



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 14, 2016

Date: April 7, 2016
Case No.: **2015-016137CUA**
Project Address: **16 West Portal Avenue**
Zoning: West Portal Avenue Neighborhood Commercial District
26-X Height and Bulk District
Block/Lot: 2931/002
Project Sponsor: Janet Crane
Freebairn-Smith & Crane
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PROJECT DESCRIPTION

The applicant proposes to establish an existing 2,855 square foot Formula Retail restaurant (d.b.a. Lemonade Cafe) in an existing commercial space formerly occupied by a Formula Retail restaurant (d.b.a. La Boulange de West Portal). Lemonade is a fast-casual cafeteria style restaurant serving breakfast, lunch and dinner between the hours of 7:00 am and 9:00 pm, seven days a week. Lemonade is a Southern California franchise with 21 existing locations, an additional location has been approved (Yerba Buena) and another (Sunset) is currently proposed within San Francisco. Another three locations are proposed in the Bay Area, outside of San Francisco. The project includes minor tenant improvements and new signage.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to allow a change of operator for a Formula Retail use (currently d.b.a. La Boulange de West Portal, proposed as d.b.a. Lemonade Cafe) within the West Portal Avenue Neighborhood Commercial District (NCD) and a 26-X Height and Bulk District.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of West Portal Avenue, between Ulloa and Vicente Streets, Block 2931, Lot 002. The subject property is located within the West Portal Avenue NCD and the 26-X Height and Bulk District. The property is developed with a one-story commercial building. The tenant space at 16 West Portal Avenue is currently vacant, but was previously occupied by La Boulange de West Portal. Prior, the space was occupied by a grocery store known as "St. Francis Market."

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the West Portal Avenue NCD, including restaurants, medical and dentistry offices, small-scale groceries, apparel stores and jewelry boutiques, and some large scale financial institutions. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units.

There are approximately 153 commercial storefronts within the West Portal Avenue NCD (an additional 13 commercial storefronts are within a ¼ mile radius, none of which are formula retail), 37 of which are formula retail establishments, amounting to a concentration of approximately 24%. These include three educational services, four personal services, four professional services, one clothing retailer, five other general retailers, two gas stations, 13 financial and limited financial locations, and four limited restaurants and one restaurant (La Boulange).

Table 1. West Portal Avenue NCD Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	WEST PORTAL AVENUE NCD FRONTAGE TOTAL (FT.)	WPA NCD %	300 FOOT VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Services	80	2%	0	0%
Art Studio	42	<1%	0	0%
Bar	111	2%	65	6%
Bank	695	14%	0	0%
Cleaners	146	3%	20	2%
Education	174	3%	32	3%
Financial Services	264	5%	0	0%
Gas Station	368	7%	67	6%
Grocery	62	1%	32	3%
Limited Restaurant	168	3%	81	7%
Movie Theatre	52	1%	0	0%
Personal Services	237	5%	125	11%
Professional Services	780	15%	143	13%
Restaurant	627	12%	294	27%
Retail	893	18%	143	13%
Salon	330	7%	105	9%
Vacant	45	<1%	0	0%
Total	5074	100%	1107	100%

¹ The West Portal Avenue NCD Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

The use mix is varied in the West Portal Avenue NCD. Retail establishments comprise 18% of the district's frontage, banks comprise 14%, professional services comprise 15%, gas station comprise 7%, while eating establishments (limited restaurants and restaurants combined) comprise a total of 15% of the ground floor frontage. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 24, 2016	March 24,, 2016	20 days
Posted Notice	30 days	March 14, 2016	March 14, 2016	30 days
Mailed Notice	30 days	March 14, 2016	March 14, 2016	30 days

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

PUBLIC COMMENT

- To date, the Department has received two letters in support of the project from the Greater West Portal Neighborhood Association and one letter in support from the West Portal Merchants Association. One letter in opposition to the project, from community member Carol Dimmick, has been received.

ISSUES AND OTHER CONSIDERATIONS

- At the time of La Boulange's Formula Retail approval, there were a total of 20 locations. Lemonade currently has 21 locations and is therefore an intensification of the previous approval for this location.
- The proposed establishment is considered a Formula Retail use with approximately 21 existing locations throughout California. Formula Retail findings are included in the Draft Motion for the Commission to consider.
- The Project would replace an existing formula retail use within the West Portal Avenue NCD, and thus result in no net change in the number or linear footage of formula retail establishments within the district.
- There are approximately 37 existing formula retail establishments out of 153 retail uses within the West Portal Avenue NCD, amounting to a total concentration of approximately 24%.
- There are eight existing limited restaurants and a total of 23 restaurants (including La Boulange) in the subject NCD. Lemonade specializes in fast casual California cuisine for adults and children in a cafeteria style setting. There are no other cafeteria style eateries within the NCD.

- The Project would replace an existing approved restaurant (La Boulagne) and would be a continuation of the retail use greater than 2,499 square feet. La Boulange was a continuation of the unit size by the St. Francis Market.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Formula Retail Restaurant within the West Portal Avenue NCD, pursuant to Planning Code Section 303, 303.1, 703.3, and 703.4.

BASIS FOR RECOMMENDATION

- Lemonade would attract a diverse customer base and help contribute to the vitality of the overall District as a neighborhood and Citywide servicing district that specializes in a varied array of retailers.
- The Project would replace an existing formula retail use within the West Portal Avenue NCD, and thus result in no net change in the number or linear footage of formula retail establishments within the district.
- The location is within close access to public transit.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
Letters in Support
Letter in Opposition
Project Sponsor Submittal, including:

- Vicinity Survey Report
- Reduced Plans

Exhibit Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input checked="" type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photo | <input checked="" type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

____JH____
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.3, and 703.4 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL RESTAURANT (D.B.A. LEMONADE CAFE), WITHIN THE WEST PORTAL AVENUE NCD (NEIGHBORHOOD COMMERCIAL DISTRICT), AND A 26-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 8, 2015, Janet Crane (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303, 303.1, 703.3, and 703.4 to establish a formula retail restaurant (d.b.a. Lemonade Cafe) in the existing 2,855 square-foot tenant space previously occupied by a formula retail restaurant (d.b.a. La Boulange de West Portal) located within the West Portal Avenue NCD (Neighborhood Commercial District) and a 26-X Height and Bulk District.

On April 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-016137CUA.

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 requested in Application No. 2015-016137CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The project is located on the west side of West Portal Avenue, between Ulloa and Vicente Streets, Block 2931, Lot 002. The subject property is located within the West Portal Avenue Neighborhood Commercial District ("NCD") and the 26-X Height and Bulk District. The property is developed with a one-story commercial building. The tenant space at 16 West Portal Avenue is currently vacant, but was previously occupied by La Boulange de West Portal. Prior, the space was occupied by a grocery store known as "St. Francis Market." The project site contains approximately 4,639 square-feet of lot area, with approximately 50 feet of frontage on West Portal Avenue.
3. **Surrounding Neighborhood.** The project site is located near the intersection of Ulloa Street and West Portal Avenue within the West Portal Avenue NCD. West Portal NCD encompasses a merchant corridor that runs three blocks along both sides of West Portal Avenue from Ulloa Street to 15th Street, and extends one block east along Ulloa Street from the Twin Peaks tunnel/West Portal MUNI station entrance to Claremont Boulevard. The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the West Portal Avenue NCD, including restaurants, medical and dentistry offices, small-scale groceries, apparel stores and jewelry boutiques, and some largescale financial institutions. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units.
4. **Project Description.** The applicant proposes to establish an existing 2,855 square foot Formula Retail restaurant use (d.b.a. Lemonade Cafe) in an existing commercial space formerly occupied by a Formula Retail restaurant use (d.b.a. La Boulange de West Portal). Lemonade is a fast-casual cafeteria style restaurant serving breakfast, lunch and dinner between the hours of 7:00 am and 9:00 pm, seven days a week. Lemonade is a Southern California franchise with 21 existing locations, an additional location has been approved (Yerba Buena) and an another (Sunset) is

currently proposed within San Francisco. Another three proposed in the Bay Area, located outside of San Francisco. The project includes minor tenant improvements and new signage.

5. **Public Comment.** The Department has received two letters in support of the project from the Greater West Portal Neighborhood Association and one letter in support from the West Portal Merchants Association. One letter in opposition to the project, from community member Carol Dimmick, has been received.
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. **Formula Retail.** Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant Section 703.3, Formula Retail Uses:

- a. The existing concentrations of formula retail uses within the district.

There are approximately 37 existing ground story formula retail establishments out of approximately 153 retail establishments within the West Portal Avenue NCD. This comprises of 24% of the businesses and 38% of the commercial street frontage at the ground floor. These include three educational services, four personal services, four professional services, one clothing retailer, five other general retailers, two gas stations, 13 financial and limited financial locations, and four limited restaurants and one restaurant (La Boulange). The proposed establishment, which is located at the existing location of a Formula Retail restaurant, would not increase the concentration of formula retail establishments. The proposed use would not alter the ground floor frontage formula retail concentration.

Based on an evaluation of the linear frontage of all retail locations located within a 300 feet of the subject property, seven of 41 retail establishments are formula retail. This comprises of 17% of the businesses and 20% of the commercial street frontage at the ground floor. The proposed use would not increase the concentration or street frontage of formula retail establishments.

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

Across the 3-block expanse of the West Portal Avenue NCD, there are eight existing limited restaurants and a total of 22 restaurants (include La Boulange). There are no independent cafeteria style restaurants within the West Portal Avenue NCD or the ¼ mile vicinity. Lemonade is a fast casual cafeteria style restaurants franchise with approximately 21 locations in Southern California and 6 planned the Bay Area, three of which would be located in San Francisco.

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The project will occupy an existing location previously occupied by a Formula Retail restaurant use (d.b.a. La Boulange de West Portal) and the size and shape of the subject building will not be altered as part of this project. The proposed work will include change modified storefront color and design, compliant with the Performance-Based Design Guidelines for Formula Retail,

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

There are currently 2 vacancies out of 153 commercial locations within the West Portal Avenue NCD; creating a vacancy rate of approximately 1.3% (This does not include the subject property).

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

70% (108) of the occupied retail uses in the West Portal Avenue NCD are "Daily-Needs," or neighborhood-serving; of these, 34 are formula retail (six retail stores, four professional services, two personal services, four limited-restaurants, two salons, three educational services, six financial services and seven banks). The remaining 30% (45 locations) of locations which do not serve daily needs is composed of 23 restaurants, six bars, two gas stations, and a movie theatre among other miscellaneous uses.

The project will not change the concentration of citywide-serving retail uses and neighborhood-serving retail within the district.

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

Of the approximate 153 commercial establishments in the West Portal Avenue NCD, there are approximately 37 formula retail establishments. The subject project would not add an additional formula retail establishment or add formula retail street frontage to the district.

Table 1. West Portal Avenue NCD Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	WEST PORTAL AVENUE NCD FRONTAGE TOTAL (FT.)	WPA NCD %
Animal Services	80	2%
Art Studio	42	<1%
Bar	111	2%
Bank	695	14%
Cleaners	146	3%

¹ The Divisadero Street NCD Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2016.

Education	174	3%
Financial Services	264	5%
Gas Station	368	7%
Grocery	62	1%
Limited Restaurant	168	3%
Movie Theatre	52	1%
Personal Services	237	5%
Professional Services	780	15%
Restaurant	627	12%
Retail	893	18%
Salon	330	7%
Vacant	45	<1%
Total	5074	100%

The use mix is varied in the subject NCD. Retail establishments comprise of 18% of the frontage of the district, banks comprise of 14%, professional services comprise of 15%, gas station comprise of 7%, while eating establishments (limited restaurants and restaurants combined) comprise of 15% of the ground floor frontage. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

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

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this project.

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

through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 50-feet of frontage on West Portal Avenue with approximately 37 feet devoted to either the entrance or open space. There are no changes proposed to the commercial frontage.

- C. **Off-Street Parking and Loading.** Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking.

- D. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading.

- E. **Use Size.** Section 729.22 establishes size limits on nonresidential uses in the West Portal Avenue NCD. Within the District, conditional use authorization is required for any nonresidential use that exceeds 2,500 square feet.

As the subject space is occupies more than 2,500 square feet and has continually functioned as a retail use most recently as La Boulange de West Portal, and prior to that as St. Francis Market.

- F. **Hours of Operation.** Pursuant to Sections 746.27 of the Code, the principally permitted hours of operation are from 6 a.m. to 2 a.m.

The proposed hours of operation are 7:00 a.m. to 9:00 p.m., seven days a week.

- G. **Conditional Use Authorization.** Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The size of the proposed use is in keeping with other storefronts on the block face. The proposed project would provide a necessary and desirable use because it would establish a bakery and cafe within the West Portal Avenue NCD. This will complement the mix of goods and services

currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

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

- i. 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 size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

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

The Planning Code does not require parking or loading for a 2,675 square-foot restaurant. 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 citywide. The Project area is well-served by MUNI. The Property is less than one block from the West Portal MUNI station, providing easy access to the KT, L, and M Muni lightrail lines, and the 17, 48, 91, K-OWL, L-OWL, and M-OWL bus lines.

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

The proposed use is subject to the standard conditions of approval for full-service restaurants and outlined in Exhibit A. Conditions 5 and 6 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.

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

The proposed restaurant does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the new business in accordance with Condition 2 of Exhibit A.

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

The Project will not affect public transit or overburden the existing supply of parking in the neighborhood. The Project may attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit.

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

The Project will not produce noxious or offensive emissions related to noise, glare and dust. The studio space was previously insulated with new insulation and additional noise dampening measures are proposed to mitigate noise concerns.

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

The project would not alter the site's landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.

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

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

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

The proposed project is consistent with the stated purpose of the West Portal Avenue Neighborhood Commercial District in that the intended use will provide a compatible personal service use for the immediately surrounding neighborhoods during daytime and evening hours, and is compliant with the limitations on certain uses within the West Portal Avenue NCD.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will fill an existing vacancy with commercial activity similar to the one vacated from the subject project site in 2015, and will help maintain the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The project will provide the West Portal Avenue NCD with a fast casual, cafeteria style restaurant.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of

individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There is a concern with the potential over-concentration of food-service establishments in NCDs. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the immediate area West Portal Avenue NCD which contains the proposed building. Approximately 40% of the frontage of this NCD is attributed to eating and drinking establishments, however, the project would replace an existing eating establishment, and therefore would not increase the concentration total.

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 does comply with said policies in that:

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

The proposal would retain the existing mix of neighborhood-serving retail uses and provide future opportunities for resident employment. The proposal would enhance the district by providing a restaurant in an area that is not over concentrated by restaurants. The business would create 35-40 more employment opportunities for the community. The proposed alterations are within the existing building footprint.

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

The Project would not affect the character or diversity of the neighborhood.

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

No housing exists or would be removed by this project. The Project would not have any effect on the City's supply of affordable housing.

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

The site is on West Portal Avenue and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. West Portal Avenue has access to the West Portal MUNI station (KT, L, and M Muni lightrail lines) and MUNI bus lines (17, 48, 91, K-OWL, L-OWL, and M-OWL).

