



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 11, 2017

Date: May 1, 2017
Case No.: **2016-014545CUA**
Project Address: **2353 Lombard Street**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale)
40-X Height and Bulk District
Block/Lot: 0512/061
Project Sponsor: Terri Dickerhoff
1120 Manzanita Street
Los Angeles, CA 90029
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to establish an approximately 2,435 square-foot Formula Retail use (a Personal Service dba "CorePower Yoga") in a vacant commercial space on the ground floor of a four-story mixed-use building constructed in 2016.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Lombard Street between Pierce and Scott Streets, in the Marina neighborhood, Assessor's Block 0512, Lot 061. The parcel is approximately 12,857 square feet in area and is occupied by a four-story mixed use building constructed in 2016. The subject tenant space on the ground floor is approximately 2,435 square feet and has not yet been occupied by any commercial tenant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the Lombard Street commercial corridor on the south side of Lombard Street. This portion of Lombard Street is designated as US Highway 101 and is auto-oriented in nature. The subject NC-3 Zoning District covers approximately 12 blocks of Lombard Street between Broderick Street in the west and Van Ness Avenue in the east. The surrounding development consists of a variety of commercial, residential, and mixed-use buildings. The scale of development is varied, consisting primarily of structures two to four stories in height. The NC-3 Zoning District is intended to offer a wide variety of comparison and specialty goods and services to the surrounding neighborhoods. The surrounding zoning is primarily RH-2 and NC-2.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 21, 2017	April 19, 2017	22 days
Posted Notice	20 days	April 21, 2017	April 21, 2017	20 days
Mailed Notice	30 days	April 11, 2017	April 11, 2017	30 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- The Planning Department has not received any public comment in support of or in opposition to the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 to establish a Formula Retail use within the NC-3 Zoning District and the 40-X Height and Bulk District.
- Formula Retail Use: The proposed establishment is considered a Formula Retail use with approximately 160 locations throughout the United States. There are approximately 10 existing Formula Retail establishments out of 72 commercial uses within the subject NC-3 Zoning District, amounting to a total concentration of approximately 13.9%. The proposed establishment would slightly increase the concentration to approximately 15.3%.
- Lombard Street Commercial Corridor: The Lombard Street corridor is a busy commercial district with a low vacancy rate and a high level of vehicular traffic. The commercial uses in the Lombard Street NCD are predominately restaurants, hotels, and automotive uses. There are approximately 72 commercial ground floor storefronts within this area, 10 of which are Formula Retail, amounting to a concentration of approximately 13.9%. These include four Automotive uses, two Financial Service uses, three Restaurant uses, and one Retail use.

Of the 72 commercial uses within the subject RC-4 Zoning District, nine are Personal Service uses; however, this use category covers a diverse range of business types, including personal grooming, tattoo parlors, and martial arts. None of the existing Personal Service uses within the district are yoga studios.

Table 1. District and Vicinity Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE IN NC-3 (FT)	PERCENTAGE OF DISTRICT	TOTAL STREET FRONTAGE IN ¼ MILE VICINITY	PERCENTAGE OF VICINITY
Automotive	430	10.1%	410	4.3%
Bar	107	2.5%	576	6.0%
Entertainment	0	0.0%	25	0.3%
Financial Services (incl. Limited)	201	4.7%	599	6.3%
Hotel	2195	51.4%	1442	15.1%
Limited Restaurant	90	2.1%	223	2.3%
Medical Service	144	3.4%	90	0.9%
Personal Service	154	3.6%	670	7.0%
Professional Service	279	6.5%	508	5.3%
Restaurant	393	9.2%	1794	18.8%
Retail	197	4.6%	2945	30.8%
Vacant	84	2.0%	276	2.9%
Total	4274	100%	9558	100%

These calculations do not include non-retail establishments, such as institutions, parking, or public services.

REQUIRED COMMISSION ACTION

For the project to proceed, the Commission must grant Conditional Use authorization to establish a new Formula Retail use within the NC-3 Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4.

BASIS FOR RECOMMENDATION

- The proposed use would increase the Formula Retail concentration within the district slightly, from approximately 13.9% to 15.3%.
- The subject site is within close access to public transit, including Muni lines 22, 28, 28R, 30 and 43.
- The project meets all applicable requirements of the Planning Code.
- The project meets the requirements of the Planning Commission's Performance-Based Design Guidelines.
- The project is desirable for and compatible with the surrounding neighborhood.

¹ The District and Vicinity Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph

Site Photograph

Map of Formula Retail Locations in the Vicinity

Exhibit Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Block Book Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photos | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photo | <input type="checkbox"/> Public Correspondence |
| <input checked="" type="checkbox"/> Site Photo | |

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

WF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

1650 Mission St.
Suite 400
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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.3, AND 703.4 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (DBA “COREPOWER YOGA”), WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 9, 2016, Terri Dickerhoff (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303, 303.1, 703.3, and 703.4 to allow the establishment of a Formula Retail use (dba “CorePower Yoga”), located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and the 40-X Height and Bulk District.

The project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

On May 11, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-014545CUA.

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. 2016-014545CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The project site is located on the south side of Lombard Street between Pierce and Scott Streets, in the Marina neighborhood, Assessor's Block 0512, Lot 061. The parcel is approximately 12,857 square feet in area and is occupied by a four-story mixed use building constructed in 2016. The subject tenant space on the ground floor is approximately 2,435 square feet and has not yet been occupied by any commercial tenant.
3. **Surrounding Neighborhood.** The project site is located on the Lombard Street commercial corridor on the south side of Lombard Street. This portion of Lombard Street is designated as US Highway 101 and is auto-oriented in nature. The subject NC-3 Zoning District covers approximately 12 blocks of Lombard Street between Broderick Street in the west and Van Ness Avenue in the east. The surrounding development consists of a variety of commercial, residential, and mixed-use buildings. The scale of development is varied, consisting primarily of structures two to four stories in height. The NC-3 Zoning District is intended to offer a wide variety of comparison and specialty goods and services to the surrounding neighborhoods. The surrounding zoning is primarily RH-2 and NC-2.
4. **Project Description.** The Project Sponsor proposes to establish an approximately 2,435 square-foot Formula Retail use (a Personal Service dba "CorePower Yoga") in a vacant commercial space on the ground floor of a four-story mixed-use building constructed in 2016. The proposed tenant would be the first to occupy this newly constructed commercial space.

For the project to proceed, the Commission must grant Conditional Use authorization to establish a new Formula Retail use within the NC-3 Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4.

5. **Public Comment.** The Planning Department has not received any public comment in support of or in opposition to the proposed 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. **Street Frontage in NC Districts.** Planning Code Section 145.1 requires that within RC 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' of building depth on the ground floor is devoted to an active retail use. The primary façade of the subject storefront is glazed and the proposed storefront design would respect the existing storefront transparency. No obscured glazing or other elements that would reduce the level of transparency at the ground floor will be used. The project does not propose any decorative railings or grillwork in front of or behind existing windows.

- b. **Off-Street Parking.** Off-street parking is not required in the NC-3 Zoning District for Retail uses with an occupied floor area of 4,999 square feet or less.

The proposed use will occupy approximately 2,435 square feet of floor area and therefore does not require the provision of off-street parking. The proposal does not include any off-street parking.

- c. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

The project is less than 10,000 square feet in gross floor area and is therefore not required to provide off-street freight loading.

- d. **Use Size.** Planning Code Section 712.21 establishes size limits on nonresidential uses in the NC-3 Zoning District. Within the District, conditional use authorization is required for any nonresidential use that is 6,000 square feet or larger.

