



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 11, 2017

Date: May 4, 2017
Case No.: **2016-011920CUA**
Project Address: **1905 Irving Street**
Zoning: NCD (Irving Street Neighborhood Commercial) District
105-A Height and Bulk District
Block/Lot: 1775/052
Project Sponsor: Philip Lesser
555 Laurel Avenue, Suite #501
San Mateo, CA 94401
Property Owner: William Chang, 1929 Irving Street, Suite #307, San Francisco, CA 94122
(415) 681-5684
Staff Contact: Todd Kennedy – (415) 5575-9125
todd.kennedy@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

This is a request for Conditional Use Authorization pursuant to Planning Code Sections 303.1, 703.4, and 740 to authorize a 879 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), previously occupied by a Retail Sales and Service use (Pro Cleaners) on the ground floor of the three-story building within the Irving Street Neighborhood Commercial (NCD) District, and 105-N 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. The Project will include signs and awning legalization.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 052 in Assessor's Block 1775, is located at the corner of Irving Street and 20th Avenue in the NCD Zoning District in the Outer Sunset Neighborhood. The property at 1905 Irving Street is developed with a 46,500 square foot three story building. The building has commercial spaces on the ground floor and residential uses in the upper floors. The building, constructed circa 1925, occupies the entire 15,498 square foot lot, with street frontage on Irving Street and 20th Avenue. The existing residential units will remain. The primary façade faces north onto Irving Street, with the façade's first story dominated by a transparent storefront along the street frontages. The property contains no off-street

parking. The tenant space was occupied by a Retail Sales and Service use (Pro Cleaners) until early 2014 when Cricket Wireless began occupancy without a Conditional Use Authorization for Formula Retail.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject site is located in the Irving Street Neighborhood Commercial (NCD) Zoning District and is located along a commercial corridor along Irving Street. The subject site lies within the Outer Sunset Neighborhood and includes both residential and commercial uses. Golden Gate Park is located one block north of the subject site.

This NCD is intended to provide goods and services that are convenient to the surrounding neighborhoods. This is a mixed-use area that combines street-fronting retail businesses on the ground and second floors while housing development is encouraged to be located on the upper-floors. The range of goods and services offered include specialty retail stores, restaurants, and neighborhood services. This range of goods and services is intended to encourage the street's active retail frontage and the local fabrication and production of goods.

Zoning surrounding the Project Site includes RH-2 to the south and RM-1 and RH-3 to the north.

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	04/21/17	04/21/17	30 days
Posted Notice	20 days	04/21/17	04/21/17	20 days
Mailed Notice	30 days	04/11/17	04/11/17	30 days

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

PUBLIC COMMENT

- The Planning Department has received approximately 52 letters of support, and no correspondence in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- No commercial tenant will be displaced as the tenant space occupied by an unauthorized Formula Retail use since 2014, d.b.a. Cricket Wireless without a Conditional Use Authorization for a Formula Retail use.
- 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.
- There are 201 commercial establishments in total within a ¼ mile radius.
 - There are 23 Formula Retail establishments within a ¼ mile radius. The legalization of this Cricket Wireless would add an additional formula retail establishment bringing the total to 24.
 - There are 25,616 linear feet within a ¼ mile radius, 2913 of which are formula retail excluding the existing unauthorized Cricket Wireless at 1905 Irving Street. The legalization of this Cricket Wireless would add an additional 146 linear feet increasing the total linear footage for formula retail to 3,059 linear feet.
 - The existing **concentration** of Formula Retail businesses within the ¼ mile radius, excluding the existing unauthorized Cricket Wireless at 1905 Irving Street, is approximately 11% (2,913/25,616 and 23/201). With the proposed legalization, the concentration of Formula Retail businesses would increase to 12% (3,059/25,616 and 24/201).
 - The Project would not significantly increase the concentration of total Formula Retail frontage within a ¼ mile radius. There is a high concentration of commercial storefronts in the District, with **one (2) similar mobile/wireless provider store** (d.b.a. AT&T and Verizon Wireless) at 1812, 2025, and 2039 Irving 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.
 - The proposed Formula Retail will be the legalization of an existing formula retail that has been operating at this location for three (3) years. No exterior alterations are proposed other than the signs and awnings. Therefore, the proposed Formula Retail use is **compatible within, and will have no adverse effect on, the architectural and aesthetic character of the District**. The signs and awnings will be required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines.
 - There are one (12) vacancies within the ¼ mile vicinity (6% vacancy rate). This is 12 storefronts out of the 201 storefronts.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a new formula retail use within the NCD (Irving Street Neighborhood Commercial) District, pursuant to Planning Code Sections 303.1 and 703.4 and 740.

BASIS FOR RECOMMENDATION

- The project will improve the exterior appearance of the subject property by creating a more open and attractive storefront activated by the proposed business.
- The project will provide a new wireless retailer in this district that will provide residents and visitors a different kind of wireless shopping experience.

- The project is desirable for, and compatible with the surrounding neighborhood.
- The project would only increase the amount of Formula Retail to 12% within a ¼ mile radius of the proposed site.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs
CU Application
Formula Retail Affidavit
Formula Retail Map
Letters of Support
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 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 type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Formula Retail Uses Map | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Support Letters | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

TCK
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. xxx

HEARING DATE: MAY 11, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4 AND 740. TO ALLOW A 879 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 COMMERCIAL AND RESIDENTIAL BUILDING WITHIN THE IRVING STREET NEIGHBORHOOD COMMERCIAL (NCD) AND 105-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 15, 2016, Philip Lesser (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, 703.4, and 740 to authorize a 879 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 commercial and residential building within the Irving Street Neighborhood Commercial (NCD) District and 105-N Height and Bulk District. The property was last (legally) operated by a Retail Sales and Service Use (d.b.a. Pro Cleaners).

On May 11, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing of a regularly scheduled meeting on Conditional Use Application No. 2016-011920CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2016-011920CUA, 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 is located on the ground floor of an existing three-story building on a corner lot that faces Irving Street and 20th Avenue, Block 1775, Lot 052. The property is located within the NCD (Irving Street Neighborhood Commercial) Zoning District and the 105-A Height and Bulk District. The subject building contains one ground floor commercial storefront and two upper floors for residential units.
3. **Surrounding Properties and Neighborhood.** The subject site is located in the Irving Street Neighborhood Commercial (NCD) Zoning District and is located along a commercial corridor along Irving Street. The subject site lies within the Outer Sunset Neighborhood and includes both residential and commercial uses. Golden Gate Park is located one block north of the subject site.

This NCD is intended to provide goods and services that are convenient to the surrounding neighborhoods. This is a mixed-use area that combines street-fronting retail businesses on the ground and second floors while housing development is encouraged to be located on the upper floors. The range of goods and services offered include specialty retail stores, restaurants, and neighborhood services. This range of goods and services is intended to encourage the street's active retail frontage and the local fabrication and production of goods.

4. **Project Description.** This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 740 to authorize a 879 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), previously occupied by a Retail Sales and Service use (Pro Cleaners), on the

ground floor of the three-story commercial and residential building within the NCD Zoning District and 105-N 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 awnings.

1. 830 Market St. (C-3-R). Permitted
 2. 2487 Mission St. (Mission NCT). Heard on March 16, 2017, Planning Commission hearing. Request Approved by Motion #19880
 3. 524 Clement St., Suite A. (Inner Clement NC). Heard on April 6, 2017, Planning Commission hearing. Commission adopted a Motion of Intent to Disapprove and continued the Case to April 13, 2017. Request was denied by adopted motion.
 4. 2575 San Bruno Ave. (NC-2). **Pending legalization**. Scheduled for May 11, 2017, Planning Commission hearing.
 5. 1105 Grant Avenue (Chinatown Residential Neighborhood Commercial CRNC). Heard on March 16, 2017, Planning Commission hearing. Request Approved by Motion #19879
 6. 4489 Mission St. (Excelsior Outer Mission Street NCD). Permitted.
 7. 3251 20th Ave. (C-2). Permitted.
5. **Public Comment.** To date, the Department has received 52 letters of support of this project from the public about this proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
- A. **Formula Retail.** Planning Code Section 303.1 defines Formula Retail as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or service mark. Planning Code Section 303.1 requires Conditional Use authorization for Formula Retail Uses.
- The proposed project is for a Formula Retail Wireless Communications Store (d.b.a. Cricket Wireless).*
- B. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage shall be subject to the review and approval of the Planning Department.
- The project sponsor has proposed two wall signs stating the name of the wireless store. This will be one sign per street frontage.*

- C. **Planning Review.** Currently, there are no active building permit applications on file with the Planning Department. Any alterations/improvements shall be subject to applicable planning requirements.

The project sponsor has proposed both internal and exterior façade improvements. The existing and unauthorized upper awning along Irving Street and 20th Avenue will be brought into compliance and will comply with Planning Code Section 136.

7. **Planning Code Section 303.1** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

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

The proposed Cricket Wireless is necessary and desirable for and compatible with the neighborhood and community. This new Cricket Wireless will provide a convenience for the tenants in the upper floors of the subject building, shoppers in the surrounding businesses. There is no other Cricket Wireless Retailer located in this district.

- 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;

There will be no changes to the existing size or shape of the building. The existing structure will essentially remain unchanged except for interior tenant improvements and new signage on the building's exterior façade. These internal improvements will activate the ground floor at the Property, replacing the current façade with a more contemporary store design that emphasizes active uses and is designed to invite pedestrians into the store.

- 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 subject site is highly accessible by public transportation, which is expected to be used by most customers. The subject site is within a short walking distance of MUNI stops served by the 7, X, N, and NX lines. There are metered parking spaces on San Bruno Avenue for customers who wish to drive and park briefly.

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

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

- 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 improve the exterior appearance of the Property by creating a more open and attractive storefront activated by the uses inside the Project store, and improving signage. All exterior signage will be consistent with the master plan aesthetic, and will complement the proposed use.

- 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. The project as a whole is consistent with the objectives and policies of the General Plan as detailed below.

- 8. **Planning Code Section 703.4** requires formula retail projects in the Irving Street Neighborhood Commercial NCD zoning district to obtain Conditional Use authorization from the Planning Commission. Formula retail use is defined as a type of use that includes 11 or more establishments in the United States that maintain two or more of the following standardized features: array of merchandise, façade, décor, uniform apparel, signage, trademark or service mark. The Project proposes a Umpqua Bank store which qualifies as a formula retail use.

Section 303(i) requires that, with respect to an application for Conditional Use Authorization for a formula retail use, the Planning Commission shall consider the following:

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

There are 201 commercial establishments in total within a ¼ mile radius.

There are 23 Formula Retail establishments within a ¼ mile radius. The legalization of this Cricket Wireless would add an additional formula retail establishment bringing the total to 24.

There are 25,616 linear feet within a ¼ mile radius, 2913 of which are formula retail excluding the existing unauthorized Cricket Wireless at 1905 Irving Street. The legalization of this Cricket Wireless would add an additional 146 linear feet increasing the total linear footage for formula retail to 3,059 linear feet.

*The existing **concentration** of Formula Retail businesses within the ¼ mile radius, excluding the existing unauthorized Cricket Wireless at 1905 Irving Street, is approximately 11% (2,913/25,616 and 23/201). With the proposed legalization, the concentration of Formula Retail businesses would increase to 12% (3,059/25,616 and 24/201).*

*The Project would not significantly increase the concentration of total Formula Retail frontage within a ¼ mile radius. There is a high concentration of commercial storefronts in the District, with **one (2) similar mobile/wireless provider store** (d.b.a. AT&T and Verizon Wireless) at 1812, 2025, and 2039 Irving 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.*

*The proposed Formula Retail will be the legalization of an existing formula retail that has been operating at this location for three (3) years. No exterior alterations are proposed other than the signs and awnings. Therefore, the proposed Formula Retail use is **compatible within, and will have no adverse effect on, the architectural and aesthetic character of the District**. The signs and awnings will be required to have a permit and comply with the requirements of the Planning Code and the Formula Retail sign guidelines.*

There are one (12) vacancies within the ¼ mile vicinity (6% vacancy rate). This is 12 storefronts out of the 201 storefronts.

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

There are approximately three (3) other wireless retailers located nearby. There are two (2) Verizon Wireless stores and one (1) AT&T Wireless Store

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

The new Cricket Wireless Store will be compatible with and contribute to the architectural and aesthetic character of Irving Street's commercial corridor. As detailed on the plans attached as Exhibit B, Cricket Wireless will renovate the existing storefront along both Irving Street and 20th Avenue. The reoriented front façade will include code-compliant and modest signage.

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

There appears to be an abundance of activity in the surrounding area. There appears to be a small number of vacant storefronts at the maximum.