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

This proposal will not affect the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative effect on existing parks and open spaces. The Project does not have an impact on open spaces.

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. 2015-016137CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 12, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 14, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 14, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail restaurant use (d.b.a. Lemonade Cafe) located at 16 West Portal Avenue , Block 2931, Lot 002 pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 within the West Portal Avenue Neighborhood Commercial District, and a 26-X Height and Bulk District; in general conformance with plans, dated November 12, 2015 and stamped "EXHIBIT B" included in the docket for Case No. 2015-016137CUA and subject to conditions of approval reviewed and approved by the Commission on April 14, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 14, 2015 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

Extension. This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

2. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.
3. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

MONITORING

4. **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

OPERATION

5. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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/>

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

6. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

MONITORING - AFTER ENTITLEMENT

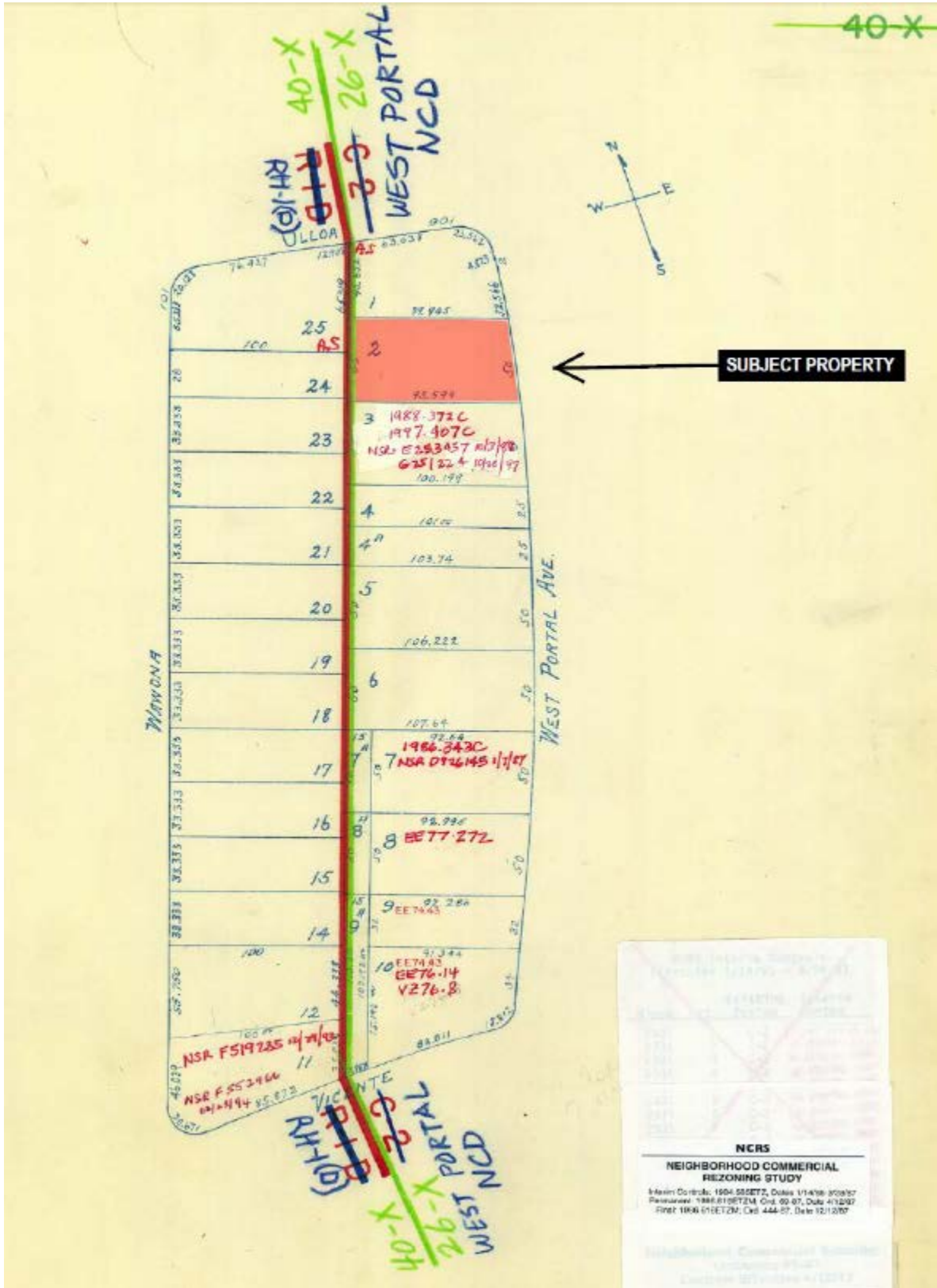
7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

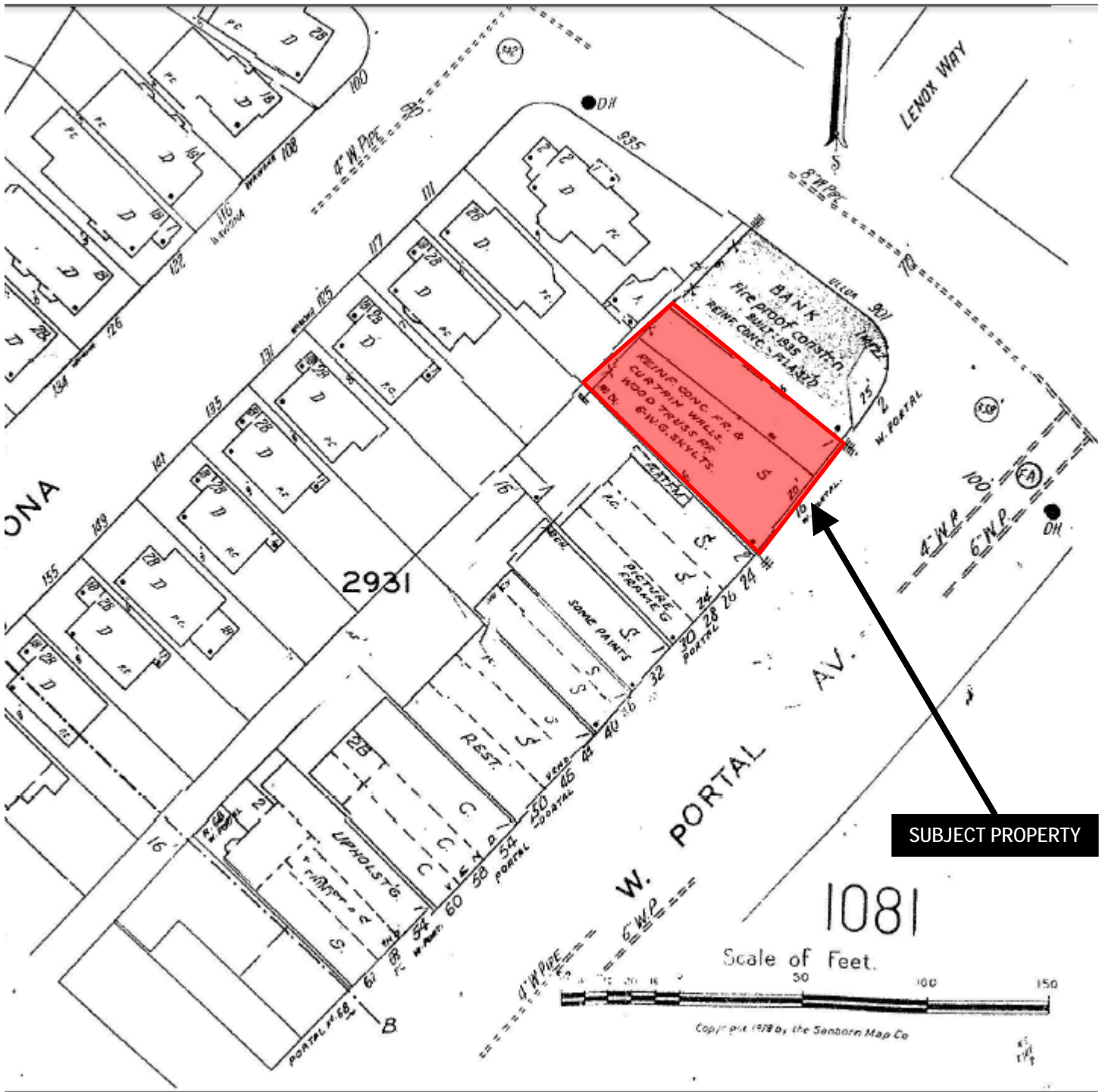
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization
Case Number 2015-016137CUA
Lemonade Cafe
16 West Portal Avenue

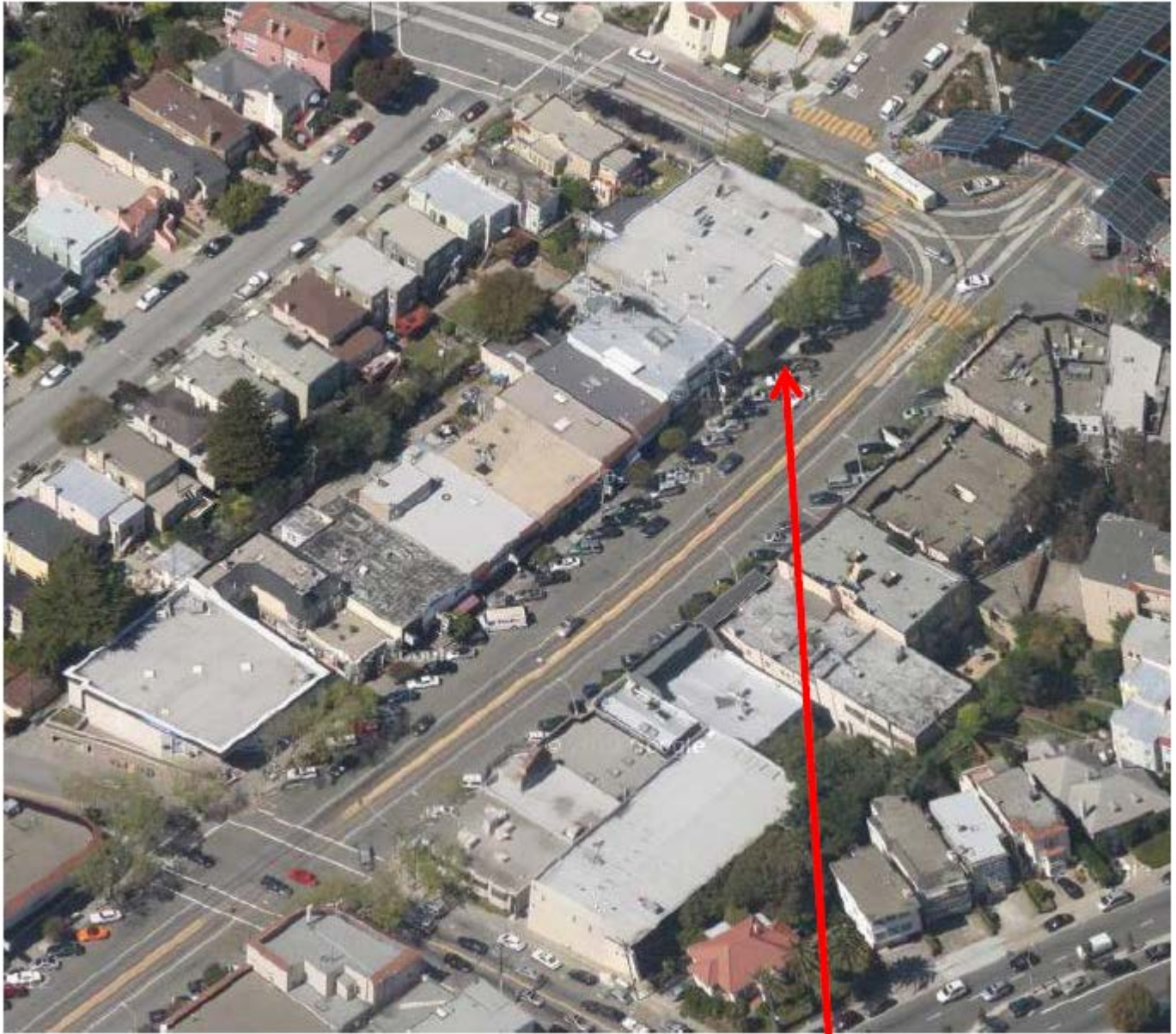
Sanborn Map*



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



Aerial Photo

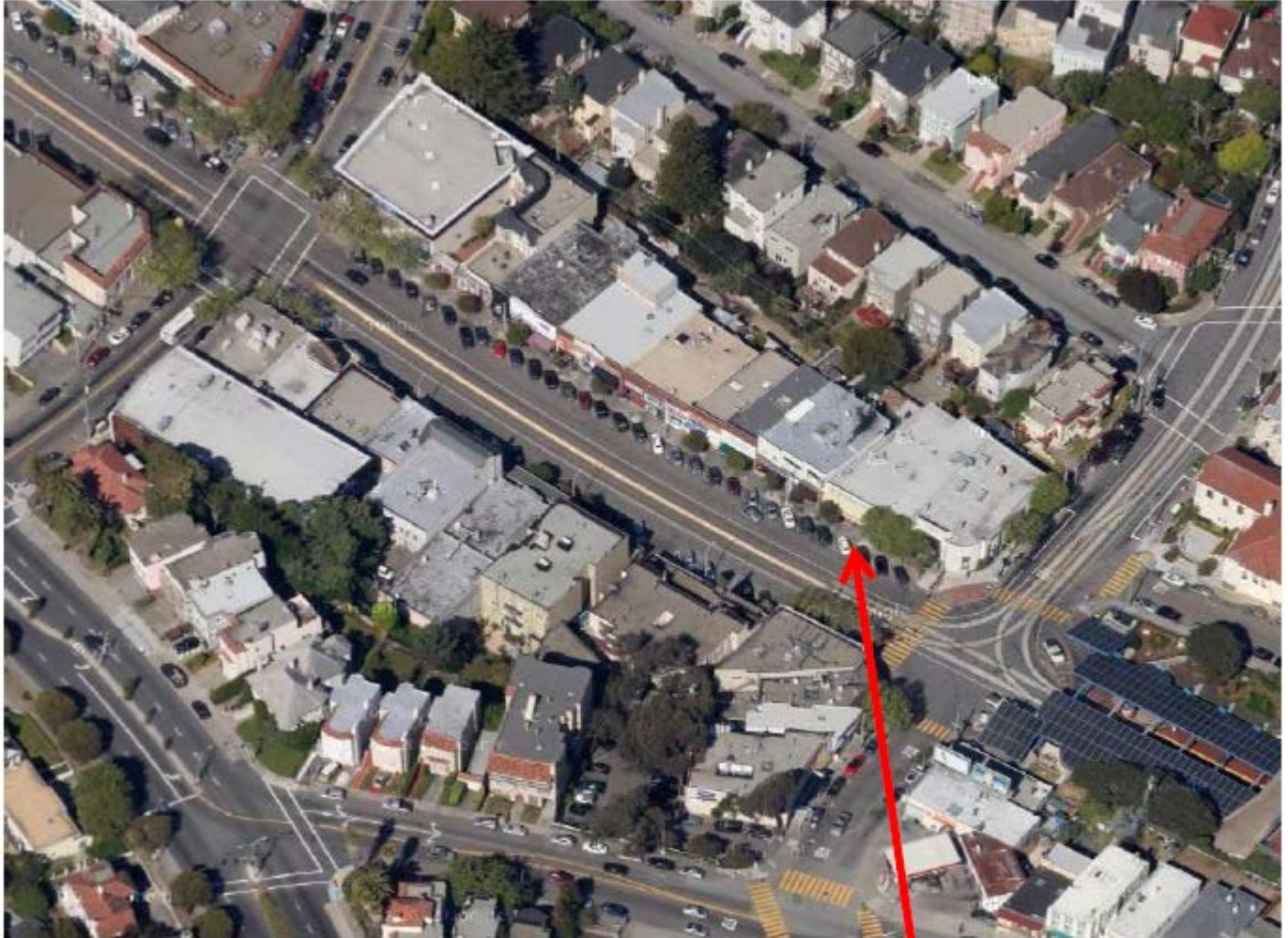


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2015-016137CUA
Lemonade Cafe
16 West Portal Avenue

