



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 13, 2017

Date Prepared: April 3, 2017
Case No.: 2016-005702CUA
Project Address: 524a Clement Street
Zoning: Inner Clement Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 1427/017
Project Sponsor: JC American, LLC
c/o Philip Lesser
555 Laurel Avenue, #501
San Mateo, CA 94401
Property Owner: Yee Family Trust
524 Clement Street
San Francisco, CA 94118
Staff Contact: Laura Ajello – (415) 575-9142 or laura.ajello@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor proposes to legalize an approximately 818 square-foot Formula Retail Sales and Service use (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories and technical services) in an existing commercial space formerly occupied by another Retail use (d.b.a. Pacific Books and Arts). The store offers products, accessories, services and support for Cricket wireless customers. The hours of operation are from 11 a.m. to 7 p.m. daily. The store employs approximately four employees. The project includes one new non-illuminated wall sign to replace the existing sign.

Cricket Wireless is a national telecommunications corporation headquartered in Atlanta with seven (7) other San Francisco locations, two of which were legalized by the Planning Commission in March 2017.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Clement Street, between 6th and 7th Avenues, Block 1427, Lot 017. The subject property is located within the Inner Clement Street Neighborhood Commercial District (NCD) and the 40-X Height and Bulk District. The property is developed with a four-story commercial building. The Cricket store is located on the ground floor; there are four residential units above. The building, constructed circa 1900, occupies approximately three-quarters of the 2,888 square foot lot. The property contains no off-street parking.

The tenant space was previously occupied by a Retail Sales and Service use (d.b.a. Pacific Books and Arts) until spring of 2014. Cricket Wireless began occupancy shortly thereafter without a Conditional Use Authorization for Formula Retail and installed the existing wall sign without a permit.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Inner Clement Street NCD extends along Clement Street between Funston Avenue and Arguello Boulevard and along 6th and 7th Avenues mid-block to Geary Boulevard. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region.

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within first story storefronts, including restaurants, personal services, laundromats, grocery stores and other types of retailers. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Inner Clement NCD is bounded by residential and mixed-uses in the surrounding RM-1 (Residential, Mixed) District. This district is in close proximity to major east-west thoroughfare and thriving commercial district on Geary Boulevard.

ENVIRONMENTAL REVIEW

This Conditional Use Authorization is “Not a Project” under the California Environmental Quality Act (CEQA).

HEARING NOTIFICATION*

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 24, 2017	March 15, 2017	28 days
Posted Notice	20 days	March 24, 2017	March 9, 2017	34 days
Mailed Notice	20 days	March 24, 2017	March 7, 2017	36 days

* The project was continued from the April 6 Planning Commission hearing.

The required Section 312 neighborhood notification process was conducted as part of this Project’s Conditional Use notice.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date the Department has received 47 letters of support for the proposed project and 78 letters opposed to the project, including a letter from the Clement Street Merchants Association.
- The original project sponsor held a pre-application community outreach meeting on March 24, 2016. A second meeting was held by the current sponsor on September 13, 2016.

ISSUES AND OTHER CONSIDERATIONS

- The project is to legalize a Formula Retail Cricket wireless store established without Conditional Use Authorization at the subject property.
- Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.4 and 716.40 to establish a Formula Retail use in the Inner Clement Neighborhood Commercial District and a 40-X Height and Bulk District.
- With regard to Conditional Use Authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria (Section [303.1\(d\)](#)) in addition to the standard Conditional Use findings:
 - The existing **concentration** of Formula Retail uses;
 - The availability of **other similar Retail** uses;
 - The **compatibility** of the proposed Formula Retail use **with the District's architectural and aesthetic character**;
 - The existing Retail **vacancy** rates; and
 - The existing mix of **Citywide**-serving and **Daily Needs**-serving Retail uses.
- Formula Retail Use: The establishment (d.b.a. Cricket Wireless) is considered a Formula Retail use with over 4,000 dealer-owned and company-owned retail stores nationwide. There are approximately 13 existing Formula Retail establishments out of 236 commercial uses within the Inner Clement NCD, amounting to a total concentration of approximately 6%. With the proposed legalization of the current proposal, the concentration of Formula Retail businesses would increase less than 1%.
- Inner Clement Street NCD: Inner Clement is a bustling commercial district with a moderate vacancy rate and a high level of foot traffic. The commercial uses in the District are predominantly restaurants, financial, and personal services. The existing Formula Retailer stores include Verizon wireless, RadioShack, Ace Hardware, See's Candy, AAA insurance, Walgreens and seven financial services.

Of the similar commercial uses within the subject NCD Zoning District, there is one Formula Retail Verizon store located at 440 Clement Street (260 feet away) and one non-formula retail wireless store at 201A Clement Street (d.b.a. Cell, 0.2 miles away). Additionally, there are three retail stores located in the Inner Clement NCD (d.b.a. Impact Communication, JUD Global and RadioShack) that act as authorized dealers for various wireless carriers.

- The use mix is varied in the NCD District. Retail uses comprise 36% of the ground floor frontage, followed by eating establishments (limited-restaurants and restaurants combined) comprise 26%, personal services at 13%, and financial at 8% of the ground floor frontage. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.
- The Project would not significantly increase the concentration of total Formula Retail frontage within a quarter-mile radius, or within the Inner Clement NCD. There is a high concentration of commercial storefronts in the District, with **one (1) similar Formula Retail wireless store** (d.b.a.

Verizon) at 440 Clement Street. This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not increase as a result of this Project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to legalize an 818 square foot Formula Retail use (d.b.a Cricket Wireless) established without Conditional Use Authorization within the Inner Clement Street NCD, pursuant to Planning Code Sections 303, 303.1, 703.4 and 716.40.

BASIS FOR RECOMMENDATION

- The Project is necessary, desirable for, and compatible with the surrounding neighborhood in that it would continue to activate the ground floor tenant space of a four-story mixed-use building.
- The Project would not displace any existing tenant.
- The proposed project would not be expected to affect existing traffic patterns.
- The project site is well-served by public transit lines. Metered and non-metered parking spaces are provided on the streets.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Public Comments

Project Sponsor Submittal, including:

- Formula Retail Map
- Wireless Store Map
- Reduced Plans

Attachment 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 checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

LMA_____

Planner's Initials

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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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Planning Commission Draft Motion

HEARING DATE: APRIL 13, 2017

Date Prepared: March 6, 2017
Case No.: **2016-005702CUA**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.4 and 716.40 OF THE PLANNING CODE TO LEGALIZE THE ESTABLISHMENT OF A FORMULA RETAIL STORE (D.B.A. CRICKET WIRELESS, A SUBSIDIARY OF AT&T), WITHIN THE INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 6, 2016, JC American, LLC (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 716.40 to legalize a Formula Retail use (d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), established without Conditional Use Authorization on the ground floor of the four-story mixed-use building within the Inner Clement Street NCD and a 40-X Height and Bulk District.

On April 13, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-005702CUA.

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. 2016-005702CUA, 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 north side of Clement Street, between 6th and 7th Avenues, Block 1427, Lot 017. The subject property is located within the Inner Clement Street Neighborhood Commercial District (NCD) and the 40-X Height and Bulk District. The property is developed with a four-story commercial building. The Cricket store is located on the ground floor; there are four residential units above. The building, constructed circa 1900, occupies approximately three-quarters of the 2,888 square foot lot. The property contains no off-street parking.

The tenant space was occupied by a Retail Sales and Service use (d.b.a. Pacific Books and Arts) until spring of 2014 previously Cricket Wireless began occupancy shortly thereafter without a Conditional Use Authorization for Formula Retail and installed the existing wall sign without a permit.

3. **Surrounding Neighborhood.** The Inner Clement Street NCD extends along Clement Street between Funston Avenue and Arguello Boulevard and along 6th and 7th Avenues mid-block to Geary Boulevard. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial street in San Francisco, drawing customers from throughout the City and region.

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within first story storefronts, including restaurants, personal services, laundromats, grocery stores and other types of retailers. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Inner Clement NCD is bounded by residential and mixed-uses in the

surrounding RM-1 (Residential, Mixed) District. This district is in close proximity to major east-west thoroughfare and thriving commercial district on Geary Boulevard.

4. **Project Description.** The project sponsor proposes to legalize an approximately 818 square-foot Formula Retail Sales and Service use (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories and technical services) in an existing commercial space formerly occupied by another Retail use (d.b.a. Pacific Books and Arts). The store offers products, accessories, services and support for Cricket wireless customers. The hours of operation are from 11 a.m. to 7 p.m. daily. The store employs approximately four employees. The project includes one new non-illuminated wall sign to replace the existing sign.

Cricket Wireless is a national telecommunications corporation headquartered in Atlanta with seven (7) other San Francisco locations, two of which were legalized by the Planning Commission in March 2017.

5. **Public Comment.** To date the Department has received 47 letters of support for the proposed project and 78 letters opposed to the project, including a letter from the Clement Street Merchants Association.

The original project sponsor held a pre-application community outreach meeting on March 24, 2016. A second meeting was held by the current sponsor on September 13, 2016.

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

The first 25 feet of building depth on the Clement Street frontage is devoted to an active retail use. The primary façade of the subject storefront is glazed. The mixed-use building has approximately 26 feet of frontage on Clement Street with approximately 13 feet devoted to the commercial entrance and

window space. No obscured glazing or other elements that would reduce the level of transparency is used.

- B. 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. Section 155(i) requires one handicapped parking space for each 25 off-street parking spaces provided. Section 155(j) requires 1 bicycle space for every 20 off-street parking spaces provided.

The project does not occupy more than 5,000 square feet of floor area, and is therefore not required to provide off-street parking.

- C. 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.

- D. Hours of Operation.** Pursuant to Sections 716.27 of the Planning Code, permitted hours of operation are limited to 6:00 a.m. to 2:00 a.m. and require conditional use from 2:00 a.m. to 6:00 a.m.

The proposed daily hours of operation are 11 a.m. to 7 p.m. are within permitted hours of operation.

- 7. 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:

- 1) 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 Formula Retail use is compatible with and desirable for the surrounding community because it would allow the continued use of a ground floor tenant space in a mixed-use building. There two other similar wireless stores within the surrounding area. The legalization of this business would not result in the displacement of any existing tenant and would continue to activate an existing storefront.

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

- a) 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.

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

The Project will not affect public transit or overburden the existing supply of parking in the neighborhood. Clement Street has traditionally served as a pedestrian-oriented shopping street providing retail goods and services to the Inner Richmond community. The project site is well-served by public transit and existing street parking and loading spaces. Several MUNI transit lines run directly in front of near the site. Transit lines serving the site area include the 1-California, 2-Clement, 38-Geary, 38L-Geary, 33-Ashbury and 44-O'Shaughnessy.

- c) 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.

- d) 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 or lighting. The proposed non-illuminated 18-inch high wall sign complies with the requirements of the Planning Code and Formula Retail signage guidelines.

- 3) 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, as conditioned, 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.

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

The Inner Clement Street NCD provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. The pleasant pedestrian character of the district is derived directly from the intensely active retail frontage on Clement Street. The proposed project is

consistent with the stated purpose of the Inner Clement Street NCD in that the intended use will provide a compatible service use for the immediately surrounding neighborhoods during daytime and evening hours.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- a. The existing concentrations of Formula Retail uses within the district.

There are 13 existing Formula Retail establishments out of 236 retail establishments within the Inner Clement Street NCD Zoning District. Therefore, the existing intensity of Formula Retail uses is approximately 6% of all businesses within the district. The proposed establishment would increase the concentration of Formula Retail establishments by less than 1%, which is a nominal increase in the Formula Retail commercial frontage in this district.

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

The Inner Clement Street NCD is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District. Within the vicinity of the project site there is two similar wireless stores (d.b.a Cell and Verizon) located at 201a and 440 Clement Street and three authorized wireless dealers (d.b.a. JUD Global, RadioShack and Impact Communication) located at 658 and 701 and 918 Clement Street.

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

The project occupies a commercial space previously occupied by another Retail use (d.b.a. Pacific Books and Arts) with no exterior alterations are proposed other than signage. Proposed signage will be limited to one indirectly-illuminated pedestrian-scaled wall sign with a maximum individual letter height of 18 inches. Therefore, the use will have no effect on the architectural and aesthetic character of the district.

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

According to the Project Sponsor, the vacancy rate within the project area is approximately 8%. There are 20 vacancies within the Inner Clement Street NCD fronting on Clement Street and seven in the ¼ mile vicinity.

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

Of the occupied Retail uses in the Inner Clement Street NCD, 35% (82) of the occupied retail uses are considered "Daily-Needs," or neighborhood-serving; of these, eight are Formula Retail. The

remaining 65% (154 locations) of locations which do not serve daily needs is composed of 87 other retail uses, 74 restaurants, 23 medical offices, among other miscellaneous uses. The proposed Formula Retail use does not qualify as a “Daily-Needs” use.

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

Of the 236 commercial establishments within the Inner Clement Street NCD, there are 13 Formula Retail establishments amounting to 6% Formula Retail. The subject project would add an additional Formula Retail establishment to the district, increasing the intensity by less than 1%. There is a high concentration of commercial storefronts in the district, with two similar wireless stores.

Table 1. Inner Clement Street NCD Ground Floor Frontage Breakdown per Land Use ¹

Land Use Type	Clement St. Frontage Total (linear feet)	Clement Street % Concentration	¼ Mile Vicinity Frontage Total (feet)	Vicinity % Concentration
Automotive	0	0	1155	21%
Bar	200	2%	235	4%
Financial	725	8%	400	7%
Limited-Restaurant	240	3%	175	3%
Liquor Store	215	2%	125	2%
Medical	445	5%	165	3%
Mortuary	0	0	550	10%
Personal Service	1260	13%	395	7%
Professional Service	45	0%	110	2%
Other Retail	3385	36%	1055	20%
Restaurant	2155	23%	795	15%
Trade Shop	34	0%	0	0%
Vacant	710	8%	225	4%
Total	9425	100%	5385	100%

¹ The Inner Clement Street NCD Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017.

- 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.

9. **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 1.3:

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

The proposed development provides desirable services to the neighborhood and provides resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Traffic conditions will remain substantially unaltered. Further, the project site is located within a Neighborhood Commercial District that runs along a heavily trafficked thoroughfare 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 allow continued use of a tenant space in a mixed-use building with commercial activity on the ground floor within the Inner Richmond neighborhood, 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 continue to provide the neighborhood with a retail space for a wireless service provider.

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

No neighborhood-serving retail uses will be displaced by the project. The proposal would retain the previous mix of neighborhood-serving retail uses by continuing a Formula Retail in operation at the subject site since spring 2014. The proposal would enhance the district by providing a convenient retail outlet for a popular wireless store in an area that contains two other wireless stores. The project will continue to provide desirable goods and employment opportunities to those in the community.

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

Existing residential units at the subject site and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the historic building.

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

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

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

The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The site is well served by transit. Several MUNI transit lines run directly in front or near the site. Transit lines serving the site area include the 1-California, 1BX-

California, 2-Clement, 28-19th Avenue, 28R-19th Avenue, 38-Geary, 38L-Geary, 33-Ashbury and 44-O'Shaughnessy.

- 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 due to commercial office development. The Project does not include commercial office development. Ownership of industrial or service sector businesses will not be affected by this project. The Project will enhance future opportunity for resident employment by continuing to provide a retail business within the existing commercial space.

- F. That the City achieves 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.

The existing building is not a City Landmark, and has not been studied as a historic building.