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

Most of the Irving Street commercial corridor features neighborhood-serving restaurants, markets, and shops. There are a few wireless communication stores in the area. By adding this new wireless store, this would add a new shopping experience and enhance the neighborhood-serving mix of uses currently in operation.

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

Table 1. NCD District Ground Floor Frontage Breakdown per Land Use¹

Land Use Type	NCD District Frontage Total (linear feet)	NCD District % Concentration	¼ Mile Vicinity Frontage Total (linear feet)	Vicinity % Concentration
Bar	35	0.59%	0	0
Liquor Store	25	0.42%	0	0
Financial Service	870	14.78%	0	0
Retail	1200	20.39%	0	0
Limited-Restaurant	500	8.5%	0	0
Restaurant	825	14.02%	0	0
Medical Service	375	6.37%	0	0
Personal Service	800	13.59%	0	0
Professional Service	260	4.42%	0	0
Automobile Gas Station	505	8.58%	320	66%
Automobile Repair	50	0.85%	165	34%
Trade Shop	40	0.69%	0	0
Vacant	400	6.8%	0	0
Total	5885	100%	485	100%

The use mix is varied in the NCD District. Retail uses comprise 20% of the street frontage, followed by eating establishments at approx. 23% (Limited-Restaurants and Restaurants combined), and Financial Services at 15%. 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.

¹ The table was developed using data collected by the Project Sponsor in 2017.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide a desirable service to the neighborhood and will provide employment opportunities to community residents. The proposed commercial activity will add a bank to an area that is underserved by financial services. No undesirable consequences that cannot be mitigated are anticipated by the proposed wireless retailer.

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 occupy a storefront with a commercial activity that is consistent with the character and uses of the surrounding NCD Zoning District.

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 provide additional employment opportunities for local residents at varying skill levels.

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.

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, which will move into a currently-vacant commercial unit, and the Project will provide employment opportunities for San Francisco residents. The Project store will add to the diversity of existing retail uses in the neighborhood.

- 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, which is a retail use in an existing mixed-use building with residential uses on its top two floors, will have no effect on housing.

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

The project will have no effect on affordable housing.

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

The Project is a neighborhood-serving wireless retailer, and not a major generator of commuter traffic. This new use will not impede MUNI transit service.

- 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 proposes no office use. The Project will contribute to a diverse economic base by adding a wireless retailer experience in a neighborhood commercial district. Cricket Wireless would be the only location of its kind in this district and will further enhance the shopping experience at this location and surrounding uses.

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

The Project will conform to the structural and seismic requirements of the San Francisco Building Code, and thus meet this requirement.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely alter any landmark building, contributory building, or architecturally significant building on the Project site or in the vicinity.

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

The Project does not involve any expansion of the existing building and will therefore have no effect on parks or open space, or their access to sunlight and views.

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. 2016-011920CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 1, 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. xxx. 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 a conditional use to allow the establishment of a new formula retail use (d.b.a. Cricket) located at 1905 Irving Street, Lot 052 in Assessor's Block 1775 pursuant to Planning Code Section(s) 303.1, 703.4, and 740 within the Irving Street Neighborhood Commercial (NCD) Zoning District and a 105-A Height and Bulk District; in general conformance with plans, dated May 1, 2017 and stamped "EXHIBIT B" included in the docket for Case No. 2016-011920CUA and subject to conditions of approval reviewed and approved by the Commission on May 11, 2017 under Motion No xxx. 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 xxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. xxx 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

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

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

2. **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 Building Permit plans. 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

3. **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, including the Broadway Special Sign District. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#) and be reviewed by the Department's historic preservation staff for consistency with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).

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

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

MONITORING - AFTER ENTITLEMENT

6. **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
7. **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

8. **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>

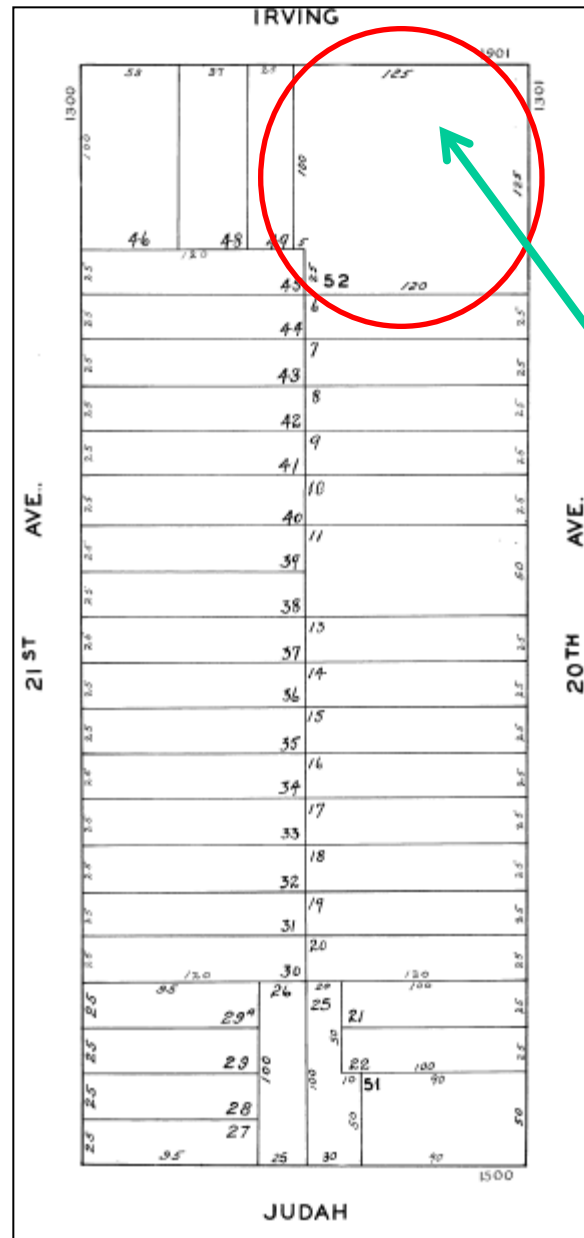
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

Parcel Map



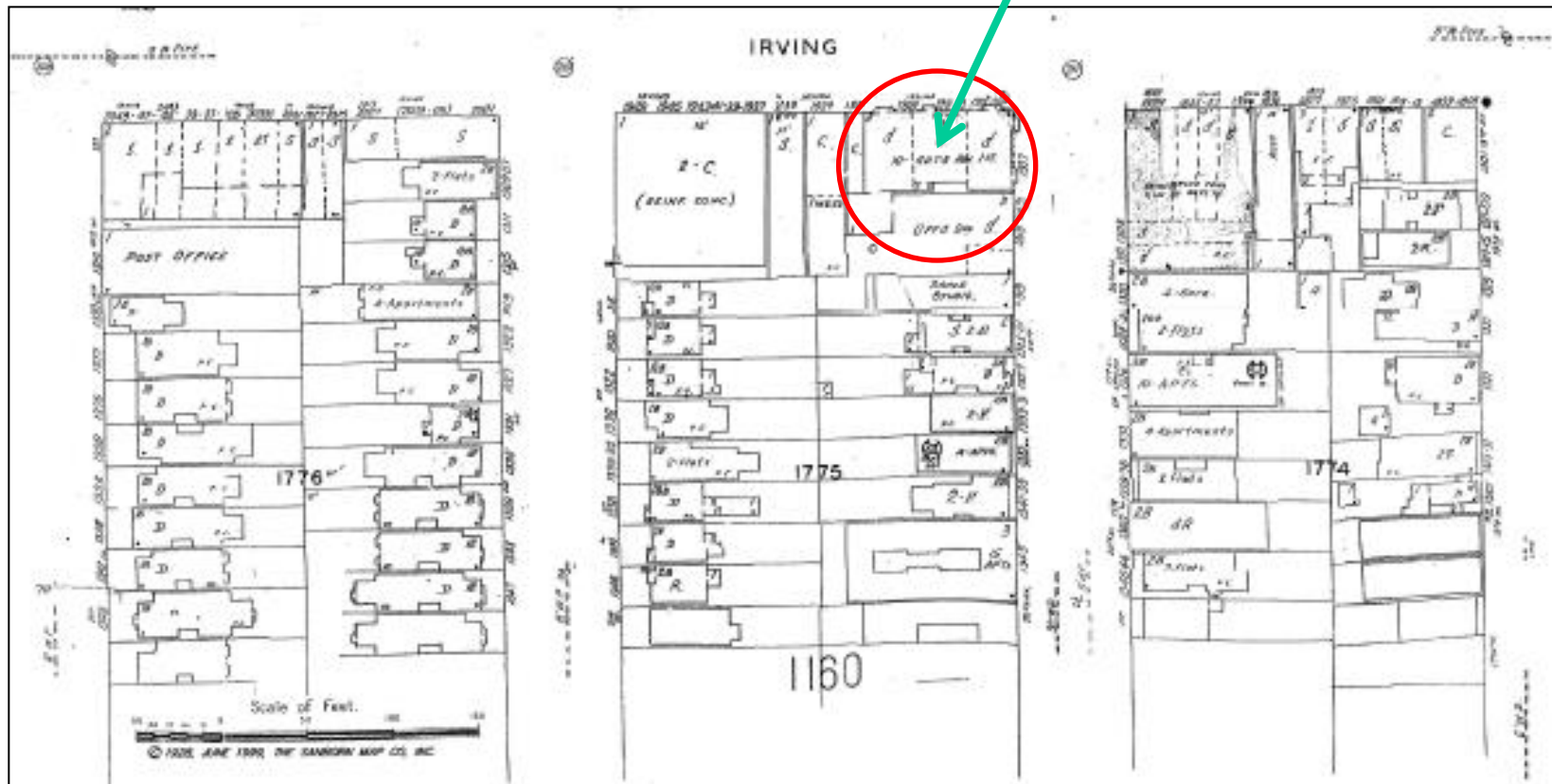
SUBJECT PARCEL



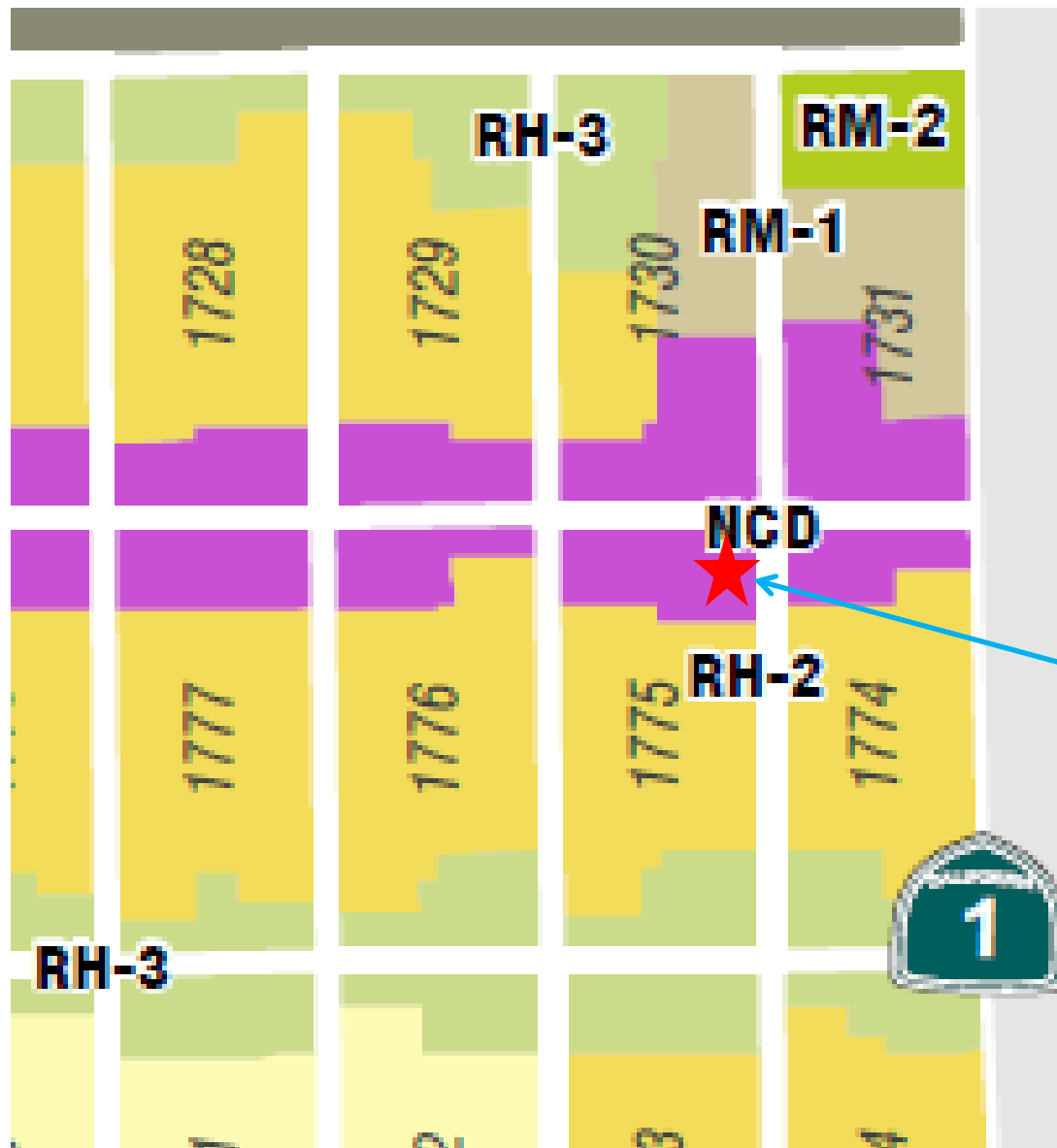
Conditional Use Hearing
Case Number 2016-011920CUA
1905 Irving Street

