



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 2, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 23, 2017
Case No.: **2016-012471CUA**
Project Address: **2086 UNION STREET**
Zoning: Union Street Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 0532/016
Project Sponsors: Janet Crane (agent) Sweaty Betty London
Freebairn – Smith & Crane Sweaty Betty Customer Care
442 Post Street, 6th Floor 833 Fulham Road
San Francisco, CA 94102 London, SW6 5HQ, UK
Ricky Sheck Kwai Huey (property owners)
Patricia Hoo Sai Huey
58 Sloat Boulevard
San Francisco, CA 94132
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections, 303(c), 303(i), 703.3(c), and 703.4 to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. Sweaty Betty, a British retailer specializing in women's activewear) in a vacant ground floor commercial space with approximately 1,670 square feet of floor area (previously occupied by "Nine West", a Formula Retail store established prior to the Formula Retail Controls). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 2086 Union Street is located on the north side of Union Street between Webster and Buchanan Streets, Assessor's Block 0532, Lot 016. It is located within the Union Street Neighborhood Commercial (NCD) and a 40-X Height and Bulk District. The subject lot is 2,600 square-feet (26 feet wide by 100 feet deep) in size and is occupied by a three-story mixed use building built in 1906. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject vacant ground floor commercial space was previously occupied by a Formula Retail shoe and accessories store (d.b.a. Nine West) which vacated the premises during the fall of 2016. There are two residential units on the second and third floors of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding development consists of a variety of multi-story residential, commercial and mixed-use buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900s and the 1970s. A mix of food establishments, personal and professional service establishments, and small retail establishments defines the Union Street NCD corridor in the immediate vicinity. Some of the existing commercial establishments on the subject block include Milvali, Covet, Images of the North, Palm House, Le Marcel, Bungalow Event Planning, Collector's Cave Toy, Contrada Bike, Lorna Jane, Belga, Fog City Leather, Adam Neely, Marcello Watches, and Betelnut. Some of the commercial establishments on the opposite block include The Bendy Building, Sephora, Soul Cycle, Nike, Equinox Gym, Earth Bar, Expressamente Lily, Llama's Boutique, Firuze, Hunan's Empire, Shaw, and Comerica Bank. The surrounding zoning to the north, east and west of the project site is RH-2 (Residential, House, Two-Family) District zoning and surrounding zoning south of the project site is Union Street NCD zoning.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 13, 2017	January 11, 2017	22 days
Posted Notice	20 days	January 13, 2017	January 13, 2017	20 days
Mailed Notice	30 days	January 2, 2017	December 27, 2016	35 days

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

PUBLIC COMMENT

- As of January 23, 2017, the Department has not received any letters or phone calls in opposition to the proposed project. The project sponsors conducted a pre-application meeting on the proposed project on August 30, 2016; Lesley Leonhardt from the Union Street Association attended the pre-application meeting. The project sponsors submitted one letter in support of the proposed project from the Union Street Association and indicated that they conducted outreach efforts to other neighborhood groups.

ISSUES AND OTHER CONSIDERATIONS

- According to the project sponsor, Sweaty Betty currently has 48 stores worldwide (with no existing stand-alone store locations in San Francisco). The proposed project will allow for the establishment of the first Sweaty Betty independent retail store location in San Francisco. They currently have other U.S. stores in Connecticut, Los Angeles, New Jersey, and New York and other stores in London and other parts of the United Kingdom.
- Formula Retail findings are included in the Draft Motion for the Commission to consider.

- There are approximately 45 formula retail establishments out of approximately 284 ground and second floor commercial establishments within ¼ mile of the project site and within the Union Street NCD, including retail, restaurants, personal, professional, financial service establishments, and gas stations. (This includes the existing formula retail d.b.a. Nine West which vacated the project site.) The existing intensity of formula retail uses is approximately 18% of all businesses within the district, and approximately 24% of the total commercial street frontage. According to the project sponsor and confirmed by Department staff, much of the formula retail frontage is represented by financial institutions and gas stations which typically have larger footprints than typical commercial tenant spaces that would nominally affect the ratio of formula retail street frontage. The proposed project will not result in a net gain of formula retail uses and formula retail commercial street frontage since it replaces an existing formula retail use which recently vacated on the project site.
- Within the Union Street NCD, there are a few similar retail establishments which specialize in selling women's sports activewear. Some of the sport retail establishments include Rapha Cycle, Contrada Bike, City Cycle, Nike, and Lulu Lemon (which is also considered formula retail use). Most of these businesses specialize in selling sports equipment and accessories rather than sports activewear for women.
- The proposed use is consistent with the existing character of the district, which is comprised of many Formula Retailers who specialize in a variety of goods and services. Table 1 below represents the Formula Retail Concentration by Activities.

Table1. Formula Retail Concentration by Activities

Type of Business	Commercial Frontage Total LF	FR Stores Frontage LF	% FR Frontage
Bar	123	0	0%
Cleaners	231	0	0%
Financial Services	438	438	100%
Gas Stations	339	339	100%
Grocery	313	0	0%
Hotel	117	0	0%
Limited Restaurant	793	209	26%
Other Entertainment	57	0	0%
Personal Services	1334	199	15%
Pet Services	122	0	0%
Professional Services	1337	429	32%
Restaurant	1145	25	2%
Retail	3006	689	23%
Vacant	442	0	0%
Total	9797	2328	23.8%
Total exc. Financial Services and Gas Stations	9359	1551	16.6%

Note: The Union Street NCD Land Use Table was developed using data collected by the project sponsor and reviewed by the Planning Department.

The use mix is varied in the subject NCD. According to the project sponsor and verified by Department staff, professional services represents approximately 32% of the commercial frontage, followed by limited restaurants and restaurants for approximately 28% of the commercial frontage, retail for approximately 23% of the commercial frontage, and followed by personal services for approximately 15% of the commercial frontage. In addition, the project sponsor has indicated that “sport stores” use (which will include the proposed Sweaty Betty) will comprise approximately 1% of the commercial frontage within the subject NCD within ¼ radius of the project site.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303(c), 303(i), 703.3, and 703.4 of the Planning Code to establish a Formula Retail Use (d.b.a. Sweaty Betty) in a vacant ground floor commercial space with approximately 1,670 square feet of floor area (previously occupied by “Nine West”, a Formula Retail store) within the Union Street NCD and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The proposed use would not increase the overall concentration of Formula Retail establishments within the Union Street NCD since the proposed project would replace a formula retail use which vacated the project site.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (which replaces a retail store which has vacated) in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Union Street NCD within the Marina neighborhood.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

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

SMY

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

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 |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: FEBRUARY 2, 2017

<i>Date:</i>	January 23, 2017	
<i>Case No.:</i>	2016-012471CUA	
<i>Project Address:</i>	2086 UNION STREET	
<i>Zoning:</i>	Union Street (Neighborhood Commercial) District 40-X Height and Bulk District	
<i>Block/Lot:</i>	0532/016	
<i>Project Sponsors:</i>	Janet Crane (agent) Freebairn – Smith & Crane 442 Post Street, 6 th Floor San Francisco, CA 94102 Ricky Sheck Kwai Huey (property owners) Patricia Hoo Sai Huey 58 Sloat Boulevard San Francisco, CA 94132	Sweaty Betty London Sweaty Betty Customer Care 833 Fulham Road London, SW6 5HQ, UK
<i>Staff Contact:</i>	Sharon M. Young – (415) 558-6346 sharon.m.young@sfgov.org	
<i>Recommendation:</i>	Approval with Conditions	

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303(c), 303(i), 703.3(c), AND 703.4 TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. SWEATY BETTY) AT 2086 UNION STREET WITHIN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 27, 2016, Janet Crane acting agent for property owners Ricky Sheck Kwai Huey and Patricia Hoo Sai Huey (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at **2086 Union Street, Lot 016 in Assessor's Block 0532** (hereinafter "Subject Property"), pursuant to Planning Code Section 303(c), 303(i), 703.3(c), and 704.3 to establish a Formula Retail Use (d.b.a. Sweaty Betty) within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District, in general conformity with plans dated September 22, 2016 and labeled "Exhibit B" (hereinafter "Project").

The proposal is to establish a Formula Retail Use (d.b.a. Sweaty Betty, a British retailer specializing in women's activewear) in a vacant ground floor commercial space with approximately 1,670 square feet of floor area (previously occupied by "Nine West", a Formula Retail store established prior to the Formula Retail Controls).

The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

On February 2, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. **2016-012471CUA**.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. **2016-012471CUA**, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site at 2086 Union Street is located on the north side of Union Street between Webster and Buchanan Streets, Assessor's Block 0532, Lot 016. It is located within the Union Street Neighborhood Commercial (NCD) and a 40-X Height and Bulk District. The subject lot is 2,600 square-feet (26 feet wide by 100 feet deep) in size and is occupied by a three-story mixed use building built in 1906. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject vacant ground floor commercial space was previously occupied by a Formula Retail shoe and accessories store (d.b.a. Nine West) which vacated the premises during the fall of 2016. There are two residential units on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The surrounding development consists of a variety of multi-story residential, commercial and mixed-use buildings. The scale of development in the area consists of a mix of low-and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900s and the 1970s. A mix of food establishments, personal and professional service establishments, and small retail establishments defines the Union Street NCD corridor in the immediate vicinity. Some of the existing commercial establishments on the subject block include Milvali, Covet, Images of the North, Palm House, Le Marcel, Bungalow Event Planning, Collector's Cave Toy, Contrada Bike, Lorna Jane, Belga, Fog City Leather, Adam Neely, Marcello Watches, and Betelnut. Some of the commercial establishments on the opposite block include The Bendy Building, Sephora, Soul Cycle, Nike, Equinox Gym, Earth Bar, Expressamente Lily, Llama's Boutique, Firuze, Hunan's Empire, Shaw, and Comerica Bank. The surrounding zoning to the north, east and west of the project site is RH-2 (Residential, House, Two-Family) District zoning and surrounding zoning south of the project site is Union Street NCD zoning.

4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections, 303(c), 303(i), 703.3(c), and 703.4 to establish a Formula Retail Use within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. Sweaty Betty, a British retailer specializing in women's activewear) in a vacant ground floor commercial space with approximately 1,670 square feet of floor area (previously occupied by "Nine West", a Formula Retail store established prior to the Formula Retail Controls). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.
5. **Issues and Other Considerations.**
 - According to the project sponsor, Sweaty Betty currently has 48 stores worldwide (with no existing stand-alone store locations in San Francisco). The proposed project will allow for the establishment of the first Sweaty Betty independent retail store location in San Francisco. They currently have other U.S. stores in Connecticut, Los Angeles, New Jersey, and New York and other stores in London and other parts of the United Kingdom.
6. **Public Comment.** As of January 23, 2017, the Department has not received any letters or phone calls in opposition to the proposed project. The project sponsors conducted a pre-application meeting on the proposed project on August 30, 2016; Lesley Leonhardt from the Union Street Association attended the pre-application meeting. The project sponsors submitted one letter in support of the proposed project from the Union Street Association and indicated that they conducted outreach efforts to other neighborhood groups.
7. **Use District.** The project site is within the Union Street Neighborhood Commercial District (NCD). The Union Street NCD, located in northern San Francisco between the Marina and Pacific Height neighborhoods, provides convenience goods and services to the residents of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods. The district has a very active and continuous commercial frontage along Union Street, while the side streets have a greater proportion of residences. The Union Street NCD controls are designed to encourage a wide variety of uses, with special emphasis on eating and drinking establishments and specialty shops whose clientele comes from a wide trade area. This is in addition to a significant number of professional, realty, and business offices. Most commercial development is permitted at the first two stories of new buildings, while retail service uses are monitored at the third story and above. The zoning controls are designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability.
8. **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 Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Sweaty Betty) in an approximately 1,670 square foot vacant ground floor commercial space on the project site.

Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any discretionary review pursuant to Section 703.3, Formula Retail Uses:

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

There are approximately 45 formula retail establishments out of approximately 284 ground and second floor commercial establishments within ¼ mile of the project site and within the Union Street NCD, including retail, restaurants, personal, professional, financial service establishments, and gas stations. (This includes the existing formula retail d.b.a. Nine West which vacated the project site.) The existing intensity of formula retail uses is approximately 18% of all businesses within the district, and approximately 24% of the total commercial street frontage.

According to the project sponsor and confirmed by Department staff, much of the formula retail frontage is represented by financial institutions and gas stations which typically have larger footprints than typical commercial tenant spaces that would nominally affect the ratio of formula retail street frontage. The proposed project will not result in a net gain of formula retail uses and formula retail commercial street frontage since it replaces an existing formula retail use which recently vacated on the project site.

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

Within the Union Street NCD, there are a few similar retail establishments within the district which specialize in selling women's sports activewear. Some of the sport retail establishments include Rapha Cycle, Contrada Bike, City Cycle, Nike, and Lulu Lemon (which is also considered formula retail use). Most of these businesses specialize in selling sports equipment and accessories rather than sports activewear for women.