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

The project will have no effect on existing parks and open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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. 2016-005702CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 28, 2017, 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 13, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 13, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** to legalize the establishment of a Formula Retail (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T) located at 524a Clement Street, Block 1427, Lot 017 pursuant to Planning Code Sections 303, 303.1, 703.4 and 716.40 within the Inner Clement Street Neighborhood Commercial District, and a 40-X Height and Bulk District; in general conformance with plans, dated **March 29, 2017** and stamped "EXHIBIT B" included in the docket for Case No. **2015-010426CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 13, 2017** under Motion No. **xxxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 13, 2017** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

- 1) **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

DESIGN- COMPLIANCE AT PLAN STAGE

- 6) **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design of a wall sign. Final materials and detailing shall be subject to Department staff review and approval.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9142, www.sf-planning.org

- 7) **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the 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 the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

- 8) **Signage.** The applicant will obtain a separate sign permit for one non-illuminated wall sign over the entry. The maximum permitted height for the "Cricket" sign is 18 inches.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9142, www.sf-planning.org

OPERATION

- 9) **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/>

- 10) **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

- 11) **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

- 12) **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

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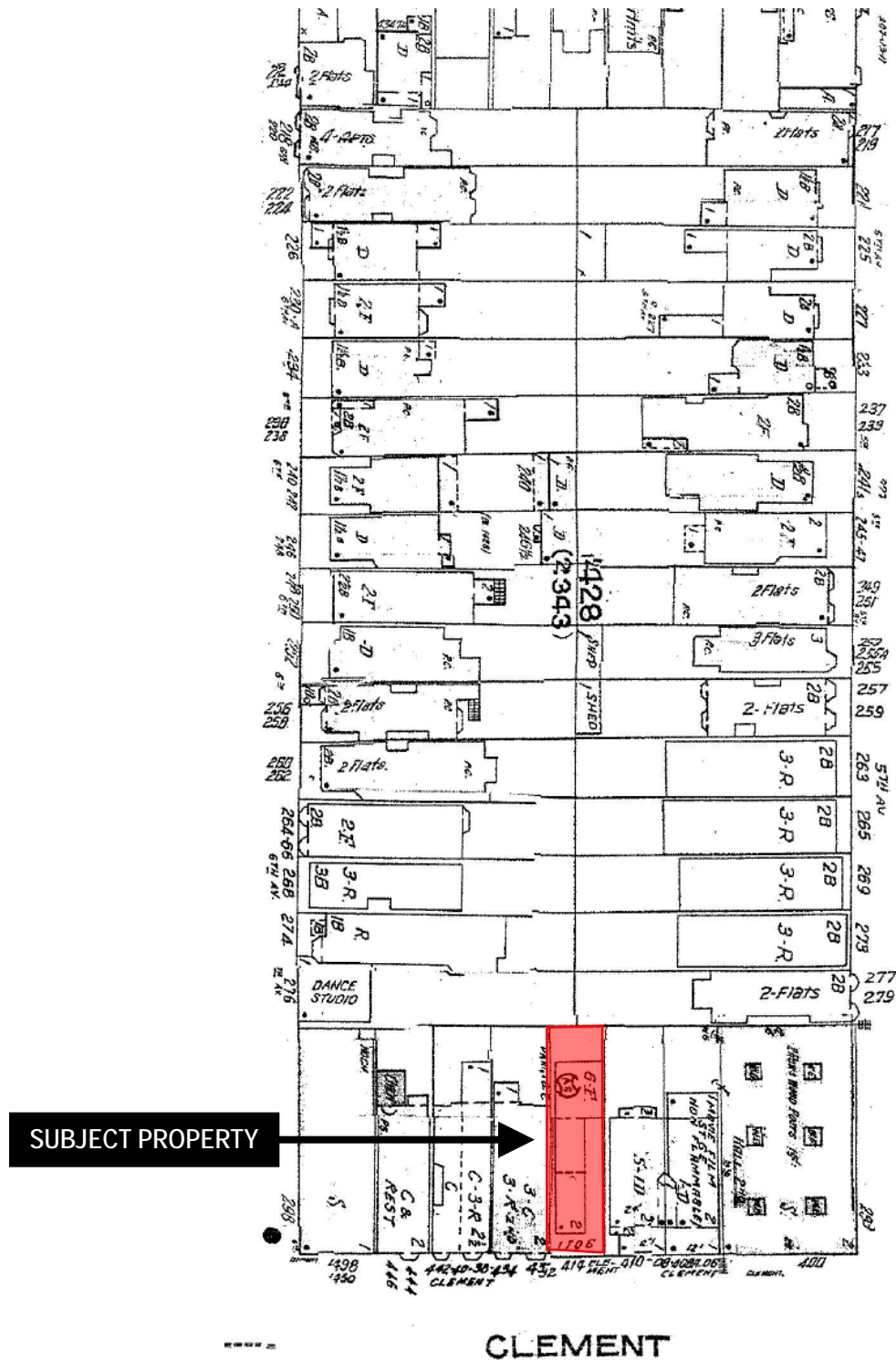
7TH AVE.6TH AVE.

SUBJECT PROPERTY



**SAN FRANCISCO
PLANNING DEPARTMENT**

Sanborn Map*

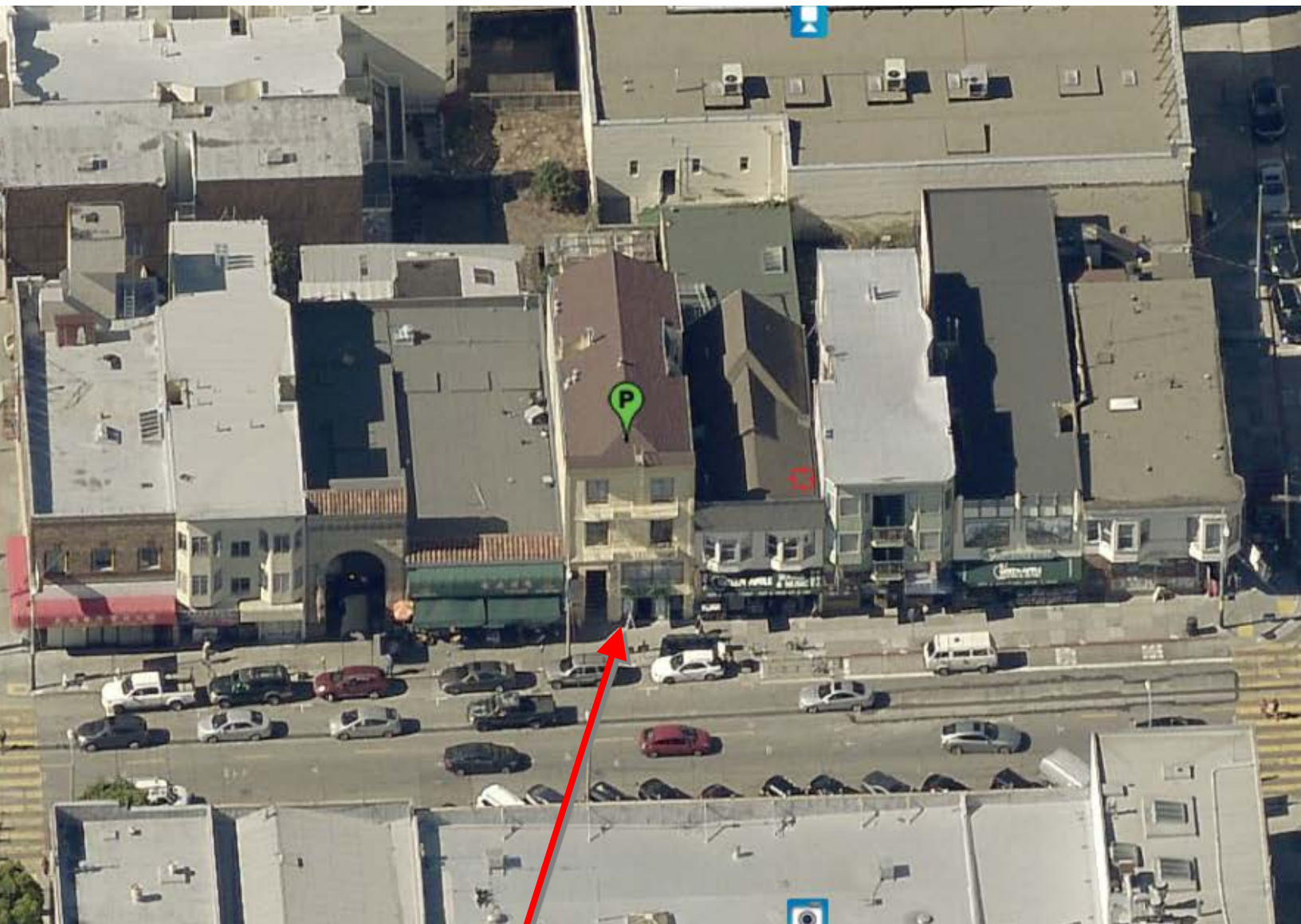


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2016-005702CUA
524A Clement Street



Aerial Photo

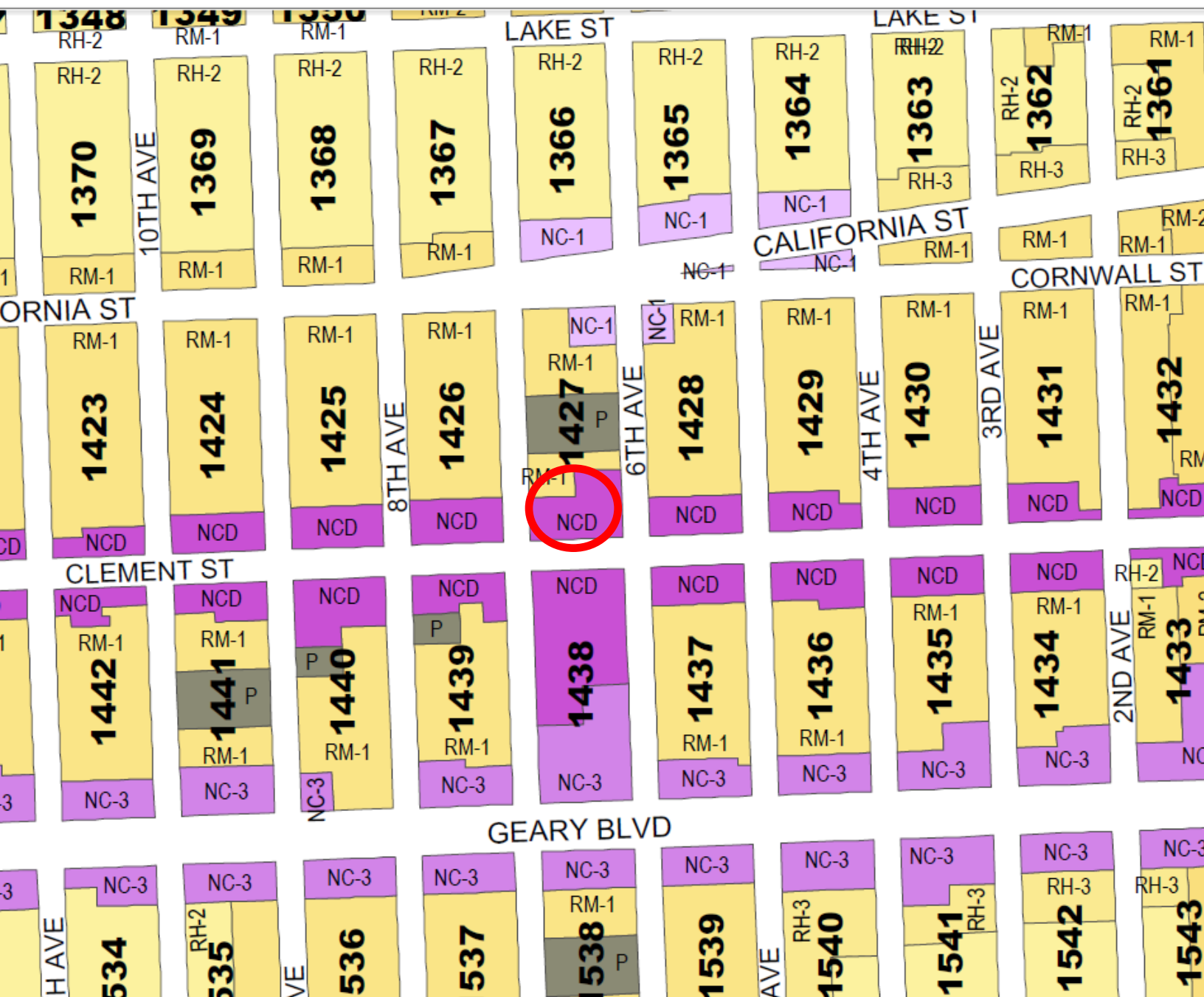


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-005702CUA
524A Clement Street

Zoning Map



Conditional Use Hearing
Case Number 2016-005702CUA
524A Clement Street

Site Photo 1



Conditional Use Hearing
Case Number 2016-005702CUA
524A Clement Street

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**Clement
Street**
MERCHANTS ASSOCIATION
founded 1922

To Whom It May Concern:

The Clement Street Merchants Association (CSMA) supports curbing the efforts of formula retailers in the Inner Richmond from ignoring conditional use permitting regulations. This effort we hope, will protect the Neighborhood Commercial District's character. Enhanced controls on formula retail will help our street prosper and encourage the creativity and uniqueness that is an important part of the fabric of San Francisco. Residents, visitors, and small local merchants will all benefit from these additional controls.

The Inner Richmond from Arguello to Funston is a thirteen-block section of San Francisco that is notable for its small independent owner-run shops that reflect the interests and attitudes of their entrepreneurial shopkeepers. Many of them – most of them, in fact– are unique in the City. These shops and the atmosphere they help create are major enticements both for those who move to the neighborhood and to visitors from other parts of the City and from other parts of the country who value this uniqueness. These merchants include, Toy Boat, Satin Moon, Burma Superstar, Park Life, Seedstore, Tantrum, City and County Bike Shop, Foggy Notion, Save My Seat, Mei Wa, Kamei Good Luck Dim Sum and many more.

The purpose of laws restricting formula retailers in San Francisco neighborhoods is in large part to help neighborhoods retain their village or small-town characteristics by encouraging formula retailers to open in areas of the City that welcome them and have an atmosphere conducive to their businesses. In particular, formula retailers are not appropriate for the Inner Clement for the following reasons:

One. The Inner Clement retail village within the City has been created by the hard work and sacrifices of small-business owners over the last seventy years, shopkeepers who have come to the neighborhood precisely to be situated



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

As an independent retailer on Clement between Arguello and Funston (the Inner Clement), I strongly oppose both the presence of the "Non-conforming" Cricket wireless store at 524 Clement and their application for a Conditional Use to remain at that location.

The Inner Clement is characterized by a diverse group of unique independent retailers who were interested in the street precisely because of that quality. Retailer after retailer, restaurant after restaurant, block after block, the preponderance of businesses are managed and staffed by the person who created the business ten or twenty or fifty years ago.

Cell phones are a popular item. We should have cell-phone stores in the neighborhood, but they should be on the adjacent boulevard that encourages them and is known for them: Geary between Arguello and Funston, which already has over 30 formula retailers.

Our customers do not mind walking a block for their occasional visit to a cell-phone store.

New formula retailers dilute the character of the Inner Clement and diminish the appeal of the street for the shoppers and walkers that it currently attracts from the entire Richmond and from every other neighborhood in the City.

When a cell-phone store opens in the Inner Clement, it encourages other cell-phone stores to open nearby and further diminish the character of the street. In 2014 Cricket was the first formula-retail cell-phone company to open in the Inner Clement –today there are four cell-phone stores in five blocks.

Because of these factors that immensely affect the character of the Inner Clement, a character that small independent store and restaurant owners have been building and nurturing for over 70 years, please deny Cricket cell phone a conditional use and help merchants regain the individuality of the Inner Clement.

Respectfully, .

Name

Alison Okabayashi

Business

Pretty Please Bakeshop

Address

291 3rd Ave, San Francisco

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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I am a proud resident of the Richmond District neighborhood, and I strongly oppose Cricket cell phone receiving a Conditional Use authorization for a store in the Inner Clement.

