



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: AUGUST 29, 2019

CONSENT

*Record No.:* 2019-001568CUA  
*Project Address:* 101 BAYSHORE BOULEVARD  
*Zoning:* PDR-2 – (Core Production, Distribution, And Repair) Zoning District  
65-J Height and Bulk District  
Bayshore Blvd Home Improvement Special Use District  
*Block/Lot:* 5559/018  
*Project Sponsor:* Ed Hale  
Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South, Kent, WA 98032  
*Property Owner:* 101 Bayshore Blvd SF LLC  
2145 Mendocino Avenue, Santa Rosa, CA 95401  
*Staff Contact:* Xinyu Liang – (415) 575-9182  
[Xinyu.Liang@sfgov.org](mailto:Xinyu.Liang@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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### PROJECT DESCRIPTION

The proposal is to convert an approximately 1,645 square feet of existing one-story automobile service building to a principally permitted Formula Retail (d.b.a. Extra Mile) use that sells beer and wine within an automobile gas station (d.b.a. Chevron Gas Station).

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 210.3, and 303 to allow the proposed convenient store to sell beer and wine within an automobile gas station within the PDR-2 Zoning District, Bayshore Boulevard Home Improvement Special Use District, and a 65-J Height and Bulk District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has not received public comment on the Project as of the date of this Executive Summary.
- **Formula Retail & Conditional Use Authorization.** Typically, the City's Formula Retail controls do not apply to uses in the PDR-2 Zoning District. In this instance, since the Extra Mile store intends to sell retail beer and/or wine concurrently with motor vehicle fuel, Planning Code Section 202.2(b)(2) requires a Conditional Use Authorization.

## **ENVIRONMENTAL REVIEW**

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

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The proposed project will enhance the economic diversity of the neighborhood by allowing a convenience store in the area for the surrounding residents, employers, and other patrons to purchase their convenience goods concurrently with motor vehicle fuel.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: AUGUST 29, 2019

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 210.3, AND 303, TO ESTABLISH A PRINCIPALLY PERMITTED FORMULA RETAIL USE (D.B.A. EXTRA MILE) THAT SELLS BEER AND WINE IN AN EXISTING AUTOMOBILE GAS STATION AT 101 BAYSHORE BOULEVARD, LOT 018 IN ASSESSOR'S BLOCK 5559, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR) ZONING DISTRICT, BAYSHORE BLVD HOME IMPROVEMENT SPECIAL USE DISTRICT, AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On February 8, 2019, Ed Hale from Barghausen Consulting Engineers, Inc. (hereinafter "Project Sponsor") filed Application No. 2019-001568CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 202.2, 210.3, and 303 to convert an existing automobile service building to a principally permitted Formula Retail (d.b.a. Extra Mile) that sells beer and wine within an automobile gas station (d.b.a. Chevron Gas Station) at 101 Bayshore Boulevard (hereinafter "Project"), Lot 018 within Assessor's Block 5559 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-001568CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 29, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-001568CUA.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-001568CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal would convert an existing one-story automobile service building to a convenience store that sells beer and wine within an existing automobile gas station. The proposed convenience store will be considered a Formula Retail Use (d.b.a. Extra Mile). According to the Project Sponsor, there are over 800 stores nationwide, including seven locations in the City of San Francisco. The scope of work will include exterior and interior tenant improvements in order for the conversion of the existing approximately 1,645 square feet automobile service station and rebrand it to an Extra Mile convenient store. There will be no expansion of the existing building envelope. The proposed Extra Mile store will consist of a sales area (which includes a beverage / food service counter area and walk-in cooler), cashier area, storage/utility areas, and restroom.
3. **Site Description and Present Use.** The project site at 101 Bayshore Boulevard is located at the intersection of Bayshore Boulevard and Jerrold Ave on Assessor's Block 5559, Lot 018. The subject lot is approximately 11,264 square-feet in size. The automobile gas station was originally constructed in 1935 for Standard Oil Company of California (now known as Chevron Corporation). The existing automobile service building was constructed in 1966 and includes three automobile repair bays with roll top garage doors and a small convenience store.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning Districts in the Bayview neighborhood. The immediate neighborhood is characterized by one-to-two-story industrial properties with surface parking and loading areas. To the south of the site are a temporary Navigation Center, a Homeless Shelter with accessory Social Services use, and a power sub-station. To the north and east of the site are warehouses, recycling facilities, and storage facilities. To the west, across Highway 101, are residential neighborhoods of Bernal Heights. The project site is located within the boundaries of the Bayshore Boulevard Home Improvement Special

Use District. Other surrounding zoning districts in the vicinity of the project site include: P (Public) and RH-1 (Residential House, Single-Family) Zoning Districts.

5. **Public Outreach and Comments.** Prior to the September 29, 2019 Planning Commission hearing, the Planning Department did not receive public comment on the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Retail Sales and Services Use within the PDR-2 Zoning District.** Section 210.3 of the Planning Code permits “retail sales and services use” establishments, defined under Planning Code Sections 102 and 202.2 (a).

*The current proposal is to allow a formula retail convenience store (d.b.a. Extra Mile) on the ground (1<sup>st</sup>) floor of the one-story commercial building.*

- B. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the PDR-2 Zoning District, Formula Retail Uses is principally permitted under Planning Code Section 210.3. Also, Bayshore Boulevard Home Improvement Special Use District only requires a Conditional Use Authorization for Formula Retail use that is 10,000 square feet or larger.

*The current proposal is to convert the existing automobile service use to a Formula Retail use (d.b.a. Extra Mile) in an approximately 1,645 square foot building located within an existing automobile gas station.*

- C. **Establishments that Sell Beer or Wine with Motor Vehicle Fuel.** Planning Code Section 202.2(b) requires Conditional Use Authorization to establish a use that proposes to sell retail beer or wine concurrently with motor vehicle fuel.

*The proposed Extra Mile store intends to sell retail beer and/or wine concurrently with motor vehicle fuel with Alcohol Beverage License Type 20 (off-sale beer and wine) and requests Condition Use Authorization from the Planning Commission, as stated below.*

- D. **Off-Street Parking and Loading.** There is no minimum requirement for off-street parking spaces. Section 151 of the Planning Code outlines a maximum of 1.5 parking spaces for each 500 square feet of Occupied Floor Area for Retail Sales and Services use. Section 152 of the Planning Code requires zero off-street loading space for retail stores between 0 and 10,000 gross square feet.

*The subject commercial space, with approximately 1,645 square feet in floor area, does not require any off-street or loading parking spaces. There are three existing parking spaces, including one accessible parking space, which are below the maximum of five off-street parking spaces requirement.*

- E. **Bicycle Parking.** Per Planning Code Section 155.2, the project is required to provide a total of one Class 1 and two Class 2 Bicycle Parking Spaces.

*The project sponsor will provide four Class 1 Bicycle Parking Spaces on site that are publicly available as an alternative per Planning Code Section 155.1.*

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

*The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code. The proposed project generally complies with the Planning Code and does not have a significant adverse effect on the architectural and aesthetic character of the District. The proposed business sign will involve a change in copy of the existing wall sign and change a portion of the existing freestanding food mart / gas station monument sign to rebrand it to "Extra Mile".*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

*The proposed project is to allow the establishment of a Formula Retail Use (d.b.a. Extra Mile) to occupy an existing automobile service station which is affiliated with an automobile gas station d.b.a. Chevron Gas Station. The existing automobile service station also includes a small convenience store, a similar use as the proposed Extra Mile. A change in exterior signage and interior tenant improvements are proposed. There will be no expansion to the existing building envelope. The proposal may be desirable by allowing for a name brand food mart operation such as Extra Mile in conjunction with a name brand gasoline supplier Chevron to provide better management, products, and operation.*

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the proposed project. No expansion of the existing building is proposed. A change in business signage is proposed in association with the convenience store space to rebrand it to "Extra Mile".*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*Existing traffic patterns will not be significantly affected by the proposed project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or elsewhere as it is anticipated that patrons of the proposed formula retail convenient store will most likely arrive at the property for gasoline or would be local residents. In addition, there are three on-site parking spaces and four bicycle parking spaces on the Project Site.*

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

*No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.*

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

*There will be no addition of off-street parking spaces, loading facilities, open space or service areas. A new pedestrian path with protective bollards are proposed for pedestrians from Jerrold Avenue and Bayshore Boulevard to access the proposed convenient store. All project signage and projections will be consistent with the controls of the Planning Code.*

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

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

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

*The proposed project is consistent with the stated purpose of the PDR-2 Zoning. The intent of PDR-2 District is to encourage the introduction, intensification, and protection of a wide range of light and contemporary industrial activities. The conservation of existing flexible industrial buildings is also encouraged. This District permits certain non-industrial, non-residential uses, including small-scale Retail uses that would not create conflicts with the primary industrial uses or are compatible with the operational characteristics of businesses in the area.*

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

### **COMMERCE AND INDUSTRY ELEMENT**

#### **GENERAL/CITYWIDE**

##### **OBJECTIVE 1:**

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

##### **Policy 1:**

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

*The proposed project would be compatible with and complementary to the types of uses characterizing this portion of the PDR-2 Zoning District, which includes a mixture of industrial, residential, and public facility uses.*

##### **OBJECTIVE 2:**

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

##### **Policy 1:**

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

*The existing automobile service station includes a small section of a convenience store. The proposed project would retain and enlarge the existing commercial activity use (convenience store).*

### **BAYVIEW HUNTERS POINT AREA PLAN**

#### **COMMERCE**



**OBJECTIVE 7:**

ENCOURAGE HEALTHY RETAIL REUSE IN THE EXISTING COMMERCIAL CORE OF THIRD STREET AND COMPLEMENTARY GROWTH IN ADJACENT SECTIONS.

**Policy 7.3:**

Develop secondary nodes of commercial activity.

*There are limited convenient store in the surrounding area. The proposed Extra Mile convenient store would allow many patrons to walk from their residences or places of employment to purchase their convenience goods concurrently with motor vehicle fuel.*

**URBAN DESIGN**

**OBJECTIVE 11:**

IMPROVE DEFINITION OF THE OVERALL URBAN PATTERN OF BAYVIEW HUNTERS POINT.

**Policy 11.2:**

Increase awareness and use of the pedestrian/bicycle trail system that links subareas in Bayview Hunters Point with the rest of the City.

*The Project Site is located along the Jerrold Avenue bicycle corridor. The project proposed to provide four Class 1 bicycle parking spaces directly accessible from the sidewalk.*

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

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

*The proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will continue to provide job opportunities to the City with the existing gas station and the proposed convenience store.*

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

*The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by establishing a convenience store use in the area. Existing housing will not be affected by the proposed project.*

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

*The proposed project will not displace any affordable housing. No housing exists on the project site.*

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

*It is not anticipated that the proposed project would significantly increase the automobile traffic congestion and parking problems in the neighborhood.*

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

*There is no commercial office development associated with the proposed project. The Project provides future opportunity for resident employment, since the proposal would re-establish a retail use on the project site. The project would be no displacement of any existing industrial or service businesses in the area.*

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

*The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.*

- G. That landmarks and historic buildings be preserved.

*The proposed project will not significantly affect any landmarks or historic buildings.*

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

*The proposed project will not affect any city-owned park or open space.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2019-001568CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 19, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 29, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 29, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a use (dba. Extra Mile) that sells beer and wine concurrent with an existing automobile gas station located at 101 Bayshore Boulevard, Block 5559, and Lot 018 pursuant to Planning Code Sections 202.2, 210.3, and 303 within the PDR-2 Zoning District, Bayshore Boulevard Home Improvement Special Use District, and a 65-J Height and Bulk District; in general conformance with plans, dated June 19, 2019, and stamped "EXHIBIT B" included in the docket for Record No. XXXXXX and subject to conditions of approval reviewed and approved by the Commission on August 29, 2019 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 August 29, 2019 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code and Formula Retail guidelines for signage.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

7. **Bicycle Parking.** Pursuant to Planning Code Sections 155.2, the Project shall provide no fewer than three Class 1 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://www.sf-planning.org)*

## OPERATION

10. **Conditions for Establishments that Sell Beer or Wine with Motor Vehicle Fuel.** Planning Code Section 202.2 establishes additional conditions applicable to establishments with the concurrent sale of motor vehicle fuel and beer or wine, which include:
- i. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler;
  - ii. No advertisement of alcoholic beverages, including beer and wine, shall be displayed at motor fuel islands;
  - iii. No sale of beer or wine shall be made from a drive-in window;
  - iv. No display or sale of beer or wine shall be made from an ice tub;
  - v. No self-illuminated advertising for beer or wine shall be located on buildings or windows;
  - vi. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell beer or wine shall be at least 21 years of age;
  - vii. No alcoholic beverages, other than beer and wine, shall be sold at any time;
  - viii. No beer or wine shall be sold for consumption on the premises;
  - ix. The permittee shall comply with all State statutes, rules, and regulations relating to the sale, purchase, display, possession, and consumption of alcoholic beverages;
  - x. The permittee shall comply with all local statutes, rules, and regulations;
  - xi. The permittee shall not operate the establishment in a manner that presents a nuisance, as defined in California Civil Code Sections 3479 and 3480; and
  - xii. The City may impose sanctions, including suspension or revocation of the Conditional Use authorization, for violation of any of the terms or conditions of the Conditional Use authorization.
11. **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>*
12. **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.

