



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 16, 2017

Date Prepared: March 6, 2017
Case No.: [2016-013911CUA](#)
Project Address: **1100 Grant Avenue**
Zoning: Chinatown Residential Neighborhood Commercial ([CRNC](#)) District
50-N Height and Bulk District
Planning Area: [Chinatown](#)
Block/Lot: 0162 / 010
Project Sponsor: Dardong, Inc. c/o Changjiang "Jim" Zhao
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zhao2247@yahoo.com (415) 828-0799
Property Owner: Siu Yee Keung, 707 4th Ave, San Francisco, CA 94118
stephenwong@aol.com or (415) 981-3880 ext.1
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), and [803.6](#) to authorize a 397 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 (gift shop d.b.a. Golden Harvest Investment Trading, Inc.), on the ground floor of the two-story-over-basement commercial building within the Chinatown Residential Neighborhood Commercial (CRNC) District, [Chinatown](#) Planning Area, and 50-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.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 010 in Assessor's Block 0162, is located at the corner of Grant and Pacific Avenues in the [CRNC](#) Zoning District in the Chinatown neighborhood. The property at 1100 Grant Avenue is developed with a 4,840 square feet two-story-over-basement commercial building. The building, constructed circa 1912, occupies the entire 2,320 square foot lot, with street frontage on Grant and Pacific Avenues. The existing second floor office spaces will remain. The primary façade faces west onto Grant Avenue, with the façade's first story dominated by a transparent storefront along Grant Avenue. The property contains no off-street parking. The tenant space was occupied by a Retail Sales and Service use

(gift shop d.b.a. Golden Harvest Investment Trading, Inc.) until 2014, and vacant until January 2015 when Cricket Wireless began occupancy without a Conditional Use Authorization for Formula Retail. Existing to remain on-site are an adjacent gift shop (d.b.a. Fortune Star Trading Inc.) at 1102 Grant Ave, and a produce market (d.b.a. Zong Xi) at 668 Pacific Ave.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The [CRNC](#) Zoning District extends along Stockton Street between Sacramento Street and Broadway and along Powell Street between Washington Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton Street is a major transit corridor which serves as “Main Street” for the Chinatown neighborhood. Both Stockton and Powell Streets contain a significant amount of housing as well as major community institutions supportive to Chinatown and the larger Chinese community. This daytime-oriented district provides local and regional specialty food shopping for fresh vegetables, poultry, fish and meat. Weekends are this area’s busiest shopping days. Because Stockton Street is intended to remain principally in its present character, the Stockton Street controls are designed to preserve neighborhood-serving uses and protect the residential livability of the area. The controls promote new residential development compatible with existing small-scale mixed-use character of the area. Consistent with the residential character of the area, commercial development is directed to the ground story. Daytime-oriented use is protected and tourist-related uses, fast-food restaurants and financial services are limited. Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. Existing residential units are protected by limits on demolition and conversion.

Zoning surrounding the Project Site is [CRNC](#), with RM-4 Zoning to the southwest and southeast.

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	February 22, 2017	February 22, 2017	22 days
Posted Notice	20 days	February 14, 2017	February 14, 2017	30 days
Mailed Notice	20 days	February 14, 2017	February 14, 2017	30 days

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

PUBLIC COMMENT

- The Planning Department has received approximately 29 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 was vacant between 2014 and January 2015 when Cricket Wireless began occupancy. The tenant space has been occupied by an unauthorized Formula Retail use since January 2015, d.b.a. Cricket Wireless without a Conditional Use Authorization for a Formula Retail use.
- There are 84 commercial establishments within a 300-foot radius, 46 of which are within the same Zoning District ([CRNC](#)), excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave.
- There are 8 Formula Retail establishments within a 300-foot radius, 4 of which are within the same Zoning District ([CRNC](#)), excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave.
- There are 2,995 commercial linear feet within a 300-foot radius, 1,340 of which are within the same Zoning District ([CRNC](#)), including the existing unauthorized Cricket Wireless at 1100 Grant Ave.
- There are 635 Formula Retail linear feet within a 300-foot radius, 185 of which are within the same Zoning District ([CRNC](#)), excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave.
- The existing concentration of Formula Retail businesses within the 300-foot vicinity and also within the [CRNC](#) Zoning District, excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave, is approximately 8.70% (4/46). With the proposed legalization, the concentration of Formula Retail businesses would become 10.87% (5/46).
- The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave, is 13.80% (185/1,340) of total commercial linear frontage, within the 300-foot vicinity and also within the [CRNC](#) Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 17.53% (235/1,340).
- The Project would not significantly increase the concentration of total Formula Retail frontage within a 300-foot radius, or within the same Zoning District, i.e. Chinatown Residential Neighborhood Commercial ([CRNC](#)). There is a high concentration of commercial storefronts in the District, with one (1) similar mobile/wireless provider store (d.b.a. Red Pocket Mobile) at 1159 Grant Avenue. 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 change of use from Retail to Formula Retail will not significantly affect the existing commercial uses within the [CRNC](#) District, nor will it significantly affect the existing commercial uses within a 300-foot proximity.

- The Project is generally consistent with the [Chinatown Area Plan](#). However, the Project's consistency with **Objective 5** to "Retain and Enhance Chinatown's Role as a Visitor Attraction" with its **Policy 5.1** should be considered, i.e. "Maintain Grant Avenue as the traditional specialty retailing area." Policy 5.1 Description: "Grant Avenue is a specialty shopping street with a concentration of Chinese style architectural detailing that contributes to the City's visual diversity. Many of the tourist-oriented restaurants and gift shops are concentrated here. The street's present character, use and scale should be retained while allowing a modest potential for future economic expansion."
 - The street's character, use, and scale will not significantly change as a result of this Project, and a modest potential for future economic expansion is allowed. The Project would enhance the District by providing a convenient, more affordable retail outlet for a popular wireless provider in an area that contains no other similar stores within the same Zoning District ([CRNC](#)) within the 300-foot vicinity. There is only one (1) similar store within the 300-foot vicinity (d.b.a. Red Pocket Mobile at 1159 Grant Avenue), which is located within the Chinatown Community Business ([CCB](#)) Zoning District.
 - The Project is generally consistent with **Policy 5.1** to "Guide the location of tourist oriented uses away from predominantly residential neighborhood commercial areas." The proposed Formula Retail use is a neighborhood-serving commercial ground floor use in this residential - neighborhood commercial district ([CRNC](#)). The former Retail use that existed until the subject tenant space was vacated in 2014, was a gift shop (d.b.a. Golden Harvest Investment Trading, Inc.).
- The proposal is to encourage the hiring of local residents, with approximately 3 employees.

REQUIRED COMMISSION ACTION

A Conditional Use Authorization is requested to grant a change of use to a Formula Retail use from a Retail use. A Formula Retail use may be conditionally permitted per Planning Code Sections [303.1](#) and [803.6](#).

BASIS FOR RECOMMENDATION

- The Project is necessary, desirable for, and compatible with the surrounding neighborhood in that it would continue to activate the ground floor tenant space of a two-story-over-basement commercial building.
- The Project would not displace any existing tenant.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Parcel Map
Historic Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photographs (within plan set)
Interior Photographs (within plan set)
Map of Formula Retail Use Concentration (300-Foot Radius)
Map of Mobile Wireless Electronics Store Concentration (300-Foot Radius)
Letters in Support
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project Sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | <input type="checkbox"/> Brief |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Letters in support |
| <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 | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

CBC

Planner's Initials

CBC I:\Cases\2016\2016-013911CUA - 1100 Grant Ave - Cricket Wireless\ExecSum_GrantAve-1100_2016-013911CUA_CricketWireless_20170306.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS [303](#), [303.1](#), AND [803.6](#) TO ALLOW A 397 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 TWO-STORY-OVER-BASEMENT COMMERCIAL BUILDING WITHIN THE CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL ([CRNC](#)) DISTRICT, [CHINATOWN](#) PLANNING AREA, AND 50-N HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 26, 2016, Dardong, Inc. c/o Changjiang "Jim" Zhao (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](#), and [803.6](#) to authorize a 397 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 two-story-over-basement commercial building within the Chinatown Residential Neighborhood Commercial ([CRNC](#)) District, [Chinatown](#) Planning Area, and 50-N

Height and Bulk District. The property was last (legally) operated by a Retail Sales and Service use (gift shop d.b.a. Golden Harvest Investment Trading, Inc.).

On March 16, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. [2016-013911CUA](#).

On February 6, 2017, the Project (a change the use from Retail to Formula Retail) was determined to be “Not a Project” under the California Environmental Quality Act (“CEQA”), as described in the determination contained in the Planning Department files for this Project.

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. [2016-013911CUA](#), subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site, Lot 010 in Assessor’s Block 0162, is located at the corner of Grant and Pacific Avenues in the [CRNC](#) Zoning District in the Chinatown neighborhood. The property at 1100 Grant Avenue is developed with a 4,840 square feet two-story-over-basement commercial building. The building, constructed circa 1912, occupies the entire 2,320 square foot lot, with street frontage on Grant and Pacific Avenues. The existing second floor office spaces will remain. The primary façade faces west onto Grant Avenue, with the façade’s first story dominated by a transparent storefront along Grant Avenue, with a transparent storefront along Pacific Avenue. The property contains no off-street parking. The subject tenant space was occupied by a Retail Sales and Service use (a gift shop d.b.a. Golden Harvest Investment Trading, Inc.) until 2014, and was thereafter vacant until January 2015 when Cricket Wireless began occupancy at the site without a Conditional Use Authorization for Formula Retail. Existing to remain on-site are the adjacent gift shop (d.b.a. Fortune Star Trading Inc.) at 1102 Grant Ave, and a produce market (d.b.a. Zong Xi) at 668 Pacific Ave.
3. **Surrounding Neighborhood.** The [CRNC](#) Zoning District extends along Stockton Street between Sacramento Street and Broadway and along Powell Street between Washington Street and Broadway. It is generally west and uphill from Grant Avenue and is close to the relatively intensely developed residential areas of lower Nob and Russian Hills. Stockton Street is a major transit corridor which serves as “Main Street” for the Chinatown neighborhood. The Project is [within 1/4-mile walking distance](#) of the 1, 8, 8AX, 8BX, 10, 12, 30, 30X, 41, 45, 59, 60, and 82X MUNI bus lines. Cycling can be encouraged due to the site’s proximity within one block of the bikeway along Columbus Avenue, and several other bikeways within one-half-mile. The nearest

BART station is 0.7-miles away at Montgomery Street and Market Street. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. Both Stockton and Powell Streets contain a significant amount of housing as well as major community institutions supportive to Chinatown and the larger Chinese community. This daytime-oriented district provides local and regional specialty food shopping for fresh vegetables, poultry, fish and meat. Weekends are this area's busiest shopping days. Because Stockton Street is intended to remain principally in its present character, the Stockton Street controls are designed to preserve neighborhood-serving uses and protect the residential livability of the area. The controls promote new residential development compatible with existing small-scale mixed-use character of the area. Consistent with the residential character of the area, commercial development is directed to the ground story. Daytime-oriented use is protected and tourist-related uses, fast-food restaurants and financial services are limited. Housing development in new and existing buildings is encouraged above the ground floor. Institutional uses are also encouraged. Existing residential units are protected by limits on demolition and conversion. Zoning surrounding the Project Site is [CRNC](#), with RM-4 Zoning to the southwest and southeast.

4. **Project Description.** This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), and [803.6](#) to authorize a 397 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 (a gift shop d.b.a. Golden Harvest Investment Trading, Inc.), on the ground floor of the two-story-over-basement commercial building within the [CRNC](#) District, [Chinatown](#) Planning Area, and 50-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. The store will employ approximately one (1) full-time and three (3) part-time employees.
 1. 830 Market St. (C-3-R). Permitted. 0.9-miles away.
 2. 2487 Mission St. (Mission NCT). **Pending legalization**. Scheduled for March 16, 2017, Planning Commission hearing. 3.1-miles away.
 3. 524 Clement St., Suite A. (Inner Clement NC). **Pending legalization**. Scheduled for April 6, 2017, Planning Commission hearing. 3.7-miles away.
 4. 2575 San Bruno Ave. (NC-2). **Pending legalization**. Scheduled for May 11, 2017, Planning Commission hearing. 5.2-miles away.
 5. 1905 Irving St. (Irving Street NCD). **Pending legalization**. Tentatively scheduled for May 11, 2017, Planning Commission hearing. 5.4-miles away.
 6. 4489 Mission St. (Excelsior Outer Mission Street NCD). Permitted. 5.5-miles away.
 7. 3251 20th Ave. (C-2). Permitted. 7.1-miles away.
5. **Public Comment.** The Planning Department has received approximately 29 letters of support, and no correspondence in opposition to the Project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Hours of Operation.** Planning Code Section [812.27](#) (as defined by Section [890.48](#)) states that permitted hours of operation are from 6AM – 11PM, daily.

The proposed hours of operation will be from 10am-8pm Monday-Saturday, and 12pm-6pm Sunday.

- B. **Parking.** Pursuant to Planning Code Section [812.22](#), no off-street parking is required for commercial/institutional uses in the CRNC Zoning District.

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

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

The first 25-feet of building depth along the Grant Avenue frontage is devoted to an active retail use. The subject commercial space has approximately 15 feet of frontage on Grant Avenue, where the majority is a transparent storefront. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines. There are no changes proposed to the commercial frontage other than the awning work described below.

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

shall not exceed six feet, including any valance. When the width of all awnings exceeds ten feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed four feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed four feet, including any valance.

The existing unauthorized upper awning is proposed for removal along Grant and Pacific Avenues. The existing unauthorized lower retractable awnings are proposed for legalization along Pacific Avenue. Signs and awnings will be required to comply with the requirements of the Planning Code and Formula Retail sign guidelines.

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

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

The proposed Formula Retail use is compatible with and desirable for the surrounding community because it would allow the continued use of a ground floor tenant space in a commercial building in the Chinatown neighborhood, and provides a centrally located retail service center for a widely used wireless service provider. The legalization of this business would not result in the displacement of any existing tenant (nor did it result in any previous displacement), and would continue to activate an existing storefront.

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

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

The Project allows the continued use of an existing ground floor commercial tenant space in a commercial building. The size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because a Retail use existed until 2014, a change from that vacant Retail gift shop d.b.a. Golden Harvest Investment Trading, Inc. to a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a 300-foot radius, there is one (1) other mobile/wireless electronic store (d.b.a. Red Pocket Mobile) at 1159 Grant Avenue. The change of use is not anticipated to significantly affect the existing mobile/wireless electronic stores within the District.