Sanborn Map*

SUBJECT PROPERTY



Zoning Map



Subject Site



Conditional Use Hearing
Case Number 2016-011920CUA
1905 Irving Street

Aerial Photo

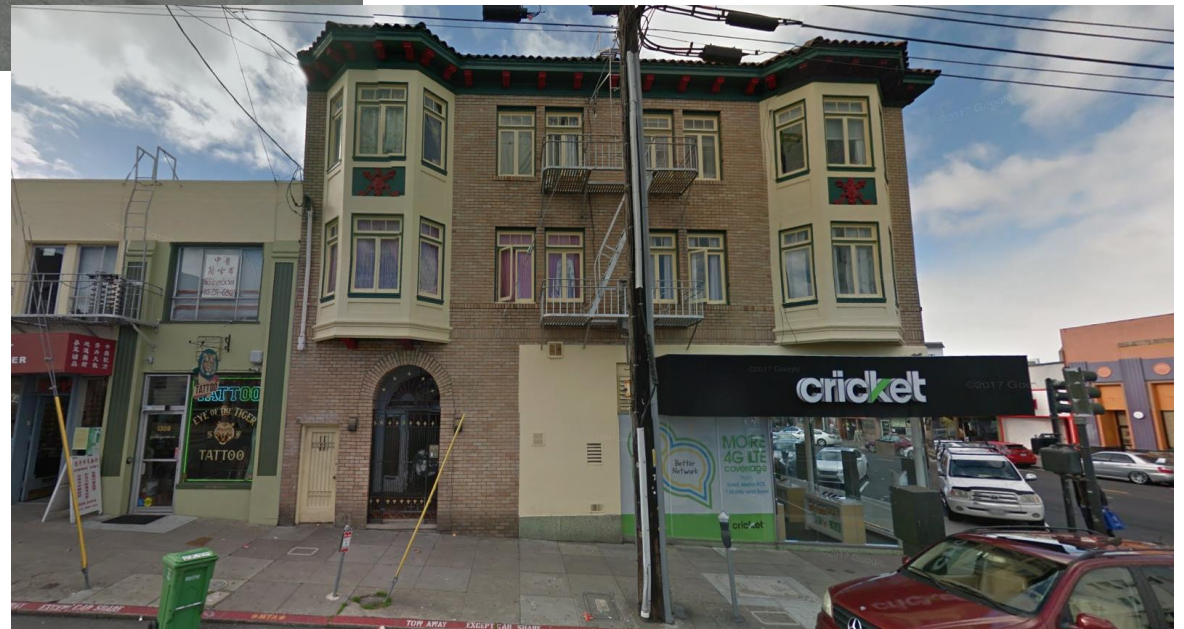


SUBJECT SITE



Conditional Use Hearing
Case Number 2016-011920CUA
1905 Irving Street

Site Photos



APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: G & J Chang Trust	
PROPERTY OWNER'S ADDRESS: 1929 Irving Street San Francisco CA 94122-1763	TELEPHONE: (415) 681-5684 EMAIL: jengang@gmail.com

APPLICANT'S NAME: JC AMERICAN LLC Attention: Edward Huang		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 18800 Amar Road Suite B18, 19 Walnut CA 91789	TELEPHONE: (626) 667-8555 EMAIL: edwardh@jphoneusa.com	

CONTACT FOR PROJECT INFORMATION: Philip Lesser		Same as Above <input type="checkbox"/>
ADDRESS: 555 Laurel Avenue #501 San Mateo CA 94401	TELEPHONE: (650) 346-2903 EMAIL: phnsan@msn.com	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 1905 Irving Street	ZIP CODE: 94122
CROSS STREETS: 20th Avenue	

ASSESSORS BLOCK/LOT: 1775 / 052	LOT DIMENSIONS: 124' x 125'	LOT AREA (SQ FT): 15,498	ZONING DISTRICT: NCD Irving Street	HEIGHT/BULK DISTRICT: 105-A
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3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify:		ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard Formula Retail Approval	PRESENT OR PREVIOUS USE: Cricket Wireless Store PROPOSED USE: Cricket Wireless Store BUILDING APPLICATION PERMIT NO.: N/A	DATE FILED:
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4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	18	18	0	18
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	33'	33'	0	33'
Number of Stories	3	3	0	3
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	31,000	31,000	0	31,000
Retail	15,500	15,500	0	15,500
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, & Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	46,500	46,500	0	46,500
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed) See Attachment I				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of a Formula Retail use (d.b.a. Cricket Wireless) at 1905 Irving Street within the NCD Irving Street Zoning District pursuant to Planning Code Sections 303, 303.1, 703.4 and 745.40

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

See Attachment II

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See Attachment III

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

See Attachment III

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

See Attachment III

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

See Attachment III

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

See Attachment III

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

See Attachment III

7. That landmarks and historic buildings be preserved; and

See Attachment III

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

See Attachment III

Estimated Construction Costs

TYPE OF APPLICATION: Administrative Only: Conditional Use - Formula Retail Approval	
OCCUPANCY CLASSIFICATION: C/R-3	
BUILDING TYPE: V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: No new construction/Minor Tenant Conditioning	BY PROPOSED USES: cell-phone store
ESTIMATED CONSTRUCTION COST: \$1,000.00	
ESTIMATE PREPARED BY: JC AMERICAN LLC	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Philip Lesser

Date: _____

September 9, 2016

Print name, and indicate whether owner, or authorized agent:

Philip Lesser, Authorized Agent

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

Affidavit for Formula Retail Establishment

Re- Application Meeting: Notice; Sign In; Summary; & Affidavit

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

BPA - Supplemental Information

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Angie Beardsley

Date: _____

9/15/16

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

**1905 Irving Street
Block 1775/Lot 052**

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 Irving Street neighborhood-commercial district providing a better range of choices of mobile phones, coverage plans and accessories.

The Cricket Wireless store at 1905 Irving Street is located in this bustling commercial corridor. It has operational hours of 10:30 am to 7:00 pm, seven days a week –for the convenience of community members.

The six staff members are all local residents with multilinguistic abilities to better serve the neighborhood clientele.

This is the only Cricket Wireless store in the Sunset District. There are six other Cricket Wireless stores in San Francisco: Two others are located in the west side of San Francisco: Sonestown and Clement Street between 6th and 7th Avenues. There are another four Cricket wireless stores on the east side of San Francisco. They are located in the Chinatown, Excelsior, Inner Mission and Portola districts.

The space had been vacant for two months prior to JC AMERICAN LLC, an authorized Cricket Wireless dealer, took occupancy in April 2014.

There are five other commercial tenants in this mixed-use building, which contains eighteen residences on the upper two floors.

**ATTACHMENT II
TO
APPLICATION FOR CONDITIONAL USE AUTHORIZATION**

**1905 Irving Street
Block 1775/Lot 052**

CONDITIONAL USE FINDINGS

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

Under Planning Code Section 303(c), the City Planning Commission shall approve the application and authorize a conditional use if the facts presented are such to establish the following:

1. Desirability and Compatibility of Project

Planning Code section 303(c)(1) requires that facts be established which demonstrate the following:

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

The Project is necessary and desirable because it will allow the continued operation of a retail use that serves both the neighborhood and the City at large. It increases pedestrian traffic in the area and therefore makes it safer and livelier.

2. Effect of Project on Health, Safety, Convenience or General Welfare

Planning Code section 303(c)(2) requires that facts be established which demonstrate the following:

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

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.

There will be no changes to the size or shape of the building.

(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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.

The Site is highly accessible by public transportation, and most customers are expected to travel to the location on foot or by public transportation. The Site is within short walking distance of MUNI stops served by the 7-Haight-Noriega; 7X-Noriega Express; N-Judah Light Rail and NX-Judah Express Light Rail lines. There are metered parking spaces on San Bruno Avenue to accommodate any customers who need to park briefly to use the store.

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

The Project will not entail renovation that will generate noxious or offensive emissions.

(d) 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 modify the exterior of the building. Signage will be applied for under separate permit.

3. Compliance with the General Plan.

Planning Code Section 303(c)(3) requires that facts be established that demonstrate that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, including specifically the Commerce and Industry and Transportation Elements of the General Plan, as follows:

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

The majority of customers access the location on foot or by public transportation. With a number of public transit options in the vicinity, the use does not overburden transit service or neighborhood parking. No change to operation is proposed.

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

The Project proposes no office use. The Project would contribute to a diverse economic base by allowing an active street-facing use to continue to operate.

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

The Project conforms to the structural and seismic requirements of the San Francisco Building Code, and thus meets this requirement.

7. **That landmarks and historic buildings be preserved.**

The Project would not alter the building or impact any historic landmark.

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

The Project does not propose any changes to the property that would impact parks, open space or their access to sunlight or vistas.

Commerce and Industry Element

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 which 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 Project provides a substantial net benefit in allowing the existing retail use to continue to serve the community. The Site is located along an existing commercial corridor, and provides a use that is consistent with its surroundings.

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 affirmatively supports these policies by allowing Cricket to continue to serve the neighborhood and the City as a whole.

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 would support this goal by allowing a business that employs multiple full and part-time employees to continue to operate.

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.**

Allowing Cricket to continue to operate supports a neighborhood-serving use in an area in need of a diversity of retail uses.

Transportation Element

Objective 2 **Use the transportation system as a means for guiding development and improving the environment.**

Policy 2.1 **Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.**

Policy 2.4 **Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.**

The Project provides a neighborhood-serving and City-serving retail use opportunity in an area highly accessible by public transportation and bicycle, and within easy walking distance from numerous residential neighborhoods. The Site provides a street-facing retail use along a commercial corridor that reinforces the character the neighborhood and improves linkages among interrelated activities.

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

**1905 Irving Street
Block 1775/Lot 052**

PRIORITY MASTER PLAN POLICIES FINDINGS

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Section 303 Application are consistent with each of these policies as follows:

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

Approval of the conditional use contributes to a neighborhood-serving retail use. The store is currently operated and would not displace any current neighborhood-serving retail uses as the Site. Therefore, the Project preserves and enhances resident employment and allows Cricket to continue to serve the neighborhood.

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

The Project serves the mixed-use character of the area by providing street-facing retail. Therefore, the Project supports the cultural and economic diversity of our neighborhoods.

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

The Project would have no effect on affordable housing, other than serving those in the neighborhood living in affordable units who will have access to an affordable and convenient cell phone store option.