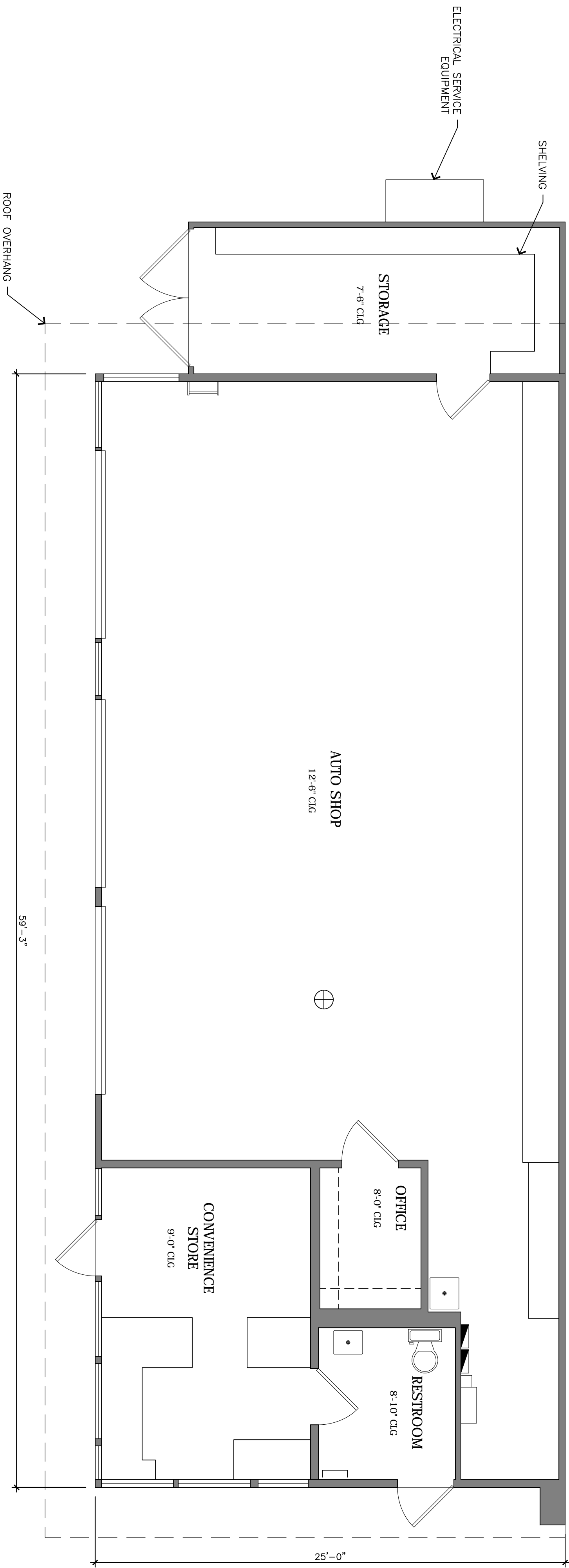
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



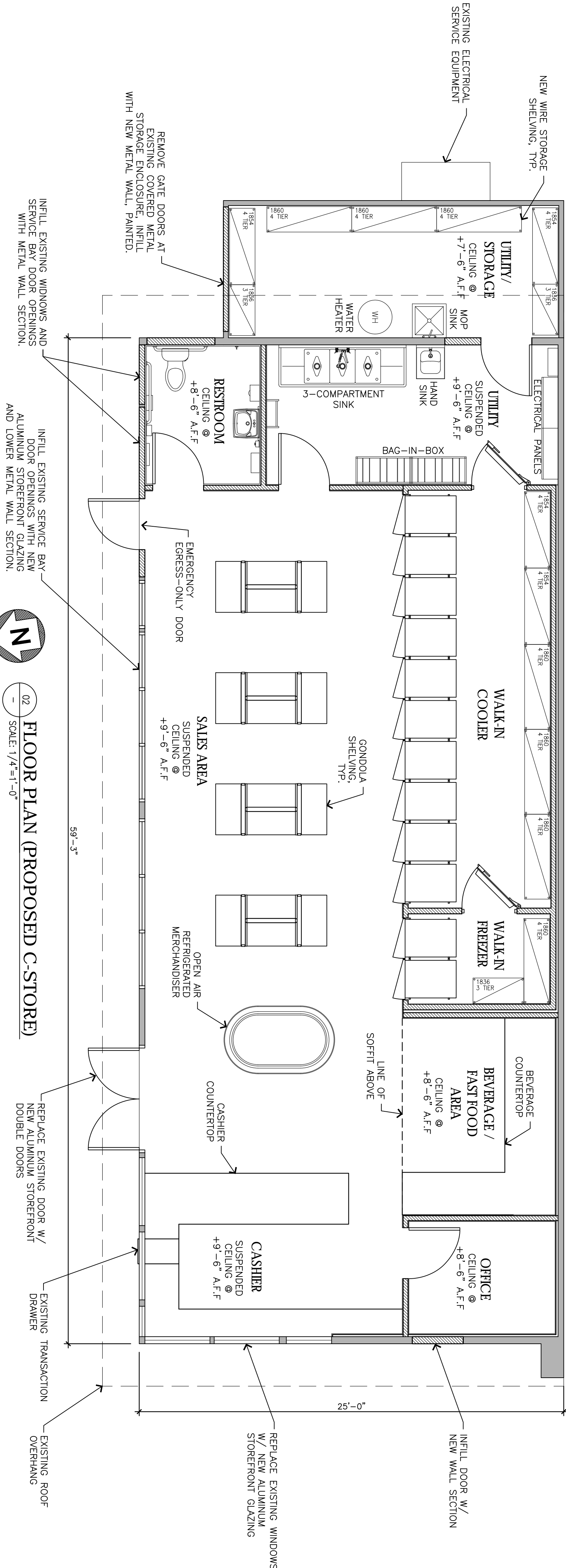
# **Exhibit B:**

## **Plans and Renderings**





01 FLOOR PLAN (EXISTING)  
SCALE: 1/4"=1'-0"

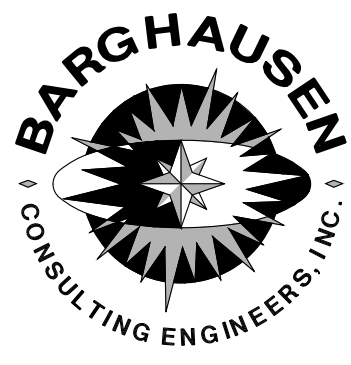


02 FLOOR PLAN (PROPOSED C-STORE)  
SCALE: 1/4"=1'-0"

WALL LEGEND  
EXISTING WALL  
NEW WALL

No.	Date	By	Ckd.	Appr.	Revision
Title:					
FLOOR PLAN CHEVRON C-STORE CONVERSION 101 BAYSHORE BLVD. SAN FRANCISCO, CA					

Job Number  
18960  
Sheet  
A1.1  
of

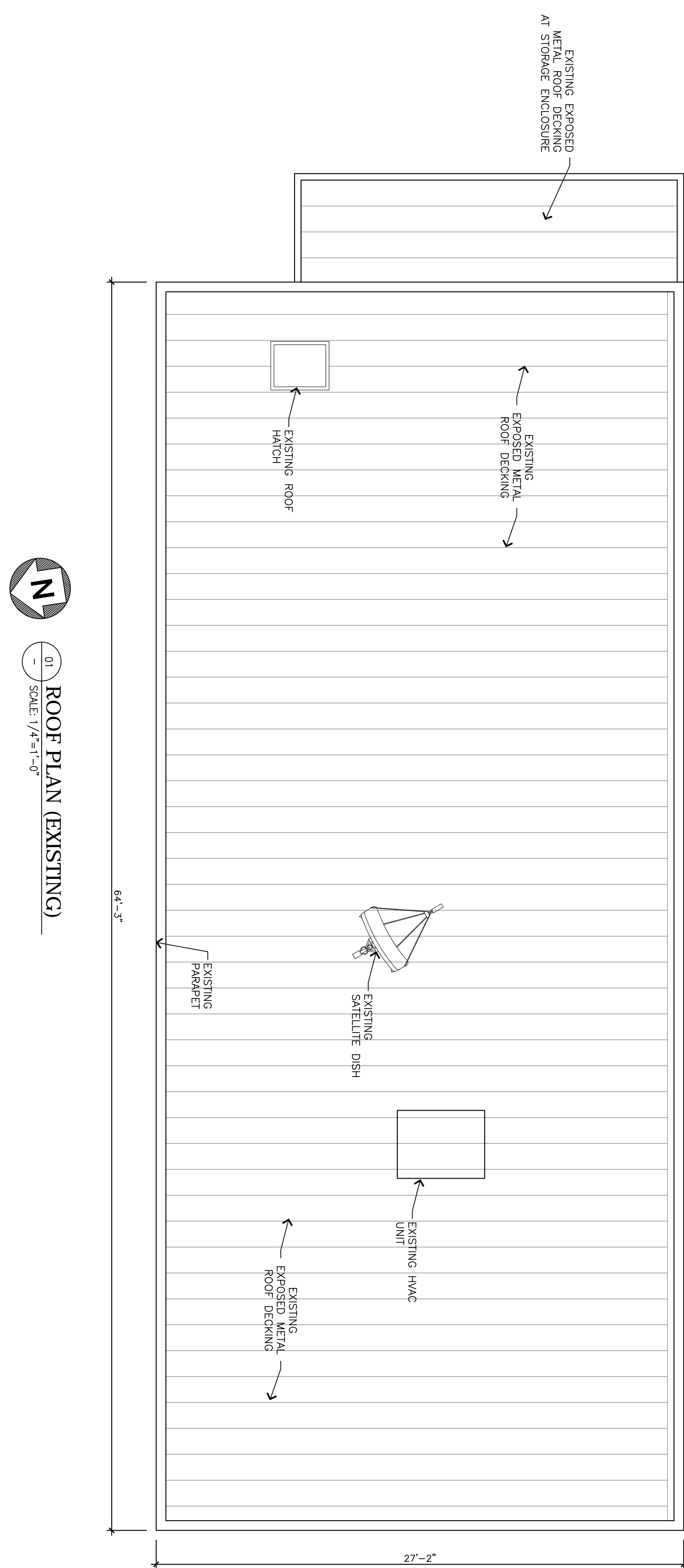
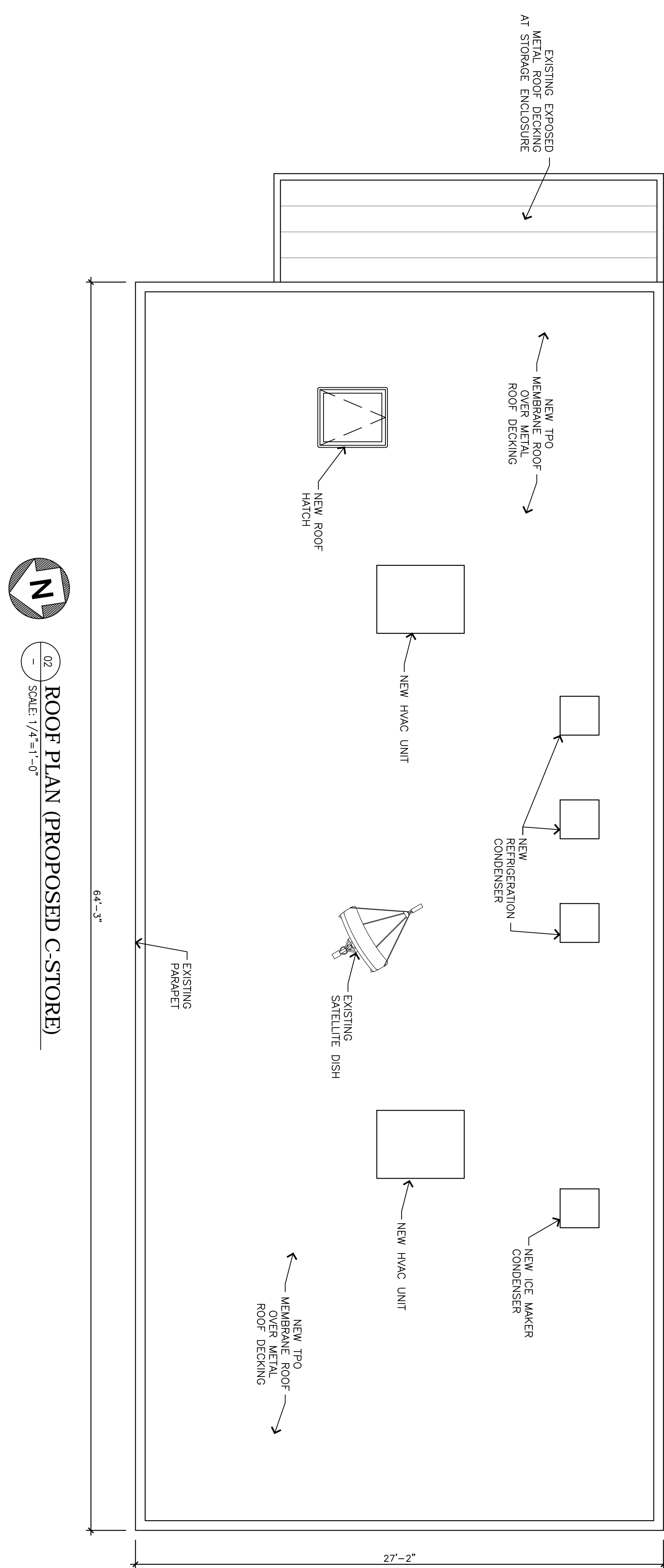