The proposed use will occupy approximately 2,435 square feet of floor area and therefore does not require Conditional Use authorization for use size.

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

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

The proposed project is desirable because it establishes a unique Personal Service use (a yoga studio) that is not currently available within the district.

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

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

The size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

- 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 project will not affect public transit or overburden the existing supply of parking in the neighborhood. The project may attract residents and visitors from outside of the neighborhood; however, this area is well serviced by transit, including Muni lines 22, 28, 28R, 30, and 43.

- 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 and dust.

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

The project would not alter the sites landscaping, open spaces, parking and loading areas, service areas, and lighting. Proposed signage has been reviewed for consistency with the Commission's Performance-Based Design Guidelines and has been found to be appropriate for this location.

- 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 purpose of the applicable Zoning District.

The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use will provide a compatible retail use that serves the surrounding neighborhoods.

- 8. **Formula Retail.** Planning Code Section 703.3 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Section 703.3, Formula Retail Uses:

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

There are approximately 10 existing ground story Formula Retail establishments out of approximately 72 commercial establishments within the district. The existing concentration of Formula Retail uses is approximately 13.9% of all businesses within the district, and 18.3% of the total commercial retail street frontage. The proposed establishment would slightly increase these figures to approximately 15.3% and 19.6% respectively.

Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, 39 of 259 commercial establishments are Formula Retail. This comprises approximately 15.1% of the businesses and 24.4% of the commercial street frontage at the ground floor. The proposed establishment would slightly increase these figures to approximately 15.4% and 25.1% respectively.

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

Within the district there are nine Personal Service uses; however, this use category covers a diverse range of business types, including personal grooming, tattoo parlors, and martial arts. None of the existing Personal Service uses within the district are yoga studios.

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

The project will occupy a vacant storefront in a newly constructed building and only minor exterior alterations are proposed. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district. Proposed signage has been reviewed for consistency with the Commission's Performance-Based Design Guidelines and has been found to be appropriate for this location.

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

There are currently three vacancies out of 72 commercial locations within the district, equating to a vacancy rate of approximately 4%.

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

Approximately 24% (17 locations) of the ground floor commercial uses in the district are "Daily-Needs," or neighborhood-serving; of these, one is considered Formula Retail. Approximately 72% (52 locations) of ground floor commercial uses in the district are considered "Citywide-serving."

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

The proposed use is consistent with the existing character of the district, which is composed of many Formula Retailers who specialize in a variety of goods and services.

Table 1. NC-3 Ground Floor Frontage Breakdown per Land Use¹

LAND USE TYPE	TOTAL STREET FRONTAGE IN NC-3 (FT)	PERCENTAGE OF DISTRICT
Automotive	430	10.1%
Bar	107	2.5%
Financial Services (incl. Limited)	201	4.7%
Hotel	2195	51.4%
Limited Restaurant	90	2.1%
Medical Service	144	3.4%
Personal Service	154	3.6%
Professional Service	279	6.5%
Restaurant	393	9.2%
Retail	197	4.6%
Vacant	84	2.0%
Total	4274	100%

The use mix is varied in the district. Personal Service uses comprise approximately 4% of the commercial frontage. These calculations do not include non-retail establishments, such as institutions, parking, or public services.

¹ The NC-3 Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department Staff in 2017.

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

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

9. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan:

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed 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 a Neighborhood Commercial Zoning District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The project will establish new commercial activity in a newly constructed mixed use building.

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

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

No existing neighborhood-serving retail uses will be displaced or adversely affected by the project.

- 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 would not affect the character or diversity of the neighborhood.

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

The project would not have any 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.

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 well-served by public transit, including Muni lines 22, 28, 28R, 30, and 43.

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

The project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

This proposal will not affect the property's ability to withstand an earthquake.

- g. That landmarks and historic buildings be preserved.

The existing building is not a landmark. Exterior improvements are not proposed other than new signage.

- 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.

- 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. 2016-014545CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 9, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 11, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 11, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a Formula Retail use (dba "CorePower Yoga") located at 2353 Lombard Street , Block 0512, Lot 061 pursuant to Planning Code Sections 303, 303.1, 703.3, and 703.4 within the **NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District**, and a **40-X** Height and Bulk District; in general conformance with plans, dated **November 9, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-014545CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 11, 2017** under Motion No. **xxxxx**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 11, 2017** under Motion No. **xxxxx**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

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

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

MONITORING

4. **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

OPERATION

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

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

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

MONITORING - AFTER ENTITLEMENT

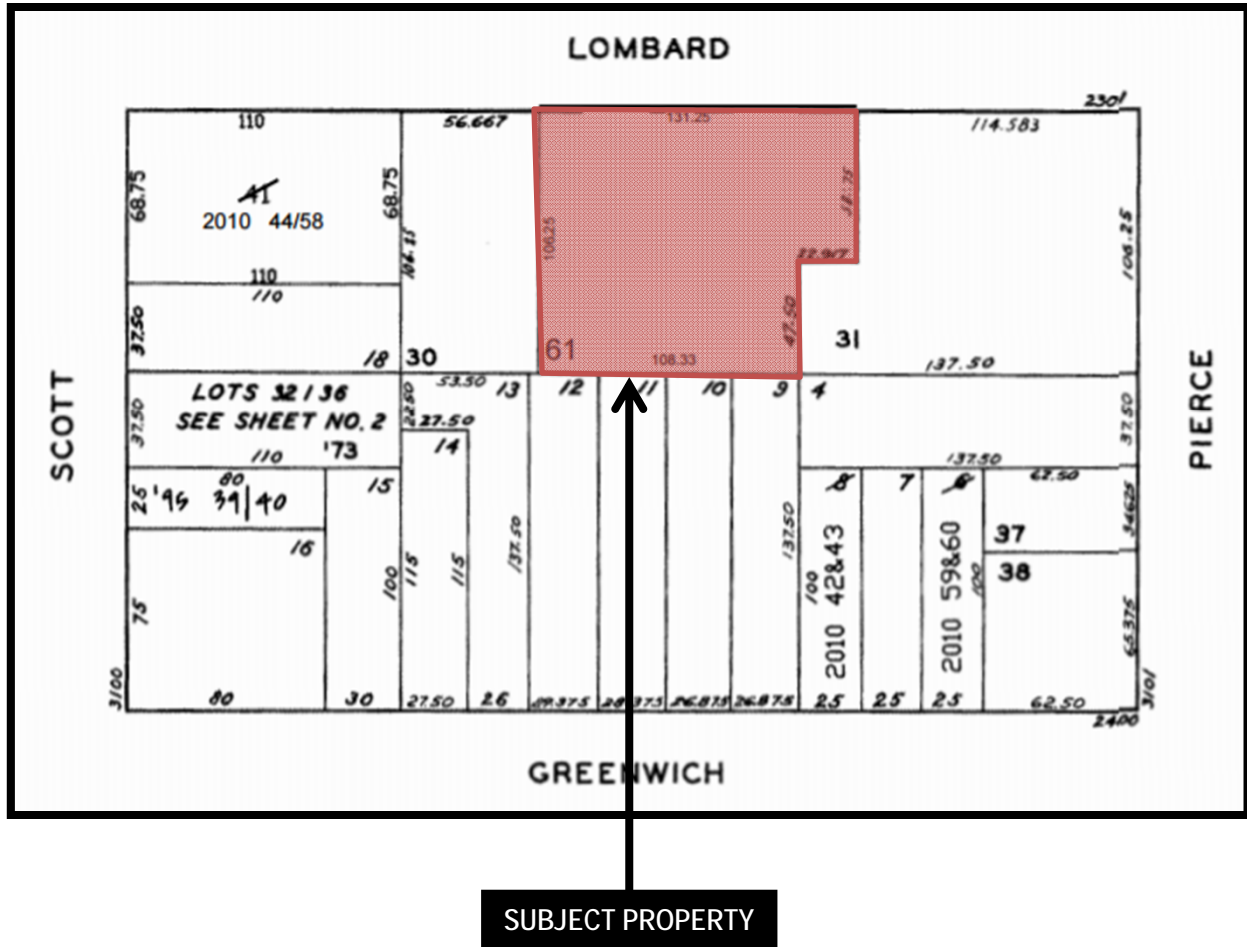
6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176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