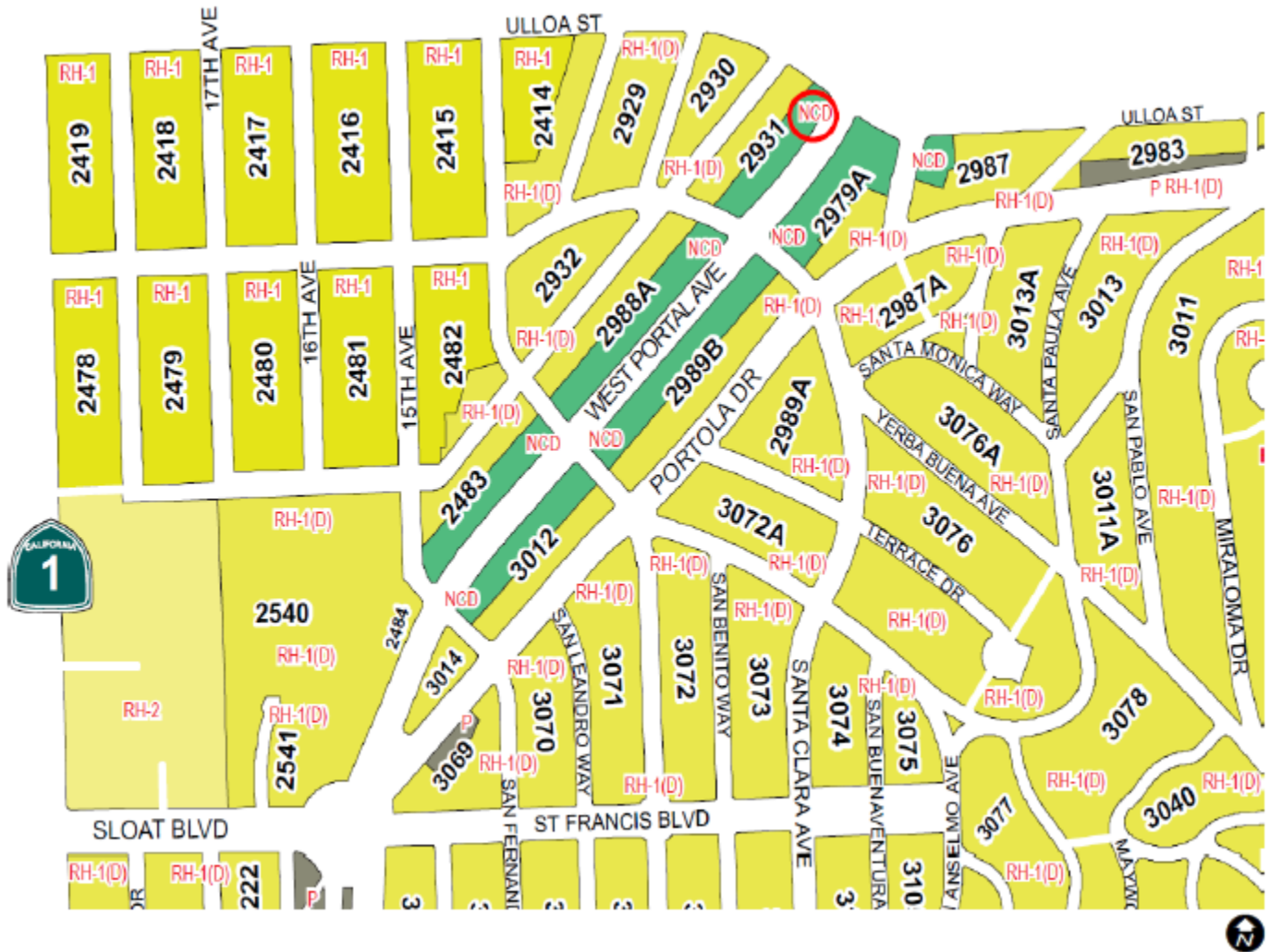
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2015-016137CUA
Lemonade Cafe
16 West Portal Avenue

Site Photo



Conditional Use Authorization
Case Number 2015-016137CUA
Lemonade Cafe
16 West Portal Avenue



Greater West Portal Neighborhood Association

Families working to improve their neighborhood

January 3, 2016

San Francisco Planning Department

RE: Letter of Support for Lemonade to Open a Business on West Portal Avenue

Dear Planning Department,

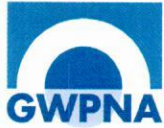
The Greater West Portal Neighborhood Association, without reservation, supports the restaurant Lemonade opening a business on West Portal Avenue. Lemonade has come and presented to our general membership and they were very well received. In addition, some of our membership has also visited and eaten at a couple of the Lemonade locations in Los Angeles and given them excellent reviews. Demographically we feel the restaurant would be a natural fit for our neighborhood.

As I am sure you are aware, Starbucks closed all of the La Boulange locations which has left us with a vacancy on West Portal Avenue. Lemonade would like to occupy the prior location of La Boulange de West Portal. It is not good for the health of West Portal Avenue to have a vacancy in such a prominent location on the Avenue. We would further ask that the San Francisco Planning Department do whatever possible to expedite the permitting process for Lemonade so we can get them open on the Avenue as expediently as possible.

Thank you for your assistance.

Sincerely,

Thomas J. Kanaley
President, 2015-2016



Greater West Portal Neighborhood Association

Families working to improve their neighborhood

March 28, 2016

Mr. Scott Sanchez, Zoning Administrator
Mr. Delwin Washington, Planner
Mr. Jeff Horn, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Application of Lemonade Restaurant Group/15 West Portal Avenue

Dear Mr. Sanchez, Mr. Washington, and Mr. Horn:

I am writing on behalf of the Greater West Portal Neighborhood Association ("GWPNA"), to confirm GWPNA's support of Lemonade Restaurant Group's application to open a restaurant at 15 West Portal Avenue, and to clarify matters pertaining to a letter dated March 17, 2016 from a San Francisco resident, Carol Dimmick (the "Dimmick Letter").

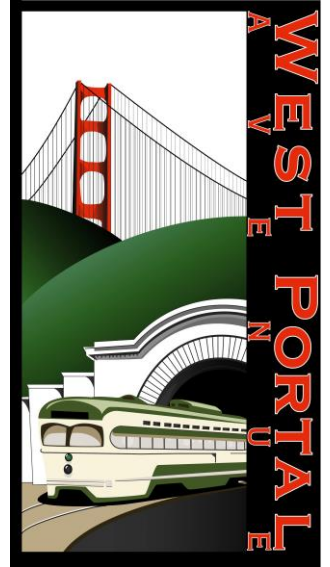
As GWPNA's letter dated January 3, 2016 indicates, we support Lemonade's application. The January 3d letter of support was voted on and approved by GWPNA during our November, 2015 meeting. It was the product of careful consideration of the merits of Lemonade's plan and its impact on the neighborhood. It followed extensive community outreach by and discussion with the owners of Lemonade.

The Dimmick letter represents the views of Ms. Dimmick and was written by her. It does not represent the views of GWPNA. Further, the "draft letter" she encloses as a purported communication from GWPNA is, likewise, written by Mrs. Dimmick. It represents her personal views, not those of GWPNA.

Sincerely,

Tom Kanaley
President, 2015-2016
Greater West Portal Neighborhood Association

cc: Hon. Norman Yee, Supervisor, 7th District



March 9, 2016

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

RE: WPAA SUPPORT OF LEMONADE

Dear President Fong:

Please be advised that the West Portal Avenue Association, the merchants' association for the West Portal commercial corridor, strongly supports the addition of Lemonade to West Portal Avenue. We have met repeatedly with the owners of Lemonade and have every confidence that the restaurant will provide a desirable dining option for our businesses and neighbors as well as the thousands of commuters on our local Muni lines.

We appreciate the owners' desire to become part of the fabric of our unique small town atmosphere and to support our joint continued growth and outreach to the residents of greater San Francisco. We look forward to a Lemonade opening as soon as feasible, and accordingly encourage you to approve the conditional use permit with all expediency.

Please do not hesitate to contact me should you have any questions. I may be reached at president@shopwestportal.com or via my office, Von Rock Law, PC, at 1-866-720-0195.

Very truly yours,

DEIDRE VON ROCK-RICCI,
President

Carol Dimmick
39 Allston Way
San Francisco, CA 94127
(415) 566-6353
crdimmi@aol.com

March 17, 2016

Mr. Norman Yee, Supervisor, 7th District
1 Dr. Carlton B. Goodlet Place
City Hall, Room 244
San Francisco, CA 94102

Mr. Scott Sanchez, Zoning Administrator
Delvin Washington, Planner
Jeff Horn, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Lemonade Restaurant/15 West Portal Avenue

Dear Supervisor Yee, Mr. Sanchez, Mr. Washington and Mr. Horn,

I recently learned that the Planning Department was unaware of concerns raised at an October 2015 meeting of the Greater West Portal Neighborhood Association (GWPNA) about the impact Lemonade, a large, fast-food restaurant chain with a substantial catering component, would have on our small commercial neighborhood.

On October 8, 2015 a presentation by a committee member of GWPNA was made stating those concerns, a discussion followed and it was decided that a letter, drafted for the signature of Thomas Kanaley, President of GWPNA, would be sent to Supervisor Norman Yee and to John Rahaim, Planning Director. (A copy of which is enclosed for your convenience.)


Subsequent to the concerns raised at this meeting, Lemonade made an elaborate presentation at a GWPNA meeting and a letter of unqualified support was sent to the Planning Department by GWPNA. The concerns raised at the October meeting appear to have evaporated into thin air.

There is adequate precedent in Sec. 729 of our local law entitled "West Portal Neighborhood Commercial District" for a thorough evaluation of this project.

"Because the district and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged: **ANY PROPOSED NEW ESTABLISHMENT SHOULD BE CAREFULLY REVIEWED TO ENSURE THAT IT** is neighborhood-serving and family-oriented and **WILL NOT INVOLVE HIGH-VOLUME TAKE-OUT FOOD OR GENERATE TRAFFIC, PARKING, OR LITTER PROBLEMS....**" (emphasis mine)

In light of the above, I request that the members of the San Francisco Planning Commission require a traffic study and an economic impact study before approving this project to ensure the protections specified in San Francisco Planning Code Section 729, as expressly stated above, are fulfilled.

Very truly yours,

A handwritten signature in cursive script, reading "Carol Dimmick". The signature is written in dark ink and is positioned above the typed name and address.

Carol Dimmick, 22-year resident of West Portal, member of GWPNA

cc: Supervisor Norman Yee

cc: Jeff Horn, Planner for Lemonade

cc: Delvin Washington, Planner

GWPNA letterhead

October 8, 2015

The Honorable Norman Yee
Supervisor, City & County of San Francisco
City Hall, Room 244
1 Dr. Carlton B Goodlett Place
San Francisco, California 94102-4689

Re: **Proposed use and related sublease of 16 West Portal Avenue**

Dear Supervisor Yee:

We understand that Lemonade, a Los Angeles based chain of franchised, cafeteria-style, take-out restaurants, is in negotiations to sublease 16 West Portal Avenue for the purpose of opening a Lemonade cafeteria-style restaurant and catering business. This location is the former site of La Boulange bakery café.

We further understand that it may be possible for the proposed use and related sublease to be approved without going through the normal Conditional Use (CU) permit process. **We are urging you to request that City Planning and Zoning require this cafeteria-style restaurant chain to go through the traditional Conditional Use permit process.**

West Portal Avenue is a Neighborhood Commercial District entitled to require retail and restaurant chains (aka formula retail) that wish to locate there to apply for and go through the CU permit process. The CU process is designed to protect the family-owned, village character of West Portal Avenue, the existing mix of ground-story retail (and restaurant) uses and to prevent further intensification and congestion in the district.

Lemonade is dissimilar to the former tenant, La Boulange, in several ways.

- First, while La Boulange offered café services, it was primarily a bakery, and the only bakery in the West Portal neighborhood.

- Second, now that La Boulange is gone, West Portal is again without a bakery. In prior community surveys, a bakery has scored high on the list of most-wished for additions to the block.
- Third, as a fast-food takeout cafeteria and catering operation, there are concerns that its presence may unacceptably increase the traffic intensification and congestion on West Portal Avenue. For example, what is the anticipated increase in car traffic on an already congested street with limited parking? Does Lemonade's catering services include delivery trucks? These are just two of the questions that have been raised.

Finally, we note the language of Section 729 of the San Francisco Planning Code which provides in part (emphasis added):

SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

...Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the district. No new financial services are permitted. **Because the district and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems...**

As recognized in Section 729, this community has long understood the necessity of taking a thoughtful and balanced approach to new uses. We seek the same opportunity with respect to the proposed use of 16 West Portal Avenue.

At this point, GWPNA is not taking a position on whether Lemonade is a proper fit for West Portal Avenue. However, we believe it is critically important for the future of the neighborhood that the proposed use of 16 West Portal Avenue be subject to the required CU permit process, so that the neighborhood, in general, and our neighborhood association, in particular, can have the time to understand the impact of this change in use and the opportunity to provide input to the process of assessing whether Lemonade is an appropriate addition to West Portal Avenue. As part of the CU permit process, we will invite Lemonade to present at a GWPNA meeting on its plans and how it will add value to the neighborhood.

The Honorable Norman Yee
San Francisco Supervisor
October 8, 2015
Page 3 of 3

Thank you for your assistance in this matter.

Very truly yours,

Thomas Kanaley, President
Greater West Portal Neighborhood Association

C: San Francisco Planning Department
Attn: John Rahaim, Planning Director
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

The Honorable Edwin M. Lee
Mayor, City & County of San Francisco
City Hall, Room 200
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

16 West Portal Ave. Vicinity Survey

Supporting Conditional Use Permit Application for a Lemonade Store at 16 West Portal Avenue, San Francisco, CA

January 28, 2016

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APPENDIX A Block/Lot List and Related Commercial Frontage

APPENDIX B Map of Block/Lot surveyed

1 Executive Summary

Lemonade, a restaurant serving seasonal California comfort food in a bright cafeteria setting, is planning to open a store in San Francisco at 16 West Portal Avenue.