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

The proposed project is a formula retail use which will occupy a commercial space last occupied by another formula retail use (Nine West) which recently vacated. The proposed project will include interior tenant improvements (reconfiguring the interior wall partitions and adding new display fixtures), new business signage, and minor storefront improvements with new paint to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

- d. The existing retail vacancy within the district.

The project sponsors have indicated that the current vacancy rate is approximately 10% (approximately 29 out of 284 commercial establishments) within this portion of the district and a year ago, there were approximately 16 vacancies.

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

The proposed formula retail use will complement the mix of goods and services currently available within this portion of the Union Street NCD, which include a mixture restaurants, personal and professional service establishments, and small retail establishments.

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

The proposed use is consistent with the existing character of the district, which is comprised of many Formula Retailers who specialize in a variety of goods and services. Table 1 below represents the Formula Retail Concentration by Activities.

Table1. Formula Retail Concentration by Activities

Type of Business	Commercial Frontage Total LF	FR Stores Frontage LF	% FR Frontage
Bar	123	0	0%
Cleaners	231	0	0%
Financial Services	438	438	100%
Gas Stations	339	339	100%
Grocery	313	0	0%
Hotel	117	0	0%
Limited Restaurant	793	209	26%
Other Entertainment	57	0	0%
Personal Services	1334	199	15%
Pet Services	122	0	0%
Professional Services	1337	429	32%
Restaurant	1145	25	2%
Retail	3006	689	23%
Vacant	442	0	0%
Total	9797	2328	23.8%
Total exc. Financial Services and Gas Stations	9359	1551	16.6%

Note: The Union Street NCD Land Use Table was developed using data collected by the project sponsor and reviewed by the Planning Department.

The use mix is varied in the subject NCD. According to the project sponsor and verified by Department staff, professional services represents approximately 32% of the commercial frontage, followed by limited and restaurants by approximately 28% of the commercial frontage, retail for approximately 23% of the commercial frontage, and followed by personal services of approximately 15% of the commercial frontage. In addition, the project sponsor has indicated that “sport stores” use (which will include the proposed Sweaty Betty) will comprise approximately 1% of the commercial frontage within the subject NCD within ¼ radius of the project site.

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

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

- B. **Other Retail Sales and Services Use within the Union Street NCD.** Section 725.40 of the Planning Code permits “other retail sales and services” establishments on the first and second stories.

The current proposal is to allow the continuation of an ‘other retail sales and service use’ (also formula retail use d.b.a. Sweaty Betty) on the ground (1st) floor of the three-story mixed-use building.

- C. **Use Size.** Section 725.21 establishes size limits on nonresidential uses in the Union Street NCD. Within the District, Conditional Use authorization is required for any nonresidential use that exceeds 2,499 square feet.

The subject commercial tenant space occupies less than 2,499 square feet; therefore the proposed project does not require Conditional Use authorization for use size.

- D. **Hours of Operation.** Section 725.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The project sponsor has indicated that the proposed hours of operation of the proposed formula retail use d.b.a. Sweaty Betty are 10 a.m. to 7 p.m. seven days a week; if necessary, Sweaty Betty will modify their hours to be in line with other neighborhood merchants.

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 of the Planning Code requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 1,670 square feet of floor area, will not require any off-street parking or loading spaces.

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

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

Approximately 80% (20 feet) of the street frontage at the ground level on Union Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

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

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

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

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

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

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

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 41-Union and 45-Union/Stockton) is located within walking distance of the project site; a bus stop is located at the corner of Union and Buchanan Streets. There is on-street parking in front of the subject property and in the surrounding neighborhood. A parking garage (Union Street Plaza garage) is located on the subject block at 2001 Union Street.

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

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

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

The proposed project is consistent with the stated purpose of the Union Street NCD in that the intended use is a neighborhood-serving business.

10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the Union Street NCD, which includes a mixture of restaurants, personal and professional service establishments, and retail establishments.

Policy 3:

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

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the Union Street NCD. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 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 existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 3:

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

The proposed project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with another retail use.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the Union Street NCD.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The proposal will involve minor exterior tenant improvements (new paint and business signage) and interior tenant improvements to the ground floor commercial tenant space which is compatible with the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a retail store use (Nine West) which previously existed on the project site.

Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

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

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

The proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City by employing approximately 5 people.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establish a retail store use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

12. 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.
13. 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. 2016-012471CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 22, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to allow the establishment of a Formula Retail Use (d.b.a. Sweaty Betty) on the ground floor commercial space at 2086 Union Street in Assessor's Block 0532, Lot 016 pursuant to Planning Code Sections 303(c), 303(i), 703.3(c), and 703.4 within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District in general conformance with plans, dated September 22, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-012471CUA and subject to conditions of approval reviewed and approved by the Commission on February 2, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposal is to establish a Formula Retail Use (d.b.a. Sweaty Betty, a British retailer specializing in women's activewear) in a vacant ground floor commercial space with approximately 1,670 square feet of floor area (previously occupied by "Nine West", a Formula Retail store established prior to the Formula Retail Controls). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.

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 February 2, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

DESIGN

8. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

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

OPERATION

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

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

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

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

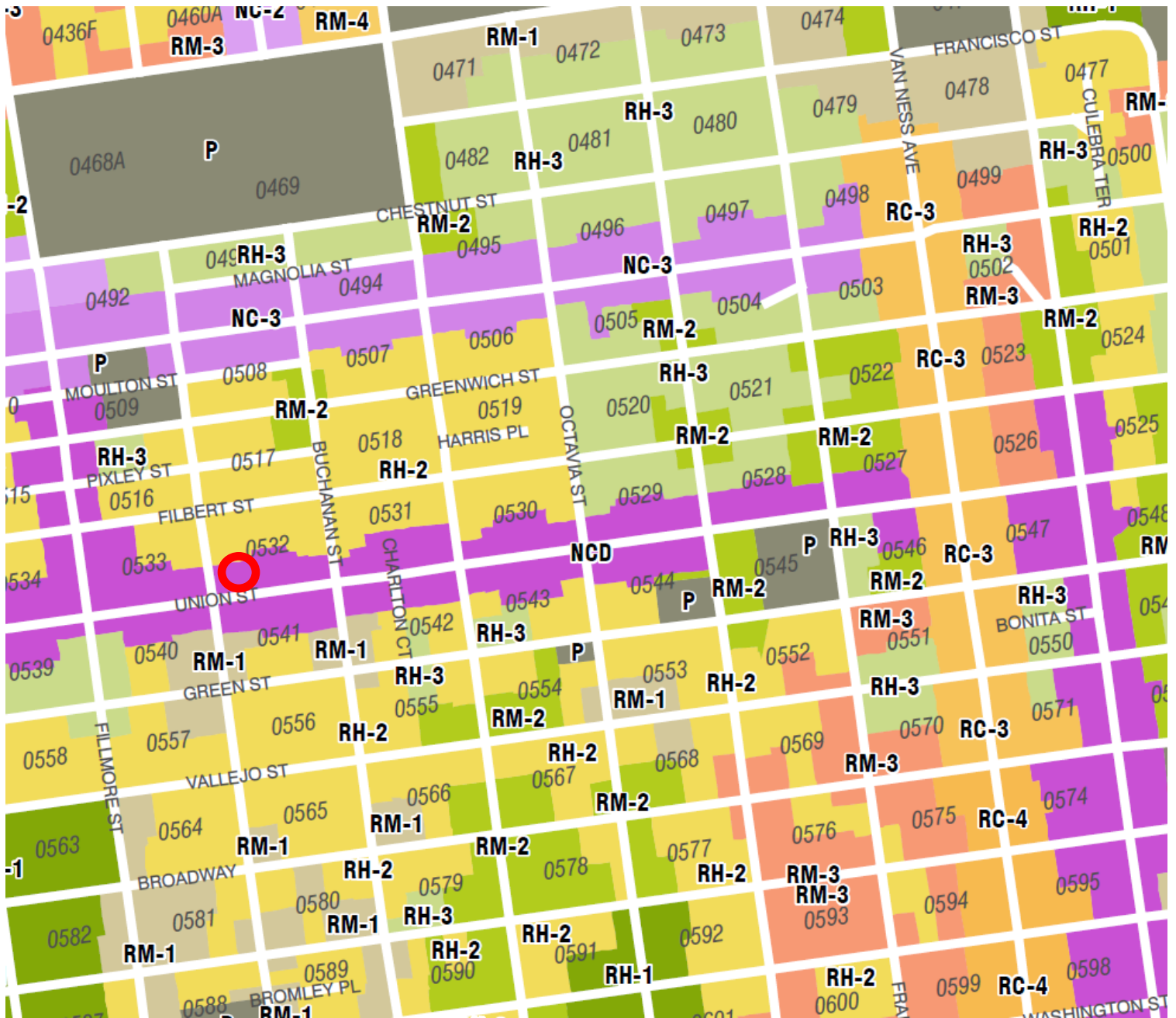
11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

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

12. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Zoning Map

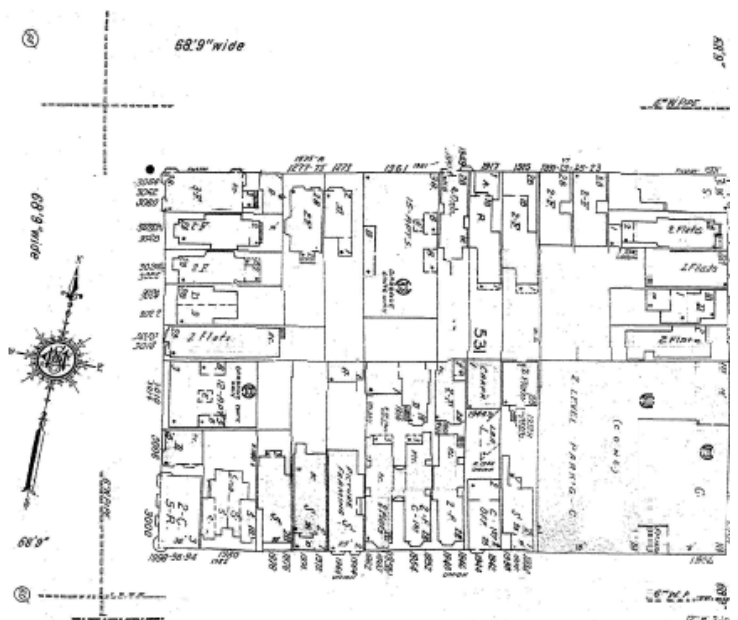
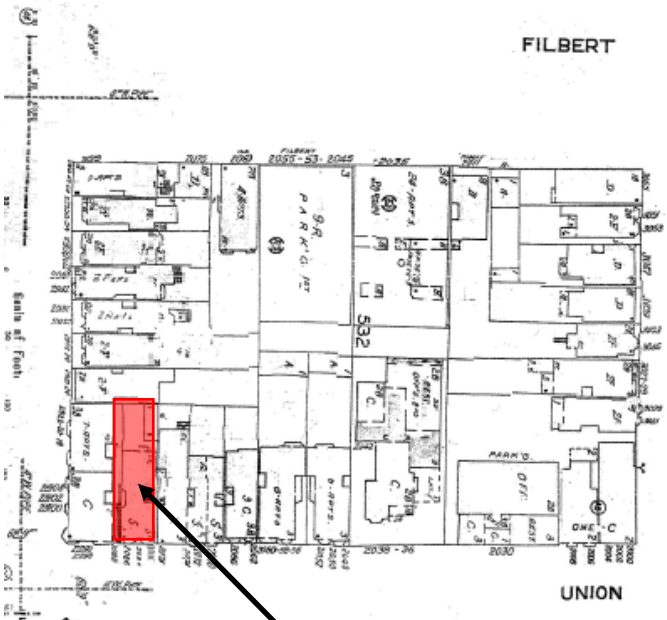
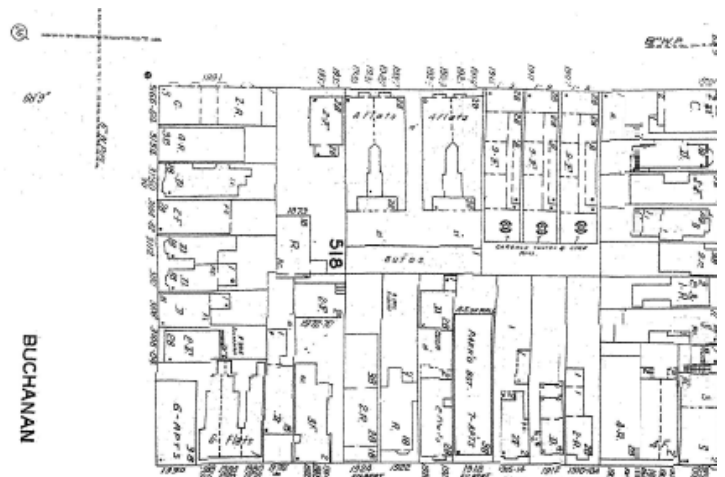
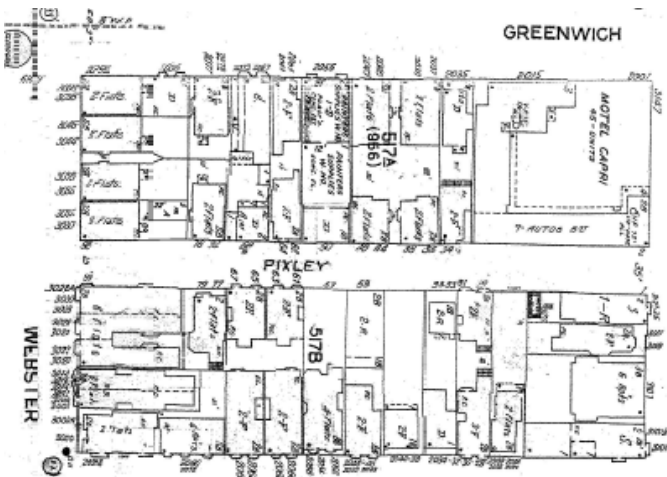