18215 72ND AVENUE SOUTH  
KENT, WA 98032  
(425)251-6222  
(425)251-8782 FAX  
CIVIL ENGINEERING, LAND PLANNING,  
SURVEYING, ENVIRONMENTAL SERVICES

Designed \_\_\_\_\_  
Drawn \_\_\_\_\_  
Checked \_\_\_\_\_  
Approved \_\_\_\_\_  
Date \_\_\_\_\_

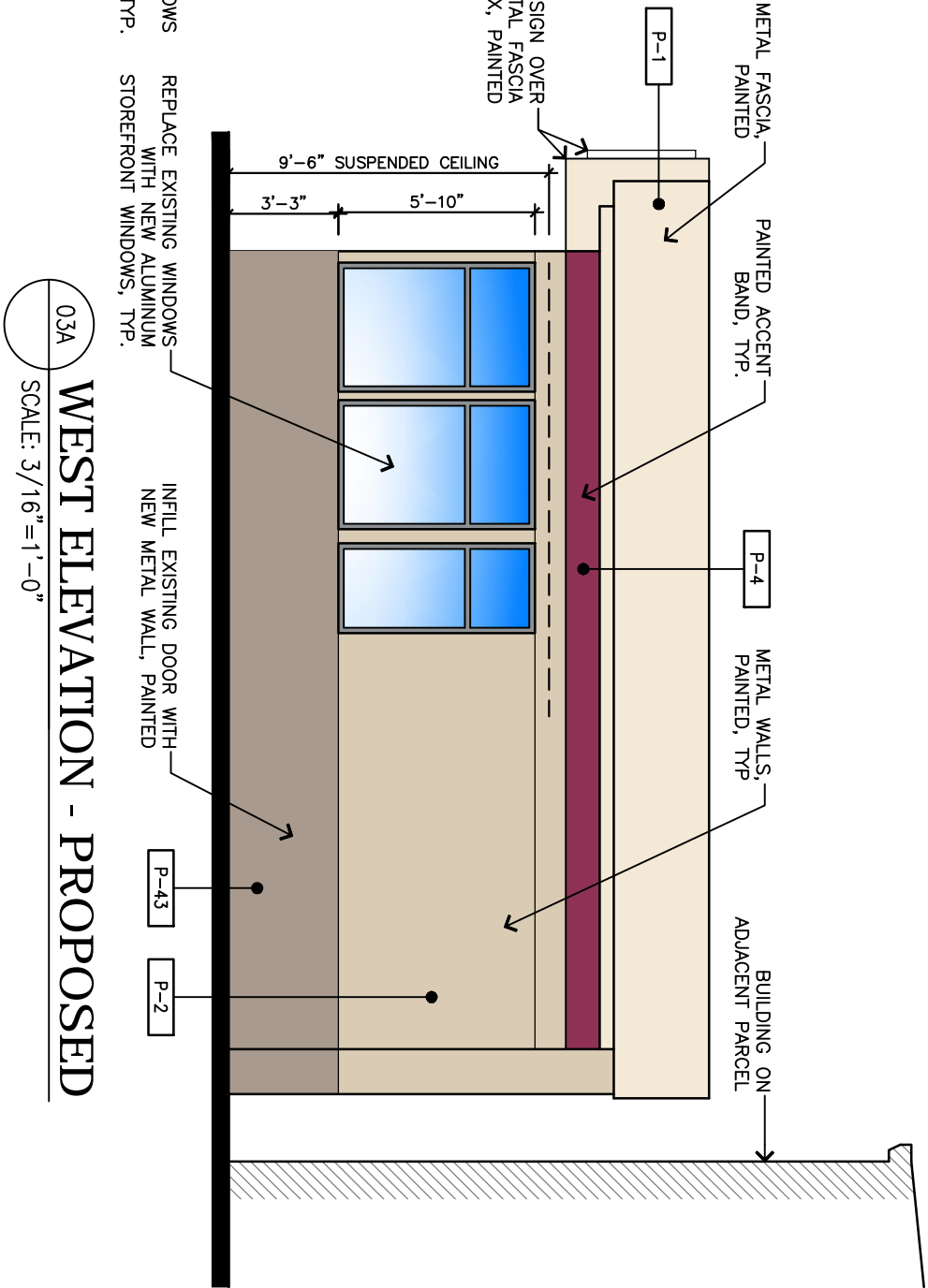
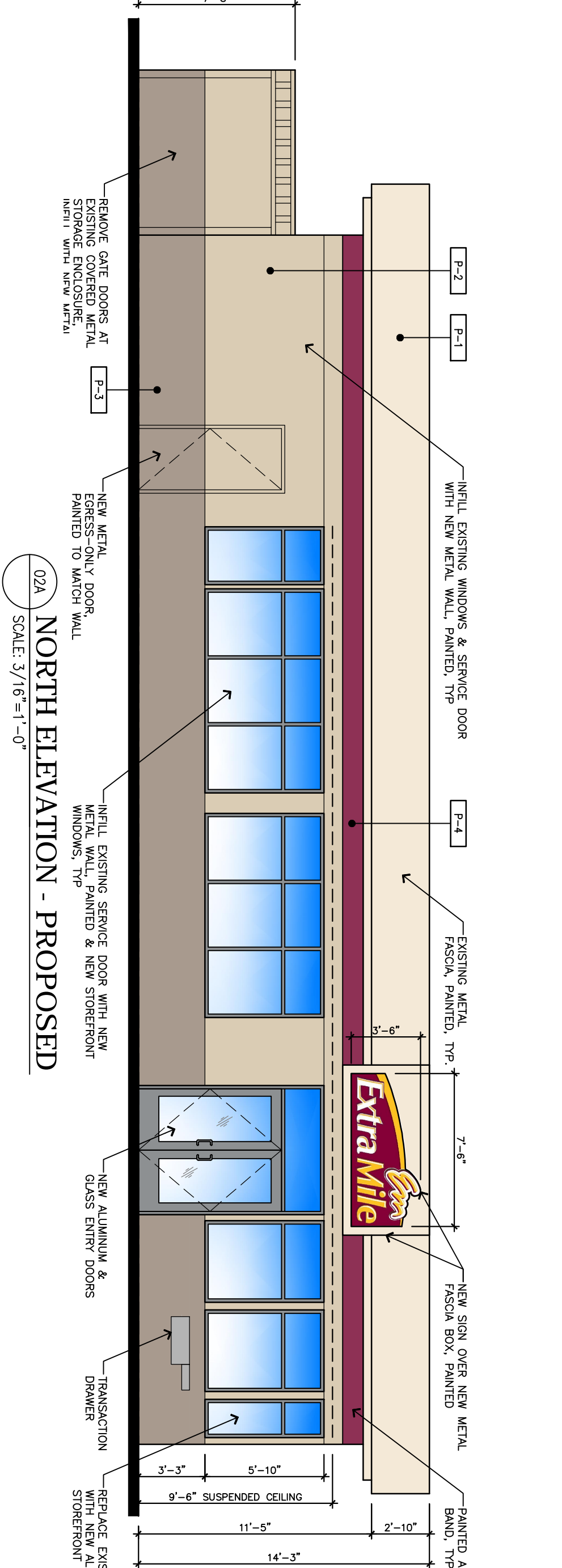
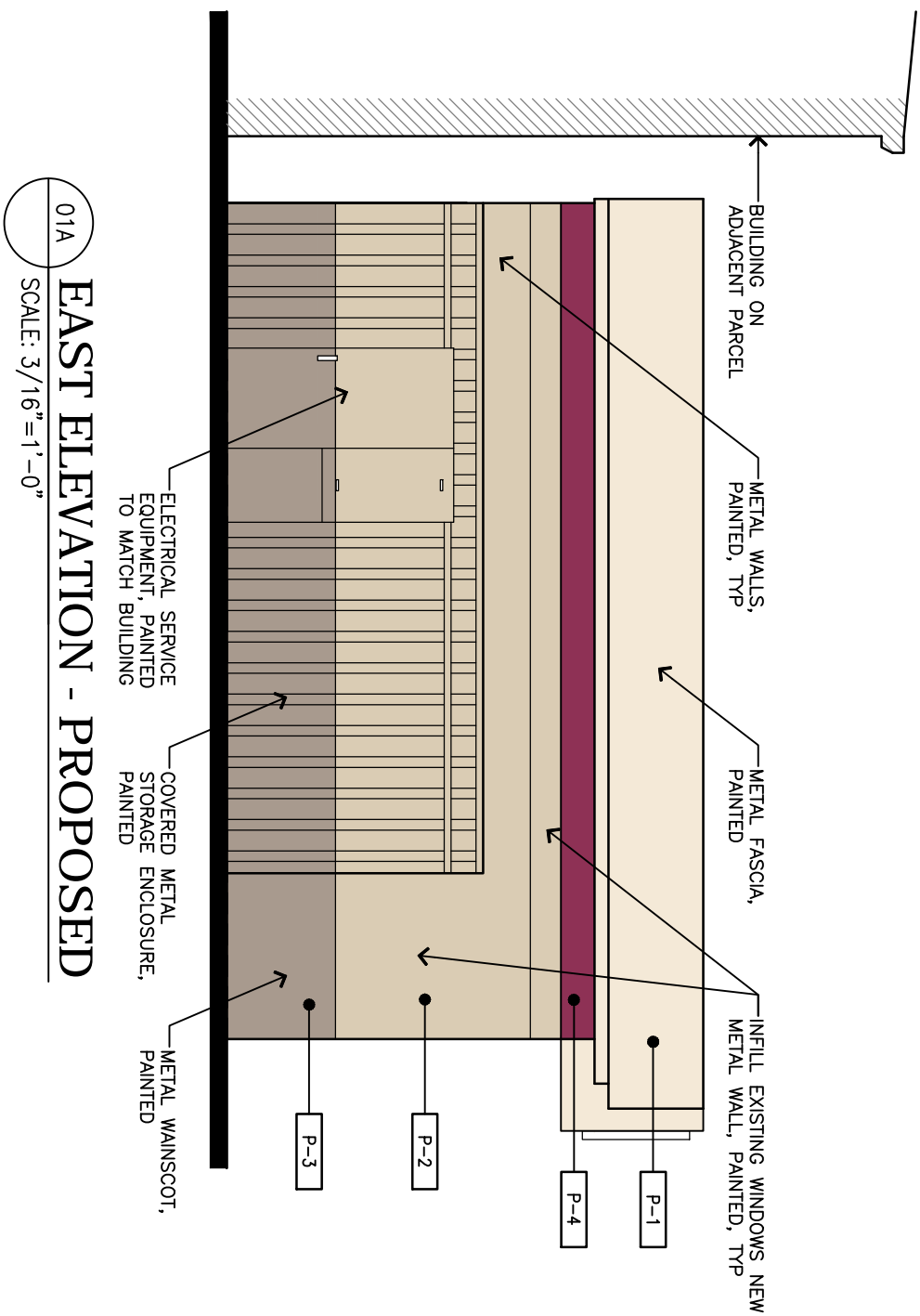
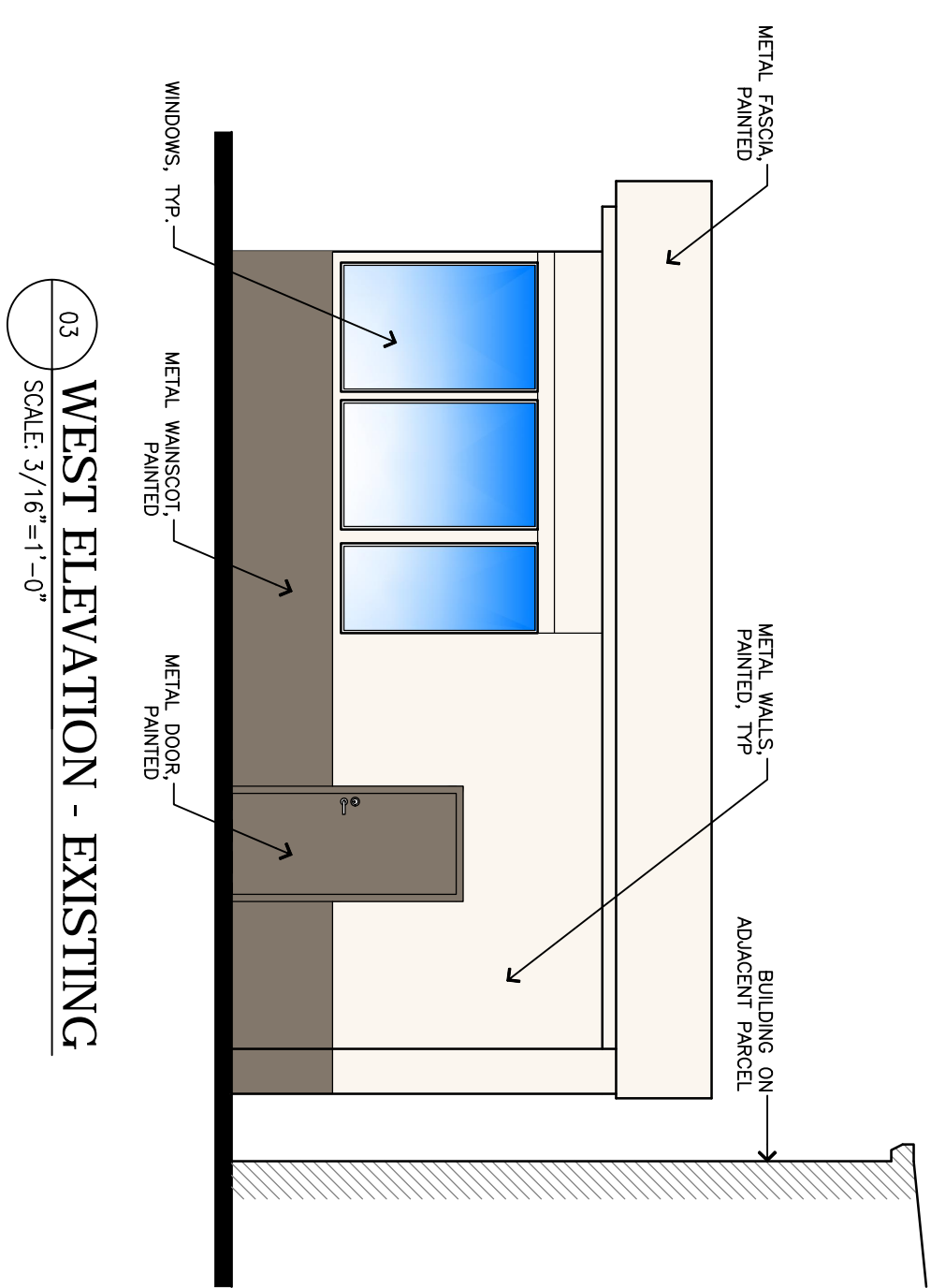
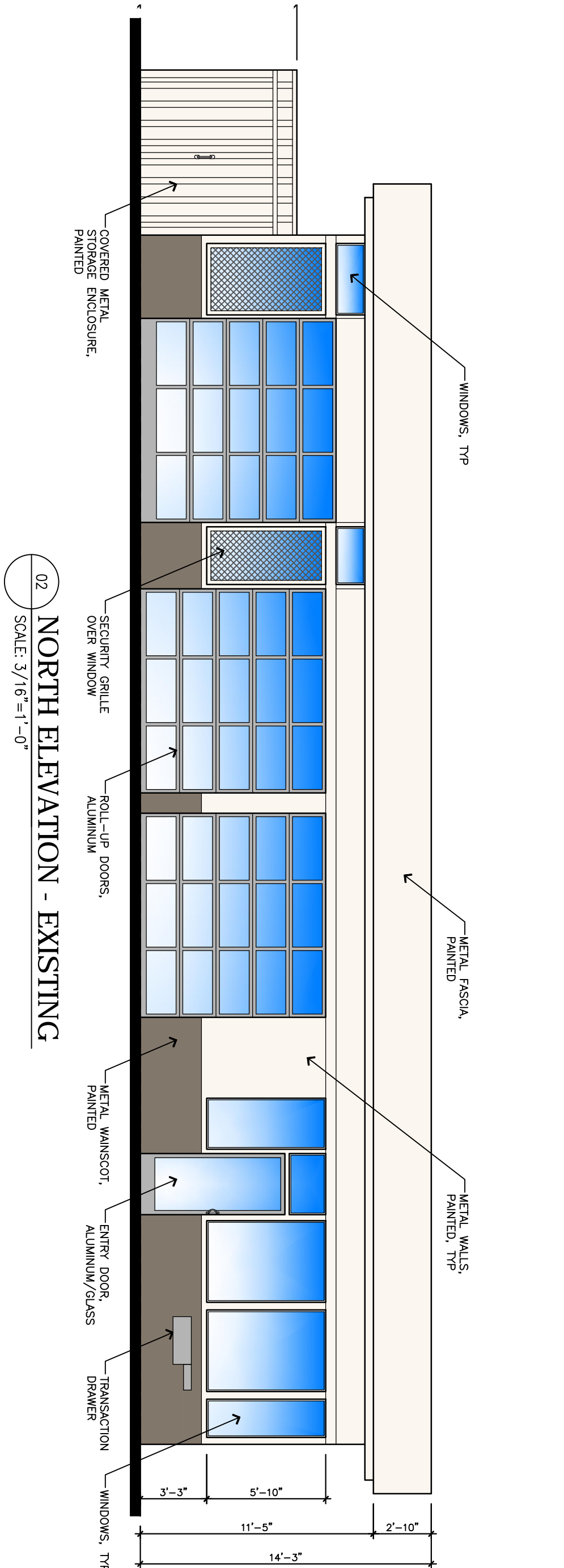
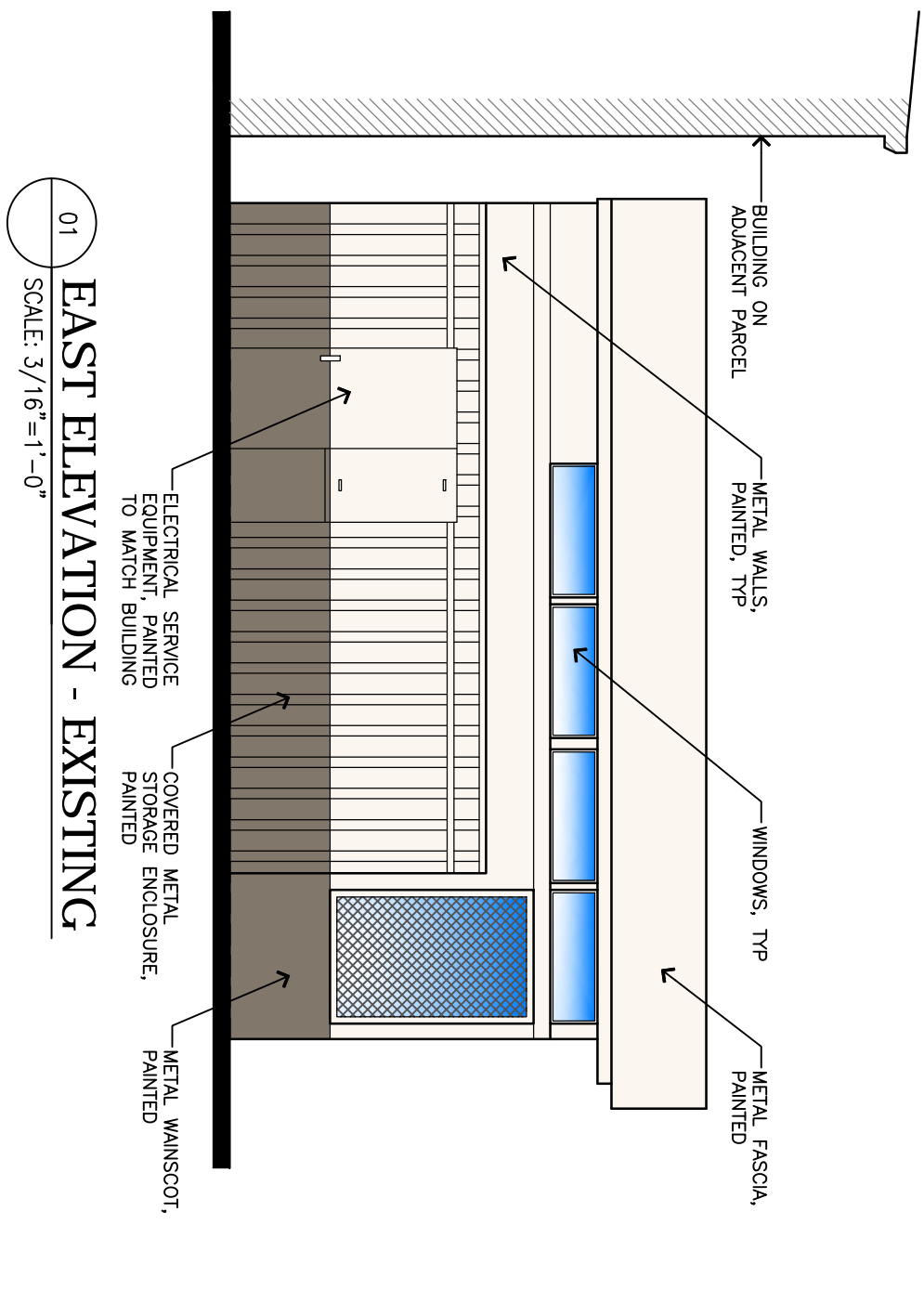
Scale:  
Horizontal  
PER SHEET  
Vertical

For:  
SALKHI PETROLEUM  
2145 MENDOCINO AVENUE  
STA ROSA, CA 95401



No.	Date	By	Ckd.	Appr.	Revision
<b>Title:</b>  <div style="text-align: center;"> <b>ROOF PLAN</b>  <b>CHEVRON C-STORE CONVERSION</b>  <b>101 BAYSHORE BLVD.</b>  <b>SAN FRANCISCO, CA</b> </div>					





