



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use – Formula Retail

HEARING DATE: MARCH 23, 2017

*Date:* March 13, 2017  
*Case No.:* **2016-014741CUA**  
*Project Address:* **1964 Union Street**  
*Zoning:* Union Street Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 0531/011  
*Project Sponsor:* Lucian Blazej (agent)  
50 Laidley Street  
San Francisco, CA 94131  
*Staff Contact:* David Weissglass – (415) 575-9177  
[David.weissglass@sfgov.org](mailto:David.weissglass@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes to establish a Formula Retail men's apparel store ("BONOBOS") in a currently vacant approximately 1,300 square-foot retail space located at 1964 Union Street. The store would be open daily between the hours of 10AM and 7PM. At the store, customers will meet with a fashion "guide" who will aid the client in size measurement and selection prior to the customer ordering clothing in the store to be delivered to the customer. The project also includes interior tenant improvements and the addition of a small deck at the rear of the structure. The existing tenant space measures approximately 1,300 square feet, and the size would not change.

The proposal requires a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 725.40 to establish a Formula Retail use within the Union Street NCD Zoning District.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the north side of Union Street, between Buchanan and Laguna Streets, Block 0531, Lot 011. The subject property is located within the Union Street Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is approximately 3,852 square feet in area and occupied by a two-story mixed-use building, with one retail tenant space below two residential units on the second story. The tenant space at 1964 Union Street is currently vacant, but was previously occupied by a framing business (dba "The Artisans").

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. The Union Street Neighborhood Commercial District covers approximately six blocks of Union Street between Steiner Street to the west and Van Ness Avenue to the east, as well as portions of Fillmore Street. A variety of commercial establishments are located within ground floor storefronts in the Union Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Union Street NCD is intended to provide convenience goods and services to the surrounding neighborhoods as well as certain goods and services for a wider trade area. Commercial businesses are active during the day and evening and include a number of bars, restaurants, and specialty retail and clothing stores. The surrounding zoning is primarily RM-1 (Residential Mixed, Low Density), RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), and RC-3 (Residential-Commercial, Medium Density).

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 3, 2017	March 1, 2017	22 days
Posted Notice	20 days	March 3, 2017	March 3, 2017	20 days
Mailed Notice	30 days	February 21, 2017	February 21, 2017	30 days

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

## PUBLIC COMMENT/COMMUNITY OUTREACH

- The Planning Department has received a letter of support for the project from the Union Street Association. The Planning Department has also received 2 petitions signed by 17 and 14 community members, respectively, in support of the request. Both the letter of support and the petitions are attached in Exhibit A. There is no known opposition to the project.
- The project sponsor held a pre-application community outreach meeting on October 26, 2016.

## ISSUES AND OTHER CONSIDERATIONS

- Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.4, and 725.40 to establish a Formula Retail use at the ground floor of a commercial building located in the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District.

- Formula Retail Use (BONOBOS): The proposed establishment (dba BONOBOS) is considered a Formula Retail use with approximately 30 locations in the United States; there are no Bonobos stores outside of the US. The proposed location would be the second in San Francisco. Formula Retail findings are included in the Draft Motion for the Commission to consider. There are 40 existing Formula Retail establishments out of approximately 285 commercial uses within the Union Street NCD Zoning District, amounting to a total concentration of approximately 14%. The proposal would increase this figure slightly to approximately 14.3%. Of the 285 commercial uses within the Union Street NCD Zoning District, 39 are clothing retailers, of which 3 are considered Formula Retail. These calculations do not include non-retail establishments, such as institutions, parking, or public services.
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### **REQUIRED COMMISSION ACTION**

For the project to proceed, the Commission must grant Conditional Use authorization to establish a Formula Retail use (dba "BONOBOS") in the Union Street NCD Zoning District, pursuant to Planning Code Sections 303, 303.1, 703.4, and 725.40.

### **BASIS FOR RECOMMENDATION**

- The project would fill an existing vacancy and continue the historic retail use of the subject tenant space.
- The proposed use would only slightly increase the Formula Retail concentration within the district and ¼ mile vicinity.
- The subject site is within close access to public transit, including Muni lines 41 and 45.
- 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
- The project has the support of the Union Street Association

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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#### **Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photograph  
Site Photograph  
Map of Formula Retail Locations in the Vicinity  
Project Sponsor Submittal  
Reduced Plans

## 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

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DW  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: MARCH 23, 2017

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*Case No.:* **2016-014741CUA**  
*Project Address:* **1964 Union Street**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, 703.4, AND 725.40 OF THE PLANNING CODE TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (DBA "BONOBOS"), WITHIN THE UNION STREEN NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND THE 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 15, 2016, Lucian R. Blazej (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4, and 725.40 to allow the establishment of a Formula Retail men's apparel retailer within the Union Street Neighborhood Commercial District and a 40-X Height and Bulk District ("Project"). The property, now vacant, last operated as a framing business (dba "The Artisans").

