



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: OCTOBER 25, 2018

Record No.: 2018-007959CUA
Project Address: 1011 MARKET STREET
Zoning: C-3-G (Downtown-General) Zoning District
120-X Height and Bulk District
Downtown Planning Area
Block/Lot: 3703/056
Project Sponsor: Sharon Cox
58 West Portal Avenue #328
San Francisco, CA 94127
Property Owner: Agnes & Tony Yeh, LLC.
San Francisco, CA 94159
Staff Contact: Mathew Chandler – (415) 575-9048
Mathew.Chandler@sfgov.org

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would establish a Formula Retail establishment offering General Retail Sales (DBA Supreme) at an existing vacant street level tenant space most recently used for retail. The applicant has a total lease area of 9,798 square feet, 4,500 square feet of which will be dedicated to retail sales including apparel and accessories, the remaining space will be back of house, stock, or off limits to patrons. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 210.2, Conditional Use Authorization is required for Formula Retail uses for properties within the C-3-G (Downtown-General Commercial) District with frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street and Franklin Street.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2018-007959CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated October 10, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Planning Code §303.1 findings				<i>Formula Retail establishments account for 14% of all ground floor businesses and 26% of total commercial street frontage within the vicinity and the same use district. The C-3-G District principally permits Formula Retail Uses; however, Conditional Use Authorization is required for all properties with frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street and Franklin Street, and only this area was taken into consideration for the required concentration study of the zoning district and vicinity.</i>
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically exempt as a Class 1 Exemption.

Additional Information	
Notification Period	30-day mailing (150' occupants & 300' owners), 20-day posting and newspaper
Number and nature of public comments received	6 letters of support one each from Thrasher Magazine, South of Market Business Association, Proper Hotel, San Francisco Camera Work, Equator Coffees, and David Rio San Francisco & Chai Bar, and 1 letter from District 6 Community Planners indicating they remain neutral on the project.
Number of days between filing and hearing	129 days from submittal, 46 days from a complete application.

Generalized Basis for Approval (max. one paragraph)
<i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303.1 findings submitted as part of the application. The project would activate 43 feet of currently vacant ground floor street frontage along Market Street seven days a week, provide additional local employment opportunities and regional serving retail options. The project will provide a selection of unique, high-quality goods. Currently, only 2% of all businesses in the vicinity sell similar, "streetwear" apparel, while no locations sell skateboards. The proposed use is compatible with the site and purpose of the Use District as a whole. Staff recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 25, 2018.

AYES:

NAYS:

ABSENT:

ADOPTED: October 25, 2018

Jonas P. Ionin

Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D - Public Correspondence

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. **Supreme**) located at 1011 Market Street, Block 3703, and Lot 056 pursuant to Planning Code Section(s) **210.2, 303, and 303.1** within the **C-3-G** District and a **120-X** Height and Bulk District; in general conformance with plans, dated **October 10, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-007959CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 25, 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 **October 25, 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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

MONITORING - AFTER ENTITLEMENT

8. **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

9. **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

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

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

13. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Thursday from 10:00a.m. to 11:00p.m. and Friday through Saturday 10:00a.m. to midnight.

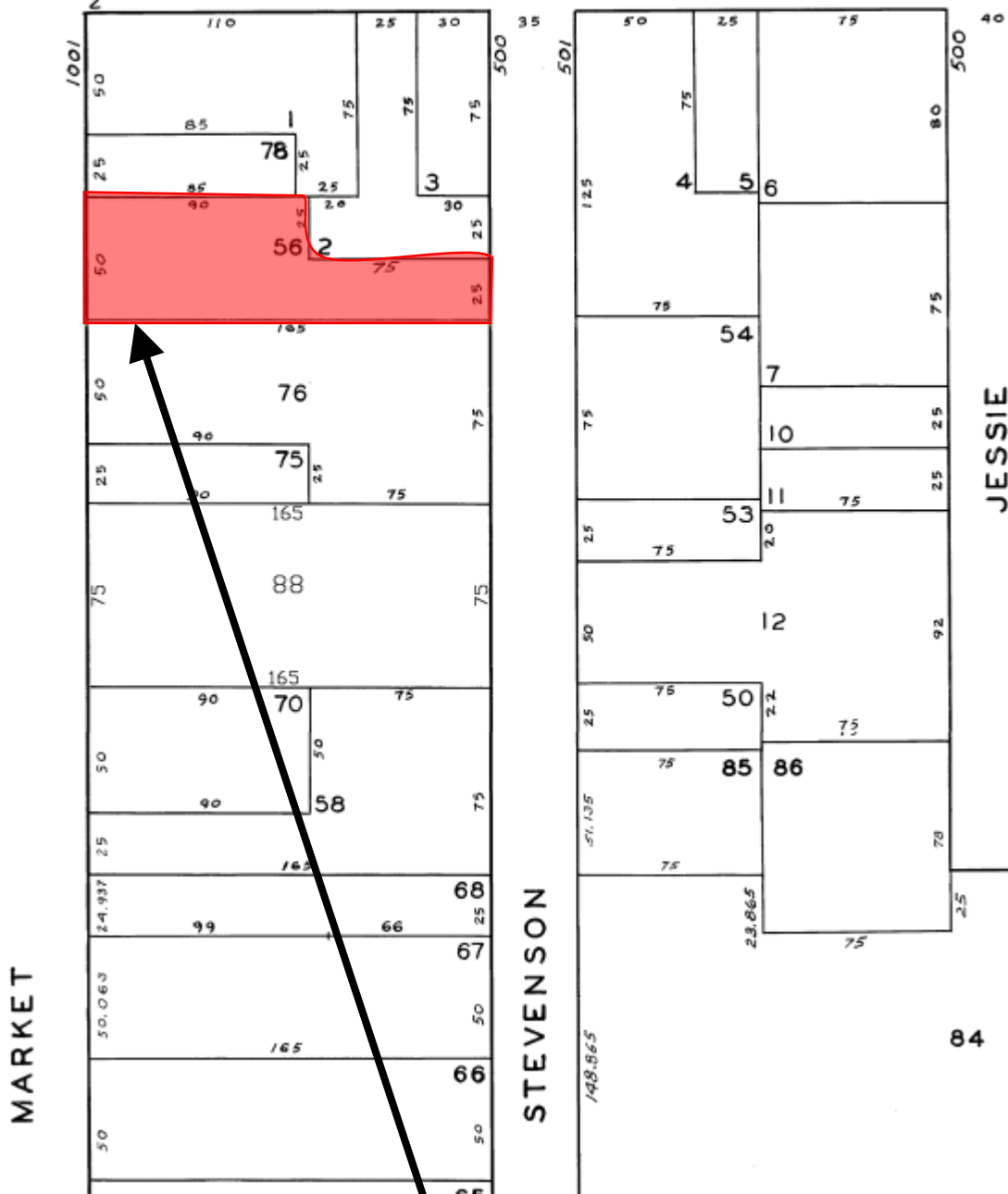
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map

48449 " " " 47
 473 " " " 57
 " " " 70

6 TH

4 into lot 88 for 2009 roll Lots 79 & 80 into lot 162 for 2016 roll

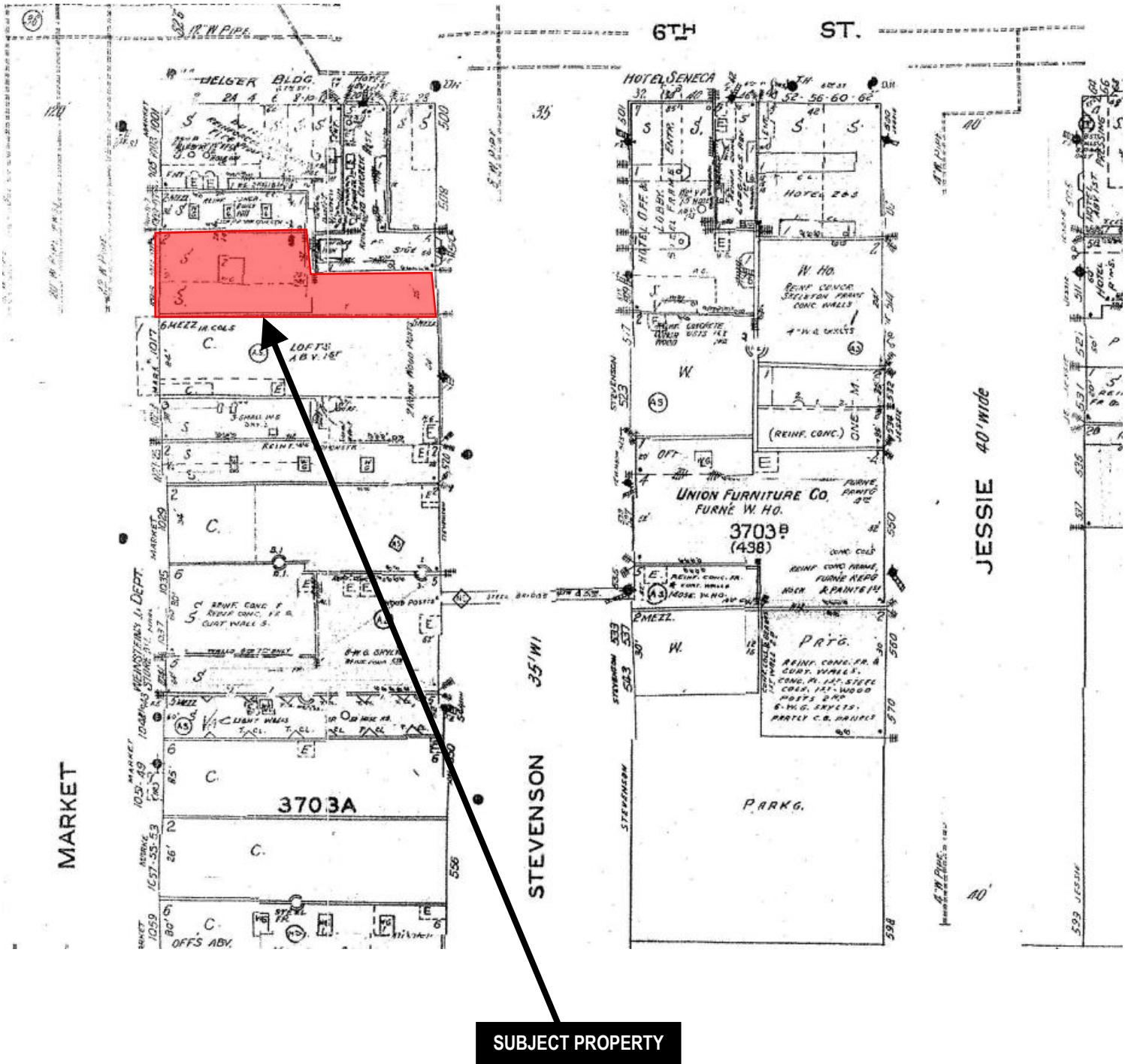


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2018-007959CUa
 Formula Retail- Supreme
 1011 Market Street

Sanborn Map*

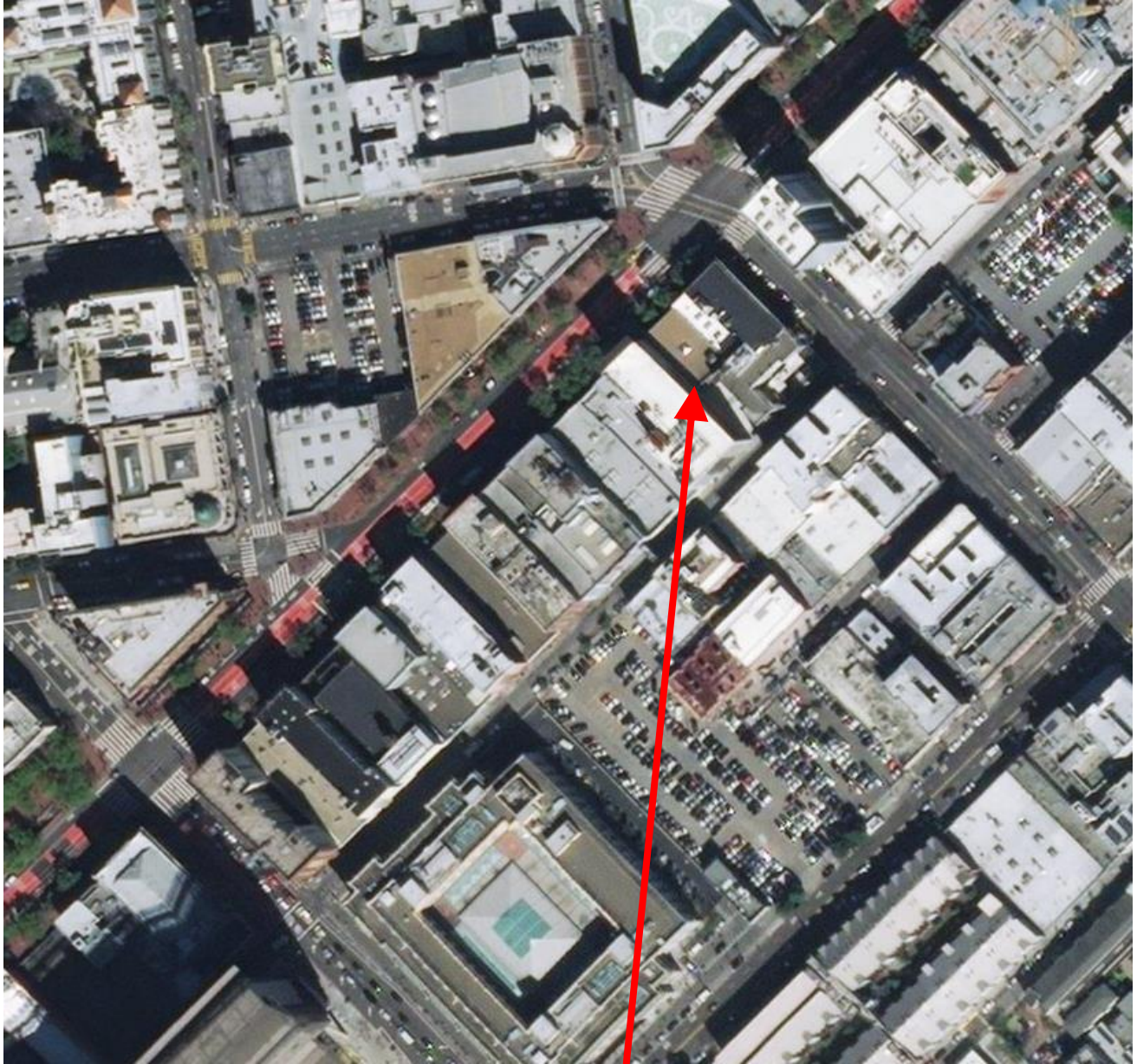


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
 Case Number 2018-007959CUa
 Formula Retail- Supreme
 1011 Market Street