Although I appreciate the convenience of a cell-phone store in the area, a Cricket location on Geary Boulevard would be just as convenient for me as it would be in the Inner Clement. Plus Geary is where I shop at other chain stores.

When I am looking for a particular chain store or for a store that I have not seen along the Inner Clement, I can quickly and easily use my cell phone to determine where the closest one is available. That is what everybody does.

But when friends visit from other parts of the City, I do not take them to Geary to visit chain stores, because that is what they have already in their own neighborhood. The Inner Clement is special because you can walk along and look into stores and restaurants that are unique, that you do not see advertised on TV.

The retailers and food places on the Inner Clement seem quite happy with the village atmosphere that they have created and sustained. Please do not formulize this section of the Richmond by making exceptions for cell-phone stores that just as efficiently can be on Geary.

Thank you.

Name

Racine Christensen

Address

221 7th Ave, Apt 6
SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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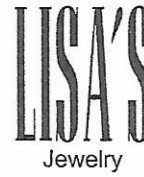
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Thank you.

MARCO GONDOYA

272 9th AVE APT A, San Francisco, CA
94118



- We Buy Gold
- Jewelry Repair
- Watch Battery
- Citizen Watch

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

(415) 379-4129

202 Clement Street, San Francisco, CA 94118 U.S.A.

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Respectfully,

Name *Ching Ho Cheung*
Business *LISA'S Jewelry*
Address *202 Clement St*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.



Name

Ashley Strunk

Address

433 Arguello Blvd.
SF, CA 94118

**CALIFORNIA
AUTO SERVICE CENTER**
TIRES • BATTERIES • TUNE-UPS • SMOG
BRAKES • COMPLETE AUTO SERVICE

Hassan Azizian

4135 CALIFORNIA ST. AT 4TH
SAN FRANCISCO, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

I have a business in the Richmond District outside the area called the Inner Clement, and I vigorously feel that formula retailers should continue to be grouped along Geary Boulevard and appropriate sections of California Street.

Anza, Balboa, and the Inner Clement should continue to be allowed to be developed by small independent restaurants, cafes, and retailers who add to the small-town feel of these areas. Often these businesses are unique and created especially for the needs of that small area. Plus they typically are managed by the owner, so customers can interact directly with a person who is interested in their specific needs and will modify their business continually in response to those needs.

When formula retailers try to push into the commercial areas of Anza or Balboa or the Inner Clement, they do so because they are trying to feed off of the attractive retail environment and attention to individual needs that is distinctive of small independent companies. The problem is that, by forcing their way onto these areas, they diminish and eventually destroy the character of the area –the character on which depends the livelihood of the independents who created it.

Please do not grant a Conditional Use to Cricket for 524 Clement Street.

Working every day to retain and improve the small-business character of our street,

Name

HASSAN

Business

CALIFORNIA AUTO SERVICE

Address

4135 CALIFORNIA ST. S.F. CA, 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Jacqueline Moore*

Address *4600 CALIFORNIA STREET, SAN FRANCISCO CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name LOUISA BROWN



Address 723A 8th ave, SF 94118

The
**Richfield
Café**

195 Fifth Avenue
at California



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Please do not grant a Conditional Use to Cricket for 524 Clement Street.

Working every day to retain and improve the small-business character of our street,

Name *Jeremy Balagey*

Business *The Richfield*

Address *195 5th Avenue*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *David Conner*

Address *253 2nd Ave #2
SF CA 94118*

among like-minded retailers. These retailers open their own shop each morning, hire each employee themselves, and pay attention to how each new business affects the character of the street and how it affects what is often their sole livelihood.

Two. Virtually none of the formula retailers that try to open a store on Clement are necessary to the neighborhood. People are more than willing to walk the one block to Geary Boulevard where forty or more formula retailers are located between Arguello and Fulton.

Three. Formula retailers tend to occupy smaller spaces that are essential to first-time small businesses. These small mom-and-pop retailers create the community atmosphere that characterizes the Inner Clement.

Four. Formula retailers drive up rents for other retailers in the neighborhood because they are willing and able to pay higher-than-market rents to get into an area that they view as beneficial to their image. Then they spread the extra expense over their large organization. A single store or small group lacks this ability.

Five. Formula retailers would have a snowball effect on the small-business character of the neighborhood. If one gained a toehold in the area, it would encourage other mega corporations to do the same.

These effects on local merchants and neighborhoods are endemic to formula retailers and precisely why the Planning Department instituted zoning restrictions on them. The merchants of Clement Street and the Clement Street Merchants Association recognize and have experienced directly these negative results from formula retailers. We are committed to not just preserving but enhancing one of the last successful small-shop retail stretches in the City. A ban is necessary to protect this important neighborhood retail area.

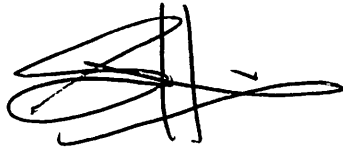
In the past three years, three formula one retailers have entered or attempted to enter Clement St. Quickly is the first one that entered under false pretences that it wasn't a Formula One. Secondly, Munchery rented a Clement St storefront with no intention of opening a store, strictly just for refrigeration storage. This isn't a warehouse district, and brings down the street if a permanently closed retailer exists, as well as preventing

a store from attempting to have a storefront.

Lastly, three cell phone chains, all owned by AT&T have opened or attempted to open on the street. First, AT&T wireless, secondly Cricket on Clement, and most recently, a larger Cricket on the corner of Clement St and 6th Ave.

We urge you to support our neighborhood merchants and to support the enforcement of current regulations and future legislation to further ban formula retail on Inner Clement.

Thank you for your time,

A handwritten signature in black ink, appearing to be 'Cynthia Huie', with a stylized, cursive-like script.

Cynthia Huie

President, The Clement St. Merchants Association

From: mergatroid@greenapplebooks.com on behalf of [Pete Mulvihill](#)
To: [Ajello, Laura \(CPC\)](#)
Subject: Cricket Wireless on Clement
Date: Thursday, September 08, 2016 4:33:18 PM

Hi Ms. Ajello.

I am unable to attend the 9/13/16 meeting at Cricket (524 Clement), but I wanted to voice my opposition approval of their continued operations in that location.

Formula Retail prohibitions exist to maintain the unique character of San Francisco that small, independent, locally-owned businesses create and prevent corporations from homogenizing the neighborhood and driving up rents.

Cricket does not add to the unique nature of Clement Street's diverse small business community.

As a resident of San Francisco and a small business owner, I strongly object to this proposed exception to an important law.

Thanks for your consideration.

Pete Mulvihill, co-owner

--

Green Apple Books

Publishers Weekly's Bookseller of the Year (2014)

506 Clement San Francisco, CA 94118

(415) 387-2272 (then press zero and ask for me)

& Green Apple Books on the Park

1231 9th Avenue, SF, CA 94122

[our website](#), [Facebook](#), [Twitter](#), [Pinterest](#), [Instagram](#), [LinkedIn](#)

Active Pilates
9 Clement Street
AT ARGUELLO
a boutique Pilates Studio
415 374-6580

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Because of these factors that immensely affect the character of the Inner Clement, a character that small independent store and restaurant owners have been building and nurturing for over 70 years, please deny Cricket cell phone a conditional use and help merchants regain the individuality of the Inner Clement.

Respectfully,

Name *Mike Kyri* 9 Clement St Active-Pilates

Business

Address

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Thank you.

Name Leanne Spagnola

Address 366 6th ave
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

JASON MARTIN

Address

581 7th Ave
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



茗茶軒
Ying Wu (櫻)

#1: 302 6th Ave, SF CA 94118
Tel: 415-668-3788
#2: 845 Washington St, SF CA 94108
Tel: 415-362-6588
www.aromateashop.com

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Respectfully,

Name Heyman Da Luz

Business Aroma Tea Shop

Address 302 6th Ave, SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

Alex Post

Address

~~Post State~~ 3306 California St.
SF, CA 94118



April in Paris

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Custom leather work
15 Clement Street San Francisco, California 94118
Tel 415.750.9910 Fax 415.750.9995
www.AprilInParis.us

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Respectfully,

Name *Beatrice Amador*

Business *April in Paris*

Address *15 Clement St SF 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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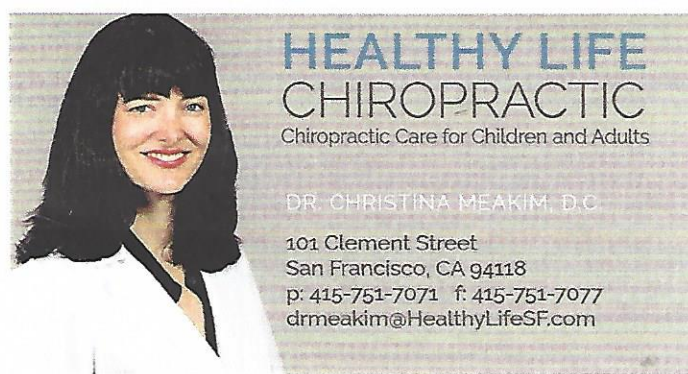
Thank you.

Name DEVON YOUNG

Address

295 12th Ave Apt 201
SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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Respectfully,

Name

Christina Meakim

Business

Healthy Life Chiropractic

Address

101 Clement Street - SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

JM Carlin Jennifer Carlin

Address

657 16th Ave 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Victoria Hernandez*

Address *410 15TH Ave, Apt 8
SF, CA 94118*

park life

store + gallery

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Name

Derek Amey

Business

Park Life

Address

220 Clement St SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name *Andrew Cobic*

Address *380A 2nd Ave San Francisco, CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

KERRI FENN

Name

550 Lake St #303

SF CA 94118

Address

57 Clement Street
at Second Avenue
San Francisco

(415) 751-3262

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Name

Erdene tuya Tadamba

Business

Clean + cleaner

Address

57 Clement st

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name

Abby Sommerfeld

Address

390 Arguello Blvd. SF, CA, 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Jason Sterling*

Address *505 18th Ave.
San Francisco*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

a modern furniture
resource supporting
sustainable
practices in design

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Respectfully,

Name CLAUDIA MAHECHA

Business THE RESIDENTS

Address 147 CLEMENT ST, SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Renée Valenza

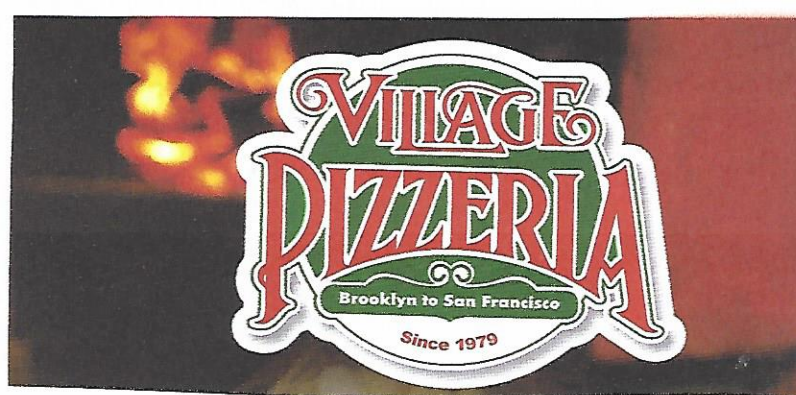
Name

Renée Valenza

Address

565 37th Avenue
SF, CA 94121

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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Respectfully,

Name *Vilma Naveil*

Business *Village Pizzeria*

Address *One Clement St San Francisco, CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name Stephen Candelino

Address 1059 Clement St, #14. SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

Chris Myers

Address

140 Palm Ave Unit 2
San Francisco CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



349 Clement Street
San Francisco, CA 94118
415 753 9479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Cell phones are a popular item. We should have cell-phone stores in the neighborhood, but they should be on the adjacent boulevard that encourages them and is known for them: Geary between Arguello and Funston, which already has over 30 formula retailers.

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Because of these factors that immensely affect the character of the Inner Clement, a character that small independent store and restaurant owners have been building and nurturing for over 70 years, please deny Cricket cell phone a conditional use and help merchants regain the individuality of the Inner Clement.

Respectfully,

Name EMZAH KILICOGLU

Business KITCHEN ISTANBUL

Address 349 Clement St. SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Thank you.

Name *Risa Culbertson*

Address *373 10th ave B, SF 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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Respectfully, 

Name *Morgan Mapes*

Business *The Golden Hour*

Address *12 Clement St.
SF, CA 94118.*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Kyan Duncan*

Address *305 2nd Ave
SF CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Stephanie Pittan

Name

288 8TH AVE Apt. 6
San Francisco, CA 94118

Address



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Name **LAUREN SIEGEL**

Business **SAVE MY SEAT**

Address **275 Gth Ave #106**

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name DYLAN SNOODGRASS

Address 221 7th Ave #6
SF, CA, 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Doug Glenn*

Address *609 8th Ave.*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name JUSTIN CHUNG

Address 369 10 Ave Apt 1

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



BOUTIQUE
+
JEWELRY BAR

Adrienne L. Wiley
Proprietress

adrienne@covetsf.com

2042 Union St. SF, CA. 94123
PH: 415-440-2373

391 Arguello Blvd. SF, CA. 94118
PH: 415-751-1158

www.covetsf.com

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Respectfully,

Name *Adrienne Wiley*

Business *Covet*

Address *391 Arguello Blvd
SF, CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name Armand De La Torre

Address
783 24th Ave Apt. A
San Francisco CA 94121

Gazebo Florist

201 Clement Street
at Third Avenue
San Francisco
(415) 221-2488

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Name



Business



Address



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name *Seth Rubin*

Address *65 5th Ave SE 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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^{12-YEAR!}
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Name

Alissa Anderson
380 2nd Ave.

Address

**Richmond New May Wah
Supermarket
707 Clement at Eighth**

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

(415) 221-9826

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Name

ANDY HUYNH

Business

MAY WAH

Address

707 CLEMENT ST.

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name NAVEED NAMAKY


Address 410 15th AVE
APT #8
S.F. ; CA, 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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Name

Business CITY + COUNTY BICYCLE CO.

Address 251 CLEMENT ST.

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name *Nick Cederlund*

Address *433 Arguello Blvd. S.F., 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name

Meghan Cordes 

Address

202 21st Ave

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name Lucas Whittle



Address

343 Clement St

KISHA STUDIO.COM

210 CLEMENT STREET | SAN FRANCISCO, CA 94118

415-422-0468 | INFO@KISHASTUDIO.COM

FACEBOOK.COM/KISHASTUDIO | IG: @KISHASTUDIO



THE FRIENDLY NEIGHBORHOOD BOUTIQUE

FIND US ON:



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name Xing Chen

Business Kisha Studio

Address 210 Clement St, SF CA 94118

San Francisco Planning Commission
Suite 400
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San Francisco CA 94103-2479

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Thank you.

Name *Winston Nilumol*

Address *365 2nd Ave APT 6*
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Thank you.

Name *Harmony Palm*

Address *745 Balboa St #1 SF, CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Scott Bromley*

Address *299 Arqello Blvd.*



April in Paris

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Custom leather work
15 Clement Street San Francisco, California 94118
Tel 415.750.9910 Fax 415.750.9995
www.AprilInParis.us

Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Respectfully,

Name *Beatrice Amgaard*

Business *April in Paris*

Address *15 Clement St SF 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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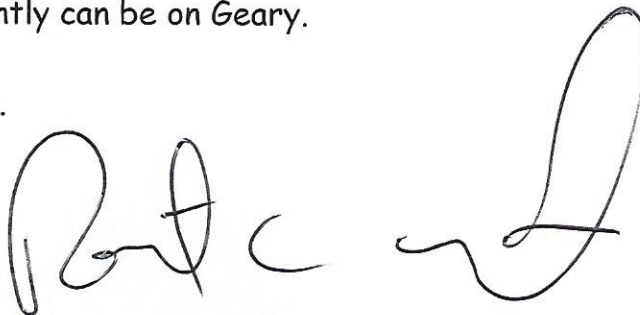
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Thank you.