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

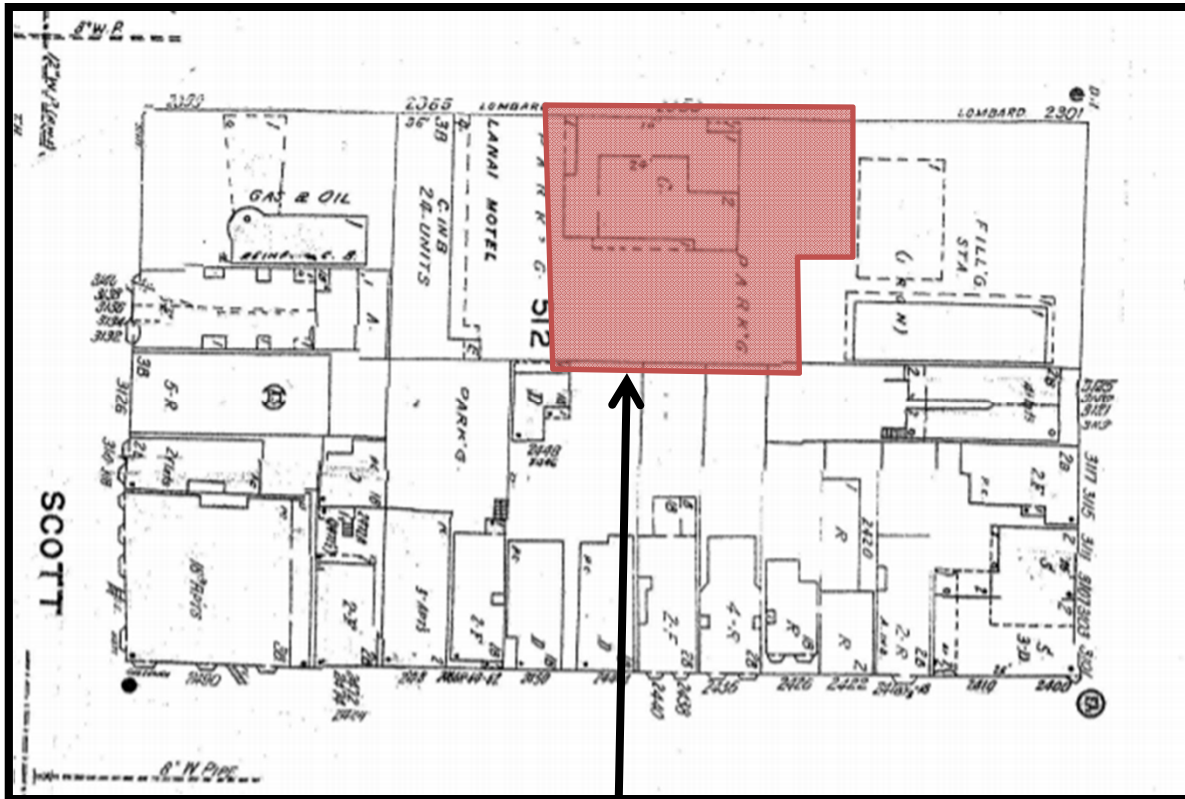
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions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

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

Block Book Map



Sanborn Map



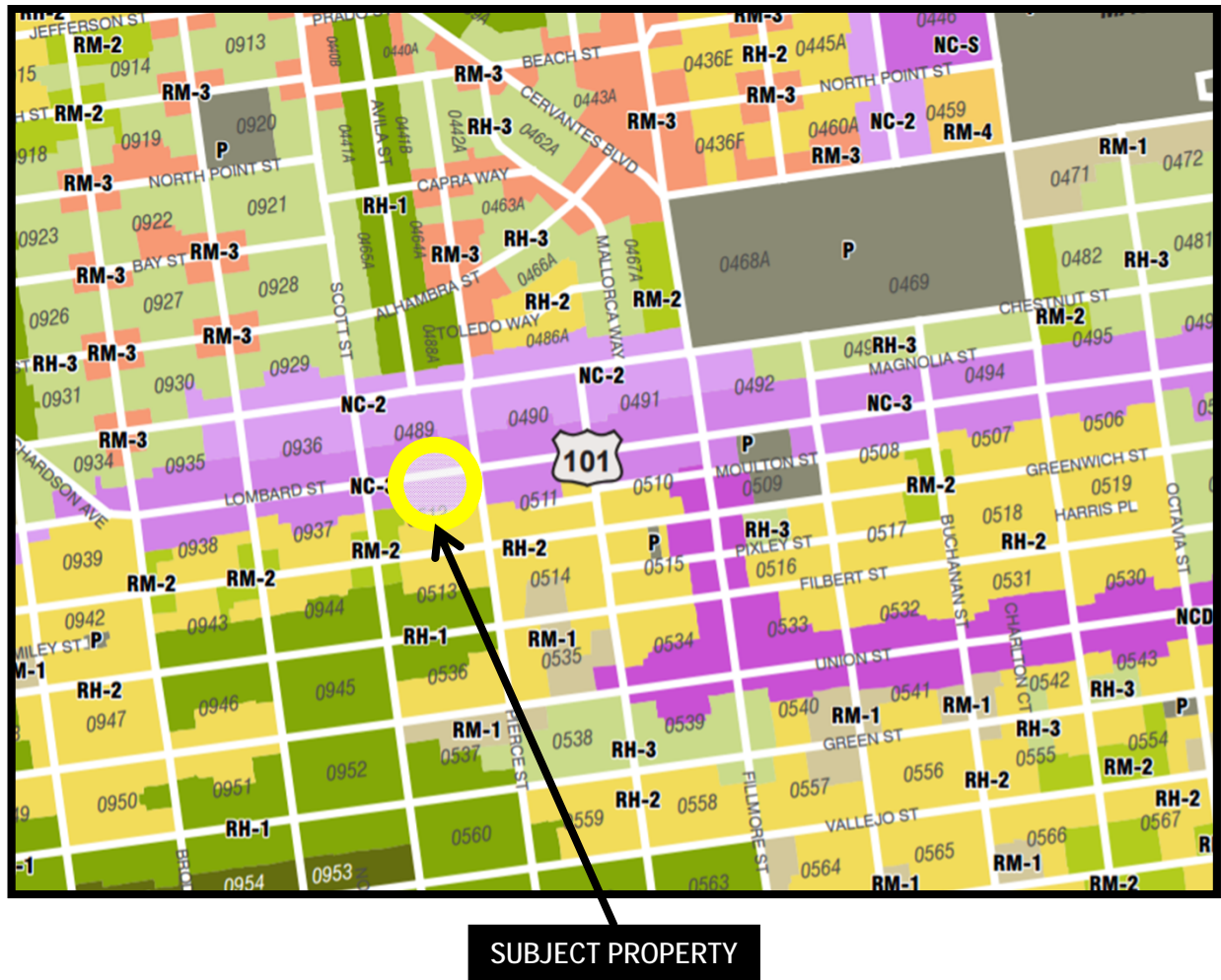
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-014545CUA
2353 Lombard Street
Block 0512 Lot 061