Aerial Photo

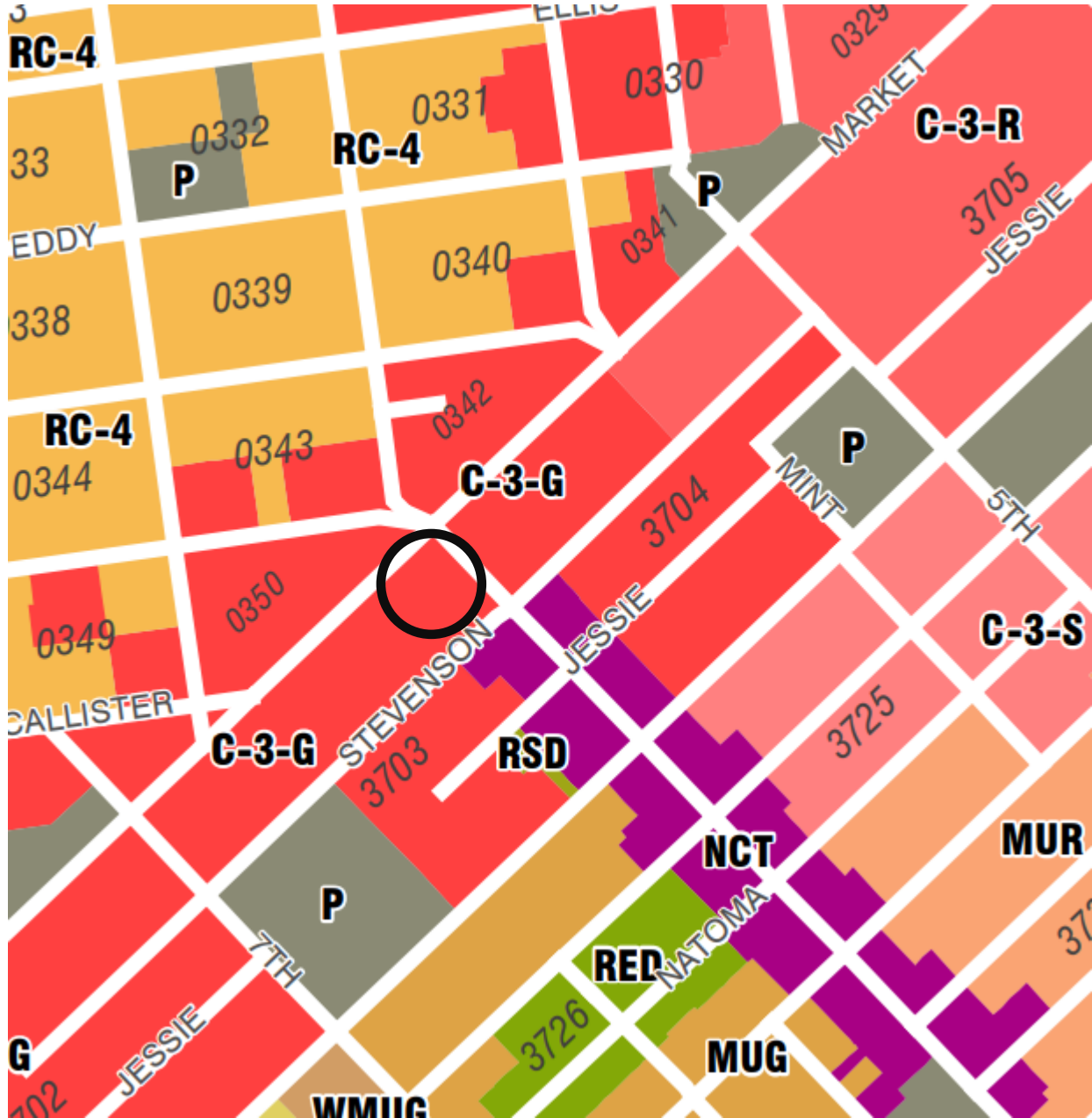


SUBJECT PROPERTY



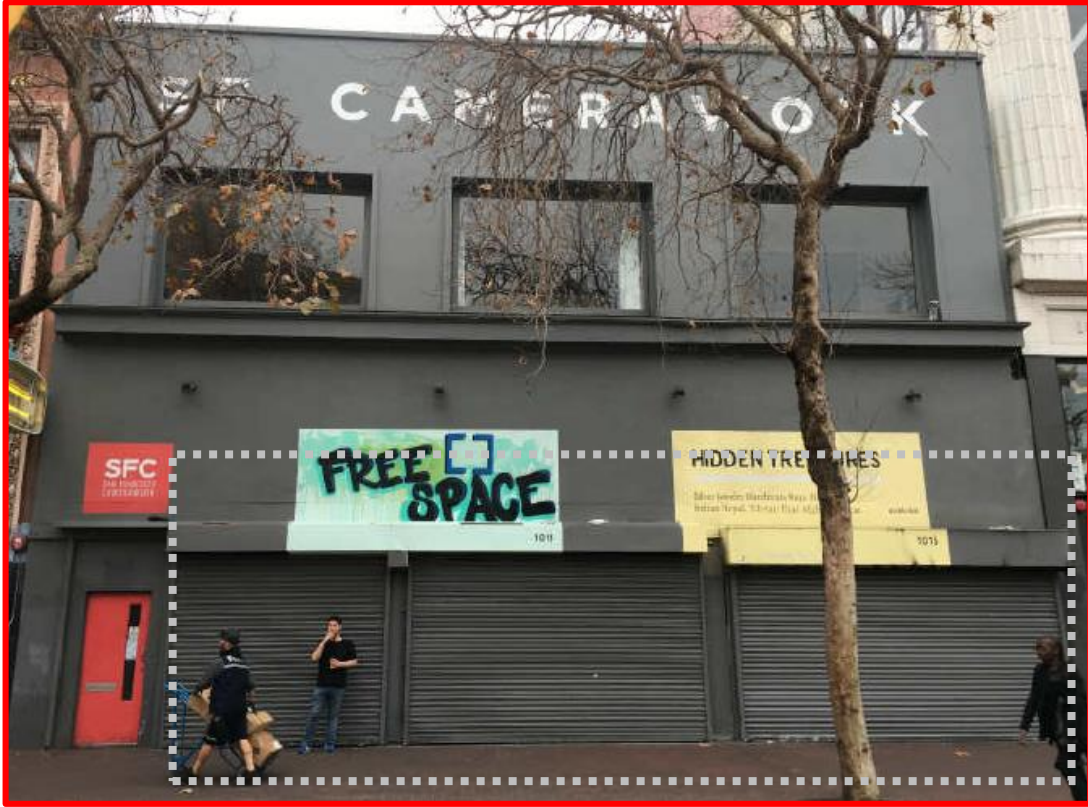
Conditional Use Authorization
Case Number 2018-007959CUa
Formula Retail- Supreme
1011 Market Street

Zoning Map



Conditional Use Authorization
Case Number 2018-007959CUa
Formula Retail- Supreme
1011 Market Street

Site Photo



Conditional Use Authorization
Case Number 2018-007959CUa
Formula Retail- Supreme
1011 Market Street

APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL

Project:
1011 Market Street
Conditional Use for
Formula Retail

San Francisco CA 94103

1011 Market Street
San Francisco, CA 94103

15 May 2018 CONDITIONAL USE SUBMISSION
24 August 2018 revised
10 October 2018 revised

DRAWING INDEX

000	COVER SHEET
001	SITE PLAN
002	VICINITY PHOTOS MARKET STREET SOUTH
003	VICINITY PHOTOS MARKET STREET NORTH
004	EXISTING EXTERIOR AND INTERIOR PHOTOS
01	EXISTING FIRST FLOOR PLAN
02	EXISTING MEZZANINE AND BASEMENT FLOOR PLAN
03	EXISTING STOREFRONT ELEVATION
04	PROPOSED FIRST FLOOR PLAN
05	PROPOSED MEZZANINE AND BASEMENT FLOOR PLAN
06	PROPOSED STOREFRONT ELEVATION
07	PROPOSED STOREFRONT WITH SECURITY GRILL DOWN
08	SIGNAGE

VICINITY MAP



Sheet Title:
COVER SHEET

Date:	Issued For:
15 May 2018	CU Submission
24 Aug 2018	Revised
10 Oct 2018	Revised

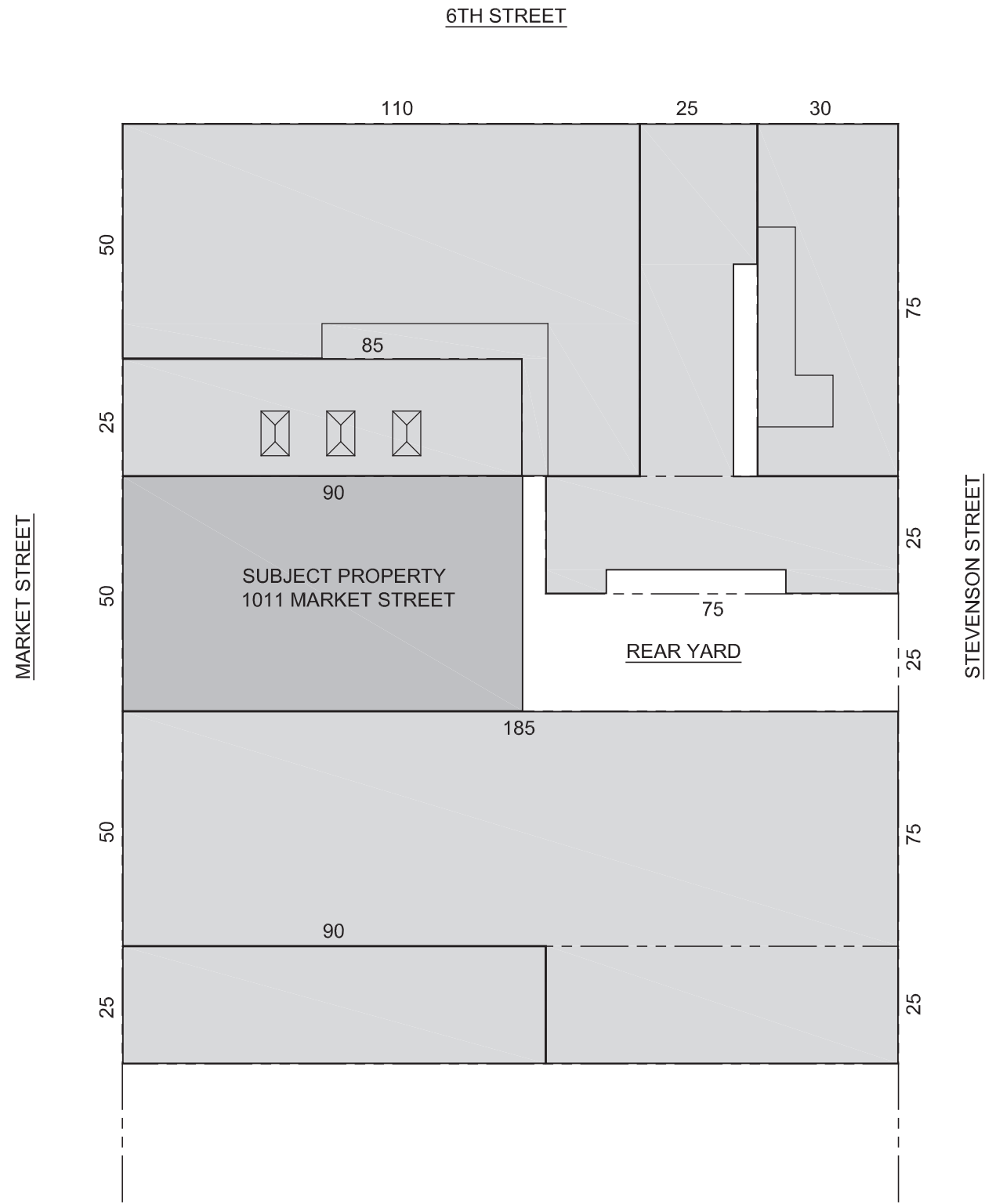
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File:	
Project: 18 SUP	Checked By: SC
Drawn By:	Sheet No:
Ref North:	

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**EXHIBIT
B**

Project:
1011 Market Street
Conditional Use for
Formula Retail

San Francisco CA 94103



Sheet Title:
SITE PLAN

Date:
15 May 2018

Issued For:
CU Submission

1 **SITE PLAN**
1/32" = 1'-0"

Scale: N.A.
File:
Project: 18 SUP
Drawn By:
Ref North:

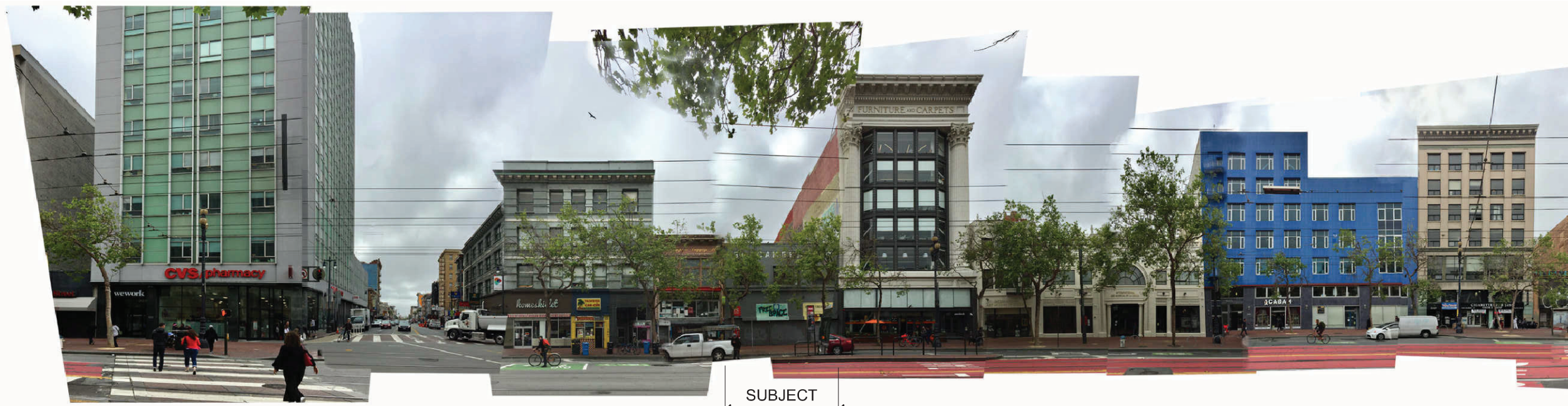
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Sheet No:
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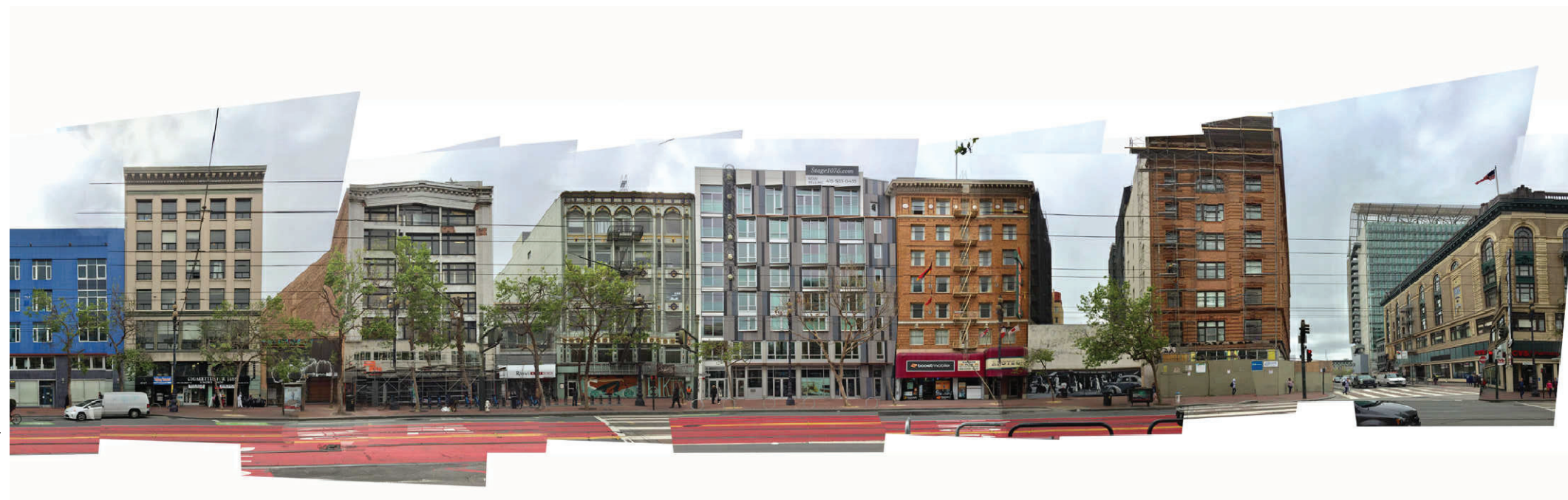
**EXHIBIT
B**

Project:
1011 Market Street
Conditional Use for
Formula Retail

San Francisco CA 94103



SUBJECT
PROPERTY



← CONTINUED
ABOVE

1 MARKET STREET - SOUTH SIDE, EXISTING CONDITIONS
N.T.S.

Sheet Title:
VICINITY PHOTOS

Date: 15 May 2018 Issued For: CU Submission

Scale: N.A.
File:
Project: 18 SUP
Drawn By:
Ref North: Checked By: SC
Sheet No:

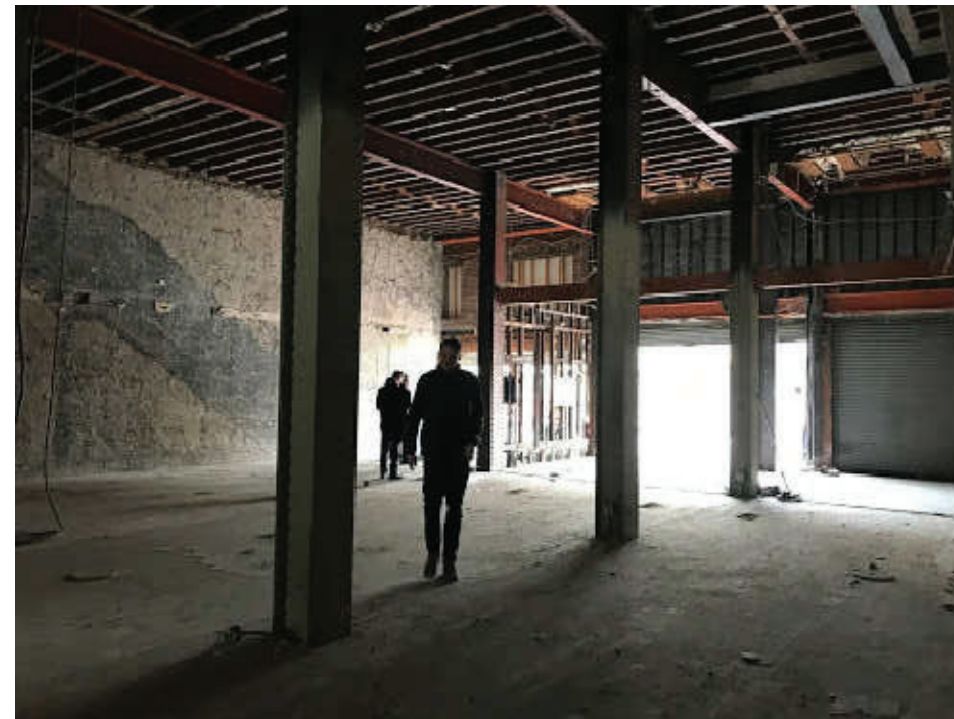
**EXHIBIT
B**

Project:
1011 Market Street
Conditional Use for
Formula Retail

San Francisco CA 94103



1 EXISTING FACADE
NA



2 EXISTING INTERIOR
NA

Sheet Title:
Existing Photos

Date: 15 May 2018 Issued For: CU Submission

Scale: N.A.
File:
Project: 18 SUP
Drawn By: Checked By: SC
Ref North: Sheet No:

EXISTING FIRST FLOOR PLAN

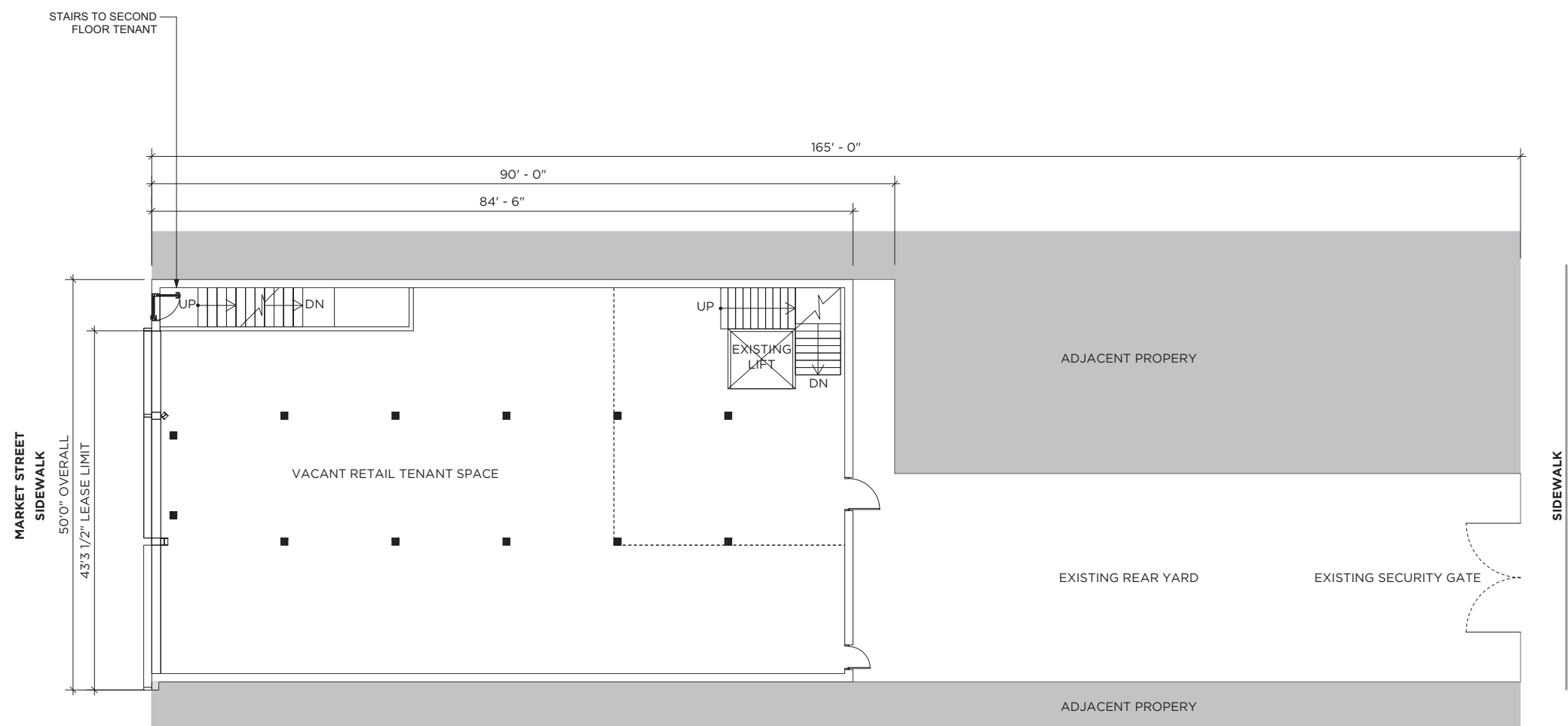
**EXHIBIT
B**

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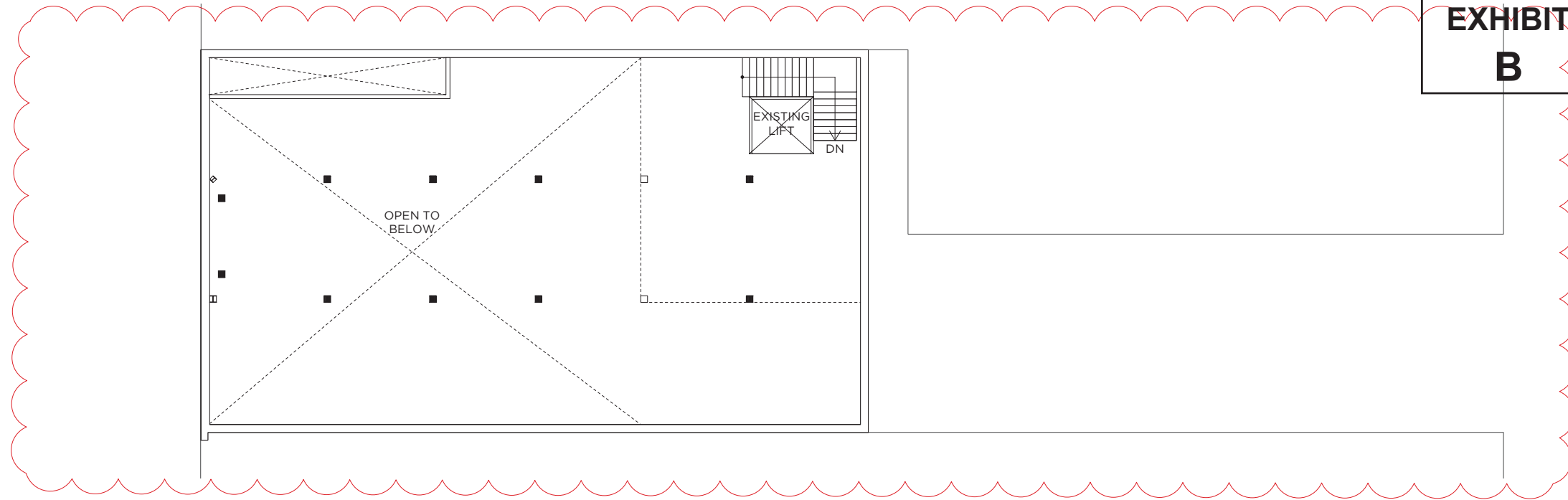
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

0 5 10 FT

SCALE - 1/8" AT 24"x36"



EXISTING MEZZANINE FLOOR AND BASEMENT FLOOR PLAN

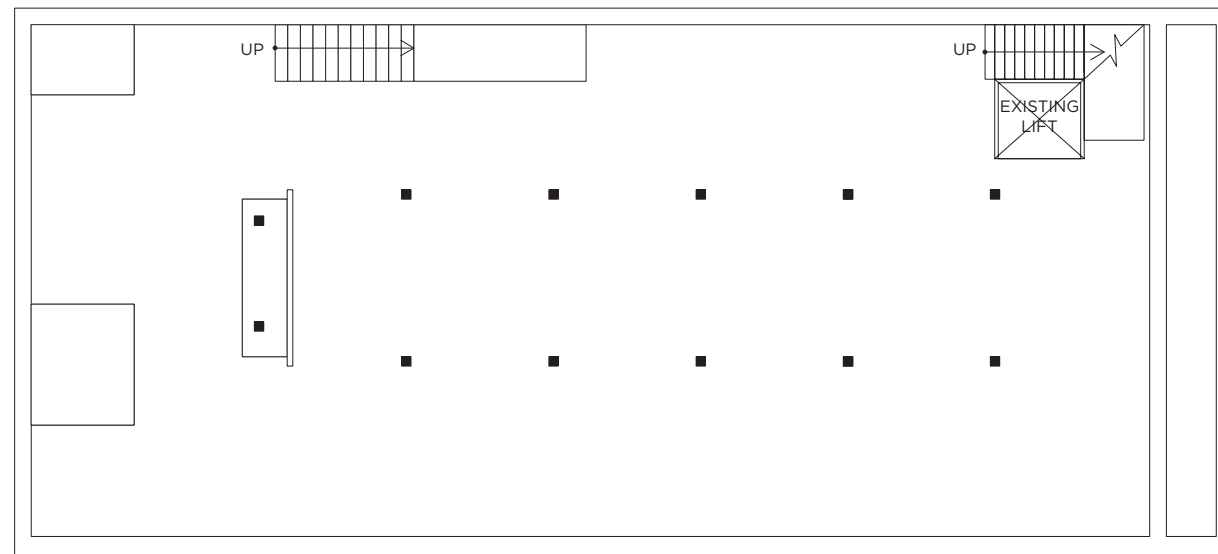


**EXHIBIT
B**

ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

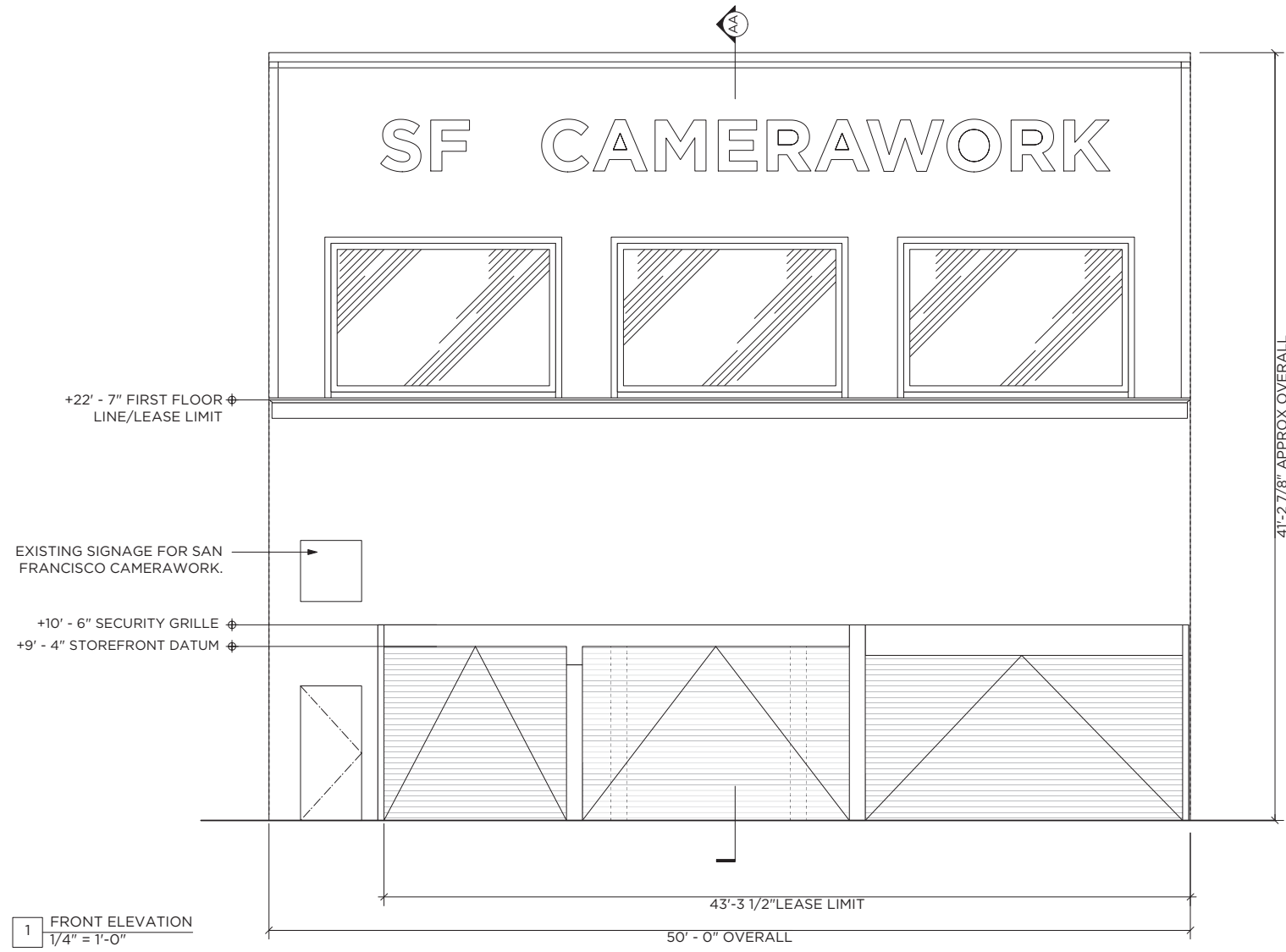
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EXISTING MEZZANINE PLAN



EXISTING BASEMENT PLAN

EXISTING STOREFRONT ELEVATION

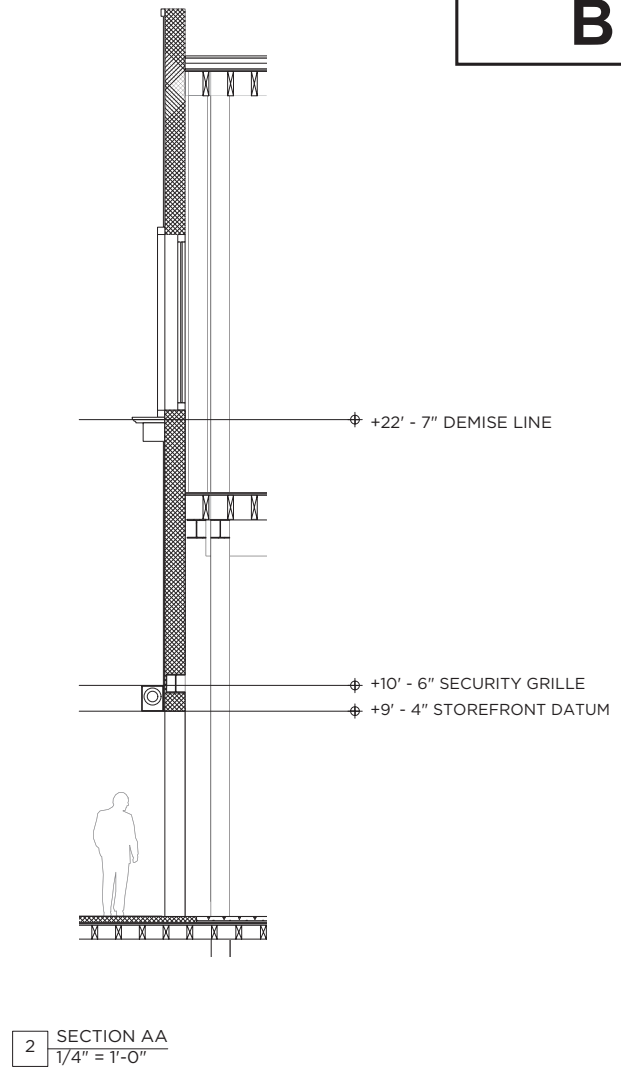


1 FRONT ELEVATION
1/4" = 1'-0"

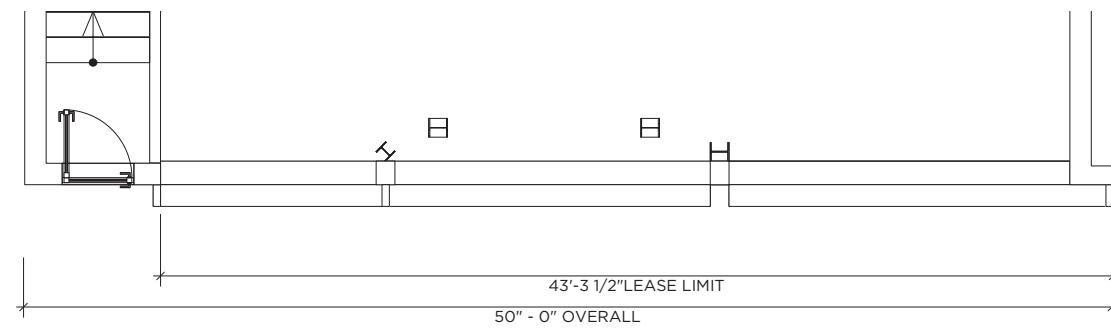
EXHIBIT
B

ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

0 5 10 FT
SCALE - 1/4"=1'-00" AT
24"x36"



2 SECTION AA
1/4" = 1'-0"



3 LOWER SECTION
1/4" = 1'-0"

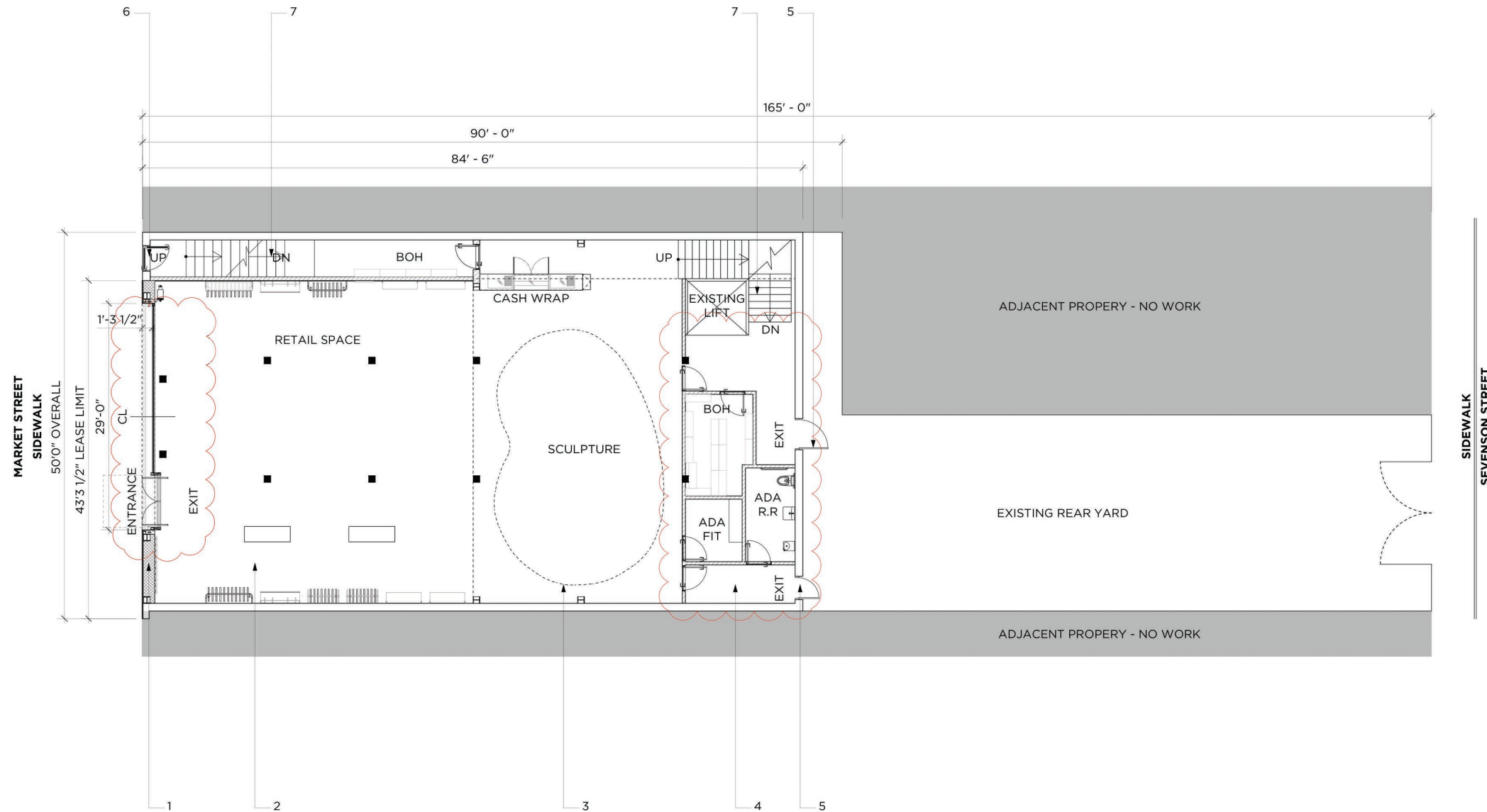
PROPOSED FIRST FLOOR PLAN

**EXHIBIT
B**

ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

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SCALE - 1/8" AT 24"x36"