Name



Address

1010 Bayview St
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name *Juan Lopez*

Address *110 7th Avenue
SF 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name Sarah Lauterborn

Address 775 5th Ave. Apt. 2 San Francisco, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

-I. S. LEWIS

Address

333 5TH AVE.
SAN FRANCISCO, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name **EMRAH KILICOGLU**

Address **307 3rd Avenue #5 SF CA 94118**

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name 
Address 542 28th Avenue
SF CA 94121

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name *Jonathan Li*

Address *65803 23rd Ave , SF , 94121, CA*



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Name *Ashley Zografos*

Business *Kinship Salon + Barber*

Address *253 Clement St
San Francisco CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

Name

Vanessa Riviera Ryan

Address

654 37th ave
SF CA, 94124

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name *Mary Taylor*

Address *320 11th Ave #3 SF, CA 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Name

Kaela Waldstein

Address

341 A 3rd Ave
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Respectfully,

Ricardo Sales

The Spanish Table

130 Clement St. SF CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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Thank you.

LINDA COX MYERS

Name

232 3rd Ave - 94118

Address

William the BeeKeeper

Designed, loved, and produced locally or with socially responsible practices, a portion of all proceeds goes back into the local community.

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

Shop with us at www.Kaileeni.com
55 Clement Street, San Francisco, California 94118 • 415.881.8170

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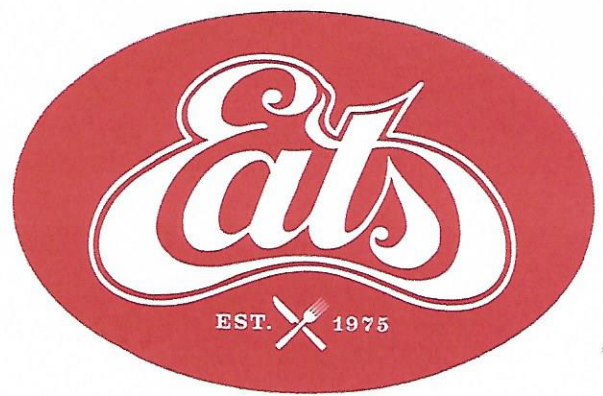
Respectfully,

Name *CAIRN Wu*

Business *William the Beekeeper*

Address *55 Clement St.*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

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Name

Rechel Asaka

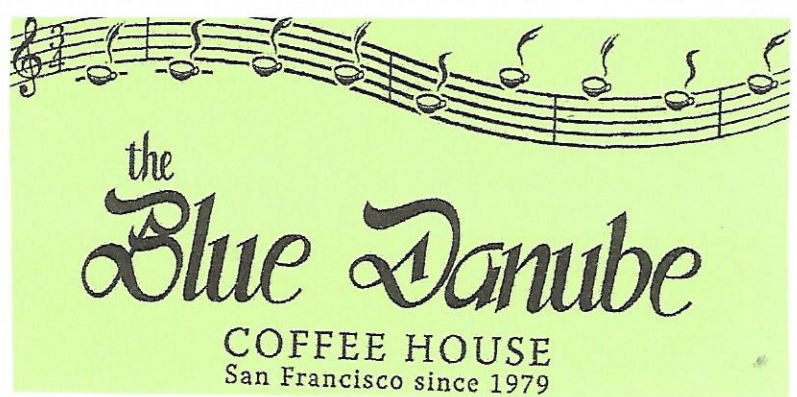
Business

Eats

Address

*50 Clement St.
SF Ca 94118*

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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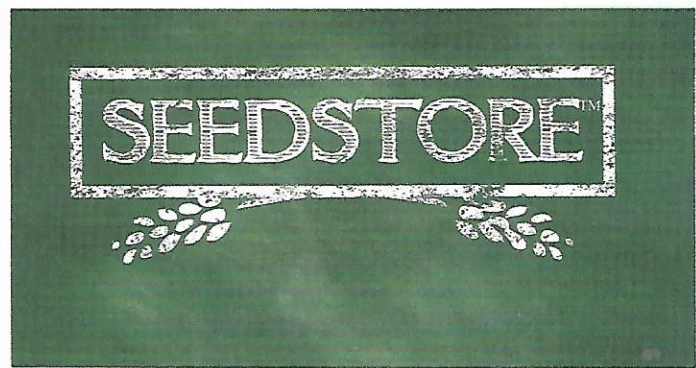
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Respectfully,

Name *Jimmy Hsu*
Business *Blue Danube Coffee House*
Address *306 Clement St.*
San Francisco, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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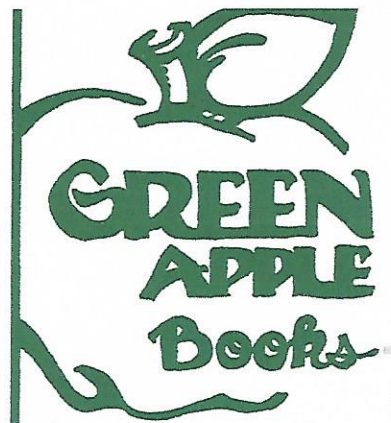
Name JENNIFER HUIE

A handwritten signature in black ink, appearing to read "J Huie", is written over the printed name.

Business SEEDSTORE

Address 212 CLEMENT ST., SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



Re: Letter **Opposing** Approval of a Cricket Wireless Store at 524 Clement Street

As an independent retailer on Clement between Arguello and Funston (the Inner Clement), I strongly oppose both the presence of the "Non-conforming" Cricket wireless store at 524 Clement and their application for a Conditional Use to remain at that location.

The Inner Clement is characterized by a diverse group of unique independent retailers who were interested in the street precisely because of that quality. Retailer after retailer, restaurant after restaurant, block after block, the preponderance of businesses are managed and staffed by the person who created the business ten or twenty or fifty years ago.

Cell phones are a popular item. We should have cell-phone stores in the neighborhood, but they should be on the adjacent boulevard that encourages them and is known for them: Geary between Arguello and Funston, which already has over 30 formula retailers.

Our customers do not mind walking a block for their occasional visit to a cell-phone store.

New formula retailers dilute the character of the Inner Clement and diminish the appeal of the street for the shoppers and walkers that it currently attracts from the entire Richmond and from every other neighborhood in the City.

When a cell-phone store opens in the Inner Clement, it encourages other cell-phone stores to open nearby and further diminish the character of the street. In 2014 Cricket was the first formula-retail cell-phone company to open in the Inner Clement –today there are four cell-phone stores in five blocks.

Because of these factors that immensely affect the character of the Inner Clement, a character that small independent store and restaurant owners have been building and nurturing for over 70 years, please deny Cricket cell phone a conditional use and help merchants regain the individuality of the Inner Clement.

Respectfully,

Name

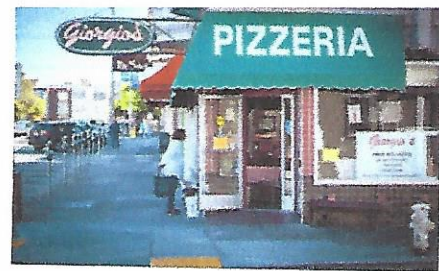
Kenn Ryan

Business

Green Apple Books

Address

506 Clement St.
San Francisco CA 94118



San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479

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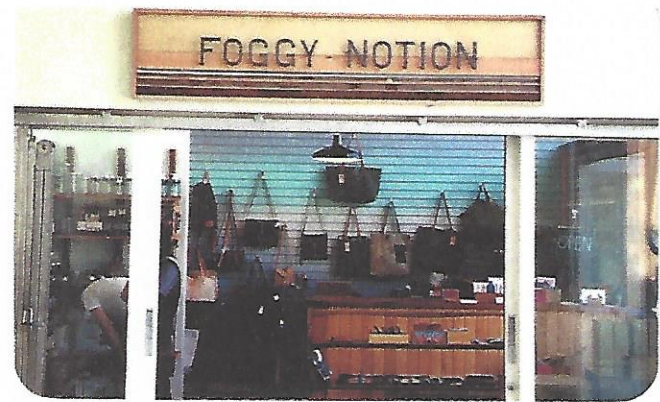
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Respectfully,


Name: Chet Spahr
Business: Giorgios Pizzeria
Address: 151 Clement St.
SF, CA 94118

San Francisco Planning Commission
Suite 400
1650 Mission Street
San Francisco CA 94103-2479



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Respectfully,

Name *Alissa Anderson*
Business *Foggy Notion*
Address *275 6th Ave.*

**ATTACHMENT I
TO
APPLICATION FOR CONDITIONAL-USE AUTHORIZATION**

**524 Clement Street
Block 1427/Lot 017**

Project Summary Table – Additional Project Features

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

Cell phones have become a “must-have” device in today’s life. They give almost everyone the opportunity to stay connected with one another, stay informed and stay safe.

It is therefore very desirable to have a variety of cell phone providers in the Inner Clement Street neighborhood-commercial district providing a better range of choices of mobile phones, coverage plans and accessories.

The Cricket Wireless store at 524A Clement Street is located in the middle of the bustling Inner Clement Street commercial corridor. It has operational hours of 11:00 am to 7:00 pm, seven days a week –for the convenience of community members.

The four staff members are all local residents with the ability to serve the many neighbors whose first language are Cantonese.

This is the only Cricket Wireless store in the Richmond District. The other Cricket Wireless locations on the west side of San Francisco are in Sonestown and at the corner of Irving Street at 20th Avenue. There are another four Cricket wireless stores on the east side of San Francisco in the Chinatown, Excelsior, Inner Mission and Portola districts.

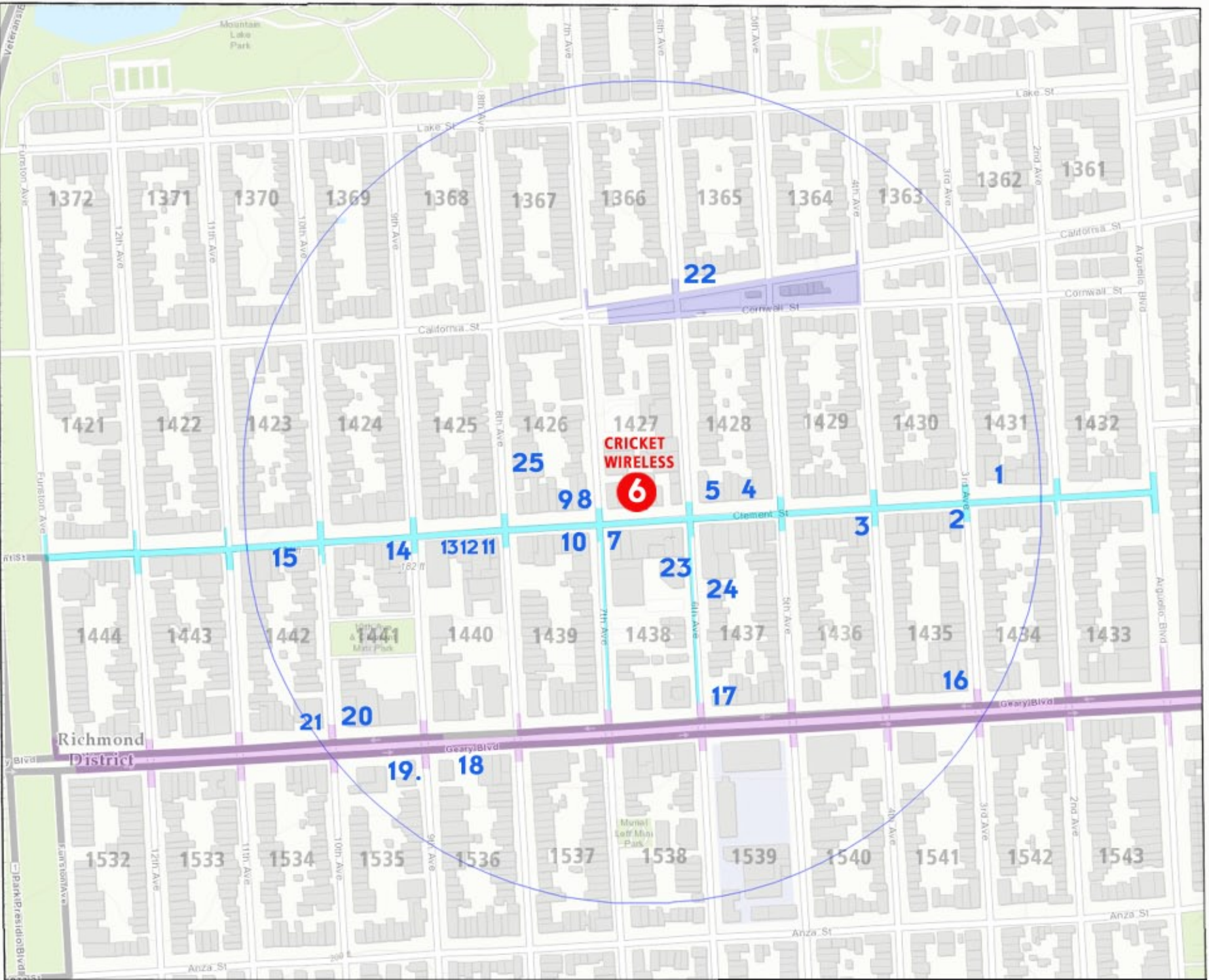
The space became vacant when the previous tenant (a small bookstore) voluntarily vacated in spring of 2014. JC AMERICAN LLC, an authorized Cricket Wireless dealer took occupancy shortly thereafter.

There are no other commercial tenants in this mixed-use building, which contains four residences on the upper three floors. The Green Apple Book Store is in the adjacent east-side building. The 538 Clement Street produce stand is located in the building adjacent to the west.