As part of Lemonade's Conditional Use application, a characterization of the West Portal Neighborhood Commercial District and 1/4 miles radius area around the proposed store was requested by SF Planning to assess the Formula Retail concentration in the area.

Based on the survey carried out and described in the sections below, the concentration of all categories of Formula Retail establishments in the area surveyed is 38 per cent of total commercial frontage. However 68 per cent of Formula Retail frontage is represented by two gas stations, a few banks and financial services firms. If these categories are excluded from calculation the Formula Retail concentration decreases to 16 per cent.

The restaurant activities frontage, Lemonade's business, accounts for just over 12 per cent of total commercial frontage or 600 LF. Lemonade, with its 50 LF frontage is the only restaurant considered Formula Retail, which represents 1 per cent of the total commercial frontage in the NCD.

2 Background

As part of Lemonade's application for Conditional Use Authorization for Formula Retail Establishments on 16 West Portal Avenue, SF Planning requested a characterization of the immediate vicinity of the proposed establishment location. In particular an analysis of the Formula Retail (FR) concentration, as a percentage of all ground floor commercial uses, of the 1/4 mile radius from the proposed store and the West Portal Neighborhood Commercial District (NCD) was requested.

3 Methodology

The vicinity survey carried out to support Lemonade's 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 a ¼ miles radius that are also zoned commercial or contain commercial uses.
2. Concentration is based on the Upper Market 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 of a percentage shall be rounded up).

4 Data Sources

A number of data sources were used and consulted to carry out this Vicinity Survey and are listed below.

- a. West Portal NCD block map as incorporated into the San Francisco Planning Code Sec 105 and 106.
- b. Assessor's block maps were consulted via the San Francisco Property Information Map system.
- c. Google Street view (Feb & Aug 2015 imagery) was consulted.
- d. Site visit was carried out on November 16th, 2015 to inspect the survey area and subsequently validate findings.

5 Survey Findings

Figure 1 shows the spatial context of this Vicinity Survey. The proposed Lemonade store lies within the West Portal NCD, near the West Portal MUNI Twin Peaks tunnel.

The final list of blocks and lots surveyed is attached in appendix A and a detailed map in appendix B.

Figure 1 Vicinity Survey Area Map

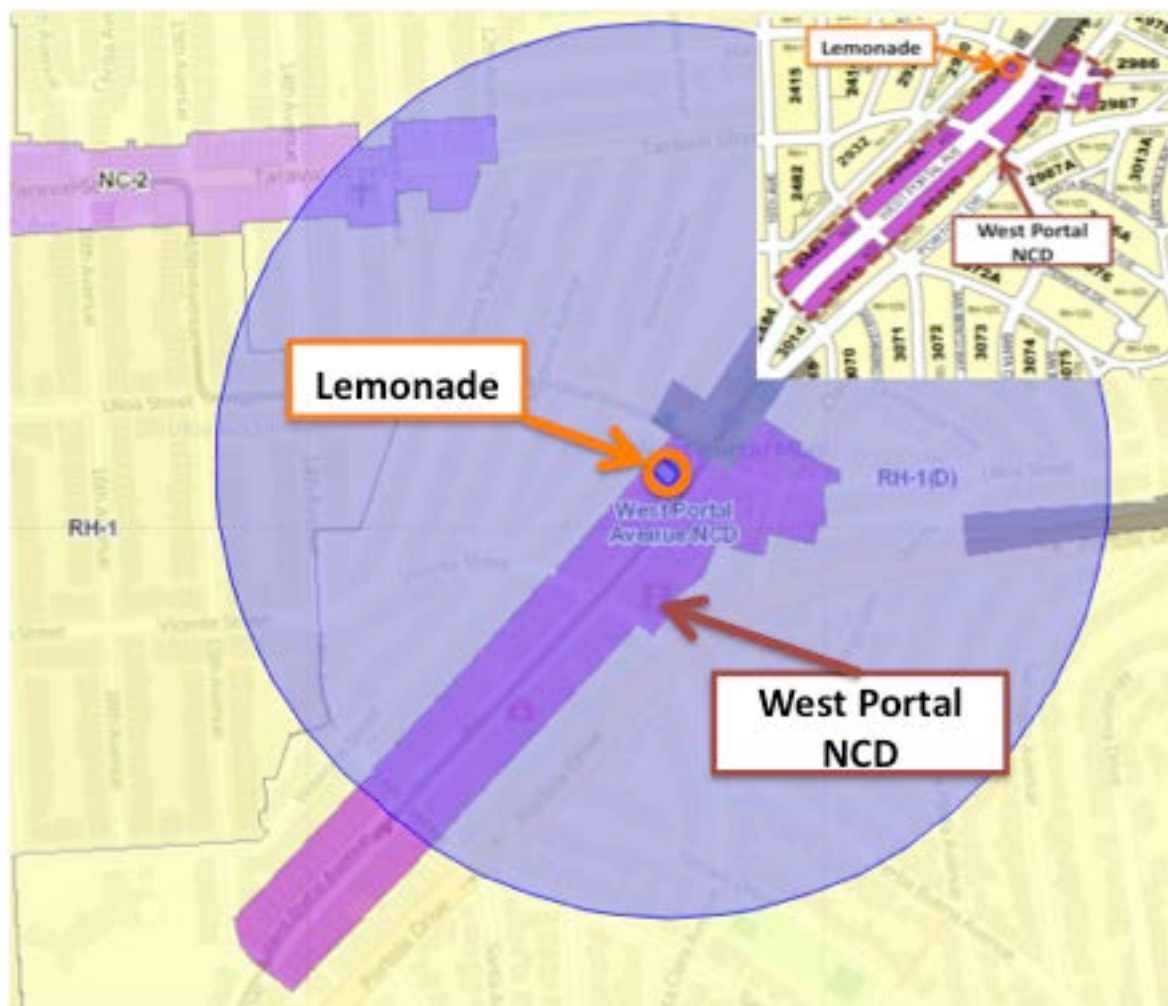


Figure 2 below shows the FR concentration recorded in the 1/4 mile radius around the proposed store at 16 West Portal including the whole West Portal NCD.

The overall FR concentration for the area surveyed is 38 per cent. However gas stations, of which two in the area surveyed, by nature of their business, have very large forecourts and they account for 7 per cent of total commercial frontage. Banks and financial services (brokers, advisors, etc.), likewise generally with larger footprints than average commercial spaces, represent 19 per cent of frontage in the area. If gas stations, banks and financial services activities are excluded from the calculation, the FR concentration decreases to 16 per cent.

Total commercial frontage was estimated at 5,074 linear feet of which just over 1,900 LF are Formula Retail, of which about 1,300 LF are represented by banks, financial services and gas stations alone. Figure 3 below shows the different uses of Formula Retail establishment in the area surveyed. More than a third

of the FR commercial frontage is occupied by banks. Gas stations represent 20 per cent of total FR and financial services another 13 per cent. If combined these three activity types therefore represent the majority of Formula Retail in the area surveyed.

Figure 2 Formula Retail Concentration of Area Surveyed

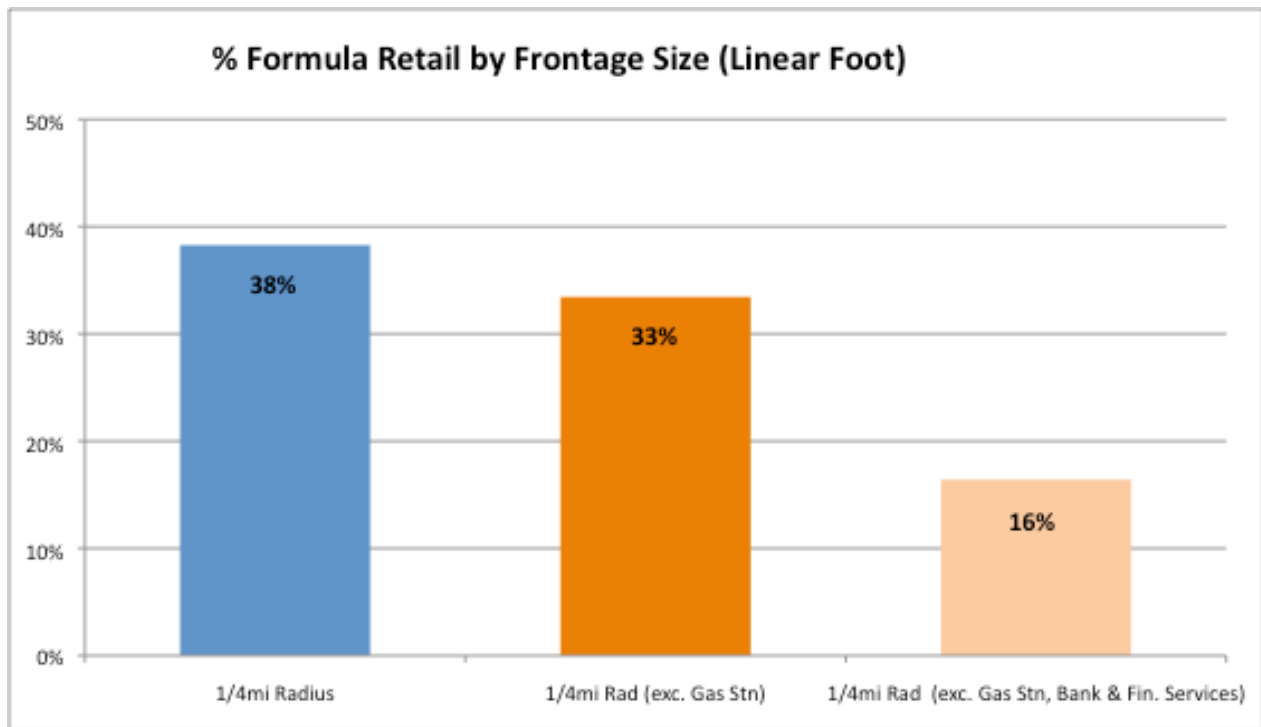
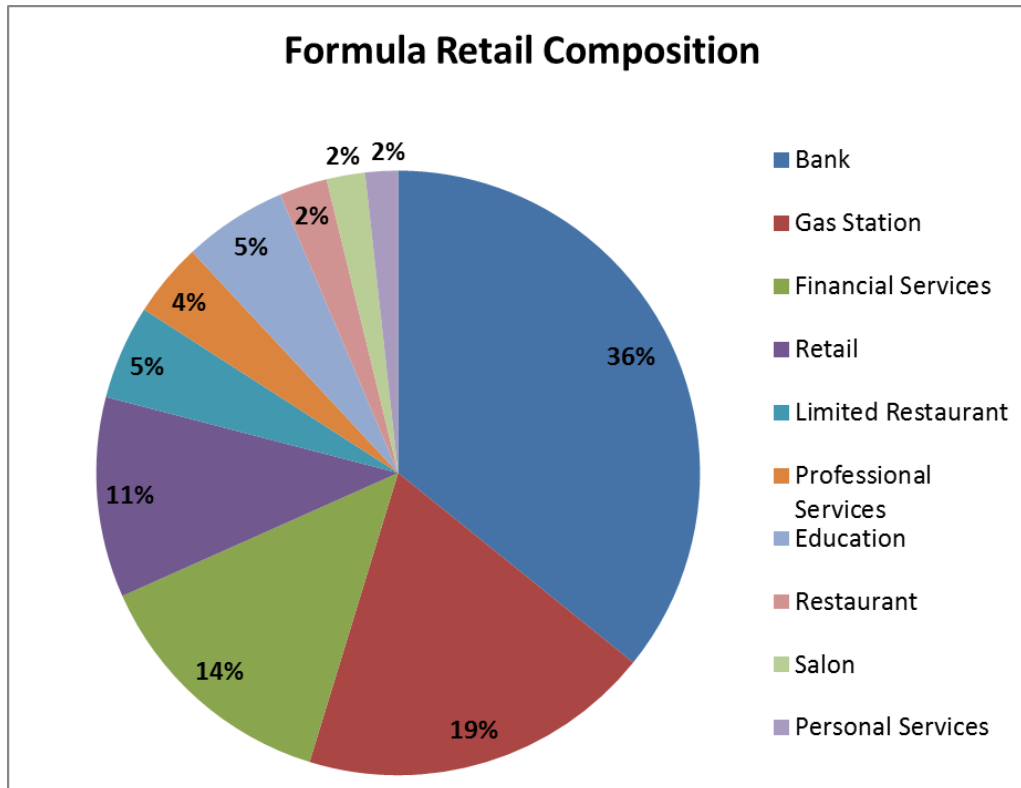


Figure 3 Formula Retail Use in Area Surveyed



As Table 1 shows, the frontage of Restaurants, which is the proposed store Lemonade's activity, covers just over 600 LF (about 12 per cent of total commercial frontage). Of these 600 LF, Lemonade is the only establishment considered Formula Retail (50 LF), which represents 1 per cent of the total commercial frontage of the area surveyed (1/4 mi radius and whole West Portal NCD).