FIRST FLOOR APPROX.
GROSS SQFT - 4035



NOTES

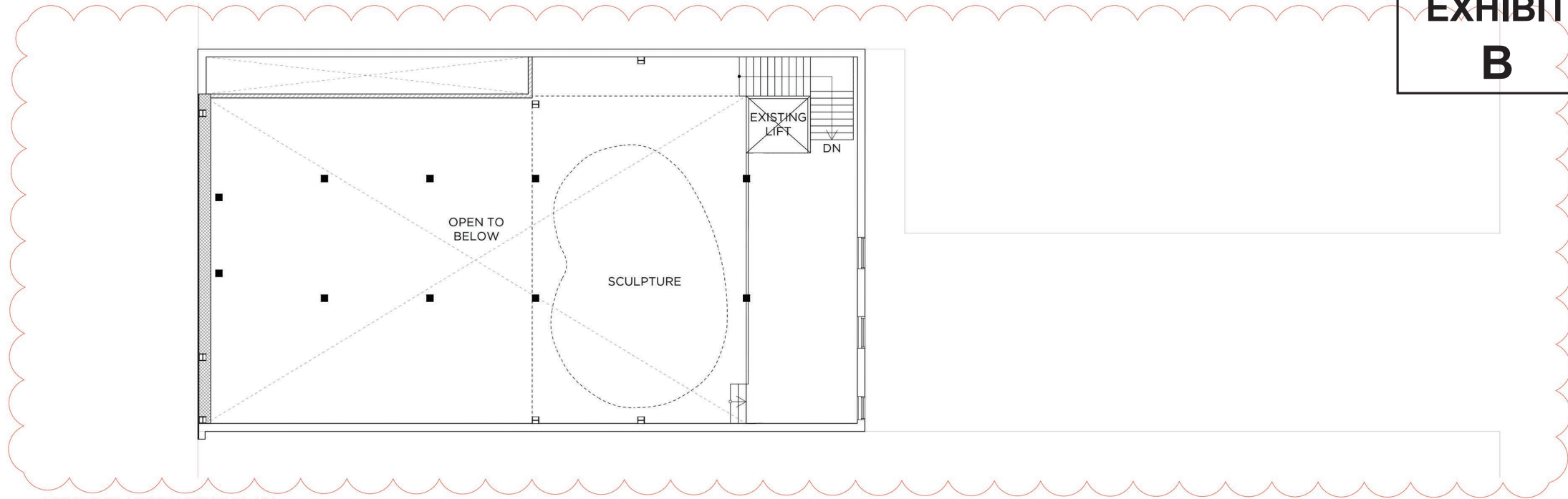
- | | | |
|---|---|---|
| <p>1. NEW STOREFRONT - EXISTING PROTRUDING SECURITY GRILLE REMOVED AND REPLACED WITH RECESSED SECURITY GRILLE WITH 75% TRANSPARENCY.
NEW ENTRANCE DOORS AND WIDE STOREFRONT GLAZING INSTALLED.
NEW STRUCTURAL SUPPORT AND WALL CONSTRUCTION REQUIRED TO INTERIOR.
NEW STUCCO EXTERIOR FINISH TO LEASE FACADE.</p> <p>2. NEW FLOOR FINISH TO 1ST FLOOR RETAIL SPACE. EXISTING TIMBER JOIST CEILING EXPOSED WITH ADDITIONAL ACOUSTIC TREATMENT.
EXISTING BRICK INTERIOR WALLS CLEANED AND LEFT EXPOSED.</p> <p>3. NEW SCULPTURE ABOVE NOT OPEN TO THE PUBLIC.</p> | <p>4. NEW BACK OF HOUSE AREA WITH ADA COMPLIANT RESTROOM.
NEW ADA COMPLIANT FITTING ROOM.</p> <p>5. EXISTING EXIT DOOR.</p> <p>6. EXISTING ENTRANCE TO COMMERCIAL TENANT ABOVE.</p> | <p>7. EXISTING STAIRCASE DOWN TO BASEMENT LEVEL - REFURBISHMENT REQUIRED.</p> |
|---|---|---|

PROPOSED BASEMENT FLOOR PLAN AND MEZZANINE PLAN

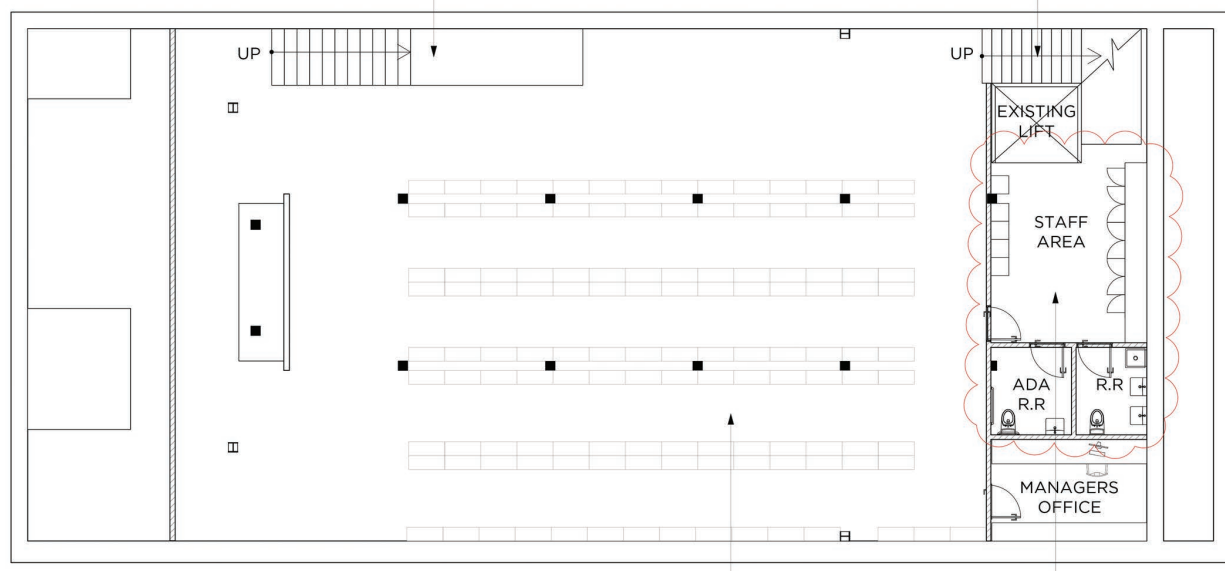
**EXHIBIT
B**

ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

0 5 10 FT
SCALE - 1/8" AT 24"x36"



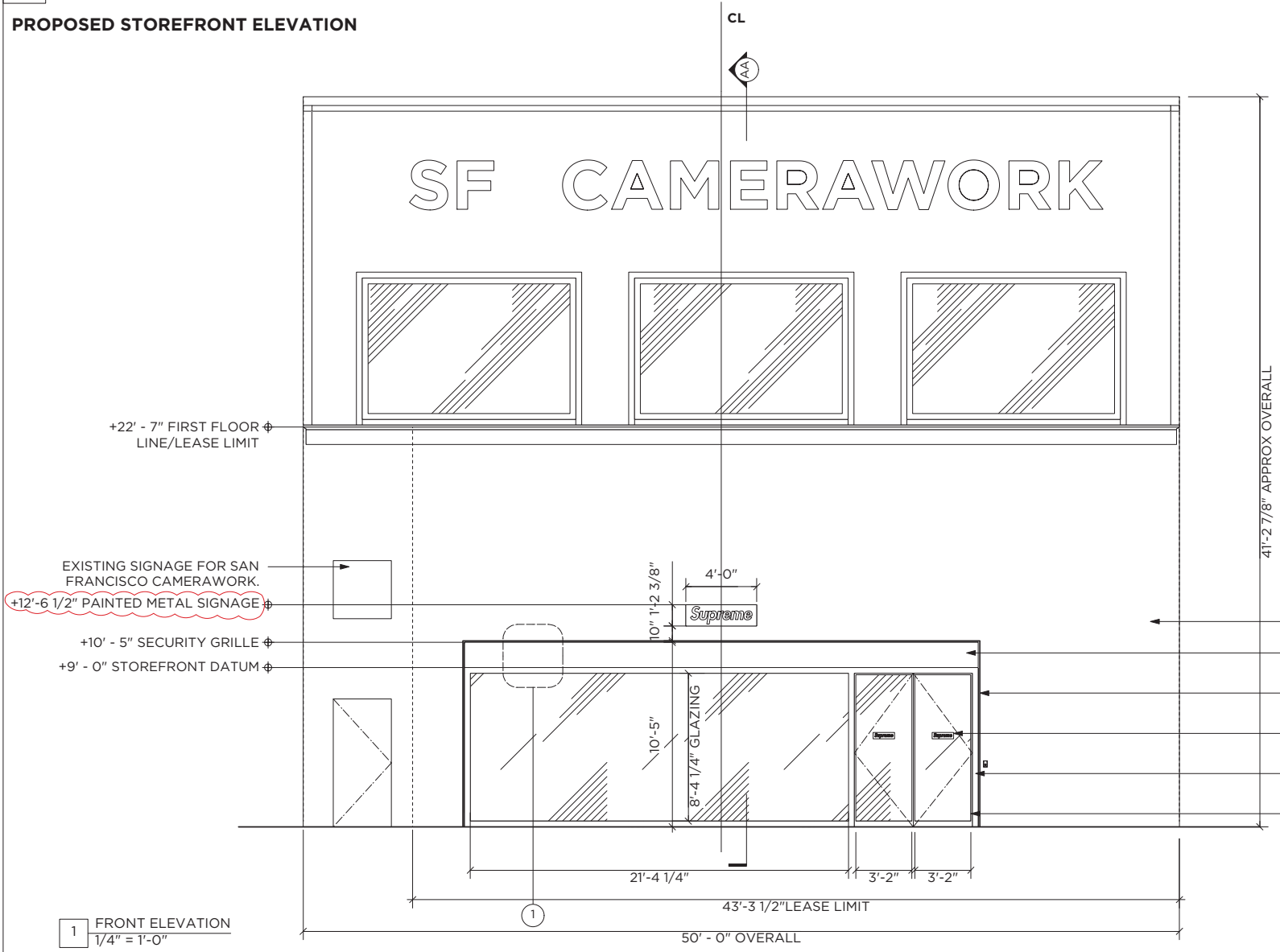
EXISTING MEZZANINE PLAN



EXISTING BASEMENT PLAN

- NOTES
- 1. BASEMENT USED AS STOCK STORAGE ONLY.
 - 2. NEW BACK OF HOUSE AREA WITH ADA COMPLIANT STAFF AMENITIES.
 - 3. EXISTING STAIRCASE UP TO 1ST FLOOR LEVEL - REFURBISHMENT REQUIRED.
 - 4. EXISTING STAIRCASE UP TO 1ST FLOOR LEVEL.
EXISTING LIFT POSITION - REFURBISHMENT REQUIRED.

PROPOSED STOREFRONT ELEVATION



1 FRONT ELEVATION
1/4" = 1'-0"

EXHIBIT B

ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103

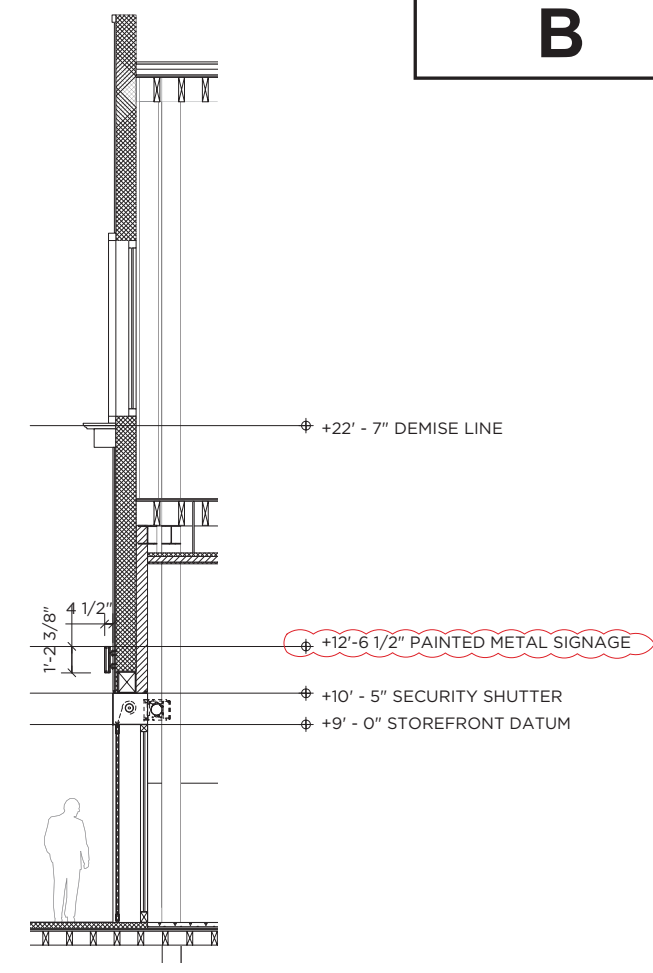


SCALE - 1/4"=1'-00" AT
24"x36"

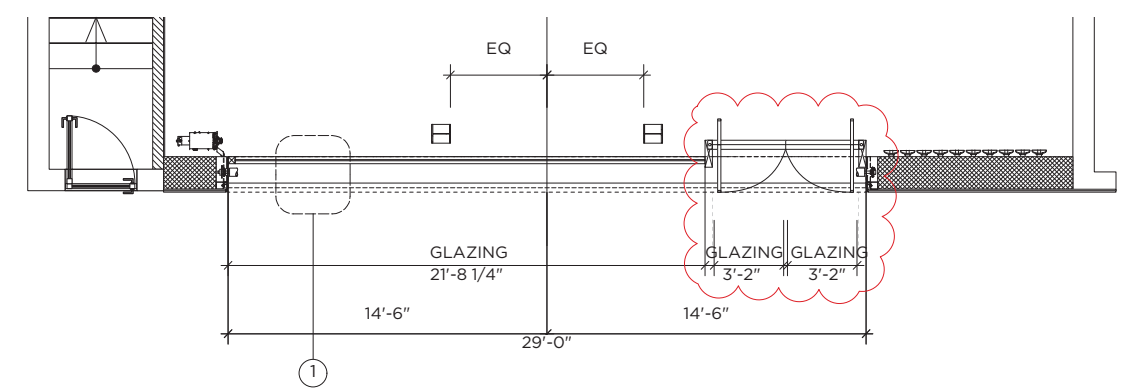
TOTAL GLAZING WIDTH
APPROX: 27' - 8 1/4"

APPROX PERCENTAGE OF
STOREFRONT:
63% TRANSPARENCY

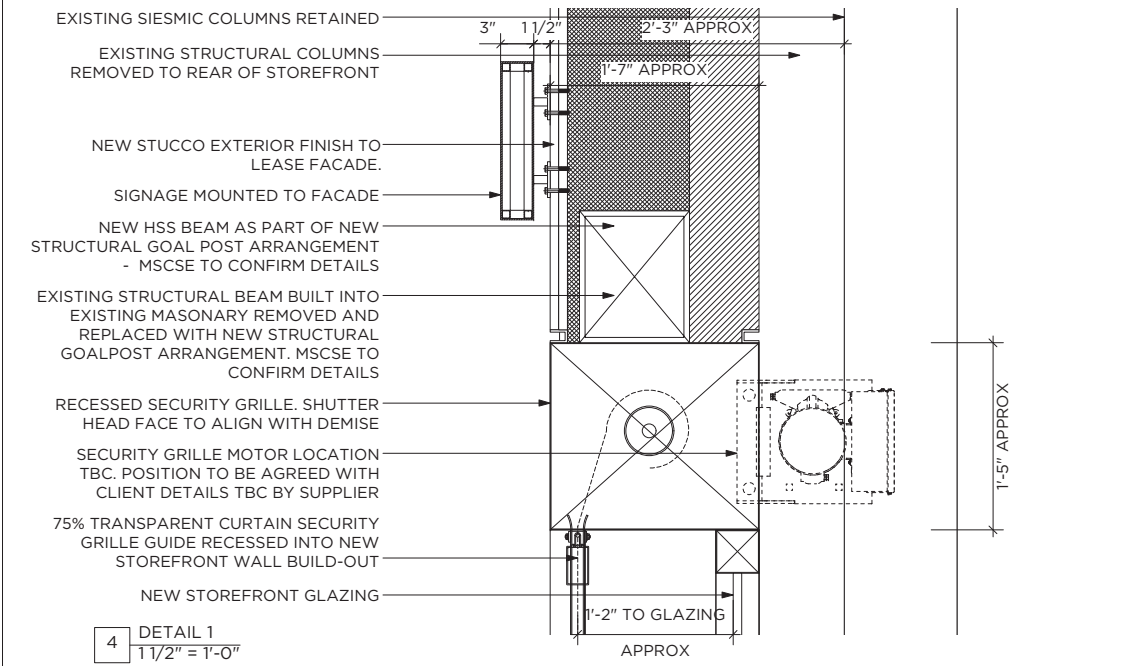
HEADBOX WIDTH FOR
SECURITY SHUTTER
APPROX: 8840MM/ 29'