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Formula retail uses on NCD Inner Clement Street and within 1/4 mile of 524A Clement St. (Cricket Wireless)

KEY NUMBER	BLOCK NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	1431	144	CLEMENT ST.	ACE HARDWARE
2	1435	201A	CLEMENT ST.	T-MOBILE
3	1436	301	CLEMENT ST.	CHASE
4	1428	440	CLEMENT ST.	VERIZON
5	1428	498	CLEMENT ST.	EAST WEST BANK
6	1427	524A	CLEMENT ST.	CRICKET WIRELESS
7	1438	599	CLEMENT ST.	AMERICAN AUTOMOBILE ASSOCIATION (AAA)
8	1426	600	CLEMENT ST.	BANK OF AMERICA
9	1426	620	CLEMENT ST.	INDUSTRIAL & COMMERCIAL BANK OF CHINA
10	1439	637	CLEMENT ST.	MONEY GRAM
11	1440	701	CLEMENT ST.	RADIO SHACK/SPRINT
12	1440	745	CLEMENT ST.	WALGREENS
13	1425	754	CLEMENT ST.	SEE'S CANDIES
14	1441	801	CLEMENT ST.	BANK OF THE WEST
15	1442	919	CLEMENT ST.	CATHAY BANK
16	1435	3900	GEARY BLVD.	BURGER KING
17	1437	4150	GEARY BLVD.	TACO BELL/KFC
18	1536	4455	GEARY BLVD.	CITIBANK
19	1535	4501	GEARY BLVD.	SHELL
20	1441	4550	GEARY BLVD.	SLEEP TRAIN
21	1442	4600	GEARY BLVD.	BOUDIN BAKERY
22	1365	182	6TH AVE.	YOGA TREE
23	1438	317	6TH AVE.	BANK OF THE ORIENT
24	1438	350	7TH AVE.	SMART & FINAL
25	1426	292	8TH AVE	PROGRESSIVE INSURANCE

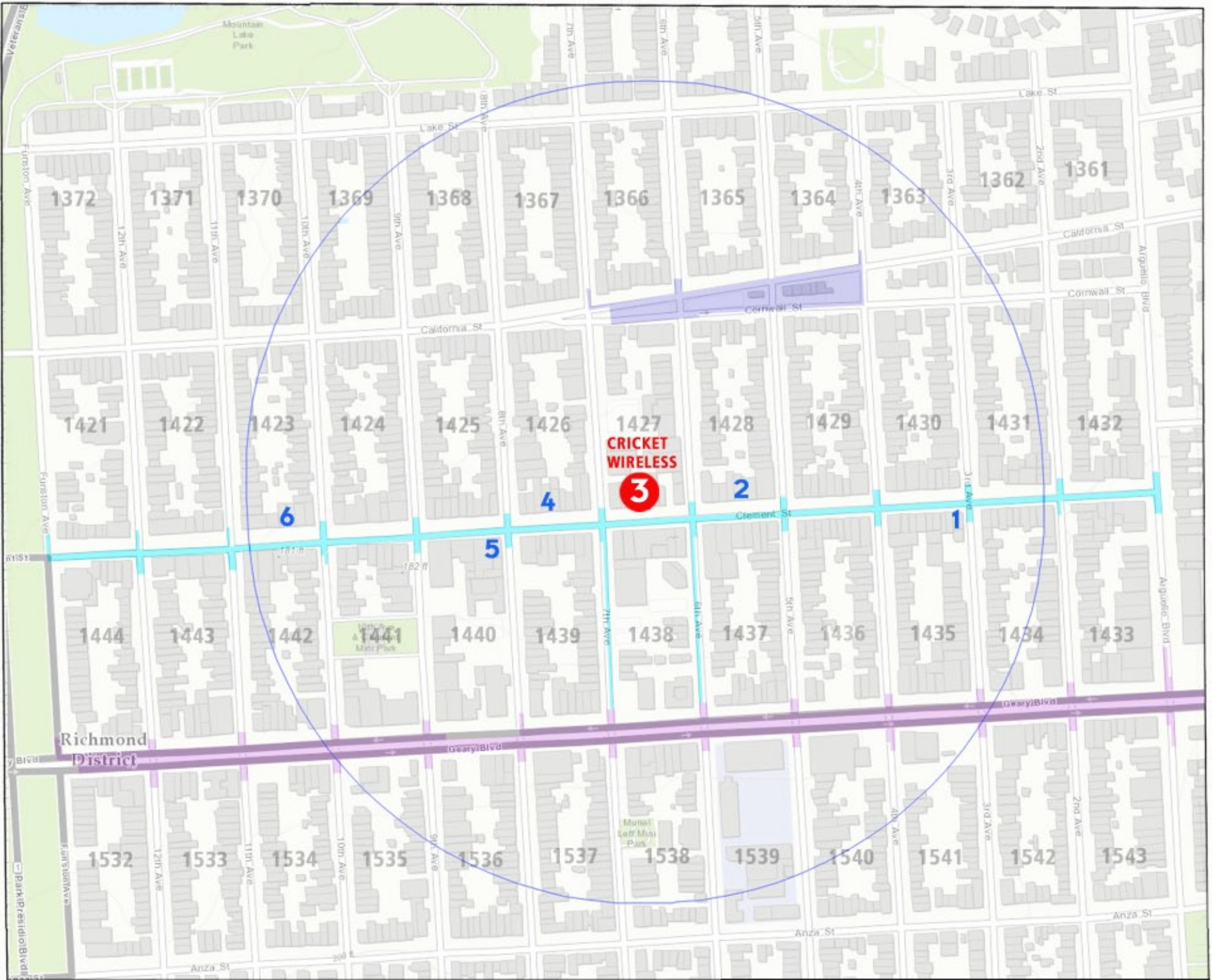


- NC-1
- NCD Inner Clement Street
- NC-3



Cell phone stores on NCD Inner Clement Street and within 1/4 mile of 524A Clement St. (Cricket Wireless)

KEY NUMBER	BLOCK NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	1435	201A	CLEMENT ST.	T-MOBILE
2	1428	440	CLEMENT ST.	VERIZON
3	1427	524A	CLEMENT ST.	CRICKET WIRELESS
4	1426	658	CLEMENT ST.	JUD GLOBAL/METRO PCS
5	1440	701	CLEMENT ST.	RADIO SHACK/SPRINT
6	1423	918B	CLEMENT ST.	A.T. & T.



- NC-1
- NCD Inner Clement Street
- NC-3



GENERAL NOTES:

FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILD ABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL. ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED, EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF ANY CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HEREWITH ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT.

ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

SYMBOLS

	COLUMN GRID LINE		EL. = XX.XX' ELEVATION
	SECTION / DETAIL IDENTIFICATION SHEET NUMBER		EXISTING STUD WALL
	INTERIOR ELEVATION ID		NEW STUD WALL
	INTERIOR ELEVATION #		NEW DOOR
	SHEET NUMBER		EXISTING WALL/DOOR TO BE REMOVED
	ENLARGED PLAN SECTION OR DETAIL REFERENCE		EXISTING WALL/DOOR TO REMAIN
	DOOR NUMBER		WALL DETAIL NUMBER
	WINDOW NUMBER		

CODES:

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2013 CALIF. BUILDING CODE.2013 PLUMBING CODE, 2013 MECHANICAL CODE AND THE 2013 NATIONAL ELECTRIC CODE, 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

2. ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE
4. ANY POTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES, ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION. CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LASEST EDITION AND/ OR ADDENDUM..

APPLICABLE CURRENT CODES AND REGULATIONS:

2013 CALIFORNIA BUILDING CODE	(CBC)
2013 CALIFORNIA PLUMBING CODE	(CPC)
2013 CALIFORNIA MECHANICAL CODE	(CMC)
2013 CALIFORNIA ELECTRICAL CODE	(CEC)
2013 CALIFORNIA ENERGY CODE	(CEC)
2013 SAN FRANCISCO BUILDING CODE	(SFBC)

ABBREVIATIONS

&	AND	GA.	GAUGE
@	AT	GL.	GLASS
CL	CENTER LINE	GND.	GROUND
Ø	DIAMETER	GYP.	GYPSUM
#	POUND OR NUMBER	H.B.	HOSE BIBB
PL	PROPERTY LINE	HDWD.	HARDWOOD
		HORIZ.	HORIZONTAL
A.D.	AREA DRAIN	HR.	HOUR
ADJ.	ADJACENT	HT.	HEIGHT
ALUM.	ALUMINUM		
APPROX.	APPROXIMATE	INSUL.	INSULATION
ARCH.	ARCHITECTURAL	INT.	INTERIOR
AWN.	AWNING WINDOW	LAV.	LAVATORY
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING		
BLKG.	BLOCKING	MAX.	MAXIMUM
BM.	BEAM	MECH.	MECHANICAL
BOT.	BOTTOM	MET.	METAL
		MFR.	MANUFACTURER
C.B.	CATCH BASIN	MIN.	MINIMUM
C.O.	CLEANOUT	MISC.	MISCELLANEOUS
CAB.	CABINET		
CLG.	CEILING	N.	NORTH
CLO.	CLOSET	(N)	NEW
CLR.	CLEAR	N.T.S.	NOT TO SCALE
COL.	COLUMN	NO. OR #	NUMBER
CONC.	CONCRETE		
CONST.	CONSTRUCTION	O.C.	ON CENTER
CORR.	CORRIDOR	O.F.D.	OVERFLOW DRAIN
CSMT.	CASEMENT WINDOW	O.H.	OVERHANG
		Obs.	OBSERVED
D.H.	DOUBLE HUNG WINDOW	OPNG.	OPENING
DBL.	DOUBLE		
DEPT.	DEPARTMENT	P/L	PROPERTY LINE
DET.	DETAIL	PL.	PLATE
DIA.	DIAMETER	PLYWD.	PLYWOOD
DIM.	DIMENSION	PT.	POINT
DN.	DOWN		
DR.	DOOR	Q.T.	QUARRY TILE
D/W.	DISHWASHER		
DWG.	DRAWING	R.	RISER
		R.D.	ROOF DRAIN
E.	EAST	R.W.	RAIN WATER LEADER
(E)	EXISTING	R.W.L.	RADIUS
E.A.	EACH	RAD.	REFRIGERATOR
EL.	ELEVATION	REFR.	REFRIGERATOR
ELEC.	ELECTRICAL	REINF.	REINFORCED
ELEV.	ELEVATOR	REQ.	REQUIRED
EQ.	EQUAL	RET.	RETAINING
EXT.	EXTERIOR		
		S.	SOUTH
F.D.	FLOOR DRAIN	S.G.D.	SLIDING GLASS DOOR
F.D.C.	FIRE DEPT. CONNECTION	S.H.	SINGLE HUNG WINDOW
F.G.	FIXED GLASS WINDOW	SIM.	SIMILAR
F.P.	FIREPLACE	SL.	SLIDER WINDOW
FDN.	FOUNDATION	SPEC.	SPECIFICATION
FIN.	FINISH	SQ.	SQUARE
FLR.	FLOOR	STD.	STANDARD
FLUOR.	FLUORESCENT	STL.	STEEL
FT.	FOOT OR FEET	STOR.	STORAGE
FTG.	FOOTING	STR.	STRUCTURAL
		SYM.	SYMMETRICAL
G.F.I.	GROUND FAULT		
G.S.M.	INTERRUPTER GALVANIZED SHEET METAL	T.&G.	TONGUE & GROOVE
		THK.	THICK
		TYP.	TYPICAL

PROJECT DATA:

BUILDING TYPE: RESIDENTIAL / RETAIL
ZONING: NCD INNER CLEMENT
PARCEL AREA: 2,888 SQ FT
BUILDING AREA: 5,535 SQ FT
DWELLING UNITS 2
STORIES: 3
HEIGHT/BULK DISTRICT: 40-X
CONSTRUCTION TYPE: V-B
FIRE SPRINKLER: NO

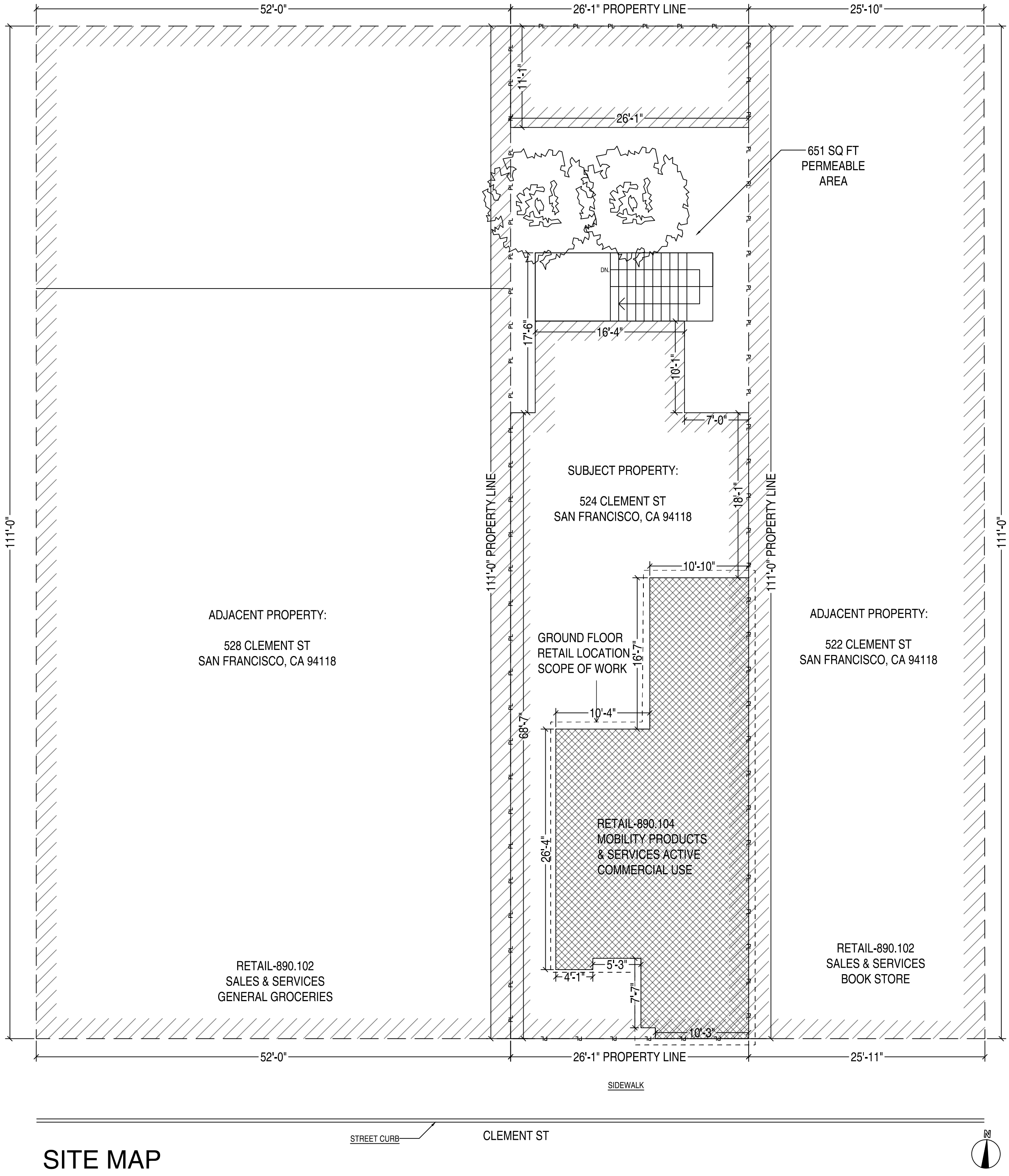
CRICKET RETAIL AREA:
818 SF

DRAWING INDEX:

- A-1 SITE PLAN, LOCATION MAP, GENERAL NOTES.
- A-2 EXISTING / PROPOSED FLOOR PLANS & STORE FRONT ELEVATIONS
- A-2.1 ELEVATION & SIGN DIMENSION
- A-3 INTERIOR PHOTOS

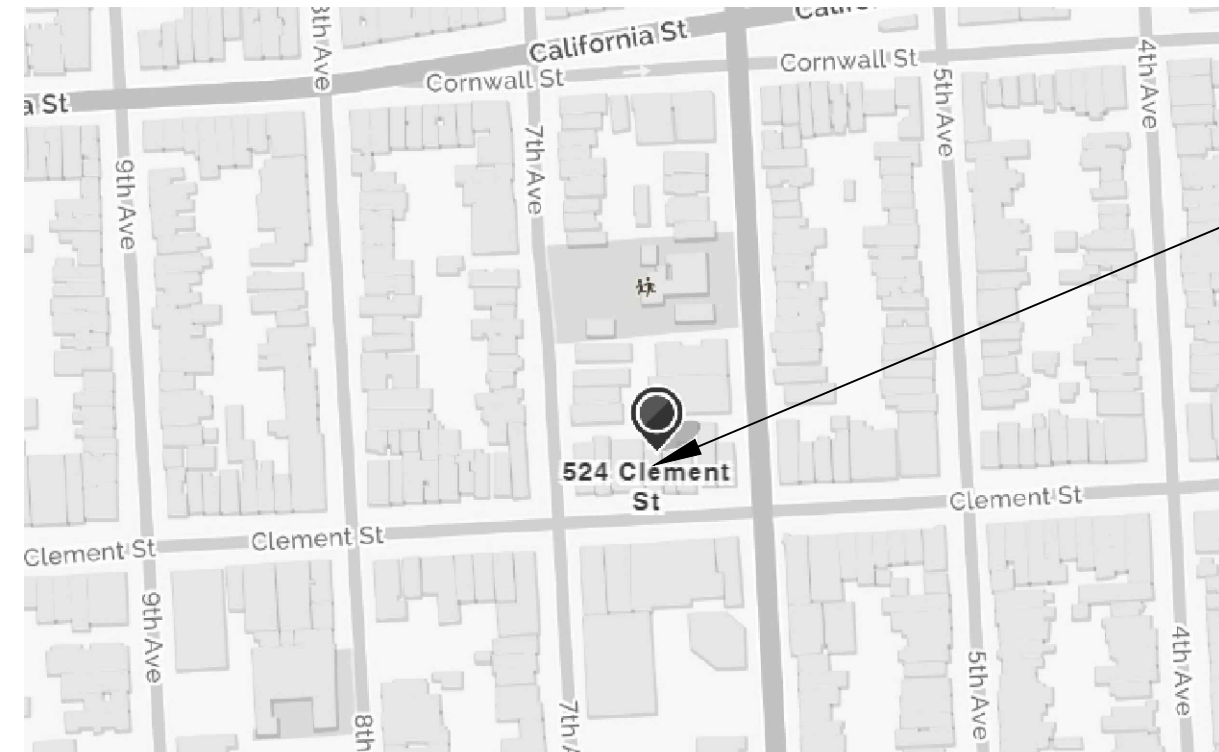
SCOPE OF WORK:

- PURSUANT TO SECTION 303.1,CONDITIONAL USE AUTHORIZATION SOUGHT FOR A FORMULA RETAIL SALES AND SERVICE USE (ELECTRONICS STORE D.B.A. CRICKET WIRELESS, A SUBSIDIARY OF A.T&T., THAT SELLS MOBILITY PRODUCTS AND SERVICES, INCLUDING MOBILE TELECOMMUNICATION DEVICES, PLANS, ACCESSORIES AND TECHNICAL SERVICES) AT THE GROUND FLOOR IN A PREVIOUSLY VACANT RETAIL SPACE. CONDITIONAL USE AUTHORIZATION WILL ABATE SAN FRANCISCO PLANNING DEPARTMENT ENFORCEMENT 2016-000234ENF.
- ADD NEW CARPET & INTERIOR PAINTING.
- SIGN (S) UNDER SEPARATE PERMIT.