Parcel Map



Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street

Sanborn Map*



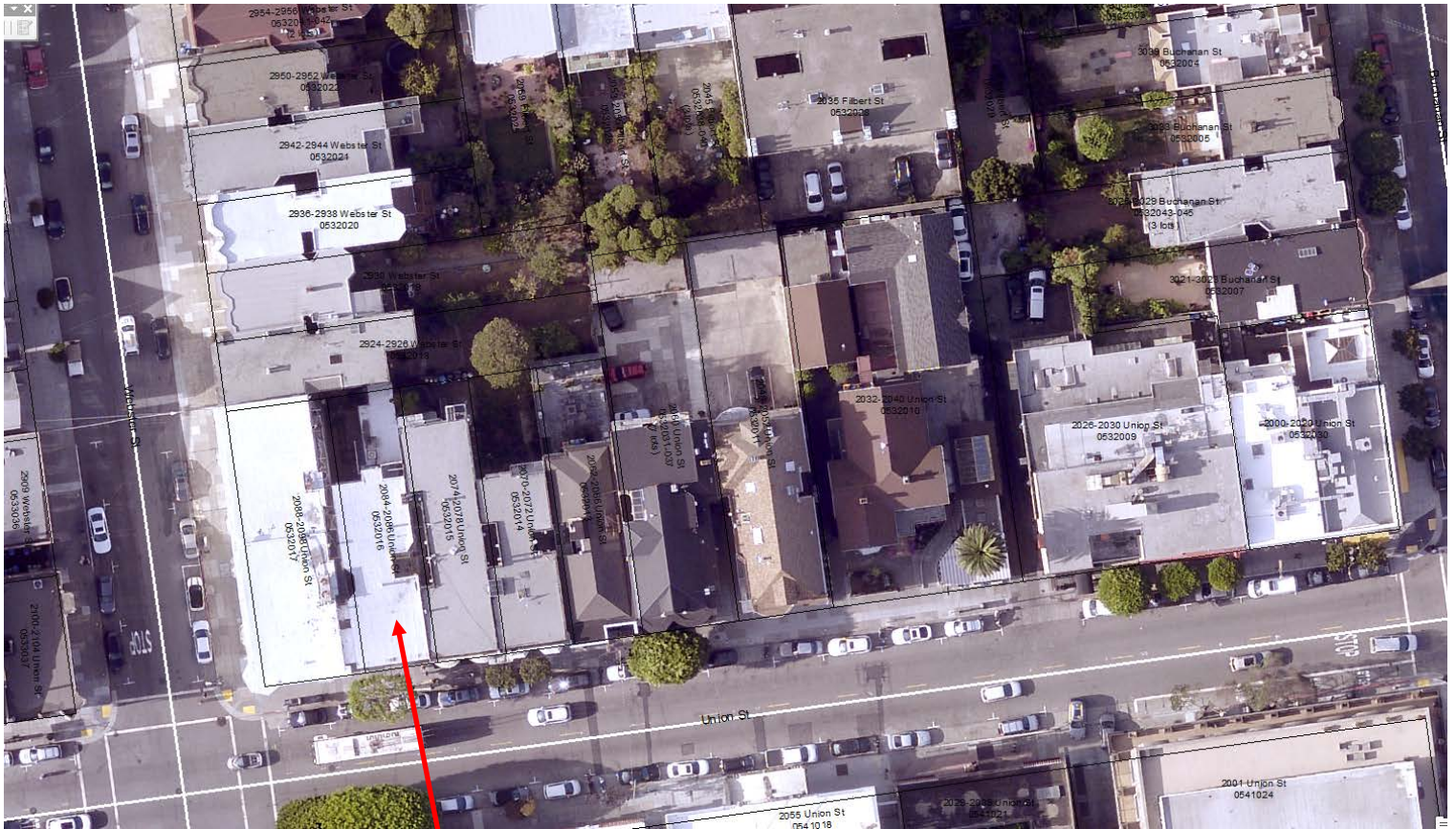
SUBJECT PROPERTY

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

Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street



Aerial Photo

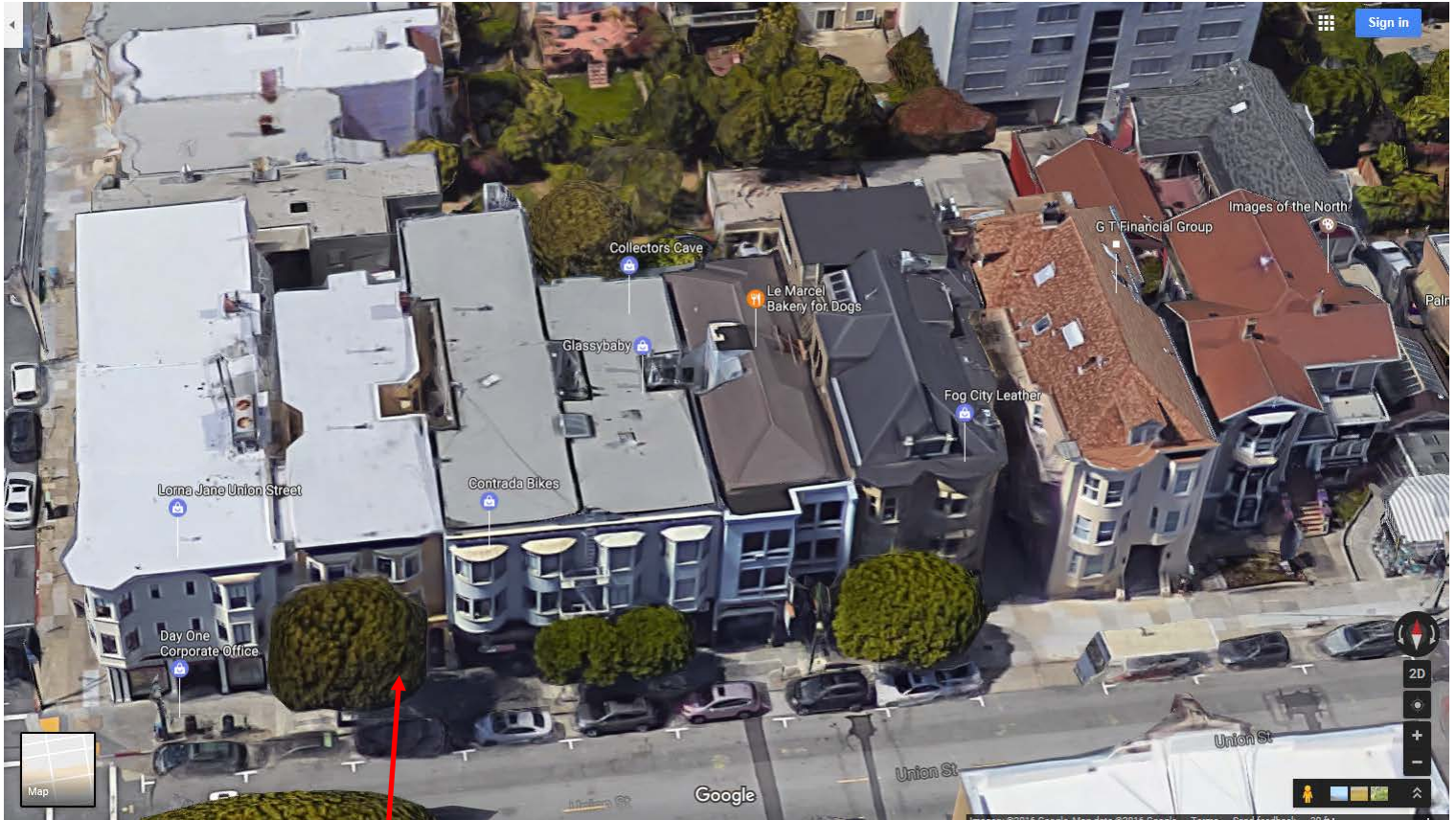


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street

Aerial Photo



SUBJECT PROPERTY



Site Photo

SUBJECT PROPERTY ON UNION STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street

Site Photo

PORTION OF SUBJECT BLOCK ON UNION STREET



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street

Site Photo

PORTION OF OPPOSITE BLOCK ON UNION STREET



Conditional Use Hearing
Case Number 2016-012471CUA
2086 Union Street

2086 Union Street Vicinity Survey

Supporting Conditional Use Permit Application for a Sweaty Betty Store at
2086 Union Street, San Francisco, CA 94123

November 10, 2016

TABLE OF CONTENTS

1	Executive Summary	2
2	Background.....	3
3	Methodology	3
4	Data Sources.....	3
5	Survey Findings.....	4

FIGURES AND TABLES

Figure 1	Vicinity Survey Area Map	4
Figure 3	Map of Blocks Surveyed.....	5
Figure 4	Formula Retail Concentration.....	5
Table 1	Formula Retail Concentration by Activities.....	6
Figure 5	Retail Frontages by Activity	7

APPENDIX A Block/Lot List and Related Commercial Frontage

1 Executive Summary

Sweaty Betty is a British retailer specializing in women's active wear planning to open its first store in San Francisco at 2086 Union Street.

As part of Sweaty Betty's Conditional Use application, a characterization of the 1/4 mile radius area and Union Neighborhood Commercial District was requested by SF Planning to assess the Formula Retail concentration in the area.

Based on the survey carried out and described in the sections below, the concentration of Formula Retail establishments in the area survey is 23.8 per cent of total commercial frontage. **Sweaty Betty is proposing to occupy a space whose previous tenant, Nine West, was a Formula Retail Tenant. So Sweaty Betty is not changing the percentage of Formula Retail businesses in the area today.**

One third of the Formula Retail frontage pertains to two gas stations and a small number of financial services stores (banks, insurance companies). If those uses are not included in this analysis, that reduces the percentage of Formula Retail uses within the analysis area to 16.6 per cent.

Retail accounts for 30 per cent of the Formula Retail concentration, mostly related to clothing, optics and home décor (69 per cent combined). Formula Retail stores in the active wear specification, Sweaty Betty's business, only accounts for 3 per cent of the total retail sector, and 1 per cent of total commercial frontage.

2 Background

As part of Sweaty Betty's application for Conditional Use Authorization for Formula Retail Establishments on 2086 Union Street, SF Planning requested a characterization of the immediate vicinity of the proposed establishment location. In particular an analysis of the Formula Retail (FR) concentration, as a percentage of all ground floor commercial uses, of the 1/4 mile area around the proposed store and the Union Neighborhood Commercial District (NCD) was requested.

3 Methodology

The vicinity survey carried out to support Sweaty Betty's application followed the methodology indicated in the SF Planning Commission Guide to Formula Retail, which is summarized below:

1. Calculation shall include all parcels that are wholly or partially located within the selected radius (1/4 mile and NCD area) that are also zoned commercial or contain commercial uses.
2. Concentration is based on the Upper Market Neighborhood Commercial District methodology, adopted as policy by the Planning Commission on April 11, 2013 per Resolution No. 18843.
3. For each property, including the subject property, the total linear frontage of the lot facing a public right-of-way is divided by the number of storefronts. The linear frontage shall include the corner parcels.
4. Storefronts at second or higher floors are not considered. Split level floors, resulting in a basement and a raised first floor, are included in the calculations.
5. Formula retail storefronts and their linear frontage are separated from the non-formula retail establishments and their linear frontage.
6. The final calculations are the percentages (%) of formula retail and non-formula retail frontages (half of a percentage shall be rounded up).

4 Data Sources

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

- a. 1/4 mile radius and Union NCD area are based on the San Francisco Property Information Map GIS system.
- b. Assessor's block maps were consulted via the San Francisco Property Information Map system.
- c. Google Street view (May 2016 imagery) was consulted.
- d. Site visit was carried out on November 7th, 2016 to inspect the survey area and subsequently validate findings.