Zoning Map

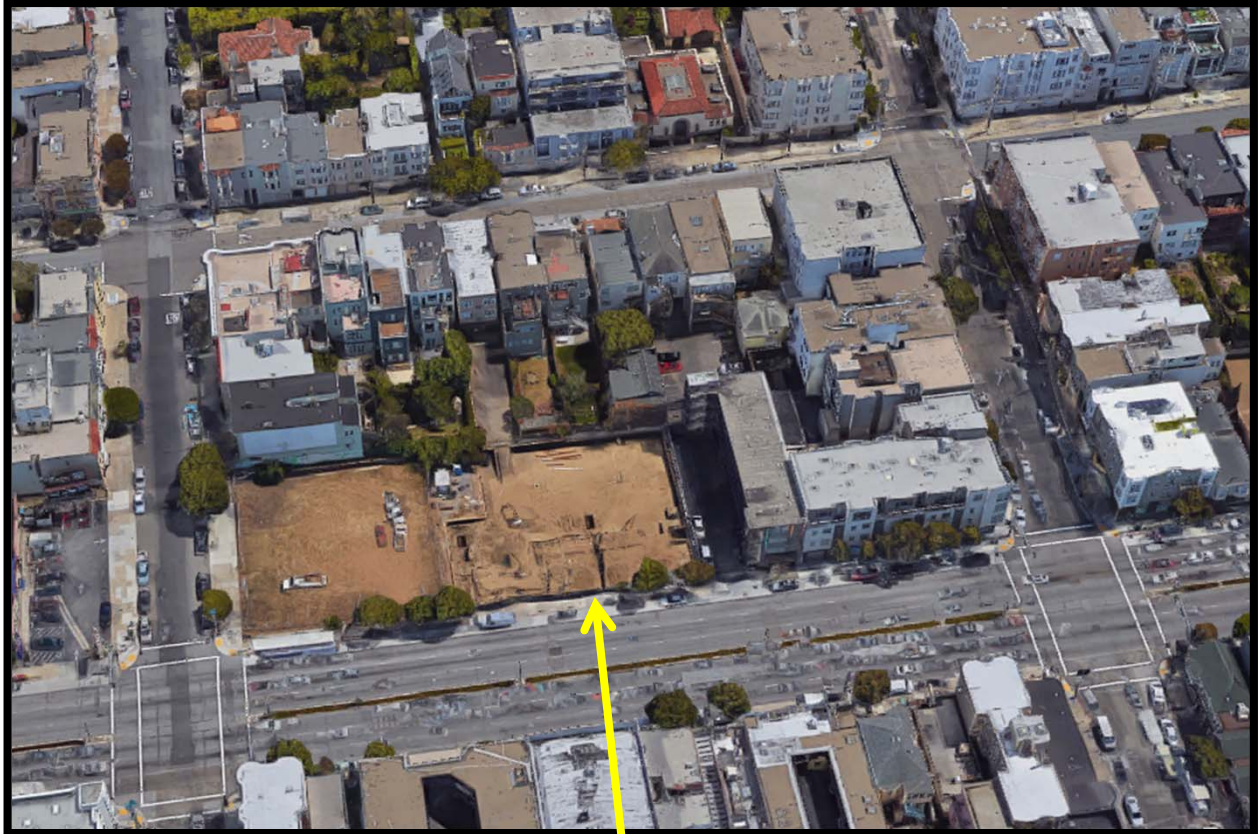


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-014545CUA
2353 Lombard Street
Block 0512 Lot 061

Aerial Photo



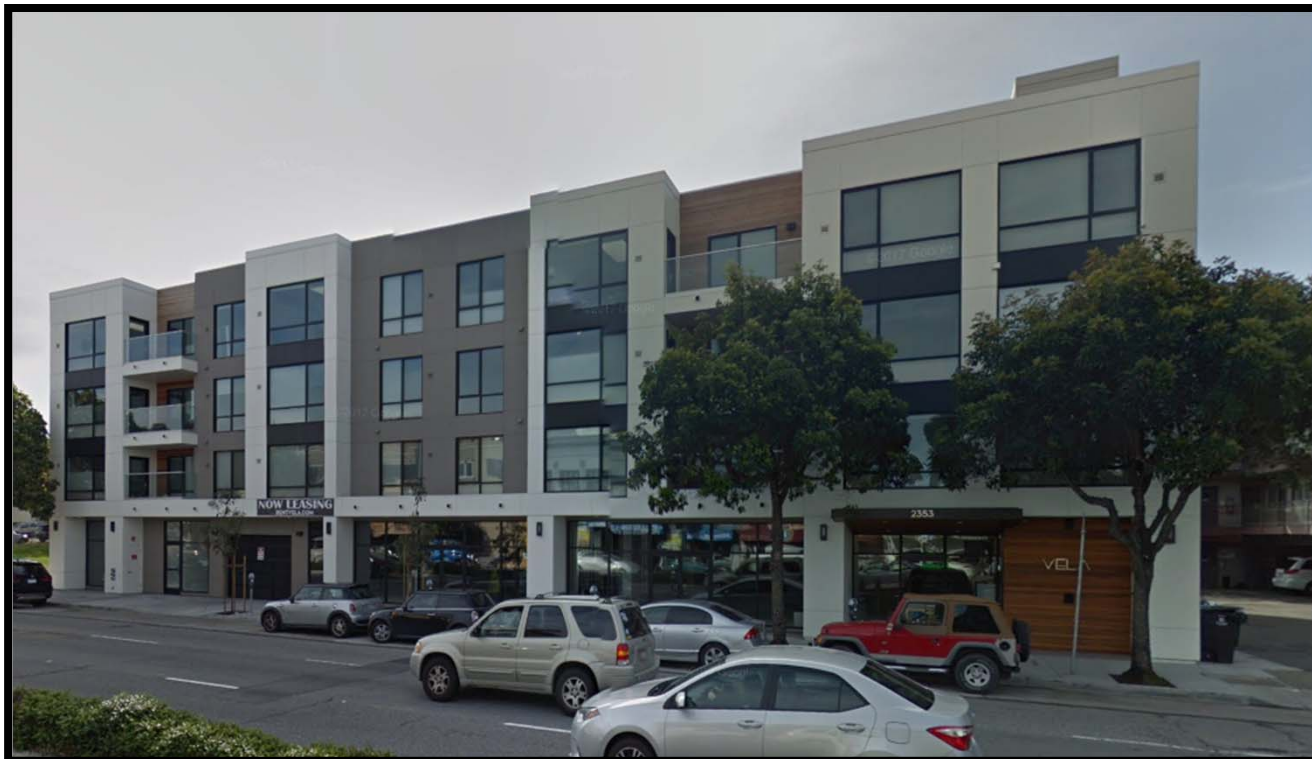
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-014545CUA
2353 Lombard Street
Block 0512 Lot 061