Table 1 Frontage (FR and Not FR) by Activity

	West Portal NCD and 1/4mi Radius		
Type of Business	Commercial Frontage Total LF	FR Stores Frontage LF	FR Frontage % of Tot. LF
Animal Services	80	0	0%
Art Studio	42	0	0%
Bar	111	0	0%
Bank	695	695	14%
Cleaners	146	0	0%
Education	174	108	2%
Financial Services	264	264	5%
Gas Station	368	368	7%
Grocery	62	0	0%

Limited Restaurant	168	98	2%
Movie Theatre	52	0	0%
Personal Services	237	34	1%
Professional Services	780	77	2%
Restaurant	627	50	1%
Retail	893	208	4%
Salon	330	40	1%
Vacant	45	0	0%
Total	5074	1942	38%

Appendix A - Block/Lot List and Related Commercial Frontage

Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
2483/012	380	West Portal Ave	St Francis Circle	N	50	Professional Services	Medical	
2483/010	366	West Portal Ave	H&R Block	Y	17	Financial Services	Advisor	
2483/010	364	West Portal Ave	Sandy's cleaner	N	17	Cleaners		
2483/010	362	West Portal Ave	C-Dental	Y	17	Professional Services	Dental	
2483/009	360	West Portal Ave	Raymond James Financial Advisor	Y	17	Financial Services	Advisor	
2483/009	360	West Portal Ave	ArtWork Fine Art Studio	N	17	Art Studio		
2483/009	360	West Portal Ave	Suki Sushi	N	17	Restaurant		
2483/008	350	West Portal Ave	Gino for Hair	N	17	Salon		
2483/008	348	West Portal Ave	Walter Adams Framing	N	17	Retail	Framing	
2483/008	346	West Portal Ave	Lite House Dakes Interiors	N	17	Professional Services	Interior Design	
2483/007	342	West Portal Ave	Back to Sport Fitness	N	25	Personal Services	Fitness	
2483/007	340	West Portal Ave	Bruce Mebine Eye care	N	25	Retail	Optics	
2483/005	328	West Portal Ave	The Dubliner Pub	N	17	Bar		
2483/005	324	West Portal Ave	Dimitras Spa	N	17	Salon	Spa	
2483/005	320	West Portal Ave	Two Cats Bookstore	N	17	Retail	Books	
2483/004	318	West Portal Ave	Mary Zell Spellman Insurance	N	17	Professional Services	Insurance	
2483/004	314	West Portal Ave	Frosch Travel Services	Y	17	Retail	Travel	
2483/004	312	West Portal Ave	Edible Arrangements	Y	17	Retail	Gift Shop	
2483/002	300	West Portal Ave	Site for Sore Eyes	Y	35	Retail	Optics	
2483/002	300	West Portal Ave	Thriveability Yoga	N	35	Personal Services	Fitness	
2483/002	300	West Portal Ave	C2 Education	Y	56	Education		Y
2988A/032	288	West Portal Ave	Bank of America	Y	184	Bank		Y
2988A/014	258	West Portal Ave	Art of Style	N	25	Retail	Clothing	
2988A/014	254	West Portal Ave	West Portal Antiques	N	25	Retail	Antiques	
2988A/013A	250	West Portal Ave	Xiao Loong	N	25	Restaurant		
2988A/013A	248	West Portal Ave	Growing up Art & Crafts	N	25	Art Studio		

Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
2988A/013	244	West Portal Ave	AT&T Store	Y	14	Retail	Communications	
2988A/013	242	West Portal Ave	White Rose Boutique	N	14	Retail	Clothing	
2988A/013	240	West Portal Ave	Amy Beauty Salon	N	14	Salon		
2988A/012	236	West Portal Ave	UPS Store	Y	12	Professional Services	Postal	
2988A/012	234	West Portal Ave	Vaso's Hair Design	N	12	Salon		
2988A/012	230	West Portal Ave	Que Syrah Wine Bar	N	12	Bar		
2988A/011	226	West Portal Ave	Bock Ernest Jewelry	N	17	Retail	Jewelry	
2988A/011	222	West Portal Ave	West Portal Produce Market	N	17	Grocery		
2988A/011	220	West Portal Ave	Christian Science Reading Room	Y	17	Personal Services	Spiritual	
2988A/009	200	West Portal Ave	Walgreen	Y	100	Retail	Pharmacy	
2988A/008	186	West Portal Ave	Ambassador Toy	N	35	Retail	Toys	
2988A/006	170	West Portal Ave	Goat Hill Pizza	N	17	Restaurant		
2988A/006	166	West Portal Ave	Quick Clean	N	17	Cleaners		
2988A/006	162	West Portal Ave	Pure Barre	Y	17	Personal Services	Fitness	
2988A/006	160	West Portal Ave	Toast Eatery	N	17	Restaurant		
2988A/005	156	West Portal Ave	San Francisco Dentist	N	16	Professional Services	Dental	
2988A/005	150	West Portal Ave	Trattoria da Vittorio	N	16	Restaurant		
2988A/031	130	West Portal Ave	Citibank	Y	55	Bank		
2988A/003	124	West Portal Ave	West Portal Spa	N	15	Salon	Spa	
2988A/003	122	West Portal Ave	Shaws Candy	N	15	Retail	Sweets	
2988A/003	118	West Portal Ave	Café Rain Tree	N	15	Limited Restaurant		
2988A/001	106	West Portal Ave	Charles Schwab	Y	47	Financial Services	Advisor	
2988A/001	100	West Portal Ave	Starbucks	Y	47	Limited Restaurant		Y
2931/010	98	West Portal Ave	Chase Bank	Y	137	Bank		Y
2931/009	98	West Portal Ave	Chase Bank	Y	32	Bank		
2931/008	80	West Portal Ave	Bookshop West Portal	N	50	Retail	Books	
2931/007	68	West Portal Ave	Calibur	N	17	Restaurant		
2931/007	66	West Portal Ave	The Music Store	N	17	Retail	Music	
2931/007	62	West Portal Ave	Simi's Bazaar	N	17	Retail	Clothing	
2931/006	60	West Portal Ave	Bursa	N	17	Restaurant		
2931/006	58	West Portal Ave	The Postal Chase	N	17	Professional Services	Postal	
2931/006	54	West Portal Ave	Peet's Coffee	Y	17	Limited Restaurant		

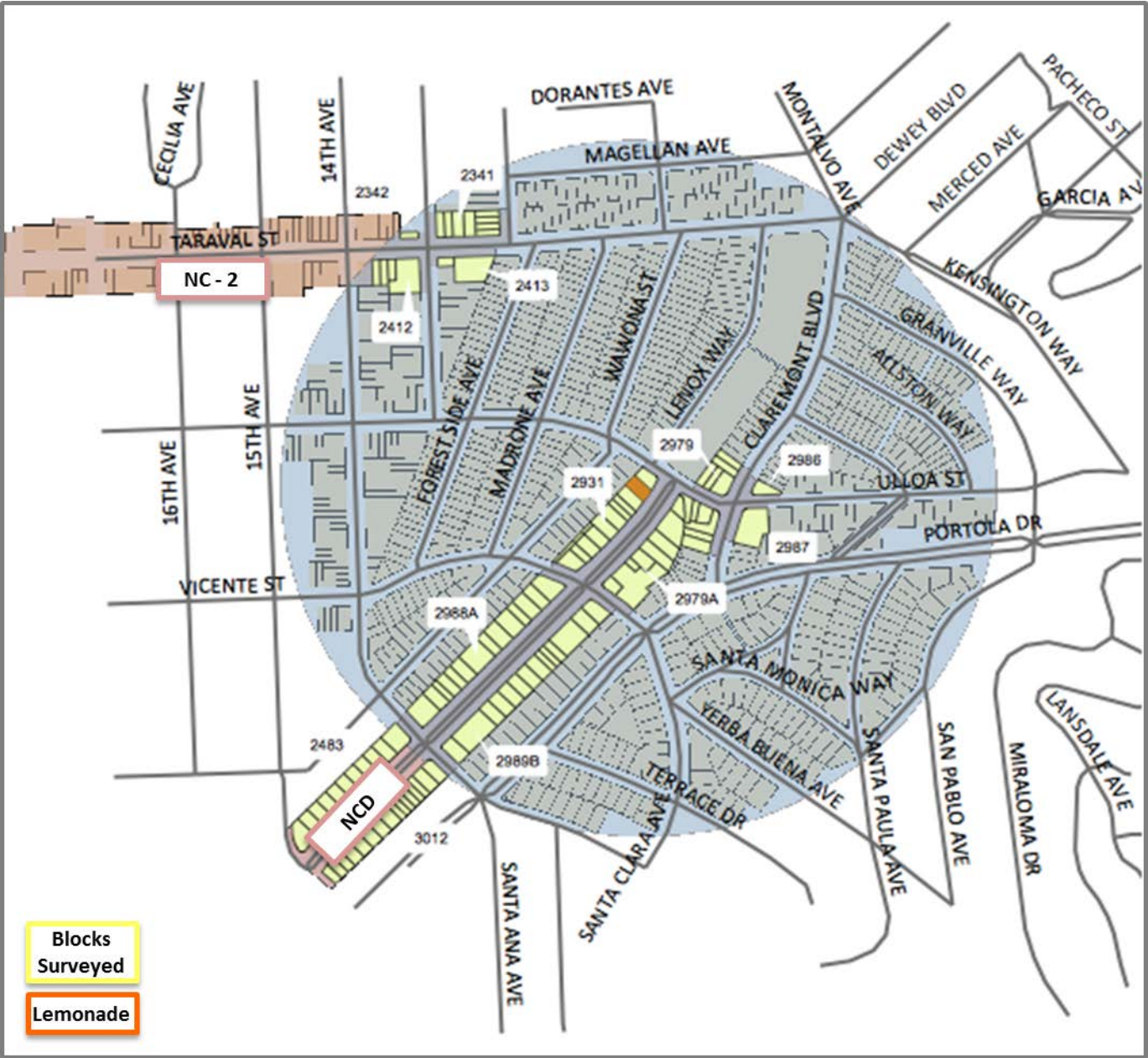
Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
2931/005	50	West Portal Ave	El Toreador	N	17	Restaurant		
2931/005	46	West Portal Ave	McCarthy's Bar	N	17	Bar		
2931/005	44	West Portal Ave	Quickly	Y	17	Limited Restaurant		
2931/004A	40	West Portal Ave	Sloan Square Salon	N	13	Salon		
2931/004A	36	West Portal Ave	West Portal Daily	N	13	Retail	Newspaper	
2931/004	32	West Portal Ave	Papenhausen Hardware	N	25	Retail	Hardware	
2931/003	28	West Portal Ave	Noha's New York Bagel	Y	17	Limited Restaurant		
2931/003	26	West Portal Ave	West Portal Family Dentistry	N	17	Professional Services	Dental	
2931/003	24	West Portal Ave	Fresca	N	17	Restaurant		
2931/002	16	West Portal Ave	Lemonade	Y	50	Restaurant		
2931/001	2	West Portal Ave	Peek-a-boo Factory	N	125	Personal Services	Child care	Y
3012/027	393	West Portal Ave	Paradise	N	102	Restaurant		Y
3012/028	385	West Portal Ave	Clay Oven	N	17	Restaurant		
3012/028	381	West Portal Ave	Stewart Title	Y	17	Financial Services	Advisor	
3012/029	379	West Portal Ave	Sylvan Learning	Y	35	Education		
3012/015	377	West Portal Ave	Sykes Kelly Riordan	N	17	Professional Services	Legal	
3012/015	377	West Portal Ave	Frank Wong DDS	N	17	Professional Services	Dental	
3012/015	377	West Portal Ave	Angela NG State Farm agent	N	17	Professional Services	Insurance	
3012/016	373	West Portal Ave	San Francisco Healthy Pets	N	25	Animal Services	Veterinary	
3012/016	369	West Portal Ave	Armstrong Carper	N	25	Retail	Carpet	
3012/017	365	West Portal Ave	Petals	N	17	Retail	Florist	
3012/017	363	West Portal Ave	Annabelle's	N	17	Cleaners		
3012/017	361	West Portal Ave	Tsing's	N	17	Restaurant		
3012/018	345	West Portal Ave	Edward Jones	Y	25	Financial Services	Advisor	
3012/019	345	West Portal Ave	West Portal Physical Therapy	N	25	Professional Services	Physiotherapy	
3012/020A	339A	West Portal Ave	Islad Dream Spa	N	25	Salon	Spa	
3012/021	333	West Portal Ave	Harmony Audio Video	N	50	Retail	Electronics	
3012/021A	329	West Portal Ave	Green House café	N	25	Limited Restaurant		
3012/022	323	West Portal Ave	The Pawber Shop	N	25	Animal Services	Pet grooming	
3012/022A	321	West Portal Ave	Vacant	N	25	Vacant		
3012/023	317	West Portal Ave	US Post Office	Y	25	Professional Services	Postal	
3012/023	311	West Portal Ave	Venezia Upholstery	N	25	Retail	House décor	

Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
3012/024	309	West Portal Ave	White Daisy Nail Spa	N	13	Salon	Spa	
3012/024	305	West Portal Ave	West Portal Laundrette	N	13	Cleaners		
3012/024	301	West Portal Ave	Fuji	N	29	Restaurant		Y
3012/024	2811	14th Ave	Remax	Y	23	Professional Services	Real Estate	
2989B/017	299	West Portal Ave	First American Title	Y	141	Financial Services	Insurance	Y
2989B/017	297	West Portal Ave	Americuts	Y	15	Salon		
2989B/033	279	West Portal Ave	First Republic Bank	Y	150	Bank		
2989B/021	255	West Portal Ave	Sf Gold Buyer	N	34	Retail	Jewelry	
2989B/021	243	West Portal Ave	Orex	N	16	Restaurant		
2989B/022	239	West Portal Ave	Tutu School	N	17	Education	Ballet	
2989B/022	235	West Portal Ave	Kumon Math & Reading	Y	17	Education		
2989B/022	231	West Portal Ave	Reading Clinic	N	17	Education		
2989B/023	221	West Portal Ave	Zen Beauty Spa	N	17	Salon	Spa	
2989B/023	215	West Portal Ave	Zephyr	N	17	Professional Services	Real Estate	
2989B/023	207	West Portal Ave	Curiosities	N	17	Retail	Antiques	
2989B/024	201	West Portal Ave	West Portal Optics	N	25	Retail	Optics	
2989B/024	201	West Portal Ave	San Marco	N	25	Retail	Apparel	
2989B/025	199	West Portal Ave	Golden Gate Urgent Care	N	50	Professional Services	Medical	
2989B/026	183	West Portal Ave	Citipets	N	17	Animal Services	Pet grooming	
2989B/026	181	West Portal Ave	Portal Cleaners	N	17	Cleaners		
2989B/026	179	West Portal Ave	Portal's Tavern	N	17	Bar		
2989B/027	173	West Portal Ave	Tip Top	N	13	Professional Services	Shoe Repair	
2989B/027	169	West Portal Ave	The Dog Spa	N	13	Animal Services	Pet grooming	
2989B/027A	167	West Portal Ave	She She Nail Salon	N	13	Salon		
2989B/027A	163	West Portal Ave	Health & Nutrition Centre	N	13	Grocery		
2989B/028	161	West Portal Ave	Dry Cleaner	N	15	Cleaners		
2989B/028	159	West Portal Ave	Simply Bella	N	15	Retail	Shoes	
2989B/034	145	West Portal Ave	Wells Fargo	Y	117	Bank		
2989B/031	123	West Portal Ave	Vacant	N	20	Vacant		
2989B/031	115	West Portal Ave	Sterling Bank	Y	20	Bank		
2989B/031	111	West Portal Ave	Gigi's	N	20	Retail	Florist	
2989B/032	107	West Portal Ave	Pacific Rims Optometry	N	18	Professional Services	Optometry	
2989B/032	105	West Portal Ave	European Beauty	N	18	Salon		

Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
2989B/032	103	West Portal Ave	Grateful Head	N	26	Salon		Y
2989B/032	33	Vicente	Pacific Wushu	N	18	Personal Services	Fitness	
2979A/021A	99	West Portal Ave	Oral & Facial Surgery Center	N	105	Professional Services	Medical	Y
2979A/019	85	Vicente	CineArts	N	52	Movie Theatre		
2979A/019	79	Vicente	West Portal Shoe Reair	N	26	Professional Services	Shoe Repair	
2979A/023C	69	West Portal Ave	Mozzarella di Bufala	N	27	Restaurant		
2979A/024A	61	West Portal Ave	Goodwill	Y	25	Retail	Clothing	
2979A/024A	59	West Portal Ave	Supercuts	Y	25	Salon		
2979A/025	57	West Portal Ave	Sister Salon and Spa	N	17	Salon	Spa	
2979A/025	53	West Portal Ave	Roti	N	17	Restaurant		
2979A/025	51	West Portal Ave	West Portal Floral	N	17	Retail	Florist	
2979A/026	45	West Portal Ave	Barbagelata	N	50	Professional Services	Real Estate	
2979A/027	33	West Portal Ave	Spiazzo	N	32	Restaurant		
2979A/027	29	West Portal Ave	Sew	N	32	Education	Sewing	
2979A/027	25	West Portal Ave	Eezy Freezy	N	32	Grocery		
2979A/029	15	West Portal Ave	Warren Orthodontist	N	33	Professional Services	Dental	
2979A/029	9	West Portal Ave	Vin Debut	N	33	Bar		
2979A/035	1	West Portal Ave	Squat and Gobble	N	65	Restaurant		Y
2979A/033	819	Ulloa St	Bloom Blow Dry Bar	N	30	Salon		
2979A/031	815	Ulloa St	815 Salon	N	20	Salon		
2979A/031	811	Ulloa St	New Tsing Tao	N	20	Restaurant		
2979A/031	809	Ulloa St	Burns Cleaner	N	20	Cleaners		
2979A/003	336	Claremont Blvd	Midpac Real Estate	N	22	Professional Services	Real Estate	
2979/008	272	Claremont Blvd	Chaiya	N	30	Restaurant		
2979/052	800	Ulloa St	76	Y	144	Gas Station		Y
2979/012	820	Ulloa St	Submarine Center	N	15	Limited Restaurant		
2979/012	824	Ulloa St	Philosopher's club	N	15	Bar		
2979/013	840	Ulloa St	Bulls Head	N	15	Restaurant		
2979/013	850	Ulloa St	Burrito Loco	N	15	Limited Restaurant		
2987/016	301	Claremont Blvd	Valero	Y	224	Gas Station		Y
2341/014	220	Taraval	Baynet & Company	N	23	Professional Services	Real Estate	
2341/014	220	Taraval	Ho's Drapery	N	23	Retail	House décor	
2341/014	232	Taraval	Wing Wo Inc	N	23	Professional Services	Real Estate	

Block/Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage	Use	Specification	Corner Lot
2341/014	232	Taraval	Mei King	N	23	Professional Services	Real Estate	
2341/014	244	Taraval	Dittler Real Estate	N	30	Professional Services	Real Estate	
2341/014	250	Taraval	San Francisco Wine Trading Co	N	40	Retail	Liquor	Y
2342/016A	304	Taraval	Elenie for Hair	N	23	Salon		
2342/020	340	Taraval	Basso Podiatrist	N	30	Professional Services	Physiotherapy	
2342/021	348	Taraval	Fujimoto and Lee Oral Surgeons	N	15	Professional Services	Dental	
2412/034	355	Taraval	Sylvanus Upholstery	N	40	Retail	House décor	Y
2412/034	345	Taraval	Supreme Cleaners	N	30	Cleaners		
2412/036	339	Taraval	Backroom Dining	N	30	Restaurant		
2412/037	335	Taraval	John Tang DDS	N	15	Professional Services	Dental	

Appendix B – Map of Blocks Surveyed



APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: LEMONADE CAFE

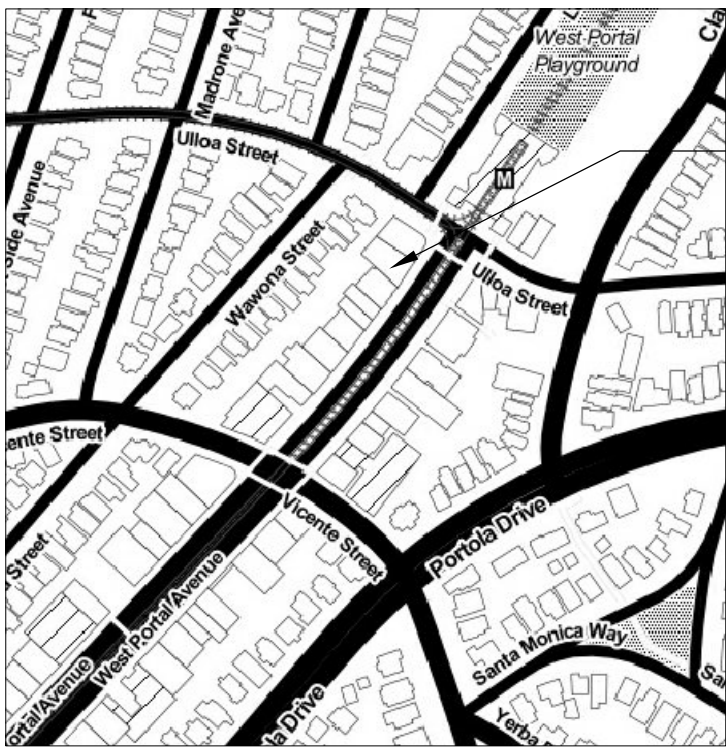
16 West Portal Avenue
San Francisco, CA 94127

NOVEMBER 12, 2015 CONDITIONAL USE SUBMISSION

DRAWING INDEX

0	COVER SHEET
1	SITE / ROOF PLAN
2	EXISTING SITE PHOTOS
3	EXISTING SITE PHOTOS
4	FORMULA RETAIL SITE DIAGRAM
A1	EXISTING FIRST FLOOR PLAN
A2	PROPOSED FIRST FLOOR PLAN
A3	EXISTING MEZZANINE PLAN
A4	PROPOSED MEZZANINE PLAN
A5	EXISTING EXTERIOR ELEVATION
A6	PROPOSED EXTERIOR ELEVATION
A7	DETAIL SECTION AT PROPOSED CANOPY
A8	PROPOSED EXTERIOR RENDERING
A9	PROPOSED INTERIOR RENDERING

VICINITY MAP



PROJECT
LOCATION

Project:
Lemonade Cafe

16 West Portal Avenue
San Francisco, CA 94127

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:

Sheet Title:
COVER SHEET

Date:
12 NOV 2015

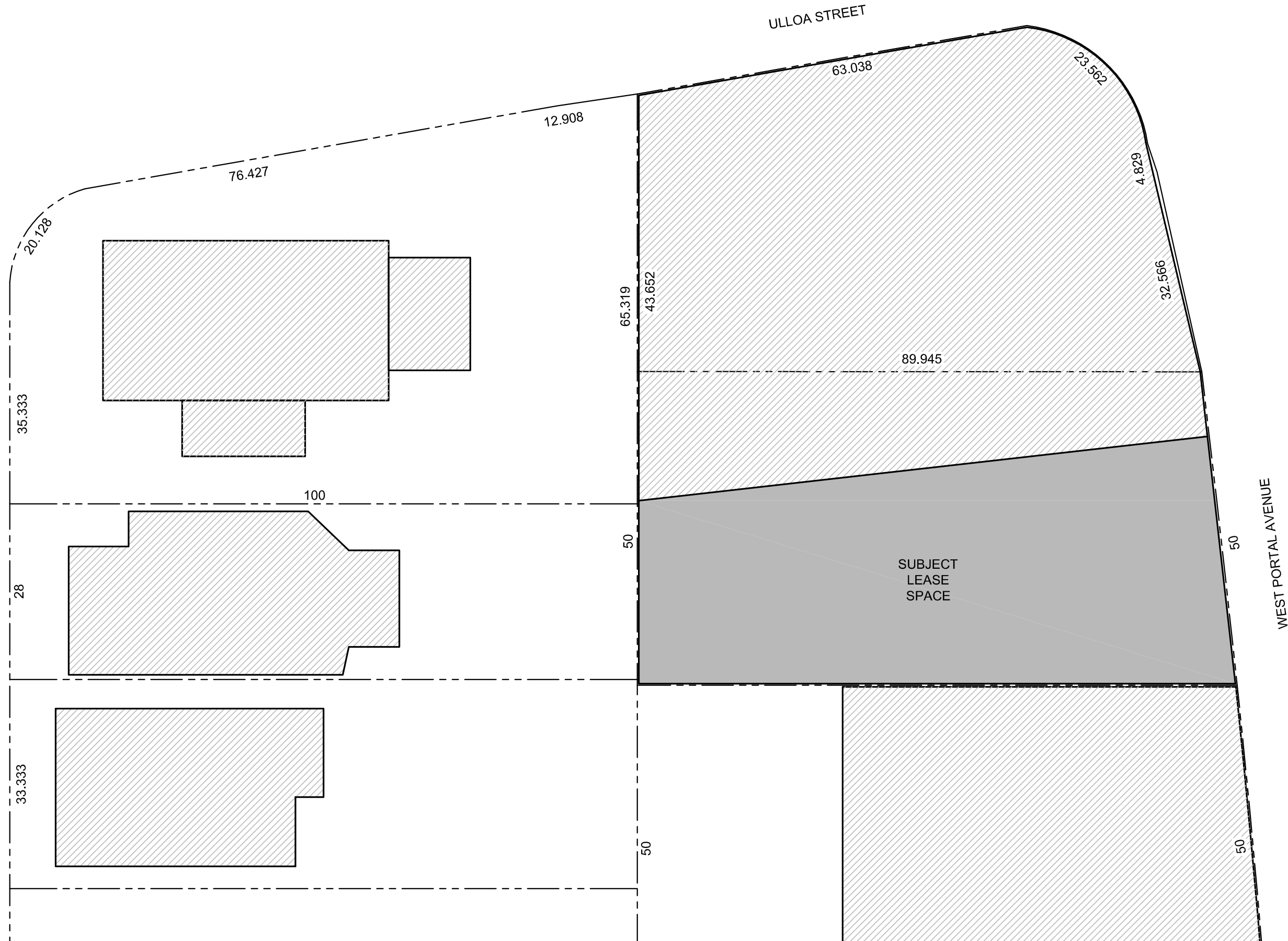
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CU Submission

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Project: LEMWP
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:



0



1 ROOF / SITE PLAN
1/16" = 1'-0"

Project:

Lemonade Cafe

16 West Portal Avenue
San Francisco, CA 94127

Freebairn-Smith & Crane

Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:

Sheet Title:

SITE PLAN

Date:
12 NOV 2015

Issued For:
CU Submission

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Project: LEMWP
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:



1



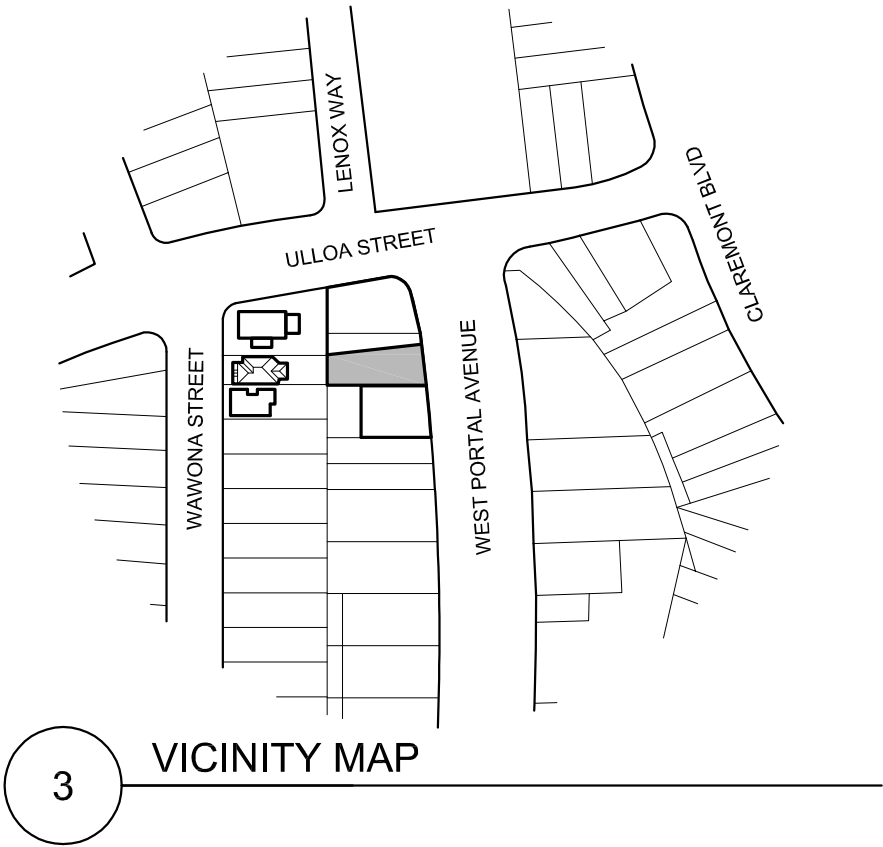
WEST SIDE OF WEST PORTAL AVENUE FROM ULLOA ST TO VICENTE ST



EAST SIDE OF WEST PORTAL AVENUE FROM ULLOA ST TO VICENTE ST

1

EXISTING CONDITIONS AT WEST PORTAL AVENUE



Project:
Lemonade Cafe


16 West Portal Avenue
San Francisco, CA 94127

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
(415) 398-4096 Fax

Consultants:

Sheet Title:
**EXISTING SITE PHOTOS
WEST PORTAL AVENUE**

Date: 12 NOV 2015
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Scale: N.A.
File: LEMWP_CU_2_SitePhotos
Project: LEMWP
Drawn By: KK
Ref North: 
Checked By: J.C.
Sheet No:



EAST SIDE OF ULLOA ST

Project:
Lemonade Cafe

16 West Portal Avenue
San Francisco, CA 94127

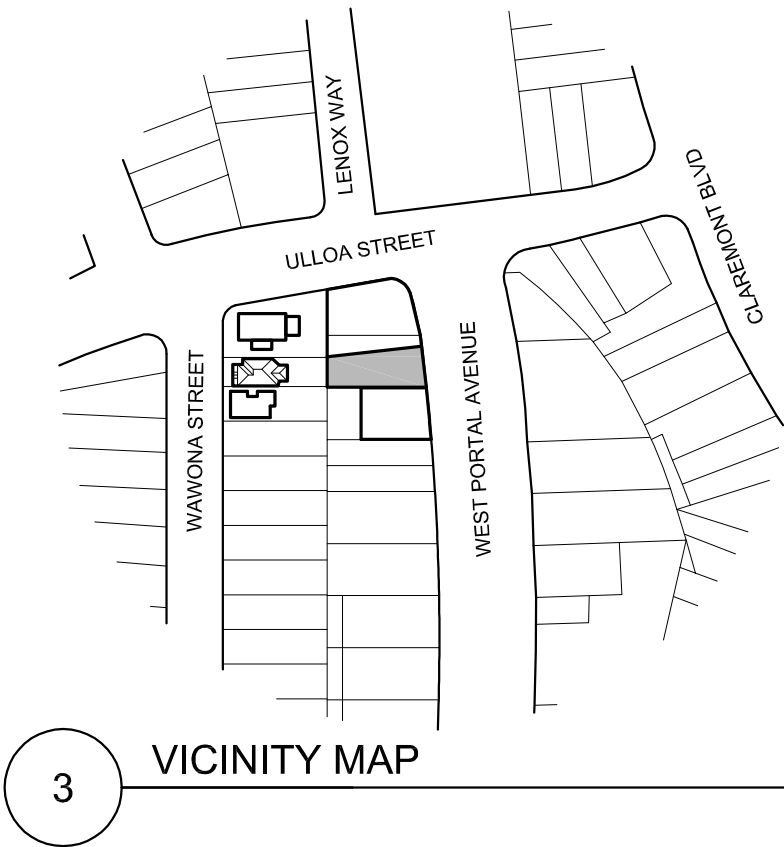
Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
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WEST SIDE OF ULLOA ST

