



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 11, 2017

Date: May 4, 2017
Case No.: **2016-011791CUA**
Project Address: **2575 San Bruno Avenue**
Zoning: NC-2 (Neighborhood Commercial, Small Scale) Zoning District
40-X Height and Bulk District
Block/Lot: 5438/023
Project Sponsor: JC American, LLC, c/o Phillip Lesser
555 Laurel Avenue #501
San Mateo, CA 94401
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project would establish a 756 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), on the ground floor of the three-story mixed-use building within the NC-2 District and 40-X Height and Bulk District. The total floor area of the space will not change with this Project. Cricket Wireless is a national telecommunications corporation headquartered in Atlanta, with more than 4,000 locations worldwide, with approximately seven (7) other San Francisco locations, some of which are still pending Planning Commission approval (listed below). The Project will include signs and an awning. The store will employ three (3) full-time and two (2) part-time employees.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 023 in Assessor's Block 5438, is located at along San Bruno Avenue in the NC-2 Zoning District in the Excelsior neighborhood. The property at 2575 San Bruno Avenue is developed with a three-story mixed-use building including ground floor commercial with residential above. The building, constructed circa 1928, occupies the majority of the entirety of the 7,500 square foot lot, with a narrow rear yard running parallel to San Bruno Avenue behind each of the residential floors; however, fully developed at the ground floor. The existing second and third floor residential units will remain. The primary façade faces west onto San Bruno Avenue, with the façade's first story incorporating several storefront entrances with awnings and bulkheads. The property contains no off-street parking. The tenant space was occupied by a dry cleaner and trade shop and (DBA Ho's Tailor Cleaners) until approximately September 2013, and was thereafter vacant until September 2015 when Cricket Wireless moved in.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Neighborhood Commercial, Small Scale Zoning District generally runs along the San Bruno Avenue corridor, located near the 101 Freeway in the Excelsior District. Though there are several NC-2 Zoning Districts citywide, this particular NC-2 runs along San Bruno Avenue from Woolsey Street to Hale Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Excelsior District. Eating and drinking establishments contribute to the street's mixed-use character and activity. The District is well-served by transit and transportation networks, including regional and state-serving, 101 Freeway as well as major buses running along San Bruno Avenue for the length of this district. The Project is within 1/4-mile walking distance of the: 8, 8AX, 8BX, 9, 9R, 44, and 54 MUNI bus lines. This District has a mixed pattern of larger and smaller lots and businesses, as well as a number of upper-story residential units. The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. San Bruno Avenue is a linear shopping street which provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. These small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Neighborhood-serving businesses are strongly encouraged in the NC-2. Zoning surrounding the Project Site is NC-2 zoning and other abutting zoning districts include: RH-2, NC-2, PDR-1-B, PDR-2 and P.

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	April 21, 2017	April 19, 2017	22 days
Posted Notice	30 days	April 11, 2017	April 11, 2017	30 days
Mailed Notice	30 days	April 11, 2017	April 11, 2017	30 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the notification for the Conditional Use Authorization.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received approximately 58 letters of support, and no correspondence in opposition to the Project.

ISSUES AND OTHER CONSIDERATIONS

- The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4 and 711.40, to establish a Formula Retail use at

the ground floor of an existing three-story mixed-use building located in the NC-2 Zoning District and a 40-X Height and Bulk District.

- No commercial tenant will be displaced as the tenant space was vacant from September 2013-September 2015, when the previous tenant (DBA Ho's Cleaners and Tailor) vacated the unit. The tenant space has been occupied by an unauthorized Formula Retail use since September 2015 as the entity (DBA Cricket Wireless) established tenancy without a Conditional Use Authorization for a Formula Retail use.
- There are 130 commercial establishments within a one-quarter-mile radius, 127 of which are within the same NC-2 Zoning District, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue.
- There are 14 Formula Retail establishments within a one-quarter-mile radius, 12 of which are within the same NC-2 Zoning District, including the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue.
- There are 5,125 commercial linear feet within a one-quarter-mile radius, 4,560 of which are within the same NC-2 Zoning District.
- There are 1,470 Formula Retail linear feet within a one-quarter-mile radius, 1,020 of which are within the same NC-2 Zoning District, including the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue.
- The existing concentration of Formula Retail businesses within the one-quarter-mile vicinity and also within the NC-2 Zoning District, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue, is approximately 10% (13/130). With the proposed legalization, the concentration of Formula Retail businesses would become 10.8% (14/130).
- The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue, is 28.29% (1,450/5,125) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the NC-2 Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 28.68% (1,470/5,125).
- The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same NC-2 Zoning District. There is a high concentration of commercial storefronts in the District, with two (2) similar mobile/wireless provider stores (Formula Retail). This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change of use from Retail to Formula Retail will not significantly affect the existing commercial uses within the NC-2 Zoning District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization for a change of use to a Formula Retail use from a Retail use. A Formula Retail use may be conditionally permitted per Planning Code Sections 303, 303.1, 703.3, 703.4, and 711.40.

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 two-story commercial building.
- The Project would not displace any existing tenant.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Zoning Map
Parcel Map
Historic Block Book Map
Sanborn Map
Height and Bulk Map
Aerial Photographs
Site Photographs
Storefront along San Bruno Avenue
Architectural Plans and Sign Program prepared by Project Sponsor
Formula Retail Uses on NC-2 San Bruno Avenue and within ¼ Mile Map
Cell Phone stores on NC-2 San Bruno Avenue and within ¼ Mile Map
Letters of Support

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 checked="" 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

EJ

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| <input type="checkbox"/> Transportation Sustainability Fee (Sec. 411A) | <input type="checkbox"/> Affordable Housing (Sec. 415) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Child Care Requirement (Sec. 414) | <input type="checkbox"/> Other |

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.3, 703.4 AND 711.40 TO ALLOW A 756 SQUARE-FOOT FORMULA RETAIL SALES AND SERVICE USE (ELECTRONICS STORE D.B.A. Cricket Wireless, A SUBSIDIARY OF AT&T), ON THE GROUND FLOOR OF THE THREE-STORY MIXED-USE BUILDING AT 2575 SAN BRUNO AVENUE WITHIN THE NEIGHBORHOOD COMMERCIAL, SMALL SCALE (NC-2) DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 13, 2016, JC American, LLC (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 711.40 to authorize a 756 square-foot Formula Retail Sales and Service use (electronics store DBA Cricket Wireless, a subsidiary of AT&T), on the ground floor of the three-story commercial building within the Neighborhood Commercial, Small Scale (NC-2) District and 40-X Height and Bulk District. The property was last operated by a dry cleaner and trade shop (DBA Ho's Tailors Cleaners).

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2016-011791CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On May 11, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-011791CUA.

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. 2016-011791CUA, 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 and Present Use.** The Project Site, Lot 023 in Assessor's Block 5438, is located at along San Bruno Avenue in the NC-2 Zoning District in the Excelsior neighborhood. The property at 2575 San Bruno Avenue is developed with a three-story mixed-use building including ground floor commercial with residential above. The building, constructed circa 1928, occupies the majority of the entirety of the 7,500 square foot lot, with a narrow rear yard running parallel to San Bruno Avenue behind each of the residential floors; however, fully developed at the ground floor. The existing second and third floor residential units will remain. The primary façade faces west onto San Bruno Avenue, with the façade's first story incorporating several storefront entrances with awnings and bulkheads. The property contains no off-street parking. The tenant space was occupied by a dry cleaner and trade shop and (DBA Ho's Tailor Cleaners) until approximately September 2013, and was thereafter vacant until September 2015 when Cricket Wireless moved in.
3. **Surrounding Neighborhood.** The Neighborhood Commercial, Small Scale Zoning District generally runs along the San Bruno Avenue corridor, located near the 101 Freeway in the Excelsior District. Though there are several NC-2 Zoning Districts citywide, this particular NC-2 runs along San Bruno Avenue from Woolsey Street to Hale Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Excelsior District. Eating and drinking establishments contribute to the street's mixed-use character and activity. The District is well-served by transit and transportation networks, including regional and state-serving, 101 Freeway as well as major buses running along San Bruno Avenue for the length of this district. The Project is within 1/4-mile walking distance of the: 8, 8AX, 8BX, 9, 9R, 44, and 54 MUNI bus lines. This District has a mixed pattern of larger and smaller lots and businesses, as well as a number of upper-story residential units. The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. San Bruno Avenue is a linear shopping street which provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. These small-scale district controls provide for mixed-use buildings which approximate or slightly exceed the standard development pattern. Neighborhood-serving businesses are strongly encouraged in the NC-2. Zoning surrounding the Project Site is NC-2 zoning and other abutting zoning districts include: RH-2, NC-2, PDR-1-B, PDR-2 and P.

4. **Project Description.** The proposed project would establish a 756 square-foot Formula Retail Sales and Service use (electronics store DBA Cricket Wireless, a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), on the ground floor of the three-story mixed-use building within the NC-2 District and 40-X Height and Bulk District. The total floor area of the space will not change with this Project. Cricket Wireless is a national telecommunications corporation headquartered in Atlanta, with more than 4,000 locations worldwide, with approximately seven (7) other San Francisco locations, some of which are still pending Planning Commission approval (listed below). The Project will include signs and an awning. The store will employ three (3) full-time and two (2) part-time employees.
5. **Public Comment.** The Planning Department has received approximately 58 letters of support, and no correspondence in opposition to the Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 711.40 principally permits retail use in the NC-2 Zoning District.

The Project would establish a formula retail use (DBA Cricket Wireless) at the subject property.

- B. **Hours of Operation.** Planning Code Section 711.27 (as defined by Section [790.48](#)) states that permitted hours of operation are from 6 AM to 2 AM.

The proposed hours of operation will be 10 AM-6 PM Monday – Sunday.

- C. **Parking.** Pursuant to Planning Code Section 711.22, no off-street parking is required for commercial/institutional uses less than 5,000 square-feet in the Neighborhood Commercial, Cluster NC-2 Zoning District.

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project.

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

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

The first 25-feet of building depth along the San Bruno Avenue frontage is devoted to an active retail use. The subject commercial space has approximately 20 feet of frontage on San Bruno Avenue, where the majority is a transparent storefront. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines. There are no changes proposed to the commercial frontage other than the awning work described below.

- E. **Awnings.** Planning Code Section 136.1 requires that awnings shall be at least eight feet above finished grade, its valance at least seven feet above grade and no portions shall be higher than the windowsill level of the lowest story (if any) exclusive of the ground story and mezzanine, or extend above the bottom of a projecting upper-story window bay, or cover any belt cornice or horizontal molding, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower. Where external piers or columns define individual storefront bays, an awning may not cover such piers or columns. When the width of all awnings is ten feet or less along the direction of the street, the horizontal projection of such awnings shall not exceed six feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed six feet, including any valance. When the width of all awnings exceeds ten feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed four feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed four feet, including any valance.

The existing unauthorized awning is proposed for legalization. The Project will be required to comply with the requirements of Article 6 of the Planning Code and Formula Retail sign guidelines.

7. **Conditional Use Authorization.** Planning Code Section [303](#)(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the Project complies with said criteria in that:

- a. The proposed use or feature, 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 commercial building in the Excelsior neighborhood, and provides a centrally located retail service center for a widely used wireless service provider. The legalization of this business would not result in the displacement of any existing tenant (nor did it result in any previous displacement), and would continue to activate an existing storefront.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project allows the continued use of an existing ground floor commercial tenant space in a mixed-use building with ground floor commercial. The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because a Retail use already existed until approximately September 2013, a change from the formerly vacant Retail use to a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a one-quarter-mile radius, there are five (5) other mobile/wireless electronic stores, two of which are also formula retail (see attached map). The change of use is not anticipated to significantly affect the existing mobile/wireless electronic stores within the District.

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

The Planning Code does not require parking or loading for a 756 square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

- iii. 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, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require permit and must comply with the requirements of Article 6 of the Planning Code as well as the Formula Retail sign guidelines.

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

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

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

The Project is consistent with the stated purpose of the NC-2 Zoning District in that it provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market; the Formula Retail use will provide a compatible business for the immediately surrounding neighborhoods. The Code allows for the full range of commercial uses provided that the use size generally is limited to 3,999 square feet. The proposed use is 756 square feet.

8. **Formula Retail Use.** Formula Retail uses within the NC-2 Zoning District require a Conditional Use Authorization. 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:

- i. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project.

The Project includes a change of use from a Retail use to a Formula Retail use.

There are 130 commercial establishments within a one-quarter-mile radius, 127 of which are within the same Zoning District) NC-2, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue.

There are 14 Formula Retail establishments within a one-quarter-mile radius, 12 are within the same Zoning District NC-2, including the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue, 13 total Formula Retail establishments are within the NC-2 Zoning District along the San Bruno Avenue corridor; cumulatively, 15 Formula Retail establishments are within both the vicinity and the District.

There are 5,125 commercial linear feet within a one-quarter-mile radius, 4,560 are within the same Zoning District NC-2.

There are 1,470 Formula Retail linear feet within a one-quarter-mile radius, 1,020 within the NC-2 Zoning District, including the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue.

The existing concentration of Formula Retail businesses within the one-quarter-mile vicinity and also within the NC-2 Zoning District, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue, is approximately 10% (13/130). With the proposed legalization, the concentration of Formula Retail businesses would become 10.8% (14/130).

The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 2575 San Bruno Avenue is 28.29% (1,450/5,125) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the NC-2 Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 28.68% (1,470/5,125).

The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same NC-2 Zoning District. There is a high concentration of commercial storefronts in the District, with only two (2) other similar mobile/wireless provider stores (Formula Retail), AT&T and Metro PCS. This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change of use from Retail to Formula Retail will not significantly affect the

existing commercial uses within the NC-2 District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.

- ii. The availability of other similar retail uses within the district and within the vicinity of the proposed project.

The NC-2 District which is concentrated along San Bruno Avenue is a linear commercial street in the southern part of the City. Cumulatively, there are six (6) cellular phone stores, including Cricket Wireless, within the NC-2 District along San Bruno Avenue as shown on the Cell Phone Stores Map, attached as an exhibit.

Within the one-quarter-mile vicinity of the Project Site as shown on the Formula Retail Map, there are two (2) other similar formula retail uses, i.e. existing mobile/wireless electronic stores, AT&T and Metro PCS. However, there are four additional cell phone stores within the NC-2 District along San Bruno Avenue, for a total of 6 similar retail uses.

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

The proposed Formula Retail use will occupy a previously vacant retail space that was formerly occupied by a non-Formula-Retail dry cleaners and tailor (Ho's Dry Cleaners Tailors). No exterior alterations are proposed other than the signs and awning. Therefore, the proposed Formula Retail use is compatible with, and will have no adverse effect on, the architectural and aesthetic character of the District. The signs and awning will be required to secure a permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines. Storefront Transparency guidelines are met with sufficient visibility into the building with a transparent glass storefront.

- iv. The existing retail vacancy rates within the district and within the vicinity of the proposed project.

There are 11 vacancies within the NC-2 District and within the one-quarter-mile mile vicinity (8.2% vacancy rate) and 1 additional vacancy within the one-quarter-mile vicinity (33% vacancy rate). Approximately 310 of 5,170 linear feet or 6% of the total street frontage is vacant within the NC-2 District.

- v. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District and within the vicinity of the proposed project.

Of the occupied Retail uses in the NC-2 District, 49 (37%) are considered "Daily-Needs," or neighborhood-serving; of these, 7 (14.3%) are Formula Retail. The remaining 85 (63.4%) of locations serve Citywide (74 locations, or 55.2%) or are vacant (11 locations, or 8.2%). The proposed Formula Retail use does not qualify as a "Daily-Needs" use.

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

Table 1. NC-2 San Bruno Avenue District Ground Floor Frontage Breakdown per Land Use¹

Land Use Type	NC-2 Frontage Total (linear feet)	NC-2 % Concentration	One-Quarter-Mile Vicinity Frontage Total (feet)	Vicinity % Concentration
Automotive Gas	825	16%	450	9.9%
Bar	70	1.4%	70	1.5%
Automotive Repair	220	4.3%	220	4.8%
Financial Service	260	5%	260	5.7%
Retail	1510	29.2%	1510	33%
Limited-Restaurant	105	2%	105	2.3%
Restaurant	835	16.2%	835	18.3%
Liquor Store	140	2.7%	140	3%
Medical Service	240	4.6%	240	5.3%
Other Entertainment	0	0%	0	0%
Personal Service	480	9.3%	480	11%
Professional Service	85	1.6%	85	1.9%
Trade Shop	90	1.7%	90	1.9%
Vacant	310	6%	75	1.6%
Total	5,170	100%	4,560	100%

The use mix is varied in the NC-2 District. Retail uses comprise 29.2% of the ground floor frontage; followed by eating establishments at 18.2% (Limited-Restaurants and Restaurants combined); Automotive Gas at 16%; Personal Service at 9.3%; vacant storefronts at 6%; Financial Services at 5%; Medical Service at 4.6%; Automotive Repair 4.3%; Liquor Store at 2.7%; Trade Shop at 1.7%; Professional Service at 1.6%; and Bar at 1.4%. These calculations do not include non-retail establishments, such as residences, institutions (e.g. schools, churches, hospitals, etc.), parking lots and garages, or public services.

- vii. 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 proposed Formula Retail use is less than 20,000 square feet, an Economic Impact Study is not required for this Project. Section [303](#)(i) only requires this study for the “establishment of large-scale retail uses.”

¹ The table was developed using data collected by the Project Sponsor in 2016.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within an NC-2 Zoning District that runs along a heavily trafficked thoroughfare and is thus consistent with activities allowed 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 ground floor commercial within the Excelsior neighborhood, and will help maintain the diverse economic base of the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention, and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will authorize a Formula Retail use to locate within the neighborhood, maintaining employment opportunities for unskilled and semi-skilled workers.

Policy 3.4:

Assist newly emerging economic activities.

The Project will allow an existing Retail use to change to a Formula Retail use that specializes in emerging mobile/wireless electronic technologies, and will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

Although the Project is a Formula Retail Use, a local entrepreneur is the franchisee who is sponsoring the proposed change from Retail to a Formula Retail use. The ground floor Formula Retail use would activate the pedestrian realm by maintaining an active use at the ground floor.

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

No commercial tenant will be displaced as the tenant space was previously vacant. The Project will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide the neighborhood with a Formula Retail store for a popular 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 complies with said policies in that:

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would retain the previous mix of neighborhood-serving retail uses by replacing a vacant retail space. The Project would enhance the District by providing a convenient retail outlet for a popular wireless provider in an area that contains five (5) similar stores, two of which are Formula Retail. The Project will provide desirable goods and will provide 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.

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. There are no changes proposed to the façade other than the signs and awning. The existing upper floor residential use will not be altered.