COLOR LEGEND - PROPOSED

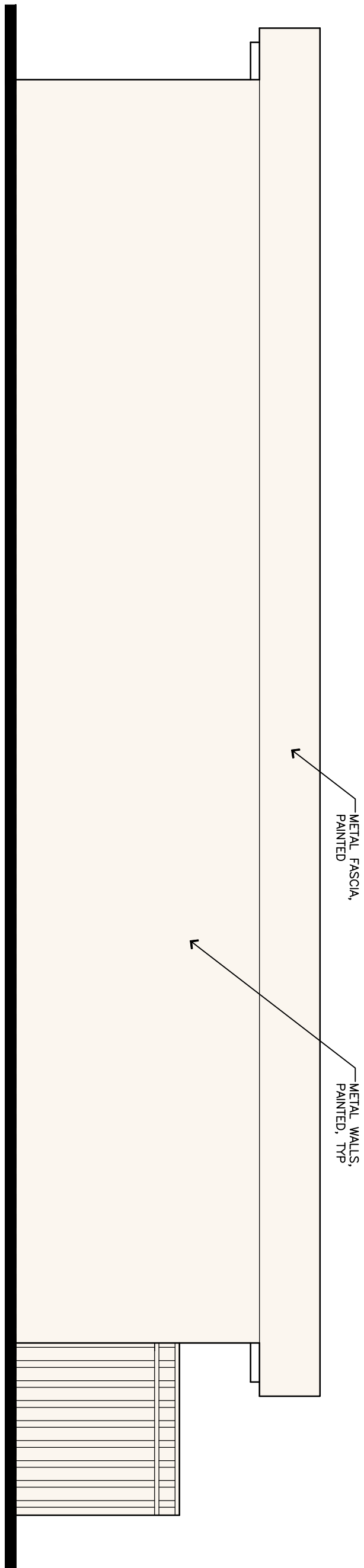
- P-1 PITTSBURG PAINTS MCS-101-PPG  
"OKE AU LIFT", SEMI-GLOSS
- P-2 PITTSBURG PAINTS MCS-102-PPG  
"TUNING", SEMI-GLOSS
- P-3 PITTSBURG PAINTS MCS-104-PPG  
"MOCHA", SEMI-GLOSS
- P-4 PITTSBURG PAINTS MCS-103-PPG  
"CHILLED WINE", GLOSS

MATERIAL LEGEND - PROPOSED

- WALLS: 18 GAUGE GALVANIZED SHEET METAL PANELS TO MATCH EXISTING. PRIME AND PAINT PER SCHEDULE.
- WINDOWS: KAMNEER TRIFAB 4510T CLEAR ANODIZED ALUMINUM, 1" LOW-E GLAZING. REPLACE ALL EXISTING WINDOWS WITH NEW. NO OPERABLE WINDOWS PROPOSED.
- DOOR: TRIFAB VC451, CLEAR ANODIZED ALUMINUM, NARROW STYLE W/ 10" BASE, 1" LOW-E TEMPERED GLAZING.