Site Photo

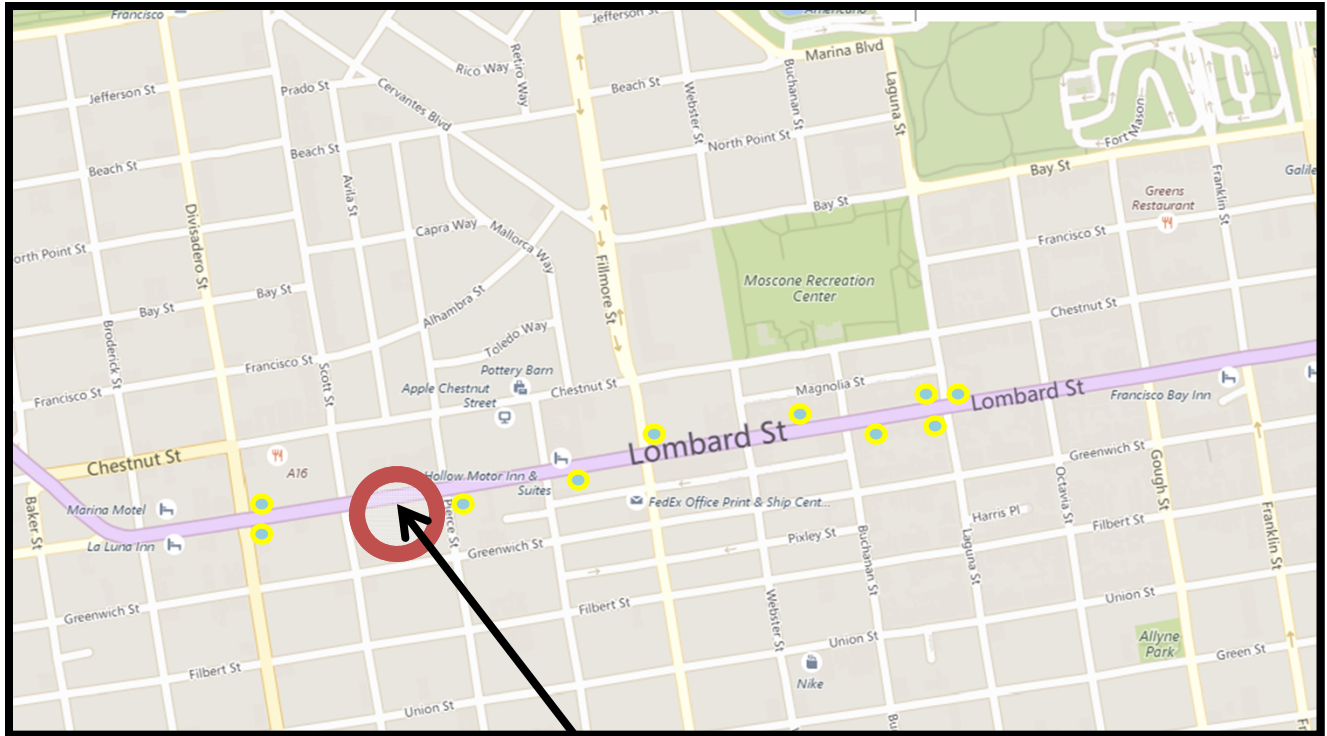


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-014545CUA
2353 Lombard Street
Block 0512 Lot 061

Formula Retail Locations Within Subject NC-3



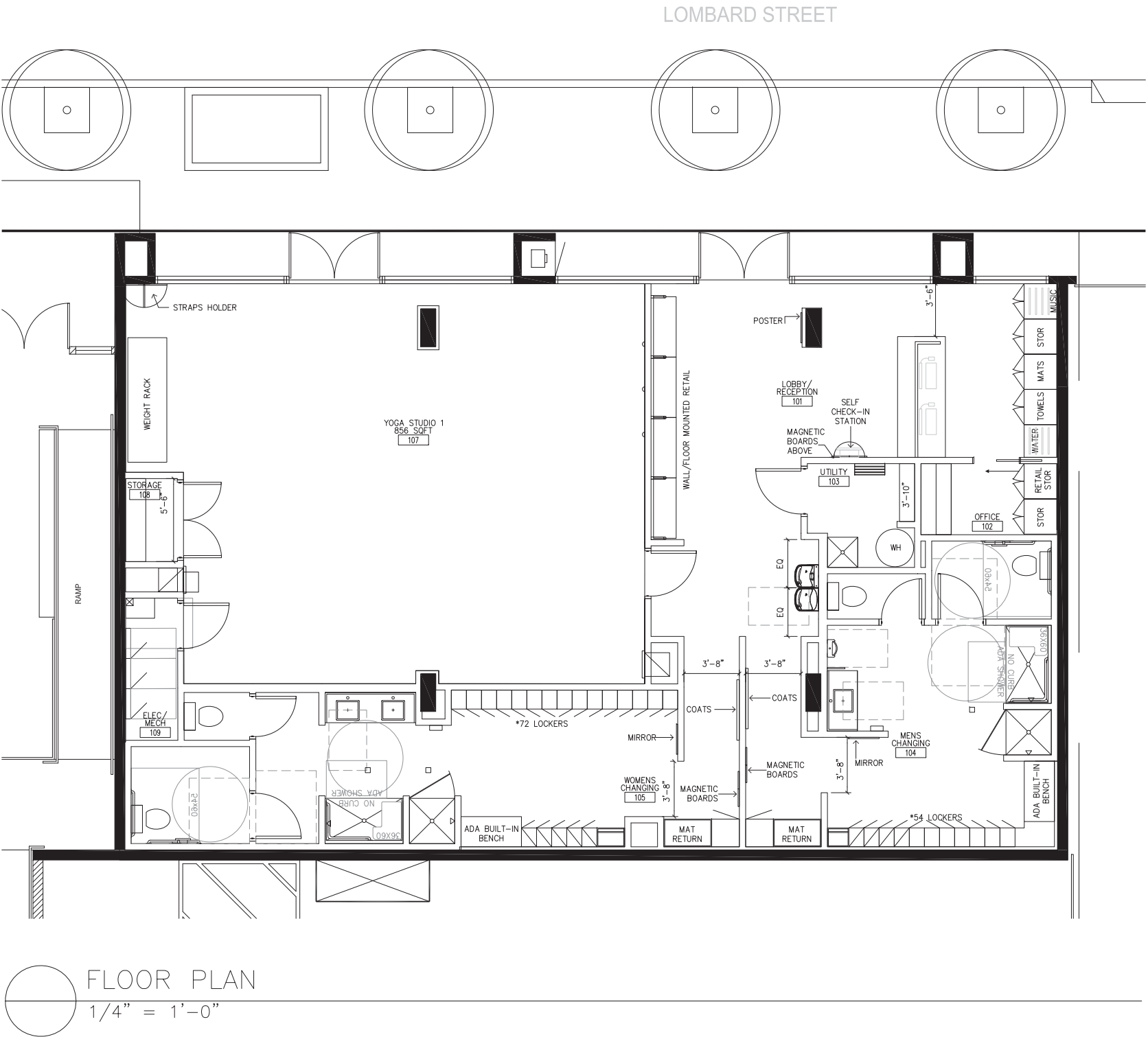
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-014545CUA
2353 Lombard Street
Block 0512 Lot 061

- PROJECT SPECS
- Leasable SF = 2,435
 - Usable SF = 2,258
 - Studio 1 = 856 SF/49 Mats
 - Women's Lockers = 72 lockers
 - Men's Lockers = 54
 - Women's Showers = 2
 - Men's Showers = 2
 - Retail = 16 Linear Feet



no.	revision	date
0	QTY SUBMITTAL	XX.XX.XX

COREPOWER YOGA
CA-SAN FRANCISCO (MISSION BAY)
2301 MISSION STREET, SUITE 200
SAN FRANCISCO, CA 94133



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project no: 16-056

LOMBARD ST. ELEVATION

58'-8 1/4" (+) (LEASED FRONTAGE)



REFER TO PAGE: **29131.2**
SIGN ELEVATION AT
MAIN ENTRANCE DOOR

NOTE:

- USE "BULL'S EYE" LOGO TO CENTER VERTICALLY ON SIGN BAND.
- ENTIRE STRETCH-OUT IS TO BE CENTERED ABOVE MAIN ENTRANCE DOORS.