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

On March 23, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-014741CUA.

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. 2016-014741CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project is located on the north side of Union Street, between Buchanan and Laguna Street, Block 0531, Lot 011. The subject property is located within the Union Street Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a two-story mixed-use building, with one retail space on the ground level and two residential units on the second level. The structure was built in 1924. The Project sponsor proposes the establishment of a new men's apparel retailer (dba BONOBOs) in the ground floor retail space.
3. **Surrounding Properties and Neighborhood.** The Union Street Neighborhood Commercial District extends along Union Street between Steiner Street and Van Ness Avenue and includes a stretch along Fillmore Street from Moulton Street to Union Street. The site is within 1/4-mile of the 22, 28, 30, 30X, 41, 43, 45, and 76X MUNI bus lines. Cycling can be encouraged due to the site's proximity within 1/2-mile of 16 bikeways. This district has a mix of uses conducive to activity both during the day and at night. Weekends are this area's busiest shopping days. A variety of commercial establishments are located within ground floor storefronts in the Union Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Union Street NCD is intended to provide convenience goods and services to the surrounding neighborhoods as well as certain goods and services for a wider trade area. Commercial businesses are active during the day and evening and include a number of bars, restaurants, and specialty retail and clothing stores. The surrounding zoning is primarily RM-1 (Residential Mixed, Low Density), RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), and RC-3 (Residential-Commercial, Medium Density).
4. **Project Description.** This is a request for Conditional Use Authorization pursuant to Planning code Sections 303, 303.1, 703.4, and 725.40 to authorize a 1,300 square-foot Formula Retail Sales and Services use (men's apparel retailer dba "BONOBOs") previously occupied by a Retail Sales and Services use (a framing business dba "The Artisans") on the ground floor of the two-story structure located at 1964 Union Street within the Union Street NCD (Neighborhood Commercial

District) and 40-X Height and Bulk District. The store would be open between the hours of 10AM to 7PM. At the store, customers will meet with a fashion “guide” who will aid the client in size measurement and selection prior to the customer ordering clothing in the store to be delivered to the customer. The project also includes interior tenant improvements and the addition of a small deck at the rear of the structure. The existing tenant space measures approximately 1,300 square feet, and the size would not change as part of the project. The proposal requires a change of use, and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use. The proposed retailer would employ approximately 6 employees, the majority of whom would likely live in the immediate surrounding area and take transit to get to work.

5. **Public Comment:** The Planning Department has received a letter of support from the Union Street Association, attached in Exhibit A. The Planning Department has received 2 petitions signed by 17 and 14 community members, respectively, in support of the request, also attached in Exhibit A. There is no known 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. Formula Retail.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements approved for operation, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

*The current proposal is to allow the establishment of a Formula Retail Use (dba BONOBO) in the approximately 1,300 square-foot vacant ground floor commercial space on the project site.*

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

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

*There are 40 existing ground story Formula Retail establishments out of 285 commercial establishments within the district. The existing intensity of Formula Retail uses is approximately 14.0% of all businesses within the district, and 18.3% of the total commercial retail street frontage. The proposed establishment would increase these figures slightly to 14.4% and 18.6% respectively.*

*Based on an evaluation of all retail locations within a ¼ mile of the subject property, 50 of 303 commercial establishments are Formula Retail. This comprises approximately 16.5% of the businesses and 26.1% of the commercial street frontage at the ground floor. The proposed establishment would increase these figures slightly to 16.8% and 26.3% respectively.*

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

*Within the district there are 39 clothing retailers, 3 of which are considered Formula Retail. These figures are similar within the ¼ mile vicinity, with 36 clothing retailers, 3 of which are Formula Retail.*

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

*The project will occupy an existing tenant space and does not propose any façade changes, with the exception of new signage. The proposed signage is consistent in size and shape with the other commercial tenants on the subject block.*