5 Survey Findings

Figure 1 shows the spatial context of this Vicinity Survey. The proposed Sweaty Betty store at 2086 Union falls within the Union Street NCD, which covers the vast majority of commercial store fronts in the area and within the 1/4 miles radius from the new store.

Figure 2 below indicates the lots that have been surveyed for the purpose of this analysis as either falling within the 1/4 miles radius or the Union Street NCD.

The final list of blocks and lots surveyed is attached in appendix A.

Figure 1 Vicinity Survey Area Map

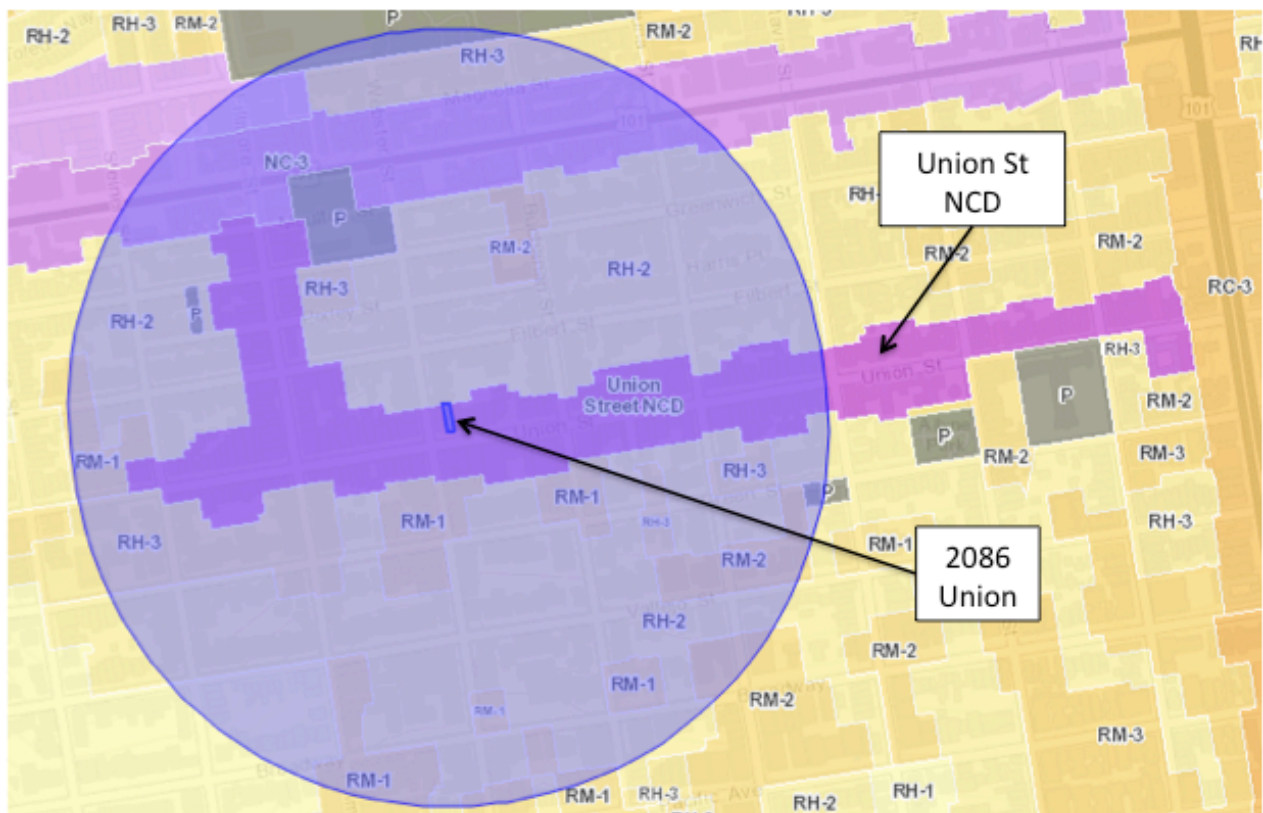
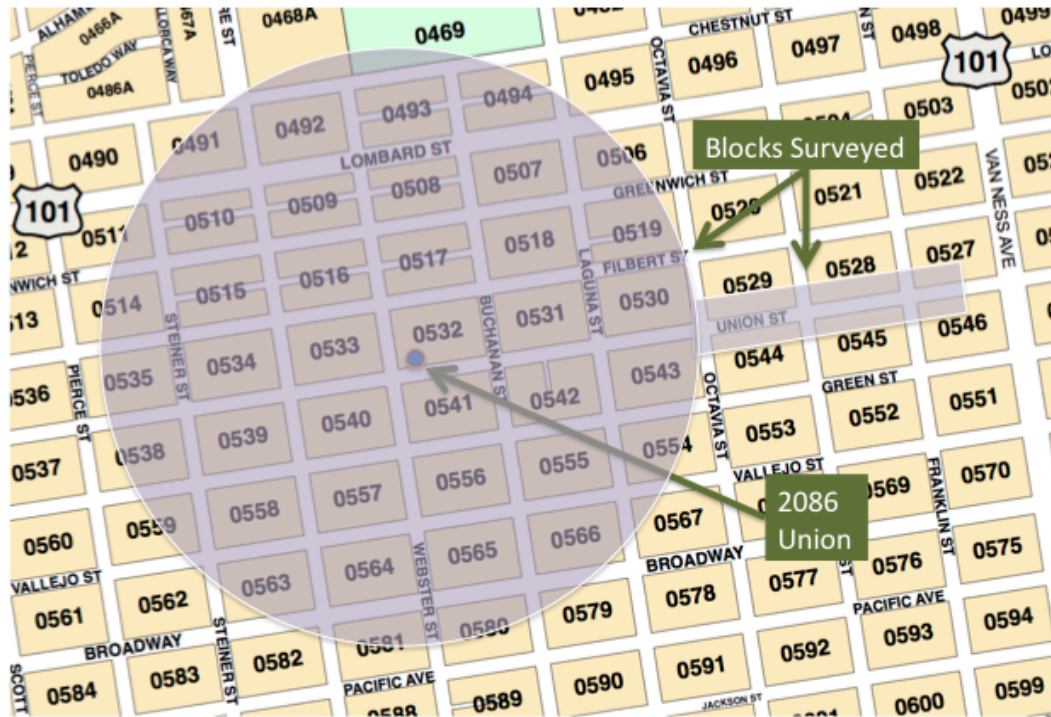


Figure 2 Map of Blocks Surveyed



As presented in Figure 3 below, the FR concentration recorded for the 1/4 mile radius around 2086 Union and the totality of the Union NCD is 23.8 per cent of total store frontage. However 8 per cent of FR stores pertains to 2 large gas stations and a small number of financial services (banks, insurance companies). If these two activities, which by nature of their business tend to have larger frontages, are excluded from the calculation the FR concentration for the area surveyed drops to 16.6 per cent.

Figure 3 Formula Retail Concentration

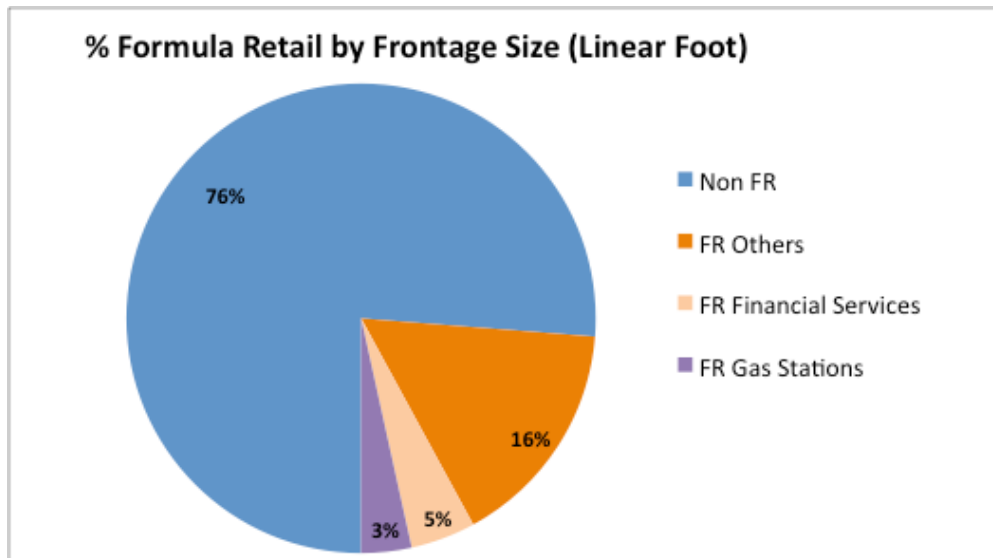


Table 1 below shows the commercial frontage surveyed and the percentage of FR based on the activities carried out.

Total commercial frontage was estimated at 9,797 linear feet of which about one third is for retail use. Formula Retail frontage at 2,328 linear feet represents 23.8 per cent of total commercial frontage (16.6 per cent if gas stations and banks are excluded).

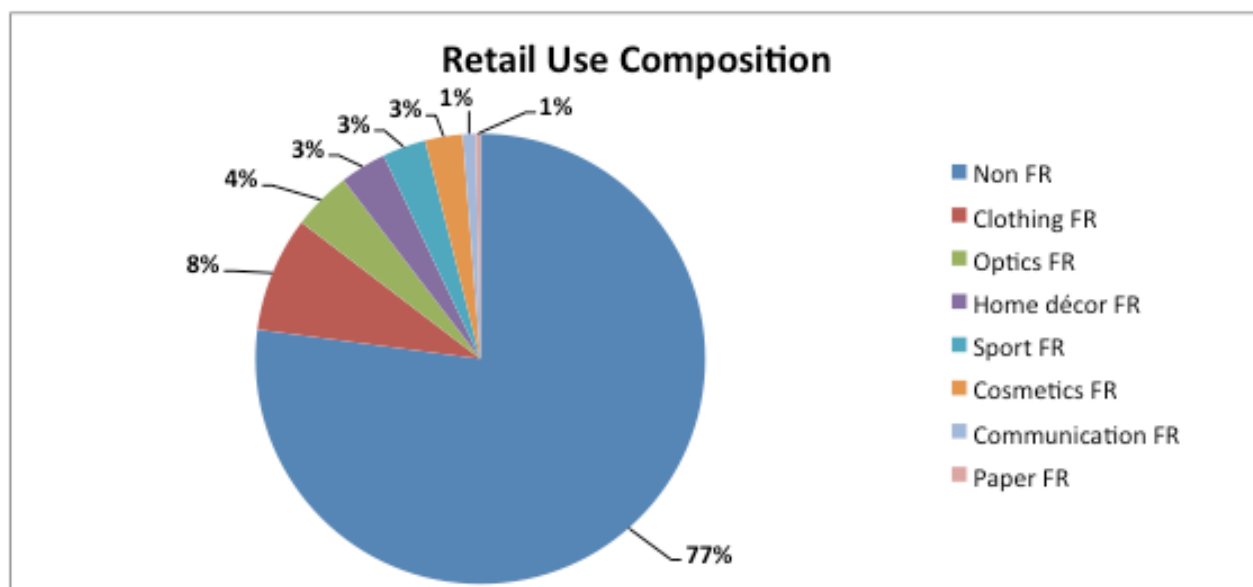
Besides the Gas Stations and Financial Services, which represent 33 per cent of the total FR frontage, Retail represents another 30 per cent and Professional Services (mostly real estate) about 20 per cent.

Of the 3,000 linear feet of total retail frontage surveyed, 23 per cent is Formula Retail (just under 700 linear feet). The sport specification (active wear), which is Sweaty Betty's category, represents about 3 per cent of total retail frontage (Figure 4). Half of the sport stores (including the proposed Sweaty Betty) are FR but they cover only about 95 LF of frontage, which represents 1 per cent of total commercial frontage.