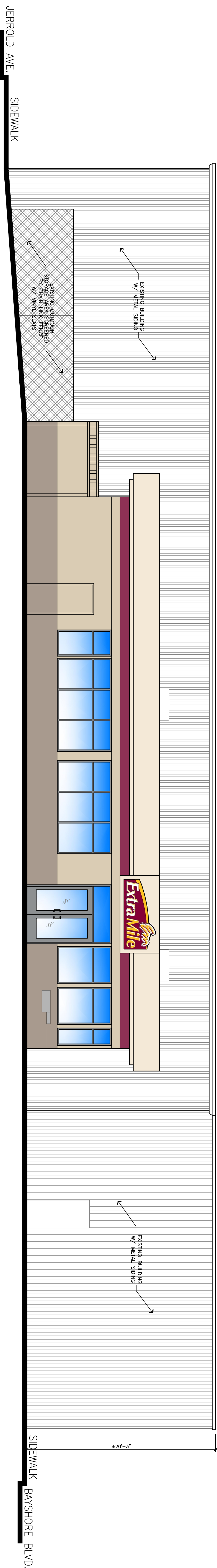
04 SOUTH ELEVATION - NO CHANGES

SCALE: 3/16"=1'-0"




04 NORTH SITE ELEVATION - PROPOSED

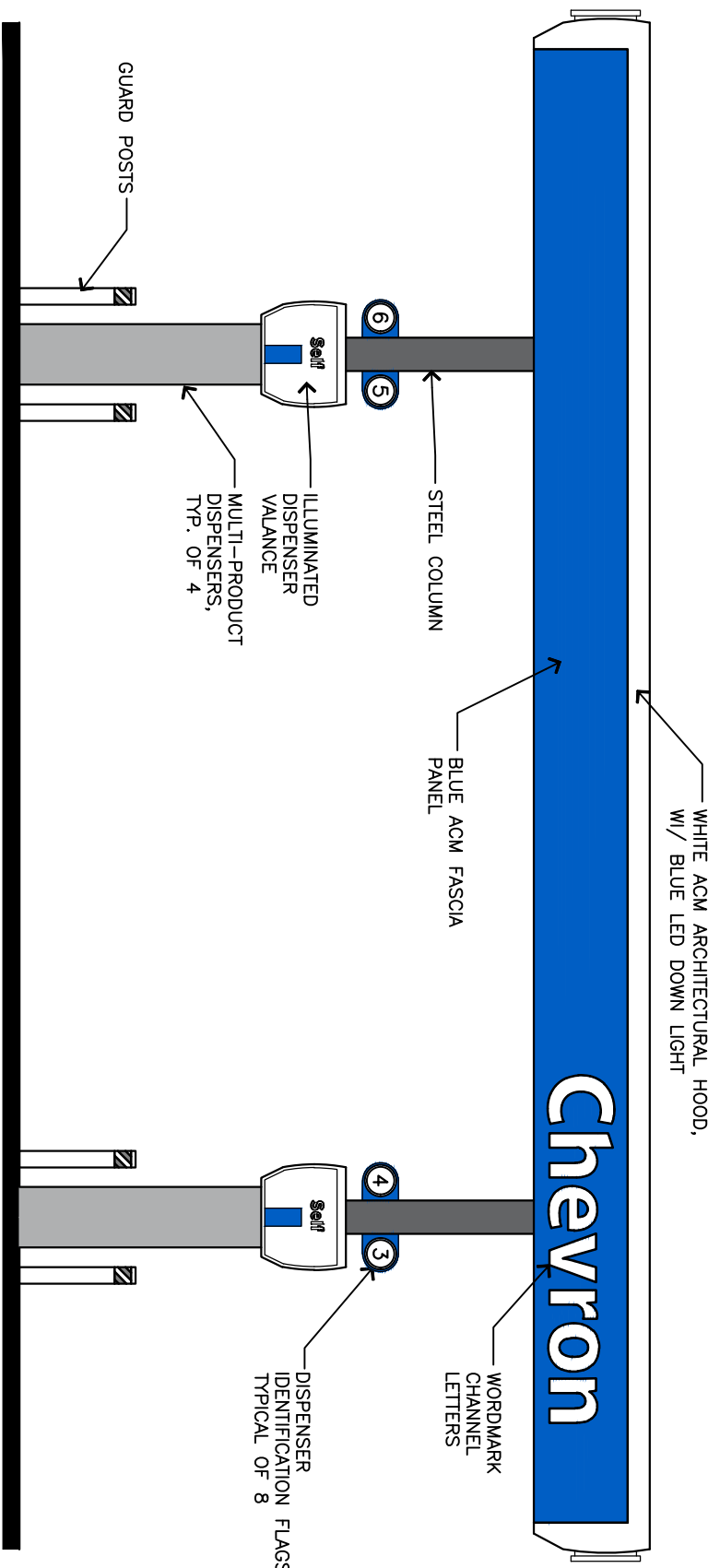
SCALE: 3/16"=1'-0"



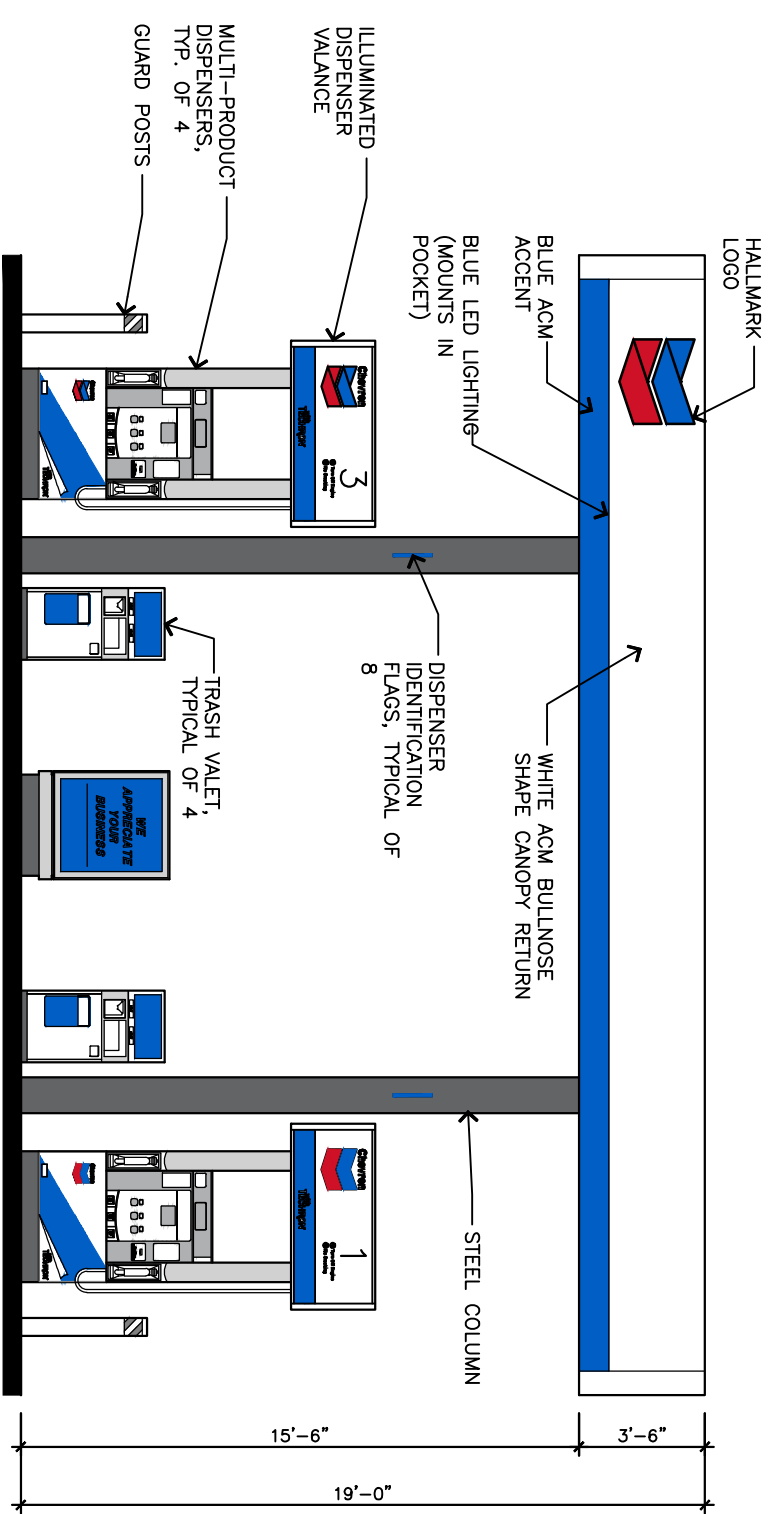
No.	Date	By	Ckd.	Appr.	Revision
Title: BUILDING EXTERIOR ELEVATIONS CHEVRON C-STORE CONVERSION 101 BAYSHORE BLVD. SAN FRANCISCO, CA					

Job Number <b>18960</b>		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX	Designed <u>SK</u> Drawn <u>SK</u> Checked <u>EH</u> Approved _____ Date <u>6/14/19</u>	Scale:  Horizontal PER SHEET  Vertical	For:  <b>SALKHI PETROLEUM</b> <b>2145 MENDOCINO AVENUE</b> <b>STA ROSA, CA 95401</b>
Sheet <b>A2.1</b>		CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES			
of _____					