2 SECTION AA
1/4" = 1'-0"



3 LOWER SECTION
1/4" = 1'-0"



4 DETAIL 1
1 1/2" = 1'-0"

PROPOSED STOREFRONT

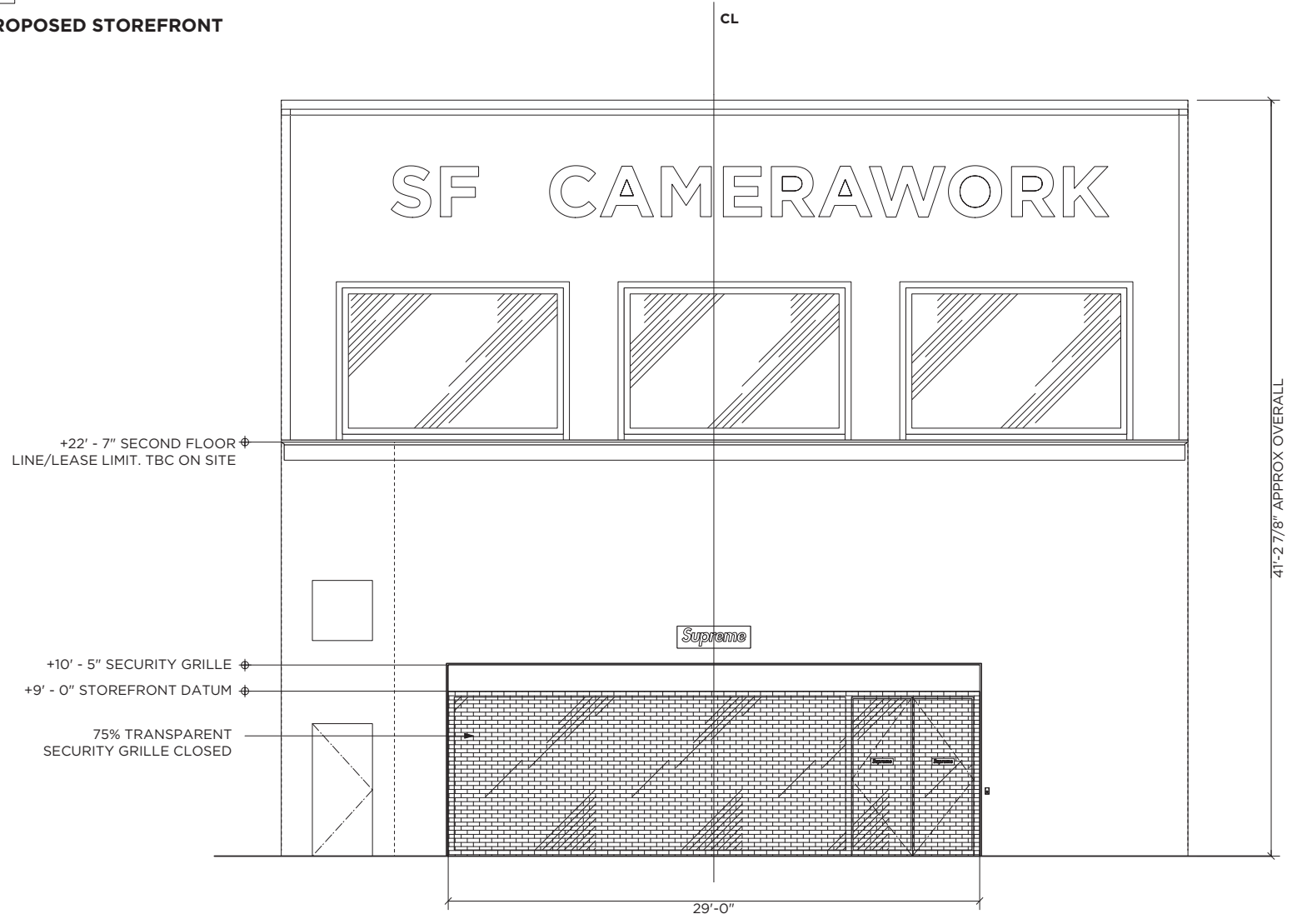
EXHIBIT
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ADDRESS:

1011 MARKET STREET,
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CA 94103

0 5 10 FT

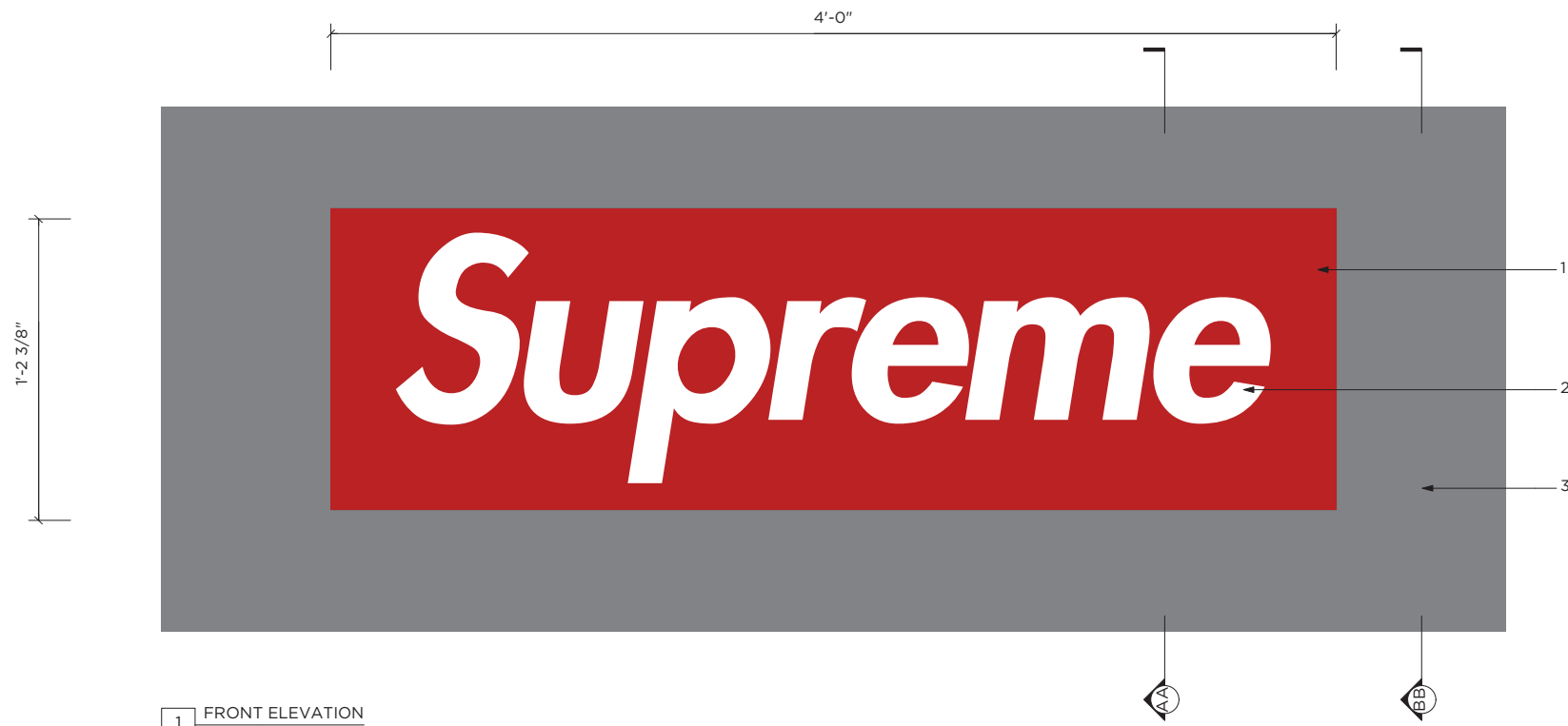
SCALE - 1/4"=1'-00" AT
24"x36"



1 FRONT ELEVATION
1/4" = 1'-0"

SIGNAGE

POWDERCOATED FOLDED STEEL BOX MOUNTED WITH 2" SPACER OFF WALL WITH NO VISIBLE FIXINGS



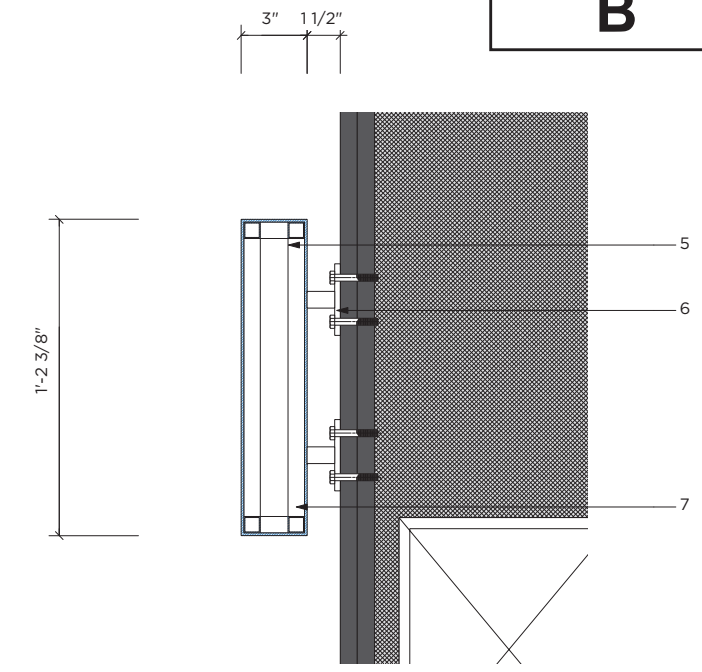
1 FRONT ELEVATION
3" = 1'-0"

EXHIBIT B

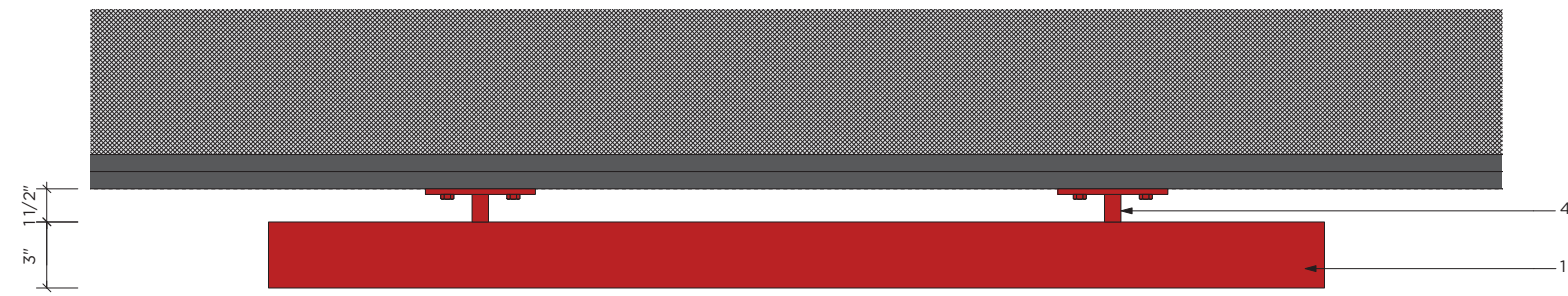
ADDRESS:
1011 MARKET STREET,
SAN FRANCISCO
CA 94103



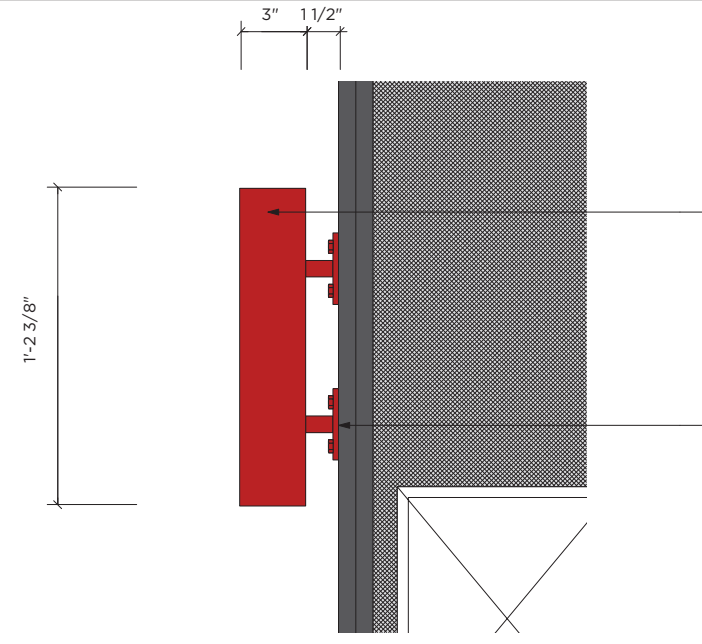
SCALE - 3"=1'-00" AT
24"x36"



2 SECTION AA
3" = 1'-0"



3 PLAN
3" = 1'-0"



4 SECTION BB
3" = 1'-0"

NOTES

- | | |
|---|---|
| <ul style="list-style-type: none"> 1. 1/8" FOLDED STEEL SIGN POWDERCOATED TRAFFIC RED RAL 3020 WITH NO VISIBLE FIXINGS 2. WHITE RAL 9003 LETTERING 3. SIGNAGE MOUNTED TO NEW STUCCO FINISHED FACADE 4. STAND OFF BRACKET FIXED TO REAR OF THE BOX SIGN AND TO FACADE WITH POWDERCOATED FINISH IN TRAFFIC RED RAL 3020 TO MATCH SIGN - FIXINGS TO BE MINIMAL | <ul style="list-style-type: none"> AND NOT TO BE VISIBLE FROM THE FRONT PROJECTION - FIXING DETAILS TBC BY SIGNAGE CONTRACTOR 5. 3/4" STEEL FRAME 6. INDICATIVE MECHANICAL FIXING TO NEW FACADE - DETAILS TBC BY SIGNAGE CONTRACTOR 7. 1/8" FOLDED STEEL BOX SIGN |
|---|---|



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 1011 Market Street +

Block/Lot(s): 3703 / 056 +

Property Owner's Information

Name: Agnes and Tony Yeh LLC +

Address: PO Box 590336 San Francisco CA 94159 +
 Email Address: agnesnyeh@gmail.com +

Telephone: 415 260-6889 +

Applicant Information

Same as above

Name: Sharon Cox +

Company/Organization: plinth architecture urban design interiors +

Address: 58 West Portal Ave #328 +
 Email Address: cox@plintharch.com +

Telephone: 415 260-6889 +

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: Chris DeCrosta + Email: chrisd@supremenewyork.com + Phone: 415 260-6889 +

Please Select Primary Project Contact: Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

The project entails interior renovations and a new storefront for a Formula Retail Store selling apparel, skateboards, accessories and printed matter. This will be the 12th location for the merchant (including international locations).

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

- Residential:** Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other: _____

Estimated Construction Cost: \$950,000 _____

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF	9,397	+ 9,798
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)	1	+ 1
	Number of Stories	2	+ 2
	Parking Spaces		
	Loading Spaces	1	+ 1
	Bicycle Spaces		
	Car Share Spaces		
Other: _____			


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	6
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

7. That landmarks and historic buildings be preserved; and

See Exhibit A

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

See Exhibit A

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Sharon Cox

Name (Printed)

Architect

Relationship to Project
(i.e. Owner, Architect, etc.)

415 260-6889

Phone

cox@plintharch.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

2018-007959 CUA



**San Francisco
Planning**

CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Agnes and Tony Yeh LLC
 Address: PO Box 590336 San Francisco CA 94159 Email Address: agnesnyeh@gmail.com
 Telephone: 415 260-6889

Applicant Information (if applicable)

Name: Sharon Cox Same as above
 Company/Organization: plinth architecture urban design interiors
 Address: 58 West Portal Ave #328 Email Address: cox@plintharch.com
 Telephone: 415 260-6889

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

Property Information

Project Address: 1011 Market Street Block/Lot(s): 3703 / 056
 Plan Area: 9,798 gross sf on Basement, Ground and Mezzanine Levels

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable. See Attachment

The project entails interior renovations and a new storefront for a Formula Retail Store selling apparel, skateboards, accessories and printed matter. This will be the 12th location for the merchant (including international locations).

PLANS 7-21-2000-3145

Project Details:

- Change of Use New Construction Demolition Facade Alterations ROW Improvements
 Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other

Estimated Construction Cost:

- Residential:** Special Needs Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
 Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

- Non-Residential:** Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
 Financial Service Massage Establishment Other:

Related Building Permits Applications

Building Permit Applications No(s):

PROJECT AND LAND USE TABLES

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

General Land Use Category		
	Existing (Square footage area)	Proposed (Square footage area)
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial	9,397	9,798
Office	0	0
Industrial-PDR	0	0
Medical	0	0
Visitor	0	0
CIE (Cultural, Institutional, Educational)	0	0
Useable Open Space	0	0
Public Open Space	0	0

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	0	0
Hotel Rooms	0	0
Dwelling Units - Market Rate	0	0
Building Number	1	1
Stories Number	2	2
Parking Spaces	0	0
Loading Spaces	1	1
Bicycle Spaces	0	0
Car Share Spaces	0	0
Public Art	0	0
Other	0	0

Land Use - Residential		
	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units* <small>*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.</small>	0	0

ACTION(S) REQUESTED

Action(s) Requested (Including Planning Code Section which authorizes action)

Conditional Use Authorization for Formula Retail, per Section 303.1

CONDITIONAL USE FINDINGS

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

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

See Exhibit A

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

See Exhibit A

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

See Exhibit A

PRIORITY GENERAL PLAN POLICIES FINDINGS

PLANNING CODE SECTION 101

(APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

Please respond to each policy; if it's not applicable explain why:

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

See Exhibit A

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

See Exhibit A

7. That landmarks and historic buildings be preserved; and

See Exhibit A

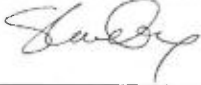
8. That our parks and open space and their access to sunlight and vistas be protected from development.