SITE MAP

SCALE: 1/8" = 1'-0"



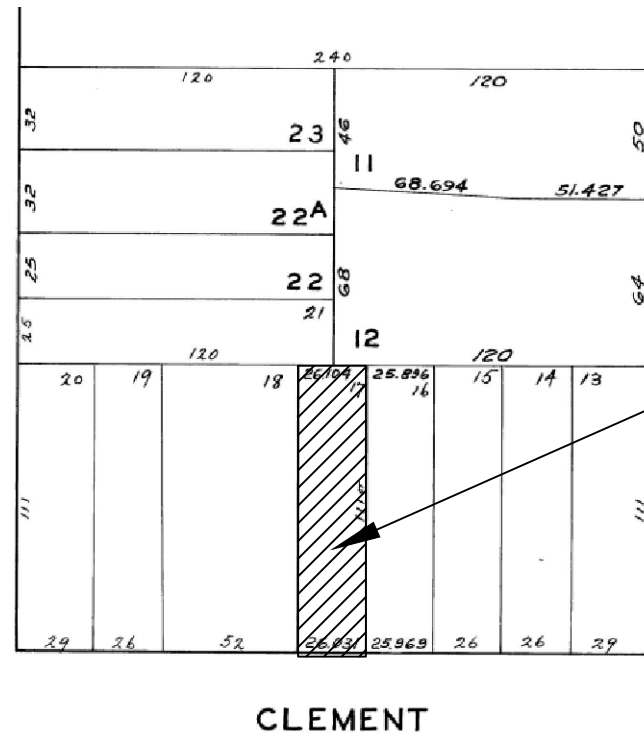
VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



PARCEL MAP

SCALE: N.T.S.

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
524 Clement St, San Francisco, CA 94118
(BLOCK/LOT): 1427/017

SHEET TITLE
SITE PLAN, LOCATION MAP, GENERAL
NOTES.

DATE:

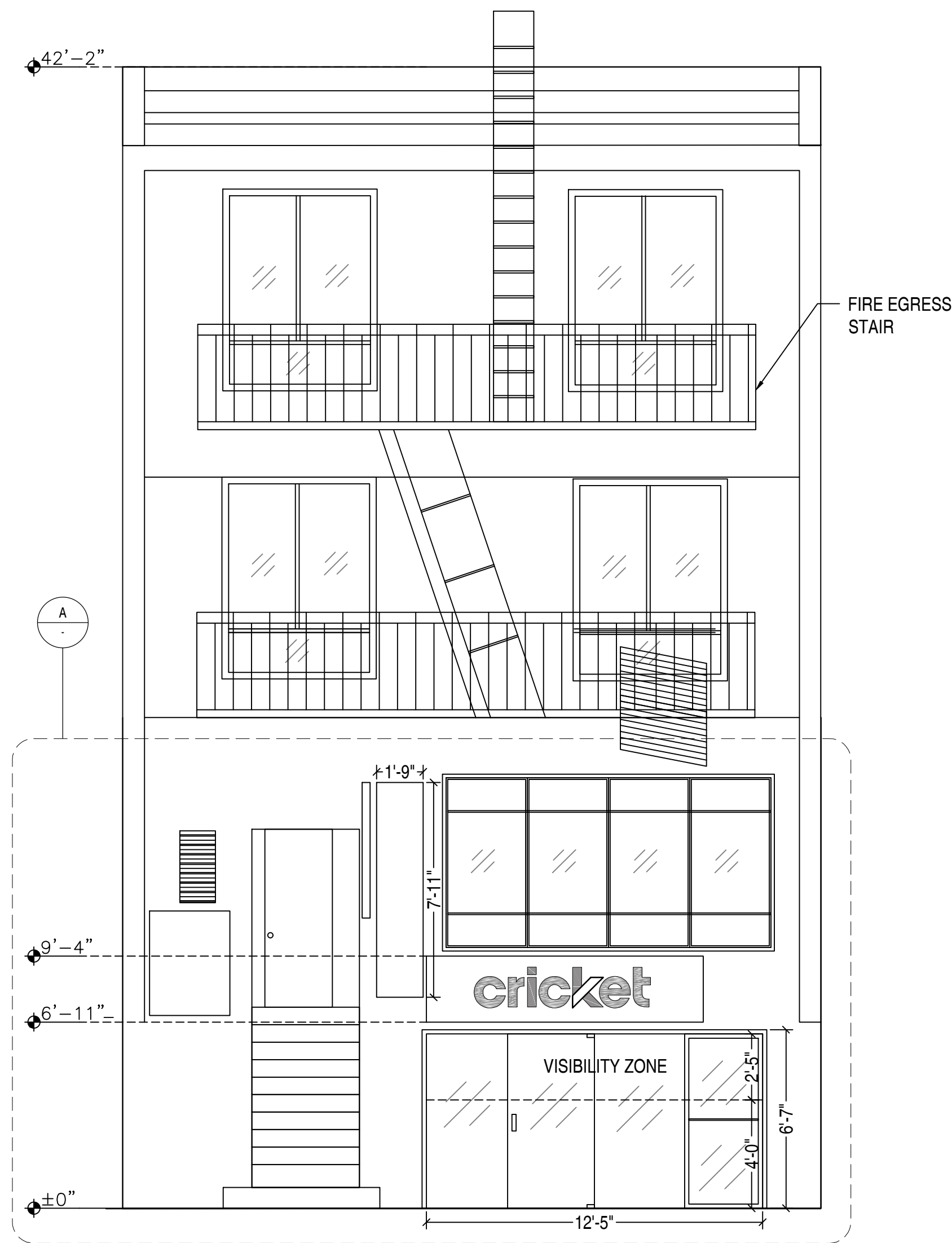
9/3/2016

SCALE:

As Noted

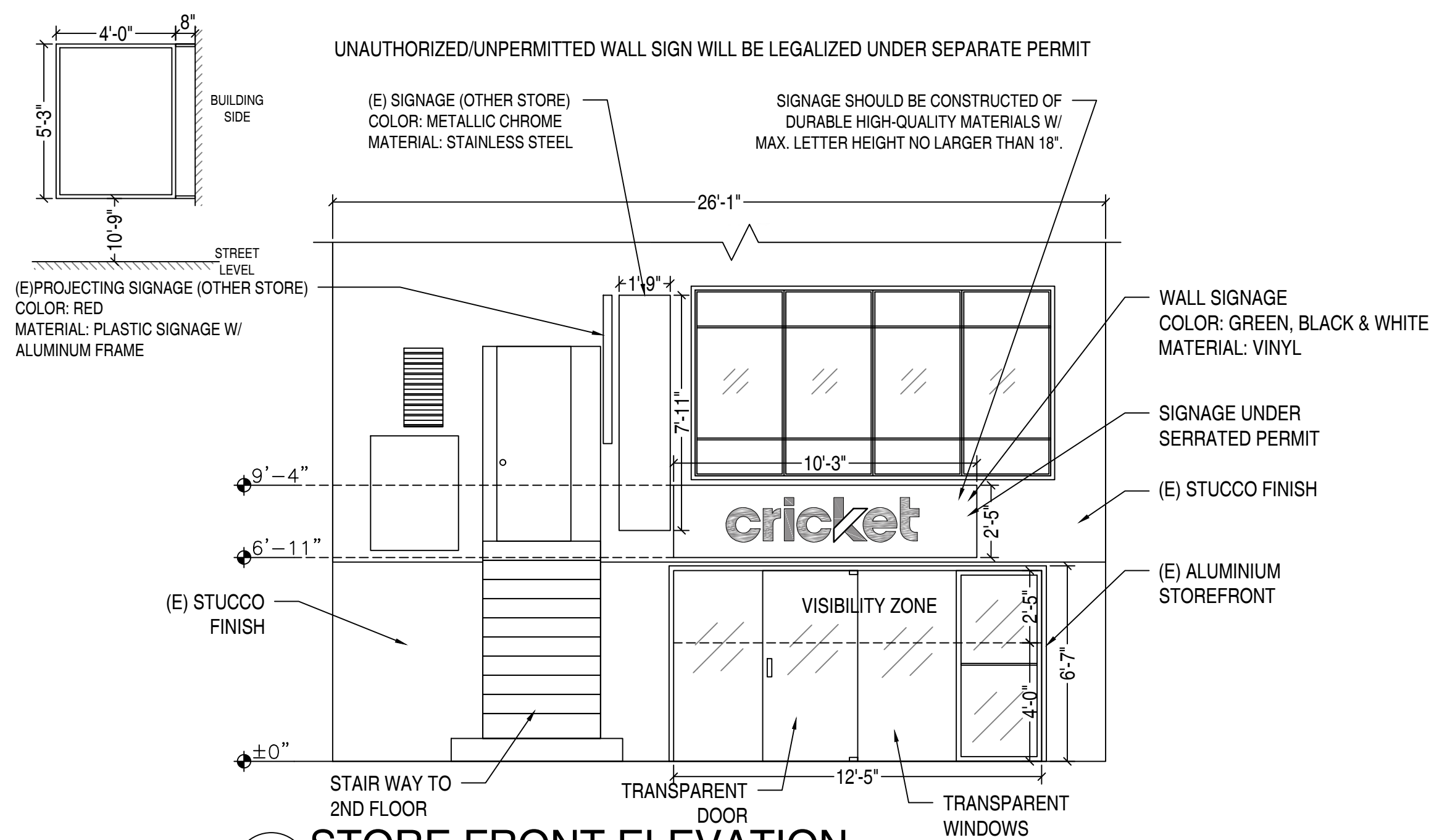
DRAWN BY:

A-1



FRONT BUILDING ELEVATION

SCALE: $\frac{1}{4}$ " = 1'-0"



STORE FRONT ELEVATION

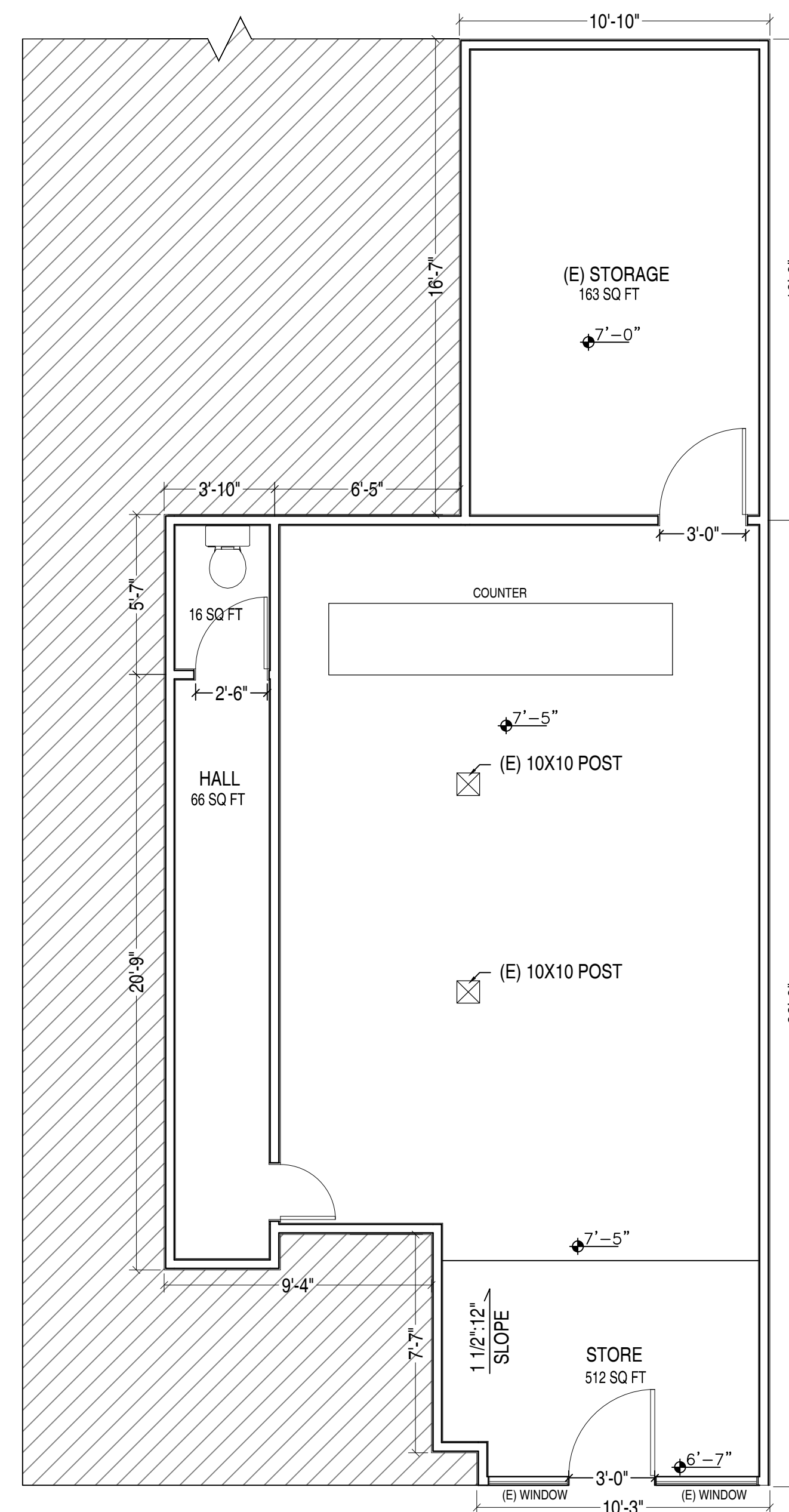
SCALE: $\frac{1}{4}$ " = 1'-0"

LEGEND:

	EXISTING WALL TO REMAIN
	NEW 2X4 @ 16" WOOD STUD WALL
	WALL TO BE DEMO
	1 HR. WALL
	SMOKE DETECTOR 110V, W/BACK-UP POWER
	CARBON MONOXIDE DETECTOR
	LIGHT SWITCH W/ DIMMER
	MOTION SENSOR
	WALL RECEPTACLE ±12' A.F.F.
	SHEET NOTE REFERENCE
	WALL SWITCH ±42' A.F.F.
	FAN WITH LIGHTING FIXTURE COMPLY WITH W/CEC 150K
	CEILING LIGHT (LED)
	FLUORESCENT LIGHT

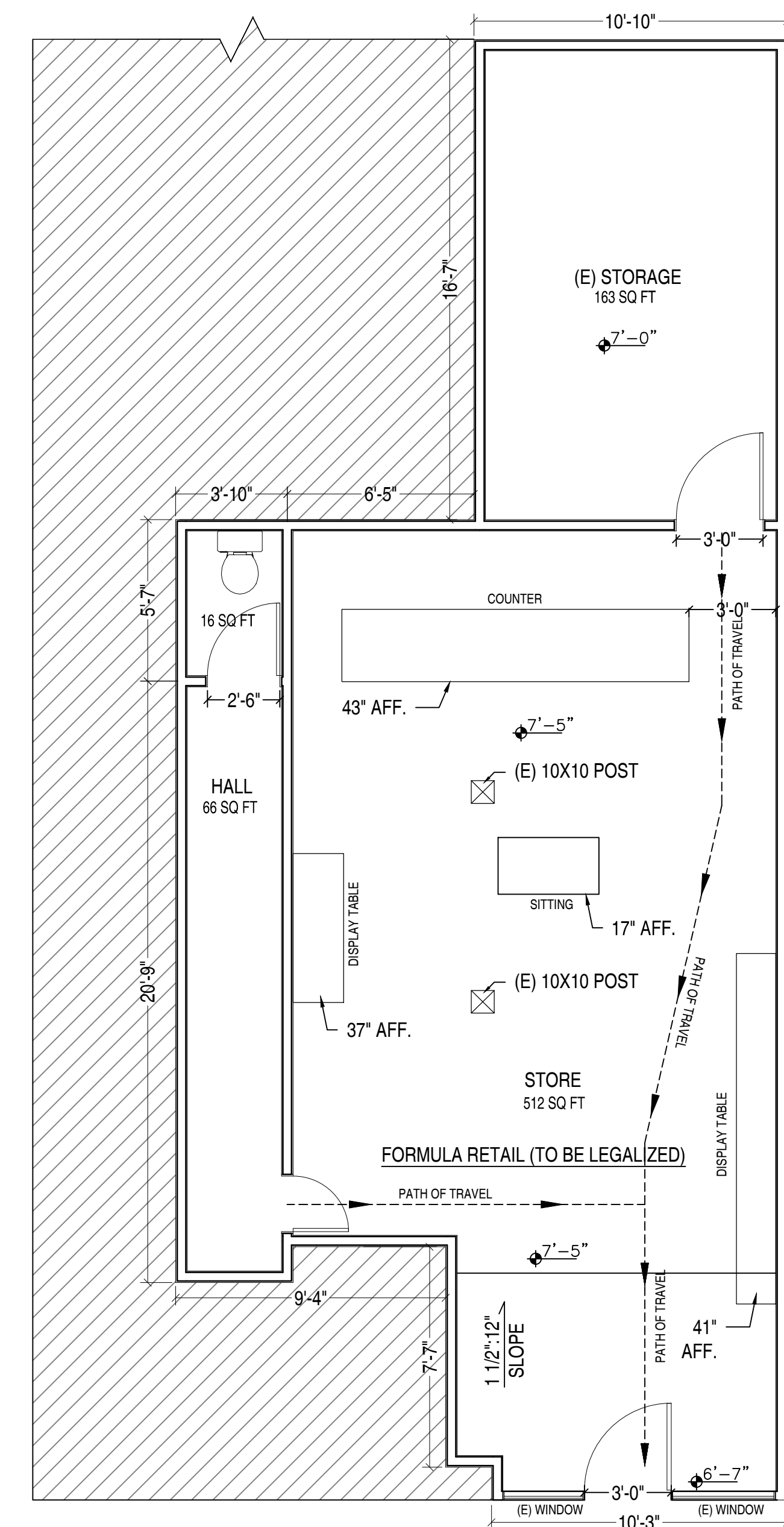
GENERAL NOTES:

1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF CITY OF SAN FRANCISCO.
2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



(E) RETAIL FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0"



PROPOSED RETAIL FLOOR PLAN

SCALE: $\frac{1}{4}$ " = 1'-0" (E) FORMULA RETAIL TO BE LEGALIZED

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
524 Clement St. San Francisco, CA 94118
(BLOCK/LOT): 1427/017

SHEET TITLE
EXISTING / PROPOSED FLOOR PLANS &
STORE FRONT ELEVATIONS

DATE:

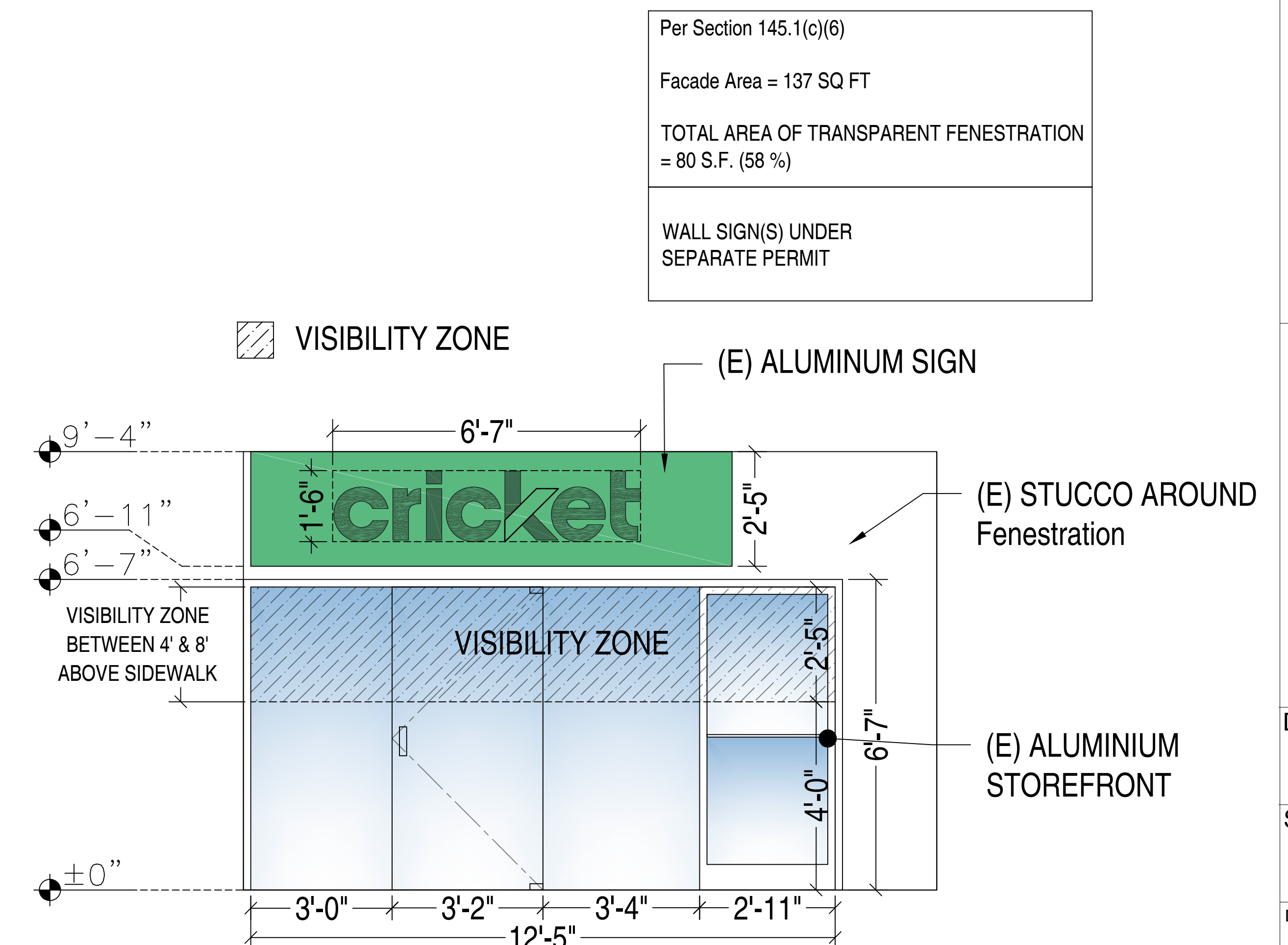
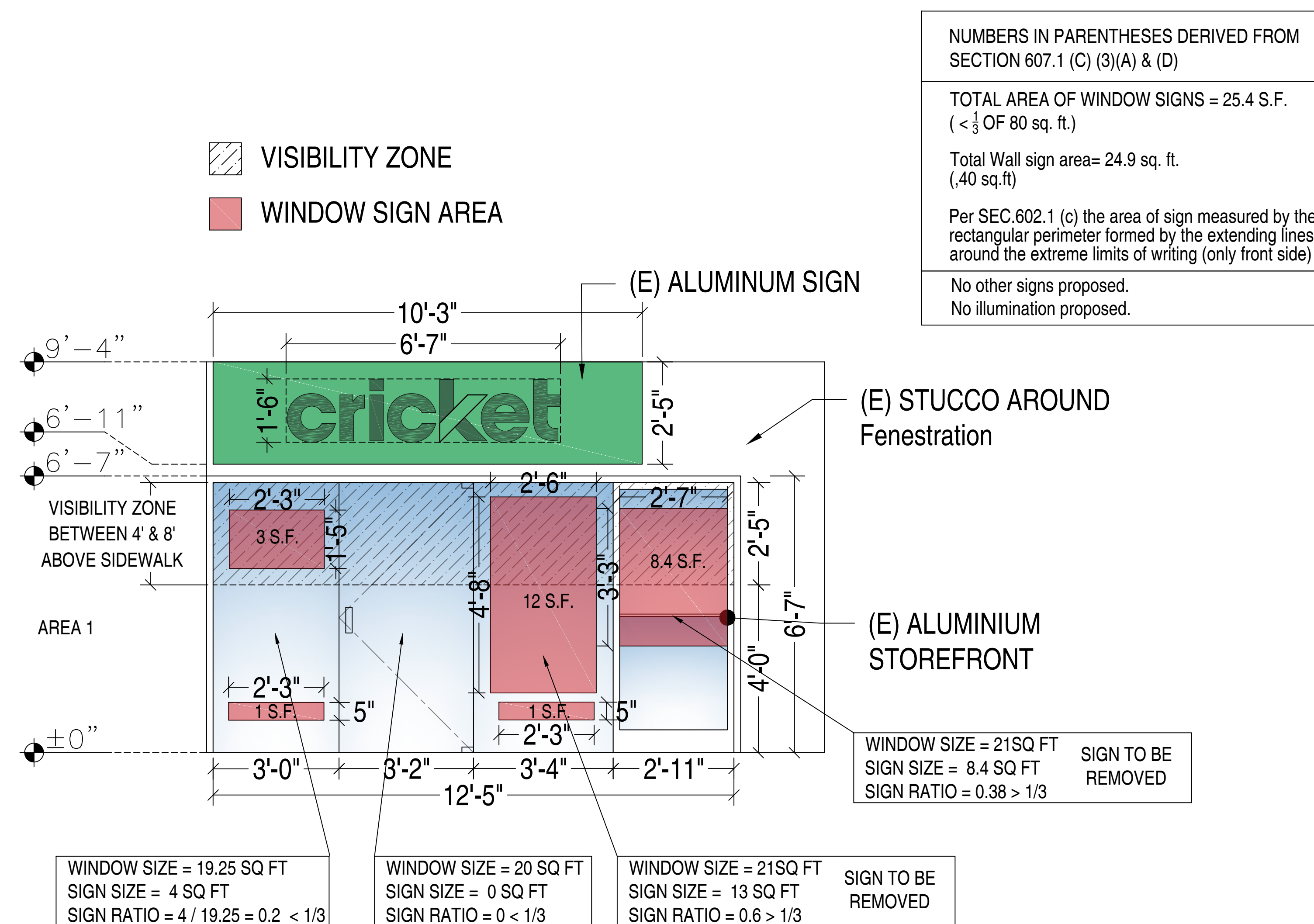
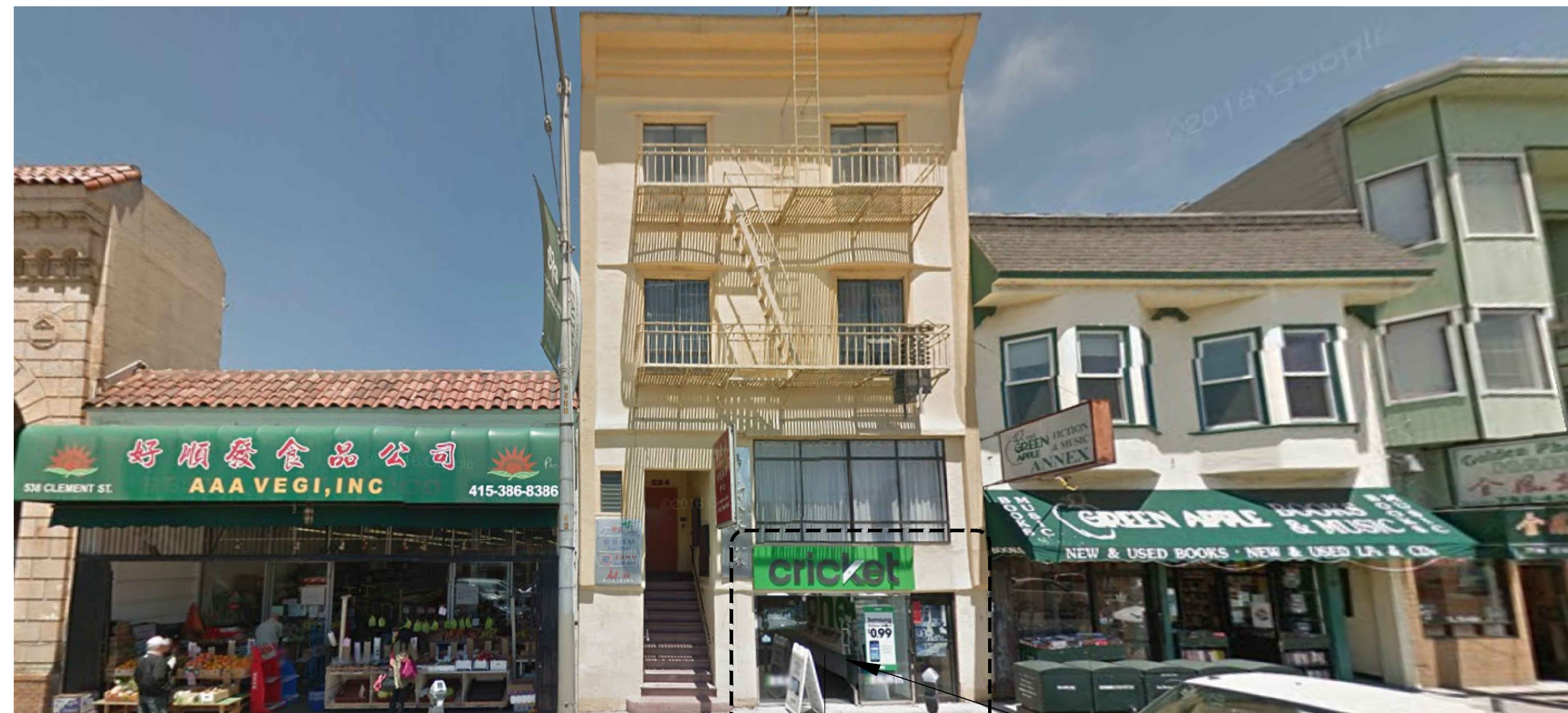
9/3/2016