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

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

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit. The location is consistent with the City's "Transit First" policy and several San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The majority of employees are anticipated to use the several available transportation options, including transit, to and from commuter destinations. The Project is within 1/4-mile walking distance of the: 8, 8AX, 8BX, 9, 9R, 44, and 54 MUNI bus lines. Given the ease and availability of several transportation options, a high level of use of automobiles by employees and visitors, for travel within the City, is not anticipated.

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

The Project will not displace or adversely affect any service sector or industrial businesses as the Project will allow a change of use from an existing Retail Use to a Formula Retail Use on the ground floor of a mixed-use building with ground floor commercial.

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

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

- G. That landmarks and historic buildings be preserved.

The existing building is not a historic resource. No changes are proposed for the façade other than the signs and awning. The existing unauthorized awning is proposed for legalization. The Project will be required to comply with the requirements of the Planning Code and Formula Retail sign guidelines, and all exterior alterations will be reviewed by the Department's historic preservation staff prior to final permit approval.

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section [101.1](#)(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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. 2016-0011791CUA** under Planning Code Sections 303, 303.1, 703.3, 703.4, and 711.40 to authorize a 756 square-foot Formula Retail Sales and Service use (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T, on the ground floor of the three-story mixed-use building within the NC-2 District and 40-X Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **March 27, 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 **May 11, 2017**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 11, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow a 756 square-foot Formula Retail Sales and Service use (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T), pursuant to Planning Code Sections 303, 303.1, 703.3, 703.4, and 711.40, on the ground floor of a three-story mixed use building at 2575 San Bruno Avenue within the NC-2 District and 40-X Height and Bulk District, in general conformance with plans, dated **March 27, 2017** and stamped "EXHIBIT B" included in the docket for Case No. 2016-011791CUA and subject to conditions of approval reviewed and approved by the Commission on **May 11, 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 **May 11, 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. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section 136.1.

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

MONITORING– AFTER ENTITLEMENT

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

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

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

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

OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

10. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

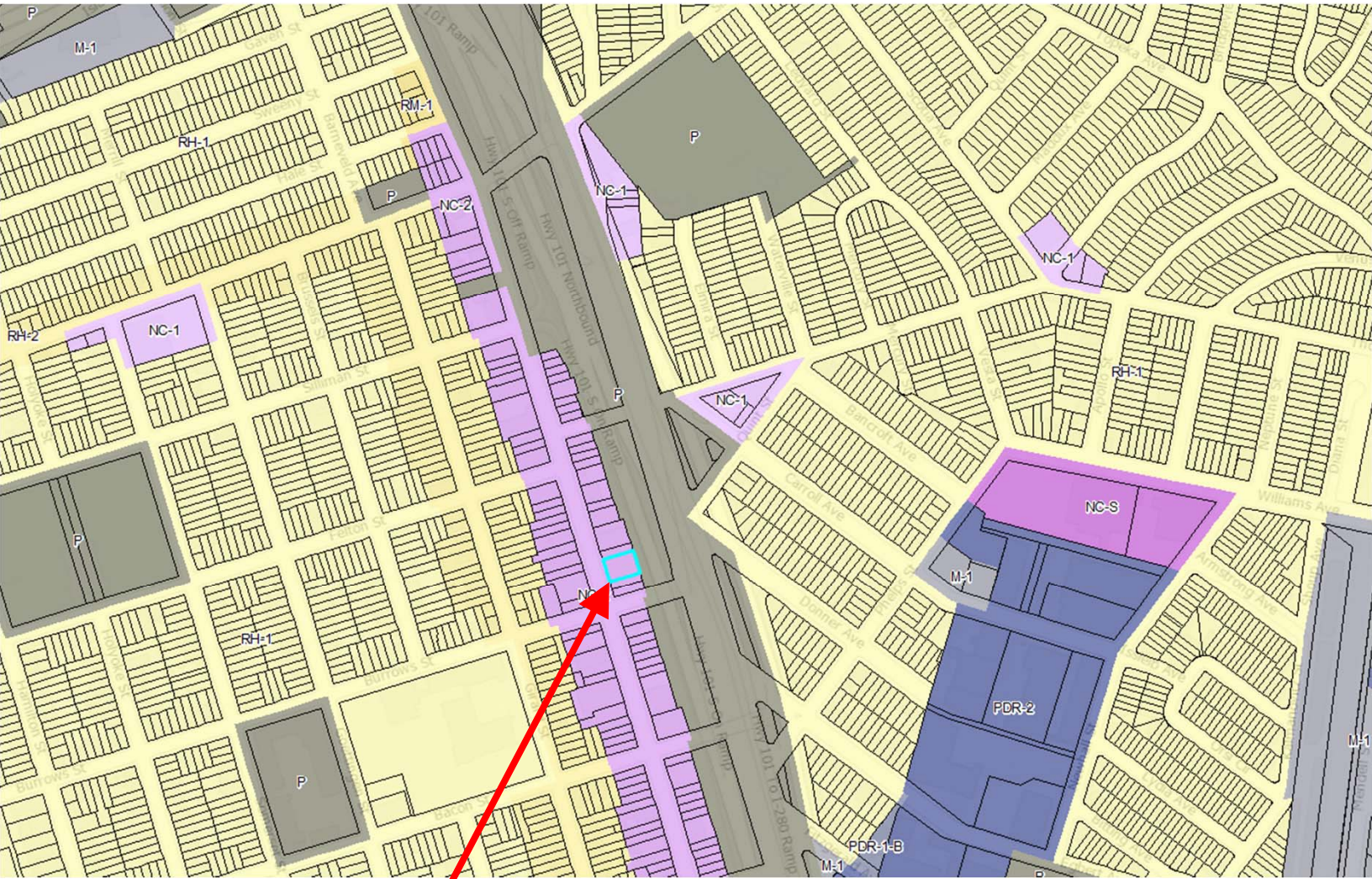
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator 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

Zoning Map

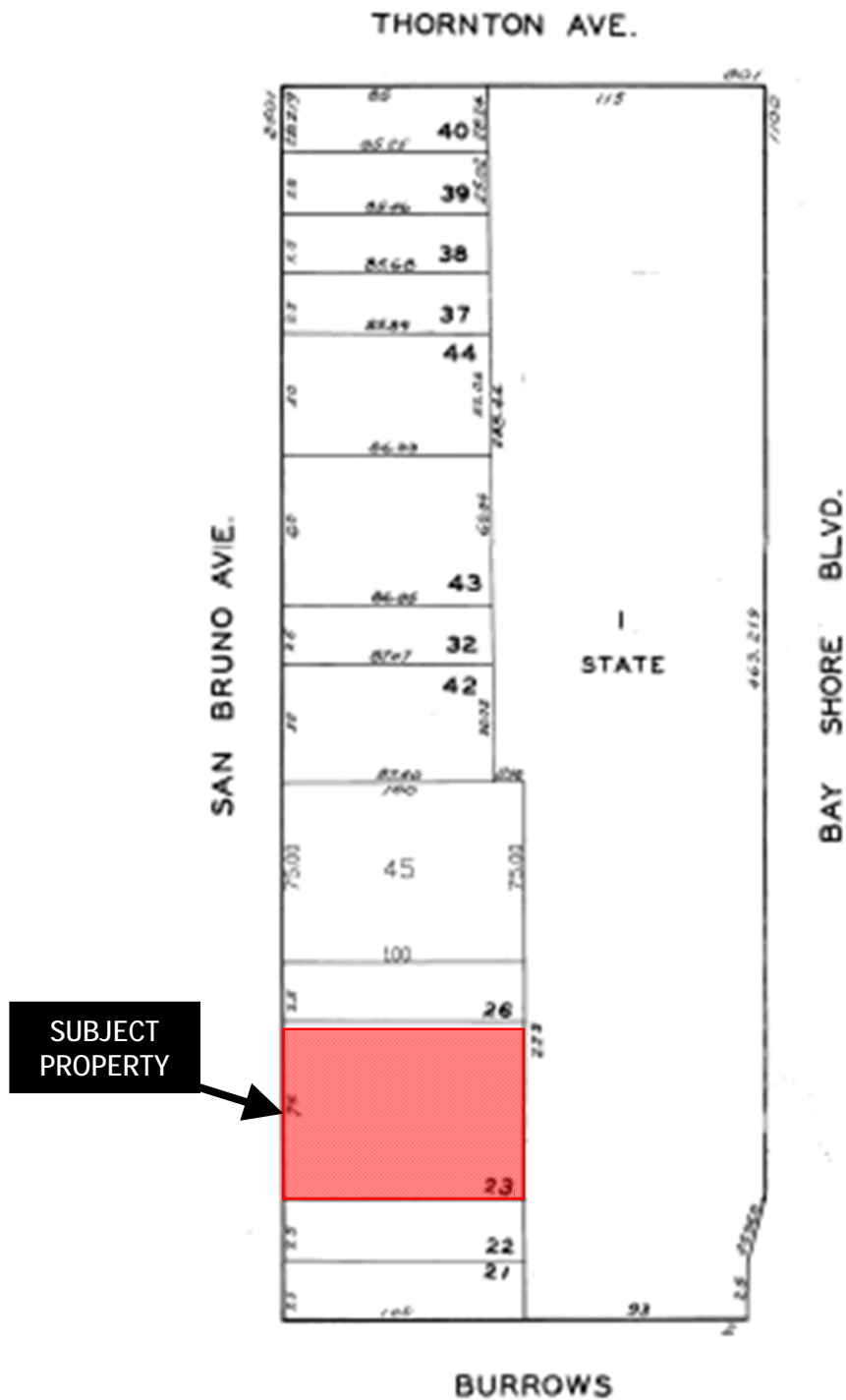


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2016-011791CUA
2575 San Bruno Avenue
Block 5438, Lot 023

Parcel Map



Conditional Use Authorization
Case Number 2016-011791CUA
2575 San Bruno Avenue
Block 5438, Lot 023

Historic Block Book Map

NCRS
NEIGHBORHOOD COMMERCIAL
REZONING STUDY
 Interim Controls: 1984.585ETZ, Dates 1/14/85-3/28/87
 Permanent: 1988.815ETZM, Ord. 69-87, Date 4/12/87
 Final: 1988.818ETZM, Ord. 444-87, Date 12/13/87

NC-2
~~**C-2**~~

P

THORNTON AVE.

SAN BRUNO AVE.

BAY SHORE BLVD.

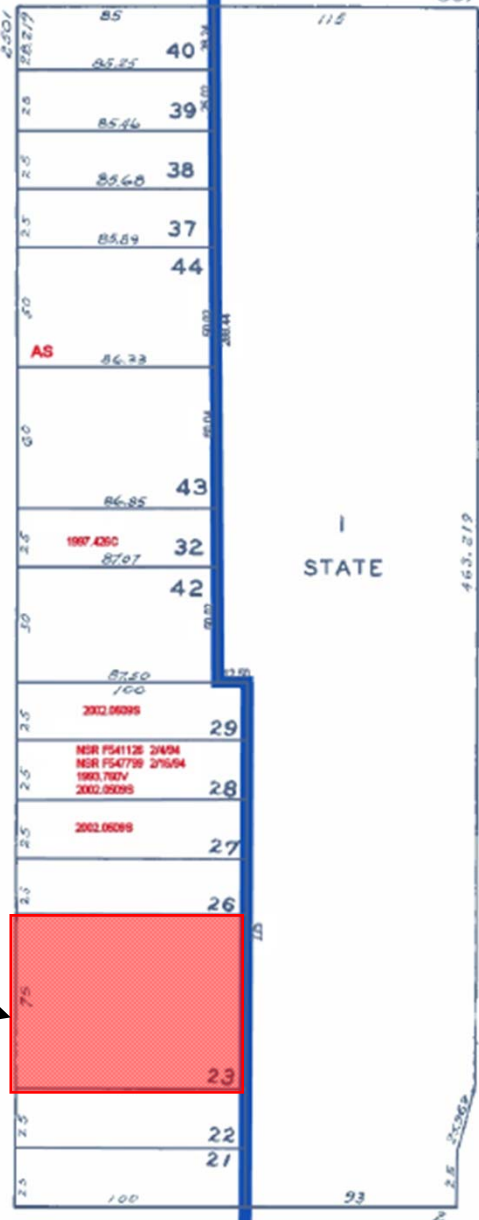
STATE

BURROWS

NC-2
~~**C-2**~~

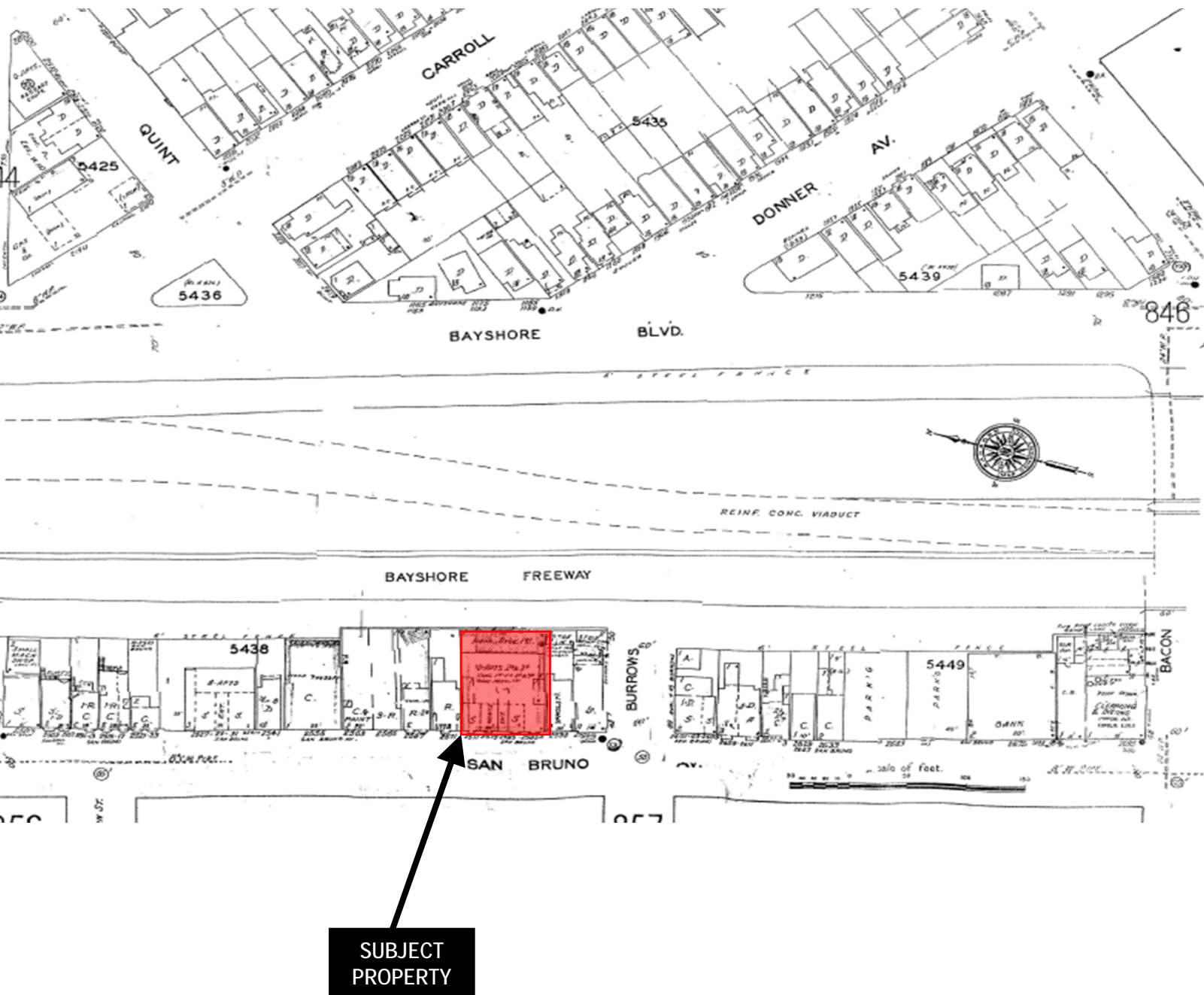
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SUBJECT
PROPERTY



Conditional Use Authorization
 Case Number 2016-011791CUA
 2575 San Bruno Avenue
 Block 5438, Lot 023