See Exhibit A

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Sharon Cox

Name (Printed)

Architect

415 260-6889

cox@plintharch.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Sharon Cox

Name (Printed)

05-15-18

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

EXHIBIT A

CONDITIONAL USE FINDINGS

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

The proposed Supreme retail store location is within the C-3-G Zoning District. More specifically, the location is within the area known as Central Market. Activating pedestrian activity along this corridor while promoting, the arts and inclusivity is a major goal for the future of Central Market.

Supreme will be compatible with the city's goals for this area in that the popularity of the brand will provide a healthy increase in pedestrian activity along the block while the character of the brand is expected to positively contribute to the vitality of the district. In April 1994, Supreme opened its doors on Lafayette Street in downtown Manhattan and became the home of New York City skate culture. At its core was a group of neighborhood kids, New York skaters, and local artists who became the store's staff and customers. Supreme grew to embody downtown culture, and play an integral part in its constant regeneration. Skaters, punks, hip-hop heads - the young counter culture at large - all gravitated toward Supreme. While it developed into a downtown institution, Supreme established itself as a brand known for its quality, style, and authenticity. Supreme has grown from its New York City origins into a strong community; working with generations of artists, photographers, designers, musicians, filmmakers, and writers who defied conventions and contributed to its unique identity and attitude.

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

a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structures.

The height and bulk of the existing building will remain the same. The retail space is on the ground floor of a two story building. The project will encompass approximately 4,500 sf of ground floor area and approximately 5,500 sf of basement stock area which are well within the 90,000 non-residential use limit for the district. The existing space has a direct frontage

onto Market Street but has no existing storefront. Solid roll-down shutters currently separate the interior space from the street. As part of this project, the shutters will be removed and a new glazed storefront will be installed. These improvements will activate the currently vacant ground-floor retail space and provide a desirable and appropriately-scaled new retail amenity.

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

Located 1 1/2 blocks from the Powell Street Metro and Bart stations, the Project Site is well located near public transportation as well as off-street parking garages. The store is expected to generate a healthy increase in pedestrian traffic along Market Street between 6th and 7th Street which is seen as a benefit to the district.

During potentially popular customer visit times, for example, on days when new merchandise is launched, the store will implement, if needed, a reservation system to distribute customer arrival times throughout the day. This system has proven successful in their other three USA locations to alleviate long customer wait times and queues.

Loading will take place through the rear yard off Stevenson Street such that the use will not impact traffic on Market Street.

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

The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor, and will provide proper venting for the space in compliance with the San Francisco Building Code standards.

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

The existing building has no front yard. The rear yard will be used for loading such that the use will not impact traffic on Market Street. The City will review all associated lighting and signage and Supreme will comply with the Planning Code and Performance Based Design Standards, as well as the Building Code.

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

This business complies with the intent of the Downtown Commercial General Zoning and will not adversely affect the City's Master Plan.

PRIORITY GENERAL PLAN POLICY FINDINGS

The project is consistent with the eight priority policies listed below:

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

Supreme will have a full time staff of 8-10 and approximately 2-4 part time staff who will be primarily hired locally. Supreme plans to cooperate with other local businesses for events and for other promotions and will join the Merchants Association. Opening hours will be 7 days a week from approximately 11 AM to 7 PM Monday – Saturday and 12:00 PM – 6:00 PM Sunday. The retail uses will be enhanced given that this property is currently vacant.

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

There will be no effect on existing housing.

The character of the building will remain very much as it is today while being improved by the addition of a transparent retail storefront.

The character of the district will be preserved by introducing a viable, popular retail use into a block with a number of vacancies. The history of the brand is connected to the arts and a diverse urban culture such that its presence will support the diverse culture and artistic character of the neighborhood.

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

This use has no effect on the supply of affordable housing.

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

The store is very well located on public transit routes and it is expected that employees will take public transportation. Thus, this business has no effect on commuter traffic.

No off-street parking is required for individual commercial buildings in the C-3-G district. Although the store is expected to be very popular for a small scale retail store, the overall impact on the parking facilities serving the adjacent large scale Union Square and Westfield Center will be negligible.

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

This store does not affect uses for the City's industrial or service sectors. No service sector will be displaced.

The Project proposes no office uses.

The Project will contribute to a diverse economic base by adding a thriving retail brand as an amenity. Supreme will have a full time staff of 8-10 and approximately 2-4 part time staff who will be primarily hired locally. Additionally, the tenant improvement work will create new, temporary construction jobs.

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

The store will implement an earthquake preparedness plan.

7. That Landmarks and historic buildings are preserved.

The new storefront will respect the simple utilitarian character of the existing building. The project will give a new life to an older although not historically significant building. The National Register rating has determined that the building is ineligible for the National Register and The Foundation for San Francisco Architectural Heritage gave a "D" rating of "Minor or No Importance".

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

No additions to the existing building envelope are proposed, and the building has no impact on parks or open space.



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 1011 Market Street

Record Number and/or Building Permit Number:

Name of Business (if known): Supreme

Project Description

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

The project entails interior renovations and a new storefront for a Formula Retail Store selling apparel, skateboards, accessories and printed matter. This will be the 12th location for the merchant (including international locations).

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

Confirm Compliance with Each Criterion by Checking the Boxes Below		
	Application Type	The application is for Conditional Use Authorization
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> • Massage Establishment • Tobacco Paraphernalia Establishment • Adult Entertainment Establishment • Medical Cannabis Dispensary • Fringe Financial Service • Drive-up Facility • Wireless Telecommunications Site ("WTS") • Outdoor Activity Area • Bar • Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues) • Off-Street parking in excess of that allowed on an as-of-right basis • Office closed to the public located on the ground story

APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Under penalty of perjury the following declarations are made:

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



Sharon Cox

Signature

Name (Printed)

05/09/2018

415 452-0899

cox@plintharch.com

Date

Phone Number

Email Address

For Department Use Only

Application received by Planning Department:

By: **Elizabeth Watty** Digitally signed by Elizabeth Watty
Date: 2018.05.17 12:29:45 -07'00'

Date: _____

Check One:

ENROLLED

NOT ENROLLED
STATE REASON: _____

AFFIDAVIT FOR

Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1011 Market Street		
ASSESSORS BLOCK/LOT: 3703 / 056	ZONING DISTRICT: C-3-G (Mid Market)	HEIGHT/BULK DISTRICT: 120-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Retail Sales	
PROPOSED BUSINESS NAME: Supreme	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Supreme is a retail store selling apparel, skateboards, accessories and printed matter. This will be the 12th location for the merchant, including international locations.	
BUILDING PERMIT APPLICATION NO.: (if applicable) NA	CONDITIONAL USE CASE NO.: (if applicable) 2018-007959CUA

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	11
3.b	How many of the above total locations are in San Francisco?	0

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

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

4. Standardized Features

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

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		4	

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME: Sharon Cox		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 58 West Portal Ave #328			
PHONE: (415) 260-6889		EMAIL: cox@plintharch.com	

Under penalty of perjury the following declarations are made:

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

Applicant's Signature:

Date: 05-15-2018

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: 210.2, 303, 303.1			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input checked="" type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
2018-007959CuA			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS: CUA required to establish a Formula Retail Use on all properties in the C-3-G District with frontage on Market Street, between 6th Street and the intersection of Market Street, 12th Street, and Franklin Street.			
VERIFIED BY:			
Signature:		Date: <u>7/3/18</u>	
Printed Name: <u>Matthew Chandler</u>		Phone: <u>415-575-9048</u>	

FOR MORE INFORMATION:

Call or visit the San Francisco Planning Department



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

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

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

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

Agnes & Tony Yeh LLC
PO Box 590336
San Francisco, CA 94159

April 25, 2018


To: The San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco CA 94103

RE: 1011 Market Street, San Francisco CA 94103

To Whom It May Concern:

This letter is to authorize Sharon Cox of Plinth Architecture Urban Design Interiors to apply for a Conditional Use approval for a prospective Formula Retail tenant, Supreme (Chapter 4 Corporation), for our property at 1011 Market Street, San Francisco CA 94103.

Sincerely,

By: 
Agnes & Tony Yeh LLC

Date: _____

By: 
Agnes & Tony Yeh LLC

Date: _____

FORMULA RETAIL CRITERIA**1. The existing concentration of formula retail within the district**

For purposes of this study, The District is comprised of the 1/4 mile radius of the Subject property and the Formula Retail restricted areas of the C-3-G Zoning District. The percentage of Formula Retail businesses to all businesses with ground floor commercial street frontages in the District is 14%. The percentage of Formula Retail Uses based on the sum of commercial street frontage measured in linear feet is 26%.

See the attached Vicinity Survey Area Maps (Figures 1, 2) and Formula Retail Survey Database (Appendix A).

2. The availability of other similar uses within the district

Supreme sells predominately street wear apparel and skateboards. There are 6 other business locations in The District where a shopper could obtain street wear apparel. 2% of all businesses in The District sell street wear apparel. There are no locations in The District that sell skateboards.

3. The compatibility of the proposed formula retail use within the existing architectural and aesthetic character of the district

The new storefront will respect the simple utilitarian character of the existing building and contribute to the varied architectural and aesthetic character of Central Market Street Zoning District. The Retail Use with storefront transparency and minimal signage is appropriate and compatible with the surrounding Commercial District.

4. Existing retail vacancy rates within the district

The vacancy rate identified as vacant storefront linear feet to overall commercial street frontage in The District is 38%. The vacancy rate identified as the number of vacant storefronts to available storefronts is 33%.

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

The Downtown General Commercial District is composed of a variety of uses including retail, offices, hotels, entertainment, clubs and institutions, and high-density residential. Many of these uses have a Citywide or regional function. The Supreme store will attract a citywide and regional customer as the only other store on the west coast is in Los Angeles. The current percentage of Daily Needs Serving Uses to Non-Daily Needs Serving Uses is 37% in the 1/4 mile radius and the District is 37% Daily Needs Businesses.

Methodology of the District and Vicinity Survey

The vicinity survey carried out to support the Supreme application followed the methodology indicated in the SF Planning Commission Guide to Formula Retail, which is summarized below:

1. Calculation shall include all parcels that are wholly or partially located within the 1/4 mile radius and the Zoning District that are also zoned commercial or contain commercial uses.
2. Concentration is based on the Neighborhood Commercial District methodology, adopted as policy by the Planning Commission on April 11, 2013 per Resolution No. 18843.
3. For each property, including the subject property, the total linear frontage of the lot facing a public right-of-way is divided by the number of storefronts. The linear frontage shall include the corner parcels.
4. Storefronts at second or higher floors are not considered. Split level floors, resulting in a basement and a raised first floor, are included in the calculations.
5. Formula Retail storefronts and their linear frontage are separated from the non-Formula Retail establishments and their linear frontage.
6. The final calculations are the percentages (%) of Formula Retail and non-Formula Retail frontages (half or higher of a percentage point shall be rounded up).

Figure 1: 1/4 Mile Radius Vicinity and Formula Retail Restricted C-3-G District Map