SCALE: $3/16"=1'$

SIGN CODE ALLOWANCE

LEASED FRONTAGE: **58'-8 1/4" (+)**
 SQ. FT. ALLOWANCE FOR ALL SIGNS: **100 SQ.FT.**
 SQ.FT. OF PROPOSED CHANNEL LETTER SET: **22.61 SQ.FT.**
 SQ.FT. OF PROPOSED BLADE SIGN: **8.1 SQ.FT.**
 SQ.FT. OF ALL PROPOPOSED VINYL: **11.79 SQ.FT.**
 TOTAL SQ.FT. OF ALL SIGNAGE PROPOPOSED: **42.5 SQ.FT.**

REFER TO PAGE: **29131.3**

BLADE SIGN CENTERED VERTICALLY ON SIGN BAND
AND HORIZONTALLY BETWEEN ARCHITECTURAL FEATURE.
BOTTOM OF SIGN IS **10'- 7/8"** ABOVE GRADE.

REFER TO PAGE: 29131.4

ALL FIRST SURFACE WINDOW/DOOR VINYL
TO BE CENTERED HORIZONTALLY ON GLASS
AND 60" ON CENTER ABOVE GRADE.



676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799
PHONE FAX

WEB www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering

BY _____ DATE _____

Sales

BY _____ DATE _____

Production

BY _____ DATE _____

Estimating

BY _____ DATE _____

Client

BY _____ DATE _____

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

[illegible]

COREPOWER YOGA

CLIENT

**COW HOLLOW
2349 LOMBARD ST.
SAN FRANCISCO, CA**

LOCATION

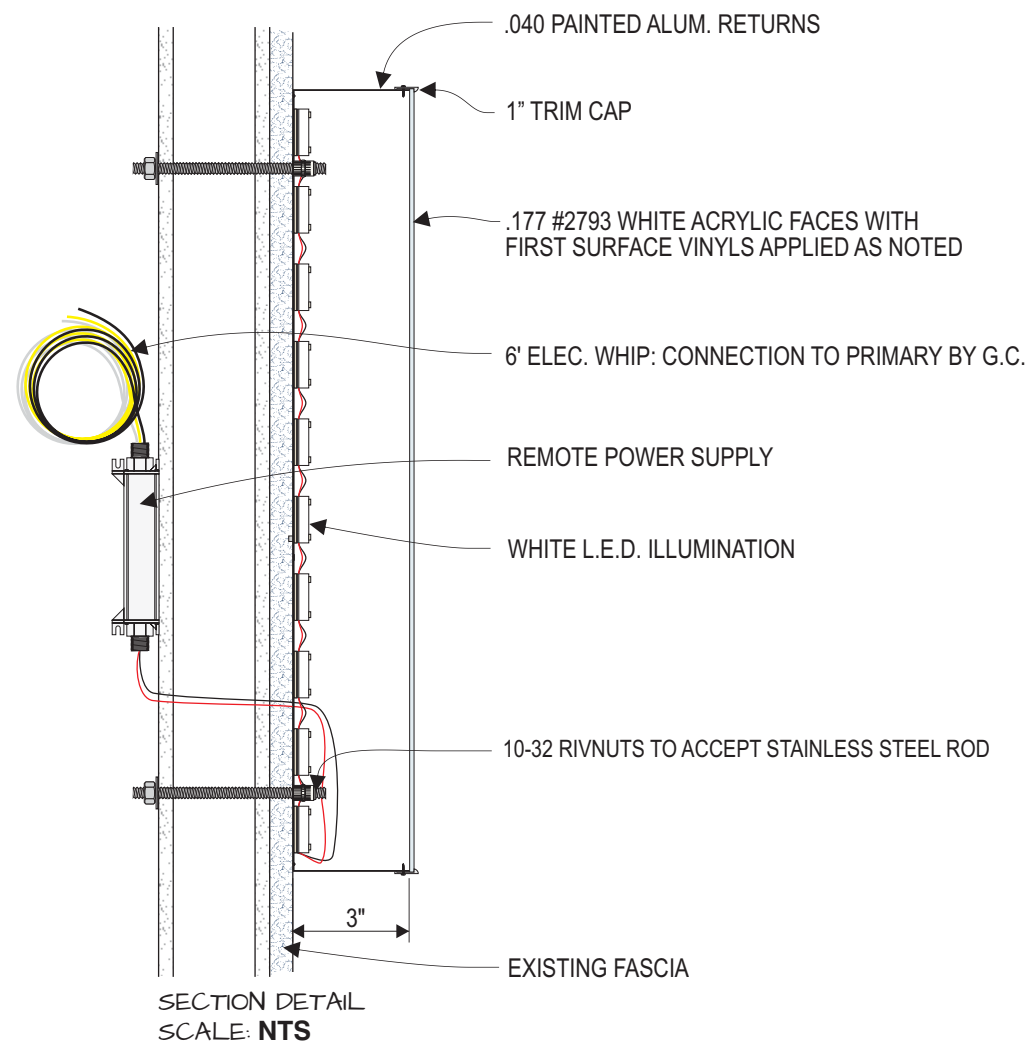
PROJECT MANAGER

CHECKED BY	DTM ARTIST	10/21/2016 DATE
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29131.1

DRAWING NAME

FRONT-LIT CHANNEL LETTER SET



Internally Illuminated Face Lit Channel Letters

“c” & “repower”

- .177 #2793 white acrylic faces
- 1" 2025 (black) trim cap
- .040 (matte black) returns, 3" deep

logo

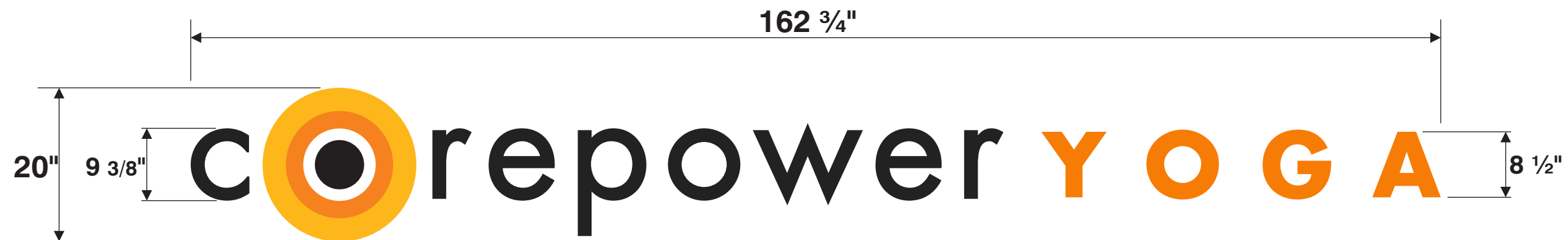
- .177 #2793 white acrylic faces
- First surface applied vinyl: 220-22 (matte black) center;
230-84 (translucent orange) inner ring;
230-125 (translucent mango) outer ring
- 1" 2540 (mango) trim cap
- .040 returns custom painted to match PMS 1235C, 3" deep