SCALE:

As Noted

DRAWN BY:

A-2



REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
524 Clement St, San Francisco, CA 94118
(BLOCK/LOT): 1427/017

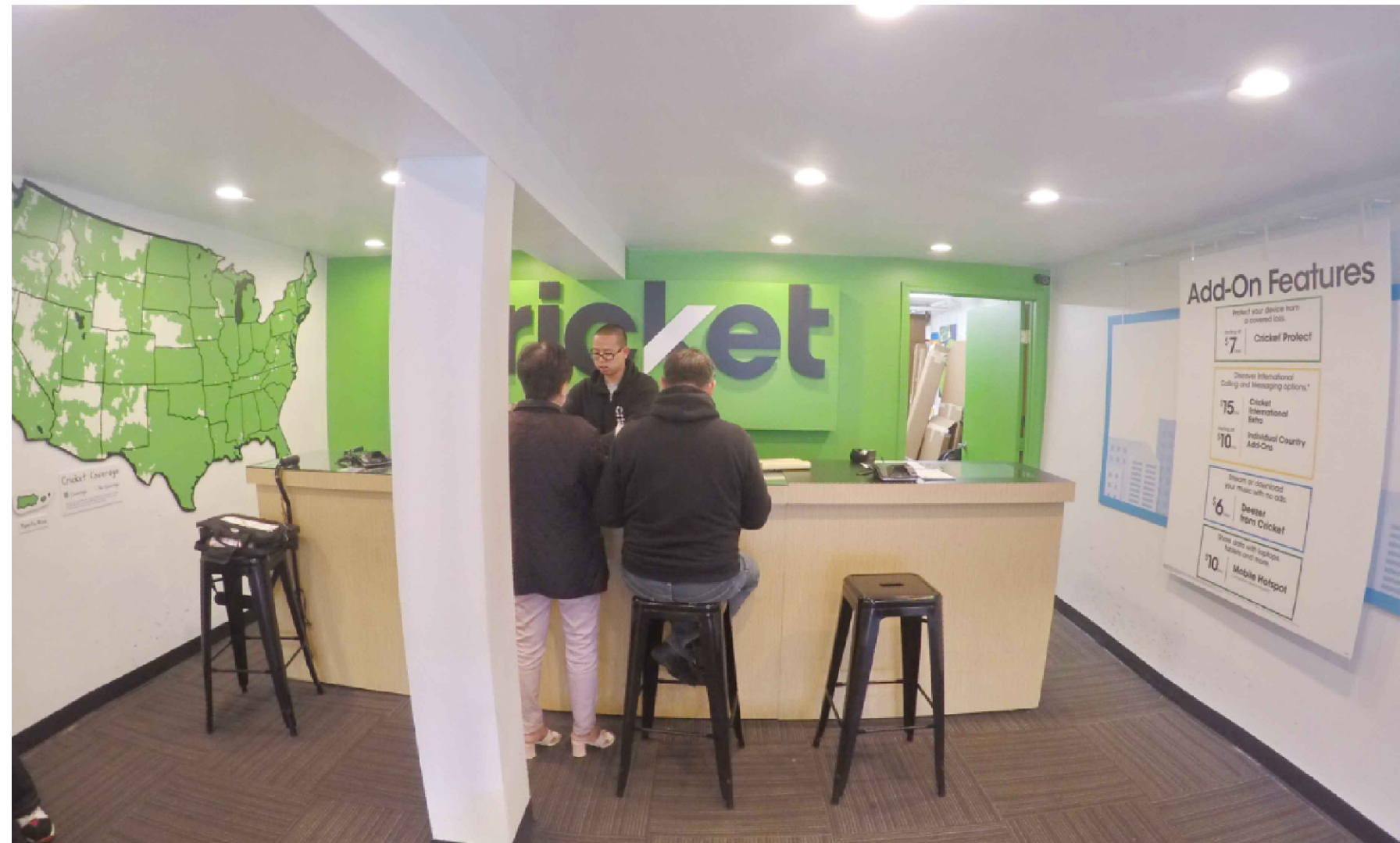
SHEET TITLE
ELEVATION & SIGN DIMENSION

DATE:
9/3/2016

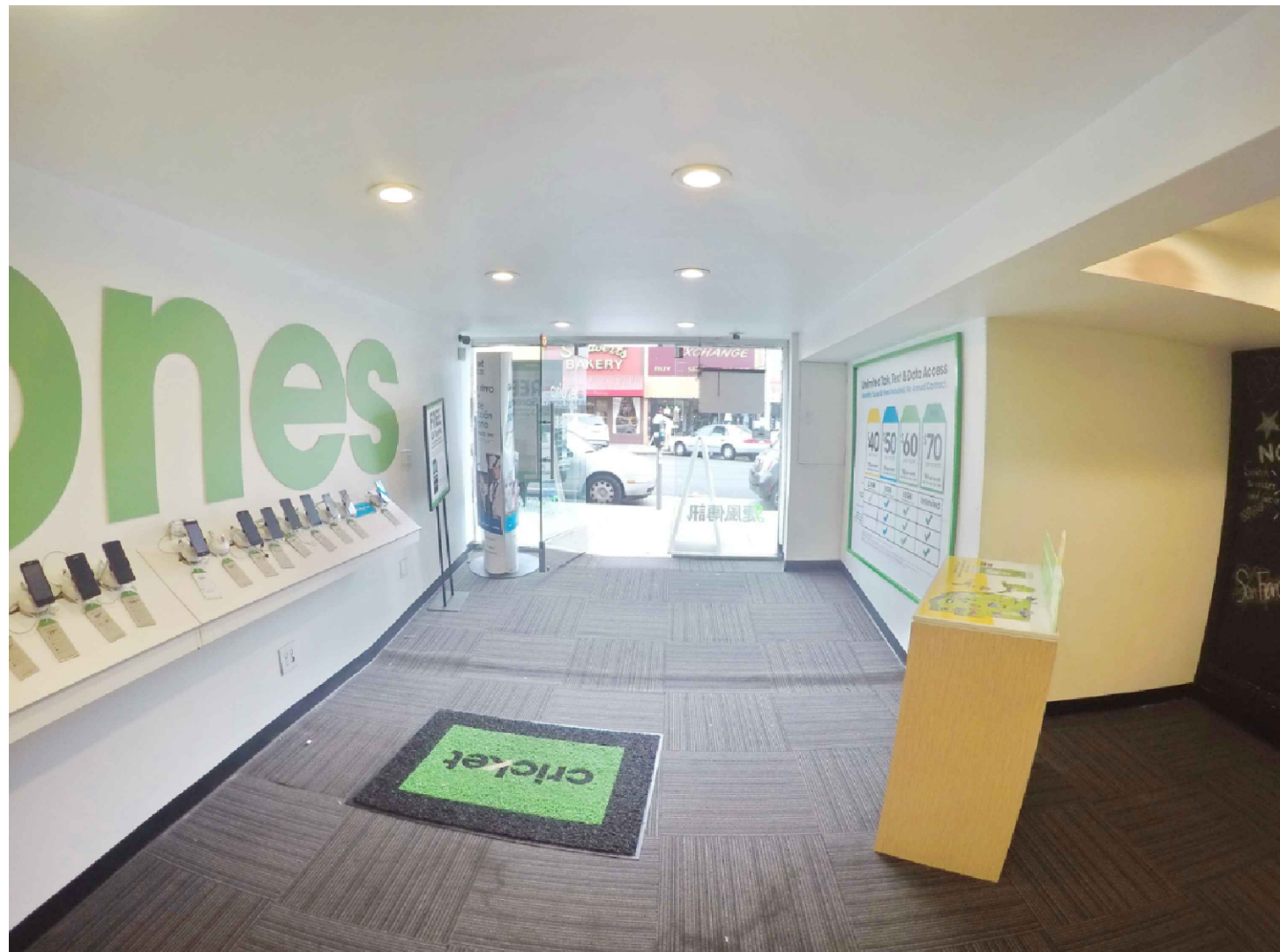
SCALE:
As Noted

DRAWN BY:

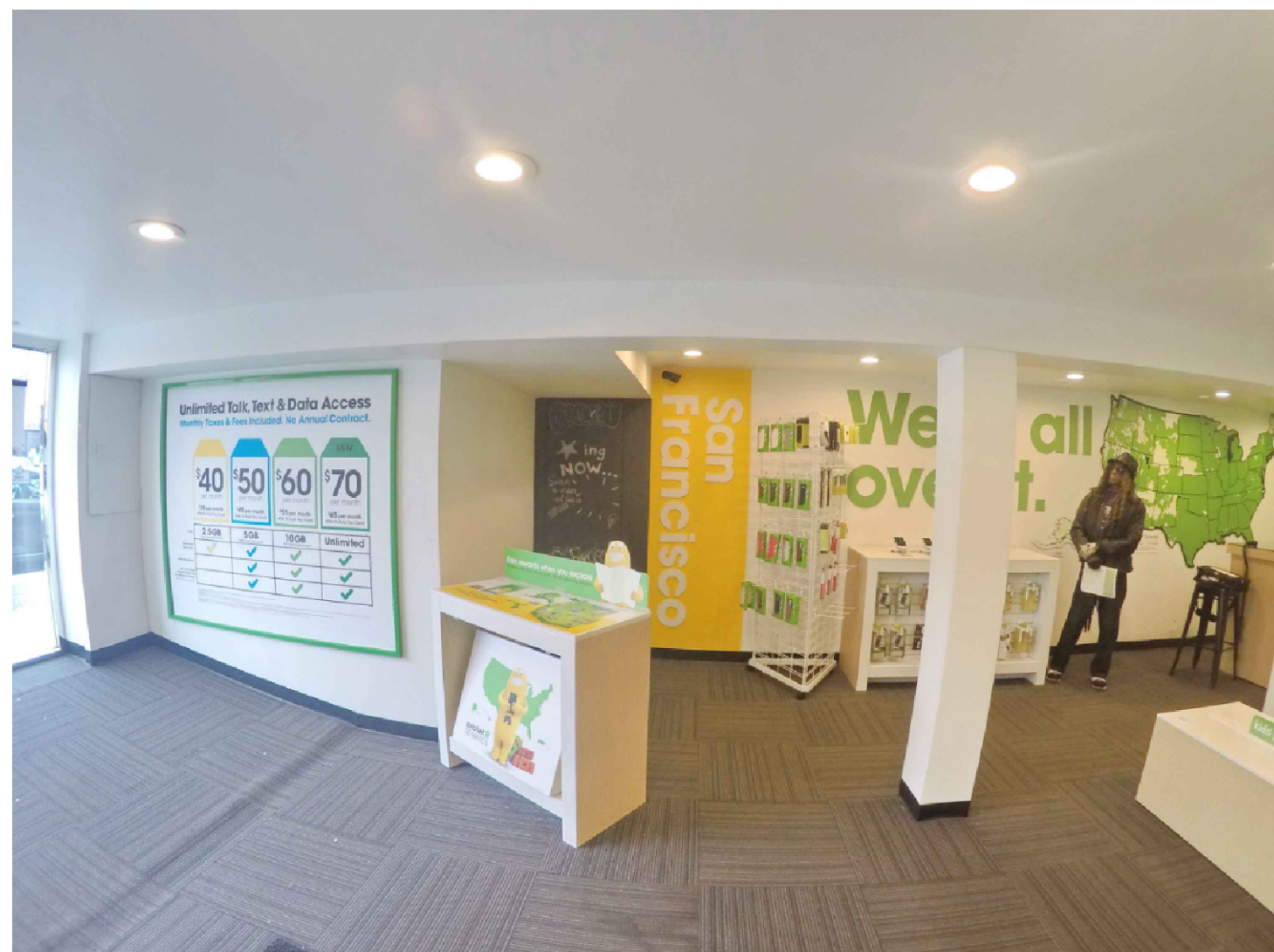
A-2.1



2



1



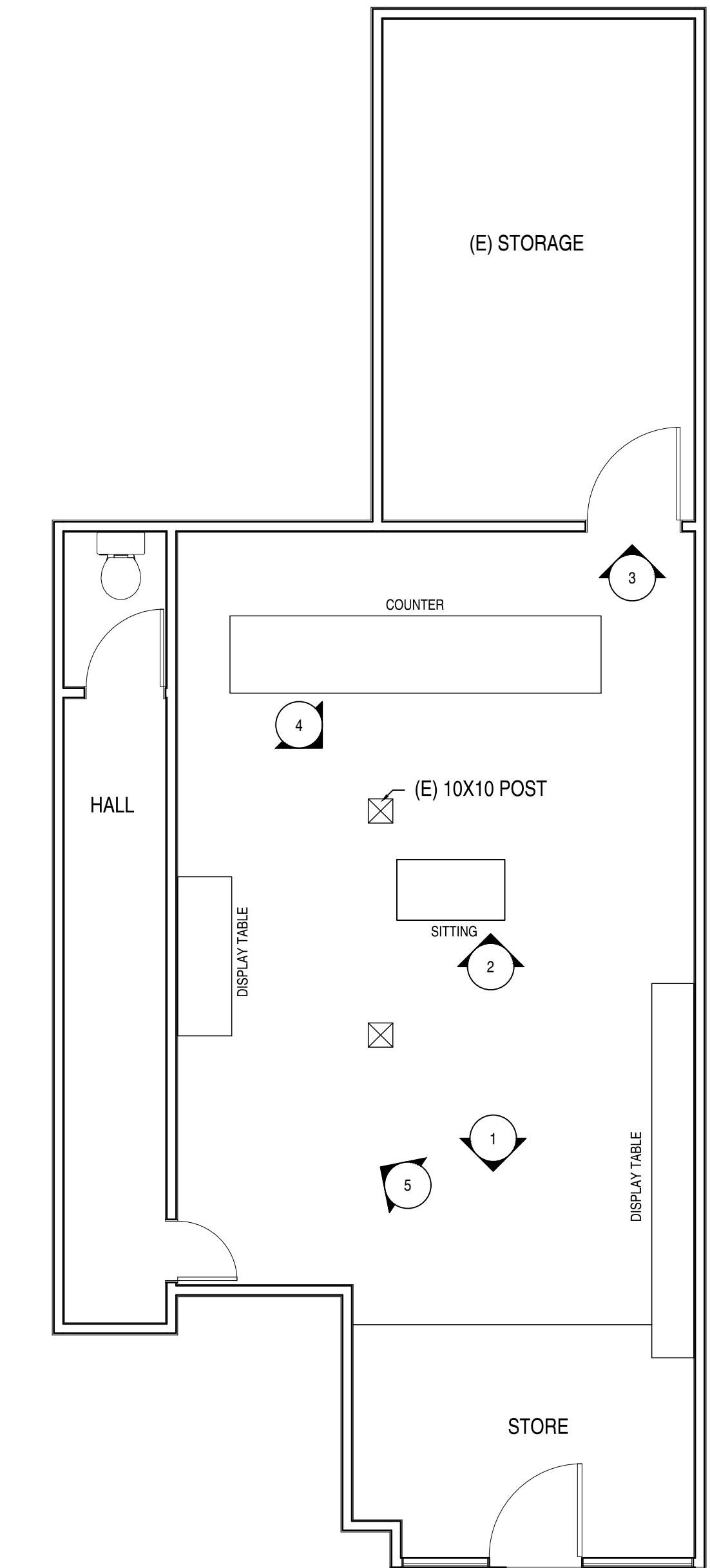
5



4



3



LEGEND

REVISION:

OWNER:

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
524 Clement St, San Francisco, CA 94118

SHEET TITLE
INTERIOR PHOTOS

DATE:
9/3/2016

SCALE:
As Noted

DRAWN BY:

A-3