Figure 2: 1/4 Mile Radius Vicinity Map



1221 Harrison Street Suite 10
 San Francisco CA 94103-4449
 (415) 391-4770

The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

BLOCK 3703
 LOT 56
 San Francisco, CA



Appendix A : 1011 Market Street Conditional Use Formula Retail Survey

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
1	0324/005	Vacant		37	Vacant		N	Y	N	0	0	0	1	37	0
2	0324/010	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
3	0324/011	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
4	0324/012	Young Ellis Food Center		60	Grocery		Y	Y	N	0	0	1	0	0	0
5	0324/023	Vacant		75	Vacant		N	Y	N	0	0	0	1	75	0
6	0329/005	Anthropologie	Y	45	Retail	Streetwear Apparel	N	Y	N	1	45	0	0	0	1
7	0329/005	Gap	Y	325	Retail	Streetwear Apparel	N	Y	N	1	325	0	0	0	1
8	0329/005	Tmobile	Y	18	Retail	Telephone	N	Y	N	1	18	0	0	0	0
9	0329/005	Urban Outfitters	Y	100	Retail	Streetwear Apparel	N	Y	N	1	100	0	0	0	1
10	0330/003	Burger King	Y	66	Limited Restaurant		Y	Y	N	1	66	1	0	0	0
11	0330/004	Sephora	Y	50	Retail	Cosmetics	N	Y	N	1	50	0	0	0	0
12	0330/013	Vacant		FL	Vacant		N	Y	N	0	0	0	1	FL	0
13	0330/014	Vacant		65	Vacant		N	Y	N	0	0	0	1	65	0
14	0330/026	Barbary Coast Coffee		46	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
15	0330/027	AT&T	Y	315	Retail	Telephone	N	Y	N	1	315	0	0	0	0
16	0331/001	The Old Siam		110	Restaurant		N	Y	N	0	0	0	0	0	0
17	0331/001A	Vacant		55	Vacant		N	Y	N	0	0	0	1	55	0
18	0331/005	Union Square Sports Bar		25	Bar		N	Y	N	0	0	0	0	0	0
19	0331/006	Superette Market		20	Grocery		Y	Y	N	0	0	1	0	0	0
20	0331/007	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
21	0331/010	Vacant		275	Vacant		N	Y	N	0	0	0	1	275	0
22	0331/011	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
23	0331/012	Vacant		40	Vacant		N	Y	N	0	0	0	1	40	0
24	0331/013	Happy Donut	Y	30	Limited Restaurant		Y	Y	N	1	30	1	0	0	0
25	0331/013	Ming Kee Enterprise		12	Retail	Variety	Y	Y	N	0	0	1	0	0	0
26	0331/013	Vacant		20	Vacant		N	Y	N	0	0	0	1	20	0
27	0331/016	Enterprise	Y	90	Personal Services	Car Rental	N	Y	N	1	90	0	0	0	0
28	0331/016	Kusina Ni Tess		15	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
29	0331/016	Liqour mini mart		25	Grocery		Y	Y	N	0	0	1	0	0	0
30	0331/017	Subway	Y	20	Limited Restaurant		Y	Y	N	1	20	1	0	0	0
31	0332/003	Daldas Grocery		50	Grocery		Y	Y	N	0	0	1	0	0	0
32	0332/010	Em's Barber Shop		15	Personal Service	Barber	Y	Y	N	0	0	1	0	0	0
33	0332/010	Vacant		8	Vacant		N	Y	N	0	0	0	1	8	0
34	0332/012	Cinnabar		30	Bar		N	Y	N	0	0	0	0	0	0
35	0332/012	Vacant		15	Vacant		N	Y	N	0	0	0	1	15	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
36	0332/013	Vacant		27	Vacant		N	Y	N	0	0	0	1	27	0
37	0332/015	Vacant		27	Vacant		N	Y	N	0	0	0	1	27	0
38	0333/001	Jonell's		50	Bar		N	Y	N	0	0	0	0	0	0
39	0333/001	Can Tho		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
40	0333/001	Newa		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
41	0333/001	Smoke Shop		20	Retail	Tobacco	N	Y	N	0	0	0	0	0	0
42	0333/002	Lin's Kitchen		50	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
43	0333/004	Un Cafecito		37	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
44	0333/007	Eddy Barber Shop		20	Personal Service	Salon	Y	Y	N	0	0	1	0	0	0
45	0333/008	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
46	0333/021	Tikka Masala		50	Restaurant		N	Y	N	0	0	0	0	0	0
47	0337/001	Usend	Y	15	Financial Services		Y	Y	N	1	15	1	0	0	0
48	0337/001	Soul Food City		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
49	0337/001	T&L Food Market		35	Grocery		Y	Y	N	0	0	1	0	0	0
50	0337/001	Little Flea Market		32	Retail	Variety Store	Y	Y	N	0	0	1	0	0	0
51	0337/002	Dong Nam Video		25	Retail	Video Rental	N	Y	N	0	0	0	0	0	0
52	0337/005	Golden Gate Produce Market		50	Grocery		Y	Y	N	0	0	1	0	0	0
53	0337/006	Maryland Market		125	Grocery		Y	Y	N	0	0	1	0	0	0
54	0338/004	Hung Phat Coffee		10	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
55	0338/004	Yemen Kitchen		10	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
56	0338/004	G&H Grocery		60	Grocery		Y	Y	N	0	0	1	0	0	0
57	0338/005	SF Thrift Store		20	Retail	Variety Thrift	Y	Y	N	0	0	1	0	0	0
58	0338/009	KCC Auto		50	Trade Shop	Auto Repair	N	Y	N	0	0	0	0	0	0
59	0338/012	Casa Maya		50	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
60	0338/013	LT Market		125	Grocery		Y	Y	N	0	0	1	0	0	0
61	0338/016	Ryan's Laundry		25	Cleaners		Y	Y	N	0	0	1	0	0	0
62	0338/017	Empire Market		127	Grocery		Y	Y	N	0	0	1	0	0	0
63	0338/020	First Coin		25	Cleaners		Y	Y	N	0	0	1	0	0	0
64	0338/021	Angkor Laundromat		37	Cleaners		Y	Y	N	0	0	1	0	0	0
65	0338/021A	Dollars and Cents		40	Retail	Variety	Y	Y	N	0	0	1	0	0	0
66	0338/022	Battambang Market		25	Grocery		Y	Y	N	0	0	1	0	0	0
67	0339/008	City Tech		55	Trade Shop	Auto Repair	N	Y	N	0	0	0	0	0	0
68	0339/012	Power Exchange		27	Bar		N	Y	N	0	0	0	0	0	0
69	0339/014	Z Zoul		25	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
70	0340/001	NY Pizza Kitchen		25	Limited Restaurant		Y	Y	N	0	0	1	0	0	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
71	0340/001	Punjab House		65	Restaurant		N	Y	N	0	0	0	0	0	0
72	0340/001	CA Grocery		20	Grocery		Y	Y	N	0	0	1	0	0	0
73	0340/002	Vacant		75	Vacant		N	Y	N	0	0	0	1	75	0
74	0340/004	Farmer Brown		112	Restaurant		N	Y	N	0	0	0	0	0	0
75	0340/006	Vacant		32	Vacant		N	Y	N	0	0	0	1	32	0
76	0340/007	Vacant		68	Vacant		N	Y	N	0	0	0	1	68	0
77	0340/009	Tenderloin Grocery		12	Grocery		Y	Y	N	0	0	1	0	0	0
78	0340/010	Vacant		12	Vacant		N	Y	N	0	0	0	1	12	0
79	0340/012	TipTop Market		20	Grocery		Y	Y	N	0	0	1	0	0	0
80	0340/012	Vacant		115	Vacant		N	Y	N	0	0	0	1	115	0
81	0340/015	Vacant		185	Vacant		N	Y	N	0	0	0	1	185	0
82	0340/016	Pandora Bar		15	Bar		N	Y	N	0	0	0	0	0	0
83	0340/016	Palace of Spices		20	Restaurant		N	Y	N	0	0	0	0	0	0
84	0340/017	Vacant		65	Vacant		N	Y	N	0	0	0	1	65	0
85	0340/018	Tea Room		20	Entertainment Venue		N	Y	N	0	0	0	0	0	0
86	0341/004	Payless Shoes	Y	90	Retail	Shoes	N	Y	N	1	90	0	0	0	0
87	0341/006	Taqueria Castillo		10	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
88	0341/006	Vacant		155	Vacant		N	Y	N	0	0	0	1	155	0
89	0341/007	Mikkeller		45	Bar		N	Y	N	0	0	0	0	0	0
90	0341/008	Vacant		167	Vacant		N	Y	N	0	0	0	1	167	0
91	0341/009	Carl Junior	Y	110	Limited Restaurant		Y	Y	N	1	110	1	0	0	0
92	0341/009	Vacant		60	Vacant		N	Y	N	0	0	0	1	60	0
93	0341/015	Subway	Y	18	Limited Restaurant		Y	Y	N	1	18	1	0	0	0
94	0341/015	Scarlett Rose		15	Personal Services	Supernatural	N	Y	N	0	0	0	0	0	0
95	0341/015	Vacant		15	Vacant		N	Y	N	0	0	0	1	15	0
96	0342/001	Vacant		760	Vacant		N	Y	N	0	0	0	1	760	0
97	0342/007	Equator Coffee		40	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
98	0342/007	Popsons		45	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
99	0342/007	Waystone		37	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
100	0342/015	Crazy Horse		20	Entertainment Venue		N	Y	N	0	0	0	0	0	0
101	0342/015	Warfield		30	Entertainment Venue		N	Y	N	0	0	0	0	0	0
102	0343/001	Vacant		275	Vacant		N	Y	N	0	0	0	1	275	0
103	0343/002	Vacant		330	Vacant		N	Y	N	0	0	0	1	330	0
104	0343/014	Vacant		140	Vacant		N	Y	N	0	0	0	1	140	0
105	0343/017	Ed's Market		18	Grocery		Y	Y	N	0	0	1	0	0	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
106	0343/018	Aunt Charlie's		35	Bar		N	Y	N	0	0	0	0	0	0
107	0344/006B	Vacant		140	Vacant		N	Y	N	0	0	0	1	140	0
108	0344/010	Emo's Place		50	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
109	0344/010	Radman's Grocery		60	Grocery		Y	Y	N	0	0	1	0	0	0
110	0344/010	JK Coinwash		80	Cleaners		Y	Y	N	0	0	1	0	0	0
111	0344/010	Metro PCS	Y	15	Retail	Telephone	N	Y	N	1	15	0	0	0	0
112	0345/002	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
113	0345/006	El Castillito		15	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
114	0348/007	Celtic Coffee Company		34	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
115	0348/007	Deli		21	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
116	0348/007	Elmira		18	Restaurant		N	Y	N	0	0	0	0	0	0
117	0348/007	Vacant		15	Vacant		N	Y	N	0	0	0	1	15	0
118	0348/015	George & Lennis		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
119	0348/016	Le Petitt's Kitchen		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
120	0349/003	Vacant		275	Vacant		N	Y	N	0	0	0	1	275	0
121	0349/008	Latia		75	Restaurant		N	Y	N	0	0	0	0	0	0
122	0349/008	Tanqueria Castillo		15	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
123	0349/010	Vacant		37	Vacant		N	Y	N	0	0	0	1	37	0
124	0350/001	Dosa Allee		100	Restaurant		N	Y	Y	0	0	0	0	0	0
125	0350/002	Vacant		47	Vacant		N	Y	Y	0	0	0	1	47	0
126	0350/004	Western Union	Y	55	Financial Services		N	Y	Y	1	55	0	0	0	0
127	0350/004	Quick Stop		10	Grocery		Y	Y	Y	0	0	1	0	0	0
128	0350/004	Warm Planet Bikes		10	Retail	Bicycles	N	Y	Y	0	0	0	0	0	0
129	0350/004	World of Stereo		40	Retail	Electronics	N	Y	Y	0	0	0	0	0	0
130	0350/004	Downtown Vape		15	Retail, Cigarette	Cigarette	N	Y	Y	0	0	0	0	0	0
131	0351/001	La Bande		80	Restaurant		N	Y	Y	0	0	0	0	0	0
132	0351/001	Villon		80	Restaurant		N	Y	Y	0	0	0	0	0	0
133	0351/039	California Bakery		115	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
134	0351/047	Vacant		188	Vacant		N	Y	Y	0	0	0	1	188	0
135	0351/050	Art Institute Of California		230	School		N	Y	N	0	0	0	0	0	0
136	0351/052	Vacant		165	Vacant		N	Y	N	0	0	0	1	165	0
137	3702/001	CVS	Y	215	Retail	Pharmacy	Y	Y	Y	1	215	1	0	0	0
138	3702/002	Mr Smiths		25	Bar		N	Y	Y	0	0	0	0	0	0
139	3702/031	Anonymous Asian		135	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
140	3702/044	Vacant		20	Vacant		N	Y	Y	0	0	0	1	20	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
141	3702/045	ACT		55	Entertainment Venue		N	Y	Y	0	0	0	0	0	0
142	3702/046	Vacant		50	Vacant		N	Y	Y	0	0	0	1	50	0
143	3702/048	ACT		37	Entertainment Venue		N	Y	Y	0	0	0	0	0	0
144	3702/308	Focaccia Market		130	Grocery		Y	Y	Y	0	0	1	0	0	0
145	3702/44A	Dollar Store		35	Retail	Variety	Y	Y	Y	0	0	1	0	0	0
146	3702/44A	Cigarettes For Less		12	Retail	Tobacco	N	Y	Y	0	0	0	0	0	0
147	3702/48A	Metro PCS	Y	37	Retail	Telephone	N	Y	Y	1	37	0	0	0	0
148	3703/001	Happy Donut		12	Limited Restaurant		Y	Y	Y	0	0	1	0	0	0
149	3703/001	Taqueria Cancun		12	Limited Restaurant		Y	Y	Y	0	0	1	0	0	0
150	3703/001	Choice Brow		7	Personal Services	Salon , brow	Y	Y	Y	0	0	1	0	0	0
151	3703/001	Home Skillet		83	Restaurant		N	Y	N	0	0	0	0	0	0
152	3703/001	Tu Lan		15	Restaurant		N	Y	N	0	0	0	0	0	0
153	3703/001	Vacant		15	Vacant		N	Y	N	0	0	0	1	15	0
154	3703/002	Rite by Grocery		18	Grocery		Y	Y	N	0	0	1	0	0	0
155	3703/003	Dottie's		30	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
156	3703/004	Veraci Pizza		16	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
157	3703/005	DZ&Y		10	Personal Services	Barber	Y	Y	N	0	0	1	0	0	0
158	3703/005	Vacant		15	Vacant		N	Y	N	0	0	0	1	15	0
159	3703/006	Vacant		155	Vacant		N	Y	N	0	0	0	1	155	0
160	3703/026	Vacant		56	Vacant		N	Y	N	0	0	0	1	56	0
161	3703/027	Pentacle Coffee		15	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
162	3703/027	Vacant		10	Vacant		N	Y	N	0	0	0	1	10	0
163	3703/028	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0
164	3703/033	Lucky Check Cashing		48	Financial		Y	Y	N	0	0	1	0	0	0
165	3703/040	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
166	3703/056	Subject Property		50	Vacant		N	Y	Y	0	0	0	1	50	0
167	3703/058	CABAM		75	School		N	Y	Y	0	0	0	0	0	0
168	3703/060	Vacant		50	Vacant		N	Y	Y	0	0	0	1	50	0
169	3703/061	Rainbow Pizza		9	Limited Restaurant		Y	Y	Y	0	0	1	0	0	0
170	3703/061	Boost Mobile	Y	20	Retail	Telephone	N	Y	Y	1	20	0	0	0	0
171	3703/063	Vacant		50	Vacant		N	Y	Y	0	0	0	1	50	0
172	3703/064	Vacant		25	Vacant		N	Y	Y	0	0	0	1	25	0
173	3703/065	Vacant		30	Vacant		N	Y	Y	0	0	0	1	30	0
174	3703/066	Vacant		50	Vacant		N	Y	Y	0	0	0	1	50	0
175	3703/067	Flying Falafel		6	Limited Restaurant		Y	Y	Y	0	0	1	0	0	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel	Retail Location
176	3703/067	Cigarettes For Less	Y	26	Retail	Cigarette	N	Y	Y	1	26	0	0	0	0	0
177	3703/076	Chai Bar		34	Limited Restaurant		Y	Y	Y	0	0	1	0	0	0	0
178	3703/078	Vacant		25	Vacant		N	Y	Y	0	0	0	1	25	0	0
179	3703/081	Best Collateral	Y	35	Financial	Pawn Shop	N	Y	N	1	35	0	0	0	0	0
180	3703/084	Vacant		275	Vacant		N	Y	N	0	0	0	1	275	0	0
181	3703/088	International Art Museum		75	Museum		N	Y	Y	0	0	0	0	0	0	0
182	3704/001	Nordstrom Rack	Y	230	Retail	Streetwear Apparel	N	Y	N	1	230	0	0	0	0	1
183	3704/001	Off 5th	Y	57	Retail	Streetwear Apparel	N	Y	N	1	57	0	0	0	0	1
184	3704/003	Latte Express		68	Limited Restaurant		Y	Y	N	0	0	1	0	0	0	0
185	3704/003	GNG Liquors		15	Grocery		Y	Y	N	0	0	1	0	0	0	0
186	3704/010	SF Fire Credit Union		25	Financial		Y	Y	N	0	0	1	0	0	0	0
187	3704/012	Blue Bottle	Y	55	Limited Restaurant		Y	Y	N	1	55	1	0	0	0	0
188	3704/012	SF Provident Loan		70	Pawn		N	Y	N	0	0	0	0	0	0	0
189	3704/013	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0	0
190	3704/017	Barbary Coast		43	Retail	Cannabis	N	Y	N	0	0	0	0	0	0	0
191	3704/018	Vacant		150	Vacant		N	Y	N	0	0	0	1	150	0	0
192	3704/020	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0	0
193	3704/022	Vacant		38	Vacant		N	Y	N	0	0	0	1	38	0	0
194	3704/024	Vacant		26	Vacant		N	Y	N	0	0	0	1	26	0	0
195	3704/025	Eishteia		16	Limited Restaurant		Y	Y	N	0	0	1	0	0	0	0
196	3704/025	Supremo Pizza		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0	0
197	3704/025	Soma Secrets		80	Retail	Adult	N	Y	N	0	0	0	0	0	0	0
198	3704/025	Spicy Garden		30	Restaurant		N	Y	N	0	0	0	0	0	0	0
199	3704/026	Liberal Jewellery & Loan		25	Financial	Pawn Shop	N	Y	N	0	0	0	0	0	0	0
200	3704/026	Sonoma Market		45	Grocery		Y	Y	N	0	0	1	0	0	0	0
201	3704/026	Vacant		16	Vacant		N	Y	N	0	0	0	1	16	0	0
202	3704/034	Vineria Ristorante		50	Restaurant		N	Y	N	0	0	0	0	0	0	0
203	3704/035	Mezzanine		70	Entertainment Venue		N	Y	N	0	0	0	0	0	0	0
204	3704/045	Vacant		400	Vacant		N	Y	N	0	0	0	1	400	0	0
205	3704/049	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0	0
206	3704/050	Pacific Loan		15	Financial	Pawn Shop	N	Y	N	0	0	0	0	0	0	0
207	3704/050	The Argentum Project		17	Limited Restaurant		Y	Y	N	0	0	1	0	0	0	0
208	3704/051	Vacant		22	Vacant		N	Y	N	0	0	0	1	22	0	0
209	3704/052	Vacant		22	Vacant		N	Y	N	0	0	0	1	22	0	0
210	3704/053	City Smoke House		16	Limited Restaurant		Y	Y	N	0	0	1	0	0	0	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
211	3704/067	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
212	3704/068	Blick	Y	72	Retail	Art Supply	N	Y	N	1	72	0	0	0	0
213	3704/069	Fellow Barber		30	Personal Service	Barber	Y	Y	N	0	0	1	0	0	0
214	3704/074	Shiekh		40	Retail	Shoes	N	Y	N	0	0	0	0	0	0
215	3704/076	The Melt	Y	25	Limited Restaurant		Y	Y	N	1	25	1	0	0	0
216	3704/077	Metro PCS	Y	25	Retail	Telephone	N	Y	N	1	25	0	0	0	0
217	3704/078	CVS	Y	350	Retail	Pharmacy	Y	Y	N	1	350	1	0	0	0
218	3704/079	Mo'z Café		45	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
219	3704/079	Sushi Hashiri		55	Restaurant		N	Y	N	0	0	0	0	0	0
220	3704/144	Vacant		45	Vacant		N	Y	N	0	0	0	1	45	0
221	3705/023	Soma Restaurants		135	Restaurant		N	Y	N	0	0	0	0	0	0
222	3705/042	Westfield	Y	1250	Retail	Streetwear Apparel	N	Y	N	1	1250	0	0	0	1
223	3724/067	Starbucks	Y	85	Limited Restaurant		Y	Y	N	1	85	1	0	0	0
224	3724/067	Icicles		50	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
225	3724/067	Thi		17	Personal Service	Nail Salon	Y	Y	N	0	0	1	0	0	0
226	3724/067	Good Vibration	Y	50	Retail	Adult	N	Y	N	1	50	0	0	0	0
227	3724/067	Sprint	Y	55	Retail	Telephone	N	Y	N	1	55	0	0	0	0
228	3724/067	Green Papaya		44	Restaurant		N	Y	N	0	0	0	0	0	0
229	3724/067	Mels	Y	100	Restaurant		N	Y	N	1	100	0	0	0	0
230	3724/067	Zpizza		40	Restaurant		N	Y	N	0	0	0	0	0	0
231	3724/067	Vacant		40	Vacant		N	Y	N	0	0	0	1	40	0
232	3724/067	Vacant		12	Vacant		N	Y	N	0	0	0	1	12	0
233	3724/067	Vacant		40	Vacant		N	Y	N	0	0	0	1	40	0
234	3724/071	School U of P		950	School		N	Y	N	0	0	0	0	0	0
235	3725/005	Vacant		255	Vacant		N	Y	N	0	0	0	1	255	0
236	3725/008	Vacant		80	Vacant		N	Y	N	0	0	0	1	80	0
237	3725/014	Vacant		125	Vacant		N	Y	N	0	0	0	1	125	0
238	3725/018	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
239	3725/019	Vacant		131	Vacant		N	Y	N	0	0	0	1	131	0
240	3725/021	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0
241	3725/025	Subway	Y	70	Limited Restaurant		Y	Y	N	1	70	1	0	0	0
242	3725/033	Tempest		100	Bar		N	Y	N	0	0	0	0	0	0
243	3725/035	Vacant		40	Vacant		N	Y	N	0	0	0	1	40	0
244	3725/043	Vacant		105	Vacant		N	Y	N	0	0	0	1	105	0
245	3725/060	Vacant		105	Vacant		N	Y	N	0	0	0	1	105	0

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246	3725/061	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
247	3725/062	Freds		25	Grocery		Y	Y	N	0	0	1	0	0	0
248	3725/063	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
249	3725/064	Foodie		25	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
250	3725/078	Covo		95	Bar		N	Y	N	0	0	0	0	0	0
251	3725/079	Chicos Pizza		80	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
252	3725/081	Monarch		40	Bar		N	Y	N	0	0	0	0	0	0
253	3725/081	Vacant		30	Vacant		N	Y	N	0	0	0	1	30	0
254	3725/081	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
255	3725/082	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
256	3725/086	Vacant		110	Vacant		N	Y	N	0	0	0	1	110	0
257	3725/091	Vacant		274	Vacant		N	Y	N	0	0	0	1	274	0
258	3725/098	Vacant		184	Vacant		N	Y	N	0	0	0	1	184	0
259	3726/001	Miss Siagon		100	Restaurant		N	Y	N	0	0	0	0	0	0
260	3726/002	Beauty Supply		60	Retail	Cosmetics	N	Y	N	0	0	0	0	0	0
261	3726/003	Launderland		25	Cleaners		Y	Y	N	0	0	1	0	0	0
262	3726/005	Frena		30	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
263	3726/006	Mission Cleaners		20	Cleaners		Y	Y	N	0	0	1	0	0	0
264	3726/006	Split Pea		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
265	3726/007	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
266	3726/010	City Produce		37	Grocery		Y	Y	N	0	0	1	0	0	0
267	3726/011	1st Amendment Gallery		20	Gallery		N	Y	N	0	0	0	0	0	0
268	3726/011	SOMA Supermarket		40	Grocery		Y	Y	N	0	0	1	0	0	0
269	3726/018	Vacant		16	Vacant		N	Y	N	0	0	0	1	16	0
270	3726/019	Camputee Press		36	Service	Graphic	N	Y	N	0	0	0	0	0	0
271	3726/021	Vacant		20	Vacant		N	Y	N	0	0	0	1	20	0
272	3726/025	Starco Market		20	Grocery		Y	Y	N	0	0	1	0	0	0
273	3726/026	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0
274	3726/031	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
275	3726/073	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
276	3726/087	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
277	3726/105	Subway	Y	40	Limited Restaurant		Y	Y	N	1	40	1	0	0	0
278	3726/107	Birdsong		35	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
279	3726/108	Saint Frank		20	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
280	3726/108	The Board		25	Limited Restaurant		Y	Y	N	0	0	1	0	0	0