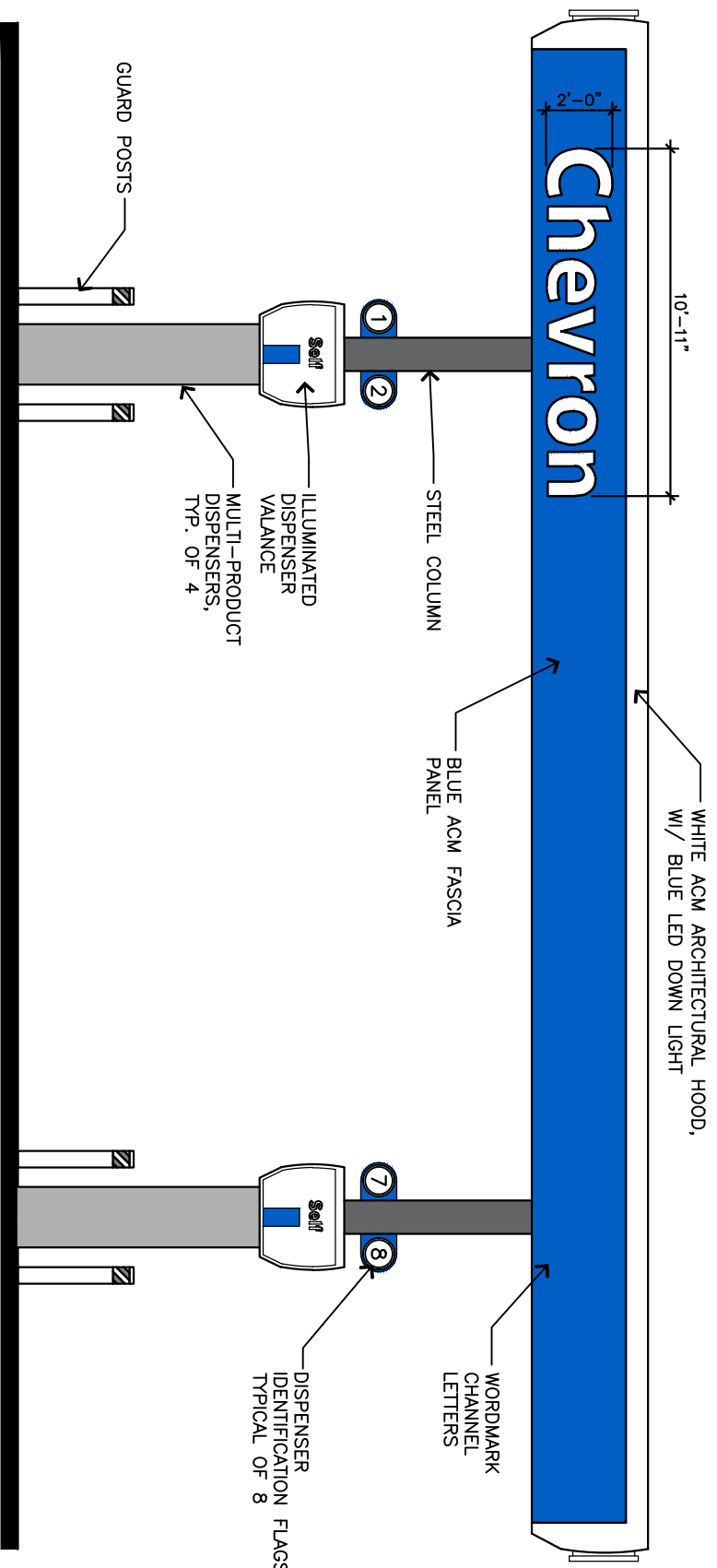




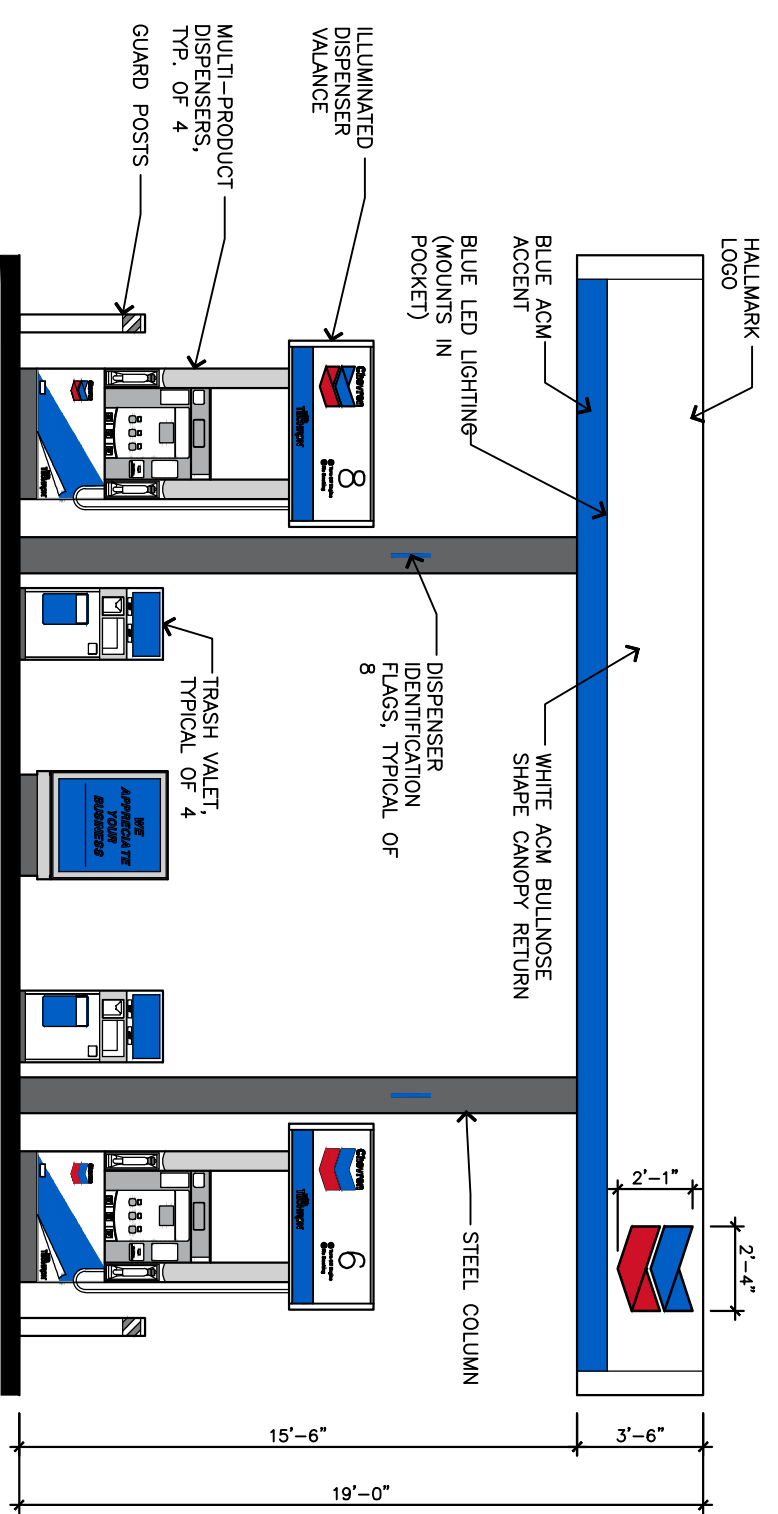
01 NORTH ELEVATION - EXISTING  
SCALE: 3/16"=1'-0"



02 WEST ELEVATION - EXISTING  
SCALE: 3/16"=1'-0"

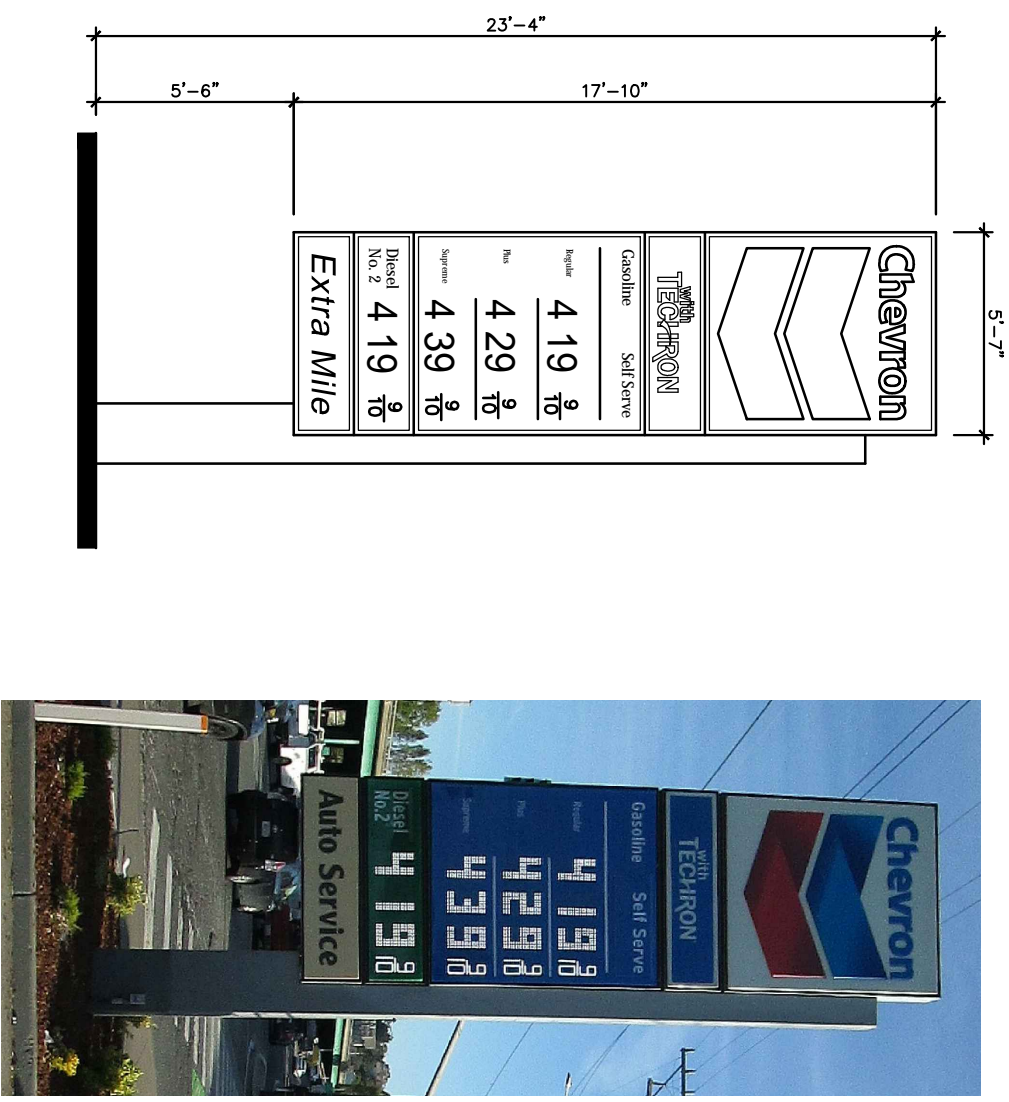


03 SOUTH ELEVATION - EXISTING  
SCALE: 3/16"=1'-0"



04 EAST ELEVATION - EXISTING  
SCALE: 3/16"=1'-0"

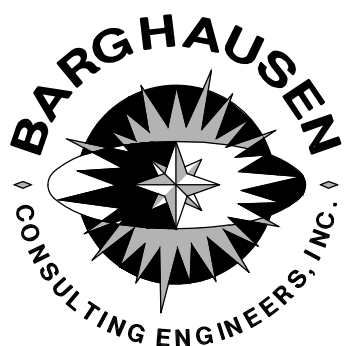
NO CHANGES PROPOSED TO THE EXISTING FUELING CANOPY



05 PYLON SIGN - EXISTING  
SCALE: 3/16"=1'-0"



No.	Date	By	Ckd.	Appr.	Revision
<b>Title:</b> CANOPY EXTERIOR ELEVATIONS CHEVRON C-STORE CONVERSION 101 BAYSHORE BLVD. SAN FRANCISCO, CA					

Job Number <b>18960</b>		18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX  CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	Designed <u>SK</u> Drawn <u>SK</u> Checked <u>EH</u> Approved _____ Date <u>6/14/19</u>	Scale:  Horizontal PER SHEET  Vertical	For:  <b>SALKHI PETROLEUM</b> <b>2145 MENDOCINO AVENUE</b> <b>STA ROSA, CA 95401</b>
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# Exhibit C:

## Environmental Determination



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
101 BAY SHORE BLVD		5559018
<b>Case No.</b>		<b>Permit No.</b>
2019-001568ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization request to permit tenant improvements and exterior remodel of existing retail fuel and automobile service station building, expansion of convenience store operation, converting automobile services bays to retail and product storage spaces, exterior re-branding and signage.		