1 EXISTING CONDITIONS AT ULLOA STREET



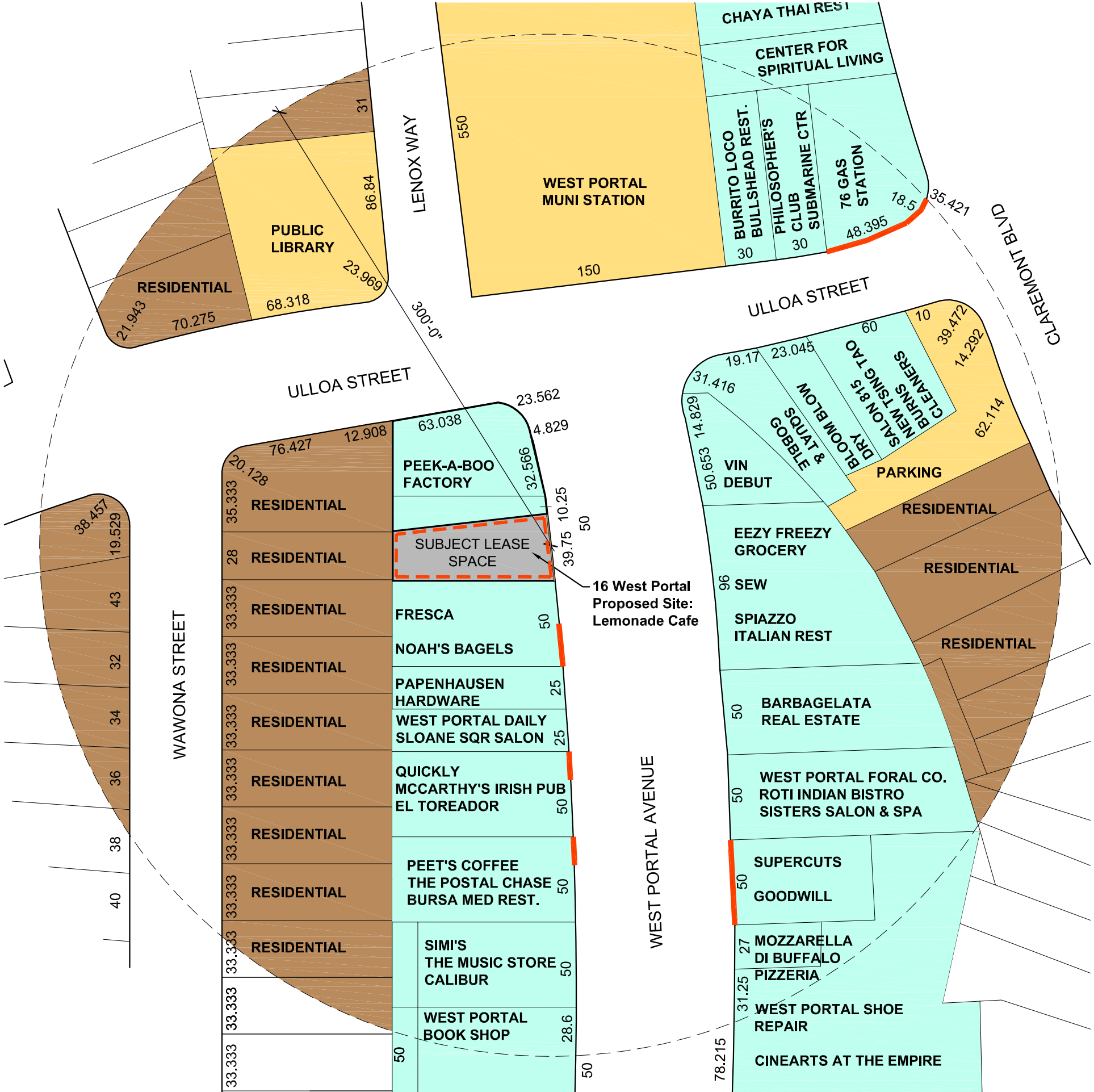
3 VICINITY MAP

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**EXISTING SITE PHOTOS
ULLOA STREET**

Date: 12 NOV 2015 Issued For: CU Submission

Scale: N.A.
File: LEMWP_CU_2_SitePhotos
Project: LEMWP
Drawn By: KK Checked By: J.C.
Ref North: Sheet No:





LEGEND

COMMERCIAL PROPERTIES

PUBLIC & PARKING PROPERTIES

RESIDENTIAL PROPERTIES

FORMULA RETAIL STOREFRONTS

PROPOSED SITE

FORMULA RETAIL = 19.8%

PERCENTAGE OF FORMULA RETAIL FRONTAGE COMPARED TO ALL FRONTAGE ON BOTH SIDES OF WEST PORTAL AVENUE & ULLOA STREET WITHIN A 300' RADIUS.	
LINEAR FOOTAGE OF ALL STOREFRONT	1,082.9'
LINEAR FOOTAGE OF FORMULA RETAIL STOREFRONT	214.9'
LINEAR FOOTAGE OF NON-FORMULA RETAIL STOREFRONT	867.9'
PERCENTAGE OF FORMULA RETAIL STOREFRONT LINEAR FOOTAGE TO OVERALL STOREFRONT.	19.8%

Project:
Lemonade Cafe

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San Francisco, CA 94127

Freebairn-Smith & Crane
Planning Urban Design Architecture
442 Post Street
San Francisco CA 94102
(415) 398-4094
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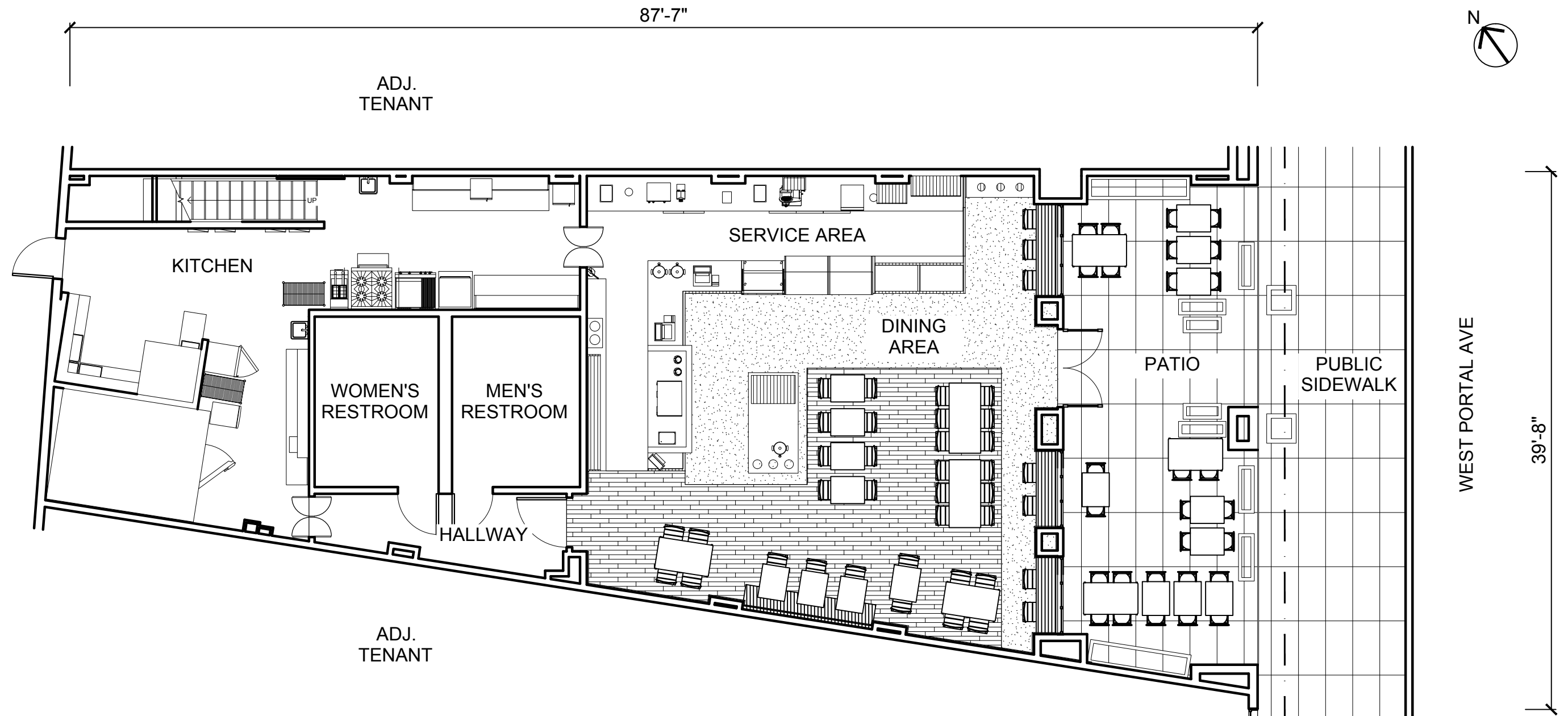
Consultants:

Sheet Title:

**Formula Retail
Site Diagram
300' Radius
from Subject
Property**

Date: 12 NOV 2015 Issued For: CU Submission

Scale: 1/64" = 1'-0" @ 11" x 17"
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Project: LEMWP
Drawn By: KK Checked By: JC
Ref North: Sheet No:



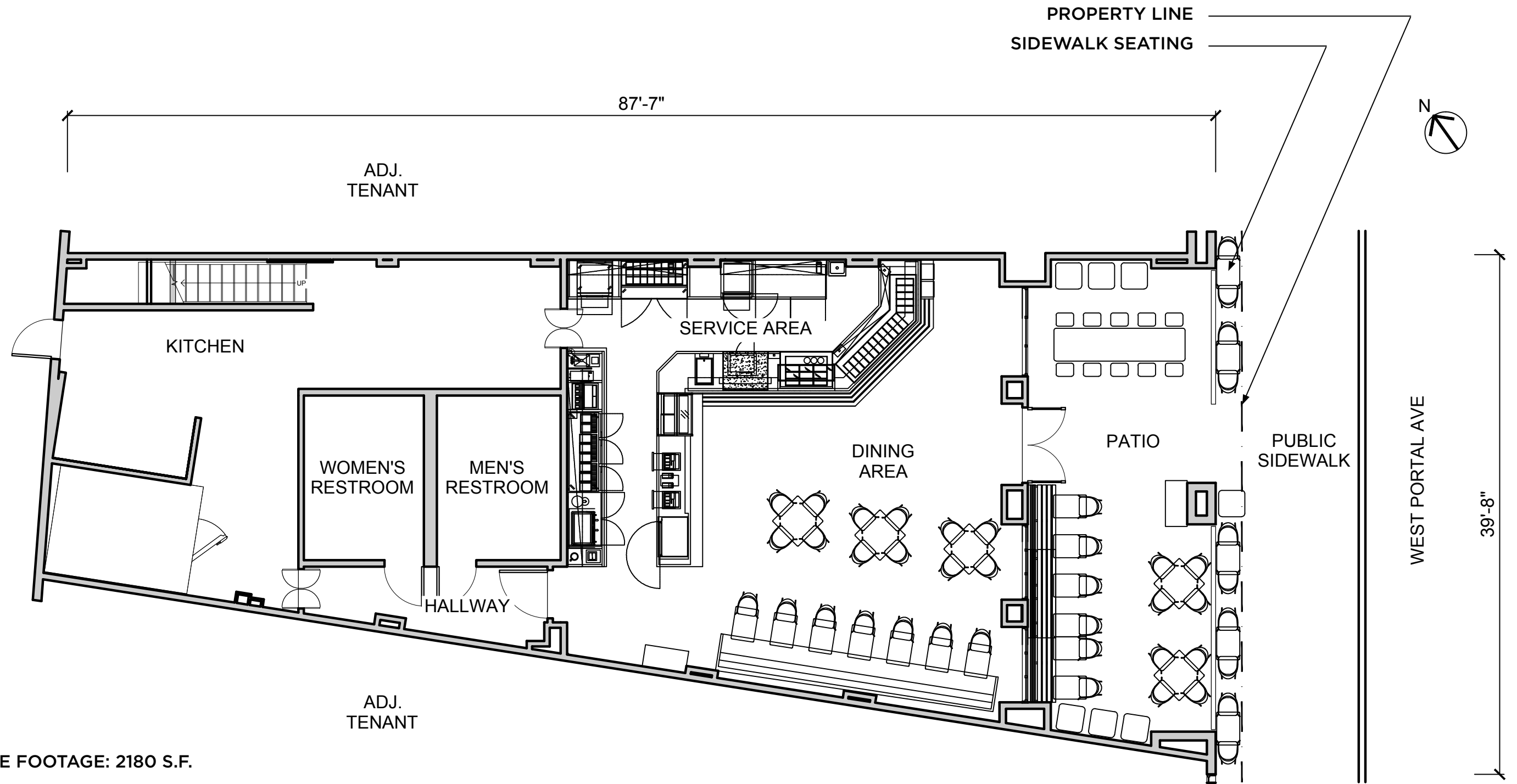
LA BOULANGE - EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A1

LEMONADE
16 WEST PORTAL AVENUE
SAN FRANCISCO CA 94127
NOVEMBER 17, 2015

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GROSS SQUARE FOOTAGE: 2180 S.F.