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281	3726/109	Vacant		760	Vacant		N	Y	N	0	0	0	1	760	0
282	3726/110	Mini of SF	Y	200	Trade Shop	Auto Repair	N	Y	N	1	200	0	0	0	0
283	3726/114	K OZ		50	Restaurant		N	Y	N	0	0	0	0	0	0
284	3726/118	Tony Baloney's		42	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
285	3726/152	ICU Market		54	Grocery		Y	Y	N	0	0	1	0	0	0
286	3727/001	Teo		150	Restaurant		N	Y	N	0	0	0	0	0	0
287	3727/004	7 Mission		15	Restaurant		N	Y	N	0	0	0	0	0	0
288	3727/004	Vacant		35	Vacant		N	Y	N	0	0	0	1	35	0
289	3727/005	Caffe Moda		68	Limited Restaurant		Y	Y	N	0	0	1	0	0	0
290	3727/010	Kauno		20	Personal Service	Physical Therapy	N	Y	N	0	0	0	0	0	0
291	3727/077	General Bead		32	Retail	Beads	N	Y	N	0	0	0	0	0	0
292	3727/095	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
293	3727/096	Vacant		75	Vacant		N	Y	N	0	0	0	1	75	0
294	3727/136	Vacant		100	Vacant		N	Y	N	0	0	0	1	100	0
295	3727/138	Celia's In and Out Cleaners		22	Cleaners		Y	Y	N	0	0	1	0	0	0
296	3727/138	Rosy Heels		40	Personal Services	Salon, Nails	Y	Y	N	0	0	1	0	0	0
297	3727/138	Vacant		12	Vacant		N	Y	N	0	0	0	1	12	0
298	3727/168	Vacant		75	Vacant		N	Y	N	0	0	0	1	75	0
299	3731/002	Vacant		20	Vacant		N	Y	N	0	0	0	1	20	0
300	3731/003	Vacant		50	Vacant		N	Y	N	0	0	0	1	50	0
301	3731/004	Bee Automotive		125	Trade Shop	Auto Repair	N	Y	N	0	0	0	0	0	0
302	3731/043	Vacant		148	Vacant		N	Y	N	0	0	0	1	148	0
303	3731/071	The Box SF		37	Service	Event Space	N	Y	N	0	0	0	0	0	0
304	3731/072	All City Painting		62	Personal Services	Print Shop	N	Y	N	0	0	0	0	0	0
305	3731/073	AT Computer		12	Personal Services	Computer Repair	N	Y	N	0	0	0	0	0	0
306	3731/094	Vacant		380	Vacant		N	Y	N	0	0	0	1	380	0
307	3731/095	Olivet University		250	School		N	Y	N	0	0	0	0	0	0
308	3731/117	Little Raven Gallery		16	Gallery		N	Y	N	0	0	0	0	0	0
309	3732/122	Econ Glass		22	Retail	Glass	N	Y	N	0	0	0	0	0	0
310	3732/123	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
311	3732/124	Yerba Buena Market		100	Grocery		Y	Y	N	0	0	1	0	0	0
312	3732/125	Vacant		25	Vacant		N	Y	N	0	0	0	1	25	0
313	3732/126	CA Office Service		25	Personal Services	Print Shop	N	Y	N	0	0	0	0	0	0
314	3732/139	Tin		25	Restaurant		N	Y	N	0	0	0	0	0	0
315	3701/50	Chase Bank	Y	155	Financial Services		Y	N	Y	1	155	1	0	0	0

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316	3701/59	Hotel Whitcomb		120	Hotel		N	N	Y	0	0	0	0	0	0
317	3701/59	Starbucks	Y	60	Limited Restaurant		Y	N	Y	1	60	1	0	0	0
318	3508/1	Walgreens	Y	195	Retail	Pharmacy	Y	N	Y	1	195	1	0	0	0
319	3508/1	Bonmarche		100	Restaurant		N	N	Y	0	0	0	0	0	0
320	3508/1	First republic	Y	75	Financial Services		Y	N	Y	1	75	1	0	0	0
321	3508/1	Cadillac Bar and Grille		130	Restaurant		N	N	Y	0	0	0	0	0	0
322	3508/1	Market Café		160	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
323	3507/41	Steel and Lacquer		100	Personal Services	Salon	Y	N	Y	0	0	1	0	0	0
324	3507/41	Vacant		220	Vacant		N	N	Y	0	0	0	1	220	0
325	3507/40	Vacant		200	Vacant		N	N	Y	0	0	0	1	200	0
326	3506/1	Bank of America	Y	715.3	Financial Services		Y	N	Y	1	715	1	0	0	0
327	3506/4	Honda	Y	885.825	Retail/Trade Shop	Auto Sales/Repair	N	N	Y	1	886	0	0	0	0
328	836/1	All Star Café		88	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
329	836/5	Vacant		81	Vacant		N	N	Y	0	0	0	1	81	0
330	836/10	Fit Fight		50	Personal Services	Gym	Y	N	Y	0	0	1	0	0	0
331	836/10	Vacant		50	Vacant		N	N	Y	0	0	0	1	50	0
332	836/10	Market Street Cycles		20	Retail	Bicycles	N	N	Y	0	0	0	0	0	0
333	836/10	Javalencia Café		20	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
334	836/10	The Pastry Cupboard		97	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
335	835/1	The Little Griddle		200	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
336	835/1	The Hot Spot		20	Bar		N	N	Y	0	0	0	0	0	0
337	835/1	Hotel Hostel		25	Hotel		N	N	Y	0	0	0	0	0	0
338	835/1	Kaya Jamaican Food Rum		40	Restaurant		N	N	Y	0	0	0	0	0	0
339	835/1	Little John's Candies		20	Retail	Candy	N	N	Y	0	0	0	0	0	0
340	835/3	Hazel		38	Restaurant		N	N	Y	0	0	0	0	0	0
341	835/4	Walgreens	Y	296.34	retail	Pharmacy	Y	N	Y	1	296	1	0	0	0
342	835/4	Vacant		25	Vacant		N	N	Y	0	0	0	1	25	0
343	835/4	Optometry		75	Professional Services		N	N	Y	0	0	0	0	0	0
344	835/4	Older Adults Clinic Services		75	Professional Services		N	N	Y	0	0	0	0	0	0
345	813/6	Redwood Credit Union	Y	178	Financial Services		Y	N	Y	1	178	1	0	0	0
346	813/6	Andersens Bakery	Y	25	Limited Restaurant		Y	N	Y	1	25	1	0	0	0
347	813/6	Starbucks	Y	30	Limited Restaurant		Y	N	Y	1	30	1	0	0	0
348	355/15	Burger King	Y	154.3	Limited Restaurant		Y	N	Y	1	154	1	0	0	0
349	355/3	Vacant (Check n Go)		25	Vacant		N	N	Y	0	0	0	1	25	0
350	355/4	New York Tobacco		25	Retail	Tobacco	N	N	Y	0	0	0	0	0	0

Appendix A : 1011 Market Street Conditional Use Formula Retail Survey (cont'd)

Business Count	Block/Lot	Business Name	Formula Retail? Commercial	Frontage ft (including secondary frontage on	Use Type	Specification	Daily Need?	1/4 mi Radius?	C-3-G (FR restricted)?	FR? Y=1 N=0	FR Frontage	Daily Need? Y=1 N=0	Vacant? Y=1 N=0	Vacant Frontage	Streetwear Apparel Retail Location
351	355/4	Gyro King		36	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
352	355/4	Sam's		25	Restaurant		Y	N	Y	0	0	1	0	0	0
353	355/8	Wells Fargo	Y	100	Financial Services		Y	N	Y	1	100	1	0	0	0
354	355/5	Vacant		25	Vacant		N	N	Y	0	0	0	1	25	0
355	355/6	Vacant		25	Vacant		N	N	Y	0	0	0	1	25	0
356	355/7	Local Diner		25	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
357	355/7	Subway	Y	20	Limited Restaurant		Y	N	Y	1	20	1	0	0	0
358	355/10	Vacant		45	Vacant		N	N	Y	0	0	0	1	45	0
359	355/10	Vacant (Civic Center Market)		20	Vacant		N	N	Y	0	0	0	1	20	0
360	355/10	Ananda Fuara		65	Limited Restaurant		Y	N	Y	0	0	1	0	0	0
27766	Total Business Frontage (lf)			27765.765											
360	TotalNumber of Businesses														
49	TotalNumber of FR Businesses									49					
7249	Total FR Frontage										7249				
14%	% FR Businesses														
26%	% FR Commercial Frontage														
133	Total Daily Need Business											133			
37%	% Daily Need Business														
119	Total Number of Vacancies												119		
10673	Total Vacant Frontage													10673	
33%	% Vacant Businesses														
38%	% Vacant Commercial Frontage														
6	Streetwear Apparel Locations														6
2%	% Streetwear Apparel Locations														



SAN FRANCISCO PLANNING DEPARTMENT

**EXHIBIT
C**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1011 MARKET ST		3703056
Case No.		Permit No.
2018-007959PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization to establish a Formula Retail Use (dba Supreme) with a total leased area of 9,798 sf, 4,500 sf will be dedicated to sales and will be open to the public. Scope includes (N) steel framed storefront glazing system with a pair of double doors, 75% transparent security grille, metal signage, and stucco to match the (E) adjacent finishes.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<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): Mathew Chandler
Liquefaction & Air Quality N/A

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 checked="" 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 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 checked="" 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-around; margin-top: 10px;"> <div style="text-align: left;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="text-align: left;"> <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): modifications to non-original storefront, compatible with district	
Preservation Planner Signature: Marcelle Boudreaux	

**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: Marcelle Boudreaux 10/17/2018
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)
1011 MARKET ST		3703/056
Case No.	Previous Building Permit No.	New Building Permit No.
2018-007959PRJ		
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:	Date:



EXHIBIT
D

October 12th, 2018

Dear President Hillis and Members of the Planning Commission,

My name is Tony Vitello. I am the President of Thrasher Magazine, a company that has conducted business in San Francisco since our founding in 1981. Though our headquarters have always been based in Bayview-Hunters Point, we recently opened up a storefront at 66 6th street between Mission and Market. After looking at potential retail spaces around the city we selected the mid-Market area because we believed we were well-positioned to bring young people and positive energy into a neighborhood desperately in need of a spark.

I must say that we are extremely excited about the idea of Supreme moving into the neighborhood at 1011 Market Street. Not only are they a globally celebrated brand, they are also friends and business associates, and we share many of the same goals regarding revitalization of the neighborhood. There's no doubt in my mind that their presence will lead to a surge in foot traffic, and thus, increase the safety and vibrancy of the area, albeit in an organic way, as their company was established and has flourished in a multicultural, urban environment.

If there's anything else you need to know, please don't hesitate to contact me at 650 303 0051. Otherwise, I hope to see the doors of Supreme open in San Francisco very soon!

All the best,

A handwritten signature in black ink, appearing to be "TV" or similar initials, written in a cursive style.

Tony Vitello

somba South of Market Business Association

615 Seventh Street • San Francisco , CA 94103-4910 • www.sfsomba.org
Phone: 415.621.7533 • Fax: 415.621.7583 • e-mail: info@sfsomba.com

July 31, 2018

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Honorable Members of the Planning Commission:

I am writing in support of Supreme, San Francisco, 1011 Market Street, San Francisco on behalf of the South of Market Business Association.

In April 1994, Supreme opened its doors in downtown Manhattan and rapidly became the home of New York City skate culture. At its core was a group of neighborhood kids, New York skaters, and local artists who became the store's staff and customers.

While Supreme developed into a downtown institution it also established itself as a brand known for its quality, style, and authenticity.

Over 24 years Supreme has expanded into a strong community; working with generations of artists, photographers, designers, musicians, filmmakers, and writers who defied conventions and contributed to its unique identity and attitude.

Skateboarding has been a rich part of San Francisco's cultural fabric with some of the most respected skateboarders calling the city their home and thus San Francisco is a perfect location for Supreme to not only expand to but to contribute to the community.

Sincerely,



Henry Karnilowicz
President

From: Marvis Phillips
To: [Chandler, Mathew \(CPC\)](#)
Subject: 1011 Market Street
Date: Saturday, August 18, 2018 2:21:57 AM

Dear Mathew,

The District 6 Community Planners, listened to the presentation by the owner of "Supreme" skateboards at 1011 Market Street, at our 8 August 2018, community meeting.

While we found the presentation interesting, we do have some concerns: 1). The product line seems aimed at "higher end" buyers, and not the "lower-income" skateboarders that live in the Tenderloin and SOMA/6th Street corridor. 2). And also all the commuting skateboarders passing through the TL. 3). Also this site is another piece of gentrification that is pricing those on fixed incomes and seniors out of shopping on Central Market Street.

With all said, the Boards decision is that we remain "Neutral" on this project. I have informed Taylor of our decision and reasons.

Thank you for understanding.

Sincerely,

Marvis J. Phillips
Board Chair
District 6 Community Planners

--

Marvis J. Phillips
Board Chair
District 6 Community Planners

October 8, 2018

Dear President Hillis and Members of the Planning Commission,

I am the COO of Equator Coffees at 986 Market Street, and am in full support of Supreme coming into the neighborhood at 1011 Market Street.

Representatives of Supreme have been in regular communication with us about this project for many months. We believe Supreme will be an outstanding neighbor, and their presence on Market Street will be a benefit to all of the surrounding businesses.

Supreme is an outstanding brand, and is a perfect fit for the eclectic, urban atmosphere along Market Street. We look forward to increased foot traffic and safety Supreme will bring to this block of the neighborhood, and are excited for them to open their doors as quickly as possible. Please do not delay in approving this great project!

Sincerely,



JP Lachance
COO
Equator Coffees, LLC



**EXHIBIT
D**

1011 MARKET STREET, 2ND FLOOR, SAN FRANCISCO, CALIFORNIA 94103-1605 U.S.A |
www.sfcamerawork.org | 415 487 1011

October 9, 2018

Dear President Hillis and Members of the Planning Commission,

I am the Executive Director of SF Camerawork at 1011 Market Street, and am in full support of Supreme coming into our neighborhood here as the street level tenant of our building.

Representatives of Supreme have been in regular communication with us about this project for many months. We believe Supreme will be an outstanding neighbor, and their presence on Market Street will be a benefit to all of the surrounding businesses. Our building and business have suffered from the worst parts of 6th street by having the street level unit remain vacant for so many years (it has been almost all five years of my tenure here).

Supreme is a world-recognized brand, and is a perfect fit for the eclectic, urban atmosphere along Market Street. We look forward to increased foot traffic and safety Supreme will bring to this block of the neighborhood, and are excited for them to open their doors as quickly as possible. Please do not delay in approving this great project!

Sincerely,

A handwritten signature in blue ink, appearing to read 'Heather Snider'.

Heather Snider

Executive Director, SF Camerawork

SAN FRANCISCO
PROPER
HOTEL

October 12, 2018

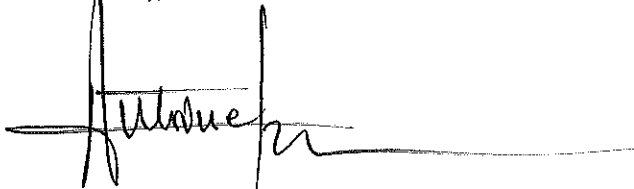
Dear President Hillis and Members of the Planning Commission,

I am the Senior Vice President of Operations of San Francisco Proper at 1100 Market Street, and am in full support of Supreme coming into the neighborhood at 1011 Market Street.

Representatives of Supreme have been in regular communication with us about this project for many months. We believe Supreme will be an outstanding neighbor, and their presence on Market Street will be a benefit to all of the surrounding businesses.

Supreme is an outstanding brand, and is a perfect fit for the eclectic, urban atmosphere along Market Street. We look forward to increased foot traffic and safety Supreme will bring to this block of the neighborhood, and are excited for them to open their doors as quickly as possible. Please do not delay in approving this great project!

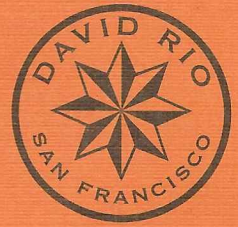
Sincerely,

A handwritten signature in black ink, appearing to read 'Antoine Berberi', with a long horizontal flourish extending to the right.

Antoine Berberi
Senior Vice President, Operations

PROPER

Properhotel.com | [973-476-2315](tel:973-476-2315)



October 16, 2018

Dear President Hillis and Members of the Planning Commission,

I am the owner of David Rio, a specialty beverage company founded in Bernal Heights in 1996 with offices at 1049 Market Street, and also a café, Chai Bar, at 1019 Market Street. I want you to know I am in full support of Supreme coming into the neighborhood at 1011 Market Street.

Since opening our café doors in May 2015, we have been hopeful a company with vision and an eye to improving our neighborhood would move in at 1011 Market Street. I am confident Supreme is that company.

Representatives of Supreme have been in regular communication with us about this project for many months, and we believe Supreme will be an outstanding neighbor. Their presence on Market Street will be a benefit to all of the surrounding businesses.

Supreme is an outstanding brand, and it is a perfect fit for the eclectic, urban atmosphere along Market Street. We look forward to the increased foot traffic and safety Supreme will bring to this block of the neighborhood, and we are anxiously waiting the day Supreme opens their doors at 1011 Market Street. We ask you please not to delay in approving this great project!

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Lowe". The signature is fluid and cursive, with a long horizontal stroke at the end.

Scott Lowe

Owner, David Rio San Francisco & Chai Bar

1019 Market Street

San Francisco, CA 94103