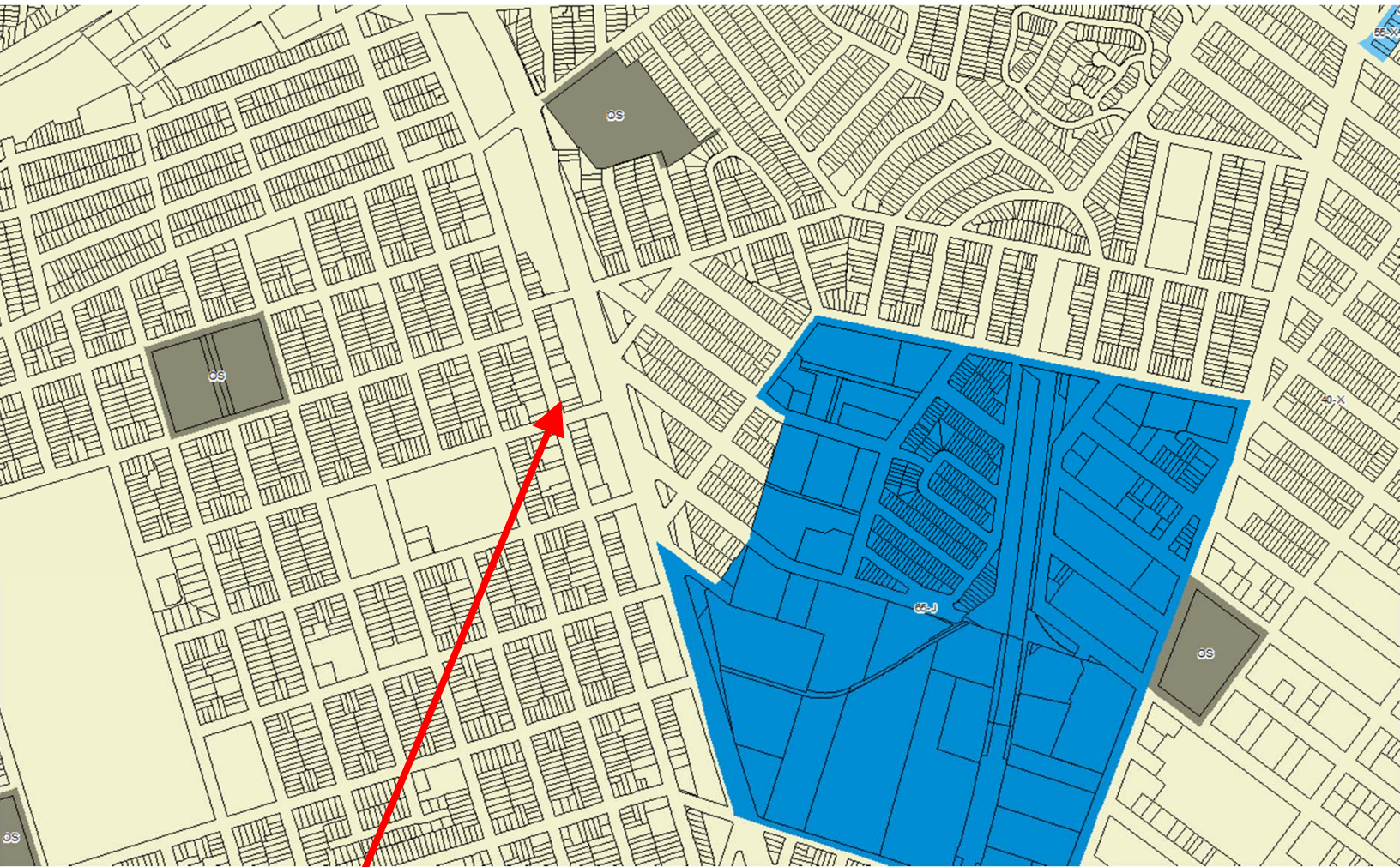
Sanborn Map*



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



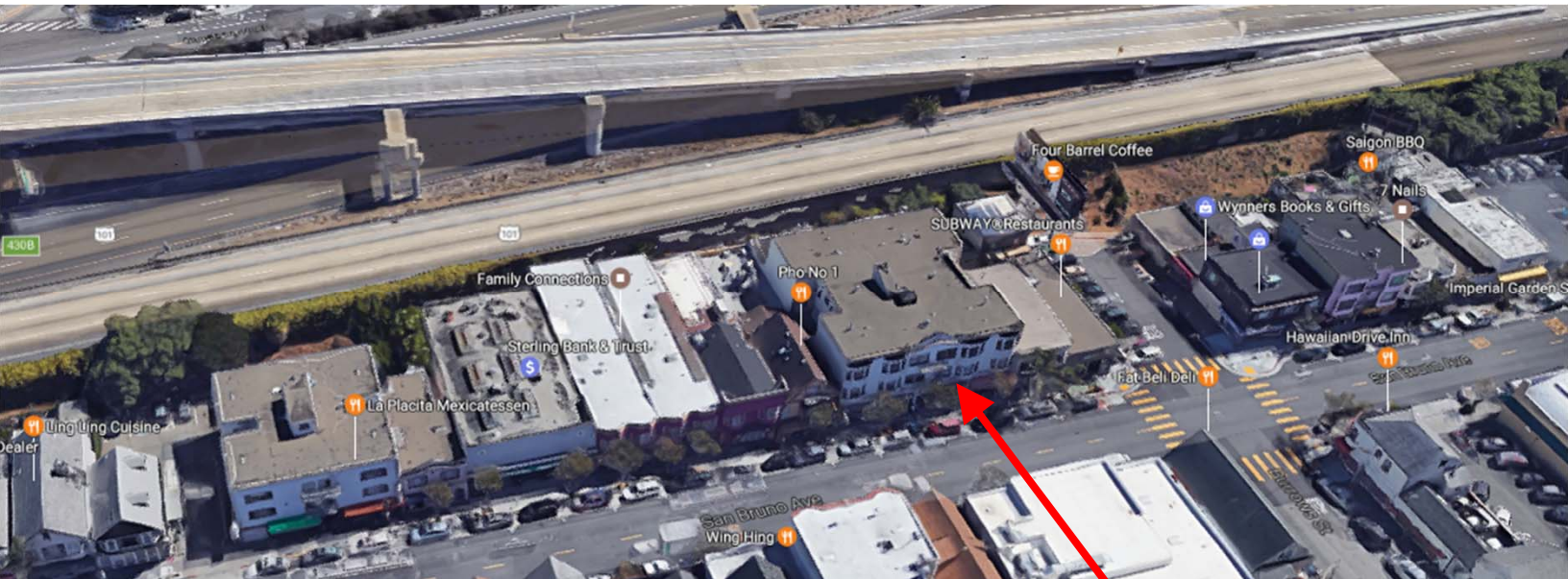
Height and Bulk Map



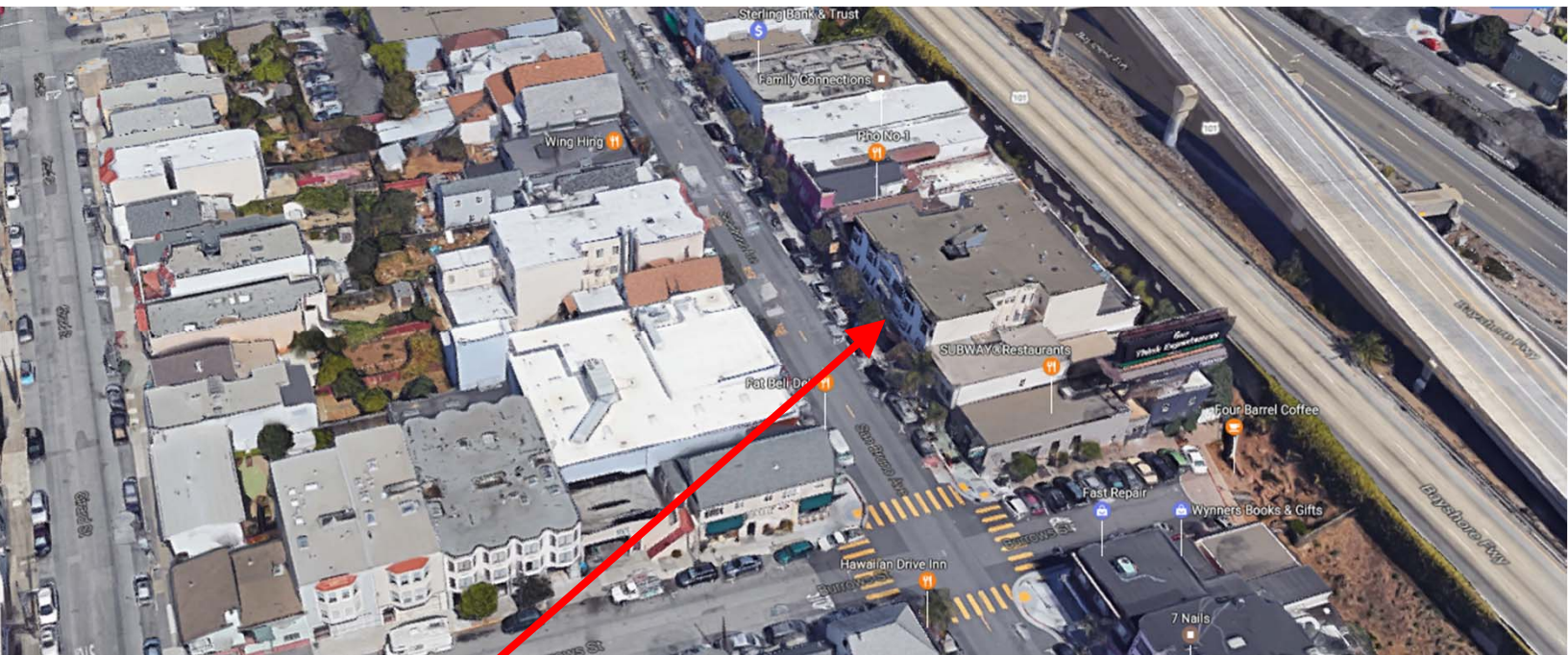
SUBJECT PROPERTY



Aerial Photographs



SUBJECT PROPERTY



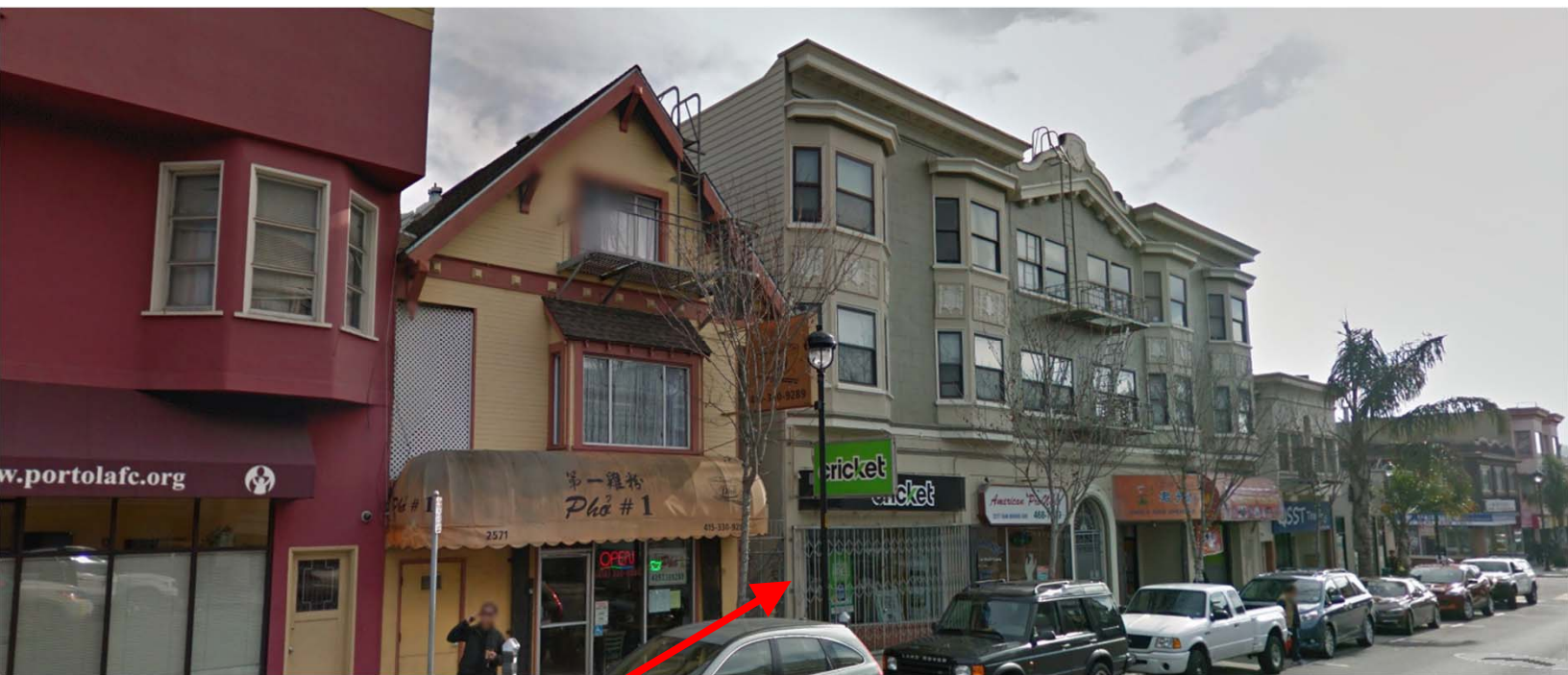
SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2016-011791CUA
2575 San Bruno Avenue
Block 5438, Lot 023

Site Photographs (Front Elevation)



SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2016-011791CUA
2575 San Bruno Avenue
Block 5438, Lot 023

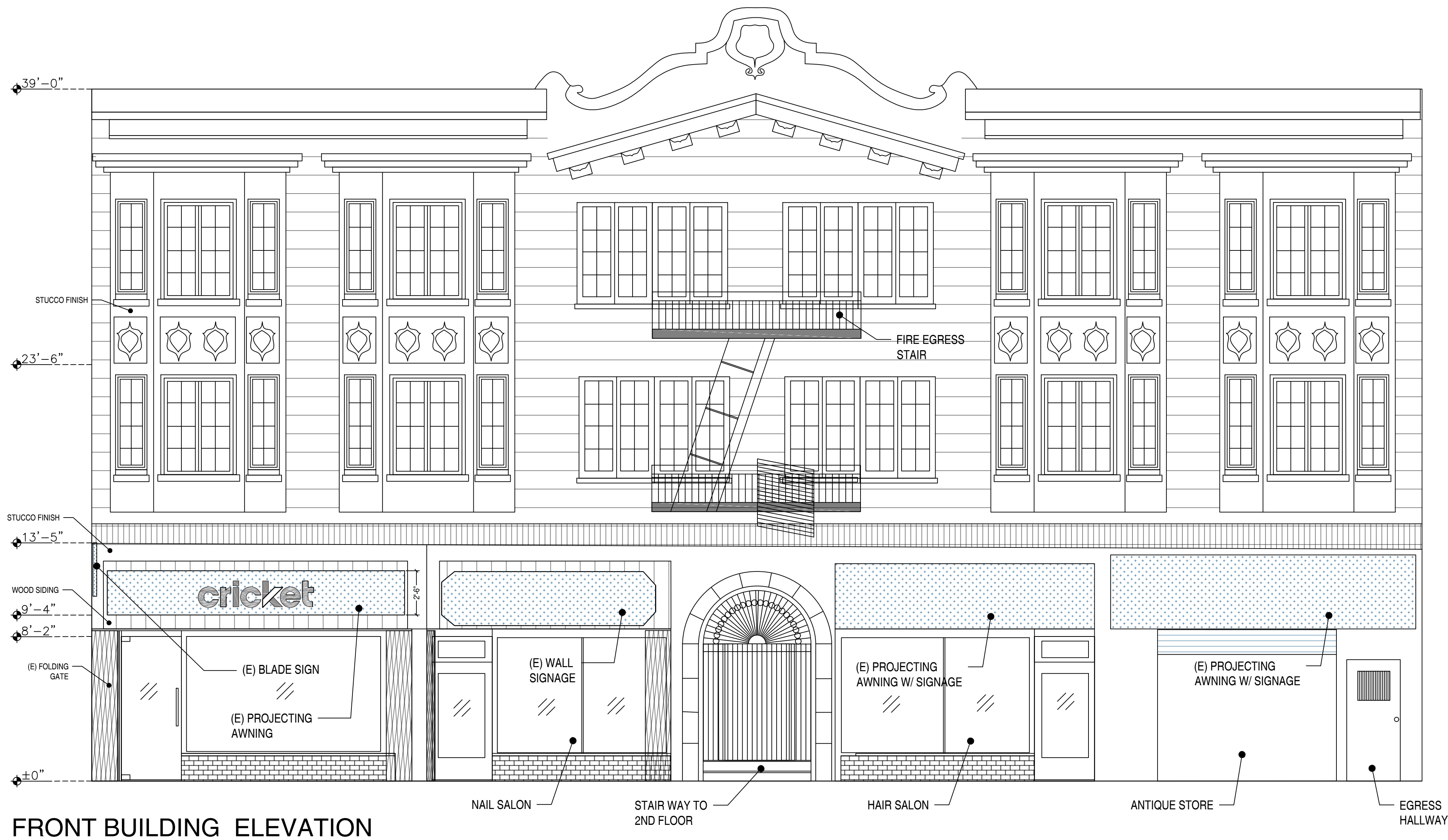
Storefront along San Bruno Avenue



Conditional Use Authorization
Case Number 2016-011791CUA
2575 San Bruno Avenue
Block 5438, Lot 023