YOGA

- .177 #2793 white acrylic faces
- First surface applied vinyl 230-84 (translucent orange)
- 1" 2119 (orange) trim cap
- .040 returns custom painted to match PMS 151C, 3" deep

For all:

- 3mm (white) aluminum (solid core composite) backs
- 3/8" sealtite connectors
- 10-32 aluminum rivnuts at mounting locations
- (white) LEDs
- Remote secondary 12VDC power supplies/ 120 VAC Primary
- UL and Manufacturer's labels
- Weep holes
- Mounted flush to wall with wall appropriate anchor
- Installation pattern included



SIGN ELEVATION AT MAIN ENTRANCE DOOR
QUANTITY: (1)
SCALE: $\frac{3}{4}" = 1'$



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Estimating

BY _____ DATE _____

Client

BY _____ DATE _____

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

[illegible]

**COREPOWER
YOGA**

CLIENT

**COW HOLLOW
2349 LOMBARD ST.
SAN FRANCISCO, CA**

LOCATION

PROJECT MANAGER JEANNE MANDEVILLE

CHECKED BY	DTM ARTIST	10/21/2016 DATE
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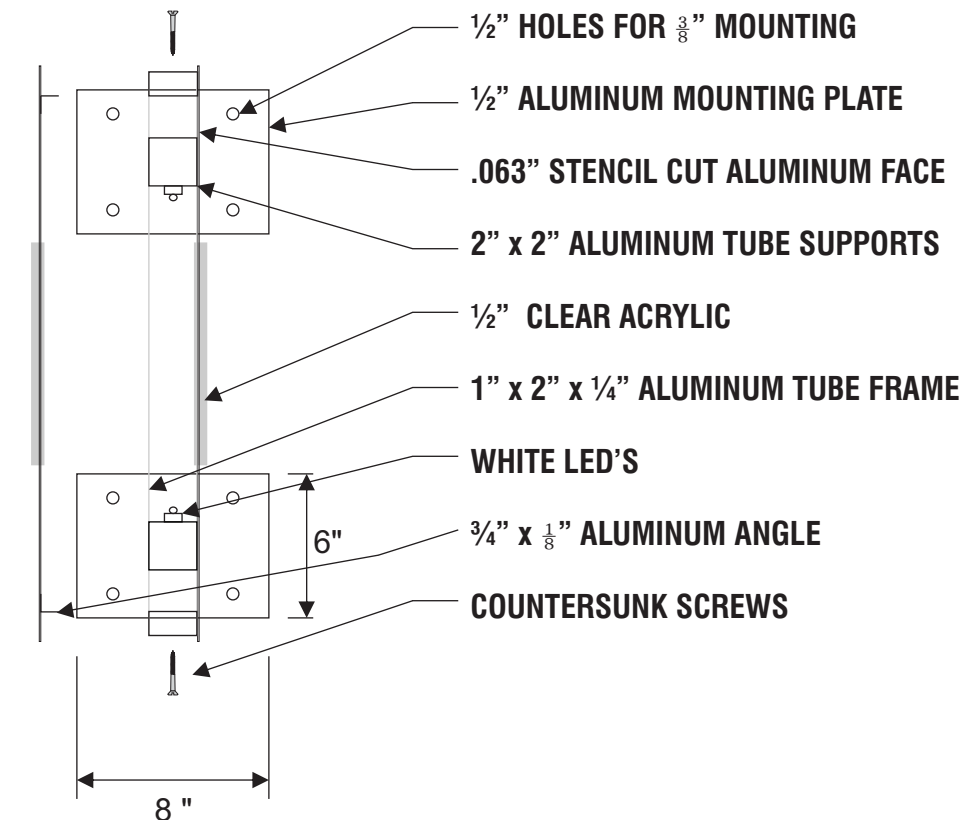
29131.2

DRAWING NAME

SECTION DETAIL
SCALE: NTS



QUANTITY: (1)
SCALE: 1 1/2"=1'
SQ.FT.: 8.1 SQ.FT.



- .063 stencil cut aluminum faces with 1" X 2" X 1/4" aluminum tube frame construction and (2) 8" X 6" X 1/2" aluminum mounting plates, painted matte black
- 1/2" (clear) acrylic for 5/16" push through routed copy and logo with first surface vinyl application;
 - Orange- 230-84 (translucent tangerine)
 - Yellow- 230-125 (translucent mango)
 - Black- 230-22 (translucent black)
 - White- 230-20 (translucent white)
- (white) LEDs
- Remote secondary 12VDC power supplies/ 120 VAC Primary
- UL and Manufacturer's labels
- Weep holes
- Mounted flush to wall with wall appropriate anchor



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APPROVALS

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Estimating

BY _____ DATE _____

Client

BY	DATE
----	------

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

[illegible]

**COREPOWER
YOGA**

CLIENT

COW HOLLOW
2349 LOMBARD ST.
SAN FRANCISCO, CA

LOCATION

PROJECT MANAGER JEANNE MANDEVILLE

CHECKED BY	DTM ARTIST	10/24/2016 DATE
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29131.3

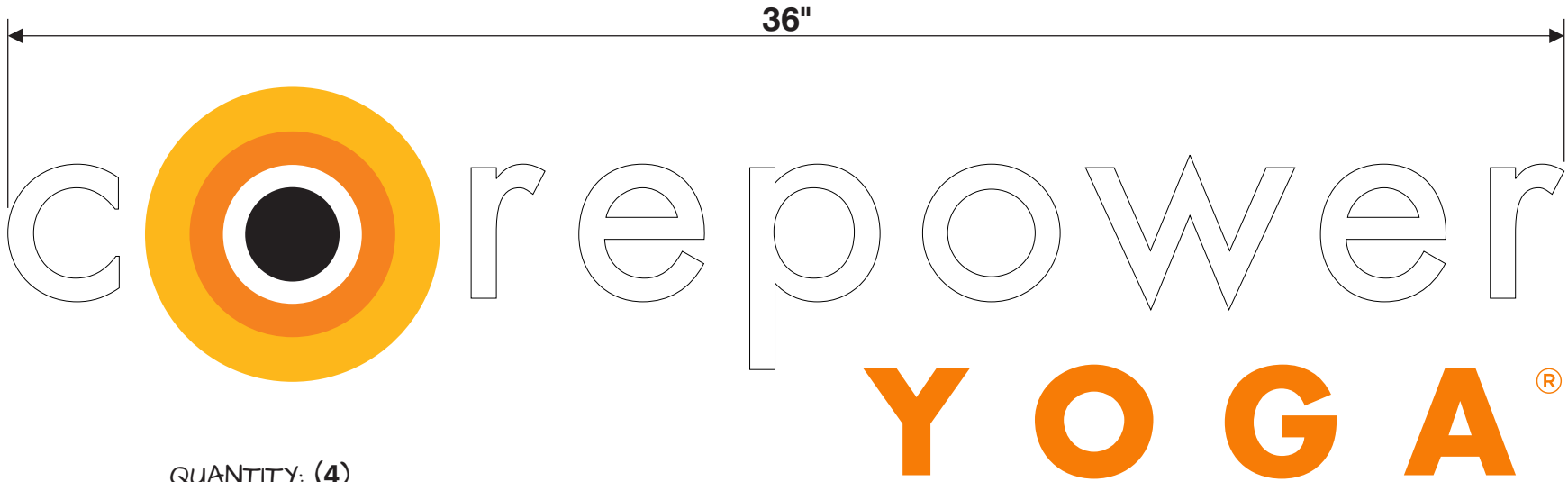
DRAWING NAME

WINDOW/DOOR VINYL

HIGH PERFORMANCE OPAQUE VINYL

220-25 SUNFLOWER	220-54 LIGHT ORANGE	220-10 WHITE	220-12 BLACK
---------------------	---------------------------	-----------------	-----------------

NOTE:
ALL FIRST SURFACE WINDOW/DOOR VINYL
TO BE CENTERED HORIZONTALLY ON GLASS
AND 60" ON CENTER ABOVE GRADE.