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1905 Irving Street		
ASSESSORS BLOCK/LOT: 1775 / 052	ZONING DISTRICT: NCD Irving Street	HEIGHT/BULK DISTRICT: 105-A

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Formula Retail Store	
PROPOSED BUSINESS NAME: Cricket Wireless	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Sale of cellular phones, accessories and coverage plans	
BUILDING PERMIT APPLICATION NO.: (if applicable) N/A	CONDITIONAL USE CASE NO.: (if applicable)

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	4,000
3.b	How many of the above total locations are in San Francisco?	7

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

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

4. Standardized Features

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

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		7	1

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME: <u>Philip Hesser</u>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <u>555 Laurel Avenue, #501; San Mateo CA 94401</u>			
PHONE: <u>(650) 346-2903</u>	EMAIL: <u>ghnsan@msn.com</u>		

Under penalty of perjury the following declarations are made:

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

Applicant's Signature: *Philip Hesser*

Date: September 9, 2016

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: <u>303.1, 703.4, 740</u>			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input checked="" type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO. <u>2016-011920CCIA</u>	MOTION NO.	EFFECTIVE DATE	NSR RECORDED? <input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: <u><i>Todd Kennedy</i></u>		Date: <u>9/28/17</u>	
Printed Name: <u>Todd Kennedy</u>		Phone: <u>415-575-9125</u>	



FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

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

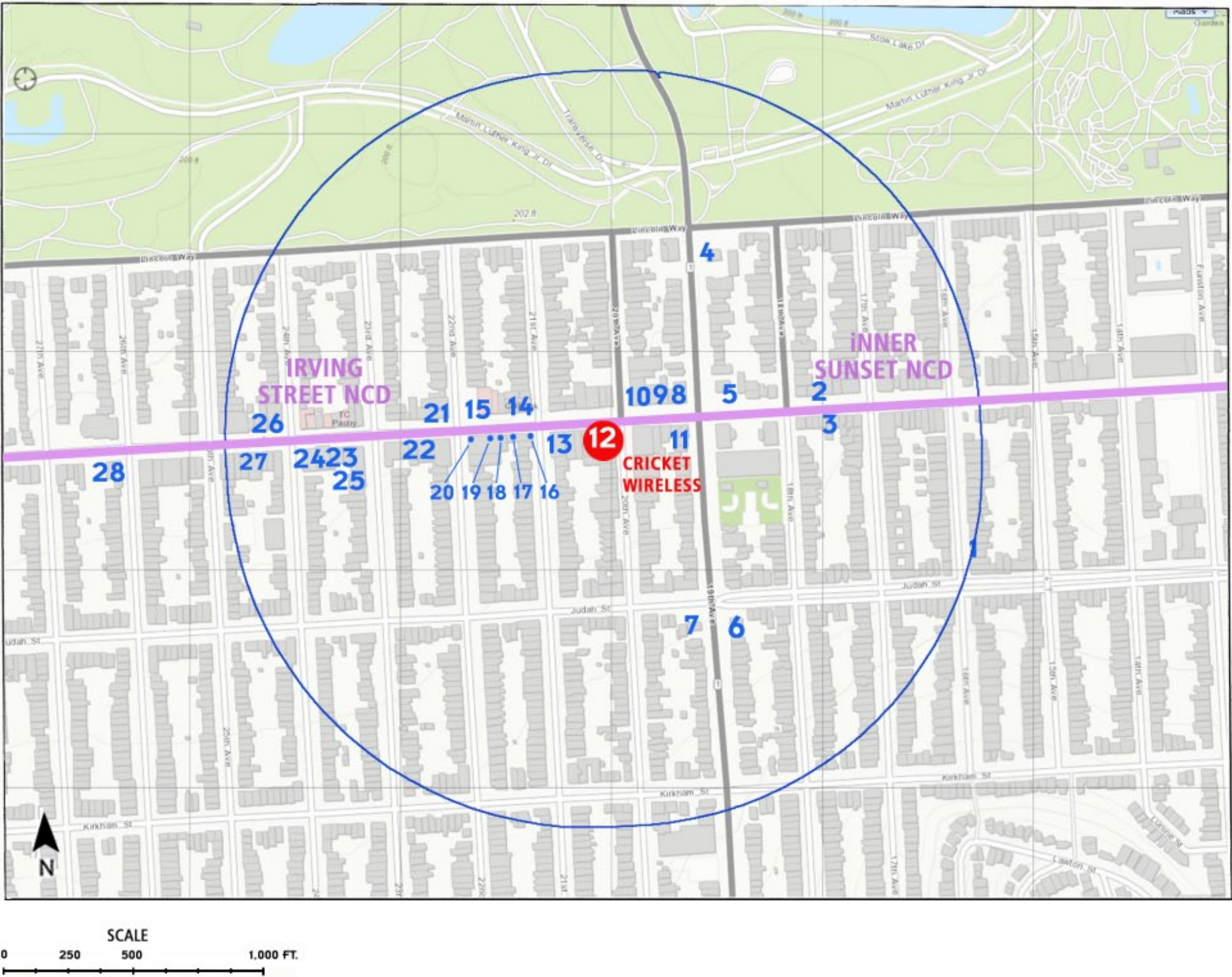
TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

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

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

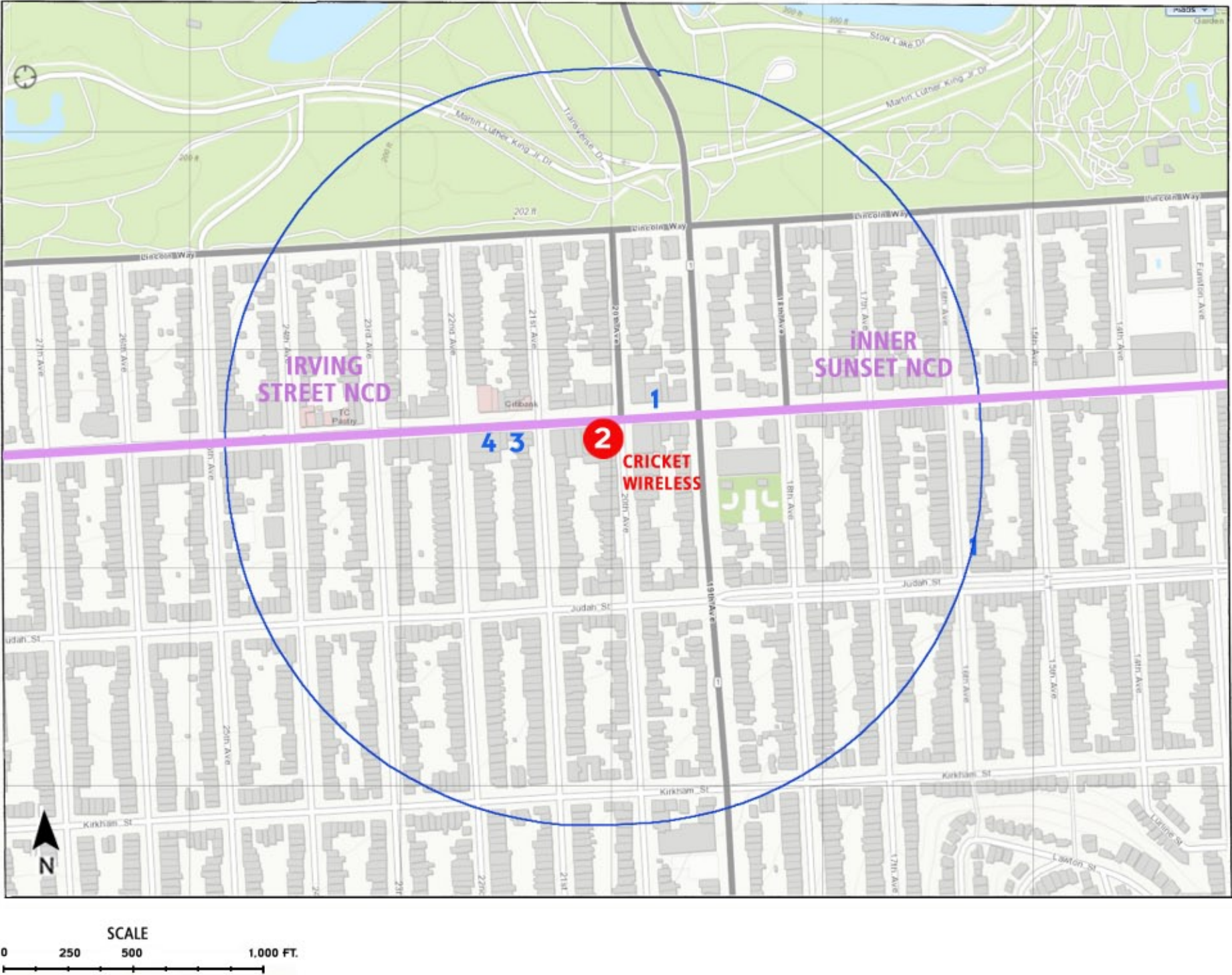
Formula retail uses on NCD Inner and Outer Sunset and within 1/4 mile of 1905 Irving Street (Cricket Wireless)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	1400A	15TH AVENUE	ALLSTATE INSURANCE
2	1636	IRVING STREET	CLIFF YOUNG STATE FARMERS INSURANCE
3	1629	IRVING STREET	CAROL YEE FARMERS INSURANCE
4	1220	19TH AVENUE	SHELL
5	1288	19TH AVENUE	CHEVRON
6	1400	19TH AVENUE	76
7	1401	19TH AVENUE	CHEVRON
8	1800	IRVING STREET	STARBUCKS
9	1812	IRVING STREET	VERIZON
10	1850	IRVING STREET	US BANK
11	1809	IRVING STREET	FIRST REPUBLIC BANK
12	1905	IRVING STREET	CRICKET WIRELESS
13	1945	IRVING STREET	BANK OF AMERICA
14	2000	IRVING STREET	CITIBANK
15	2050	IRVING STREET	WALGREENS
16	2001	IRVING STREET	BANK OF THE ORIENT
17	2025	IRVING STREET	A. T. & T.
18	2031	IRVING STREET	SHISEIDO
19	2033	IRVING STREET	SHISEIDO
20	2039	IRVING STREET	VERIZON
21	2116	IRVING STREET	QUICKLY
22	2154	IRVING STREET	WOK STATION
23	2219	IRVING STREET	EAST WEST BANK
24	2257	IRVING STREET	HSBC
25	1315	23RD AVENUE	FARMERS INSURANCE
26	2300	IRVING STREET	WELLS FARGO
27	2323	IRVING STREET	CHASE
28	2501	IRVING STREET	STERLING BANK & TRUST



Cell phone stores on NCD Inner and Outer Sunset and within 1/4 mile of 1905 Irving Street (Cricket Wireless)

KEY NUMBER	STREET NUMBER	STREET	BUSINESS NAME
1	1812	IRVING STREET	VERIZON
2	1905	IRVING STREET	CRICKET WIRELESS
3	2025	IRVING STREET	A. T. & T.
4	2039	IRVING STREET	VERIZON



April 28 2017

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

RE: Conditional Use Authorization

Property Address: 1905 Irving Street

To the Planning Commission:

I am writing on behalf of my tenant Cricket Wireless located at 1905 Irving Street in reference to the above-referenced Conditional Use Authorization application. My family has owned the subject property since 1998 and I have been the property manager since that time.

I can attest to the fact that the former tenant Pro Cleaners, a dry cleaning business operated by a husband and wife, had previously occupied the premises since 1995 and had vacated the premises in early 2014 voluntarily and of their own accord due to the fact that after twenty years in business, they were getting on in years and wanted to retire, especially due to the fact that the husband had suffered a stroke and was wheel-chair-bound. They had posted their farewell notice in the window thanking their customers for twenty years' of patronage.

Cricket Wireless moved in on April 1, 2014 and ever since has been a tremendous asset to the community serving the needs of low-income residents in the neighborhood. I have also reached out to the Irving Street Merchants Association and not one of their fifty plus members has raised any objections and voiced any opposition to Cricket Wireless operating at this location.

Therefore, I fully support my good tenant Cricket Wireless to continue leasing the premises at this location and ask that the Planning Commission approve their application for conditional use authorization.

Thank you for time, attention, and understanding on this matter. Your kind consideration, cooperation, and assistance is greatly appreciated.

Best regards and kind respects,



WILLIAM CHANG
Property Manager
1929 Irving Street, Suite #307
San Francisco, CA 94122
(415)681-5684

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

身為 Sunset 社區 其中一員， 我很希望 Cricket Wireless Store 可以在 1905 Irving Street 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 Sunset 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。

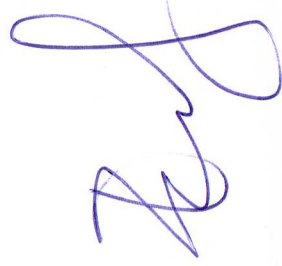
就是這些這麼重要的理由， 請允許 Cricket Wireless 成為 Sunset 社區的一員。

致敬

姓名： *barry*

地址： *2870 40th Ave*

SF CA 94116



San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

Re: Letter Supporting Approval of a Cricket Wireless Store at 1905 Irving Street, San Francisco

As a member of San Francisco's Sunset District, I have been very pleased to have the Cricket Wireless store at 1905 Irving Street.


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: Z. S. Nutterfield

Address:

3100 Vicente St. #201
S.F. CA. 94116

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：May chen.

地址：2459 32nd Ave S.F. CA 94116

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名: Nicole Sun

地址: 1895 Paga San Francisco, CA 94112.