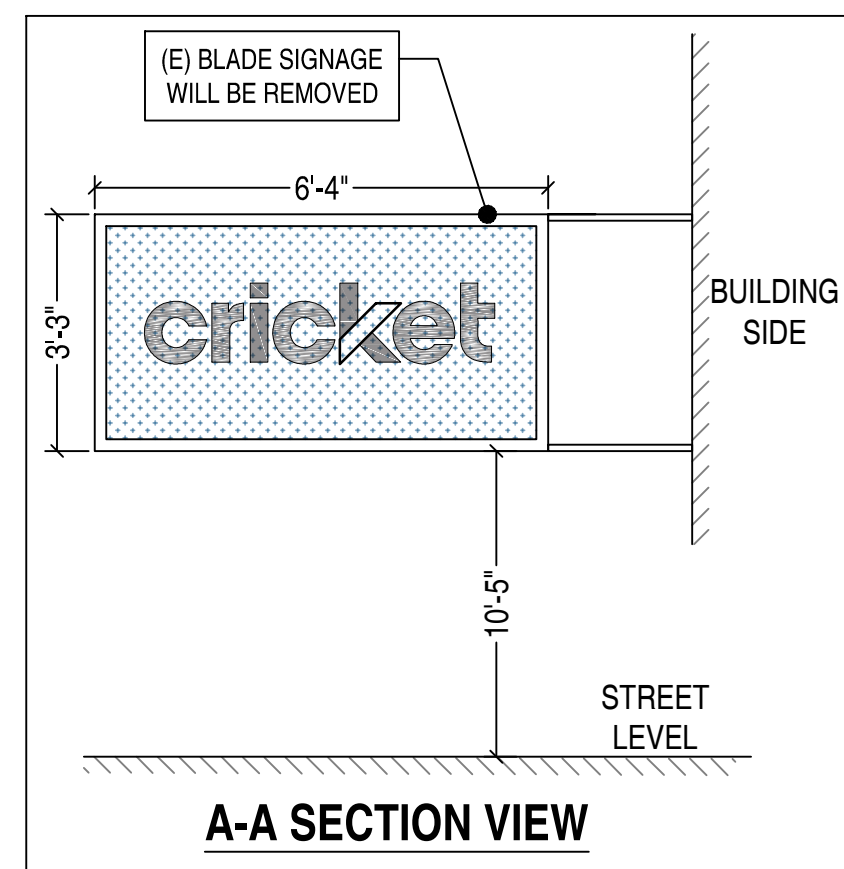
Architectural Plans and Sign Program

A-1.0



FRONT BUILDING ELEVATION

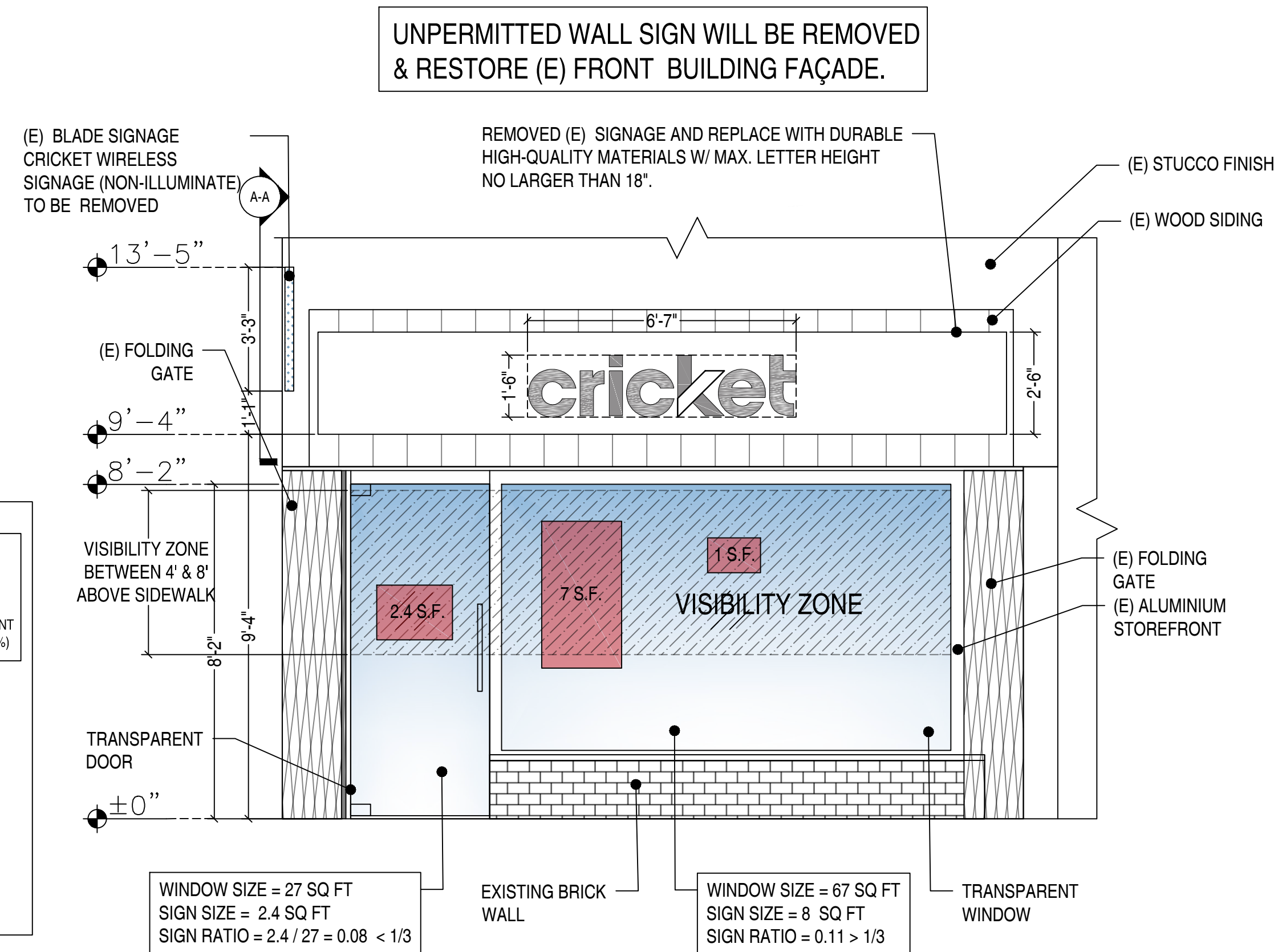
SCALE: $\frac{1}{4}'' = 1'-0''$



NUMBERS IN PARENTHESES DERIVED FROM SECTION 807.1 (C) (3)(A) & (D)	PER SECTION 145.1(C)(6)
TOTAL AREA OF WINDOW SIGNS = 9.4 S.F. (< $\frac{1}{3}$ OF 96 SQ. FT.) (32 S.F.)	FAÇADE AREA = 267 SQ FT
TOTAL WALL SIGN AREA = 8 SQ. FT.	TOTAL AREA OF TRANSPARENT FENESTRATION = 80 S.F. (58 %)
PER SEC. 802.1 (C) THE AREA OF SIGN MEASURED BY THE RECTANGULAR PERIMETER FORMED BY THE EXTENDING LINES AROUND THE EXTREME LIMITS OF WRITING (ONLY FRONT SIDE)	WALL SIGN(S) UNDER SEPARATE PERMIT
NO OTHER SIGNS PROPOSED.	
NO ILLUMINATION PROPOSED.	
VISIBILITY ZONE	
WINDOW SIGN AREA	

STORE FRONT SIGNAGE ELEVATION & WINDOW & DOOR SINAGE

SCALE: $\frac{1}{2}'' = 1'-0''$

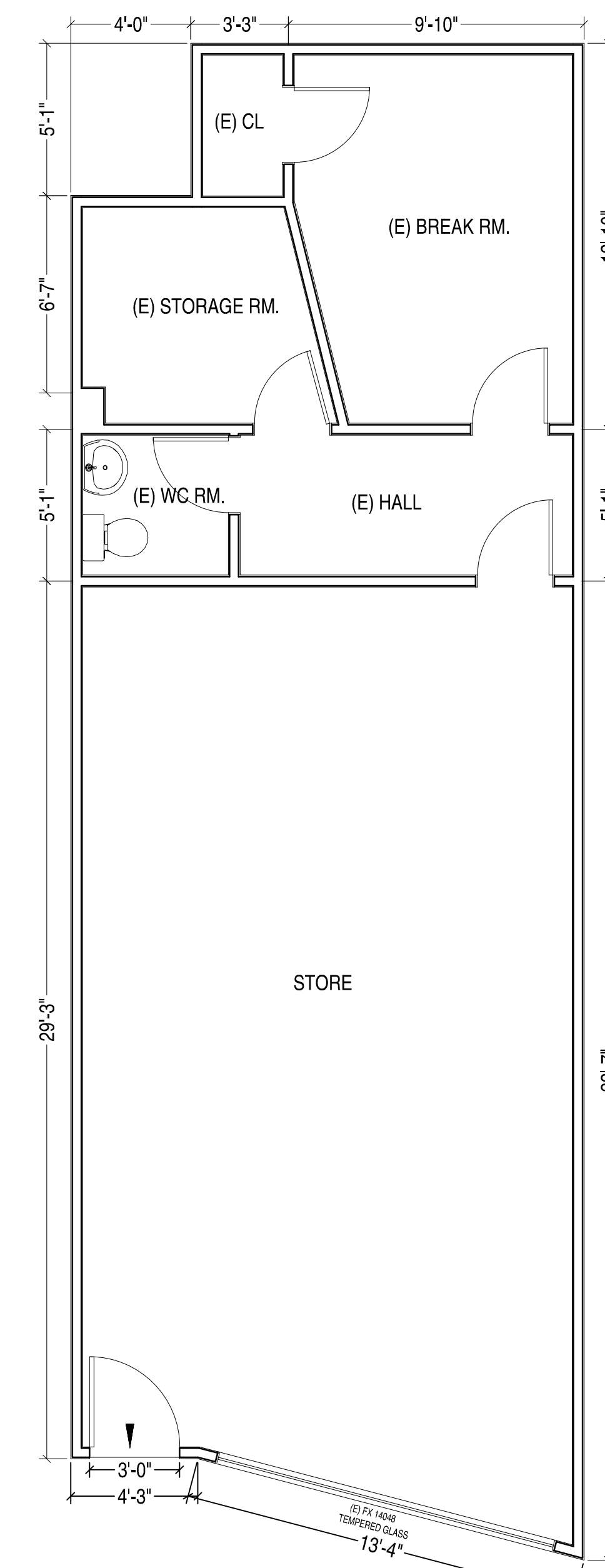


LEGEND:

	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

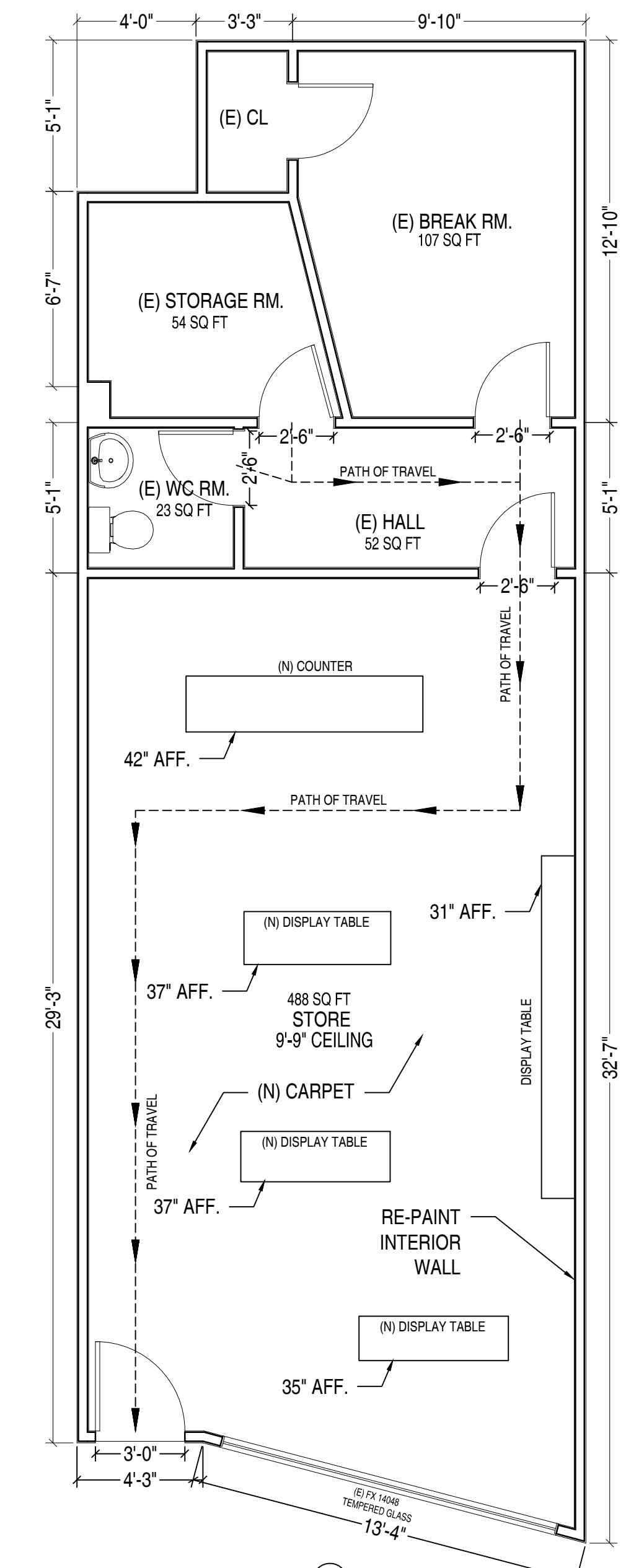
GENERAL NOTES:

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.
3. USE DF #2 FOR STUDS AND BLOCKING, AND SEE SAN BRUNO BUILDING CODES FOR SCHEDULE OF MINIMUM PERMISSIBLE CONNECTIONS IF NOT SPECIFIED.



(E) RETAIL FLOOR PLAN

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



PROPOSED RETAIL FLOOR PLAN

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

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

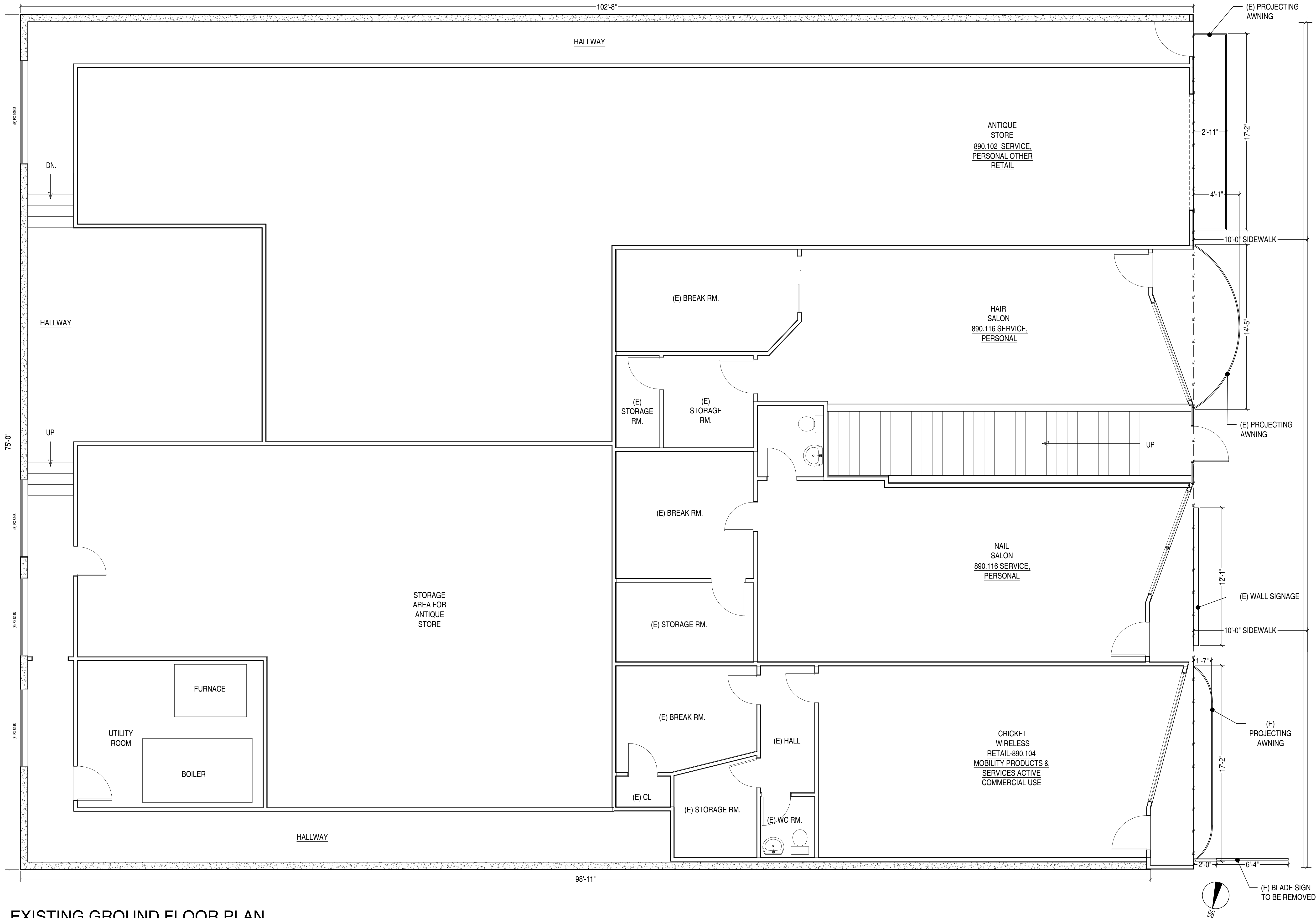
SHEET TITLE
EXISTING / PROPOSED FLOOR PLANS &
STORE FRONT ELEVATIONS

DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-2.0



EXISTING GROUND FLOOR PLAN
SCALE: $\frac{1}{4}" = 1'-0"$

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

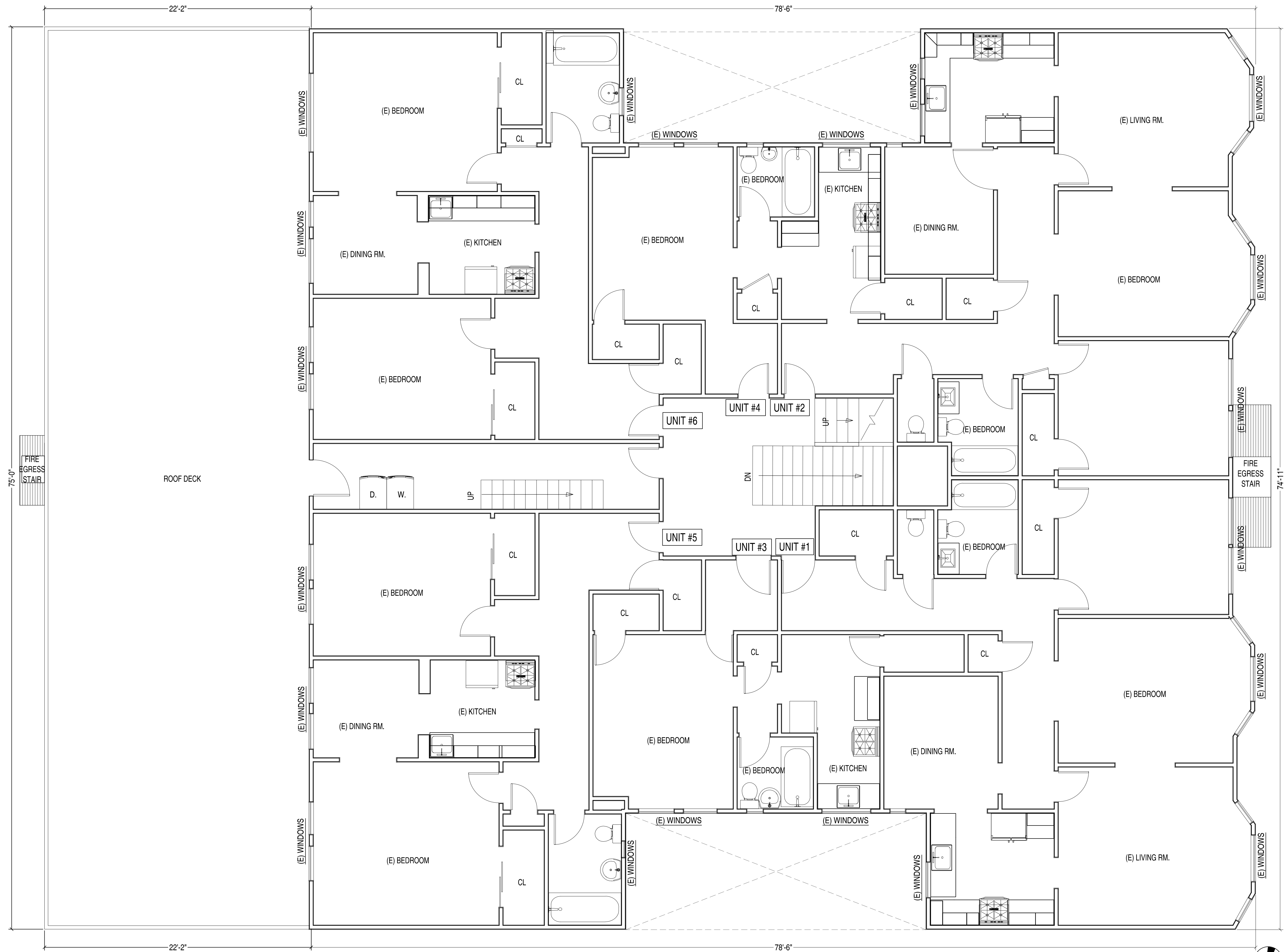
SHEET TITLE
(E) BUILDING GROUND FLOOR PLAN

DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-2.1



EXISTING 2nd FLOOR PLAN (NO WORK)
SCALE: $\frac{1}{4}" = 1'-0"$

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

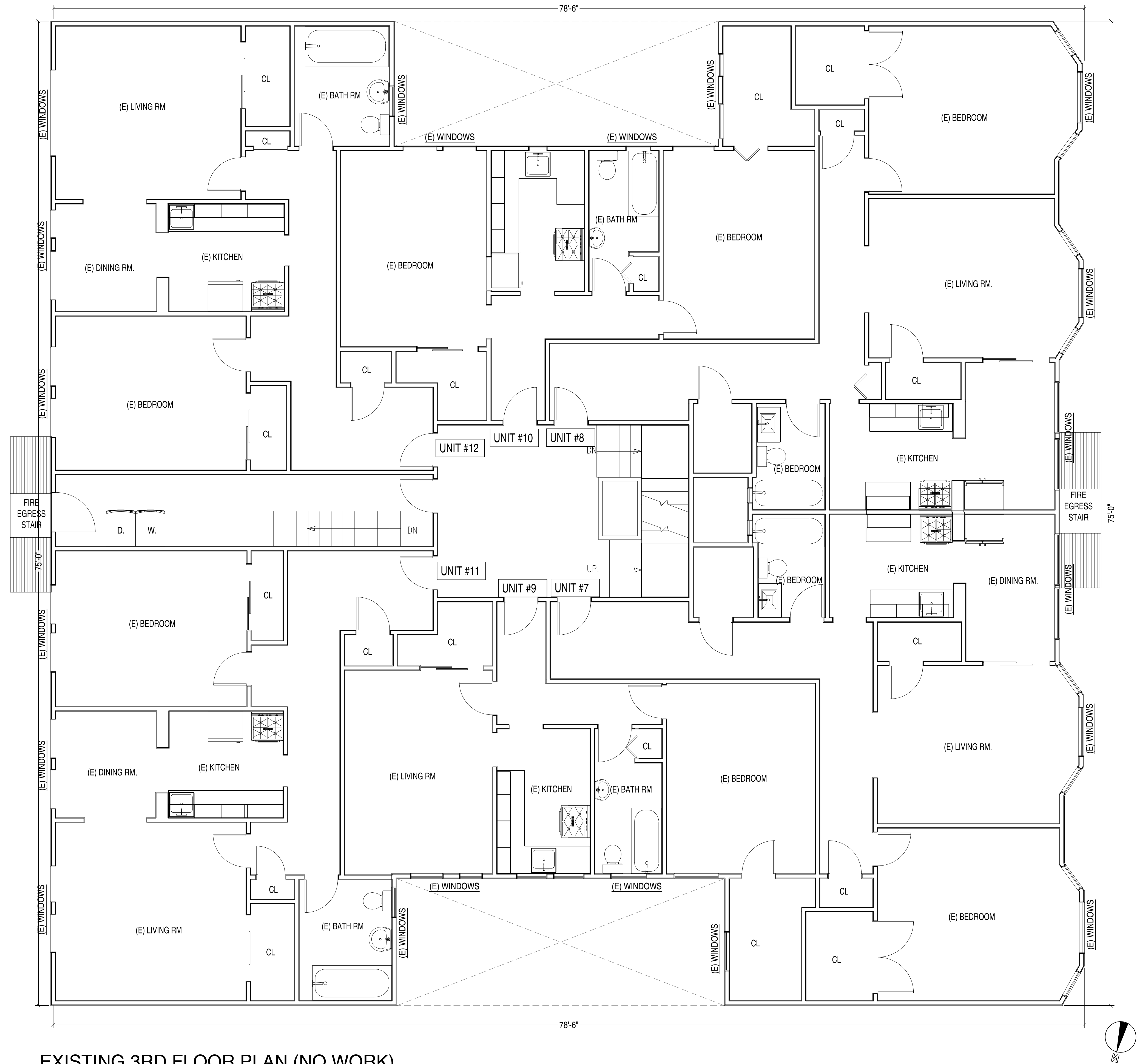
SHEET TITLE
(E) BUILDING 2ND FLOOR PLAN

DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-2.2



EXISTING 3RD FLOOR PLAN (NO WORK)
SCALE: $\frac{1}{4}" = 1'-0"$

REVISION:

NOT FOR CONSTRUCTION
(SITE PLAN ONLY)

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

SHEET TITLE
(E) BUILDING 3RD FLOOR PLAN

DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-2.3



FRONT ELEVATION (STREET VIEW)
SCALE: N.T.S.

CRICKET

RETAIL LOCATION



CROSS STREET VIEW
SCALE: 1/4" = 1'-0"

REVISION:

OWNER:

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

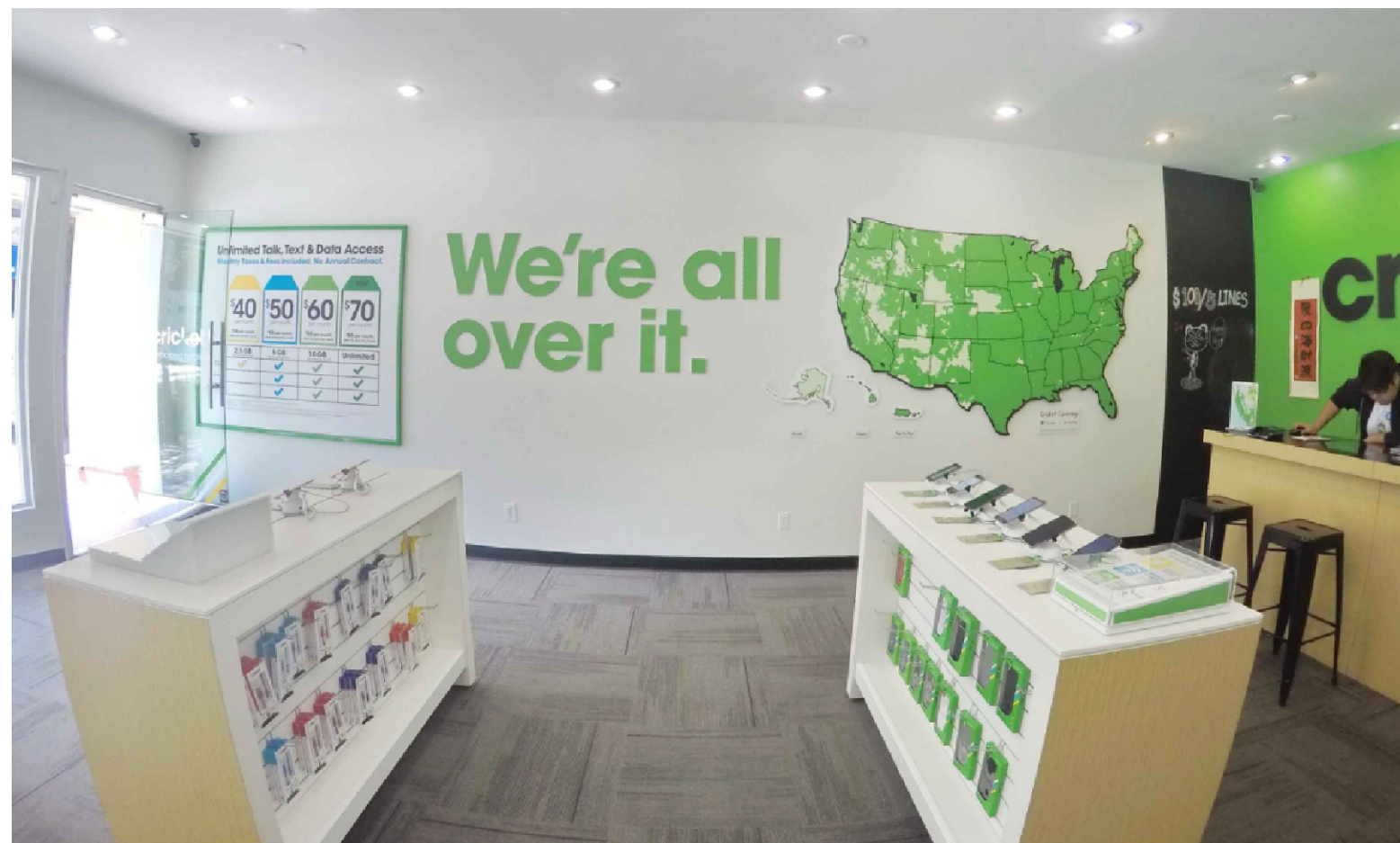
SHEET TITLE
EXTERIOR PHOTOS

DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-3.1



3



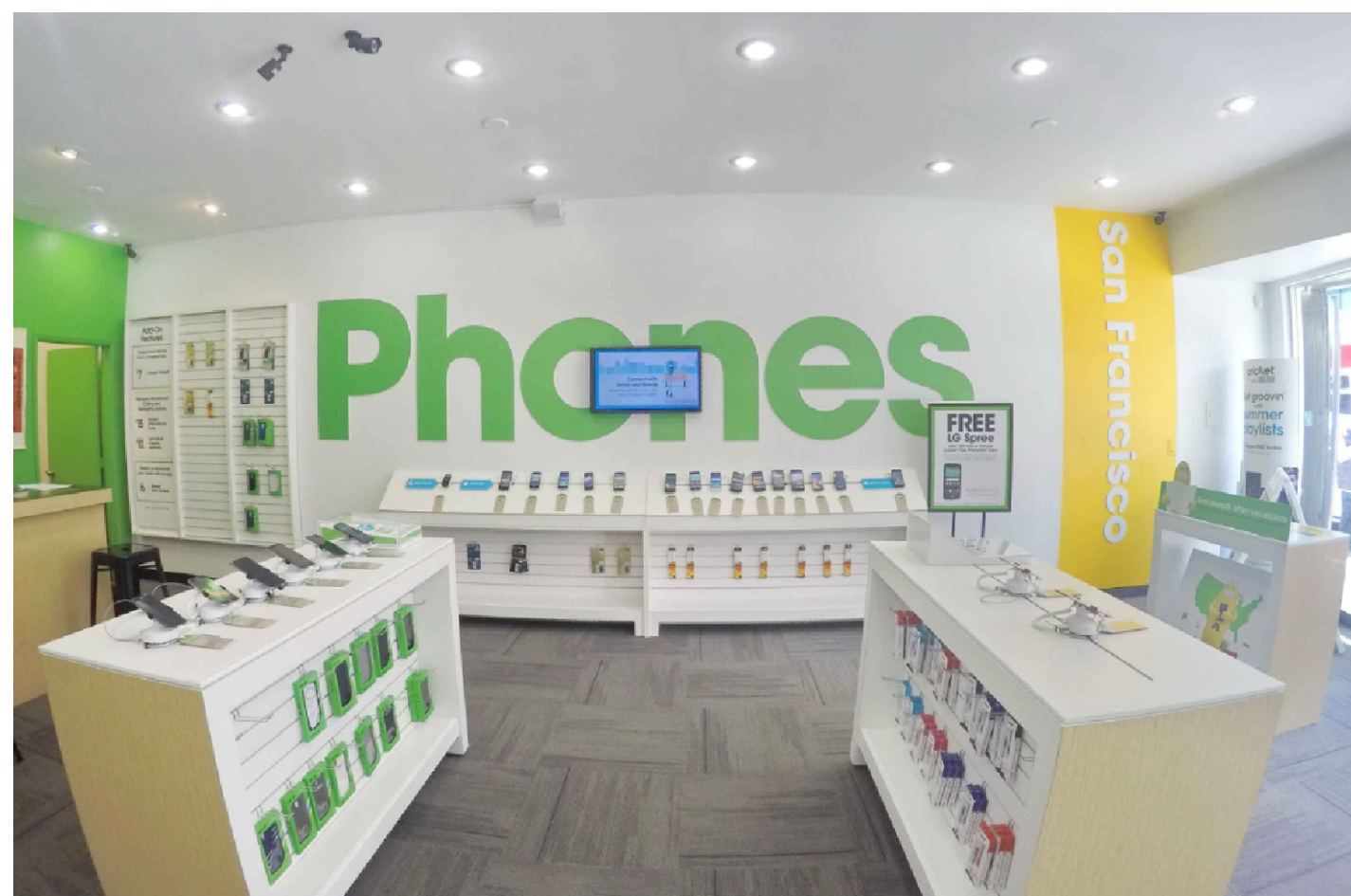
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1



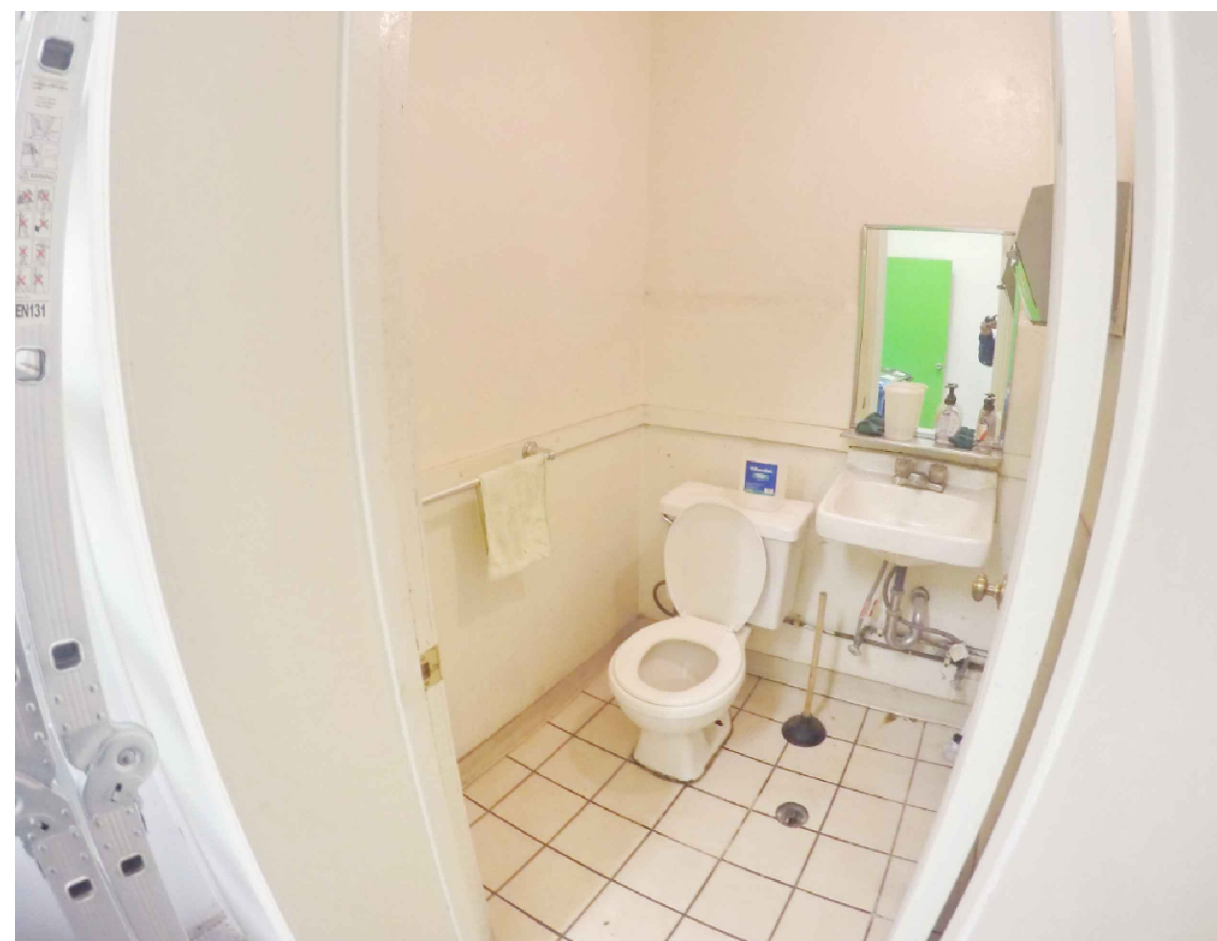
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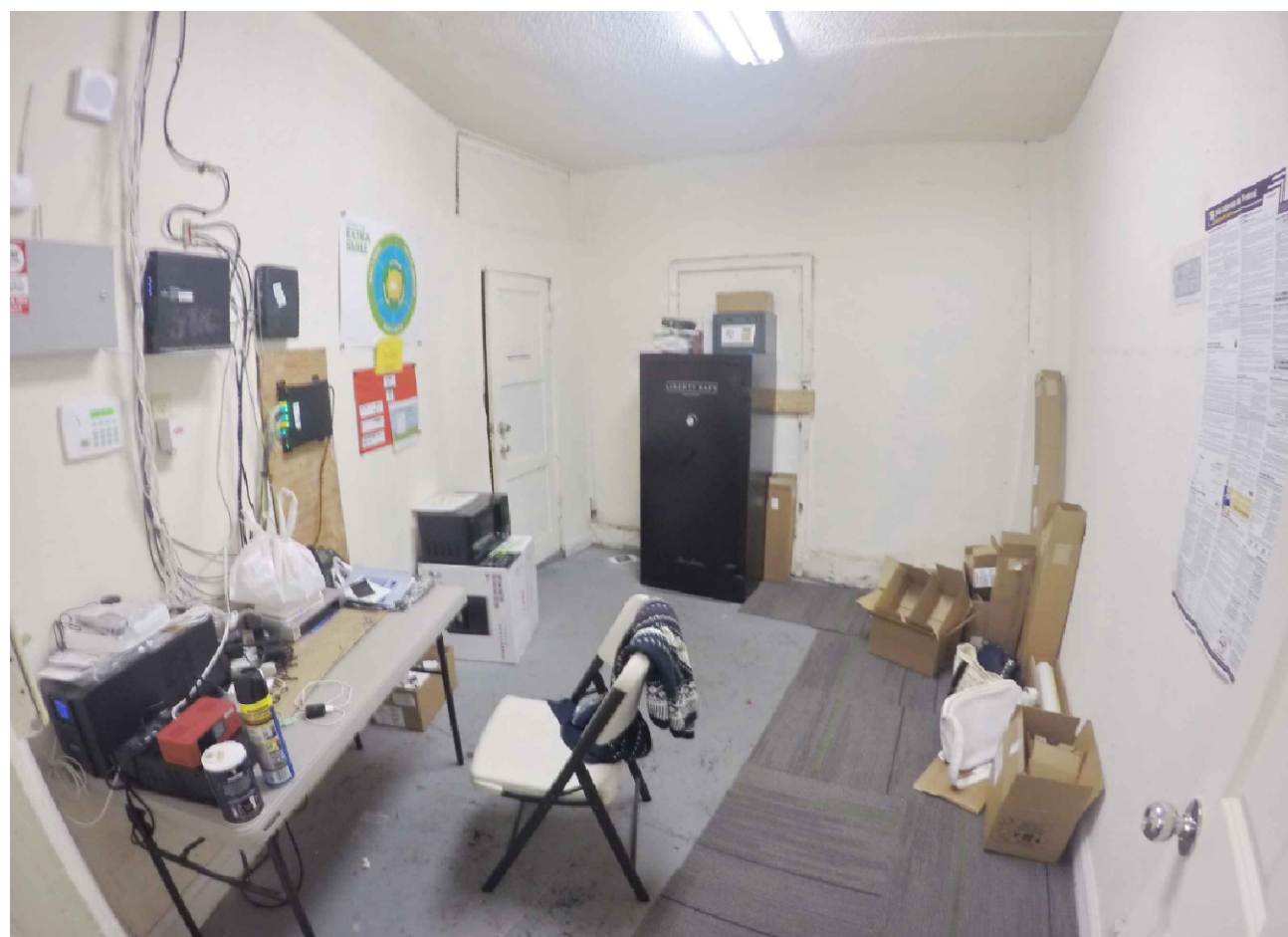
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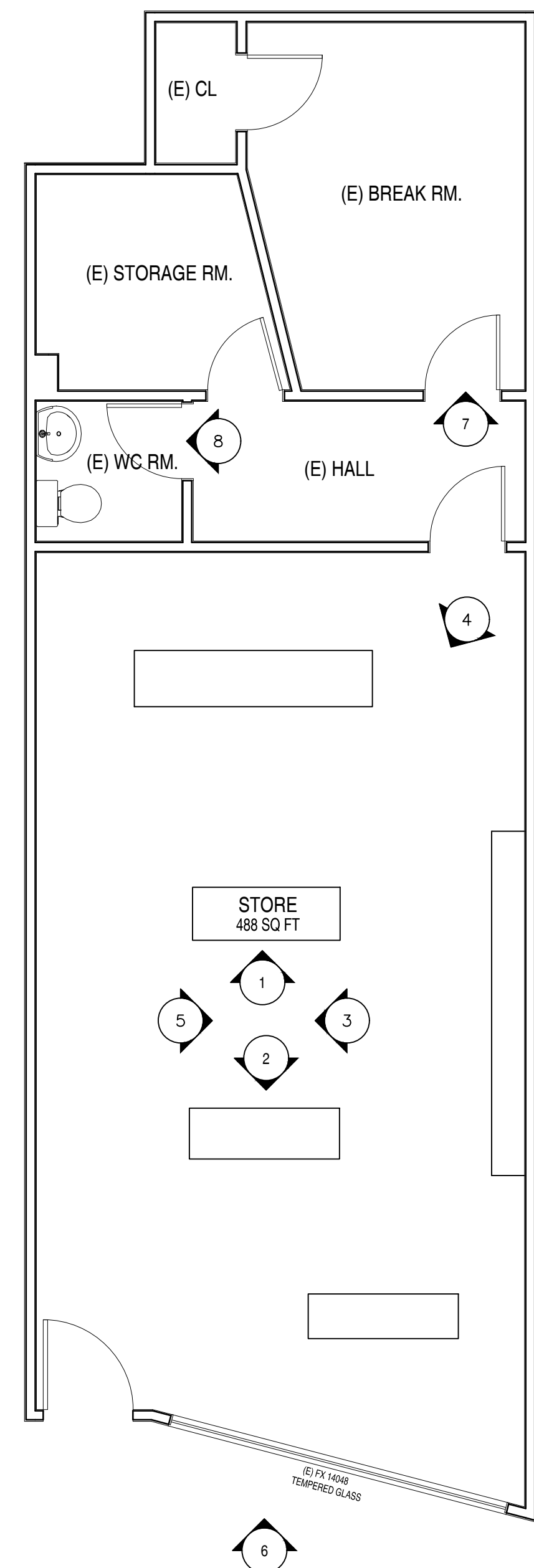
4



