPC)

From: Maurice Douglas <reeseedouglas@icloud.com>
Sent: Thursday, August 23, 2018 3:42 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,

Weissglass, David (CPC)

From: Miriam or Rupert <mirorrap@yahoo.co.uk>
Sent: Thursday, August 23, 2018 4:57 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: NO CorePower Yoga on Divisadero

Dear Planning Commissioners,

I am a neighbor who is opposed to the proposed CorePower Yoga on Divisadero.

There are plenty of yoga studios in SF and there are certainly enough on Divisadero. CorePower Yoga should not be permitted to open *another* SF branch on Divisadero.

They are not a good employer and treat their instructors poorly. Please do not encourage their despicable behavior.

Sincerely,

Miriam Pinchuk

Weissglass, David (CPC)

From: Fennel Doyle <fennel.doyle@gmail.com>
Sent: Thursday, August 23, 2018 9:33 PM
To: planning@rodneymong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC); Weissglass, David (CPC); affordabledivis@gmail.com
Subject: No to CorePower on Divis

Dear Planning Commission,

I am a neighbor angry with the proposed CorePower Yoga on Divisadero. CorePower sucks, and you know it.

CorePower Yoga does NOT reflect the values of our community. Their price points are too high for our diverse community, and obscure the need for divisadero to provide family-friendly services that are not expensive, nor alienate the people who live here, who simply need a laundrymat, cobbler, carpenter, toy store, library, florist, fish or cheese monger, second hand clothing shop, tinker/maker lab, or quality child care. We don't need or want this chain in our neighborhood. The community says NO to this chainstore. I am in Nebraska? NO to boring bland brand of CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Yes , to delicate pies! Yes to high quality fresh baked goods with wholesome grains. Yes to fairy gardens! Yes to Farmers Markets. Yes to Vermonters in thriving Burlington who refuse to accept this type of garbage in their community.

Frustrated by dominance of fakies. CorePower does not give a rats ass about spreading tenets of yoga.
Fennel

Weissglass, David (CPC)

From: Affordable Divis Now <affordabledivis@gmail.com>
Sent: Friday, August 24, 2018 7:42 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC)
Subject: Affordable Divis opposes CorePower Yoga

Dear Planning Commissioners:

CorePower Yoga is the largest national yoga chain in the country and already has multiple locations in the city with more being planned, one recently approved at Church and Duboce.

That being the case, why do they need to be on Divis? Our neighborhood has existing local yoga studios within a few blocks of the proposed location and a national chain with deep pockets would threaten their livelihood. Allowing this formula retail use would create an incentive to landlords to lease to national chains with access to lots of capital, further threatening small businesses in the area whose leases come up for renewal. Protecting locally owned small businesses and neighborhood character is why this neighborhood has formula retail protections.

Over the years, both before and after the formula retail law was enacted, this neighborhood successfully fought chains like Burger King, Blockbuster, Domino's and Batteries Plus from moving in. This has allowed the corridor to develop and keep its own unique local vibe.

We ask you to respect our neighborhood and deny CorePower Yoga their conditional use permit. This national chain is neither necessary nor desirable for this neighborhood - we want to keep Divis local and unique.

The community says NO to CorePower Yoga on Divisadero.

Thank you,

Affordable Divis

Weissglass, David (CPC)

From: Carolyn Hanrahan <carolynhanrahansf@gmail.com>
Sent: Friday, August 24, 2018 8:42 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Carolyn Hanrahan

Weissglass, David (CPC)

From: Lisa Awbrey <weegreenmea@gmail.com>
Sent: Friday, August 24, 2018 11:39 AM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC); affordabledivis@gmail.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,
I am a neighbor concerned with the proposed CorePower Yoga on Divisadero.

CorePower Yoga does not reflect the values of our community. They are a national chain with over 150 locations across the country and are frequently referred to as “the McDonald’s/Starbucks of yoga. Their price points are too high for our diverse community. A cursory online search of websites like Glassdoor reveals that they do not treat their employees well. CorePower already has 5 locations in SF, with its newest scheduled for DuBoce and Church. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood!

Thank you,
Lisa Awbrey

Sent from my iPad

Weissglass, David (CPC)

From: John Cawley [REDACTED]
Sent: Friday, August 24, 2018 1:07 PM
To: affordabledivis@gmail.com; Secretary, Commissions (CPC); Weissglass, David (CPC); Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); planning@rodneyfong.com; richhillissf@yahoo.com
Subject: The community opposes CorePower Yoga on Divisadero

Dear Planning Commission,

What characterizes a vibrant neighborhood is the individuality and vested interest that comes with being a part of the community.

Cookie cutter national chain businesses are what suck the life out of neighborhoods. The ownership and often the employees have little reason to feel any sense of caring for their location beside a monetary one. I am a neighbor concerned with the proposed CorePower Yoga on Divisadero. CorePower Yoga does not reflect the values of our community. Their price points are too high for our diverse community. We don't need or want this chain in our neighborhood. The community says NO to CorePower Yoga on Divisadero. It is neither necessary or desirable for this neighborhood! Thank you,

John Cawley
975 Grove St.
San Francisco
94117

--

John Cawley
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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Weissglass, David (CPC)

From: Divisadero Merchants <divisaderomERCHANTSDMA@gmail.com>
Sent: Friday, August 24, 2018 5:38 PM
To: planning@rodneyfong.com; Richards, Dennis (CPC); Koppel, Joel (CPC); Moore, Kathrin (CPC); Johnson, Milicent (CPC); Melgar, Myrna (CPC); richhillissf@yahoo.com; Weissglass, David (CPC); Secretary, Commissions (CPC)
Cc: giselle@raredevice.net
Subject: CorePower Yoga Letter of No Support

Dear Planning Commissioners,

We are writing today to let you know that the Divisadero Merchants Association does not support CorePower Yoga to open at 619 Divisadero Street.

We value the small, unique businesses that line up our street. These businesses bring character, community, and the unique flavor that Divisadero is known for. We do not want to look like just any other commercial corridor in San Francisco, otherwise why else would people come to our street to patronize our businesses?

These existing business owners and workers represent a wide swath of diverse ages, genders, ethnicities, and colors. Now more than ever, we believe that it is our duty to preserve these types of businesses on our street. Bringing in a corporate business headquartered outside of San Francisco, and who is opening numerous other studios in San Francisco already, including one 1 mile away, does not align with this value that is so important to us.

Furthermore, as we keep allowing big business to open up on our street, Divisadero will become less and less affordable for everyday small businesses to stay or open up on Divisadero Street. We are not opposed to every formula retail company that wants to open in our community. However, it is important to us that if a formula retail company does come in, that they also serve our diverse residents and businesses and that they bring diversity, community, and integrity with them. We believe that CorePower Yoga does not bring this.

The DMA has pledged to assist the property owners of 619 Divisadero Street to find a tenant or tenants to lease their property should CorePower Yoga not get approved.

We ask you to respect these values that we take seriously and that we hold dear.

Sincerely,
Divisadero Merchants Association