QUANTITY: (4)
SCALE: 3"=1'
SQ.FT.: 2.27 SQ.FT. (per each)
TOTAL SQ.FT.: 9.08 SQ.FT.



QUANTITY: (1)
SCALE: 3"=1'
SQ.FT.: 1.44 SQ.FT.

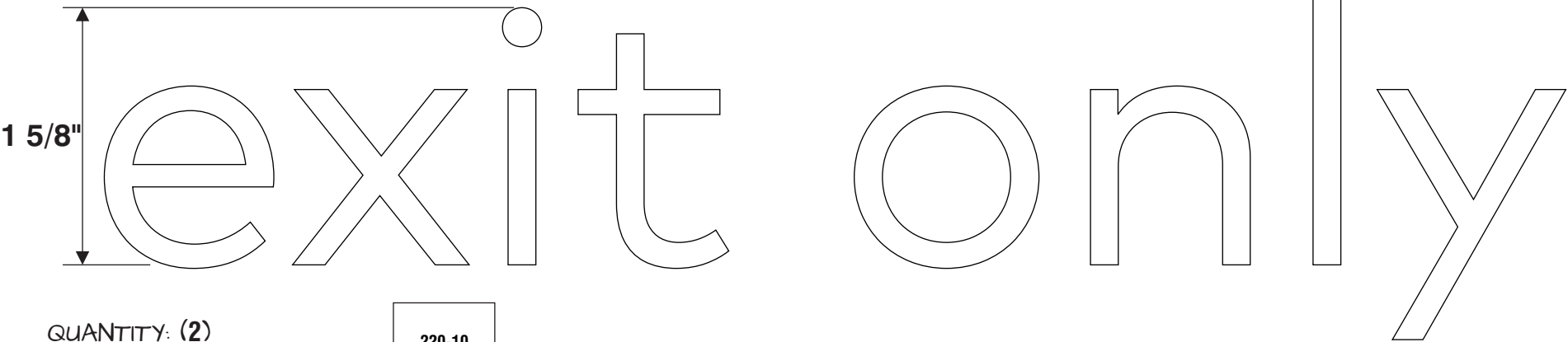
CAST VINYL FILM

FDC 3500 SERIES
INTERMEDIATE
FROSTED
ETCHED GLASS

220-25 SUNFLOWER
220-54 LIGHT ORANGE
220-10 WHITE
220-12 BLACK



QUANTITY: (1)
SCALE: 3"=1'
SQ.FT.: 1 SQ.FT.



QUANTITY: (2)
SCALE: 1:1
SQ.FT.: 0.132 SQ.FT. (per each)
TOTAL SQ.FT.: 0.264 SQ.FT.

220-10
WHITE

ARTWORK EXCLUSIVE PROPERTY OF

MANDEVILLE SIGN
making your mark.

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APPROVALS	
Signatures Required Before Release to Production	
Engineering	DATE
Sales	DATE
Production	DATE
Client	DATE

REVISIONS		
NO.	BY	DESCRIPTION
1	XX	XX
2		
3		
4		
5		
6		
7		

CLIENT

**COREPOWER
YOGA**

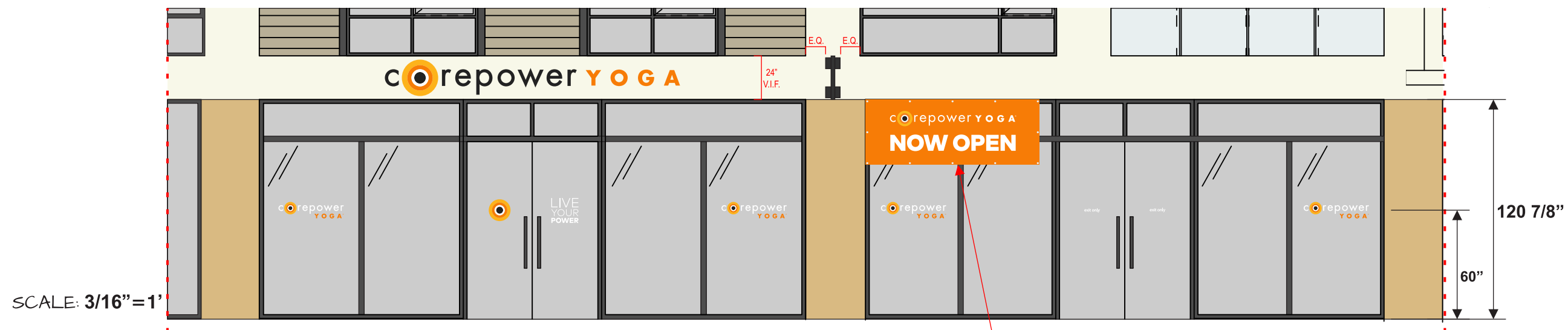
STORE #

COW HOLLOW
2349 LOMBARD ST.
SAN FRANCISCO, CA

LOCATION

WORK ORDER NUMBER(S)		
PROJECT MANAGER JEANNE MANDEVILLE		
NOTED	DTM	10/24/2016
SCALE	ARTIST	DATE
DRAWING NAME		29131.4

"NOW OPEN" BANNER



SEE BELOW:

BANNER TO BE INSTALLED IN TOP LEFT CORNER
OF WINDOW BAYS ADJACENT TO "EXIT ONLY" DOORS.



DETAIL:

- (1) 36"x 96" 13 oz. WHITE VINYL, SINGLE SIDED BANNER WITH DIGITALLY PRINTED LOGO AND COPY, 2" HEMS AND 1" ALUMINUM GROMMETS.

NOTE:

- BANNER TO BE INSTALLED FRIDAY BEFORE THE SATURDAY OPENING.
- BANNER MUST BE REMOVED WITHIN 30 DAYS OF INSTALLATION.

SIGN CODE ALLOWANCE

LEASED FRONTAGE: **58'-8 1/4"(+)**
 SQ. FT. ALLOWANCE FOR ALL SIGNS: **100 SQ.FT.**
 TOTAL SQ.FT. OF ALL SIGNAGE PROPOSED: **42.5 SQ.FT.**
 TOTAL SQ.FT. OF ALL SIGNAGE PROPOSED: **66.5 SQ.FT.**
 (INCLUDING TEMPORARY BANNER)



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APPROVALS

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Engineering

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Sales

BY _____ DATE _____

Production

BY _____ DATE _____

Estimating

BY _____ DATE _____

Client

BY _____ DATE _____

VM PRODUCT NUMBER(S)

WORK ORDER NUMBER(S)

REVISIONS

[illegible]

**COREPOWER
YOGA**

CLIENT

COW HOLLOW
2349 LOMBARD ST.
SAN FRANCISCO, CA

LOCATION

PROJECT MANAGER JEANNE MANDEVILLE

CHECKED BY	DTM ARTIST	10/26/2016 DATE
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29131.5

DRAWING NAME