Table 1 Formula Retail Concentration by Activities

	2086 Union		
Type of Business	Commercial Frontage Total LF	FR Stores Frontage LF	% FR Frontage
Bar	123	0	0%
Cleaners	231	0	0%
Financial Services	438	438	100%
Gas Station	339	339	100%
Grocery	313	0	0%
Hotel	117	0	0%
Limited Restaurant	793	209	26%
Other Entertainment	57	0	0%
Personal Services	1334	199	15%
Pet Services	122	0	0%
Professional Services	1337	429	32%
Restaurant	1145	25	2%
Retail	3006	689	23%
Vacant	442	0	0%
Total	9797	2328	23.8%
<i>Total exc. Financial Services & Gas stations</i>	<i>9359</i>	<i>1551</i>	<i>16.6%</i>

Figure 4 Retail Frontages by Activity



Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots	Use	Specification	1/4 mi radius	NCD	Corner Lot?
493/2	493	2	3301	Buchanan	Jake's Steaks Restaurant	N	30	Restaurant		Y	N	N
494/2	494	2	3231	Laguna	Laundromat	N	35	Cleaners		Y	N	Y
494/7	494	7	1818	Lombard	Aestetchss & Laser Center	N	27	Professional Services	Salon	Y	N	N
494/5	494	5	1802	Lombard	Shell	Y	170	Gas Station		Y	N	Y
495/6	495	6	1790	Lombard	Chevron	Y	169	Gas Station		Y	N	Y
506/22	506	22	1799	Lombard	Block Advisors	Y	100	Financial Services	Tax Consultants	Y	N	N
506/25	506	25	1785	Lombard	Perfection for Hair	N	25	Personal Services	Salon	Y	N	N
506/26	506	26	1779	Lombard	Ly's Vietnamese Cuisine	N	25	Restaurant		Y	N	N
506/27	506	27	1769	Lombard	The Grateful Dog	N	25	Pet Services	Grooming	Y	N	N
507/3	507	3	3121	Laguna	Coldwell Banker Previews	Y	25	Professional Services	Real Estate	Y	N	N
507/38	507	38	3137	Laguna	Hai Sun Restaurant	N	25	Restaurant		Y	N	N
507/1	507	1	1801	Lombard	Coldwell Banker Previews	Y	121	Professional Services	Real Estate	Y	N	Y
507/30	507	30	1839	Lombard	Vacant	N	13	Vacant		Y	N	N
509/4	509	4	2118	Greenwich	The Dry Dock	N	25	Personal Services	Counselling	Y	Y	N
509/5	509	5	2120	Greenwich	Mina Test Kitchen	N	20	Restaurant		Y	Y	N
509/6	509	6	2184	Greenwich	Sweat Republic	N	25	Personal Services	Fitness	Y	Y	N
509/6A	509	6A	3200	Fillmore	Sabrosa	N	115	Restaurant		Y	Y	Y
509/7	509	7	3214	Fillmore	Wells Fargo Home Mortgage	Y	25	Financial Services	Mortgage	Y	Y	N
509/8	509	8	3220	Fillmore	Fillmore Dental Spa	N	17	Personal Services	Dentistry	Y	Y	N
509/8	509	8	3222	Fillmore	Marina Card & Stationary	N	17	Retail	Paper	Y	Y	N
510/1	510	1	2101	Fillmore	Taco Bell/KFC	Y	90	Limited Restaurant		Y	Y	Y
510/4	510	4	3231	Fillmore	Jaxson Bar	N	24	Bar		Y	Y	N
510/5	510	5	3225	Fillmore	Fedex	Y	140	Professional Services	Postal	Y	Y	Y
510/6	510	6	3201	Fillmore	Plumplack Wine Spirits	N	40	Retail	Liquor	Y	Y	N
510/6	510	6	3207	Fillmore	Chase Bank ATM	Y	20	Financial Services	Bank	Y	Y	N
515/1	515	1	3159	Fillmore	Balboa Café	N	125	Limited Restaurant		Y	Y	Y
515/10	515	10	3101	Fillmore	Vacant (ex Caffé Dolci)	N	45	Limited Restaurant		Y	Y	Y
515/10	515	10	2208	Filbert	Belle de Soir	N	20	Personal Services	Salon	Y	Y	N
515/2	515	2	3157	Fillmore	Pizza Orgasmica	N	17	Restaurant		Y	Y	N
515/2	515	2	3161	Fillmore	Wells Fargo ATM	Y	8	Financial Services	Bank	Y	Y	N
515/3	515	3	3151	Fillmore	Work Happy	N	25	Personal Services	Co-working	Y	Y	N
515/33	515	33	2235	Greenwich	Silver Fox Cleaner	N	34	Cleaners		Y	Y	N
515/4	515	4	3145	Fillmore	Lasan Indian Cuisine	N	25	Restaurant		Y	Y	N
515/5	515	5	3141	Fillmore	Clean Image Cleaner	N	25	Cleaners		Y	Y	N
515/6	515	6	3131	Fillmore	Cellar Door SF	N	25	Bar		Y	Y	N
515/7	515	7	3127	Fillmore	Atelier Crenn	N	25	Restaurant		Y	Y	N
515/8	515	8	3115	Fillmore	Tacko	N	17	Restaurant		Y	Y	N
515/8	515	8	3117	Fillmore	Dre Hoider	N	8	Personal Services	Salon	Y	Y	N
515/9	515	9	3111	Fillmore	Comet Club	N	25	Other Entertainment		Y	Y	N
516/19	516	19	3106	Fillmore	Kerner Chiropractor	N	18	Professional Services	Physio Therapy	Y	Y	N

Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot		Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots	Use	Specification	1/4 mi radius	Corner Lot?
516/19	516	19	3108	Fillmore	Bubble		N	18	Retail	Clothing	Y	N
516/19	516	19	2198	Filbert	Rapha Cycle		N	74	Retail	Sport	Y	Y
516/19a	516	19a	3108b	Fillmore	Kit and Ace		Y	77	Retail	Clothing	Y	Y
516/20	516	20	3130	Fillmore	Espresso Roma Café		N	116	Limited Restaurant		Y	Y
516/21	516	21	3138	Fillmore	Matrix		N	32	Other Entertainment		Y	N
516/22	516	22	3154	Fillmore	Eastside West		N	25	Restaurant		Y	Y
516/23	516	23	3154	Fillmore	Eastside West		N	113	Restaurant		Y	Y
518/1	518	1	3063	Laguna	Peninou French Cleaners		N	79	Cleaners		Y	Y
518/8	518	8	3001	Laguna	Amore Real Estate		N	117	Professional Services	Real Estate	Y	Y
519/53	519	53	1800	Filbert	DPEM Event Management		N	49	Professional Services	Event Planning	Y	Y
527/18	527	18	1598	Union	Sherman's Market		N	45	Grocery		N	Y
527/11	527	11	1528	Union	Body Work		N	25	Personal Services	Fitness	N	N
527/11	527	11	1530	Union	Frame123		N	25	Retail	Framing	N	N
527/12	527	12	1540	Union	Sweet Asylum		N	12	Personal Services	Salon	N	N
527/12	527	12	1540	Union	Headquarters		N	12	Pet Services	Grooming	N	N
527/13	527	13	1550	Union	Union Garage		N	50	Professional Services	Auto Repair	N	N
527/17	527	17	1592	Union	Post Box Inc		N	25	Professional Services	Mail	N	N
528/27	528	27	1650	Union	Maxxini		N	28	Retail	Clothing	N	N
528/23	528	23	1626	Union	On Union Chiropractor		N	28	Professional Services	Physio Therapy	N	N
528/2A	528	2A	1600	Union	Lindamood-Bell		Y	31	Professional Services	Education	N	N
528/2B	528	2B	1606	Union	Foundation for Deep Ecology		N	18	Professional Services	Education	N	N
528/2B	528	2B	1610	Union	The Lotus Collaborative		N	18	Professional Services	Counselling	N	N
528/2C	528	2C	1614	Union	Union Retreat		N	19	Personal Services	Salon	N	N
528/4	528	4	1632	Union	Core Care Center		N	27	Professional Services	Counselling	N	N
528/5	528	5	1638	Union	Tulips		N	32	Professional Services	Speech Therapy	N	N
528/7	528	7	1654	Union	The Fitting Room		N	30	Professional Services	Tailoring	N	N
528/9B	528	9B	1690	Union	The Pad Yoga		N	142	Personal Services	Fitness	N	Y
528/9D	528	9D	1668	Union	Corsagna Deli		N	25	Grocery		N	N
528/9E	528	9E	2722	Gough	Aunt Ann's Daycare		N	25	Professional Services	Education	N	N
529/9	529	9	1764	Union	Stript		N	13	Personal Services	Salon	N	N
529/10	529	10	1766	Union	Cassidy Real Estate		N	13	Professional Services	Real Estate	N	N
529/15	529	15	2806	Octavia	Elite Off Union Salon		N	25	Personal Services	Salon	N	N
529/11	529	11	1772	Union	Pink Bunny		N	13	Retail	Clothing	N	N
529/11	529	11	1772B	Union	Chic Nail Salon		N	13	Personal Services	Salon	N	N
529/12	529	12	1782	Union	Lotus Within		N	25	Retail	Home Décor	N	N
529/13	529	13	1784	Union	Dantone Milano		N	25	Retail	Clothing	N	N
529/2A	529	2A	1700	Union	Chiromedica		N	103	Professional Services	Physio Therapy	N	Y
529/2B	529	2B	1712	Union	Guzel Design		N	30	Retail	Clothing	N	N
529/2B	529	2B	1714	Union	Union French Cleaners		N	30	Cleaners		N	N
529/4	529	4	1728	Union	Canyon Beachwear		N	25	Retail	Clothing	N	N

Total Commercial																	
Block/Lot		Block		Lot		Address #		Street		Business Name		Formula secondary frontage on		1/4 mi		Corner	
												Retail?		radius		NCD	
												corner lots)					

Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots	Use	Specification	1/4 mi radius	NCD	Corner Lot?
532/10	532	10	2040	Union	Milvali	N	35	Personal Services	Salon	Y	Y	N
532/10	532	10	2042	Union	Covet	N	17	Retail	Clothing	Y	Y	N
532/10	532	10	2036	Union	Images of the north	N	17	Retail	Art	Y	Y	N
532/10	532	10	2032	Union	Palm House	N	35	Restaurant		Y	Y	N
532/13	532	13	2066	Union	Le Marcel	N	25	Pet Services	Food	Y	Y	N
532/13	532	13	2064	Union	Bungalow Event Planning	N	25	Professional Services	Event Planning	Y	Y	N
532/14	532	14	2070	Union	Collector's Cave Toy	N	13	Retail	Toys	Y	Y	N
532/14	532	14	2072	Union	Vacant	N	13	Vacant		Y	Y	N
532/15	532	15	2078	Union	Contrada Bike	N	25	Retail	Sport	Y	Y	N
532/16	532	16	2086	Union	Sweaty Betty	Y	26	Retail	Sport	Y	Y	N
532/17	532	17	2090	Union	Lorna Jane	Y	87	Retail	Clothing	Y	Y	Y
532/30	532	30	2000	Union	Belga	N	135	Restaurant		Y	Y	Y
532/31	532	31	2060	Union	Fog City Leather	N	11	Retail	Clothing	Y	Y	N
532/9	532	9	2030	Union	Adam Neeley	N	21	Retail	Jewelry	Y	Y	N
532/9	532	9	2030	Union	Marcello Watches	N	21	Professional Services	Watch	Y	Y	N
532/9	532	9	2030	Union	Betelnut	N	41	Restaurant		Y	Y	N
533/10	533	10	2116	Union	Lush	Y	25	Retail	Cosmetics	Y	Y	N
533/12	533	12	2124	Union	Hint & Reid Tailoring & Alterations	N	10	Retail	Flavoured Water	Y	Y	N
533/12	533	12	2124	Union	Vivo	N	20	Retail	Clothing	Y	Y	N
533/13	533	13	2140	Union	Brixton	N	30	Restaurant		Y	Y	N
533/13	533	13	2136	Union	Vacant	N	30	Vacant		Y	Y	N
533/14	533	14	2150	Union	Van Galen	N	25	Retail	Home décor	Y	Y	N
533/15	533	15	2154	Union	Z gallerie	Y	30	Retail	Home décor	Y	Y	N
533/16	533	16	2162	Union	Twig	N	13	Retail	Home décor	Y	Y	N
533/16	533	16	2162	Union	Pressed Juicery	Y	13	Limited Restaurant		Y	Y	N
533/16	533	16	2164	Union	Union St Papery	N	13	Retail	Paper	Y	Y	N
533/17	533	17	2174	Union	American Apparel	Y	40	Retail	Clothing	Y	Y	N
533/18	533	18	2184	Union	Umami Burger	Y	25	Restaurant		Y	Y	N
533/19	533	19	2190	Union	Krimsa	N	37	Retail	Home décor	Y	Y	N
533/19	533	19	3012	Fillmore	Mercer Street	N	30	Personal Services	Salon	Y	Y	N
533/20	533	20	2198	Union	Michaelis Wine	N	50	Retail	Liquor	Y	Y	Y
533/22	533	22	3024	Fillmore	Cabana Home	N	25	Retail	Home décor	Y	Y	N
533/23	533	23	3030	Fillmore	Liv Fashion	N	25	Retail	Clothing	Y	Y	N
533/24	533	24	3038	Fillmore	Simply Chic	N	30	Retail	Clothing	Y	Y	N
533/25	533	25	3044	Fillmore	My Roomate's Closet	N	30	Retail	Clothing	Y	Y	N
533/26	533	26	3048	Fillmore	Motion Wireless	N	22	Retail	Communication	Y	Y	N
533/30	533	30	2159	Fillmore	Taylor Fit Studio	N	24	Personal Services	Fitness	Y	Y	N
533/36	533	36	2909	Webster	Umami	N	50	Restaurant		Y	Y	N
533/37	533	37	2102	Union	Vacant	N	50	Vacant		Y	Y	N
533/37	533	37	2100	Union	See	Y	100	Retail	Optics	Y	Y	Y

Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots	Use	Specification	1/4 mi radius	NCD	Corner Lot?
533/40	533	40	3060	Fillmore	Real Food Company	N	193	Grocery		Y	Y	N
533/41	533	41	2120	Union	Dryanski	N	25	Retail	Art	Y	Y	N
533/41	533	41	2120	Union	Vacant (ex Union St Goldsmith)	N	25	Retail	Jewelry	Y	Y	N
534/1	534	1	3063	Fillmore	Warm Things	N	36	Retail	Home décor	Y	Y	N
534/1	534	1	2211	Filbert	Lucky Dogs	N	33	Pet Services	Grooming	Y	Y	N
534/1	534	1	2219	Filbert	Zazen	N	33	Personal Services	Salon	Y	Y	N
534/10	534	10	2208	Union	All State	Y	25	Financial Services	Insurance	Y	Y	N
534/10	534	10	2206	Union	1887 Dance Shop	N	25	Retail	Clothing	Y	Y	N
534/10	534	10	2200	Union	The Bud Stop	N	25	Retail	Florist	Y	Y	N
534/10	534	10	2200	Union	Mason McDuffie	Y	50	Professional Services	Real estate	Y	Y	Y
534/10	534	10	3001	Fillmore	Insite	N	12	Retail	Antique	Y	Y	N
534/11	534	11	2224	Union	Sur La Table	Y	70	Retail	Home décor	Y	Y	N
534/13	534	13	2238	Union	Pilates Prowork	N	10	Personal Services	Fitness	Y	Y	N
534/14	534	14	2250	Union	Wanderlust	N	25	Personal Services	Salon	Y	Y	N
534/14	534	14	2250	Union	Union St Dental Care	N	25	Professional Services	Dentistry	Y	Y	N
534/15	534	15	2254	Union	Jute Interior Design	N	25	Professional Services	Interiors	Y	Y	N
534/17	534	17	2266	Union	Two Sisters	N	13	Personal Services	Salon	Y	Y	N
534/17	534	17	2266	Union	Lovely	N	13	Retail	Clothing	Y	Y	N
534/18	534	18	2274	Union	Modica Home	N	25	Retail	Home décor	Y	Y	N
534/19	534	19	2278	Union	Danielle	N	25	Retail	Clothing	Y	Y	N
534/2	534	2	3053	Fillmore	The Postal Chase	N	25	Professional Services	Postal	Y	Y	N
534/20	534	20	2286	Union	Great Tan	N	29	Personal Services	Salon	Y	Y	N
534/20	534	20	2284	Union	Bamboo Salon	N	29	Personal Services	Salon	Y	Y	N
534/21	534	21	2298	Union	Rose's Café	N	96	Restaurant		Y	Y	Y
534/4	534	4	3031	Fillmore	Fredericksen - Benjamin Moore	N	25	Retail	Hardware	Y	Y	N
534/5	534	5	3029	Fillmore	Fredericksen	N	25	Retail	Hardware	Y	Y	N
534/6	534	6	3029	Fillmore	Fredericksen	N	25	Retail	Hardware	Y	Y	N
534/7	534	7	3027	Fillmore	Bleu Marketing	N	14	Professional Services	Marketing	Y	Y	N
534/7	534	7	3027	Fillmore	Alley Cuts & Colors	N	14	Personal Services	Salon	Y	Y	N
534/8	534	8	3011	Fillmore	Spa Radiance	N	25	Personal Services	Salon	Y	Y	N
534/9	534	9	3009	Fillmore	Mauna Loa Club	N	25	Limited Restaurant		Y	Y	N
535/4A	535	4A	3011	Steiner	Terzo	N	18	Restaurant		Y	Y	N
535/4B	535	4B	3001	Steiner	City Cycle	N	63	Retail	Sport	Y	Y	Y
539/1	539	1	2213	Union	Nails 2001	N	21	Personal Services	Salon	Y	Y	N
539/1	539	1	2205	Union	Le bouquet	N	21	Retail	Florist	Y	Y	N
539/1	539	1	2203	Union	Images for Hair	N	21	Personal Services	Salon	Y	Y	N
539/1	539	1	2201	Union	Pacific Puffs	N	40	limited restaurant		Y	Y	Y
539/1a	539	1a	2217	Union	Sofa u love	N	30	Retail	Furniture	Y	Y	N
539/25	539	25	2277	Union	Gala Boutique	N	21	Retail	Clothing	Y	Y	N
539/25	539	25	2285	Union	Neja Cosmetics Salon	N	21	Personal Services	Salon	Y	Y	N

Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots	Use	Specification	1/4 mi radius	NCD	Corner Lot?
539/25	539	25	2299	Union	Marina Submarine	N	21	limited restaurant		Y	Y	Y
539/26	539	26	2271	Union	Wrecking Ball Coffee	N	25	limited restaurant		Y	Y	N
539/30	539	30	2245	Union	Teevan	N	25	Professional Services	Construction	Y	Y	N
539/34	539	34	2223	Union	Gamine	N	25	restaurant		Y	Y	N
539/47	539	47	2263	Union	Green Twig	N	25	Personal Services	Salon	Y	Y	N
540/1	540	1	2107	Union	Vacant	N	17	Vacant		Y	Y	N
540/1	540	1	2103	Union	Vacant	N	17	Vacant		Y	Y	N
540/1	540	1	2101	Union	Vacant	N	27	Vacant		Y	Y	Y
540/18	540	18	2191	Union	Coffee Roastery	N	22	limited restaurant		Y	Y	N
540/18	540	18	2189	Union	Eyes in Disguise	N	22	Personal Services	Optometry	Y	Y	N
540/18	540	18	2187	Union	Nice cuts	N	22	Personal Services	Salon	Y	Y	N
540/18	540	18	2185	Union	Descend	N	22	Personal Services	Salon	Y	Y	N
540/19	540	19	2181	Union	Juicy News	N	14	Retail	Newspapers	Y	Y	N
540/19	540	19	2181A	Union	Prince Estate Jewelry	N	14	Retail	Jewelry	Y	Y	N
540/20	540	20	2167	Union	Blo	Y	15	Personal Services	Salon	Y	Y	N
540/20	540	20	2165	Union	West Coast	N	15	Grocery	Wine& Cheese	Y	Y	N
540/21	540	21	2163	Union	Sean	N	25	Retail	Clothing	Y	Y	N
540/22	540	22	2157	Union	Jo Malone	Y	25	Retail	Cosmetics	Y	Y	N
540/23	540	23	2149	Union	Anomie	N	13	Retail	Clothing	Y	Y	N
540/23	540	23	2149B	Union	Atys	N	13	Retail	Home décor	Y	Y	N
540/23	540	23	2147	Union	Nail today	N	13	Personal Services	Salon	Y	Y	N
540/23	540	23	2145	Union	Sui Generis	N	13	Retail	Clothing	Y	Y	N
540/24A	540	24A	2135	Union	AT&T	Y	28	Retail	Communication	Y	Y	N
540/25	540	25	2133	Union	Koza	N	30	Retail	Handicraft	Y	Y	N
540/26	540	26	2127	Union	BeGood	N	33	Retail	Clothing	Y	Y	N
540/27	540	27	2113	Union	Lash Lab	N	25	Personal Services	Salon	Y	Y	N
540/27	540	27	2113	Union	Joy Joy nail	N	25	Personal Services	Salon	Y	Y	N
541/15	541	15	2087	Union	The Bendy Bulldog	N	16	Personal Services	Fitness	Y	Y	N
541/15	541	15	2083	Union	Sephora	Y	31	Retail	Cosmetics	Y	Y	N
541/15a	541	15a	2095	Union	Soul Cycle	Y	53	Personal Services	Fitness	Y	Y	Y
541/16	541	16	2071	Union	Nike	Y	40	Retail	Sport	Y	Y	N
541/18	541	18	2055	Union	Equinox Gym	Y	61	Personal Services	Fitness	Y	Y	N
541/18	541	18	2055A	Union	EarthBar	Y	30	limited restaurant		Y	Y	N
541/18	541	18	2055B	Union	Espressamente Illy	Y	30	limited restaurant		Y	Y	N
541/21	541	21	2033	Union	Vacant	N	41	Vacant		Y	Y	N
541/21	541	21	2035	Union	Lama's Boutique	N	21	Retail	Clothing	Y	Y	N
541/24	541	24	2001	Union	Firuze	N	33	Retail	Clothing	Y	Y	N
541/24	541	24	2001	Union	Hunan's Empire	N	33	restaurant		Y	Y	N
541/24	541	24	2001	Union	Shaw	N	33	Retail	Shoes	Y	Y	N
541/24	541	24	2001	Union	Comerica Bank	Y	43	Financial Services	Bank	Y	Y	Y

Total Commercial Frontage (inc. secondary frontage on corner lots)												
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	secondary frontage on corner lots)	Use	Specification	1/4 mi radius	NCD	Corner Lot?
542/1	542	1	1901	Union	Bus Stop Saloon	N	38	Bar		Y	Y	N
542/1B	542	1B	2833	Laguna	Barton Joseph Law Offices	N	26	Professional Services	Legal	Y	Y	N
542/22	542	22	1979	Union	The Blu Light	N	25	Bar		Y	Y	N
542/25	542	25	1957	Union	Urban Remedy	N	25	limited restaurant		Y	Y	N
542/26	542	26	2	Charlton Ct	Union Gent Haircutter	N	27	Personal Services	Salon	Y	Y	N
542/35	542	35	1933	Union	Zen Beauty	N	25	Personal Services	Salon	Y	Y	N
542/36	542	36	1931	Union	La Bijouterie	N	25	Retail	Jewelery	Y	Y	N
542/37	542	37	1909	Union	Vacant (ex La Boulange)	N	25	limited restaurant		Y	Y	N
542/37	542	37	1909	Union	Vacant (ex Glenda Queen)	N	25	Retail	Jewelery	Y	Y	N
542/38	542	38	1977B	Union	Black Pearl	N	25	Retail	Cosmetics	Y	Y	N
542/38	542	38	1969	Union	High Society	N	25	Retail	Clothing	Y	Y	N
542/38	542	38	1969	Union	Vimala	N	25	Retail	Jewelery	Y	Y	N
542/39	542	39	1951	Union	Closet 1951	N	13	Retail	Clothing	Y	Y	N
542/39	542	39	1949	Union	Mabel Chong	N	13	Retail	Jewelery	Y	Y	N
542/39	542	39	1947	Union	Bella Boutique	N	13	Retail	Jewelery	Y	Y	N
542/39	542	39	1943	Union	Dreamy Angel	N	13	Retail	Clothing	Y	Y	N
542/41	542	41	1995	Union	Bank of America	Y	128	Financial Services	Bank	Y	Y	Y
542/41	542	41	1981	Union	Lulu Lemon	Y	28	Retail	Sport	Y	Y	N
542/94	542	94	1919	Union	Vacant (ex American Cupcake)	N	25	limited restaurant		Y	Y	N
543/1	543	1	1803	Union	B&A Estate	N	15	Retail	Jewelery	Y	Y	N
543/1	543	1	1801	Union	Fenzi Uomo	N	52	Retail	Clothing	Y	Y	Y
543/1	543	1	2767	Octavia	Pacific Real Estate Co	Y	37	Professional Services	real estate	N	Y	N
543/20	543	20	1898	Green	Green Street Market	N	35	Grocery		Y	Y	Y
543/23	543	23	1889	Union	Starbucks	Y	35	limited restaurant		Y	Y	Y
543/23	543	23	1895	Union	Vacant	N	25	Vacant		Y	Y	N
543/23	543	23	2860	Laguna	EBW Builders	N	26	Professional Services	Construction	Y	Y	N
543/24	543	24	1887	Union	Sunglass Hut	Y	27	Retail	Optics	Y	Y	N
543/25	543	25	1877	Union	A Valente & Sons	N	24	Professional Services	Plumbing	Y	Y	N
543/26	543	26	1875	Union	Lightning Tavern	N	25	Restaurant		Y	Y	N
543/26A	543	26A	1869	Union	Jest Jewels	N	25	Retail	Jewelery	Y	Y	N
543/27	543	27	1861	Union	Eurasian	N	25	Retail	Home décor	Y	Y	N
543/28	543	28	1853	Union	Vacant	N	25	Vacant		Y	Y	N
543/29	543	29	1849	Union	Tamashi	N	22	Restaurant		Y	Y	N
543/30	543	30	1843	Union	Marmalade	N	22	Retail	Clothing	Y	Y	N
543/30	543	30	1837	Union	Sugarfina	N	22	Retail	Sweets	Y	Y	N
543/31	543	31	1833	Union	Vacant	N	23	Vacant		Y	Y	N
543/32	543	32	1829	Union	Vacant	N	20	Vacant		Y	Y	N
543/33	543	33	1825	Union	Skin	N	10	Personal Services	Salon	Y	Y	N
543/33	543	33	1823	Union	BCBG Max Azria	Y	20	Retail	Clothing	Y	Y	N
543/34	543	34	1815	Union	Sophia Rebeca	N	14	Retail	Clothing	Y	Y	N