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：

李玉林

地址：

1292 Irving #200
S.F. CA 94122

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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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:

Nazgul Omurbetova

Address:

847 34th Ave

San Francisco CA 94124

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: Vicki H10

Address: 146 4th Ave, 94118, SF, CA

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：

John Lee

地址：

1385 - 32nd Ave

S-F CA 94122

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：Stan Pin Wang

地址：203-31 VE

S.F. CA 94116

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名: 

地址: 26 San Gabriel Ave - CA S.F 94112

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：



地址：

3022 Vicente ST S.F. CA 94116

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: GINALYN SAGAZAN

Address: 1450 DUTCH AVE SAN FRANCISCO
CA. 94122

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：

An Lee

地址：

485 Eucalyptus Drive
San Francisco, CA 94132

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：



地址：

78 Semirada Ave. 94112

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: Yi-Shan Huang

Address: 310 Arballo Dr. Apt 11H, SF, CA, 94132

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: KWAN HO, CHENG

Address: 2255 42nd Ave SF CA 94116

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: *Victor Le*

Address: *1248 22nd Ave*
S.F., CA 94122

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: *Muhammed Ismail*

Address: *1201 6th ave #2*
SF. CA 94122

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: J Fung
3739 Balboa St
SF CA 94121

Address:

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: Ted Scott

Address: 333 Church St. CA
94114

San Francisco Planning Commission

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San Francisco, CA 94122

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Respectfully,

Name: *Selina Li*

Address: *439 23rd Ave.
San Francisco, CA 94121*

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: Vincent Yuen

Address: 2559 30th Ave
San Francisco, CA 94116

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名：TALING

地址：1743 22ND AVE SF 94122

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名: 

地址: 1405 34 TH AVE.
S.F. CA: 94122

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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姓名：Sam Chung
地址：1688 46th Ave. S.F. 94122

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致敬

姓名： MICHAEL LY

地址： 2275 35TH AVE

S-F, CA 94116

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

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致敬

姓名: Yoney Chao Guan
地址: 220 Lobos street
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三藩市策劃委員會

Cricket Wireless

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致敬

姓名：EVA Lo

地址：631 16th Ave

San Francisco CA 94118

三藩市策劃委員會

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姓名：Wen Yan Li

地址：888 7th St #54 - S.F CA

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姓名：

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地址：

3946 Alemany BLVD. SF. CA 94132

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致敬

姓名：

Shon Guang 216

地址：

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姓名：李珊榮

地址：1387 45th ave CA 94122.

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致敬

姓名： *Fi*

地址： *601 Grand Ave. S.F. CA 94124*

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姓名: Polu AC

地址: 632 spruce st 94118

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姓名：Ray

地址：267 3rd AVE SF. 94116

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姓名：

Zheo San Tao

地址：

295 Victoria st SF CA 94132

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姓名：Wanling Zhou

地址：158 ARCH ST. S.F. CA 94132

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姓名：

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地址：

1858 46th Ave S.F. CA, 94122.

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姓名：



地址：

2678 40th Ave. S.F. CA. 94116.

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姓名：David Wu
地址：34 Buckingham St 94132

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姓名：Karan Wong

地址：5918th Ave. S.F. CA 94121

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致敬

姓名：CINDY YAU
地址：3421 ORT EGA ST
S-F-CA 94122

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

Re: Letter Supporting Approval of a Cricket Wireless Store at 1905 Irving Street, San Francisco

As a member of San Francisco's Sunset District, I have been very pleased to have the Cricket Wireless store at 1905 Irving Street.

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:

Oihinkel

Address:

1263-18th

S F 94122

San Francisco Planning Commission

1905 Irving Street

San Francisco, CA 94122

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Respectfully,

Name: *Jim Li*

Address: *3231 Judah St.
S.F. CA 94122*

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致敬

姓名：

Q1 Ting Lin

地址：

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SF CA 94116

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致敬

姓名：Li Ping CAO

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致敬

姓名： Qi chen
地址： 2219 19th Ave.
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致敬

姓名: *Randi*

地址: *1321 47th Ave S.F. 94122*

三藩市策劃委員會

Cricket Wireless

1905 Irving street

San Francisco, CA 94122

身為 Sunset 社區 其中一員，我很希望 Cricket Wireless Store 可以在 1905 Irving Street 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 Sunset 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 Sunset 社區的一員。

致敬

姓名：Qin Ping Wen

地址：2457 20th Ave S.F CA 94116

三藩市策劃委員會

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致敬

姓名: GAO, KELSON

地址: 1200-12TH AVE. S.F. CA. 94122

三藩市策劃委員會

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致敬

姓名: Zheng Gaoxin

地址: 1252-21st AVT A SF 94112

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致敬

姓名：ALLEN abong

地址：1922-35AVE S.F. CA. 94116

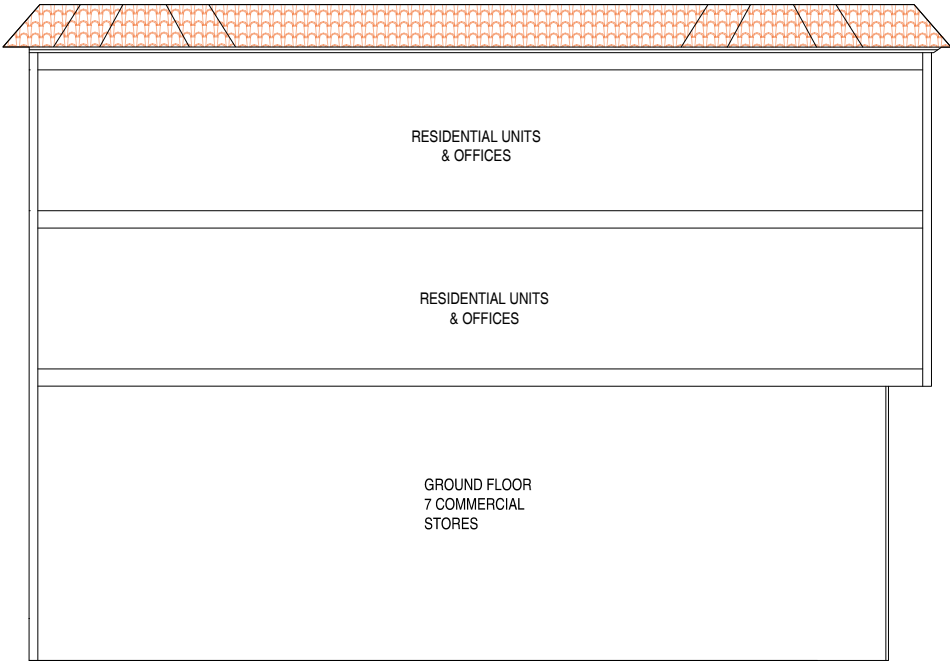
A-1

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.



EXISTING (EAST) BUILDING ELEVATION (20TH AVE) CRICKET WIRELESS SERVICES ACTIVE COMMERCIAL USE
SCALE: 1/4" = 1'-0"



BUILDING SECTION VIEW
SCALE: N.T.S.



EXISTING (NORTH) BUILDING ELEVATION (IRVING AVE)
SCALE: 3/16" = 1'-0"

REVISION:



JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1905 IRVING ST., SAN FRANCISCO, CA 94122
(BLOCK/LOT): 1775/052

SHEET TITLE
(E) NORTH & EAST BUILDING ELEVATIONS

DATE:
3/31/2017

SCALE:
As Noted

DRAWN BY:

LEGEND:

- EXISTING WALL TO REMAIN
NEW 2X4 @ 16" WOOD STUD WALL
WALL TO BE DEMO

GENERAL NOTES:

1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF CITY OF SAN FRANCISCO.
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REVISION:



JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1905 IRVING ST., SAN FRANCISCO, CA 94122
(BLOCK/LOT): 1775/052

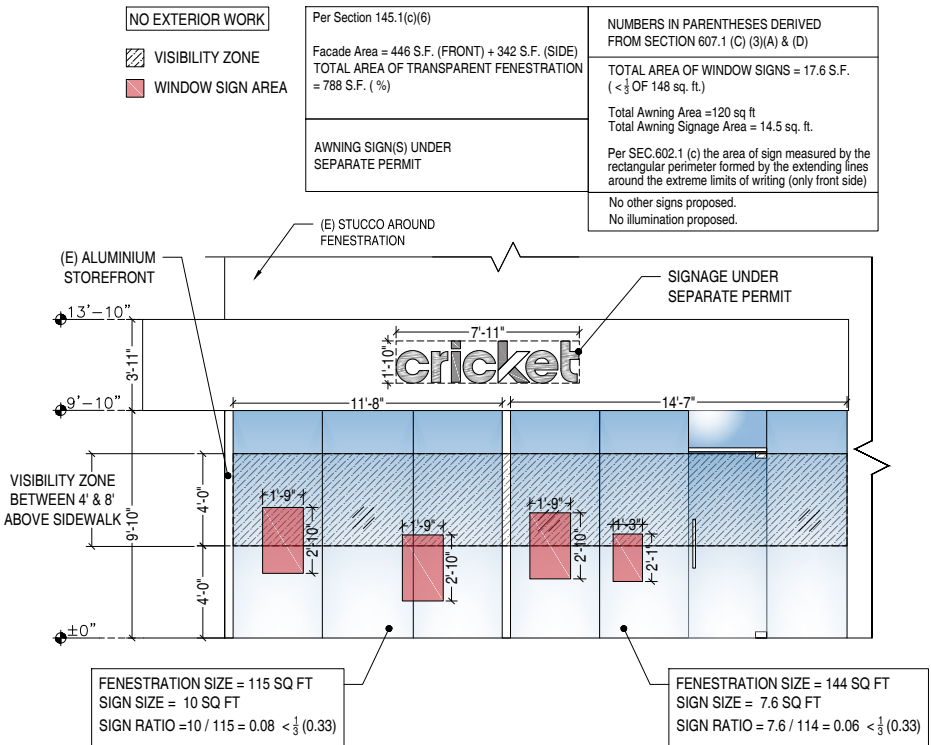
SHEET TITLE
EXISTING / PROPOSED FLOOR PLANS &
STORE FRONT ELEVATIONS

DATE:
3/31/2017

SCALE:
As Noted

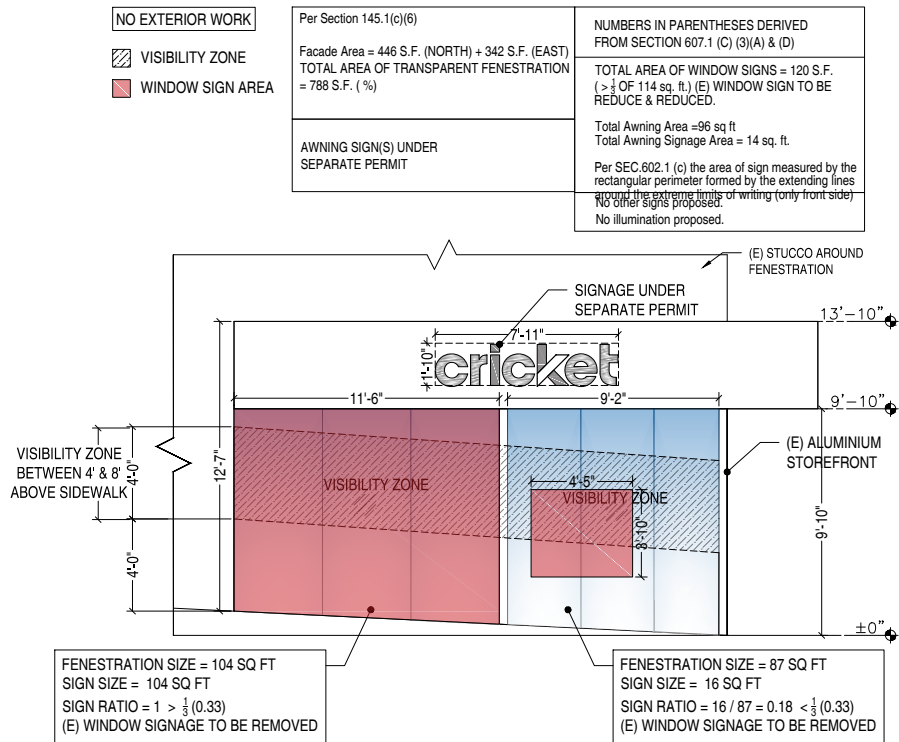
DRAWN BY:

A-2.1



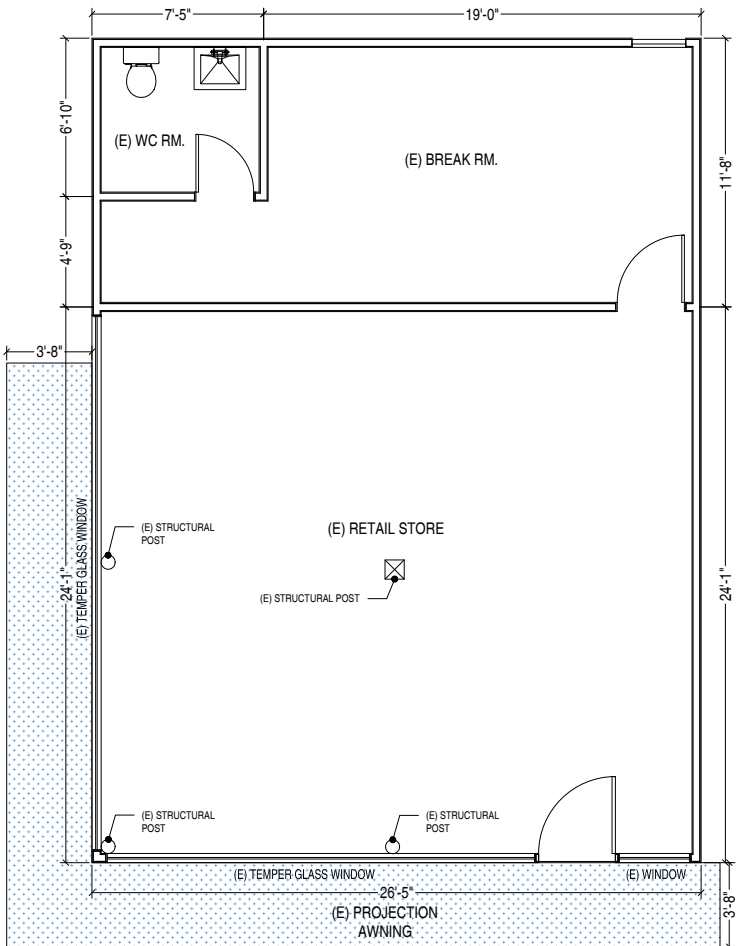
STORE FRONT SIGNAGE ELEVATION (IRVING ST SIDE)

SCALE: 1/4" = 1'-0"



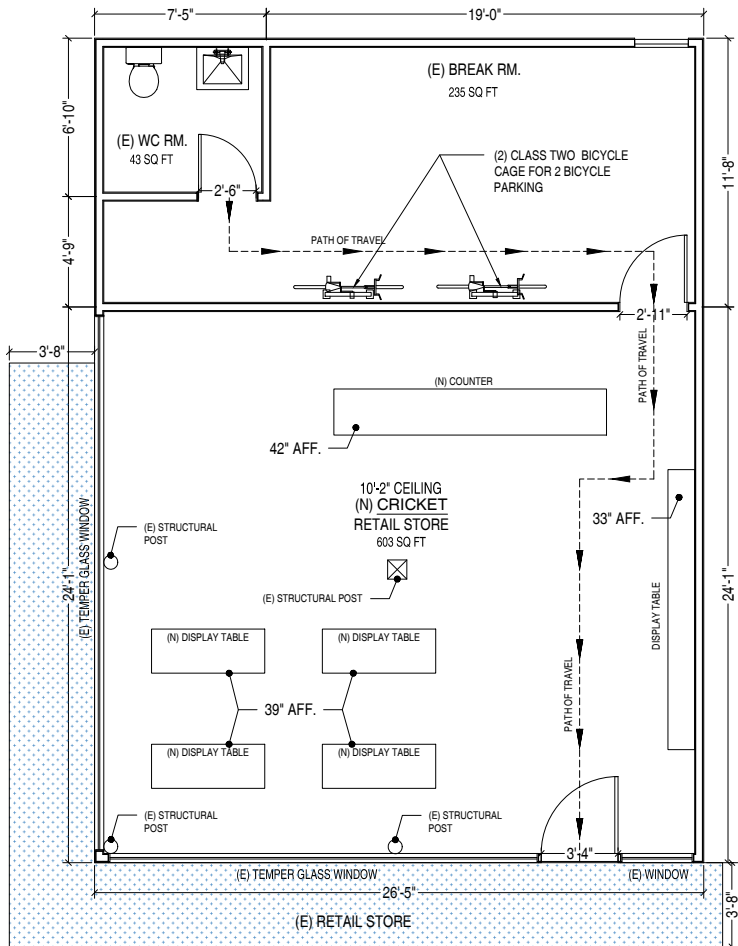
STORE FRONT SIGNAGE ELEVATION (20TH ST SIDE)

SCALE: 1/4" = 1'-0"



EXISTING RETAIL FLOOR PLAN

SCALE: 1/4" = 1'-0"

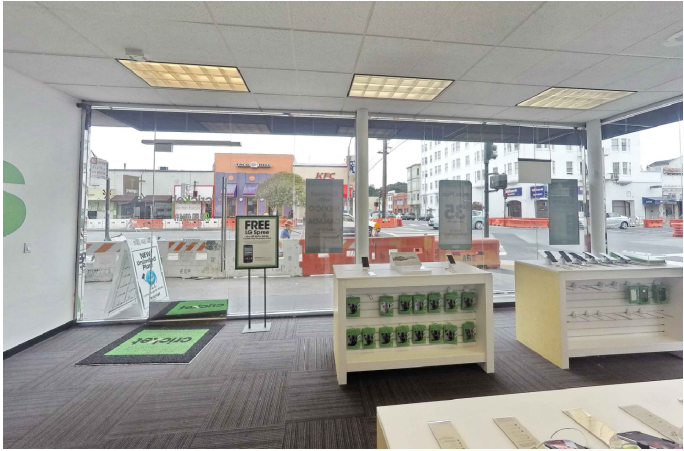


PROPOSED RETAIL FLOOR PLAN

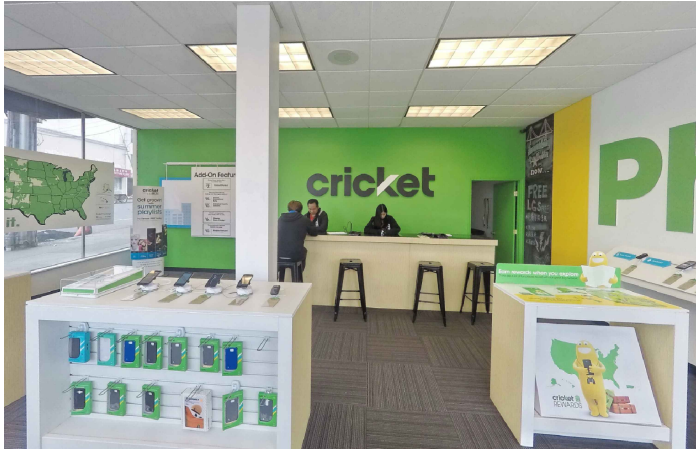
SCALE: 1/4" = 1'-0"



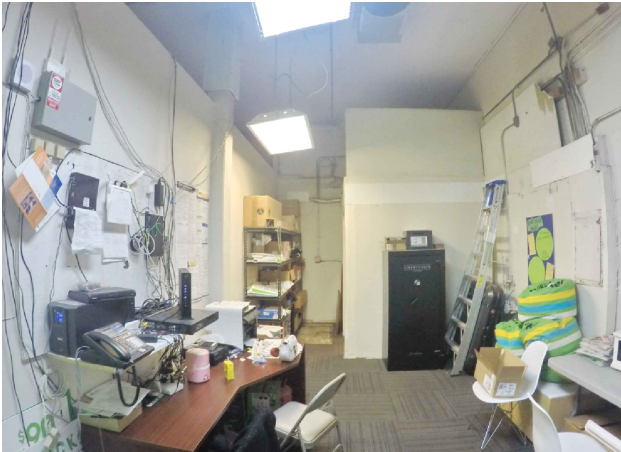
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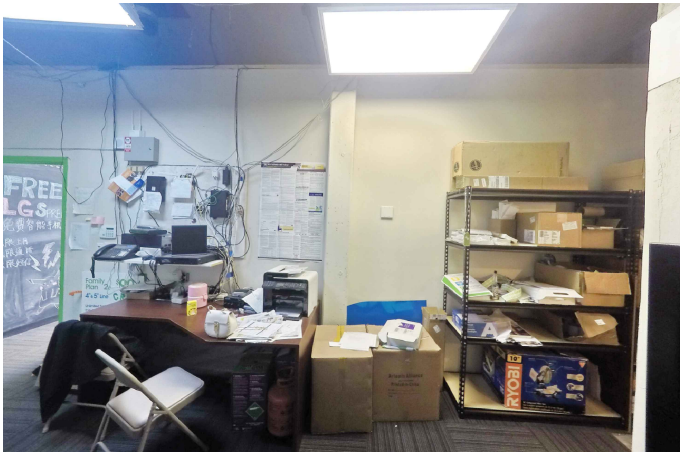
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1



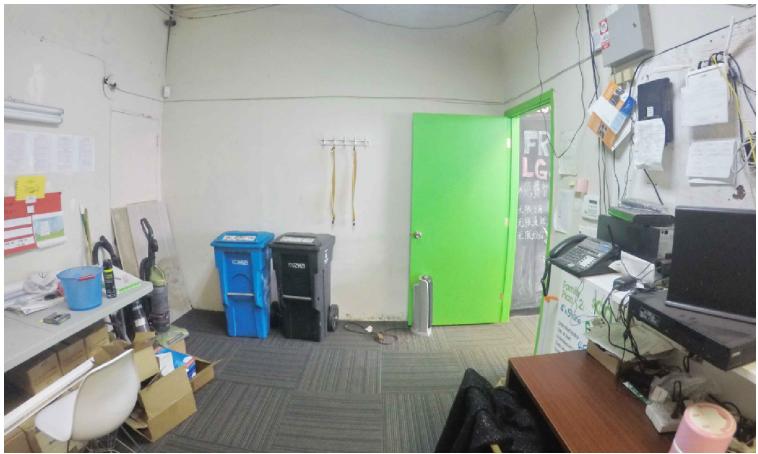
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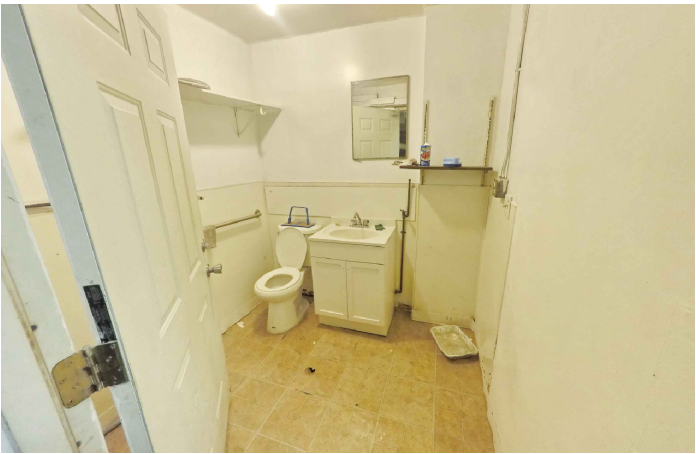
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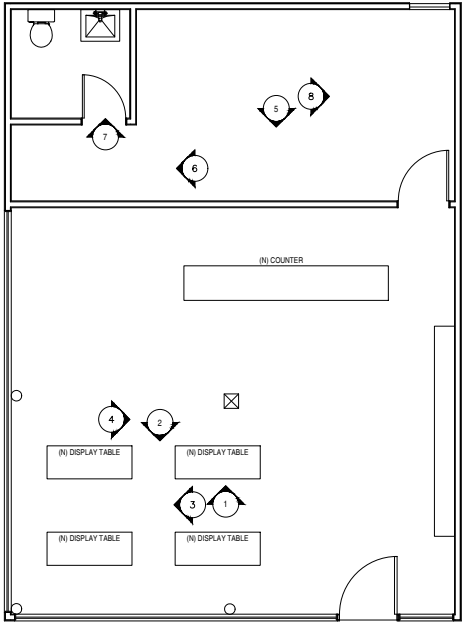
4



8



7



LEGEND

REVISION:



JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1905 IRVING ST., SAN FRANCISCO, CA 94122
(BLOCK/LOT): 1775/052

SHEET TITLE
INTERIOR PHOTOS

DATE:
3/31/2017

SCALE:
As Noted

DRAWN BY:

A-3



PERSPECTIVE VIEW 1 (STREET VIEW AT CORNER)
SCALE: N.T.S.



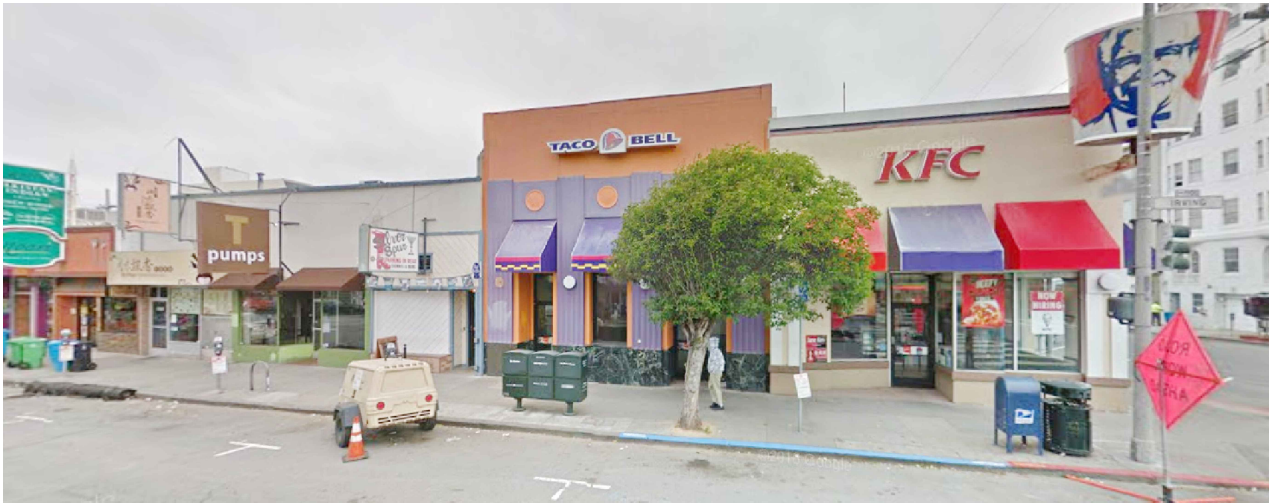
PERSPECTIVE VIEW 2 (STREET VIEW IRVING ST SIDE)
SCALE: N.T.S.