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

The Planning Code does not require parking or loading for a 397 square foot square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should

not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

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

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

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

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

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

The Project is consistent with the stated purpose of the [CRNC](#) Zoning District in that it contributes to providing a selection of goods serving neighborhood needs and is part of a wider trade area with specialized retail outlets; the Formula Retail use will provide a compatible business for the immediately surrounding neighborhoods. The Code allows for the full range of commercial uses provided that the use size generally is limited to 2,500 square feet; the proposed use is 397 square feet.

- 8. **Formula Retail Use.** Formula Retail uses within the [CRNC](#) Zoning District require a Conditional Use Authorization. Planning Code Section [303.1](#) provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section [303.1](#), Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

The Project includes a change of use to a Formula Retail use from a Retail use. A Formula Retail use may be conditionally permitted per Planning Code Sections [303](#), [303.1](#), and [803.6](#).

There are 84 commercial establishments within a 300-foot radius, 46 of which are within the same Zoning District, i.e. Chinatown Residential Neighborhood Commercial ([CRNC](#)).

There are 8 Formula Retail establishments within a 300-foot radius radius, 4 of which are within the same Zoning District, i.e. Chinatown Residential Neighborhood Commercial ([CRNC](#)).

There are 2,995 commercial linear feet within a 300-foot radius, 1,340 of which are within the same Zoning District, i.e. Chinatown Residential Neighborhood Commercial ([CRNC](#)), including the existing unauthorized Cricket Wireless at 1100 Grant Avenue.

There are 635 Formula Retail linear feet within a 300-foot radius, 185 of which are within the same Zoning District, i.e. Chinatown Residential Neighborhood Commercial ([CRNC](#)).

The existing concentration of Formula Retail businesses within the 300-foot vicinity and also within the [CRNC](#) Zoning District, excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave, is approximately 8.70% (4/46). With the proposed legalization, the concentration of Formula Retail businesses would become 10.87% (5/46).

The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 1100 Grant Ave, is 13.80% (185/1,340) of total commercial linear frontage, within the 300-foot vicinity and also within the [CRNC](#) Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 17.53% (235/1,340).

The Project would not significantly increase the concentration of total Formula Retail frontage within a 300-foot radius, or within the same Zoning District, i.e. [CRNC](#). There is a high concentration of commercial storefronts in the District, with one (1) similar mobile/wireless provider store (d.b.a. Red Pocket Mobile) at 1159 Grant Avenue. This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change of use from Retail to Formula Retail will not significantly affect the existing commercial uses within the [CRNC](#) District, nor will it significantly affect the existing commercial uses within a 300-foot proximity.

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

The [CRNC](#) District is in the central part of the City. Within the 300-foot vicinity of the Project Site as shown on the Formula Retail Map, there is one (1) similar mobile/wireless provider store d.b.a. Red Pocket Mobile at 1159 Grant Avenue.

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

The proposed Formula Retail use will occupy a previously vacant retail space that was formerly occupied by a non-Formula-Retail gift shop. 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 (including the Broadway Special Sign District) and the Formula Retail sign guidelines, and will be reviewed by a Historic Preservation Specialist. Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass. See images in Exhibit B.

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

There is one (1) vacancy within the [CRNC](#) District and also within the 300-foot vicinity (2.17% vacancy rate) and there are two (2) additional vacancies within the 300-foot vicinity (3.57% storefront vacancy rate). Approximately 20 of 1,340 linear feet, or 1.5% of the total street frontage, is vacant within the [CRNC](#) District and also within the 300-foot vicinity.

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

Of the occupied Retail uses in the [CRNC](#) District, 33 (72%) are considered “Daily-Needs,” or neighborhood-serving; of these, 3 (60%) are Formula Retail. The remaining 40% (2 locations) of locations serve Citywide (335 locations, or 25%) or are vacant (20 locations, or 1.5%). The proposed Formula Retail use does not qualify as a “Daily-Needs” use.

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

Table 1. [CRNC](#) District Ground Floor Frontage Breakdown per Land Use¹

Land Use Type	CRNC District Frontage Total (linear feet)	CRNC District % Concentration	300-Foot Vicinity Frontage Total (linear feet)	Vicinity % Concentration
Bar	0	0%	165	10%
Entertainment	0	0%	35	2%
Financial Service	170	12.5%	375	23%
Retail	835	61%	355	21.5%
Limited-Restaurant	45	3.5%	65	4%
Restaurant	240	18%	495	30%
Medical Service	5	0.5%	40	2.5%
Personal Service	5	0.5%	60	3.5%
Professional Service	20	1.5%	0	0%
Vacant	20	1.5%	65	4%
Total	1,340	100%	1,655	100%

The use mix is varied in the [CRNC](#) District. Retail uses comprise 61% of the ground floor frontage, followed by eating establishments at approx. 23% (Limited-Restaurants and Restaurants combined), and Financial Services at 12.5%. 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 2016.

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

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

CHINATOWN AREA PLAN

Objectives and Policies

OBJECTIVE 1:

PRESERVE THE DISTINCTIVE URBAN CHARACTER, PHYSICAL ENVIRONMENT AND CULTURAL HERITAGE OF CHINATOWN.

Policy 1.4:

Protect the historic and aesthetic resources of Chinatown.

The existing building is not a landmark, but is a historic resource. No changes are proposed for the façade other than the signs and awnings. The existing unauthorized upper awning is proposed for removal along Grant and Pacific Avenues. The existing unauthorized lower retractable awnings are proposed for legalization along Pacific Avenue. The Project will be required to comply with the requirements of the Planning Code and Formula Retail sign guidelines, and all exterior alterations will be reviewed by the Department’s historic preservation staff prior to final permit approval.

OBJECTIVE 2:

RETAIN AND REINFORCE CHINATOWN’S MUTUALLY SUPPORTIVE FUNCTIONS AS NEIGHBORHOOD, CAPITAL CITY AND VISITOR ATTRACTION.

Policy 2.1:

Define mixed-use subdistricts based on the predominant type of ground level use.

The proposed Formula Retail use is consistent with the Chinatown Land Use and Density Plan-desired commercial ground floor at this location use in this residential - neighborhood commercial district ([CRNC](#)).

OBJECTIVE 4:

PRESERVE THE URBAN ROLE OF CHINATOWN AS A RESIDENTIAL NEIGHBORHOOD.

Policy 4.1:

Protect and enhance neighborhood-serving character of commercial uses in predominantly residential areas.

The proposed Formula Retail use is a neighborhood-serving commercial ground floor use in this mixed-use residential - neighborhood commercial district ([CRNC](#)).

Policy 4.3:

Guide the location of tourist oriented uses away from predominantly residential neighborhood commercial areas.

The proposed Formula Retail use is a neighborhood-serving commercial ground floor use in this residential - neighborhood commercial district ([CRNC](#)). The former Retail use that existed until the subject tenant space was vacated in 2014, was a gift shop (d.b.a. Golden Harvest Investment Trading, Inc.).

OBJECTIVE 5:

RETAIN AND ENHANCE CHINATOWN'S ROLE AS A VISITOR ATTRACTION.

Policy 5.1:

Maintain Grant Avenue as the traditional specialty retailing area.

Policy 5.1 Description: Grant Avenue is a specialty shopping street with a concentration of Chinese style architectural detailing that contributes to the City's visual diversity. Many of the tourist-oriented restaurants and gift shops are concentrated here. The street's present character, use and scale should be retained while allowing a modest potential for future economic expansion.

The street's character, use, and scale will not significantly change as a result of this Project, and a modest potential for future economic expansion is allowed. The Project would enhance the District by providing a convenient, more affordable retail outlet for a popular wireless provider in an area that contains no other similar stores within the same Zoning District ([CRNC](#)) within the 300-foot vicinity. There is only one (1) similar store within the 300-foot vicinity (d.b.a. Red Pocket Mobile at 1159 Grant Avenue), which is located within the Chinatown Community Business ([CCB](#)) Zoning District.

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within the [CRNC](#) Zoning District that is part of a heavily trafficked area and is thus consistent with activities allowed in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will allow continued use of a tenant space in a commercial building with commercial activity on the ground floor within the Chinatown neighborhood, and will help maintain the diverse economic base of the City.

OBJECTIVE 3:

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

Policy 3.1:

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

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

Policy 3.4:

Assist newly emerging economic activities.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.1:

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

Policy 6.2:

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

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

Policy 6.3:

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

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

10. **Planning Code Section [101.1\(b\)](#)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the Project complies with said policies in that:

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would retain the previous mix of neighborhood-serving retail uses by replacing a vacant retail space. The Project would enhance the District by providing a convenient retail outlet for a popular wireless provider in an area that contains one (1) similar store. The Project will provide desirable goods and will provide employment opportunities to those in the community.

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

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

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

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

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit. The location is consistent with the City's "Transit First" policy and several San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The majority of employees are anticipated to use the several available transportation options, including transit, to and from commuter destinations. The Project is [within 1/4-mile walking distance](#) of the 1, 8, 8AX, 8BX, 10, 12, 30, 30X, 41, 45, 59, 60, and 82X MUNI bus lines. Cycling can be encouraged due to the site's proximity within one block of the bikeway along Columbus Avenue, and several other bikeways within one-half-mile. The nearest BART station is 0.7-miles away at Montgomery Street and Market Street. The Project Sponsor will encourage auto-free travel. Given the ease and availability of several transportation options, a high level of use of automobiles by employees and visitors, for travel within the City, is not anticipated.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section [101.1](#)(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. [2016-013911CUA](#)** under Planning Code Sections [303](#), [303.1](#), and [803.6](#) to authorize a 397 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 two-story-over-basement commercial building within the Chinatown Residential Neighborhood Commercial ([CRNC](#)) District, [Chinatown](#) Planning Area, and 50-N Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **March 2, 2017**, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **March 16, 2017**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), and [803.6](#) to authorize a 397 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 two-story-over-basement commercial building within the Chinatown Residential Neighborhood Commercial ([CRNC](#)) District, [Chinatown](#) Planning Area, and 50-N Height and Bulk District, in general conformance with plans, dated **March 2, 2017** and stamped "EXHIBIT B" included in the docket for Case No. [2016-013911CUA](#) and subject to conditions of approval reviewed and approved by the Commission on **March 16, 2017** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 16, 2017** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, 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

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the 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

8. **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

MONITORING– AFTER ENTITLEMENT

9. **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

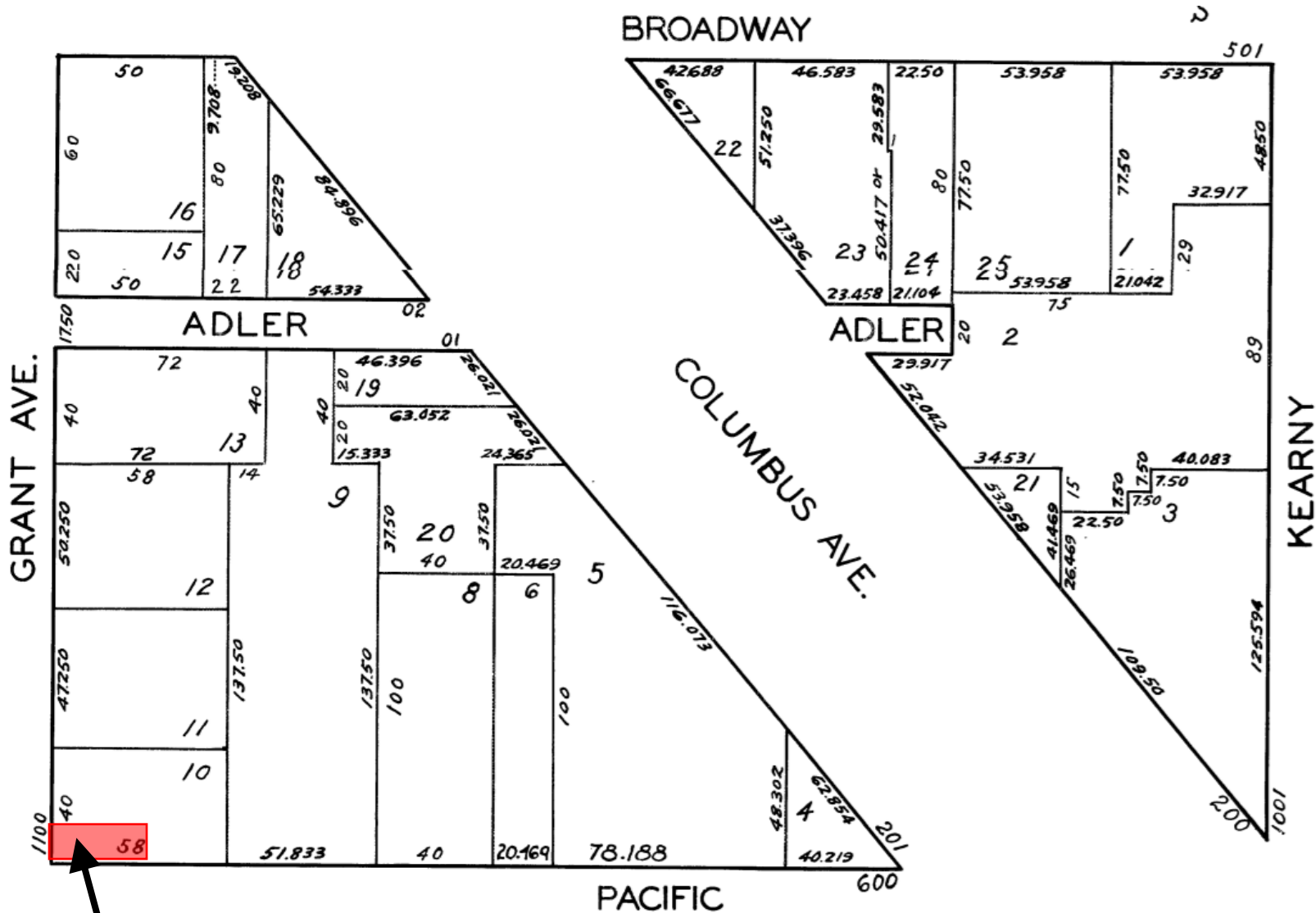
10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions 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

11. **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>
12. **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>
13. **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