8



7



LEGEND

REVISION:

OWNER:

JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
2575 SAN BRUNO AVE, SAN FRANCISCO, CA
94134 (BLOCK/LOT): 5438/023

SHEET TITLE
INTERIOR PHOTOS

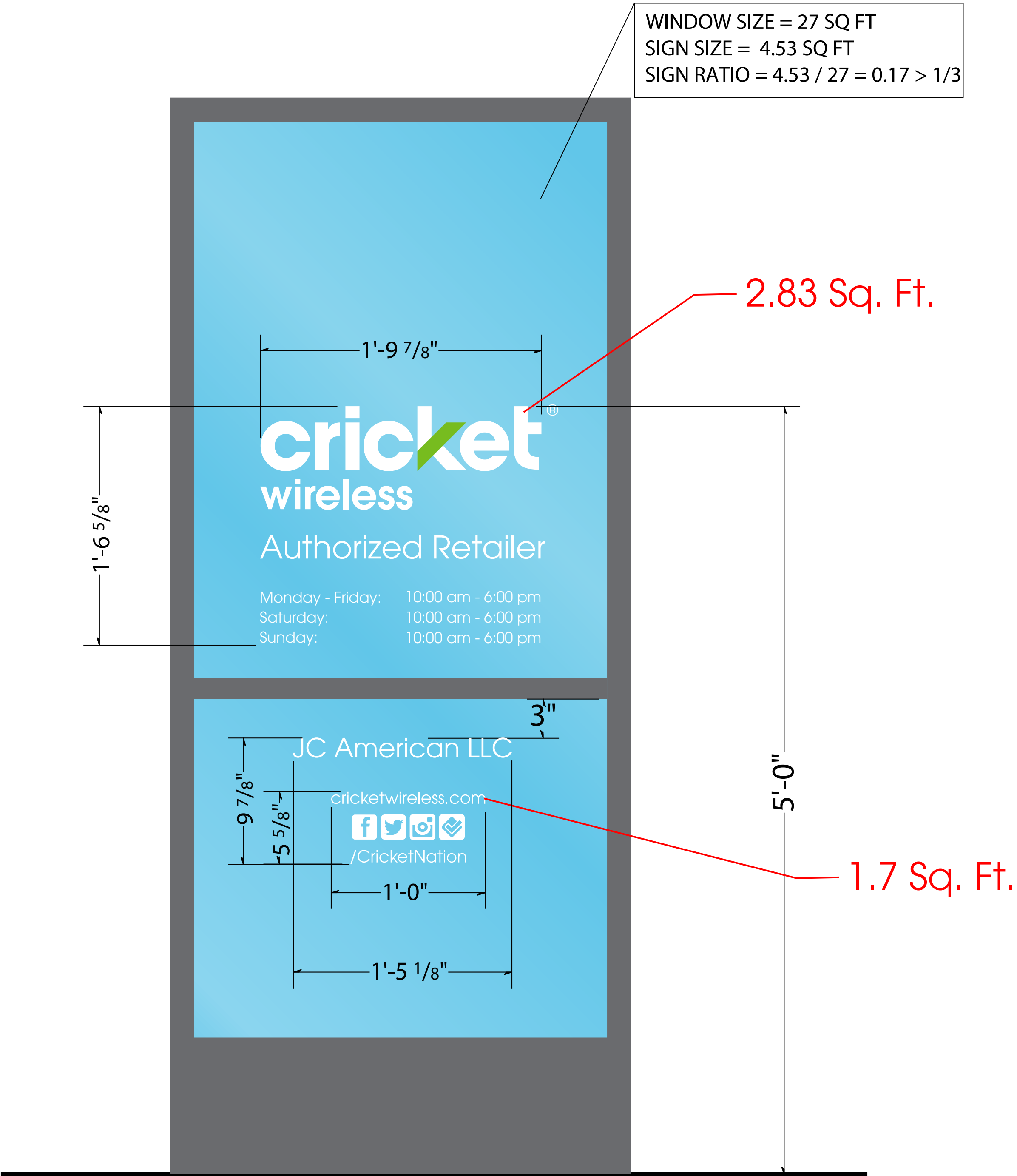
DATE:
3/20/2017

SCALE:
As Noted

DRAWN BY:

A-3.0

SIGNAGE UNDER SEPERATE SIGN PERMIT




EXISTING DOOR VINYL

PROPOSED DOOR VINYL SINGAGE (UNDER SEPERATE PERMIT)
4.53 TOTAL SQ. FT

NOT TO SCALE


DOOR VINYL



Principle Group
2035 Lakeside Centre Way
Suite 250
Knoxville, TN 37922
Main: 865.692.4058
Toll-free: 877.692.4058
www.principleglobal.com

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Rev	Date	Initials	Description of change
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Latest Revision: -

Drawing by: JFD Date: 25 MAR 2017

Description:

Customer: CRICKET

Sht 1 of 1 Drawing: SP - 1.0

SIGNAGE UNDER SEPERATE SIGN PERMIT

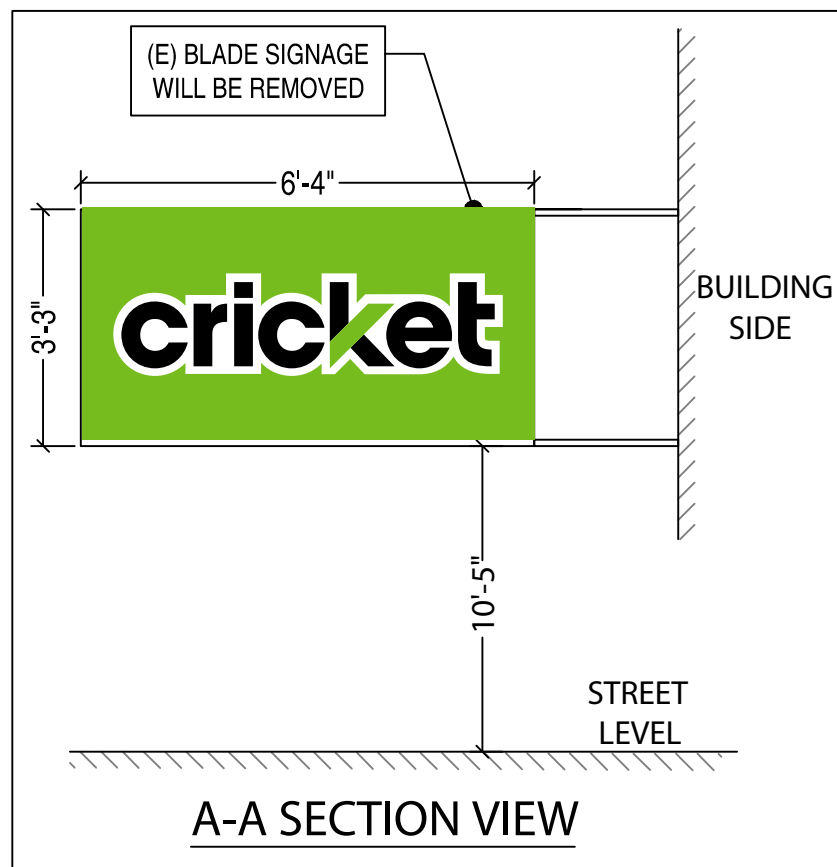


NON-ILLUMINATED BLADE SIGN RE-FACE

1:10 SCALE

FACE: TO BE (MINIMUM) .177 UV RESISTANT WHITE POLYCARBONATE
GRAPHICS: VINYL APPLIED TO 1ST SURFACE

V1: BLACK VINYL - 3M 3630-22 BLACK
V2: GREEN VINYL - 3M 3630-136 LIME GREEN



NUMBERS IN PARENTHESES DERIVED FROM SECTION 607.1 (C) (3)(A) & (D)

TOTAL AREA OF WINDOW SIGNS = 9.4 S.F. (< 1/3 OF 96 SQ. FT.) (32 S.F.)

TOTAL WALL SIGN AREA= 8 SQ. FT.

PER SEC.602.1 (C) THE AREA OF SIGN MEASURED BY THE RECTANGULAR PERIMETER FORMED BY THE EXTENDING LINES AROUND THE EXTREME LIMITS OF WRITING (ONLY FRONT SIDE)

NO OTHER SIGNS PROPOSED.
NO ILLUMINATION PROPOSED.

PER SECTION 145.1(C)(6)

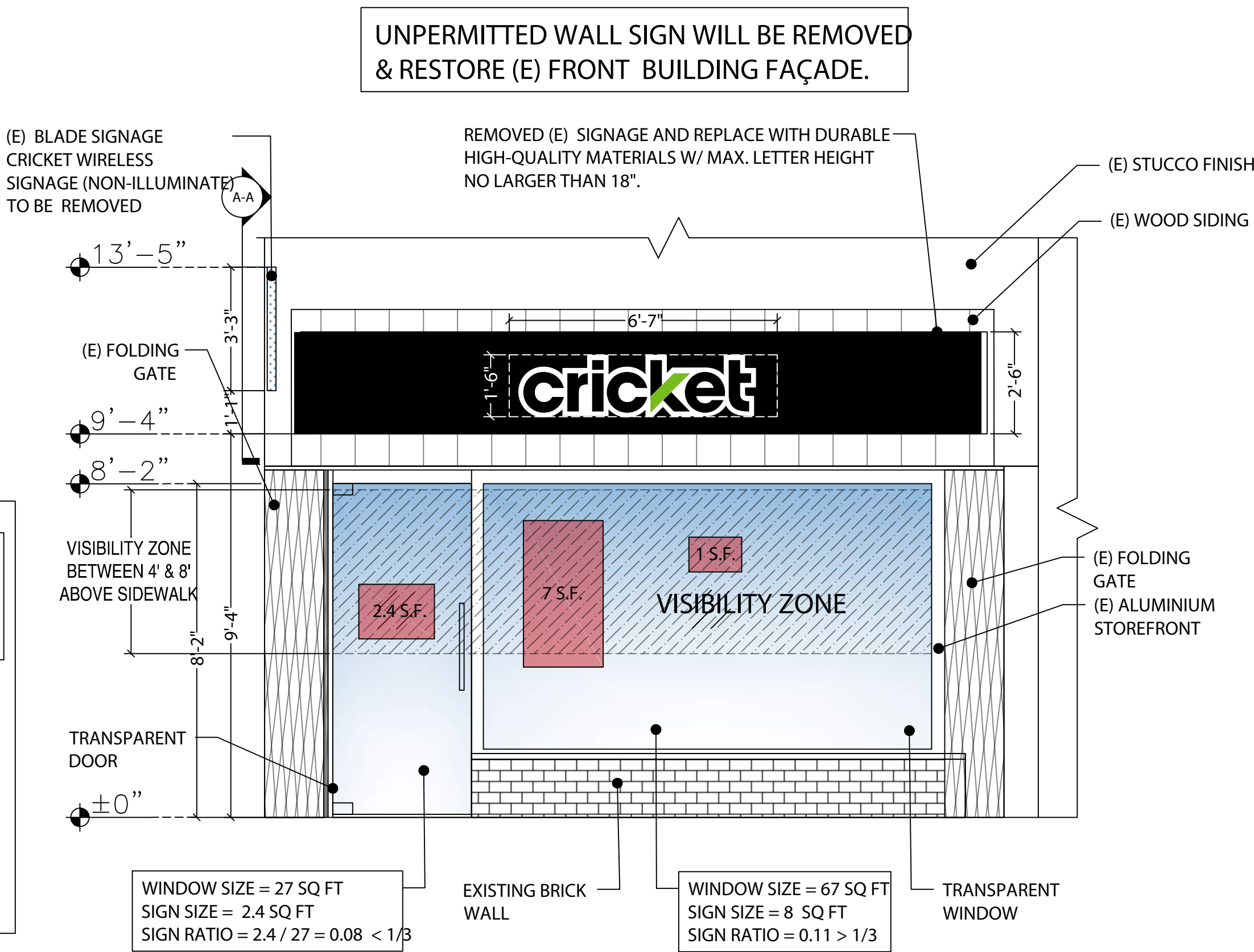
FACADE AREA = 267 SQ FT

TOTAL AREA OF TRANSPARENT FENESTRATION = 80 S.F. (58 %)

WALL SIGN(S) UNDER SEPARATE PERMIT

VISIBILITY ZONE

WINDOW SIGN AREA



PROPOSED STORE FRONT SIGNAGE ELEVATION WINDOW & DOOR SINAGE

SCALE: 1/2" = 1'-0"