PERSPECTIVE VIEW 3 (STREET VIEW IRVING ST SIDE)
SCALE: N.T.S.



FRONT ELEVATION (STREET VIEW IRVING ST SIDE) — CRICKET — RETAIL LOCATION
SCALE: N.T.S.



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

REVISION:



JC American LLC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1905 IRVING ST, SAN FRANCISCO, CA 94122
(BLOCK/LOT): 1775/052

SHEET TITLE
EXTERIOR PHOTOS

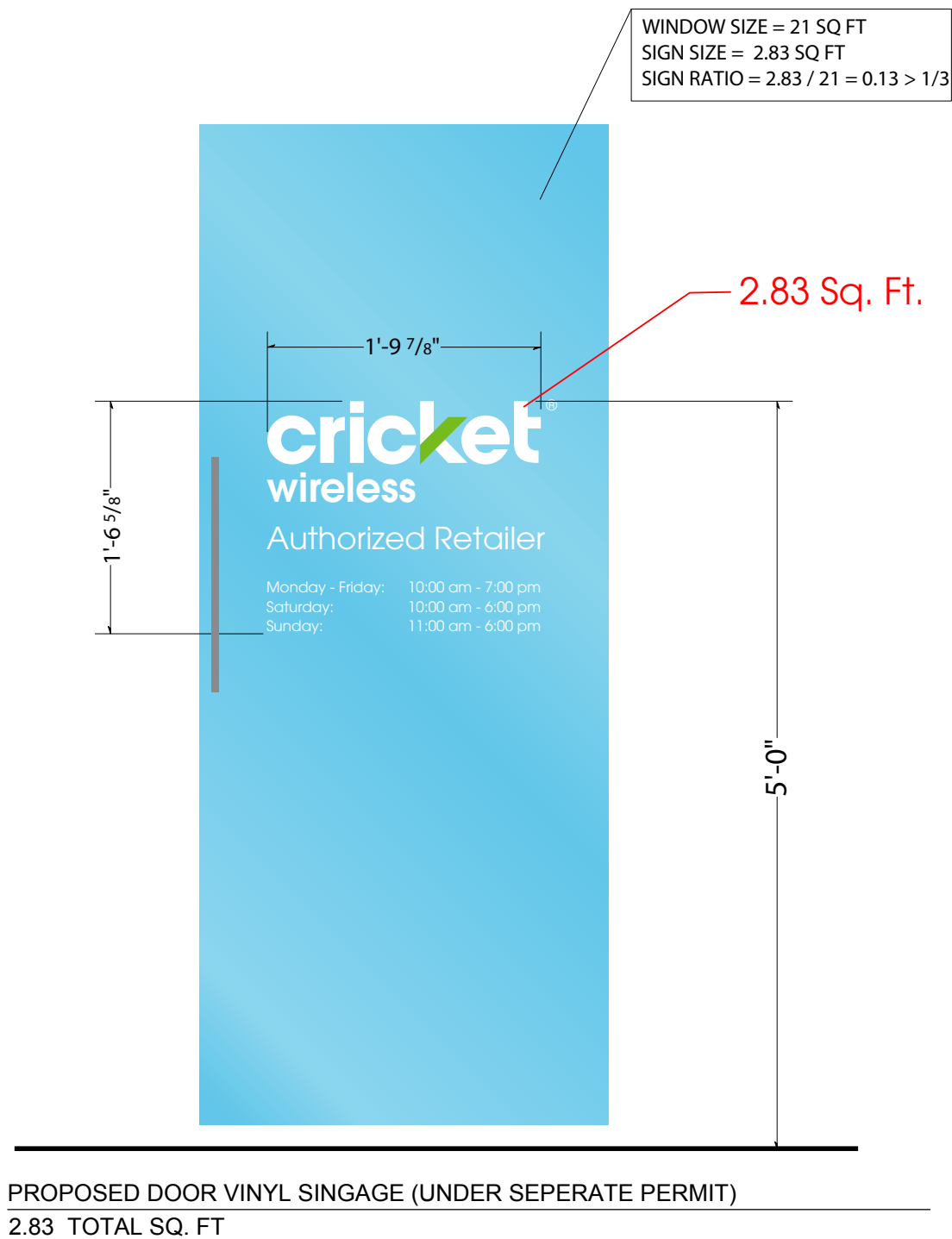
DATE:
3/31/2017

SCALE:
As Noted

DRAWN BY:

NOT TO SCALE

SIGNAGE UNDER SEPERATE SIGN PERMIT



EXISTING DOOR VINYL

DOOR VINYL

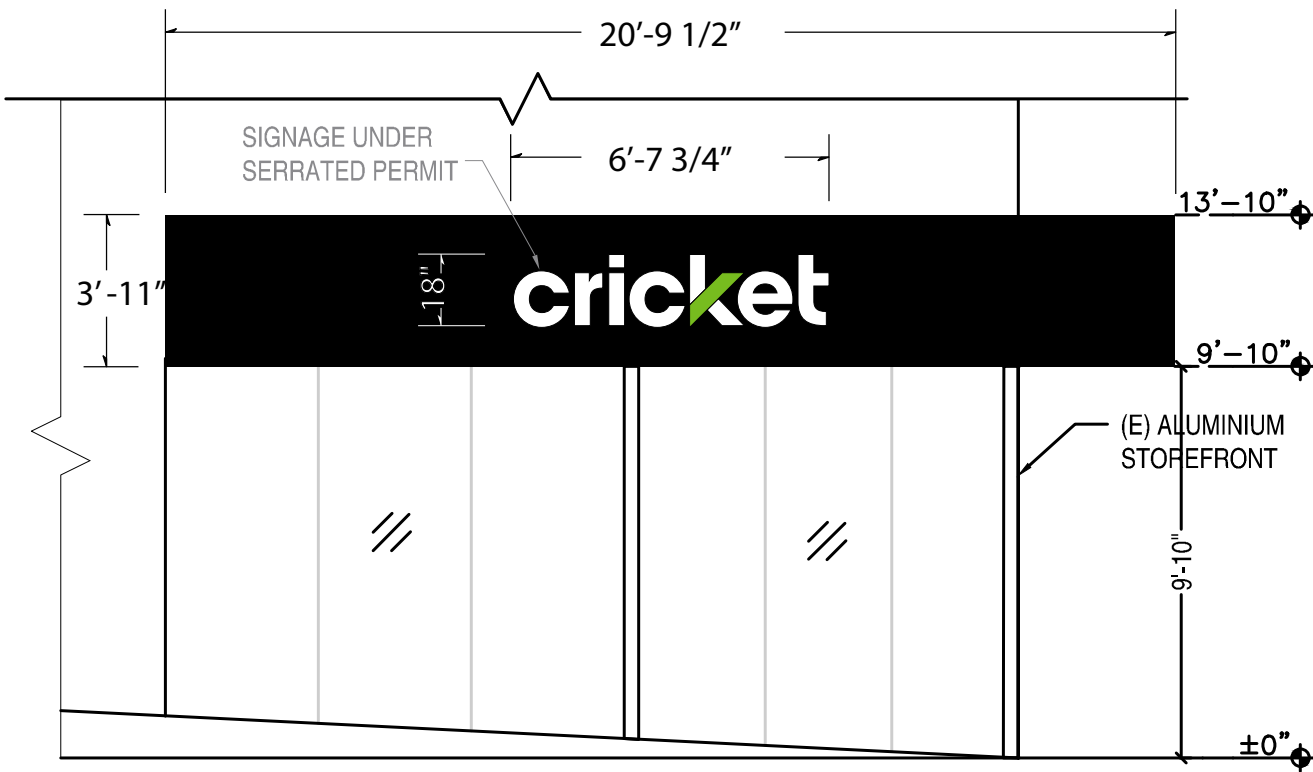
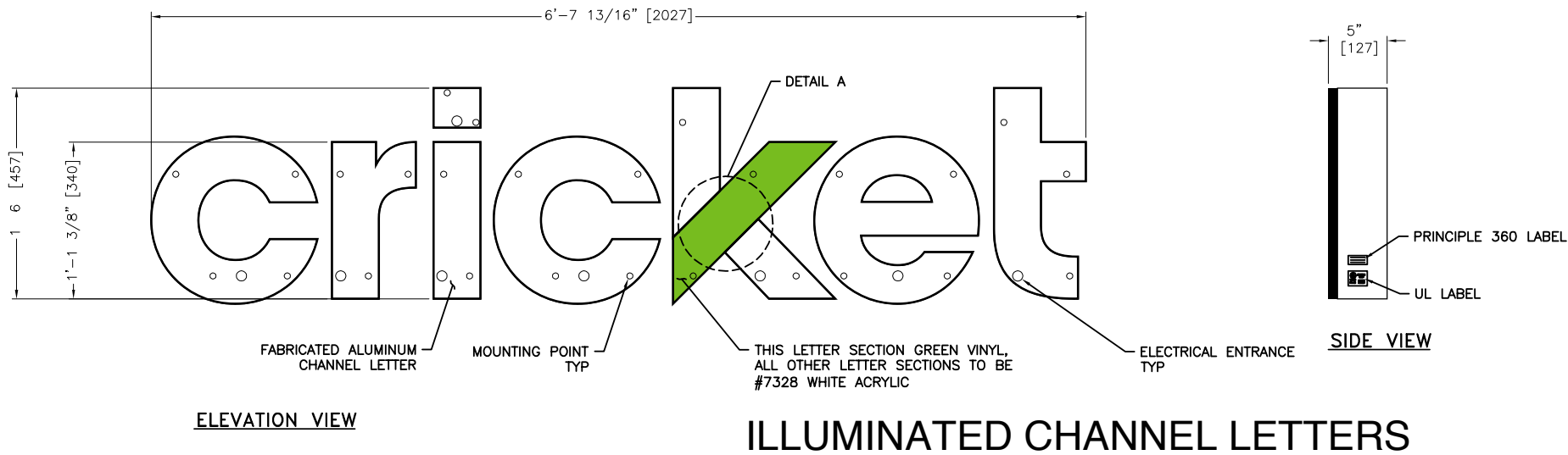
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SIGNAGE UNDER SEPERATE SIGN PERMIT