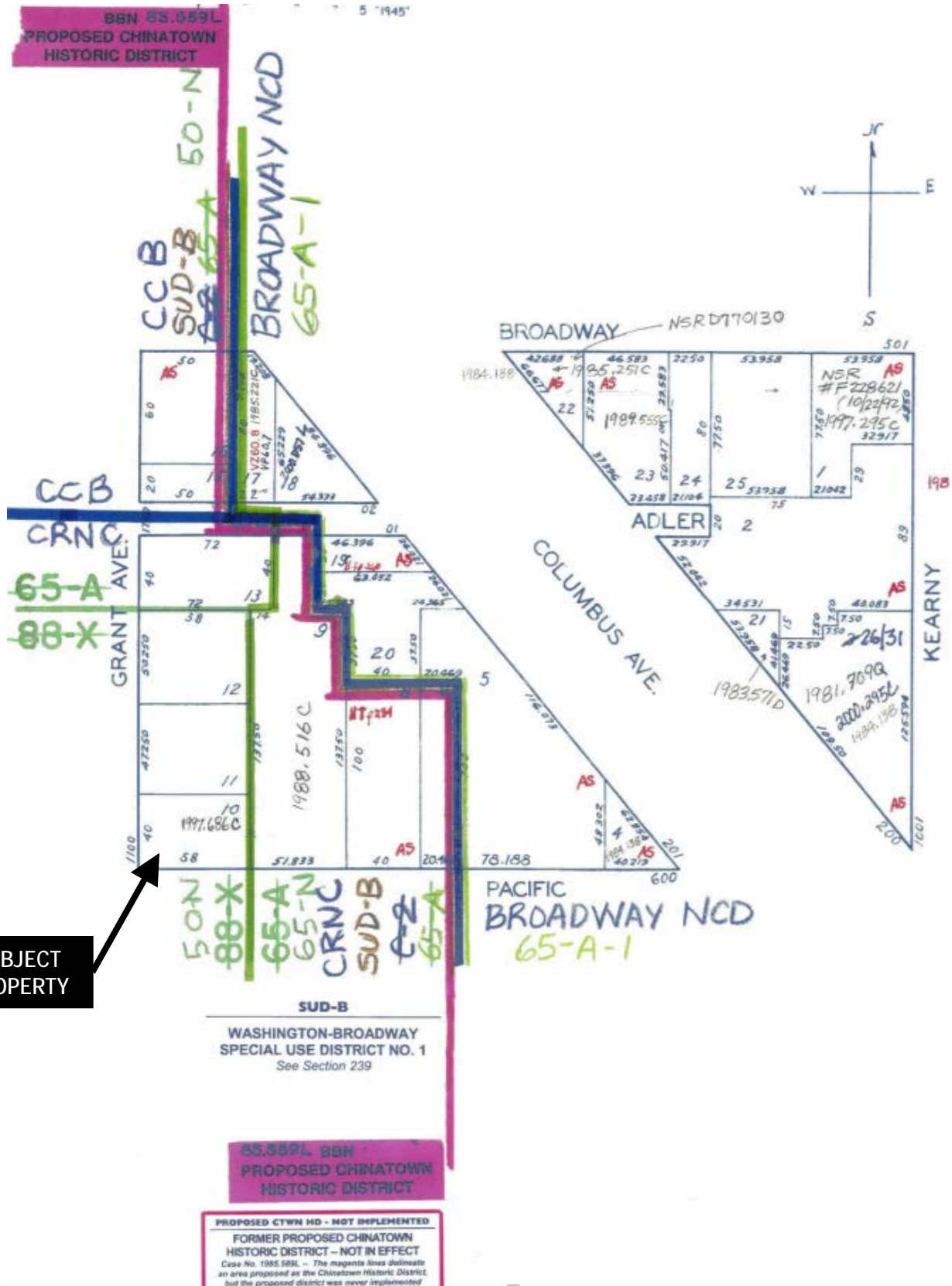


**SUBJECT
PROPERTY**



Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave

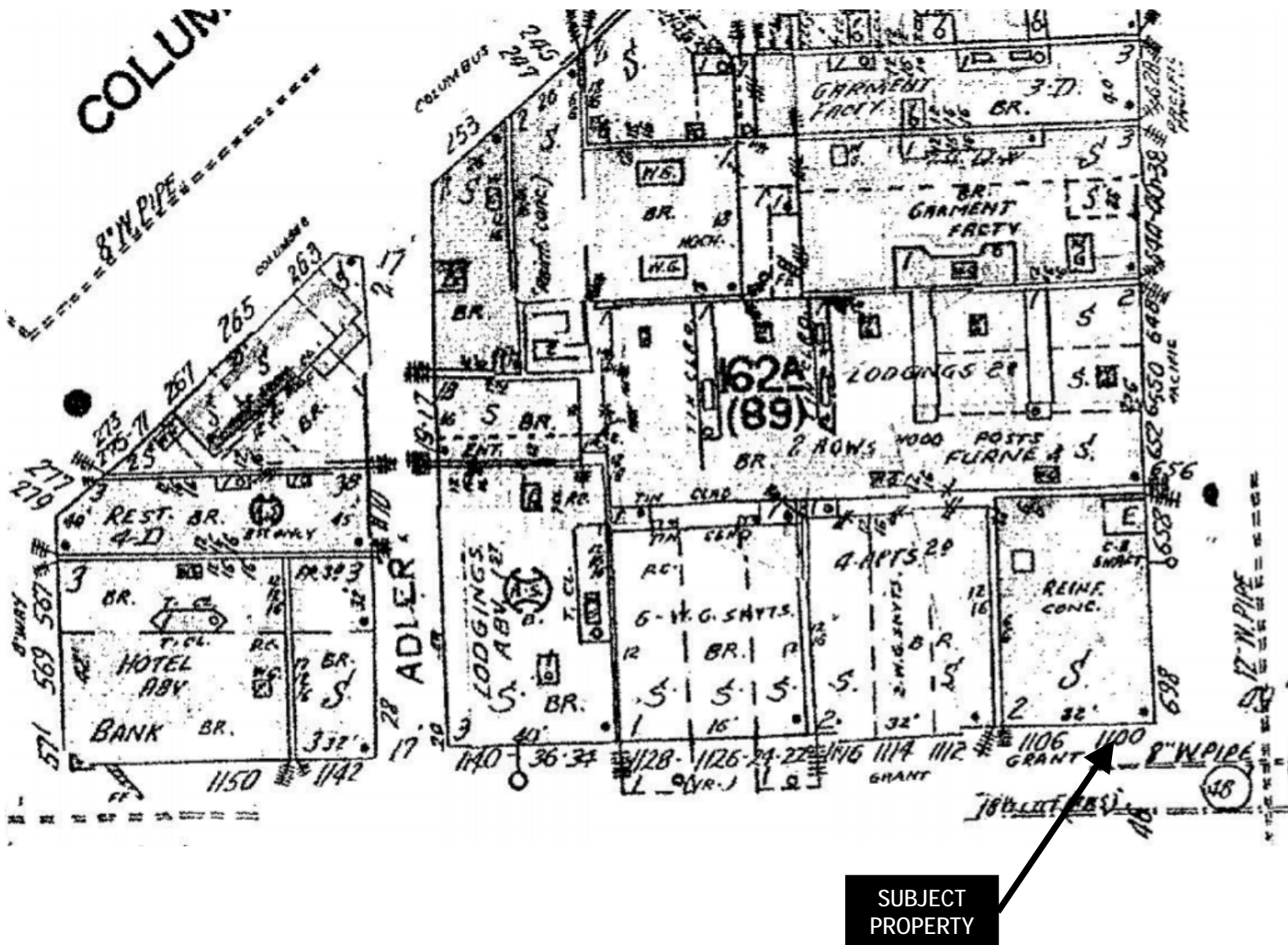
Historic Block Book Map



Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave



Sanborn Map*

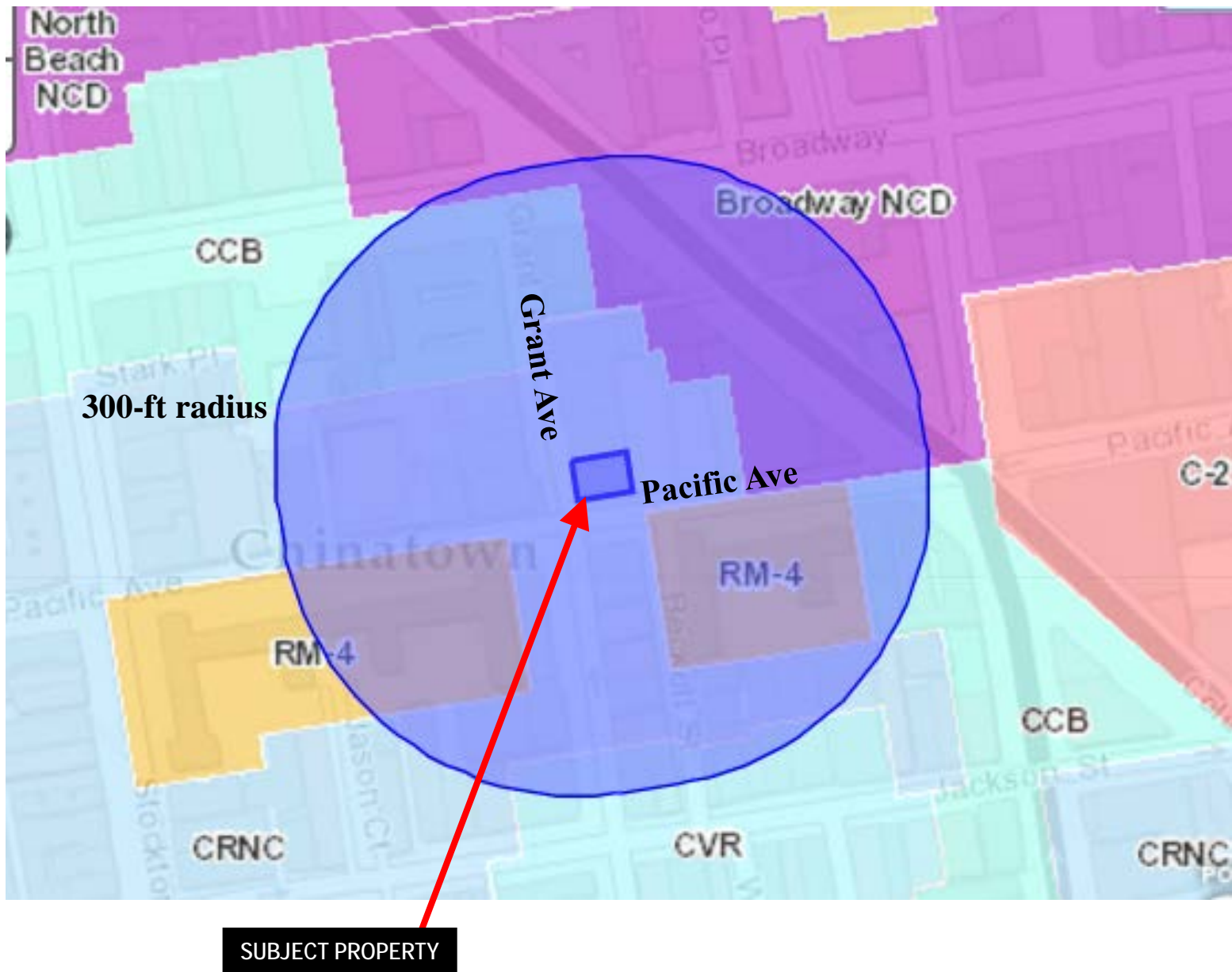


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave

Zoning Map



Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave

Aerial Photo



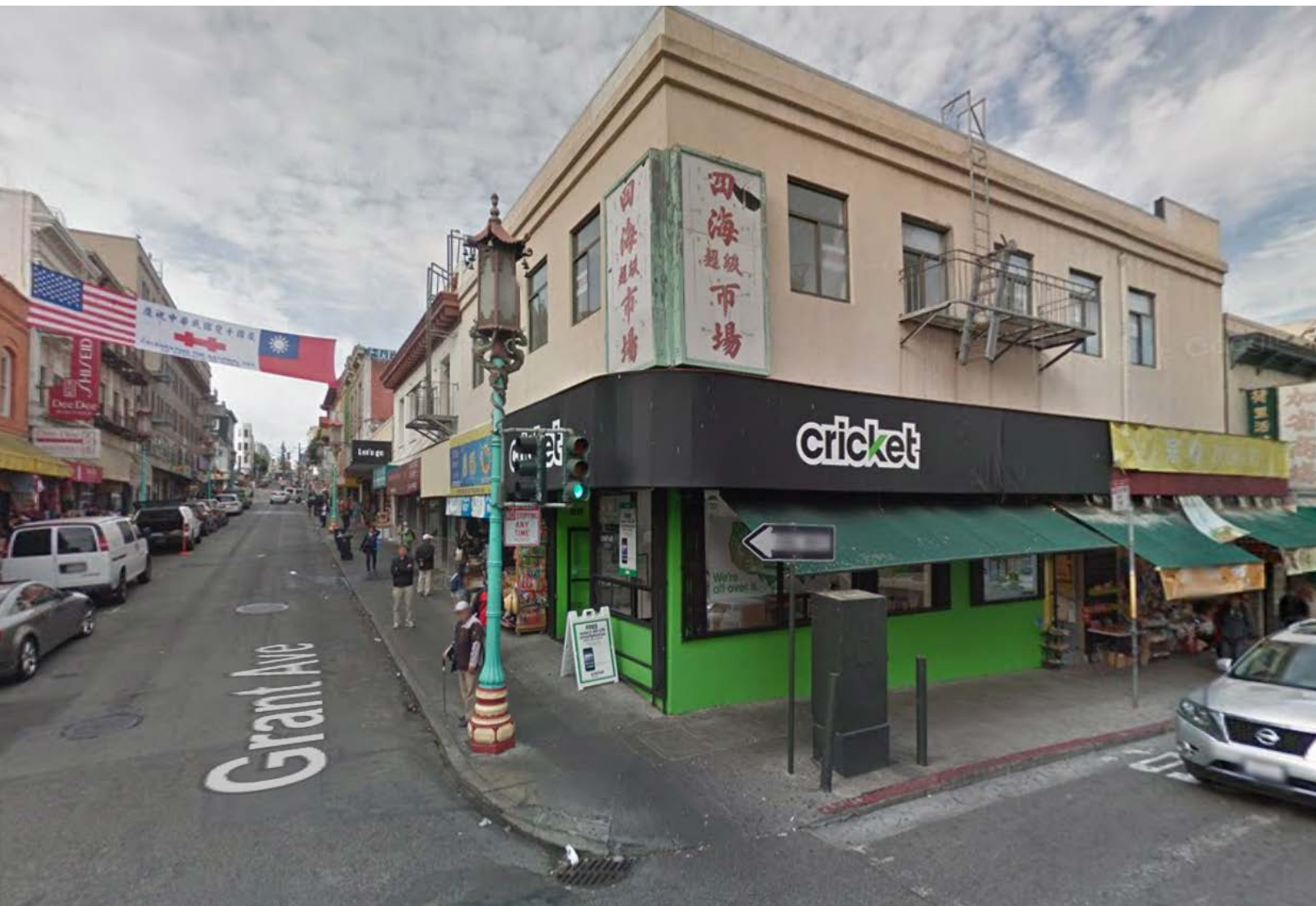
SUBJECT PROPERTY

Source:
June 2015 ArcGIS

Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave



Site Photo



Source: Google



Conditional Use Authorization
Record Number 2016-013911CUA
1100 Grant Ave



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 16, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use Authorization (CUA)**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 1100 Grant Avenue Cross Street(s): Pacific Avenue Block / Lot No.: 0162 / 010 Zoning District(s): CRNC / 50-N Planning Area: Chinatown Supervisor District: 3	Case No.: 2016-013911CUA Building Permit: N/A Applicant: Changjiang "Jim" Zhao, Dardong, Inc. Telephone: (415) 828-0799 E-Mail: zhao2247@yahoo.com
PROJECT DESCRIPTION	
<p>This is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 803.6 to authorize a 397 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 (gift shop d.b.a. Golden Harvest Investment Trading, Inc.), on the ground floor of the two-story-over-basement commercial building within the Chinatown Residential Neighborhood Commercial (CRNC) District, Chinatown Planning Area, and 50-N Height and Bulk District.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the</p>	
ADDITIONAL INFORMATION	
<p>ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>	
<p>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Colin B. Clarke, AICP Telephone: (415) 575-9184 Mail: Colin.Clarke@sfgov.org</p>	