### STEP 1: EXEMPTION CLASS

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



## 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"/>	<b>Air Quality:</b> 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"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> 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"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>

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):

"Prior to releasing excavated soils for transportation off-site or returning excavation soils to the ground, the responsible party shall determine if the soils contain contaminants in concentrations requiring that the soils be managed as hazardous waste. A Hazardous Waste Determination shall be made by determining if the contaminate in question is a listed hazardous waste; if the soil exhibits a hazard waste characteristic (toxic, reactive, ignitable or corrosive); and/or applying knowledge of the hazard characteristic of the soil". [22 CCR § 66262.11]

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

<input checked="" type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated 05/13/2019  b. Other (specify): Per signed PTR form dates 5/13 </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Melanie Bishop	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Building Permit  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Melanie Bishop  05/20/2019
	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)
101 BAY SHORE BLVD		5559/018
Case No.	Previous Building Permit No.	New Building Permit No.
2019-001568PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
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:



# SAN FRANCISCO PLANNING DEPARTMENT

## PRESERVATION TEAM REVIEW FORM

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

<b>Preservation Team Meeting Date:</b>		<b>Date of Form Completion</b>	5/6/2019
--	--	--------------------------------	----------

PROJECT INFORMATION:		
Planner:	Address:	
Melanie Bishop	101 Bayshore Boulevard	
Block/Lot:	Cross Streets:	
5559/018	Bayshore Boulevard & Jerrold Avenue	
CEQA Category:	Art. 10/11:	BPA/Case No.:
B	N/A	2019-001568ENV

PURPOSE OF REVIEW:			PROJECT DESCRIPTION:	
<input checked="" type="radio"/> CEQA	<input type="radio"/> Article 10/11	<input type="radio"/> Preliminary/PIC	<input checked="" type="radio"/> Alteration	<input type="radio"/> Demo/New Construction

<b>DATE OF PLANS UNDER REVIEW:</b>	February 7, 2019
------------------------------------	------------------

PROJECT ISSUES:	
<input checked="" type="checkbox"/>	Is the subject Property an eligible historic resource?
<input type="checkbox"/>	If so, are the proposed changes a significant impact?
Additional Notes:	
Submitted: Historic Resource Determination Supplemental Application prepared by Ed Hale (February 2019)	

PRESERVATION TEAM REVIEW:	
Category:	<input type="radio"/> A <input type="radio"/> B <input checked="" type="radio"/> C
Individual	Historic District/Context
Property is individually eligible for inclusion in a California Register under one or more of the following Criteria:	Property is in an eligible California Register Historic District/Context under one or more of the following Criteria:
Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 1 - Event: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 2 -Persons: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 3 - Architecture: <input type="radio"/> Yes <input checked="" type="radio"/> No
Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No	Criterion 4 - Info. Potential: <input type="radio"/> Yes <input checked="" type="radio"/> No
Period of Significance: <input type="text"/>	Period of Significance: <input type="text"/>
	<input type="radio"/> Contributor <input type="radio"/> Non-Contributor

Complies with the Secretary's Standards/Art 10/Art 11:	<input type="radio"/> Yes	<input type="radio"/> No	<input checked="" type="radio"/> N/A
CEQA Material Impairment to the individual historic resource:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
CEQA Material Impairment to the historic district:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Requires Design Revisions:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	
Defer to Residential Design Team:	<input type="radio"/> Yes	<input checked="" type="radio"/> No	

**PRESERVATION TEAM COMMENTS:**

According to the Historic Resource Determination Supplemental Application prepared by Ed Hale (February 2019) and information found in the Planning Department files, the subject property at 101 Bayshore Boulevard contains a gas station consisting of one-story commercial building with attached three-car maintenance garage and detached gasoline pumping station with canopy. A gas station was originally constructed on this lot in 1935. Constructed for Standard Oil Company of California (now known as Chevron Corporation), the property is presently owned by 101 Bayshore Blvd, SF LLC. The property has experienced extensive alterations over time including the addition of sheet metal cornice to existing building and canopy (1973), addition of a non-electric sign (1987), and retrofit of three existing underground petroleum tanks, building remodel, and canopy replacement (1995). Extensive improvements to the building were made under Building Permit #289610 in 1965. Alterations are not noted on the permit, but construction cost is listed as \$20,000. No permit was found for the demolition of the existing 1935 structure, but current Assessor's information notes the construction date of the property as 1966. It is likely that the amount of improvements made to the existing building amounted to new construction.

No known historic events occurred at the subject property nor is this gas station significant in the history of the city's gas stations (Criterion 1). None of the owners or occupants have been identified as important to history (Criterion 2). The subject property is a nondescript example of a post-war gas station. The building is not architecturally distinct such that it would qualify individually for listing on the California Register under Criterion 3. Based upon a review of information in the Department's records, the subject building is not significant under Criterion 4 since this significance criterion typically applies to rare construction types when involving the built environment. The subject building is not an example of a rare construction type. Assessment of archaeological sensitivity is undertaken through the Department's Preliminary Archaeological Review process and is outside the scope of this review.

The subject property is not located adjacent to any known historic resources (Category A properties) or within the boundaries of any identified historic district. The subject property is located within the Bayview neighborhood on a block that includes other light industrial and commercial properties. The surrounding properties are typically one or two stories with corrugated or standing seam sheet metal exterior cladding. The property was originally constructed and owned by Standard Oil Company of California, a San Francisco (See Continuation Sheet)

Signature of a Senior Preservation Planner / Preservation Coordinator:	Date:
Allison K. Vanderslice Digitally signed by Allison K. Vanderslice Date: 2019.05.13 11:41:19 -06'00'	



based company who were the first to gain drilling rights in Saudia Arabia.<sup>1</sup> The company was a remnant of the larger Standard Oil Company and Trust, founded by John D. Rockefeller, who controlled most of the oil production, processing, and marketing in the United States from 1870-1911. The Standard Oil empire dissolved in 1911, but several companies retained “Standard Oil” in their names to maintain brand recognition.<sup>2</sup>

101 Bayshore Boulevard has undergone extensive alterations that have altered its historic integrity. Therefore, the subject building is not eligible for listing in the California Register under any criteria individually or as part of a historic district.



101 Bayshore Boulevard. Source: Google Streetview.

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<sup>1</sup> “Standard Oil Company of California,” *The Washington Post*, October 17, 1978.  
[https://www.washingtonpost.com/archive/business/1978/10/17/standard-oil-company-of-california/39d127a8-7f53-4a64-acbf-efacf223ac3b/?utm\\_term=.d3697e05aafd](https://www.washingtonpost.com/archive/business/1978/10/17/standard-oil-company-of-california/39d127a8-7f53-4a64-acbf-efacf223ac3b/?utm_term=.d3697e05aafd)

<sup>2</sup> “Standard Oil,” *Encyclopedia Britannica*, Encyclopedia Britannica, Inc. March 28, 2019.  
<https://www.britannica.com/topic/Standard-Oil>

# Exhibit D:

## Land Use Data





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 101 BAY SHORE BLVD  
RECORD NO.: 2019-001568PRJ

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

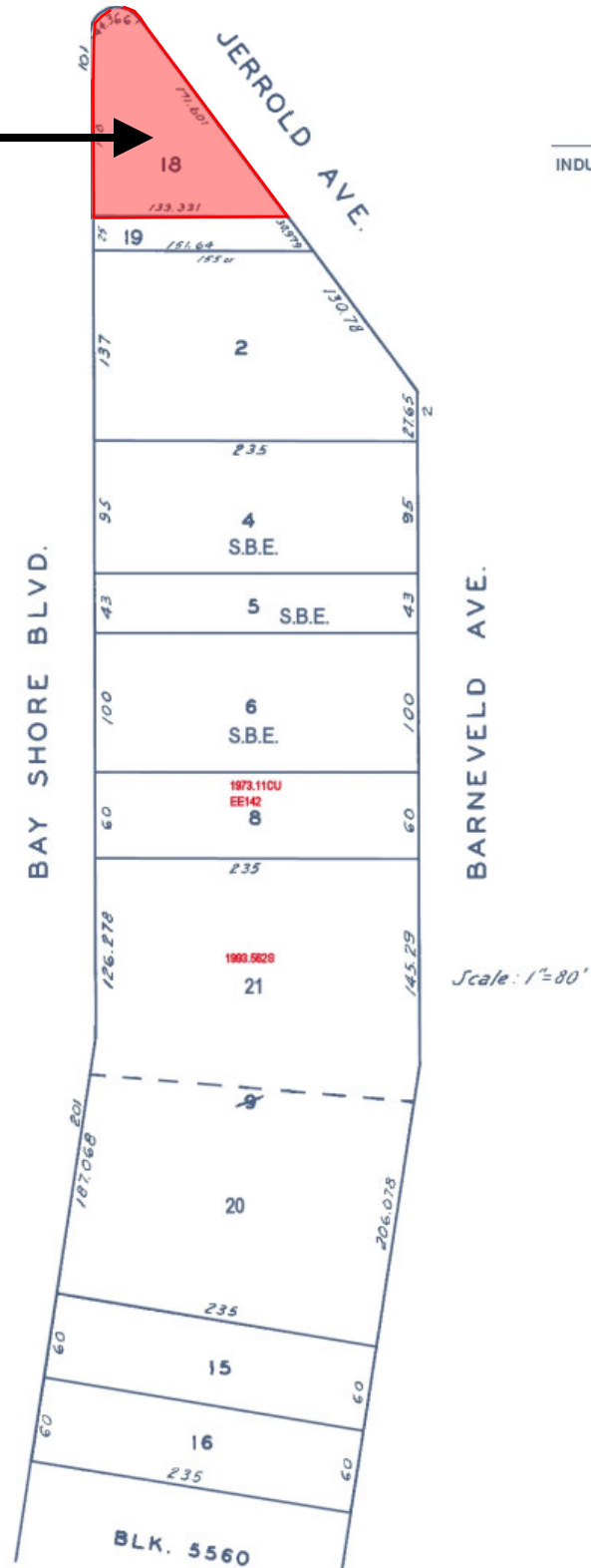
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	0	0
Residential GSF	n/a	n/a	n/a
Retail/Commercial GSF	200	1,645	1,445
Office GSF	n/a	n/a	n/a
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	1,445	0	-1,445
Medical GSF	n/a	n/a	n/a
Visitor GSF	n/a	n/a	n/a
CIE GSF	n/a	n/a	n/a
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ( )			
<b>TOTAL GSF</b>	<b>1,645</b>	<b>1,645</b>	<b>0</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	n/a	n/a	n/a
Dwelling Units - Market Rate	n/a	n/a	n/a
Dwelling Units - Total	n/a	n/a	n/a
Hotel Rooms	n/a	n/a	n/a
Number of Buildings	1	0	1
Number of Stories	1	0	1
Parking Spaces	3	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	4	4
Car Share Spaces	0	0	0
Other ( )			