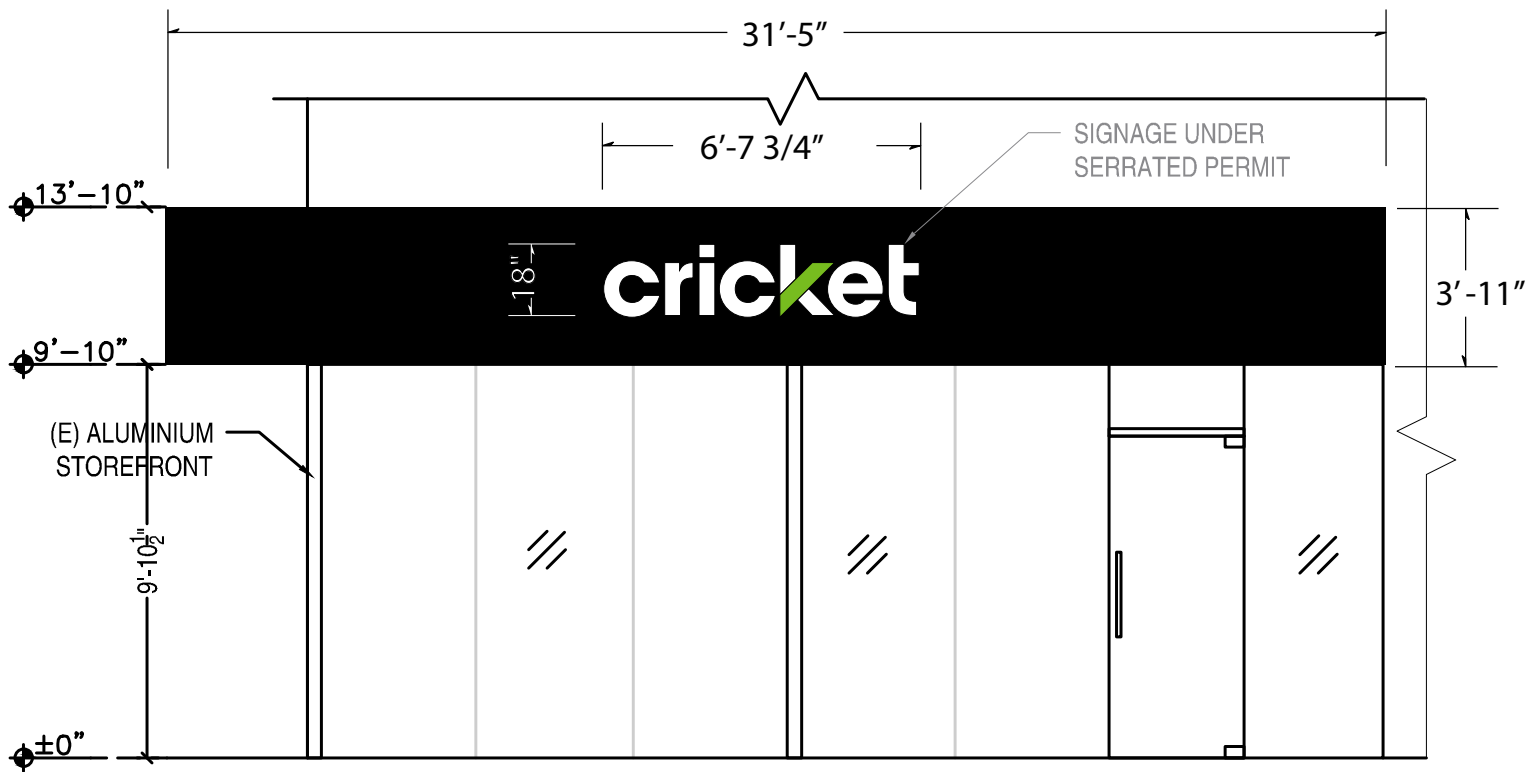
AWNING RE-FACE W/ ILLUMINATED CHANNEL LETTERS

FACE: TO BE FLEX-FACE AWNING MATERIAL WITH VINYL GRAPHICS
GRAPHICS: BLACK VINYL - 3M 3630-22 BLACK

- MATERIALS:
- .040 WHITE PRE-COATED COIL STOCK W/ WHITE TRANSLUCENT FACES, EXCEPT LEG IN "K" WILL BE GREEN
 - LED INTERNAL ILLUMINATION W/ 60 WATT/12 VOLT POWER SUPPLY
 - TIME CLOCK TO BE INSTALLED INSIDE STORE TO REGULATE THE ILLUMINATION OF THE SIGNAGE. SIGNAGE TO BE TURNED OFF DURING NON-BUSINESS HOURS

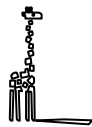



PROPOSED STORE FRONT SIGNAGE ELEVATION (20th Ave. SIDE)



PROPOSED STORE FRONT SIGNAGE ELEVATION (IRVING ST. SIDE)

OPTION A



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

principle	Latest Revision: -
Drawing by: JFD	Date: 6 APR 2017
Description:	
Customer: CRICKET	
Sht 1 of 1	Drawing: SP - 2.0A

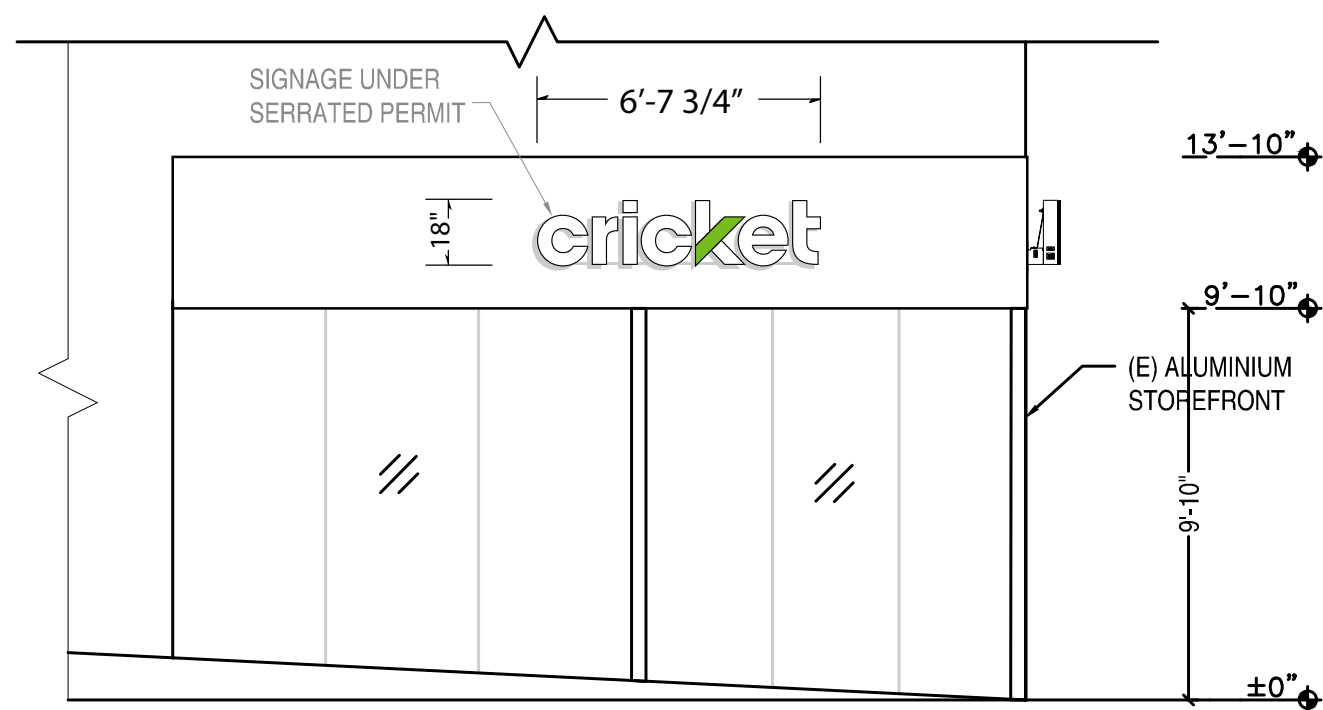
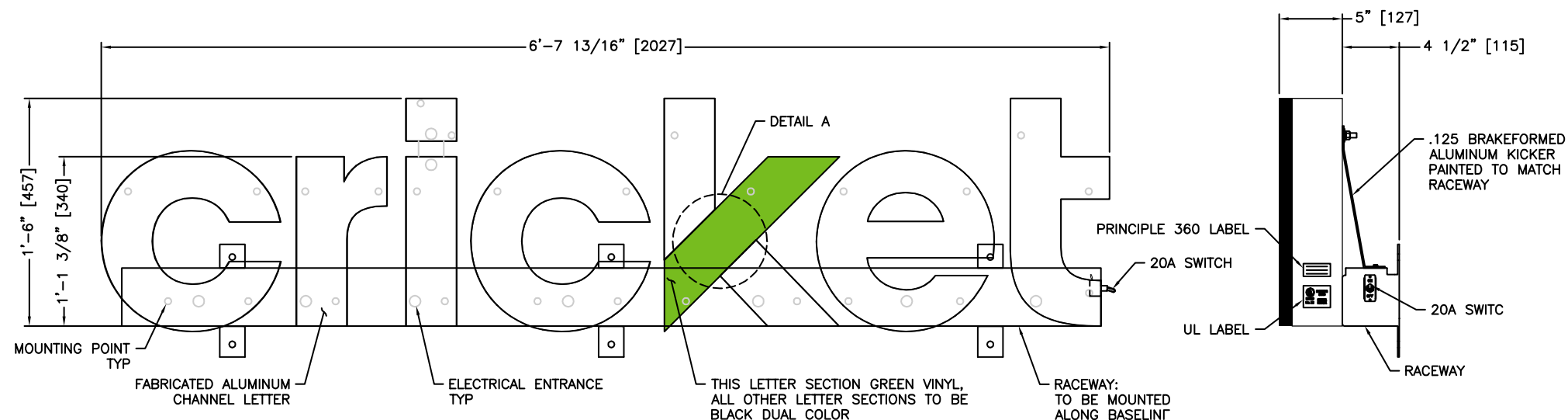
NOT TO SCALE

SIGNAGE UNDER SEPERATE SIGN PERMIT

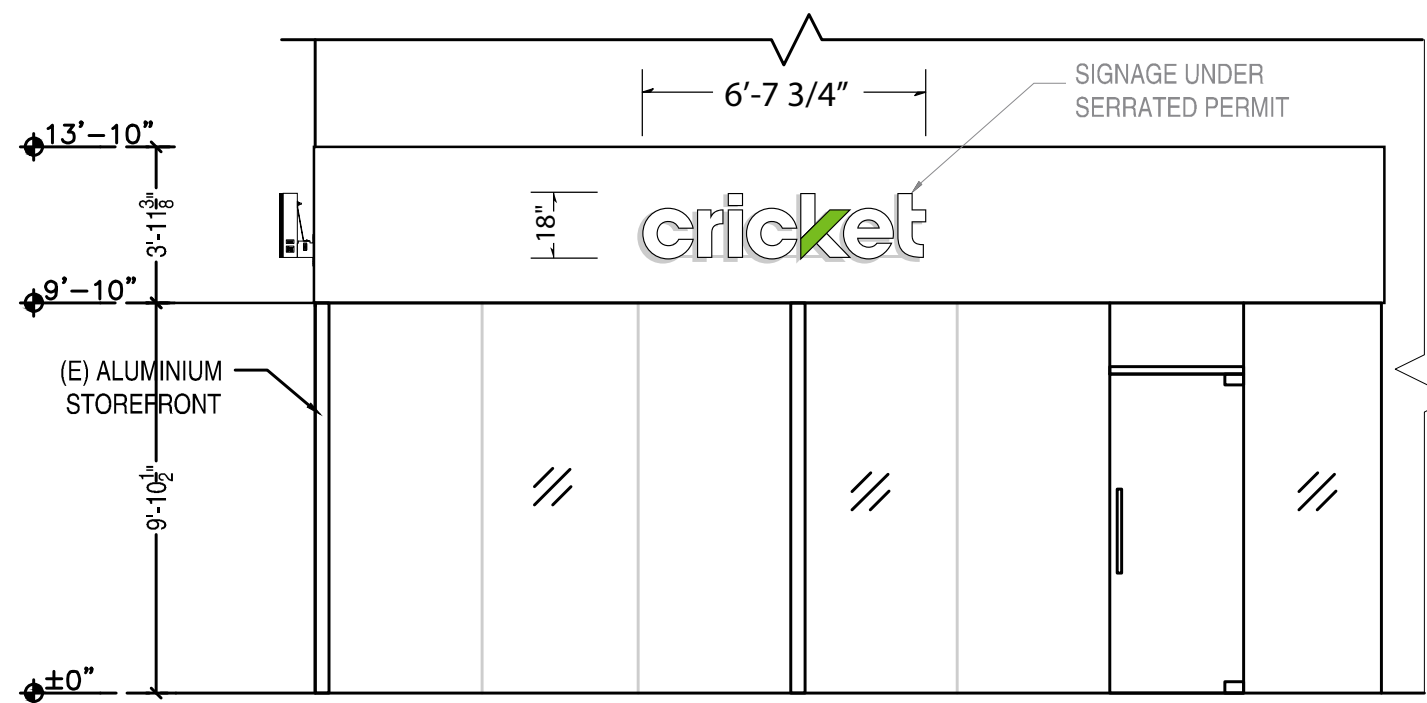
ILLUMINATED CHANNEL LETTERS

MATERIALS:

- .040 WHITE PRE-COATED COIL STOCK W/ WHITE TRANSLUCENT 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



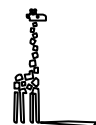
PROPOSED STORE FRONT SIGNAGE ELEVATION (20th Ave. SIDE)



PROPOSED STORE FRONT SIGNAGE ELEVATION (IRVING ST. SIDE)

OPTION B

principle



Principle Group
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Knoxville, TN 37922
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-	----	----	-	<div> <div>principle</div> <div>Latest Revision: _____</div> <div>Drawing by: JFD Date: 7 APR 2017</div> <div>Description:</div> <div>Customer: CRICKET</div> <div>Sht 1 of 1 Drawing: SP - 2.0B</div> </div>
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Rev	Date	Initials	Description of change	