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

AFFIDAVIT FOR

Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1100 Grant Avenue		
ASSESSORS BLOCK/LOT: 0162 / 010	ZONING DISTRICT: CRNC Chinatown	HEIGHT/BULK DISTRICT: 40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): 790.104 Sales & Services - Retail	
PROPOSED BUSINESS NAME: Cricket Wireless	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Cellular phones, accessories and usage plans	
BUILDING PERMIT APPLICATION NO.: (if applicable) N/A	CONDITIONAL USE CASE NO.: (if applicable) 2016-013911 CUA

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?	8 (see attached list)

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 Lesser</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>ghansen@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 Lesser

Date: March 2, 2014

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: <u>303, 303.1, 803.6</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.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: <u>Colin Clarke</u> <small>Digitally signed by Colin Clarke DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Colin Clarke, email=Colin.Clarke@sfgov.org Date: 2017.03.07 08:37:32 -0800</small>		Date: _____	
Printed Name: _____		Phone: <u>415-575-9184</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.*

CRICKET WIRELESS STORES IN SAN FRANCISCO – MARCH 2017

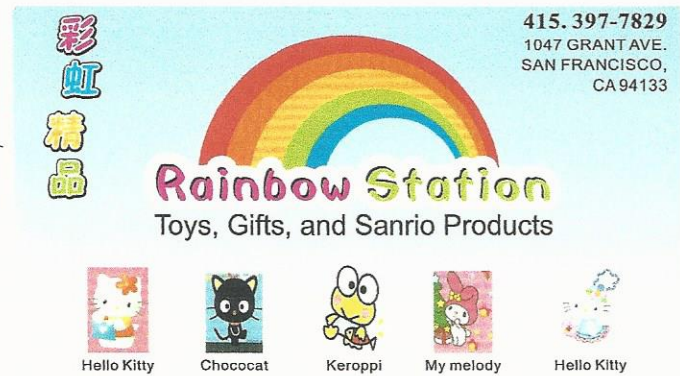
1. 830 Market St (C-3-R). Permitted without CUA required. 2.3-miles away.
2. 4489 Mission St / 2016-005514CUA (Excelsior Outer Mission Street NCD) – Motion No.19739 approved September 15, 2016. 2.4-miles away.
3. 2575 San Bruno Ave / 2016-011797CUA (NC-2) – **legalization not yet approved**; May 11, 2017 Planning Commission hearing scheduled. 2.8-miles away.
4. 1100 Grant Ave / 2016-013911CUA (CRNC) – **legalization not yet approved**; March 16, 2017 Planning Commission hearing scheduled. 3.1-miles away.
5. 1905 Irving St / 2016-011920CUA (Irving Street NCD) – **legalization not yet approved**. 3.9-miles away.
6. 524 Clement St, Suite A / 2016-005702CUA (Inner Clement NC) – **legalization not yet approved**. 4.1-miles away.
7. 3251 20th Ave, Suite 242 and 5540 (C-2): Permitted without CUA required. 4.5-miles away.
8. 2487 Mission Street / 2016-003880CUA (Mission NC-T) – **legalization not yet approved**; March 16, 2017 Planning Commission hearing scheduled

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103



身為 Chinatown 社區 其中一員，我很希望 Cricket Wireless Store 可以在 1100 Grant Ave San Francisco 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 Chinatown 社區提供便多便好便便宜的產品和通話計劃。

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就是因為這些 這麼重要的理由，請允許 Cricket Wireless 成為 Chinatown 社區的一員。

致敬

姓名: Cheng

地址: 1047 Grant Ave

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103



KAYE'S FOOTWEAR INC.

1043 Grant Ave
San Francisco, CA 94133
415-982-1683
kayesinc@aol.com



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致敬

Wandy.

1043 Grant Ave.

姓名: Cefin

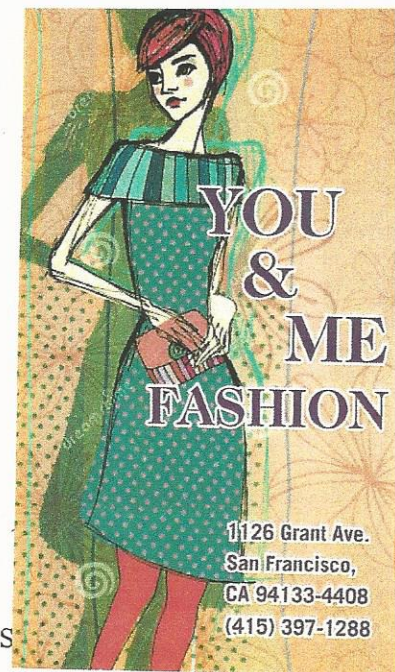
地址:

三藩市策劃委員會

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1650 Mission Street

San Francisco, CA 94103



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Chinatown 社區的一員。

致敬

姓名: Qing Mei Li

地址: 1126 Grant Ave S.F. CA 94133

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

Re: Letter Supporting Approval of a Cricket Wireless Store at 1100 Grant Avenue,
San Francisco

As a member of San Francisco's Chinatown, I have been very pleased to have the Cricket Wireless store at 1100 Grant Avenue.


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,


1021 Grant Ave
San Francisco CA 94133

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103

身為 Chinatown 社區 其中一員，我很希望 Cricket Wireless Store 可以在 1100 Grant Ave San Francisco 開拓商店。

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致敬

姓名: MEI MEI FU

地址: 1035 GRANT AVE
SF

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103

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致敬

姓名: YING SI ZHONG

地址: 1035 Grant Ave.
S.F. CA 94133

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

Re: Letter Supporting Approval of a Cricket Wireless Store at 1100 Grant Avenue,
San Francisco

As a member of San Francisco's Chinatown, I have been very pleased to have the Cricket Wireless store at 1100 Grant Avenue.


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

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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,


1157 Grant Ave
S. F. CA 94133

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

Re: Letter Supporting Approval of a Cricket Wireless Store at 1100 Grant Avenue,
San Francisco

As a member of San Francisco's Chinatown, I have been very pleased to have the Cricket Wireless store at 1100 Grant Avenue.

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Geo Panfili
S.F. CA 94133

三藩市策劃委員會

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姓名: Yan. Lin

地址: 654 Pacific Ave. SF

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致敬

姓名: Nick Kuang

地址: 130 Bacon St SF

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致敬

姓名: Derek Xu.

地址: 30 Hamilton St. SF

三藩市策劃委員會

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致敬

姓名: Nora. Lim.

地址: 615 Woolsey. st. SF

三藩市策劃委員會

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致敬

姓名: Edmund Xu

地址: 37 Hamilton St. SF

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San Francisco, CA 94103

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致敬

姓名: Wei Nam Xu.

地址: 1037 Grant Ave. SF

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San Francisco, CA 94103

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致敬

姓名: Ken Li

地址: 945 Stockton #9 S-F CA 94108

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San Francisco, CA 94103

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致敬

姓名: SHARON YIP

地址: 1560 Hyde St

三藩市策劃委員會

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San Francisco, CA 94103

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致敬

姓名: KAHAI WONG

地址: 3126 VLLOA ST.
SF CA 94116

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103

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致敬

姓名: Jean Mei Lin

地址: 8 JANSEN ST. G.T.

三藩市策劃委員會

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San Francisco, CA 94103

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致敬

姓名: 

地址: 655 Jackson St SE CA 94133

三藩市策劃委員會

Suite 400

1650 Mission Street

San Francisco, CA 94103

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姓名: [Signature]
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姓名: Jin Tai Zhang

地址: 30 Bayview St SF CA 94124

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Jim Xia Feng. 1235 HYDE^{3#} CA 94109

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San Francisco, CA 94103

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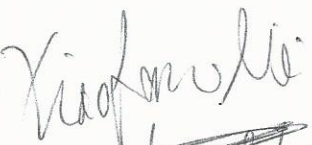
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~~361 Washington St.~~

858 Washington St
SF CA 94108

三藩市策劃委員會

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San Francisco, CA 94103

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Jia Li,

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San Francisco, CA, 94116.

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San Francisco, CA 94103

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1047 Stockton St. SF. CA 94108,

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Tim Sheng Yu

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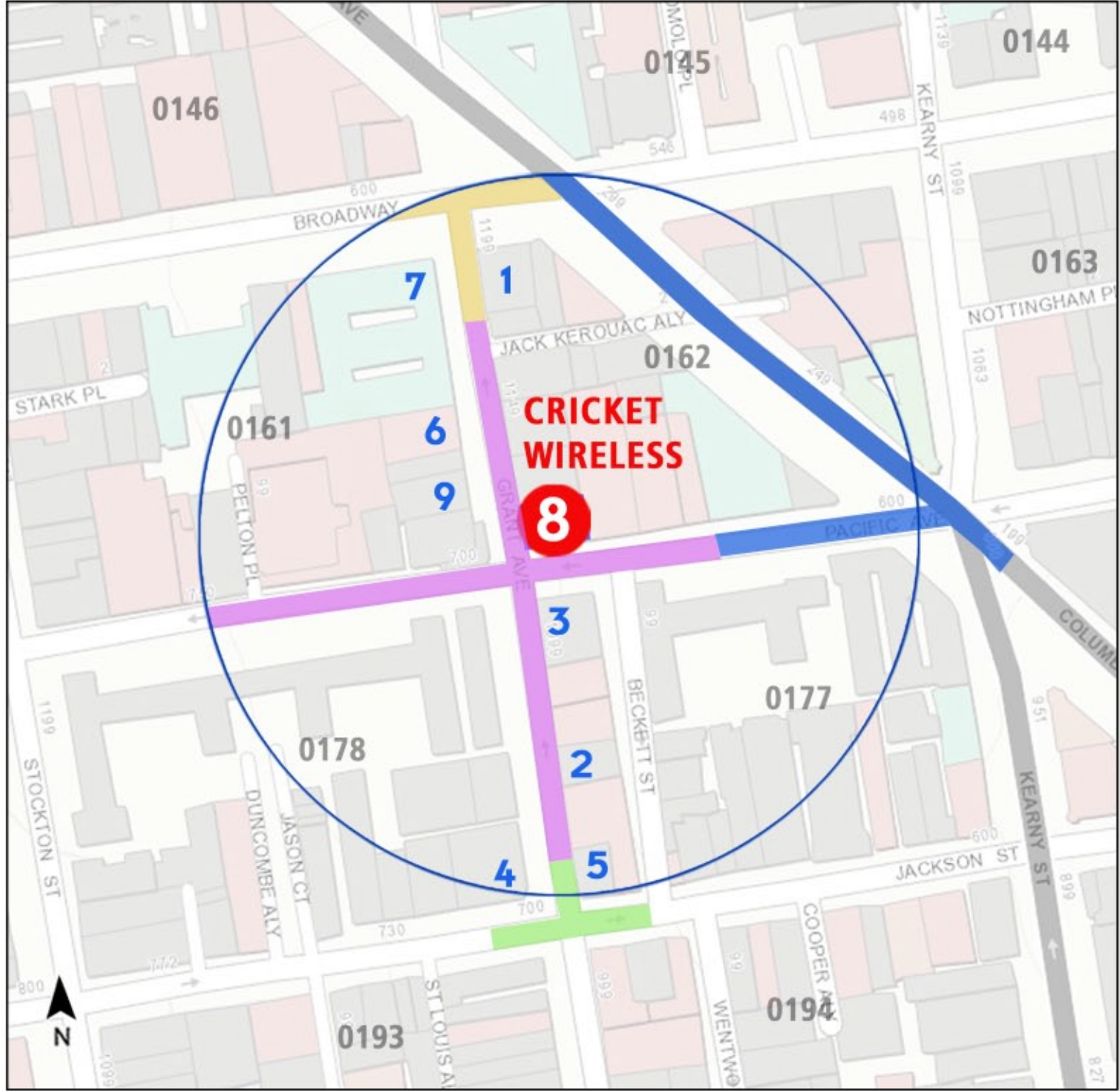
933 Grant Ave.