Total Commercial													
Frontage (inc.													
secondary frontage on													
Retail?													
corner lots)													
Use													
Specification													
1/4 mi													
radius													
NCD													
Corner													
Lot?													
Block/Lot	Block	Lot	Address #	Street	Business Name	Formula	secondary frontage on	corner lots)	Use	Specification	1/4 mi	NCD	Corner
543/34	543	34	1809	Union	Capannina	N		27	Restaurant		Y	Y	N
544/14	544	14	1745	Union	VW Nail Care	N		13	Personal Services	Salon	N	Y	N
544/14	544	14	1747	Union	Cow Hollow Shoe Repair	N		13	Professional Services	Shoe Repair	N	Y	N
544/11	544	11	1775	Union	The Lotus Method	N		30	Personal Services	Fitness	N	Y	N
544/11	544	11	1785	Union	Roam Burger	N		30	Restaurant		N	Y	N
544/11B	544	11B	1763	Union	Marina Dental Care	N		22	Professional Services	Dentistry	N	Y	N
544/11B	544	11B	1771	Union	Vacant	N		22	Vacant		N	Y	N
544/12	544	12	1757	Union	Salon Macias	N		31	Personal Services	Salon	N	Y	N
544/13	544	13	1749	Union	Vacant	N		25	Vacant		N	Y	N
544/15	544	15	1737	Union	City Living	N		10	Professional Services	Real Estate	N	Y	N
544/15	544	15	1739A	Union	TC Jewelers	N		10	Retail	Jewelry	N	Y	N
544/15	544	15	1739	Union	Bossa	N		10	Retail	Bags	N	Y	N
544/17	544	17	1787	Union	The Brick Yard	N		25	Restaurant		N	Y	N
544/18	544	18	1799	Union	VEO	N		51	Retail	Optics	N	Y	Y
544/18	544	18	2764	Octavia	Vapor Den	N		18	Retail	E-Cigarettes	N	Y	N
544/18	544	18	2760	Union	Brick Yard Kitchen	N		18	Restaurant		N	Y	N
544/1A	544	1A	1715	Union	Pane & Vino	N		28	Restaurant		N	Y	N
544/1B	544	1B	1725	Union	Crunch Gym	Y		50	Personal Services	Fitness	N	Y	N
546/1A	546	1A	1525	Union	Ruby Living Design	N		50	Retail	Home décor	N	Y	N
546/1B	546	1B	1555	Union	Pacific Heights Inn	N		117	Hotel	Motel	N	Y	N

UNION STREET ASSOCIATION

2036 Union Street
San Francisco, Ca. 94123
[415-441-7055](tel:415-441-7055)
ll@imagesnorth.com
www.unionstreetsf.com

December 1, 2016

Jessica Boer
SVP US Operations
Sweaty Betty
168 Fifth Ave. #201
New York, NY, 10010

Re: 2086 Union Street

Dear Ms. Boer,

Thank you for attending and presenting your plans for occupying 2086 Union to the Union Street merchants at our meeting on November 16, 2016. Your business features athletic workout clothing made from fine materials manufactured abroad and retailing as Sweaty Betty.

With 44 storefronts in Europe and 7 in the USA SF Planning requires you to register as a Formula Retail business and requires outreach which you have provided. The most serious question from the merchants seemed to be where you will have construction workers park during build out which as we know can take weeks. The concerns are reasonable and we expect a parking plan mitigating unnecessary parking requirements from your firm while in the process of opening.

The feedback from merchants is positive and we welcome you to our neighborhood and wish you well in your SF location. We are hopeful Sweaty Betty, being a large corporate business, will join the small business component of Union Street and get involved in our projects and events.

Welcome and good luck.

Sincerely,

Lesley Leonhardt
Executive Director

APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: SWEATY BETTY STORE

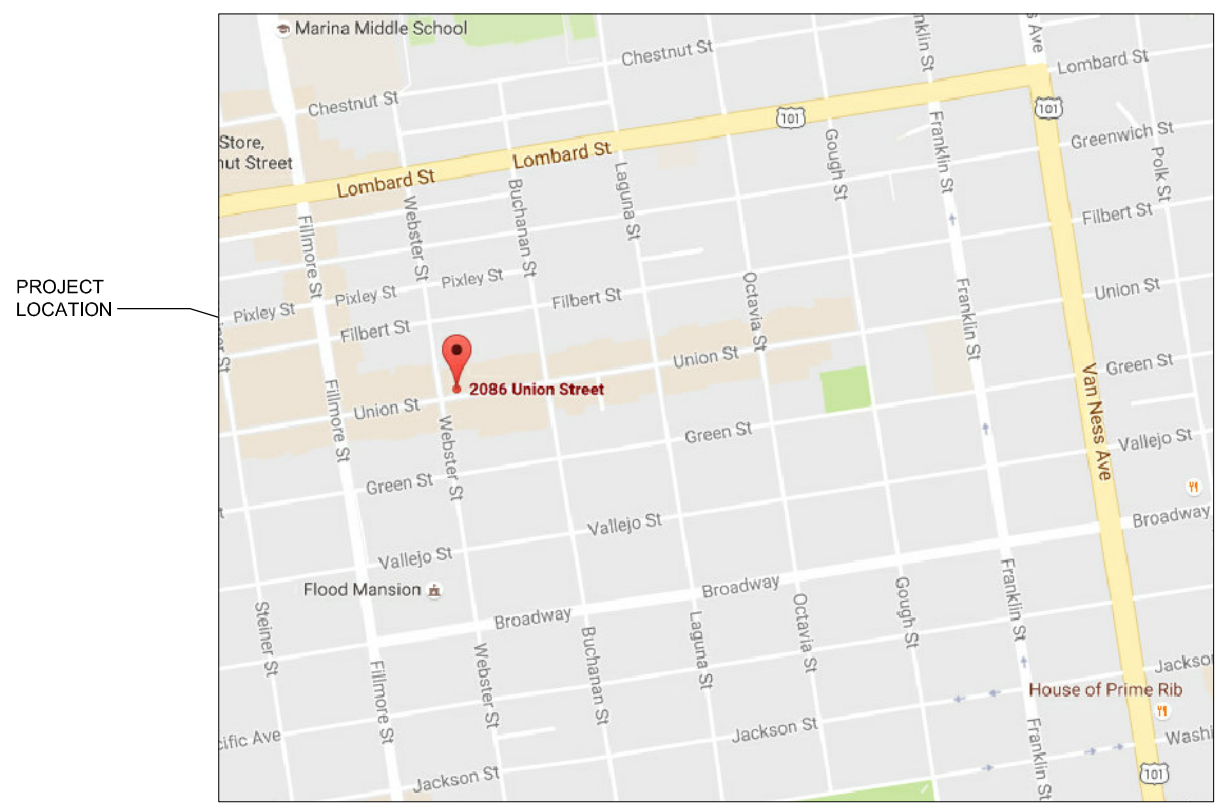
2086 Union Street
San Francisco, CA 94123

22 SEPTEMBER 2016 CONDITIONAL USE SUBMISSION

DRAWING INDEX

0	COVER SHEET
1	ROOF / SITE PLAN
2	EXISTING & PROPOSED FLOOR PLANS
3	EXISTING STORE FRONT ELEVATION
4	SITE PHOTOS
A1	EXISTING FLOOR PLAN
A2	PROPOSED FLOOR PLAN
A3	EXISTING EXTERIOR ELEVATION
A4	PROPOSED EXTERIOR ELEVATION
A5	INTERIOR CONCEPTS

VICINITY MAP



Project:
SWEATY BETTY

2086 UNION STREET
San Francisco, CA

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

Consultants:

Sheet Title:
COVER SHEET

Date:
22 SEPT 2016

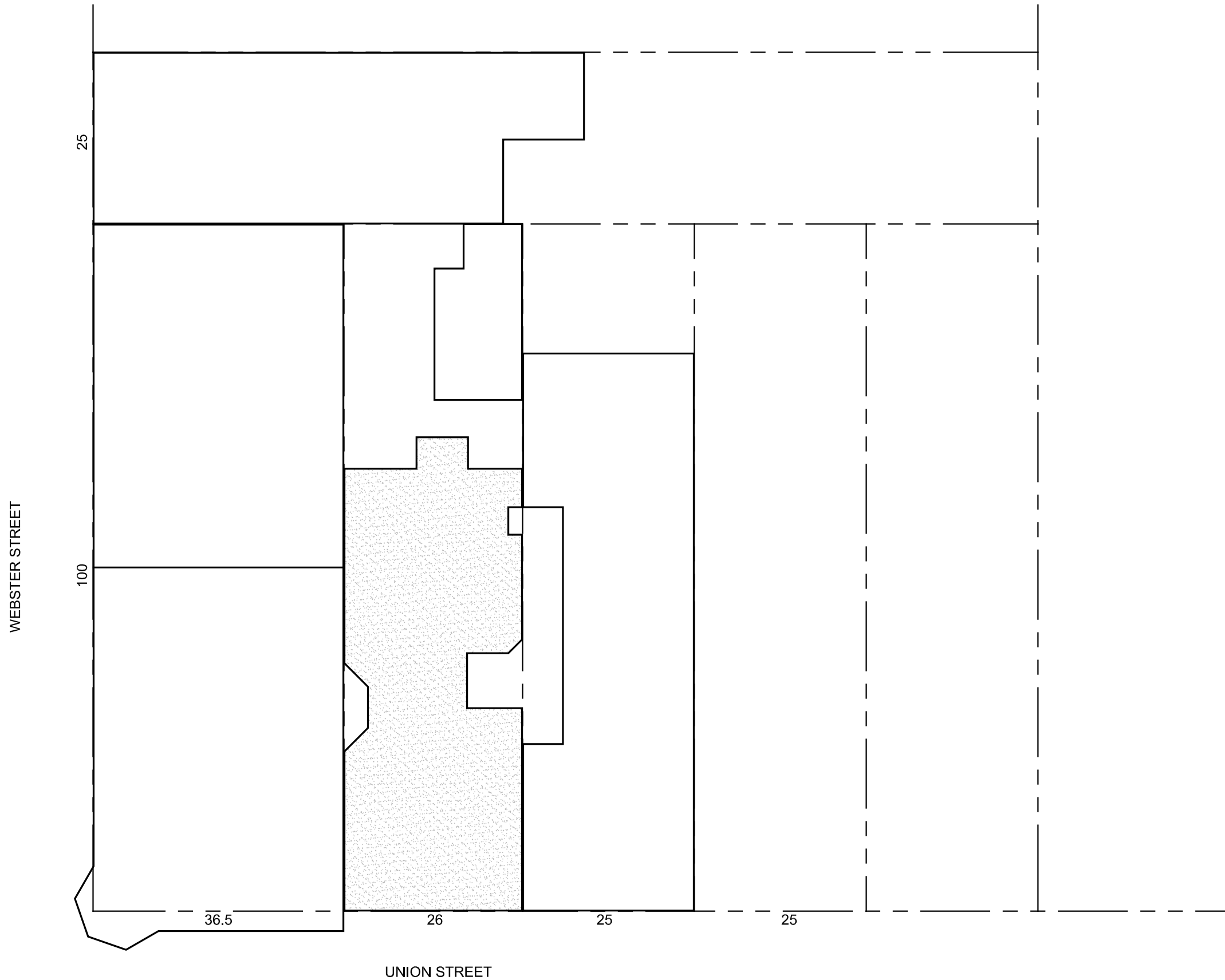
Issued For:
CU Submission

Scale: N.A.
File: SNK_CU_0_COVER
Project: SNK
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:



0



1

SITE / ROOF PLAN

1/16"=1'-0"

Project:
SWEATY BETTY

2086 UNION STREET
San Francisco, CA

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

Consultants:

Sheet Title:
SITE / ROOF PLAN

Date:
22 SEPT 2016

Issued For:
CU Submission

Scale: N.A.
File: JOM_CU_1_SP
Project: JOM
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:

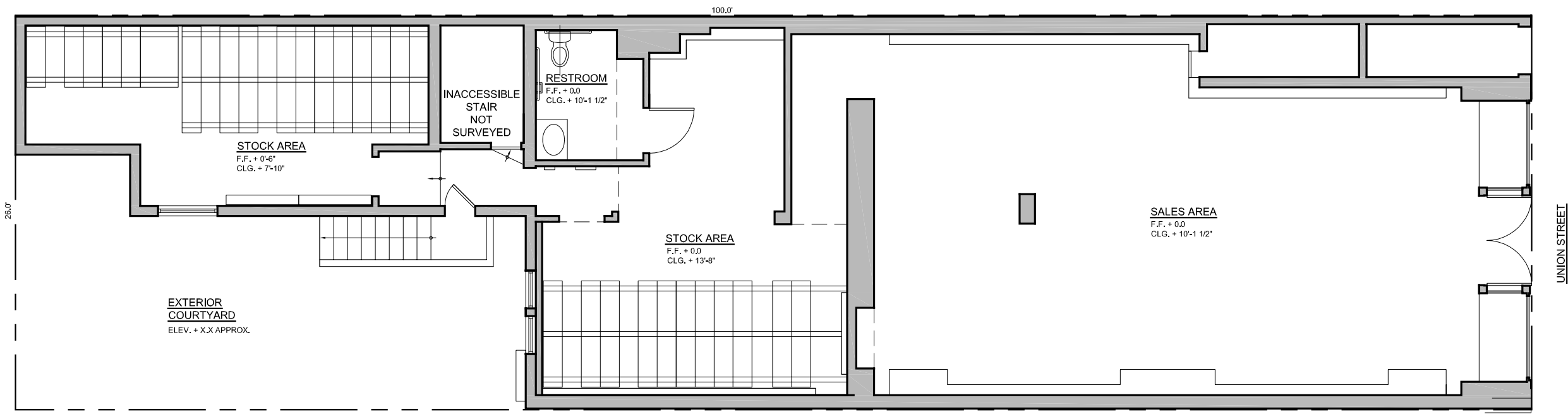


Project:
SWEATY BETTY

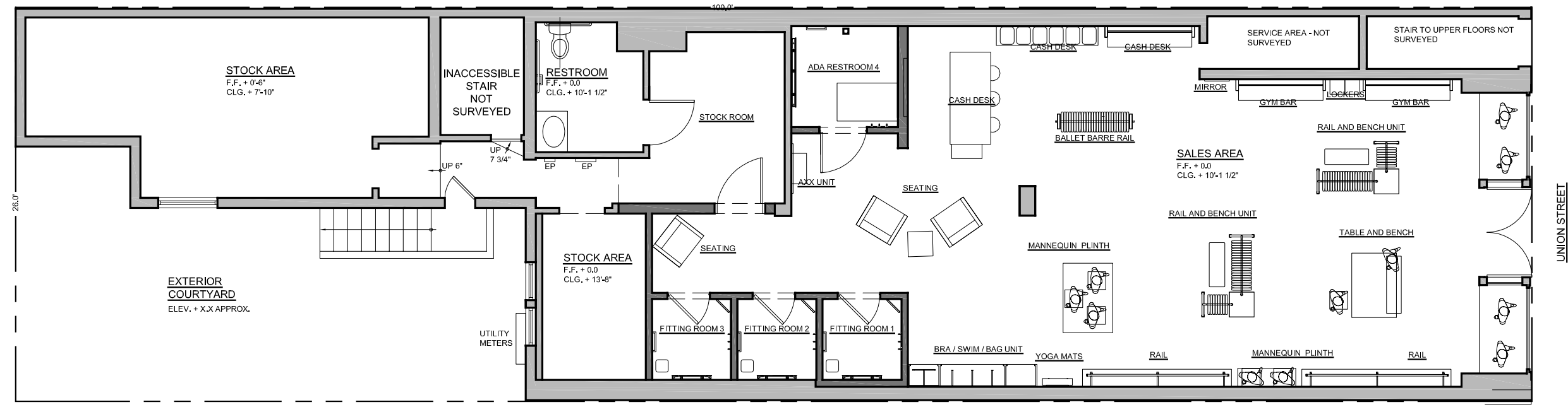
2086 UNION STREET
San Francisco, CA

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

Consultants:




1 EXISTING FLOOR PLAN
1/8"=1'-0"



2 PROPOSED FLOOR PLAN
1/8"=1'-0"

Sheet Title:
**EXISTING
& PROPOSED
FLOOR PLANS**

Date: 22 SEPT 2016
Issued For: CU Submission

Scale: N.A.
File: JOM_CU_1_SP
Project: JOM
Drawn By: KK
Ref North: 
Checked By: J.C.
Sheet No:

Project:
SWEATY BETTY

2086 UNION STREET
San Francisco, CA

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

Consultants:



Sheet Title:
**EXISTING STORE
FRONT ELEVATION**

Date:
22 SEPT 2016

Issued For:
CU Submission

Scale: N.A.
File: SWE_CU_2_EE
Project: SWE
Drawn By: KK
Ref North:

Checked By: J.C.
Sheet No:

3

1

EXISTING STORE FRONT ELEVATION

3/8"=1'-0"



WEBSTER ST

SUBJECT
PROPERTY

CONT'D BELOW



CONT'D ABOVE

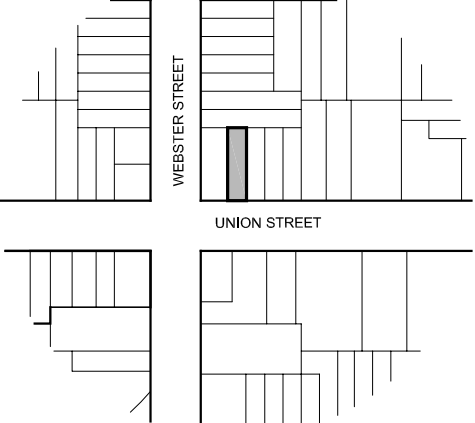
1

EXISTING CONDITIONS NORTH SIDE OF UNION STREET

BUCHANAN ST



CONT'D BELOW



3

VICINITY MAP



CONT'D ABOVE

2

EXISTING CONDITIONS SOUTH SIDE OF UNION STREET

Project:
SWEATY BETTY

2086 UNION STREET
San Francisco, CA

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

Consultants:

Sheet Title:
**EXISTING SITE PHOTOS
UNION STREET**

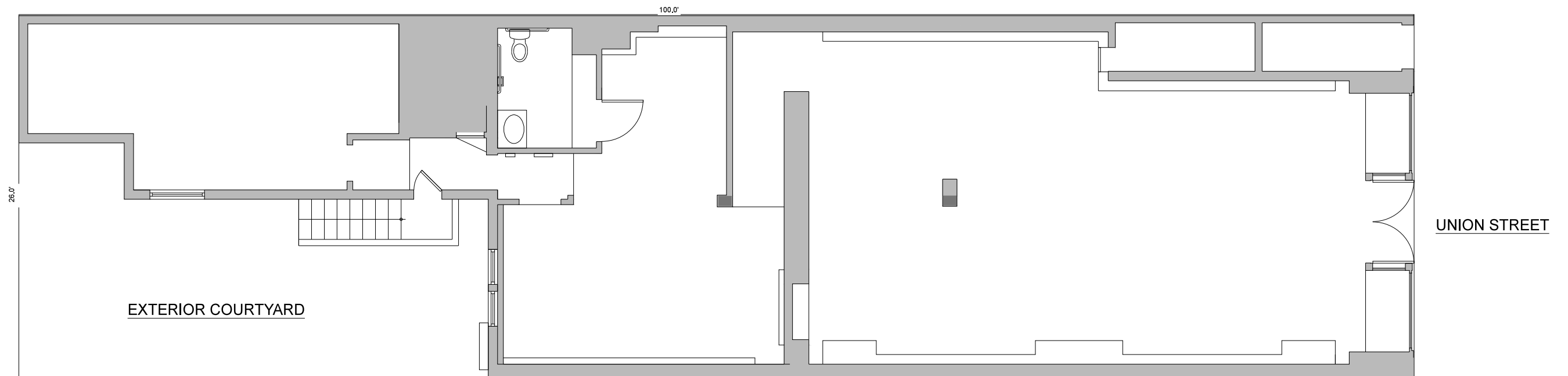
Date:
22 SEPT 2016

Issued For:
CU Submission

Scale: N.A.
File: JOM_CU_2_SitePhotos
Project: JOM
Drawn By: KK
Ref North:

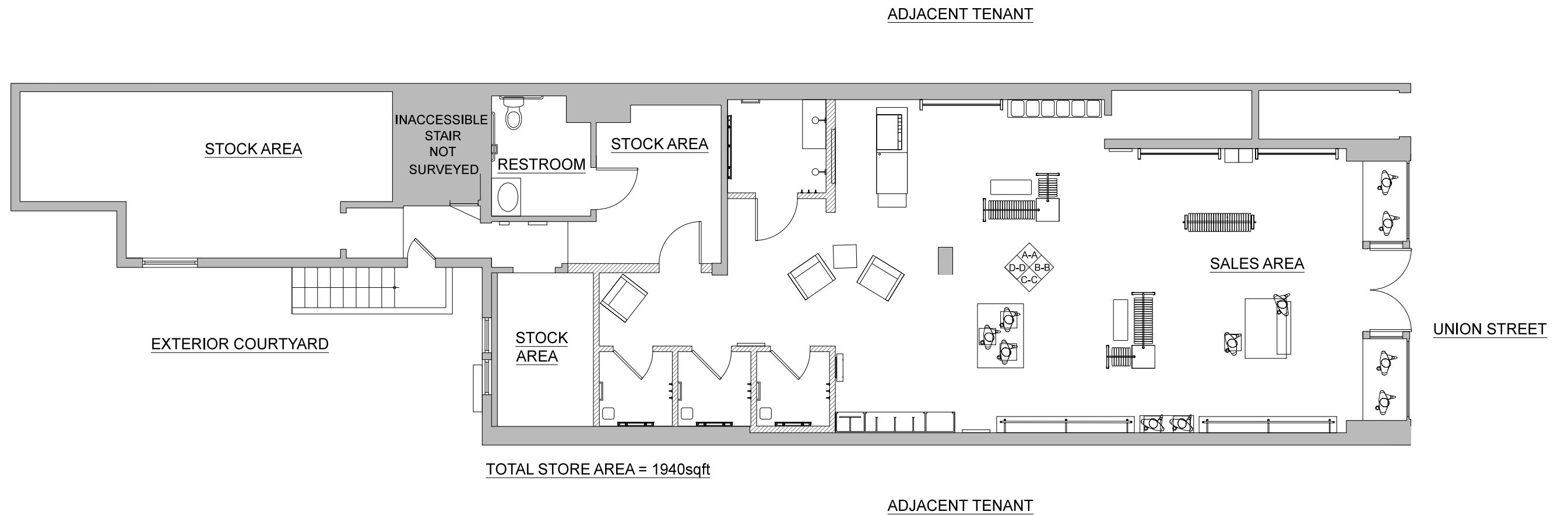
Checked By: J.C.
Sheet No:





SCALE 1/8" = 1' - 0" @ 11" x 17"
EXISTING FLOOR PLAN
2086 UNION STREET, SAN FRANCISCO, CA 94123.

A1 **Sweaty Betty**
LONDON



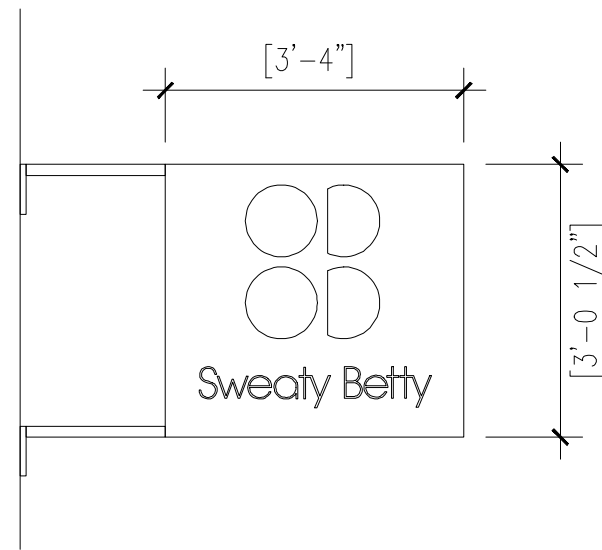
SCALE 1/4" = 1' - 0" @ 11" x 17"
 PROPOSED FLOOR PLAN
 2086 UNION STREET, SAN FRANCISCO, CA 94123.

A2 Sweaty Betty
 LONDON



SCALE 1/4" = 1' - 0" @ 11" x 17"
EXISTING EXTERIOR ELEVATION AND STORE FRONT
2086 UNION STREET, SAN FRANCISCO, CA 94123.

A3 **Sweaty Betty**
LONDON



BLADE SIGN (NON ILLUMINATED)



SCALE 1/4" = 1" - 0" @ 11" x 17"
PROPOSED EXTERIOR ELEVATION AND STORE FRONT
2086 UNION STREET, SAN FRANCISCO, CA 94123.

A4 **Sweaty Betty**
LONDON