# **Exhibit E:**

## **Maps and Context Photos**

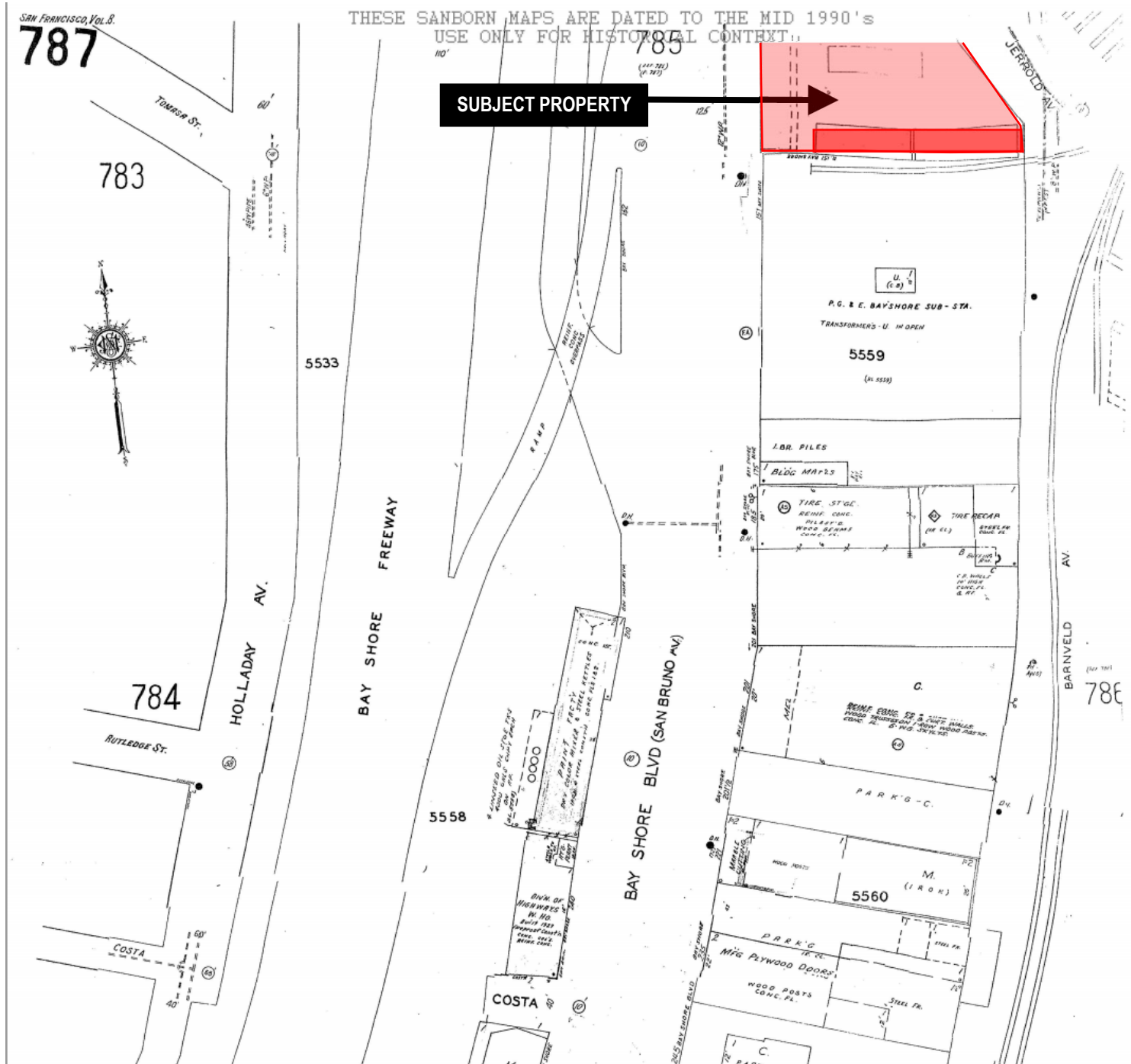
# Parcel Map

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard

# Sanborn Map\*

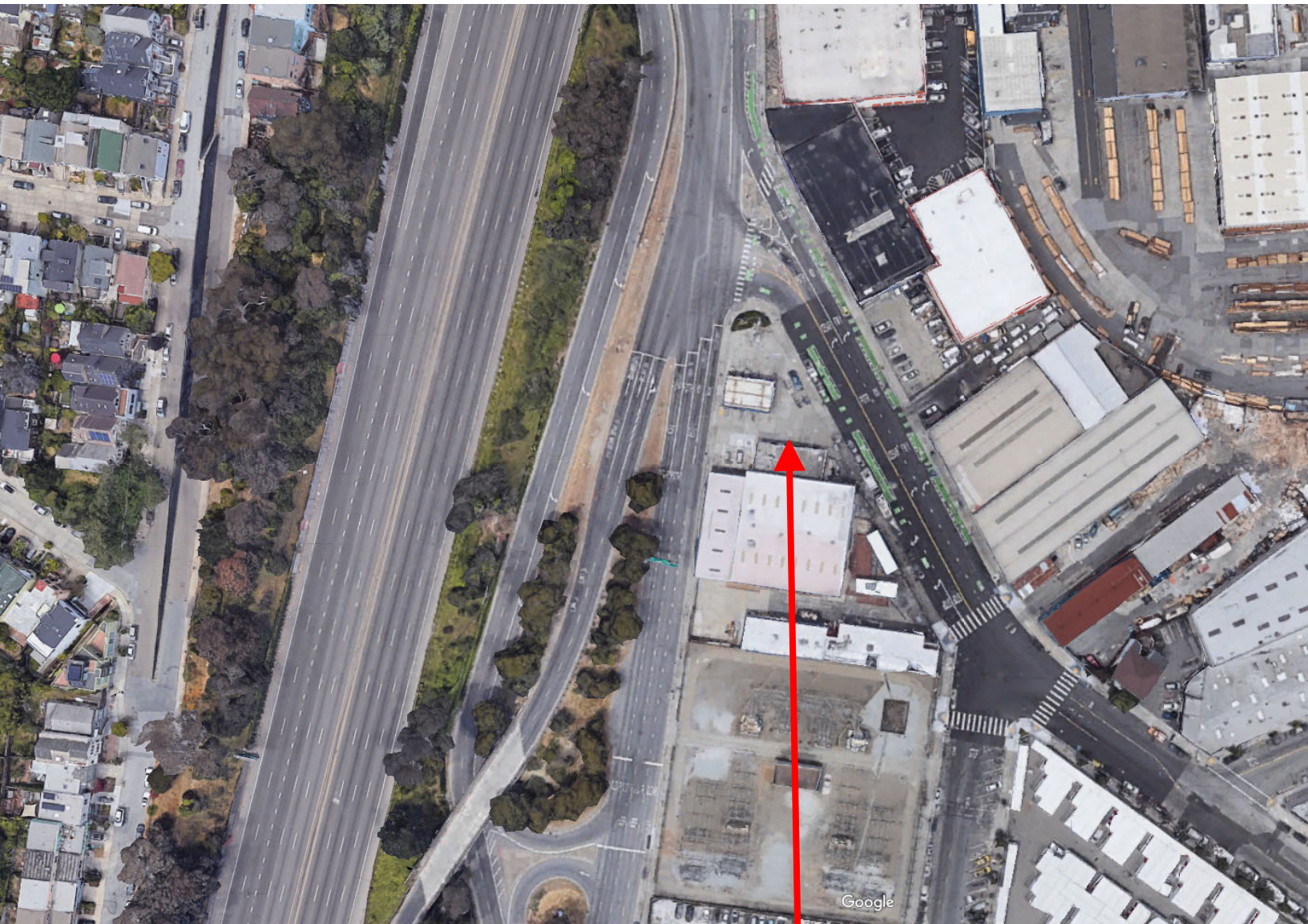


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard

# Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard



# Aerial Photo – View 2



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard



# Aerial Photo – View 3

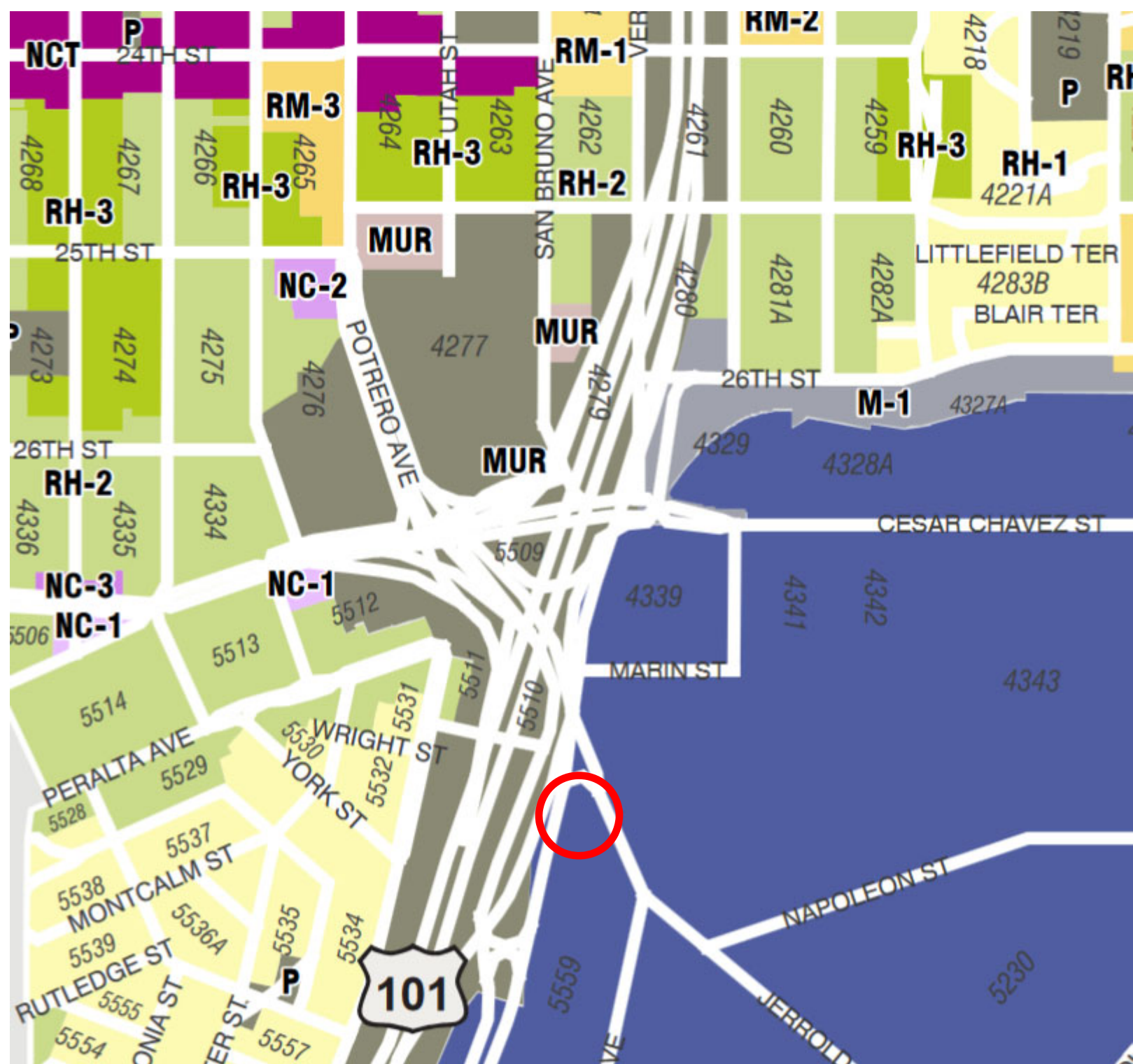


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard

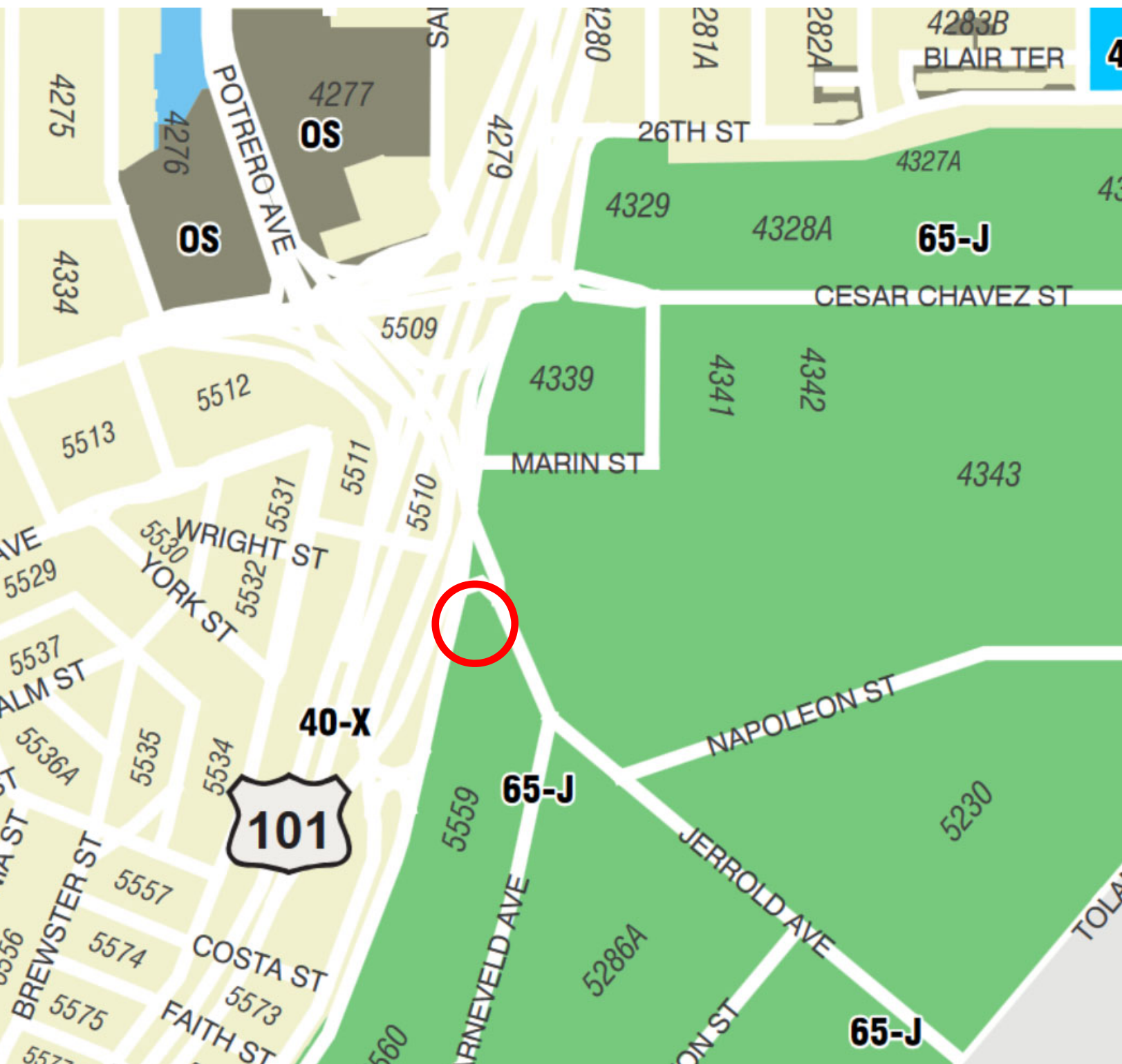
# Zoning Map



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard



# Height District Map



Conditional Use Authorization  
Case Number 2019-001568CUA  
101 Bayshore Boulevard

# Site Photo – Bayshore Boulevard Frontage