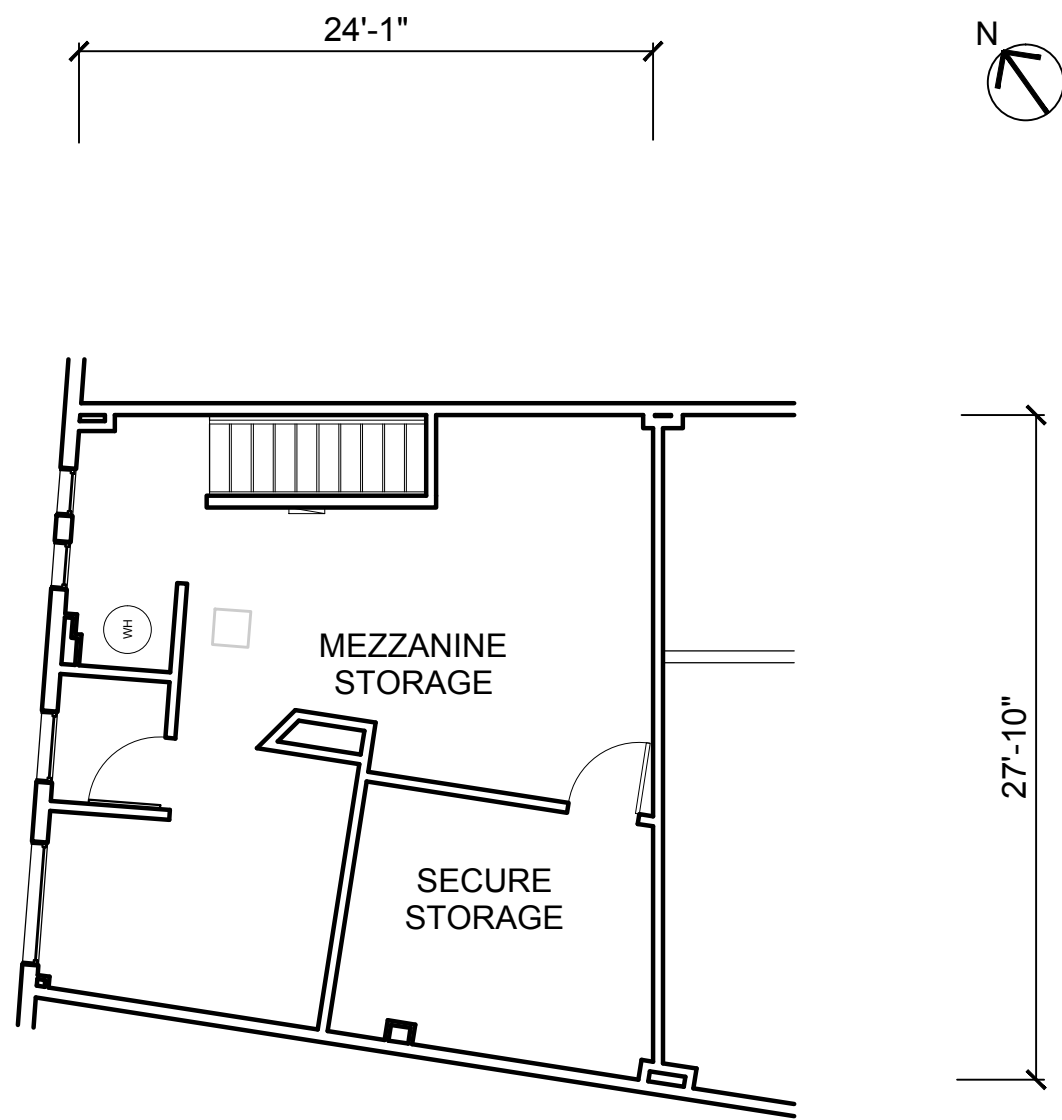
PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A2

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LA BOULANGE - EXISTING SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

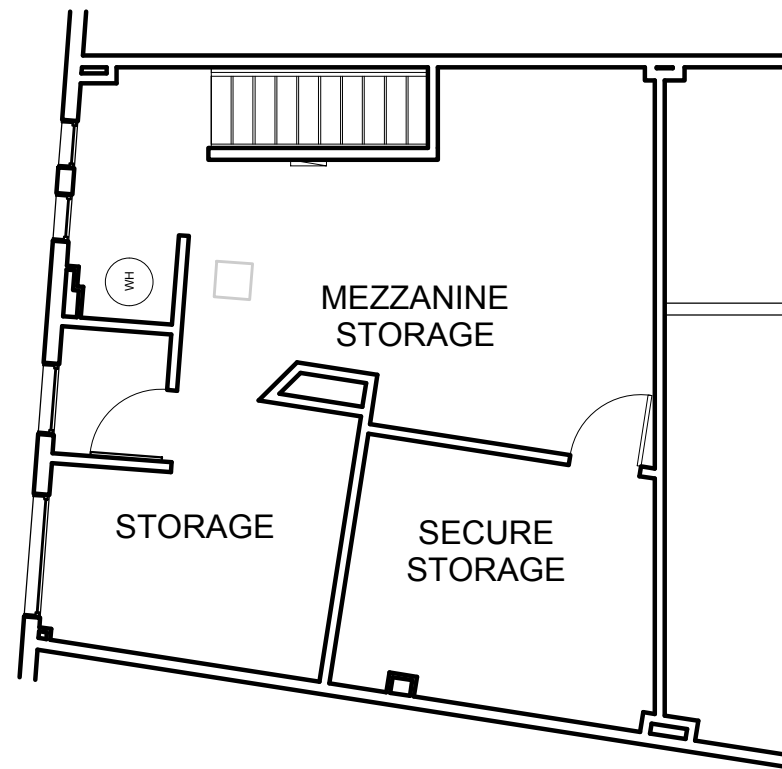
A3

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NOVEMBER 17, 2015

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24'-1"



27'-10"

GROSS SQUARE FOOTAGE: 675 S.F.

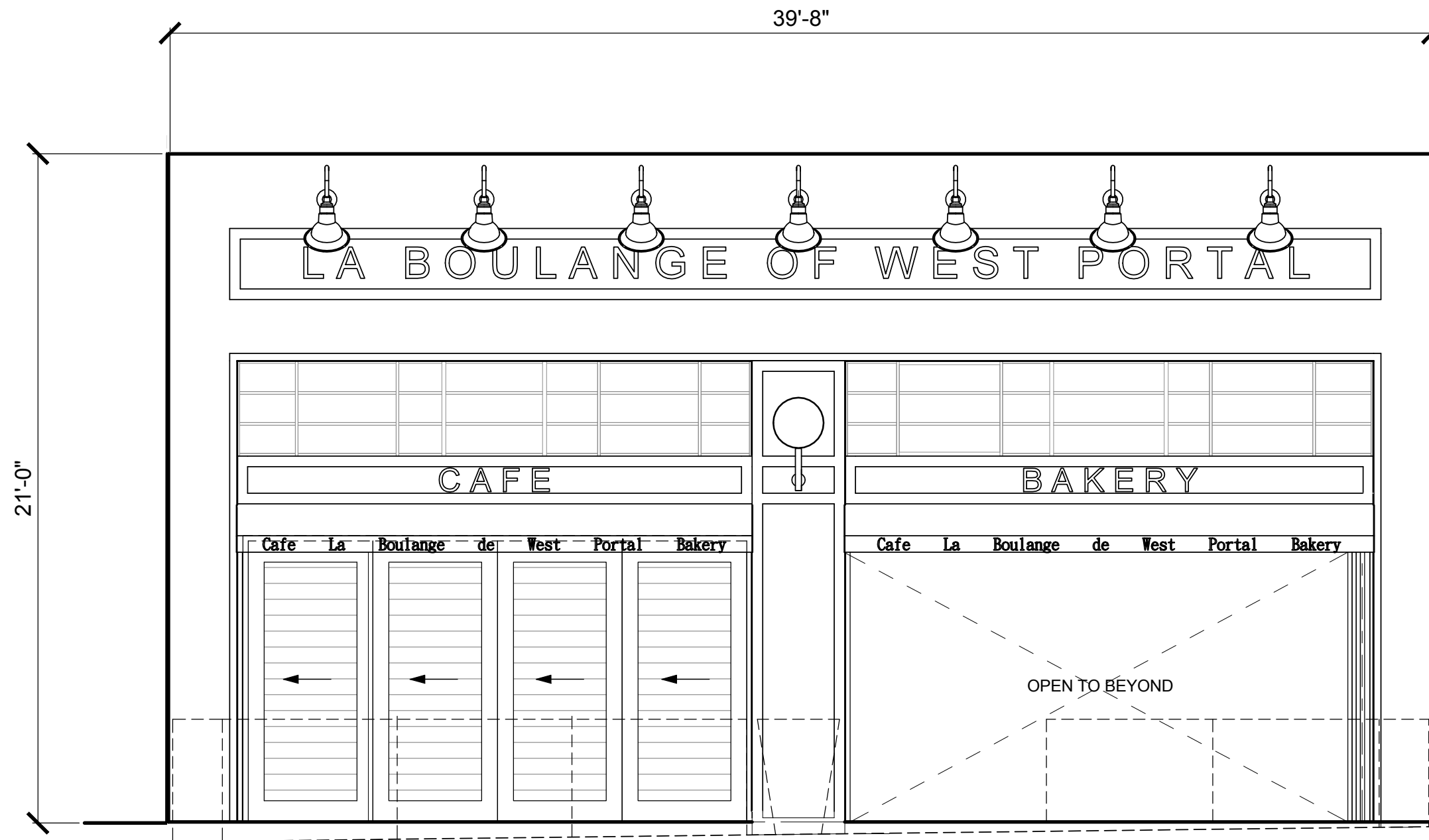
PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

A4

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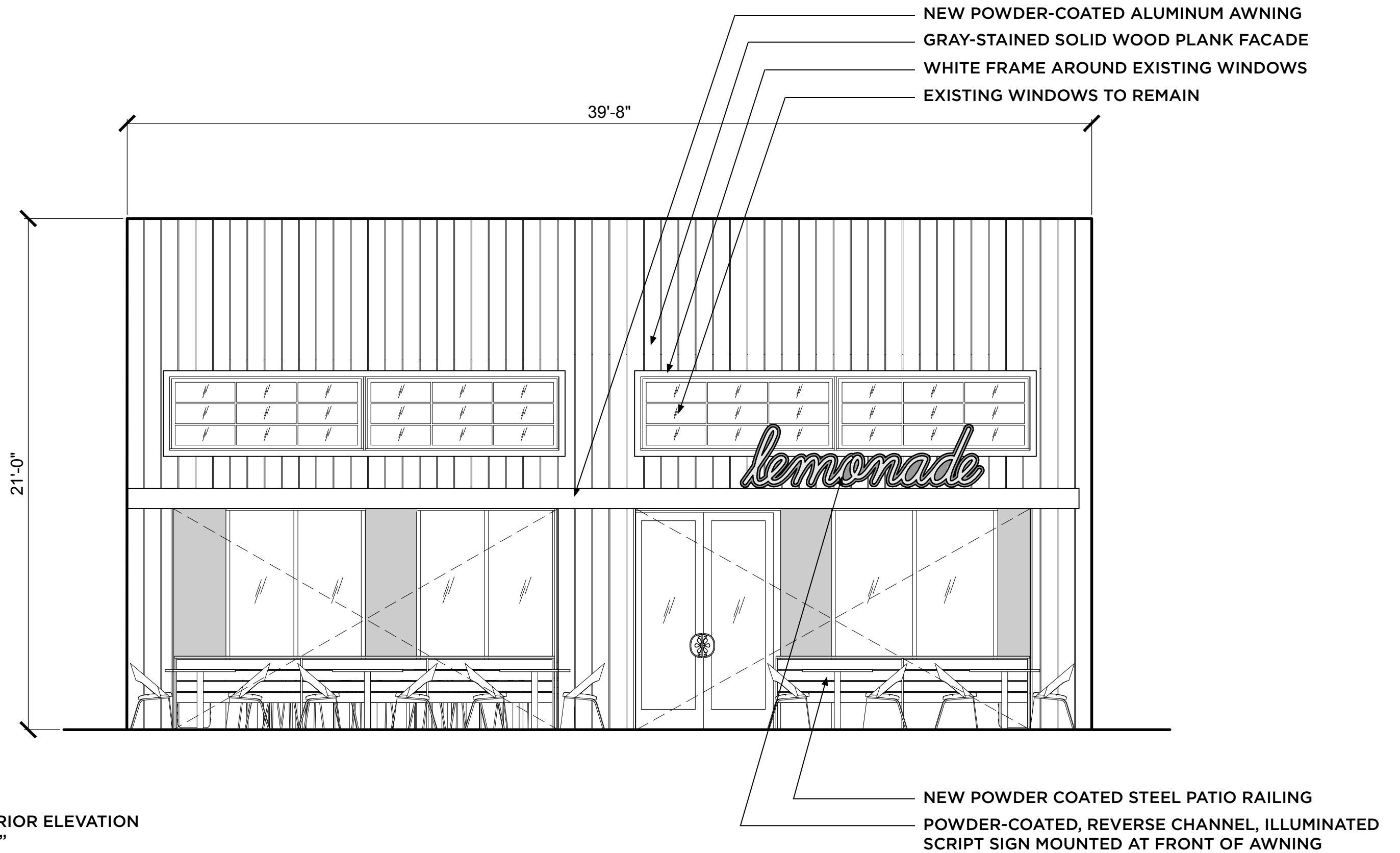
LA BOULANGE - EXISTING EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A5

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16 WEST PORTAL AVENUE
SAN FRANCISCO CA 94127
NOVEMBER 17, 2015

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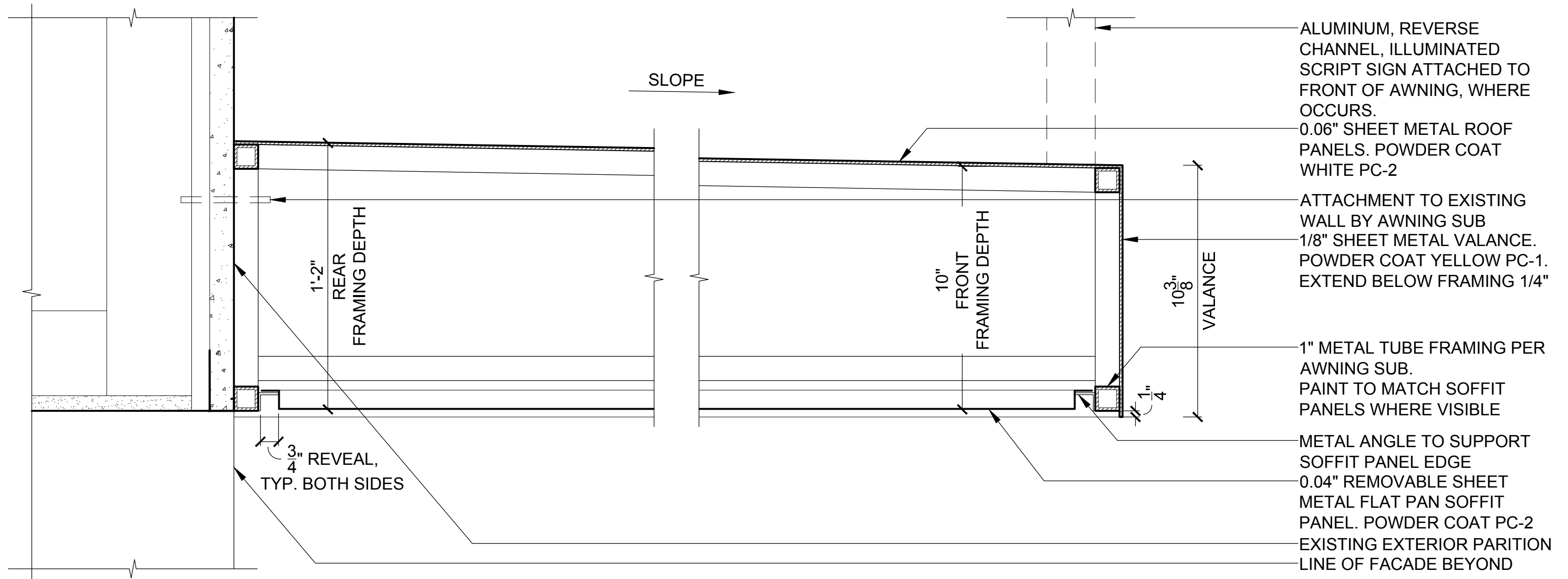
PROPOSED EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

A6

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NOVEMBER 17, 2015

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DETAIL SECTION AT PROPOSED CANOPY
SCALE: 3" = 1'-0"

A7

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16 WEST PORTAL AVENUE
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NOVEMBER 17, 2015

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PROPOSED EXTERIOR RENDERING

A8

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PROPOSED INTERIOR RENDERING

A9

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SAN FRANCISCO CA 94127
NOVEMBER 17, 2015

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