3'-3" X 6'-4" BLADE SIGN

principle

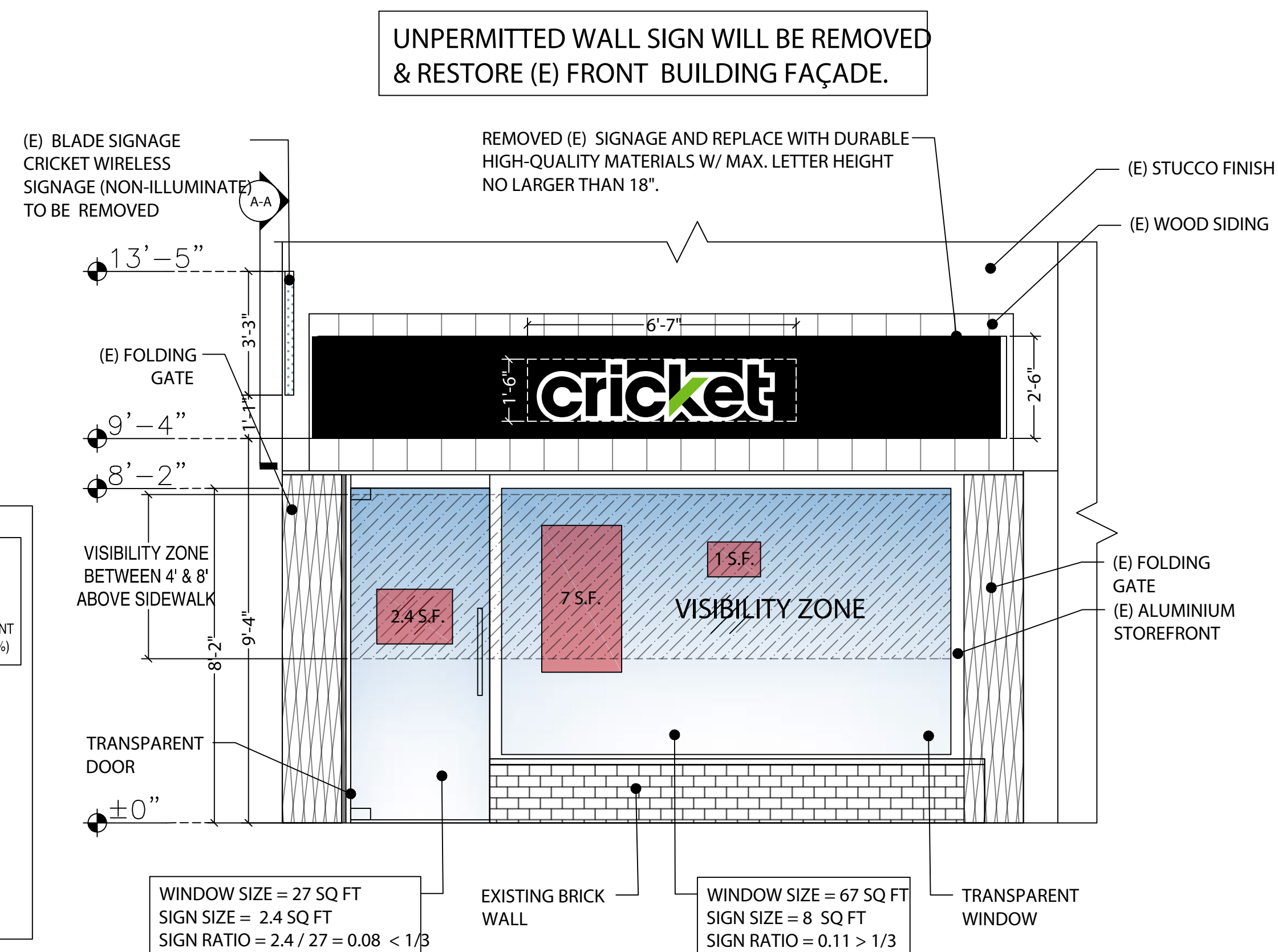
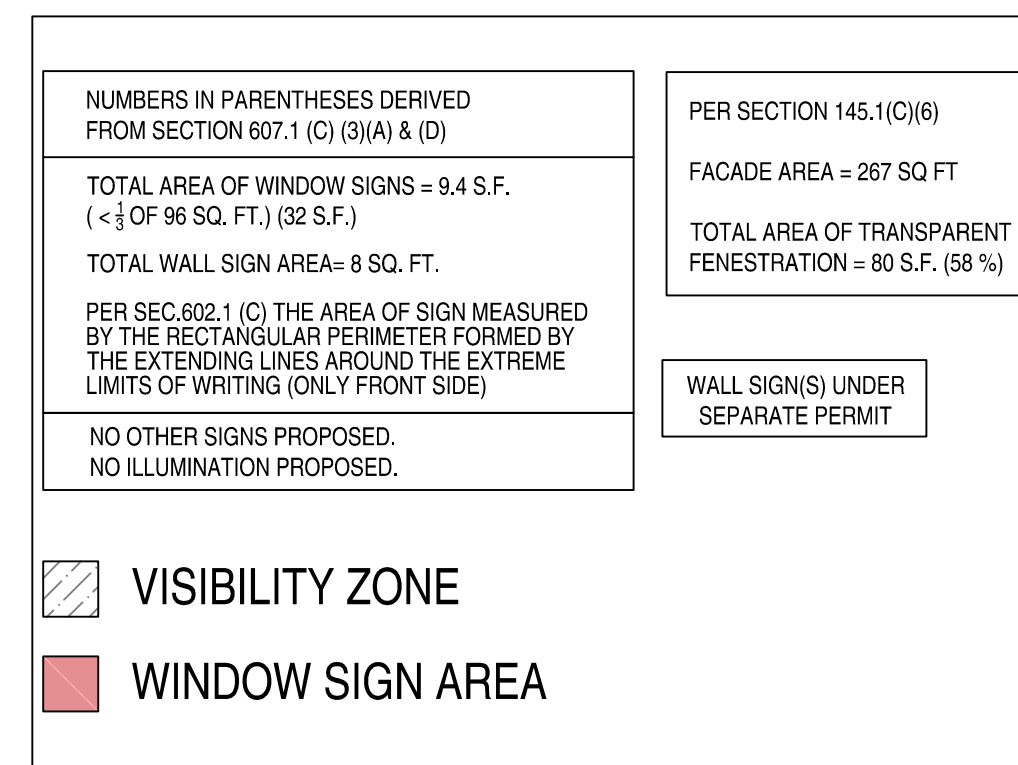
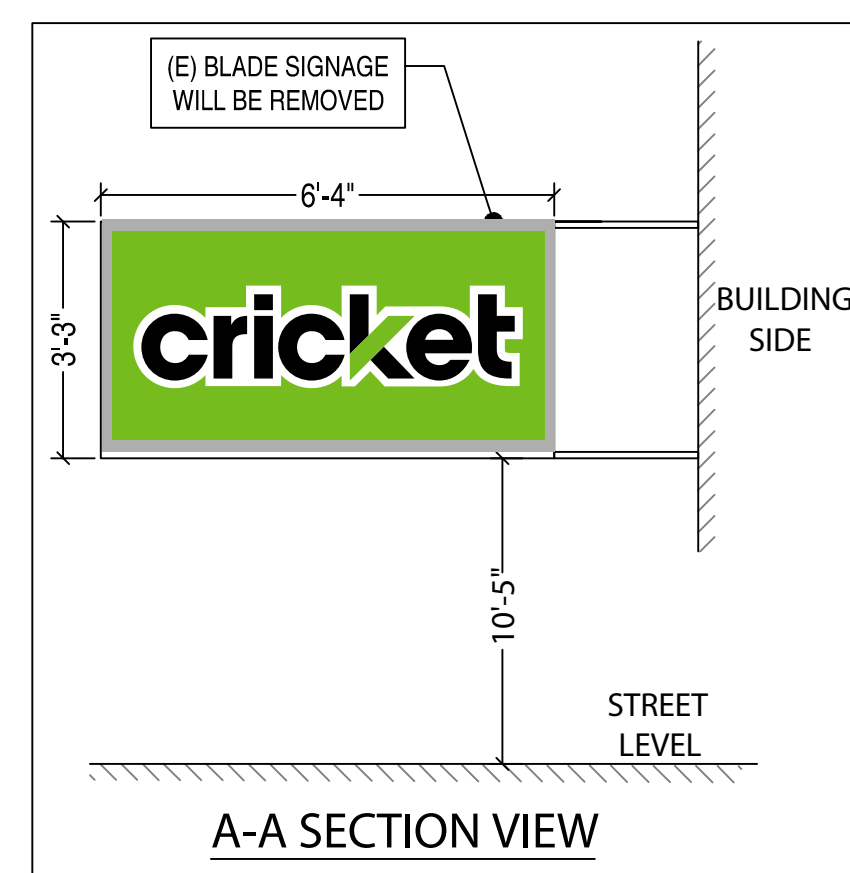
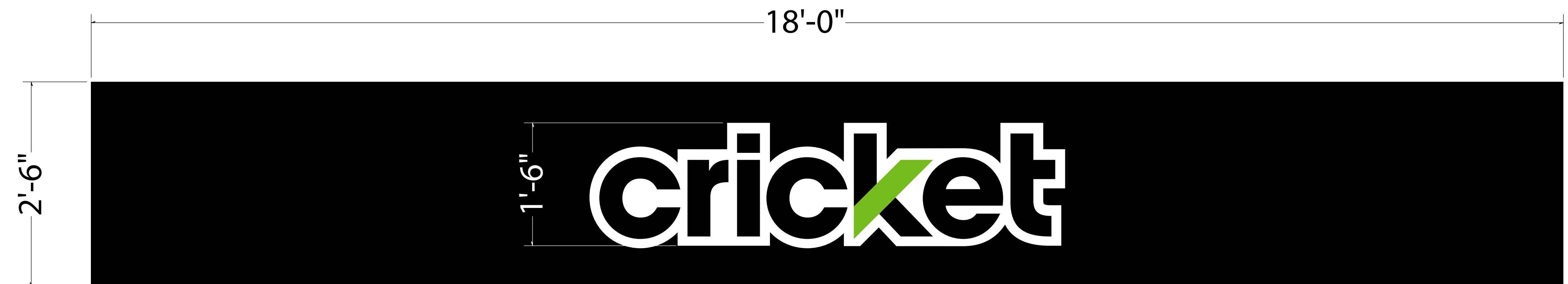
Principle Group
2035 Lakeside Centre Way
Suite 250
Knoxville, TN 37922
Main: 865.692.4058
Toll-free: 877.692.4058
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Rev	Date	Initials	Description of change

principle	Latest Revision: ---
Drawing by: JFD	Date: 28 MAR 2017
Description:	
Customer: CRICKET	
Sht 1 of 1	Drawing: SP - 2.0

SIGNAGE UNDER SEPERATE SIGN PERMIT



NON-ILLUMINATED AWNING RE-FACE

1:10 SCALE

FACE: TO BE FLEX-FACE AWNING MATERIAL WITH VINYL GRAPHICS

GRAPHICS: VINYL APPLIED TO 1ST SURFACE

BLACK VINYL - 3M 3630-22 BLACK

GREEN VINYL - 3M 3630-136 LIME GREEN

WHITE VINYL - 3M 7725-10 WHITE OPAQUE

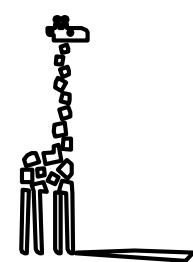
PROPOSED STORE FRONT SIGNAGE ELEVATION, WINDOW & DOOR SINAGE

SCALE: $\frac{1}{2}'' = 1'-0''$

OPTION A

2'-6" X 18'-0" AWNING SIGN

principle

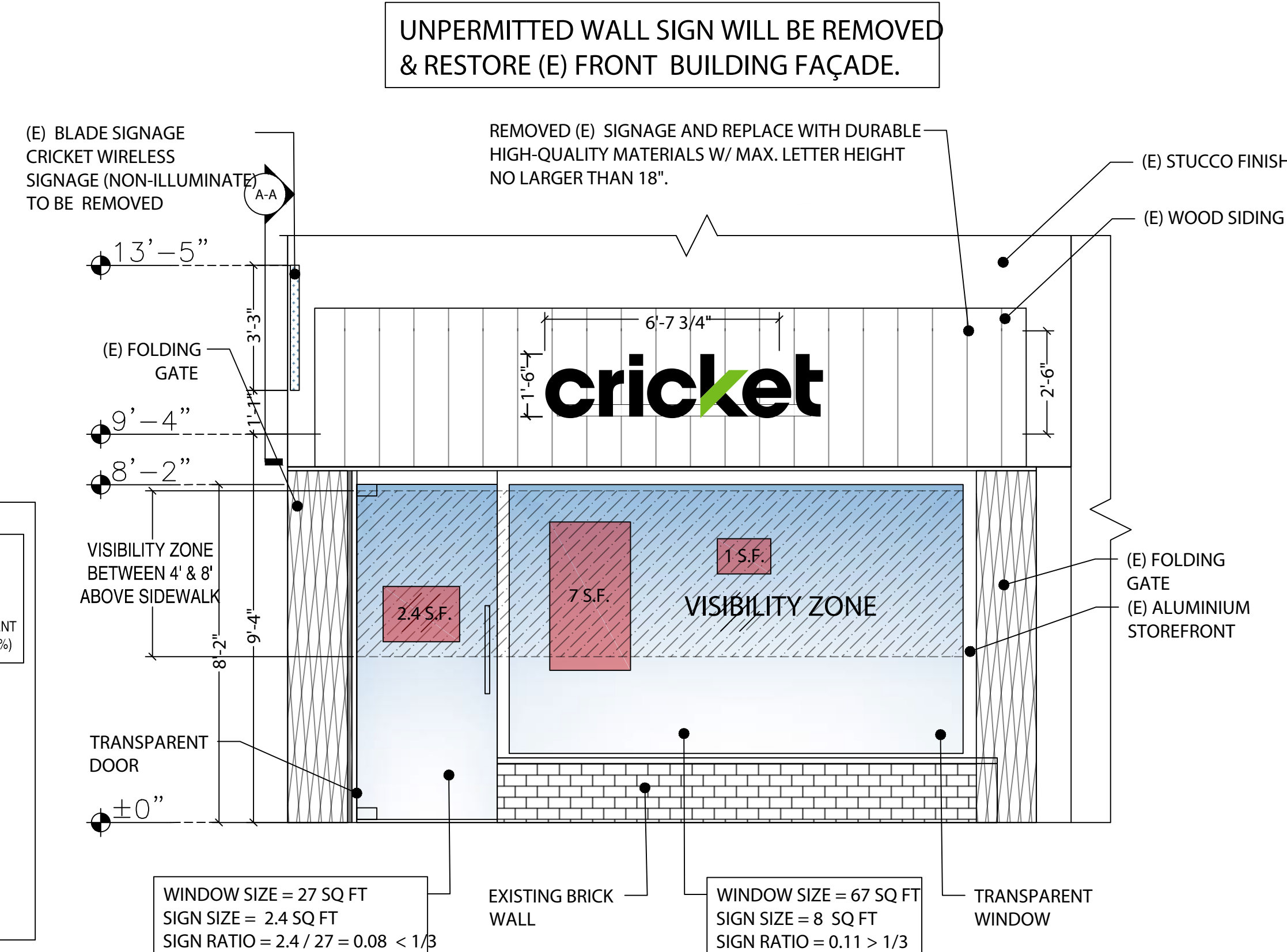
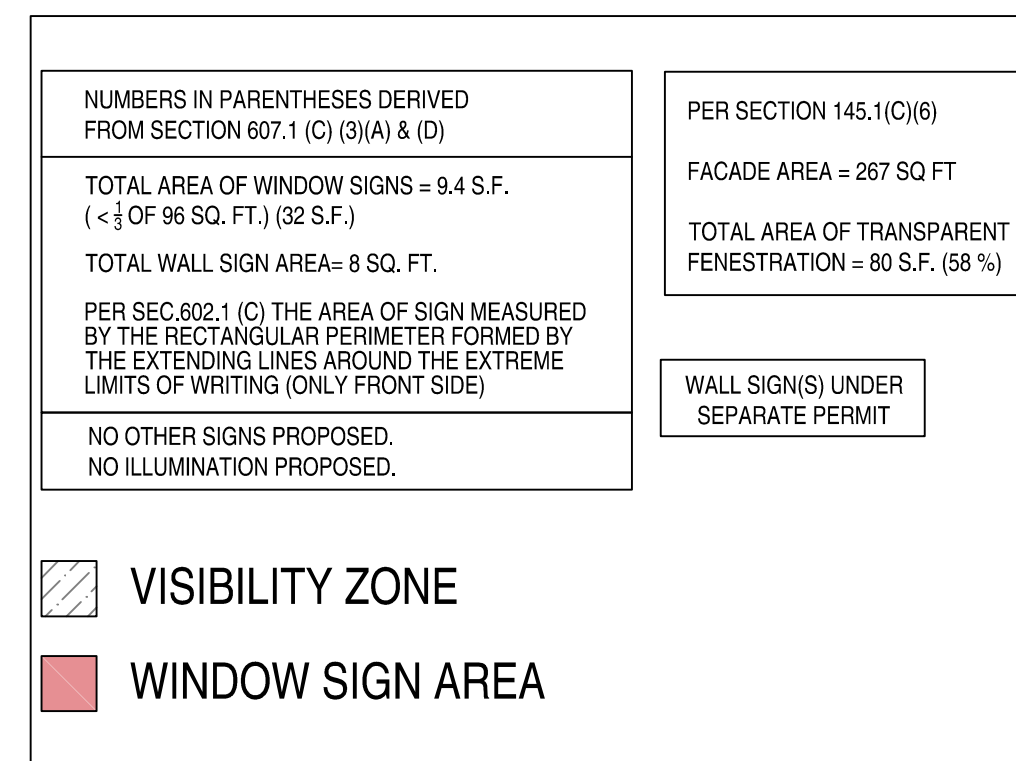
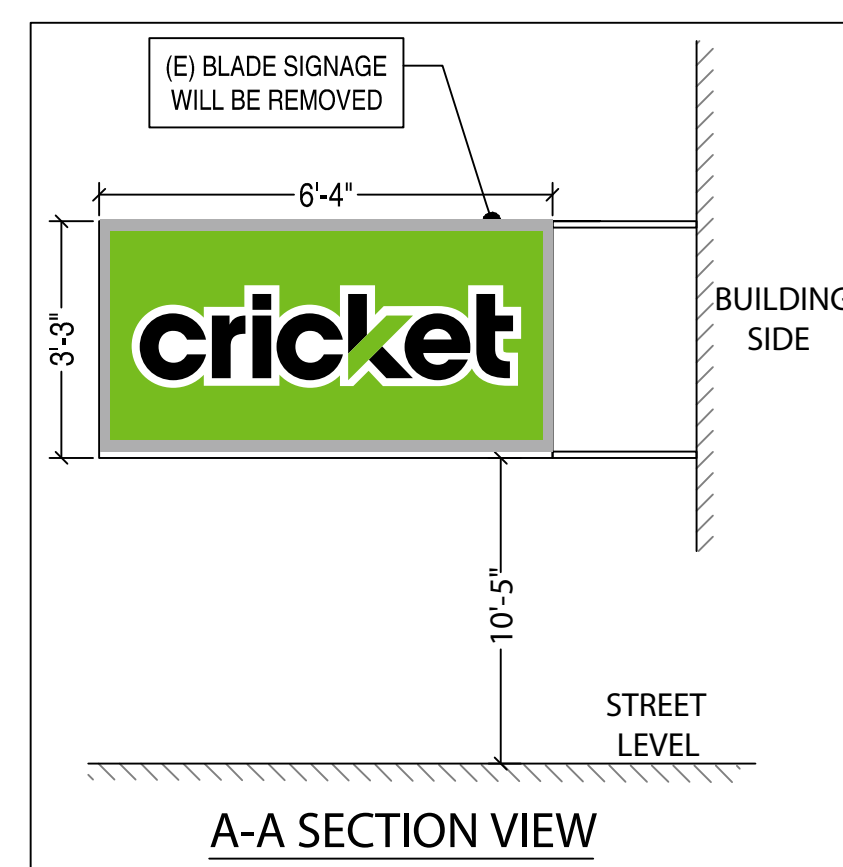
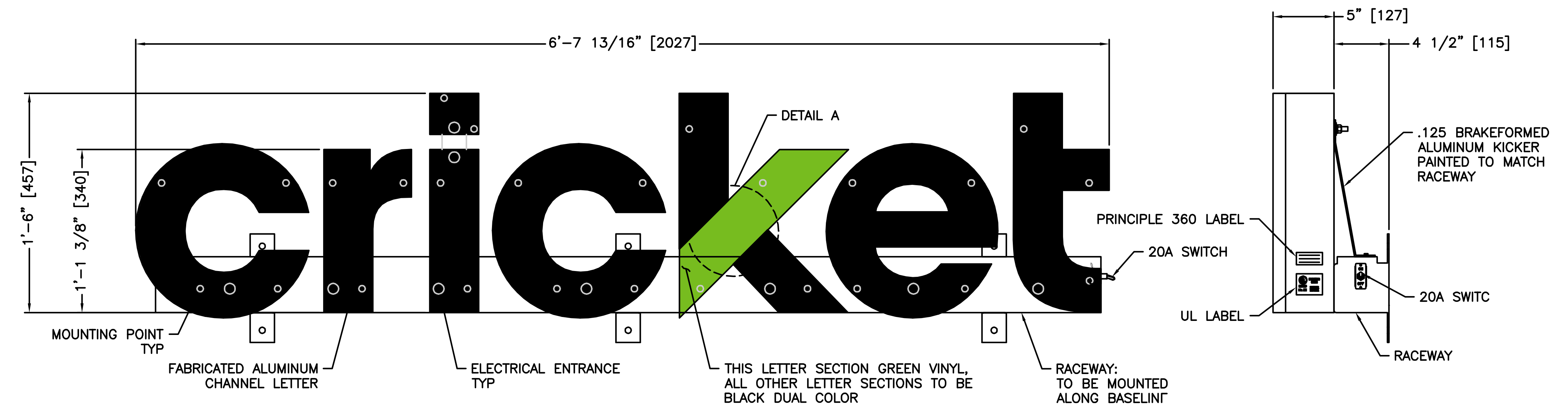