S.F. CA 94108

10/21/16

Formula retail uses within 300 feet of 1100 Grant Ave. (Cricket Wireless)

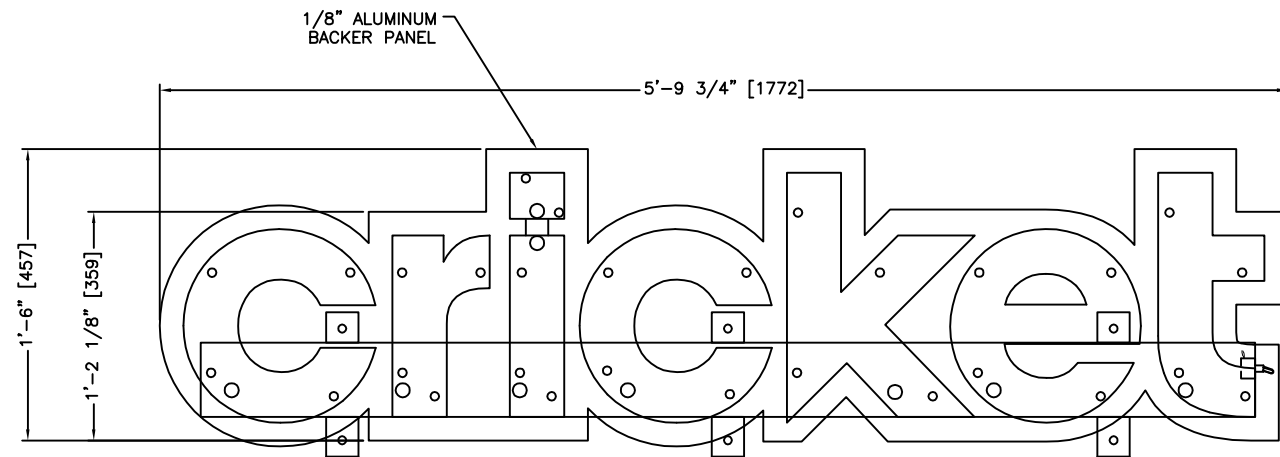
KEY NUMBER	BLOCK NUMBER	STREET NUMBER	STREET	BUSINESS NAME	ZONING
1	0162	1160	GRANT AVENUE	WELLS FARGO BANK	CCB
2	0177	1026	GRANT AVENUE	CHASE	CRNC
3	0177	1066	GRANT AVENUE	EAST WEST BANK	CRNC
4	0178	1011	GRANT AVENUE	INDUSTRIAL & COMMERCIAL BANK OF CHINA	CVR
5	0177	1000	GRANT AVENUE	CITI	CVR
6	0161	1157	GRANT AVENUE	WESTERN UNION	CRNC
7	0161	601	BROADWAY	T & T CAFÉ	CCB
8	0162	1100	GRANT AVENUE	CRICKET WIRELESS	CRNC
9	0161	714	PACIFIC	SHISEIDO COSMETIC BOUTIQUE	CRNC



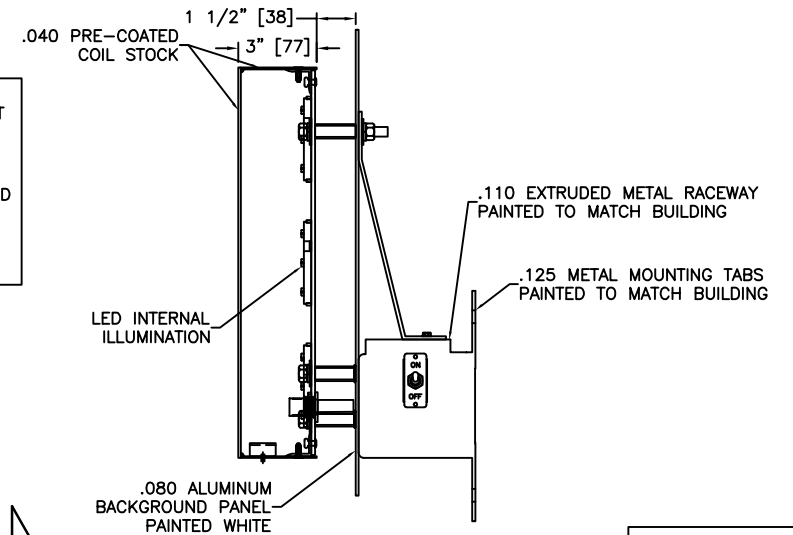
SCALE (FT.)



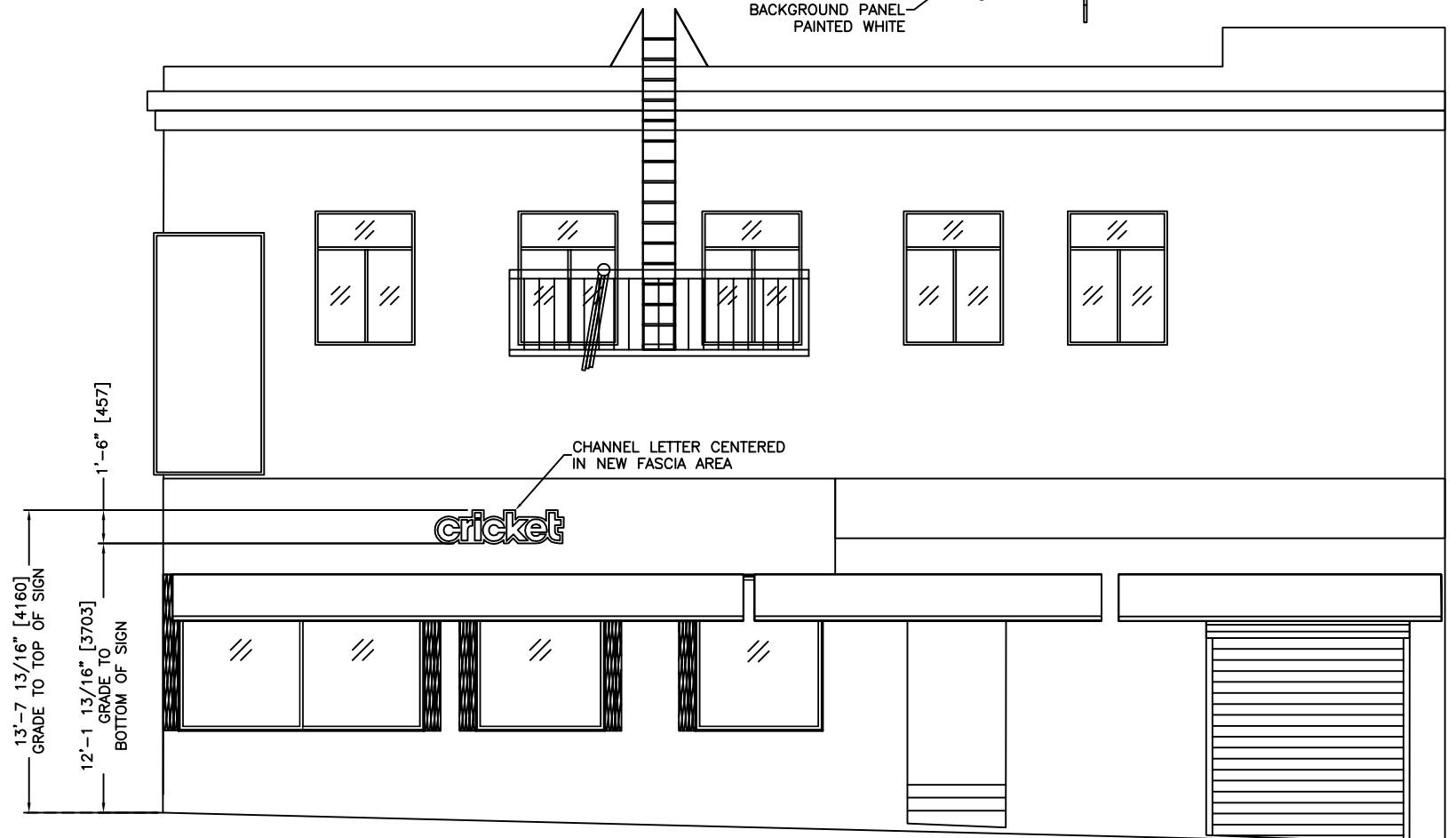
- NCD BROADWAY
- CCB: CHINATOWN COMMUNITY BUSINESS
- CRNC: CHINATOWN RESIDENTIAL NEIGHBORHOOD COMMERCIAL
- CVR: CHINATOWN VISITOR RESIDENTIAL



- MATERIALS:**
- .040 WHITE PRE-COATED COIL STOCK W/ BLACK OPAQUE FACES, EXCEPT LEG IN "K" WILL BE GREEN
 - .080 ALUMINUM BACKGROUND PANEL PAINTED WHITE, NON-ILLUMINATED
 - 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 (WEST) BUILDING ELEVATION (GRANT AVE)
SIGNAGE UNDER SEPARATE PERMIT



PROPOSED (SOUTH) BUILDING ELEVATION (PACIFIC AVE)
SIGNAGE UNDER SEPARATE PERMIT

NEW CUSTOM 18" HALO-LIT CHANNEL LETTERS W/ BACKGROUND ON RACEWAY AS PROPOSED UNDER SEPARATE SIGN PERMIT

principle

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: EZA	Date: 3/1/17
—	—	—	—	Description: 18" HALO LIT LETTERS W/ BACKGROUND ON RACEWAY	
—	—	—	—	Customer: CRICKET	
—	—	—	—	Sht 1 of 1	Drawing: A-4

GENERAL NOTES:

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

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

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

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

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

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

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

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

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

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

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

DO NOT SCALE DRAWINGS.

ABBREVIATIONS

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

SYMBOLS

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

CODES:

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

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

APPLICABLE CURRENT CODES AND REGULATIONS:

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

PROJECT DATA:

BUILDING TYPE:	OFFICE / RETAIL
ZONING:	CRNC
PARCEL AREA:	2,320 SQ FT
BUILDING AREA:	4,840 SQ FT
TOTAL UNITS:	3 OFFICE & 3 RETAIL UNIT
HEIGHT/BULK DISTRICT:	40-X
CONSTRUCTION TYPE:	MASONRY OR CONCRETE
FIRE SPRINKLER:	NO

CRICKET RETAIL AREA:
397 SF

DRAWING INDEX:

A-1.0	SITE PLAN, LOCATION MAP, GENERAL NOTES.
A-2.0	EXISTING / PROPOSED FLOOR PLANS & BUILDING ELEVATIONS
A-2.1	(E) WINDOW & DOOR VISIBILITY ZONE FOR FORMULA RETAIL & (E) GROUND FLOOR PLAN.
A-2.2	EXISTING GROUND & 2ND FLOOR PLAN
A3.0	INTERIOR STORE PHOTOS
SP-1.0	PROPOSED DOOR VINYL SIGNAGE (UNDER SEPARATE PERMIT)
SP-2.0	PROPOSED WALL SIGNAGE (UNDER SEPARATE PERMIT)

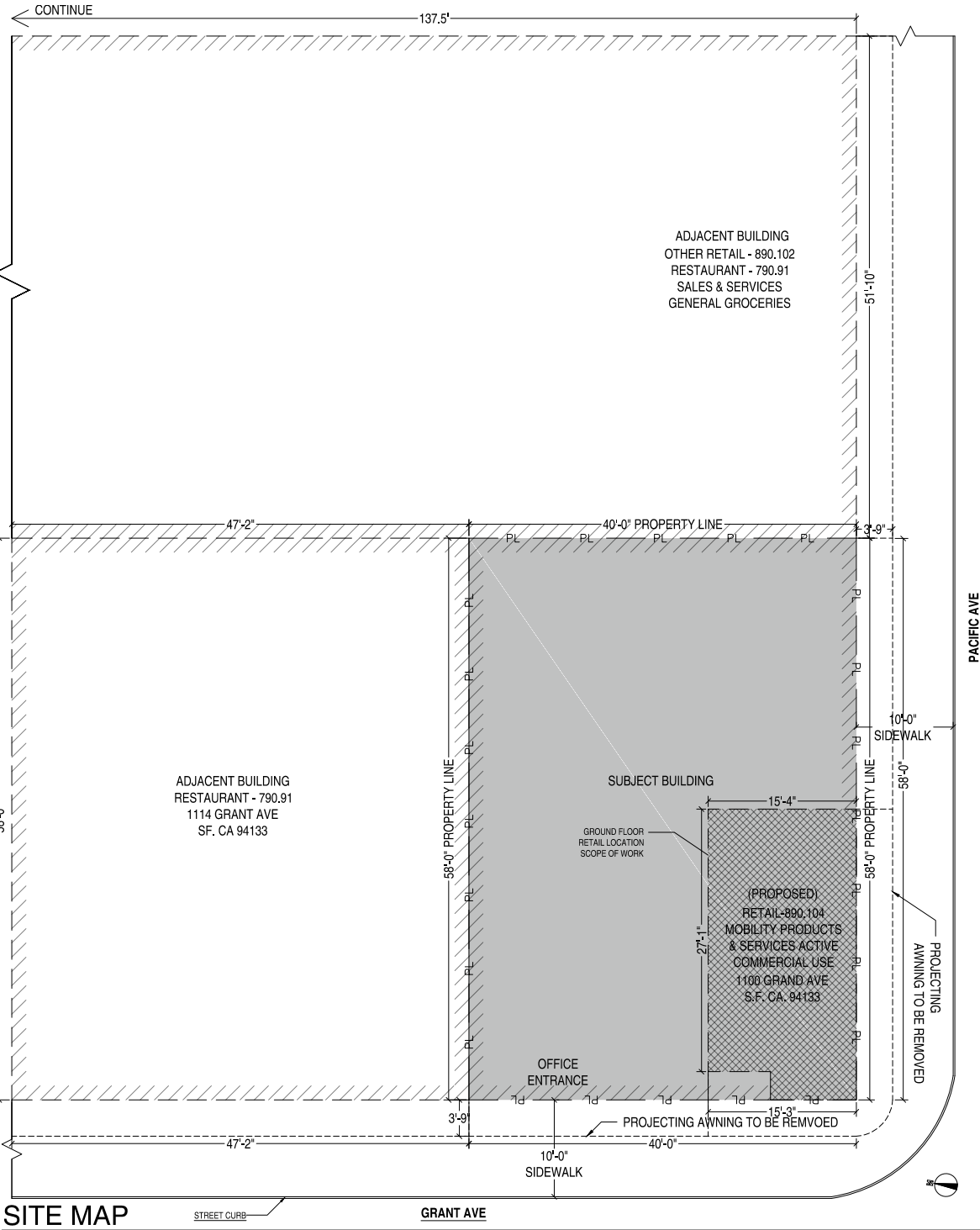
SCOPE OF WORK:

1. PURSUANT TO SECTION 303.1, CONDITIONAL USE AUTHORIZATION SOUGHT FOR A FORMULA RETAIL SALES AND SERVICE USE (ELECTRONICS STORE D.B.A. CRICKET WIRELESS, A SUBSIDIARY OF A.T.&T., THAT SELLS MOBILITY PRODUCTS AND SERVICES, INCLUDING MOBILE TELECOMMUNICATION DEVICES, PLANS, ACCESSORIES AND TECHNICAL SERVICES) AT THE GROUND FLOOR IN A PREVIOUSLY VACANT RETAIL SPACE. CONDITIONAL USE OF THE TWO-STORY-OVER BASEMENT MIXED USE BUILDING. EXISTING TO REMAIN: 1102 GRANT AVE GIFT SHOP D.B.A FORTURN STAR TRADING INC AND 668 PACIFIC AVE PRODUCE MARKET D.B.A ZONG XI EXISTING OFFICE USE ON 2ND FLOOR WILL REMAIN. 2016-010132ENF.

2. ADD NEW CARPET & INTERIOR PAINTING.

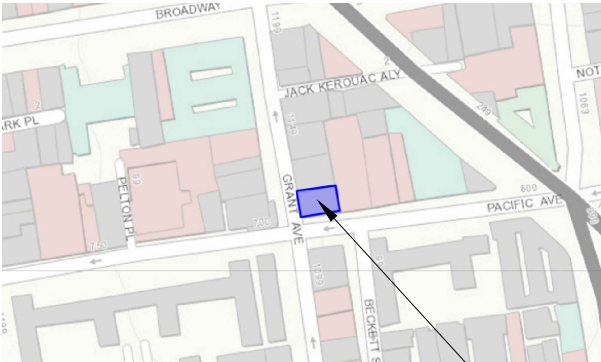
3. REMOVE (E) NON-PERMITTED AWNING & SIGNAGE AND RESTORE (E) FRONT BUILDING FAÇADE.