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Rev	Date	Initials	Description of change	

SIGNAGE UNDER SEPERATE SIGN PERMIT



ILLUMINATED CHANNEL LETTERS

MATERIALS:

- .040 WHITE PRE-COATED COIL STOCK W/ BLACK OPAQUE FACES, EXCEPT LEG IN "K" WILL BE GREEN
- LED INTERNAL ILLUMINATION W/ 60 WATT/12 VOLT POWER SUPPLY
- .110 EXTRUDED METAL RACEWAY W/ .125 METAL MOUNTING TABS-PAINTED TO MATCH BUILDING
- TIME CLOCK TO BE INSTALLED INSIDE STORE TO REGULATE THE ILLUMINATION OF THE SIGNAGE. SIGNAGE TO BE TURNED OFF DURING NON-BUSINESS HOURS

PROPOSED STORE FRONT SIGNAGE ELEVATION, WINDOW & DOOR SINAGE

SCALE: $\frac{1}{2}" = 1'-0"$

OPTION B

1'-6" x 6'-7 3/4"



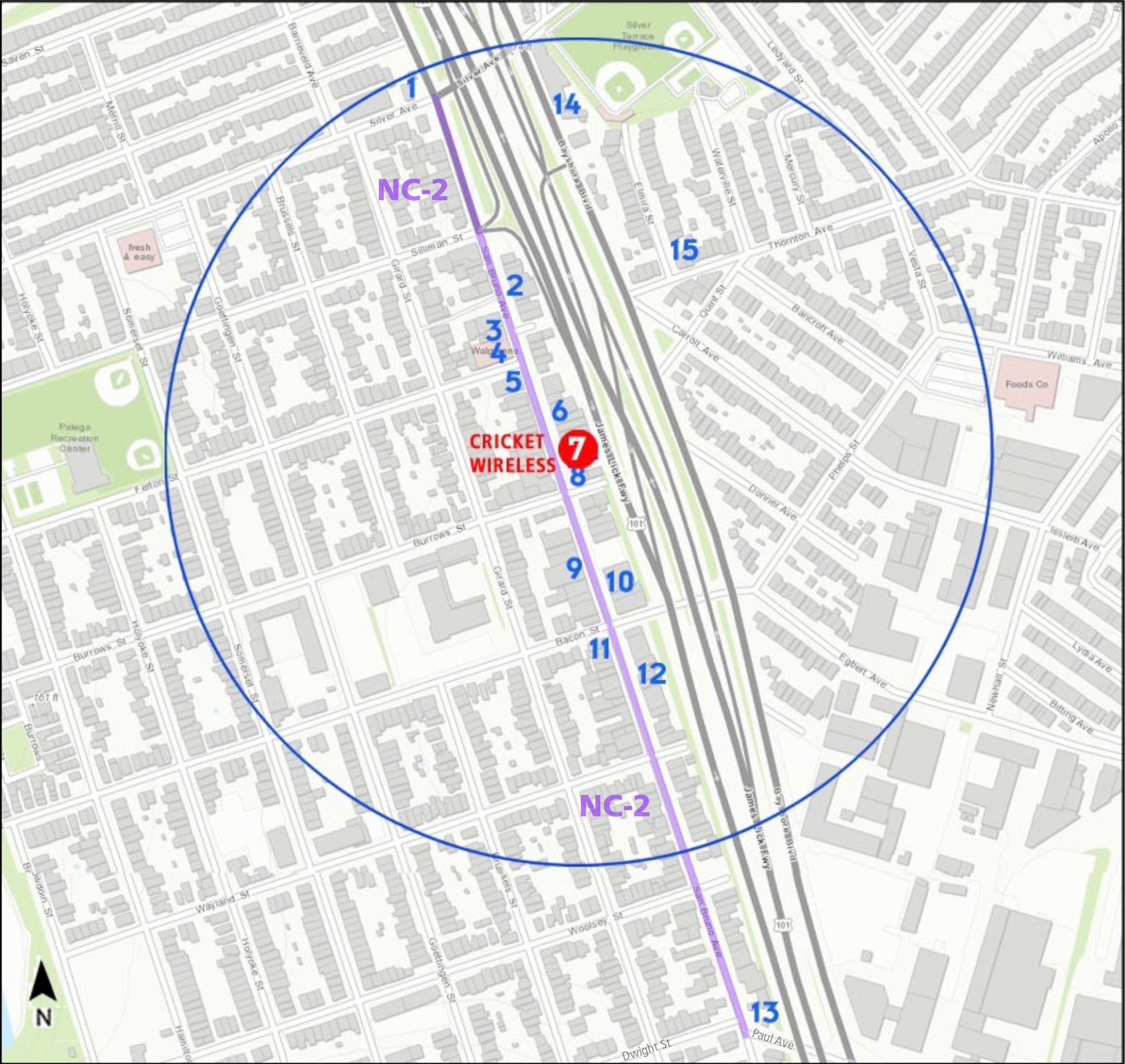
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Rev	Date	Initials	Description of change	

Formula retail uses on NC-2 San Bruno Avenue and within 1/4 mile of 2575 San Bruno Avenue (Cricket Wireless)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	2380	SAN BRUNO AVENUE	SHELL
2	2485	SAN BRUNO AVENUE	BANK OF AMERICA
3	2490	SAN BRUNO AVENUE	A. T. & T.
4	2494	SAN BRUNO AVENUE	WALGREEN'S
5	2500	SAN BRUNO AVENUE	O'REILLYS AUTO PARTS
6	2555	SAN BRUNO AVENUE	STERLING BANK
7	2575	SAN BRUNO AVENUE	CRICKET WIRELESS
8	2599	SAN BRUNO AVENUE	SUBWAY
9	2660	SAN BRUNO AVENUE	ROUND TABLE PIZZA
10	2675	SAN BRUNO AVENUE	BANK OF THE WEST
11	2700	SAN BRUNO AVENUE	METRO PCS
12	2745	SAN BRUNO AVENUE	H & R BLOCK
13	2985	SAN BRUNO AVENUE	VALERO
14	975	BAYSHORE BOULEVARD	76
15	2190	CARROLL AVENUE	ARCO

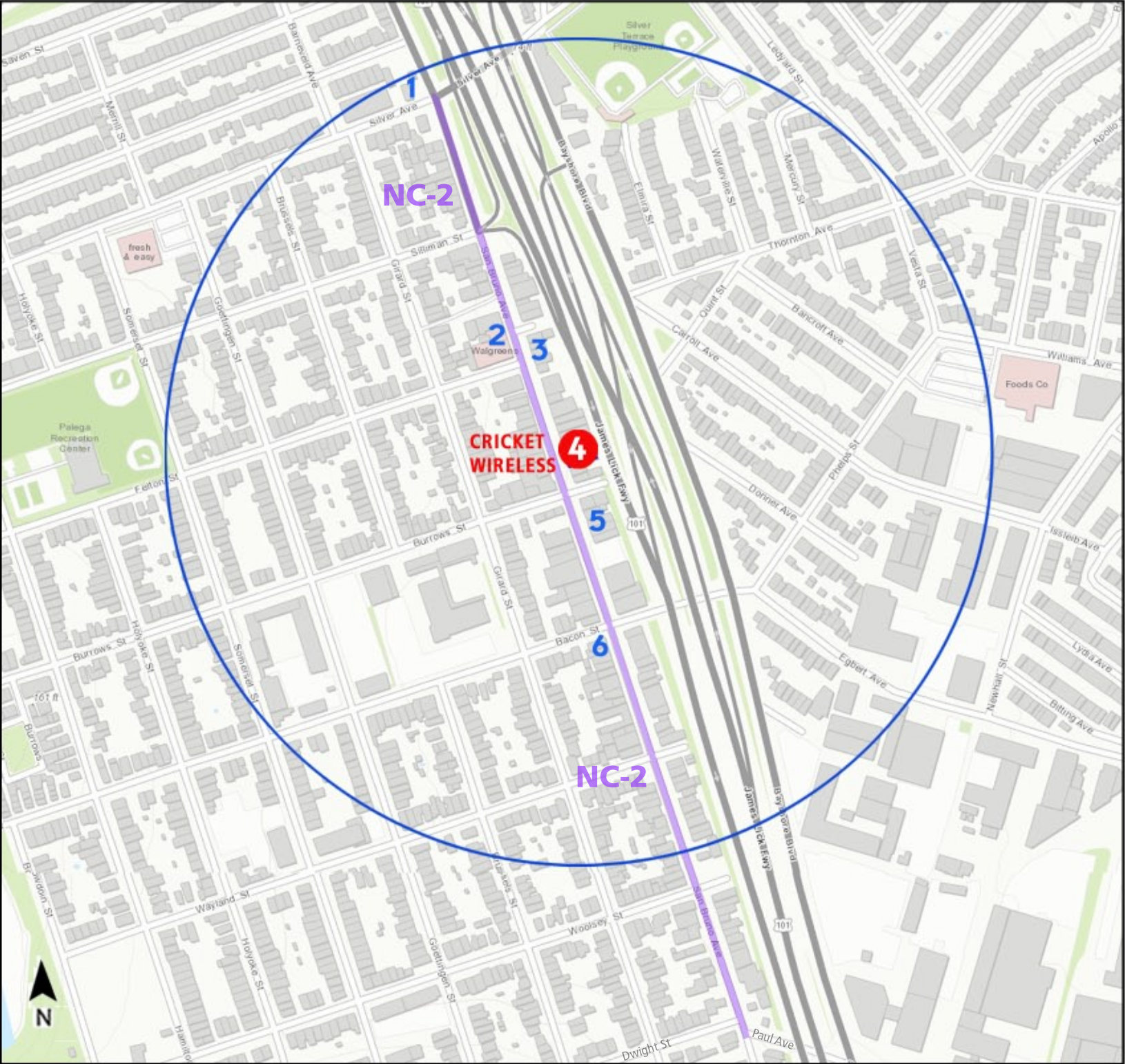


SCALE (MI.)



Cell phone stores on NC-2 San Bruno Avenue and within 1/4 mile of 2575 San Bruno Avenue (Cricket Wireless)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	2490	SAN BRUNO AVENUE	AT&T
2	2473	SAN BRUNO AVENUE	EASYFINDERS COMMUNICATION
3	2509	SAN BRUNO AVENUE	MOBILE ONE WIRELESS
4	2575	SAN BRUNO AVENUE	CRICKET WIRELESS
5	2609	SAN BRUNO AVENUE	W W WIRELESS
6	2700	SAN BRUNO AVENUE	METRO PCS



SCALE (MI.)



Letters of Support

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

身為 Portola 社區 其中一員，我很希望 Cricket Wireless Store 可以在 2575 san Bruno ave 開拓商店。

現今手機已經變成人們每日不可取代的使用產品，它可以幫助人們人與人之間的聯絡溝通，訊息的傳達和安全傳遞。

所以說我們需要見到更多電信服務商來到 Portola 社區提供更多更好更便宜的產品和通話計劃。

而且 Cricket Wireless 的到來可以增加更多人們來我們社區商業街，增加社區的經濟收入和工作機會。

就是這些這麼重要的理由，請允許 Cricket Wireless 成為 Portola 社區的成員。

致敬

姓名： 

地址： 1650 McKinnon Ave S.F. CA 94124 .

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：WING WONG

地址：1459 JONES #7. SAN FRANCISCO CA 94109

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： *Sal Wong*

地址： *1870 Newhall Street
F.S. 94124*

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

Juan Carlos Huang

地址：

40 Tucker Ave

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名: Sufi so pik

地址: 2225 Kirkham St
SF CA 94122

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬



姓名：JENNY TA

地址：274 PENINSULA AVE
S.F CA 94134

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Yung nian Lin

地址：19 Somerset St S.F CA 94134

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： *Hang wai yu*

地址： *635 wayland ST S-F 94134*

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Shu Qiong, Zhao.

地址：225 Paul Ave. San Francisco. 94124.

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

Peiwen Wang

地址：

236 NUEVA AVE SF CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

Raymond 415-205-8595

地址：

2605 San Bruno Ave

San Francisco Planning Commission

2575 san Bruno ave

San Francisco ca 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno ave, San Francisco

As a member of San Francisco's Portola District, I have been very pleased to have the Cricket Wireless store at 2575 San Bruno ave.

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 our neighborhood to provide us with a greater array of competitive plans and products.

The presence of Cricket Wireless is also very beneficial to the neighborhood economy by attracting more shoppers to our commercial corridor and by providing good jobs.

For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

Name: MICHAEL WONG
Michael S. Wong

Address: 2793 SAN BRUNO AVENUE
SAN FRANCISCO, CA 94134

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

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Respectfully,

Name: Jimmy Zhou

Address: 2600 San Bruno Ave.
S.F. CA 94134

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

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For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

Name: 

Address: 2626 San Bruno Ave

San Francisco Planning Commission

2575 San Bruno ave

San Francisco ca 94134

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For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

Name:

JOHN MALOUF

Address: ROUND TABLE PIZZA

2660 SAN BRUNO AVE.

S.F. CA 94134

San Francisco Planning Commission

2575 San Bruno ave

San Francisco ca 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno ave, San Francisco

As a member of San Francisco's Portola District, I have been very pleased to have the Cricket Wireless store at 2575 San Bruno ave.

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.

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Respectfully,

Name: Omar Rontal

Address: 1647 Boylston BLV. S.F. CA.

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

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Respectfully,

Name: Ray - Bus Stop Liquor

Address: 2698 San Bruno Ave S.F. CA 94134

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

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Respectfully,

Name: Anh Vo, BANH MI House

Address: 2701 San Bruno Ave
San Francisco, CA, 94134

San Francisco Planning Commission

2575 san Bruno ave

San Francisco ca 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno ave, San Francisco

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Respectfully,

Name: *Li shu chi*

Address: *2713 San Bruno Ave. S.F. CA 94134*

San Francisco Planning Commission

2575 san Bruno ave

San Francisco ca 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno ave, San Francisco

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Respectfully,

Name: Mia .

Address: 2763 San Bruno Ave

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

身為 Portola 社區 其中一員，我很希望 Cricket Wireless Store 可以在 2575 San Bruno Ave 開拓商店。

現今手機已經變成人們每日不可取代的使用產品，它可以幫助人們人與人之間的聯絡溝通，訊息的傳達和安全傳遞。

所以說我們需要見到更多電信服務商來到 Portola 社區提供更多更好更便宜的產品和通話計劃。

而且 Cricket Wireless 的到來可以增加更多人們來我們社區商業街，增加社區的經濟收入和工作機會。

就是這些這麼重要的理由，請允許 Cricket Wireless 成為 Portola 社區的一員。

致敬

姓名：Lisa Huang

地址：2 Emery Ln Apt 5, San Francisco CA 94133

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

地址：



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Cricket Wireless

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致敬

姓名： Hui Kong Chen

地址： 2495 San Bruno Ave

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Kyun Sen

地址：2575 San Bruno Ave
SF CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： 

地址： 2556 San Bruno Ave S.F. CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

地址：2505 #2 San Bruno Ave S.F 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：

地址：

2550
#1
San Bruno Ave SF 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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姓名：

地址：



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致敬

姓名: Lizhong zhu

地址: 91 MADDOX AVE SF CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Yuji Yu

地址：28. Scotia. Ave. 94126

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Jun, Huang .

地址：2494 San Bruno Ave
S.F CA 94134.



三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Weihong-Chen

地址：24 Felton St San Francisco CA
94134

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Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Ade Chen

地址：1400 Bancroft Ave S.F. CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：



地址：

254 2564 San Bruno Ave.

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Li Jian Deng .

地址：342 HOWTH ST CA 94112 .

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Jerris Li

地址：255 moscow st

CA

sf - 94112

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名: Holly WBN

地址: 241 Theresa St San Francisco CA 94121

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Qiao Ping Liang

地址：190 CAMBRIDGE St S.F CA 94134

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Ai Hua 艾華

地址：201 Felton st, CA 94134

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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姓名： 

地址： 200 Felton St. San Francisco, CA, 94134

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就是這些這麼重要的理由，請允許 Cricket Wireless 成為 Portola 社區的成員。

致敬

姓名： Shao Mr. Leo Leung
地址： 258 PEABODY ST
SF CA 94134

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

身為 Portola 社區 其中一員，我很希望 Cricket Wireless Store 可以在 2575 san Bruno ave 開拓商店。

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致敬

姓名：SITU JIANWZ1

地址：29 W AVALERL APT 3. SAN FRANCISCO CA
94108

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： JERRY MARK
地址： 3 Rio Barlingame CA 94010

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬 /

姓名: Ramona Campbell

地址: 972 Connecticut St San Francisco Ca. 94117

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： 
地址： 248 University

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：APRIL Huang

地址：1922 Quesada Ave.
S. F. CA 94124

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：MOLLY WANG.

地址：1922 Quesada ave.
S.F CA 94124.

三藩市策劃委員會

Cricket Wireless
2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Dempsey

地址：680 Florida St #226.
CA CA 94110

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： Miaotian Jiang

地址： 900 Persia Ave S.F CA 94112.

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

As a member of San Francisco's Portola District, I have been very pleased to have the Cricket Wireless store at 2575 San Bruno Ave.

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 our neighborhood to provide us with a greater array of competitive plans and products.

The presence of Cricket Wireless is also very beneficial to the neighborhood economy by attracting more shoppers to our commercial corridor and by providing good jobs.

For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

Name: Terry Giannini / Giannini's Barbershop

Address:

2732 San Bruno Ave
San Francisco, 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： QIU LAN WEI

地址： 2708 SAN BRUNO AVE
S. F. CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名： WENDY FANG

地址： 2728 SAN BRUNO AVE

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

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Respectfully,

Name:

Address:

2818 San Bruno Ave.

SF - CA 94134.

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

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Respectfully,

Name:

王峰 杨 洪 打 电话 中心

Address:

2822 San Bruno Ave.
SPT CA 94134

三藩市策劃委員會

Cricket Wireless

2575 San Bruno Ave
San Francisco CA 94134

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致敬

姓名：Li

地址：2750 SAN BRUNO AVE
SF CA 94134

San Francisco Planning Commission

2575 San Bruno Ave

San Francisco CA 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno Ave, San Francisco

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Respectfully,

Name:

SAN BRUNO MAIL

Address:

2832 SAN BRUNO AVE
SF CA 94134

San Francisco Planning Commission

2575 san Bruno ave

San Francisco ca 94134

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Respectfully,

Name: Nicola Michael

Address: 2890 San Bruno Ave.
SF, CA 94134

San Francisco Planning Commission

2575 san Bruno ave

San Francisco ca 94134

Re: Letter Supporting Approval of a Cricket Wireless Store at 2575 San Bruno ave, San Francisco

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Respectfully,

Name: *Noman Jalboush*

Address: *95 Woolsey St*