4.(N) WALL SIGN (S) UNDER SEPARATE PERMIT.



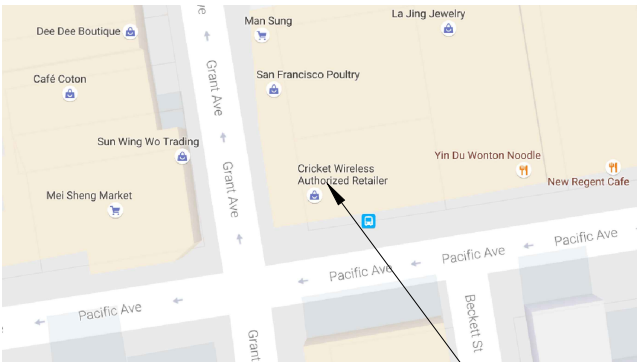
SITE MAP

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



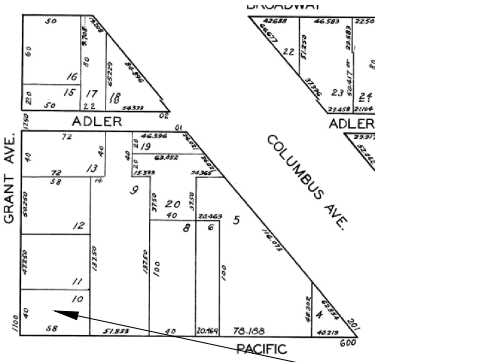
VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



PARCEL MAP

SCALE: N.T.S.

REVISION:

NOT FOR CONSTRUCTION (SITE PLAN ONLY)



DARDONG, INC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1100 Grant Ave, San Francisco, CA 94133
(BLOCK/LOT): 0162/010

SHEET TITLE

DATE:

03.02.2017

SCALE:

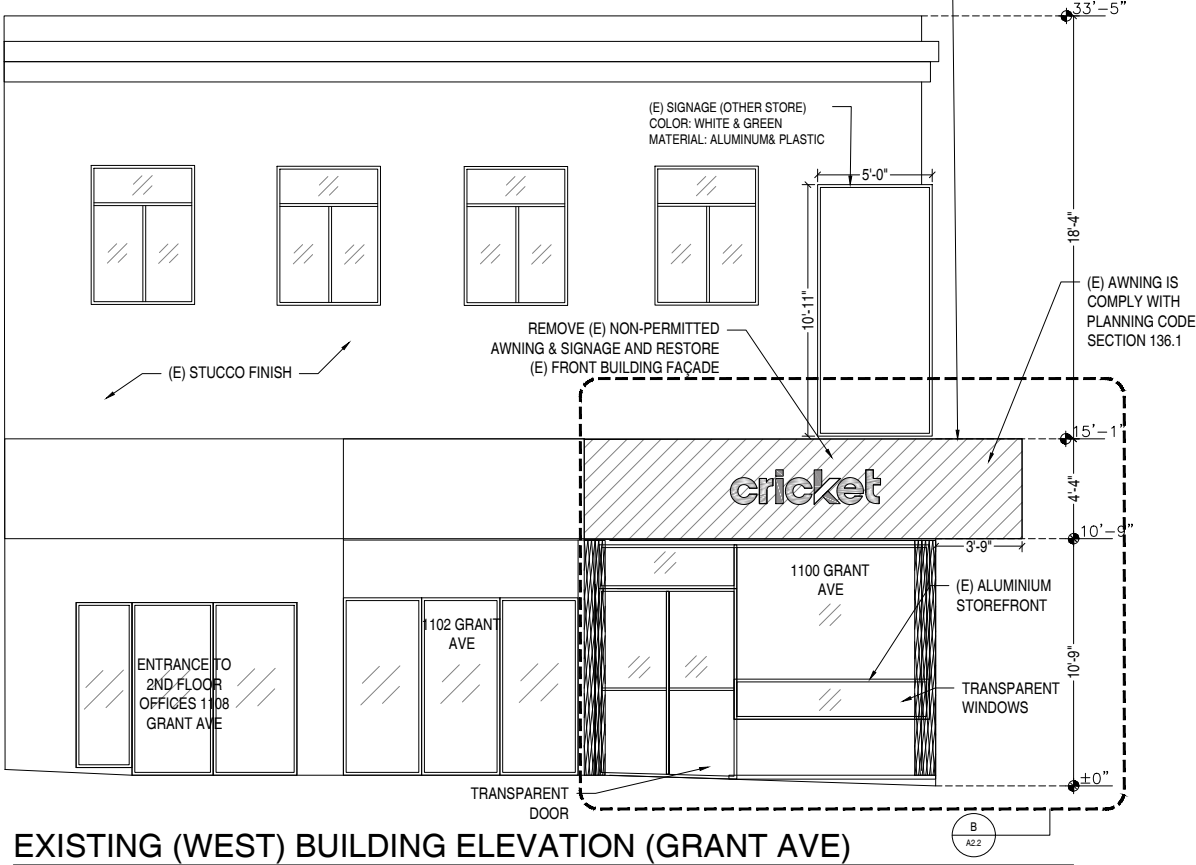
As Noted

DRAWN BY:

A-1.0

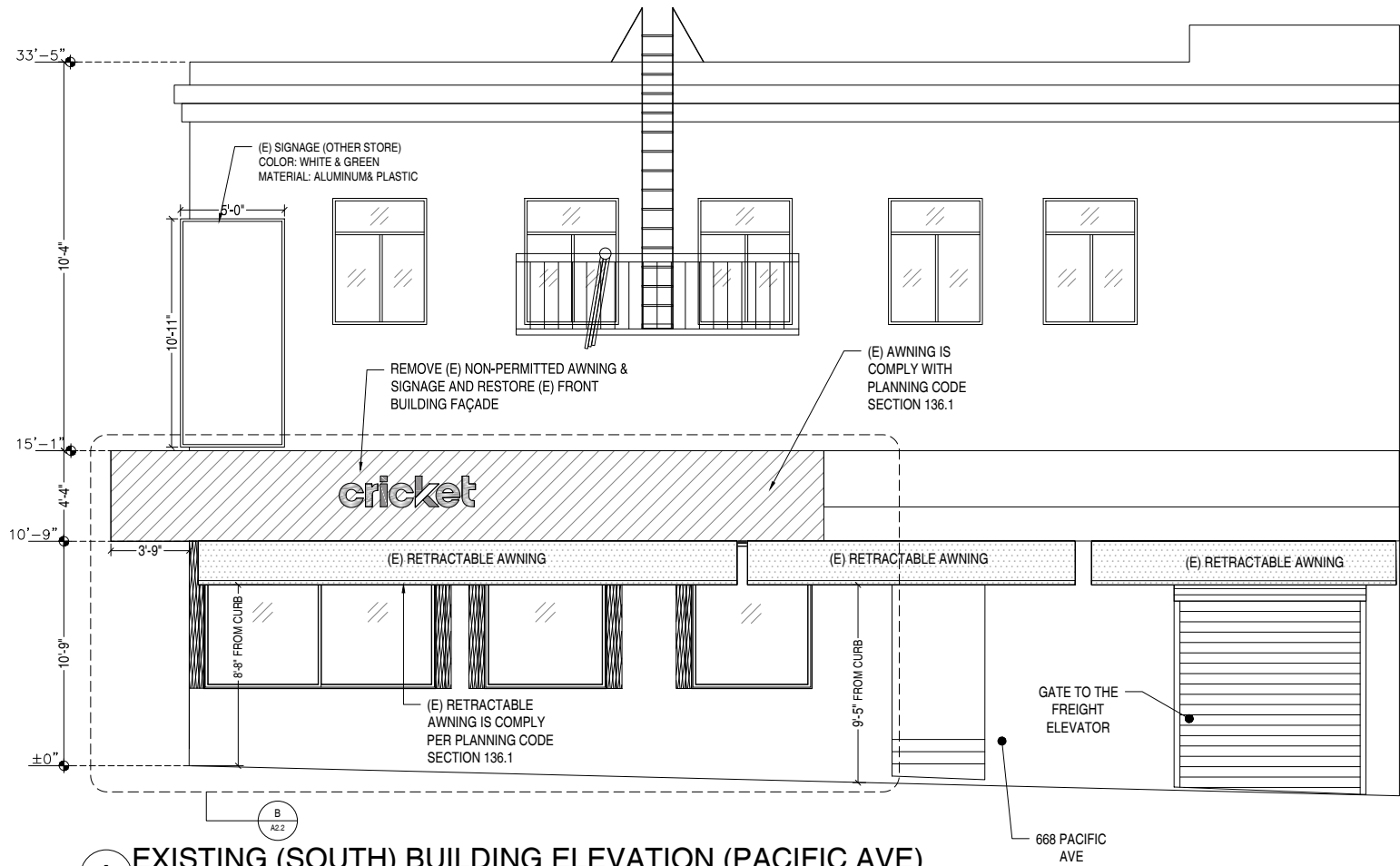
NOTE:
UNAUTHORIZED/UNPERMITTED WALL SIGN WILL BE LEGALIZED UNDER SEPARATE PERMIT

SIGNAGE SHOULD BE CONSTRUCTED OF
DURABLE HIGH-QUALITY MATERIALS W/
MAX. LETTER HEIGHT NO LARGER THAN 18".



EXISTING (WEST) BUILDING ELEVATION (GRANT AVE)

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



EXISTING (SOUTH) BUILDING ELEVATION (PACIFIC AVE)

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

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.

REVISION:

NOT FOR
CONSTRUCTION
(SITE PLAN ONLY)



DARDONG, INC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1100 Grant Ave, San Francisco, CA 94133
(BLOCK/LOT): 0162/010

SHEET TITLE
EXISTING / PROPOSED FLOOR
PLANS & BUILDING ELEVATIONS

DATE:

03.02.2017

SCALE:

As Noted

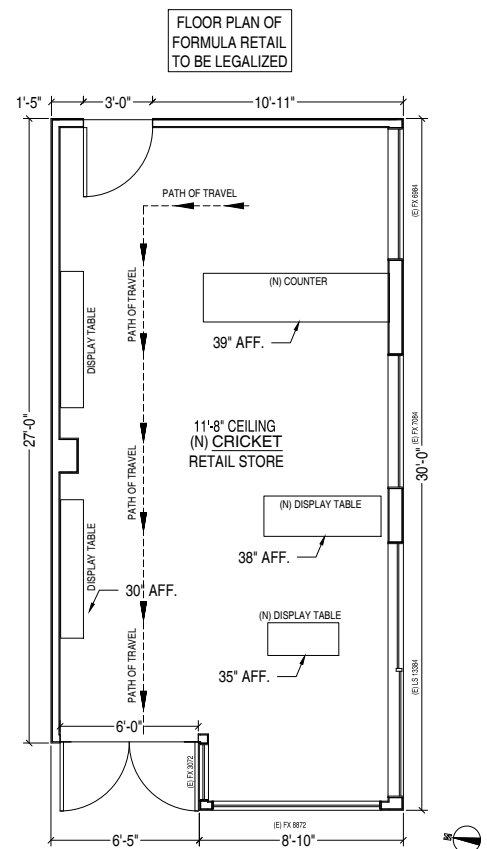
DRAWN BY:

A-2.0



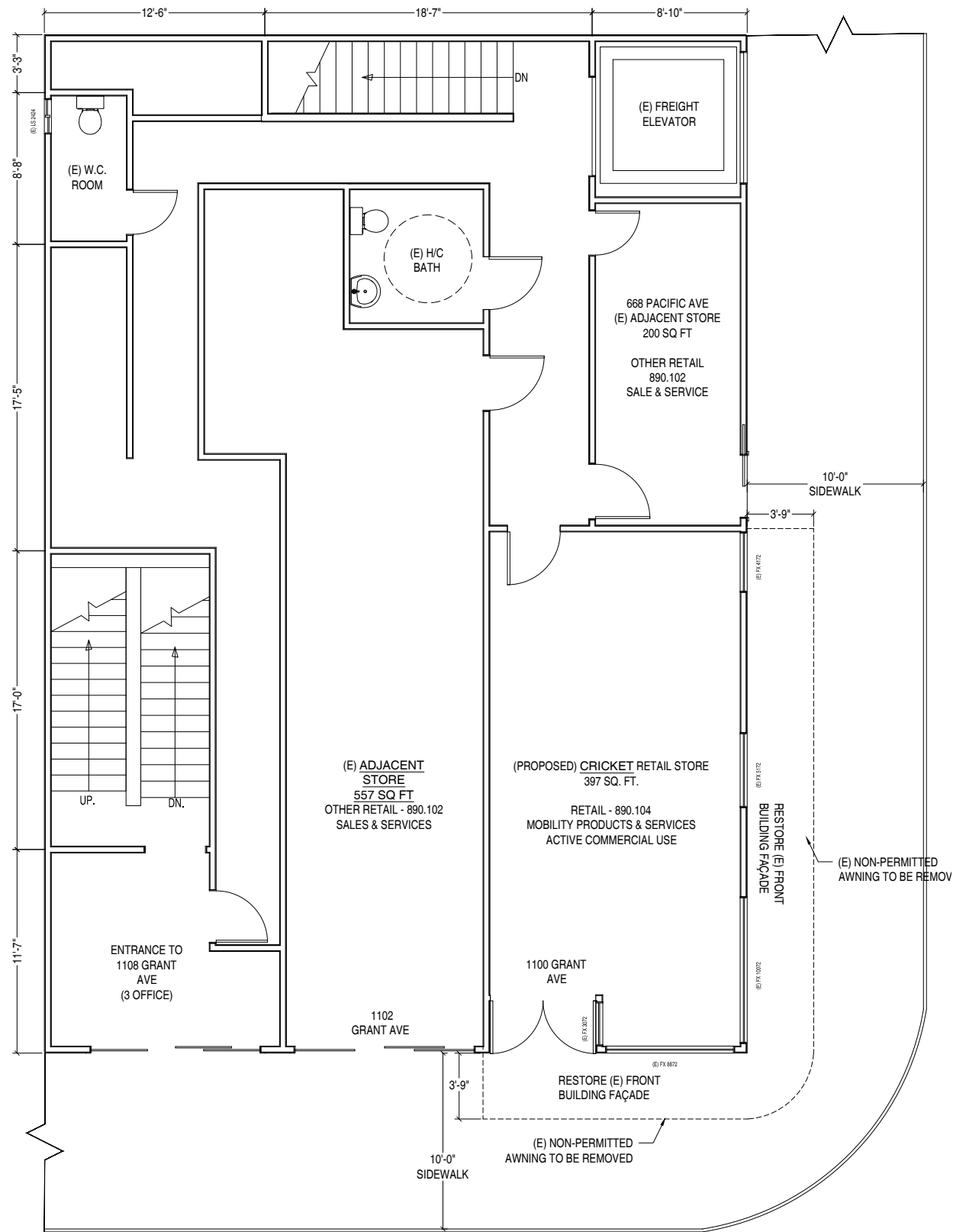
EXISTING RETAIL FLOOR PLAN

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

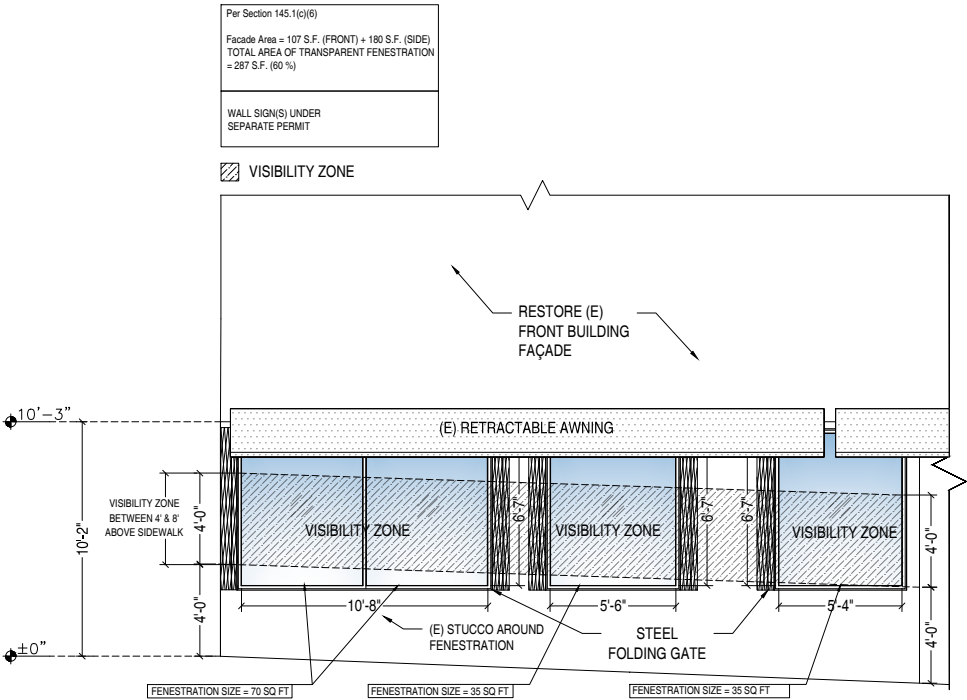
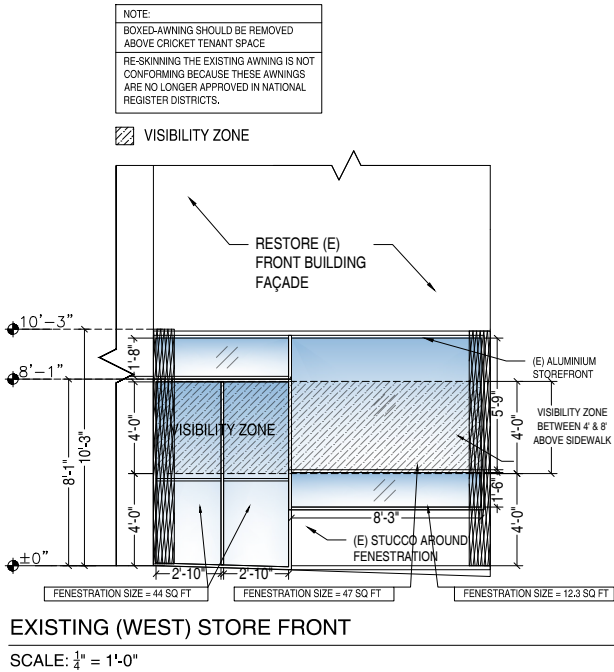


PROPOSED RETAIL FLOOR PLAN

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



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



EXISTING (SOUTH) STORE FRONT
SCALE: $\frac{1}{4}" = 1'-0"$

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.

REVISION:

NOT FOR
CONSTRUCTION
(SITE PLAN ONLY)



DARDONG, INC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1100 Grant Ave, San Francisco, CA 94133
(BLOCK/LOT): 0162/010

SHEET TITLE
(E) WINDOW & DOOR VISIBILITY ZONE
FOR FORMULA RETAIL & (E) GROUND
FLOOR PLAN.

DATE:
03.02.2017

SCALE:
As Noted

DRAWN BY:

A-2.1

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.

REVISION:

NOT FOR
CONSTRUCTION
(SITE PLAN ONLY)



DARDONG, INC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1100 Grant Ave, San Francisco, CA 94133
(BLOCK/LOT): 0162/010

SHEET TITLE
EXISTING GROUND & 2ND
FLOOR PLAN

DATE:

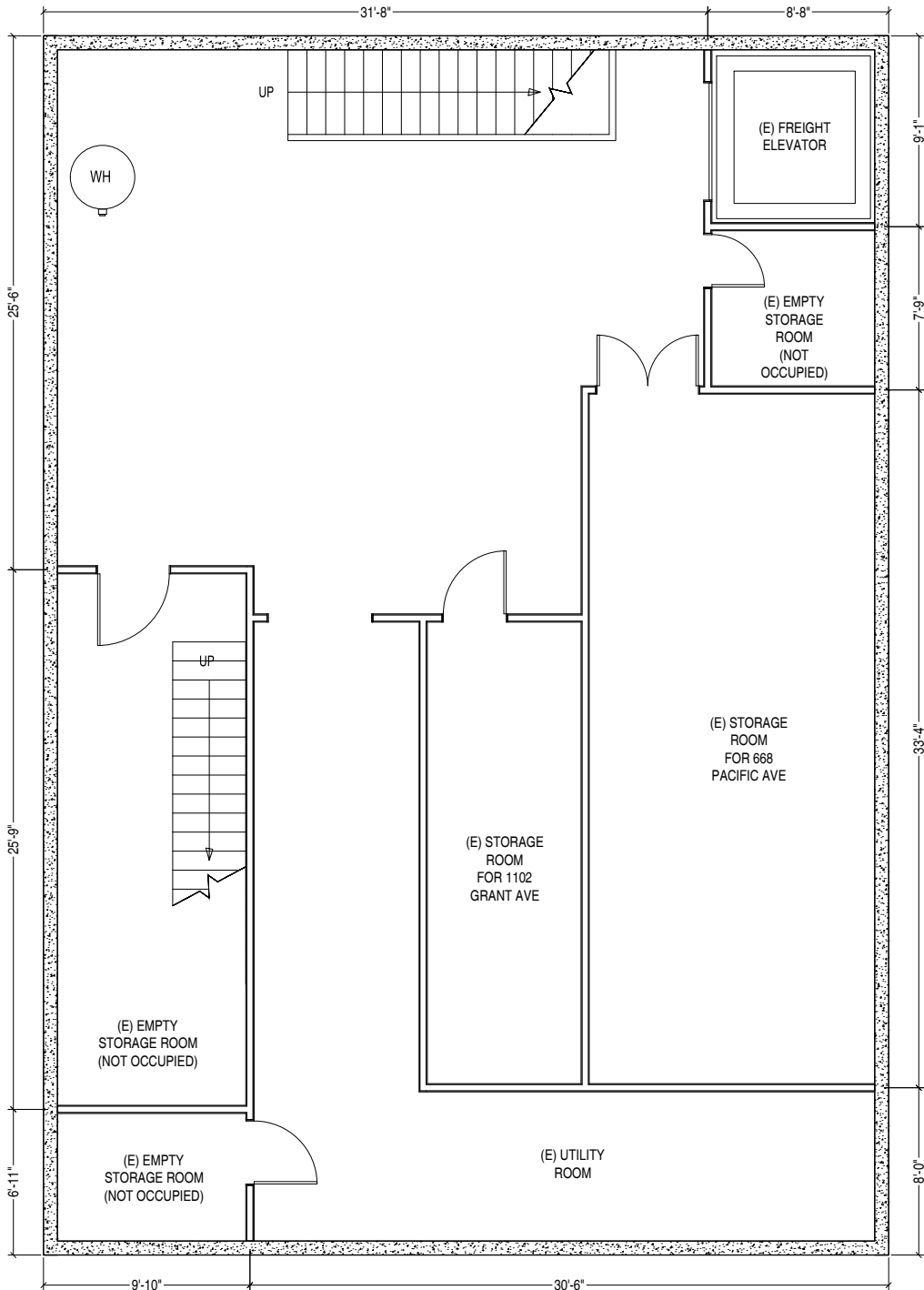
03.02.2017

SCALE:

As Noted

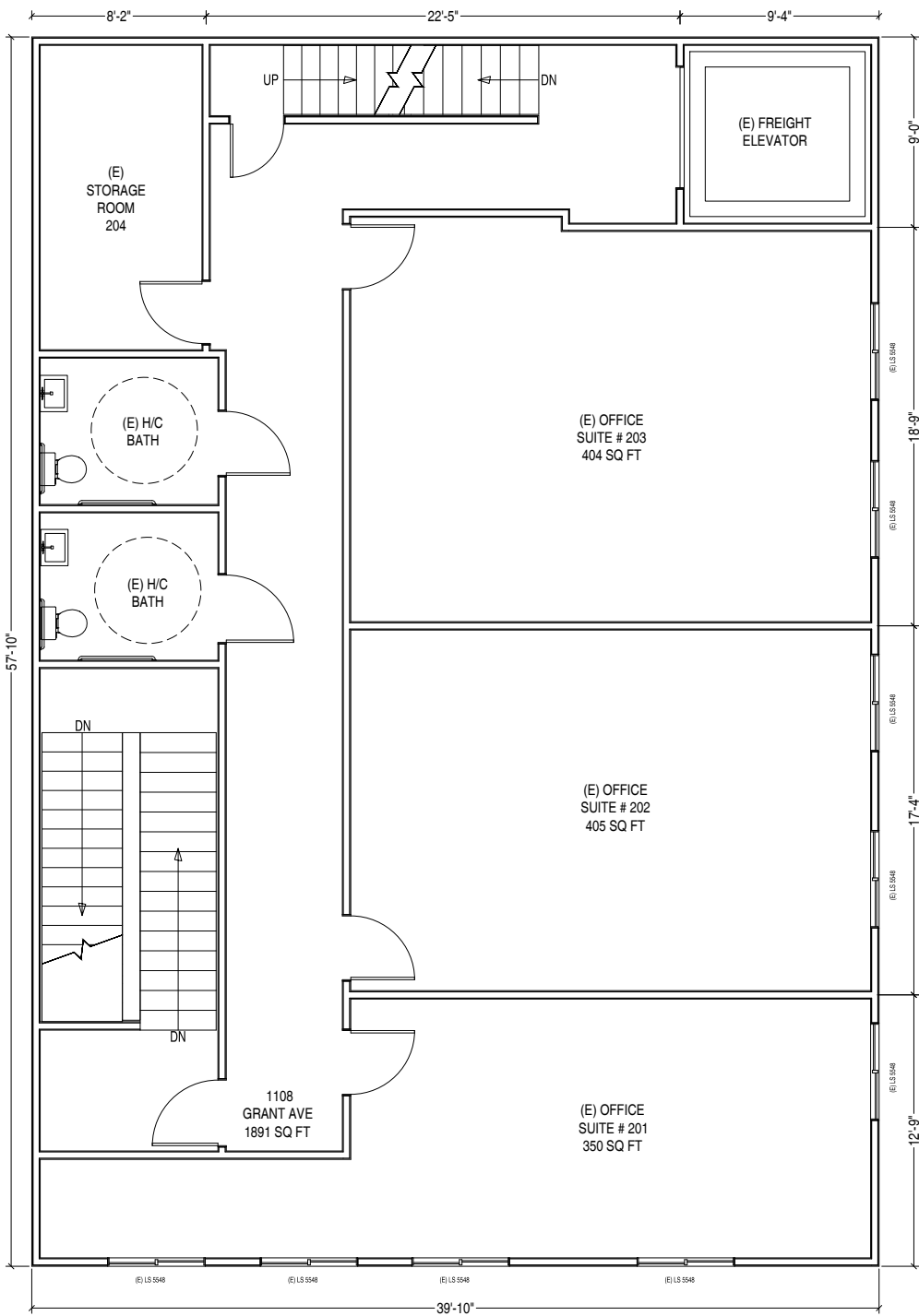
DRAWN BY:

A-2.2



EXISTING BASEMENT FLOOR PLAN

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



EXISTING 2ND FLOOR FLOOR PLAN

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





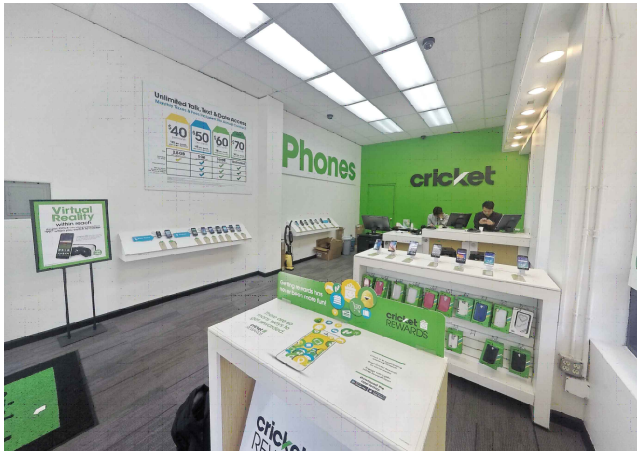
DARDONG, INC.
CRICKET WIRELESS (COMMERCIAL / RETAIL)
1100 Grant Ave, San Francisco, CA 94133
(BLOCK/LOT): 0162/010

SHEET TITLE
INTERIOR STORE PHOTOS

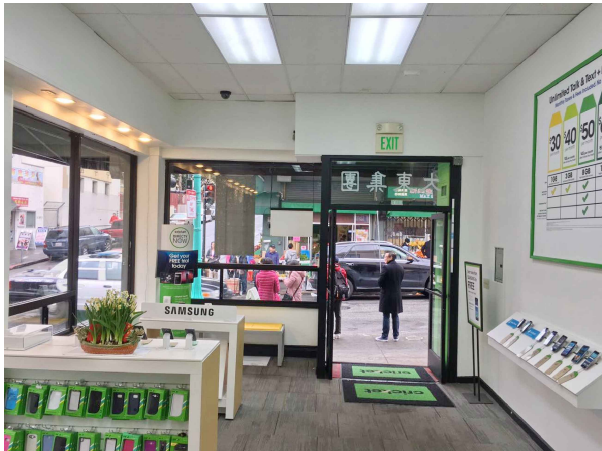
DATE:
03.02.2017

SCALE:
As Noted

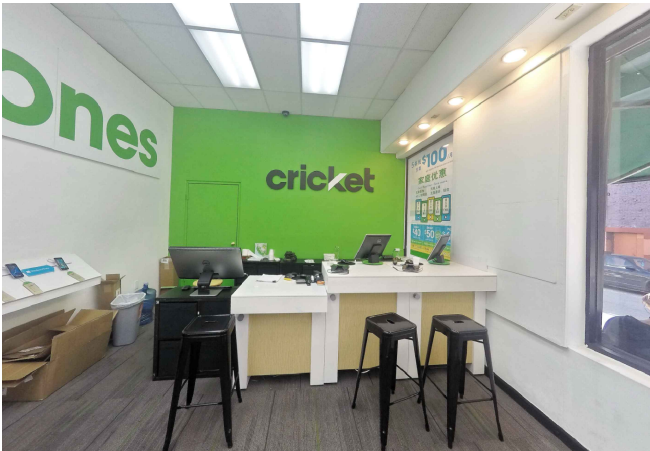
DRAWN BY:



3



2



1



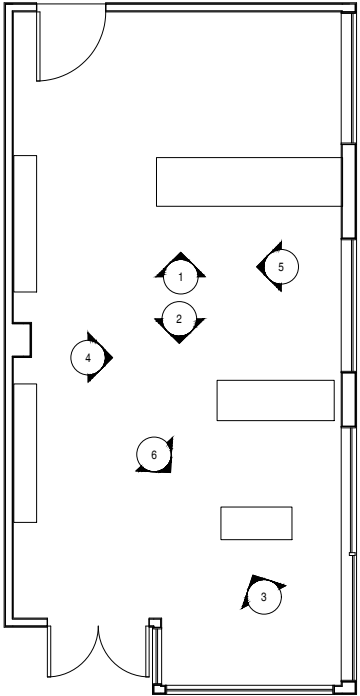
6



5

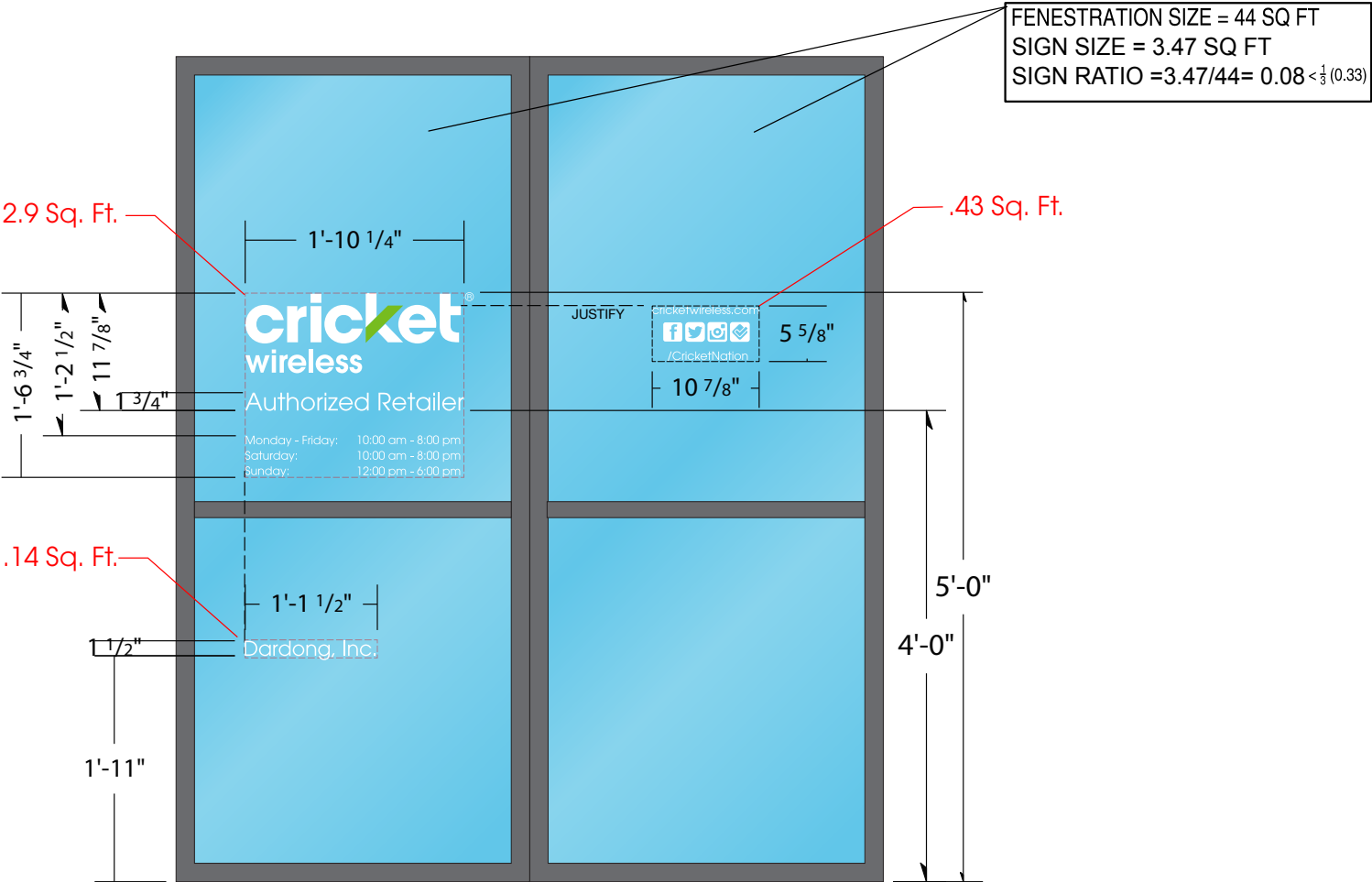


4



LEGEND

NO SIGNAGE PROPOSED FOR WINDOWS
ON SOUTH (PACIFIC AVENUE) ELEVATION

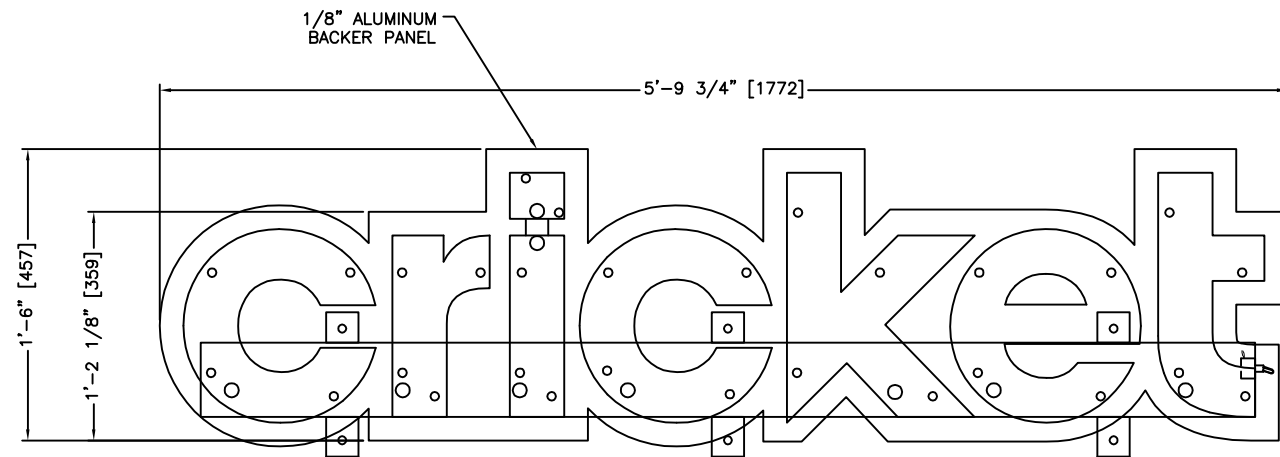


PROPOSED DOOR VINYL SIGNAGE (UNDER SEPARATE PERMIT)
3.47 SQ. FT.

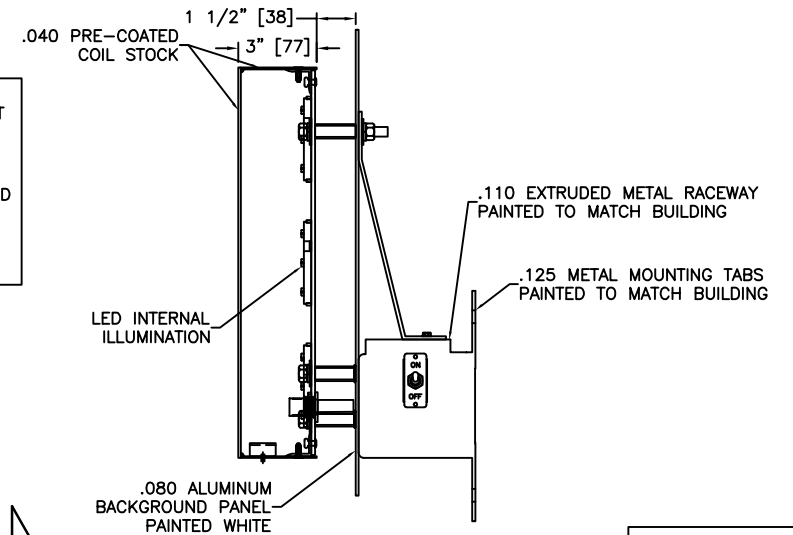


EXISTING DOOR VINYL (TO BE REPLACED AND LEGALIZED)

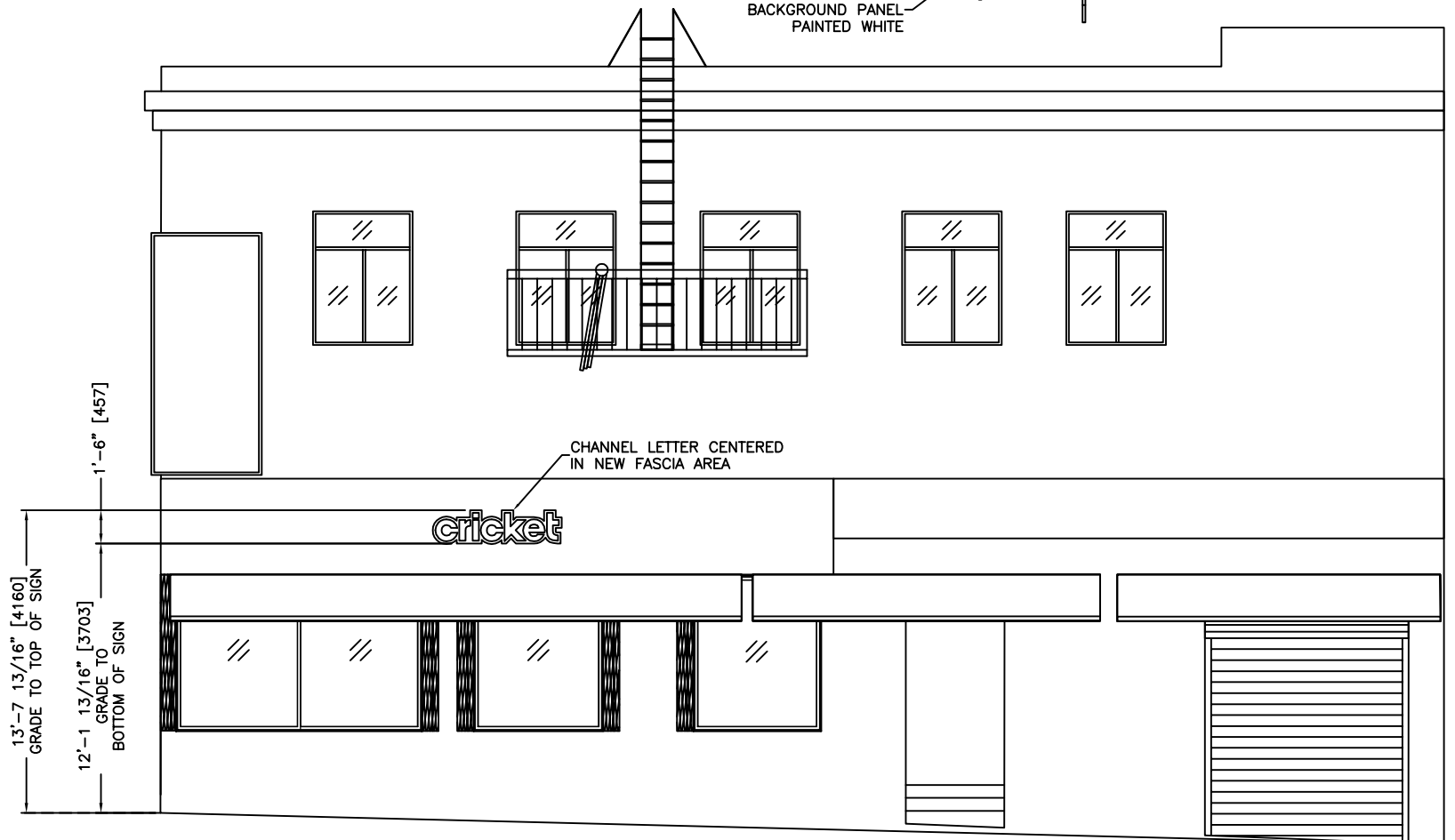
NOT TO SCALE



- MATERIALS:**
- .040 WHITE PRE-COATED COIL STOCK W/ BLACK OPAQUE FACES, EXCEPT LEG IN "K" WILL BE GREEN
 - .080 ALUMINUM BACKGROUND PANEL PAINTED WHITE, NON-ILLUMINATED
 - 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


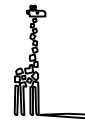


PROPOSED (WEST) BUILDING ELEVATION (GRANT AVE)
SIGNAGE UNDER SEPARATE PERMIT



PROPOSED (SOUTH) BUILDING ELEVATION (PACIFIC AVE)
SIGNAGE UNDER SEPARATE PERMIT

NEW CUSTOM 18" HALO-LIT CHANNEL LETTERS W/ BACKGROUND ON RACEWAY AS PROPOSED UNDER SEPARATE SIGN PERMIT

		<p>Principle Group 2035 Lakeside Centre Way Suite 250 Knoxville, TN 37922 Main: 865.692.4058 Toll-free: 877.692.4058 www.principleglobal.com</p>	<p>The following document is for design intent purposes only and is the intellectual property of Principle Group. It shall not be reproduced and/or distributed for any purpose without prior written approval. The manufacturer shall be responsible for all structural, electrical, mechanical, and foundation engineering. These documents were not produced under an engineering services agreement.</p>	-	----	---	-
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				-	----	---	-
Rev	Date	Initials	Description of change				

principle	Latest Revision:	—
Drawing by: EZA	Date:	3/1/17
Description:	18" HALO LIT LETTERS W/ BACKGROUND ON RACEWAY	
Customer:	CRICKET	
Sht 1 of 1	Drawing:	SP - 2.0