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

*There are currently 27 vacancies out of 285 commercial locations within the district, equating to a vacancy rate of approximately 9.5%. The proposed establishment would fill one of these existing vacancies, reducing the vacancy rate to approximately 9.8%.*

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

*Approximately 70.9% (195 locations) of the ground floor commercial uses in the district are "Daily-Needs," or neighborhood-serving; of these, 33 are Formula Retail. Approximately 29.1% (80 locations) of ground floor commercial uses in the district are considered "Citywide-serving." The proposed use is considered a Citywide-serving use, resulting in a slight shift to approximately 70.7% Daily-Needs and 29.3% 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 a number of Formula Retailers who specialize in a variety of goods and services.*



Table 1. District and Vicinity Ground Floor Frontage Breakdown per Land Use<sup>1</sup>

LAND USE TYPE	TOTAL STREET FRONTAGE IN UNION STREET NCD (FT)	PERCENTAGE OF DISTRICT	TOTAL STREET FRONTAGE IN ¼ MILE VICINITY	PERCENTAGE OF VICINITY
Automotive	0	0%	339	3.1%
Bar	99	1.1%	126	1.1%
Entertainment	57	0.6%	57	0.5%
Financial Services (incl. Limited)	313	3.5%	313	2.8%
Hotel	117	1.3%	540	4.9%
Personal Service	1609	18.0%	1913	17.2%
Professional Service	1155	13.0%	1544	13.9%
Restaurant (incl. Limited)	1604	18.0%	1912	17.2%
Retail, Clothing/Apparel	1050	11.8%	963	8.7%
Retail, Other	2039	22.9%	2462	22.2%
Vacant	868	9.7%	901	8.1%
<b>Total</b>	<b>8911</b>	<b>100%</b>	<b>11098</b>	<b>100%</b>

*The use mix is varied in the district. Clothing/Apparel Retail, the use category of the proposed establishment, makes up approximately 13.7% of the total number of commercial establishments in the district. These calculations do not include non-retail establishments, such as institutions, parking, or public services.*

- 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.*

**B. Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of

<sup>1</sup> The Union Street NCD Ground Floor Frontage Breakdown per Land Use table was developed using data collected by the Project Sponsor and reviewed by Planning Department Staff in 2016-2017.

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.*

- C. Off-Street Parking.** Section 151 requires retail uses to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

*The project does not occupy more than 5,000 square feet of floor area, and therefore does not require the provision of off-street parking. No off-street parking is proposed.*

- D. Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating 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. No off-street freight loading is proposed.*

- E. Use Size.** Section 718.21 establishes size limits on nonresidential uses in the Upper Fillmore NCD. Within the District, conditional use authorization is required for any nonresidential use that exceeds 2,499 square feet.

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

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

- G. Hours of Operation.** Pursuant to Sections 718.27 of the Code, the principally permitted hours of operation are from 6 a.m. to 2 a.m.

*The proposed hours of operation are 10 a.m. to 7 p.m., seven days a week.*

**H. 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 will fill an existing vacancy and add a unique product line that complements the diverse offerings along Union Street. The proposed project has received support from the Union Street Association.*

- 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, save for the addition of a small deck at the rear. This 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 41 and 45.*

- 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 site's landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.*

- 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 Union Street NCD Zoning District in that the intended use will provide a compatible retail use and is compliant with the limitations on certain uses within the district.*

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

## **COMMERCE AND INDUSTRY**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

##### **Policy 1.1:**

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

##### **Policy 1.2:**

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

##### **Policy 1.3:**

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

*The proposed project will provide a desirable service to the neighborhood and will provide 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 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.

*Existing commercial and industrial activity will not be altered. The project will fill an existing vacancy with commercial activity that benefits the local neighborhood and City as a whole, 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 vacant storefront to change to a Formula Retail use that specializes in men's clothing sales, and will enhance the diverse economic base of the City.*

**COMMERCE AND INDUSTRY**

**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.

*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 men's clothing and apparel.*

9. **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.

*This project will have no effect on existing neighborhood-serving retail uses, which will be preserved. While the use is considered a Citywide-serving use, it will be replacing a vacant storefront and the store will seek to employ local residents.*

- 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 41 and 45.*

- 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.

*Preparedness in the case of an earthquake will be improved as a result of this project as renovations and tenant improvements will comply with seismic safety standards. All work will be in conformity with safety measures of the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*Constructed in 1924, the existing building is a Category B historic resource but 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.*

10. 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.
11. 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. 2016-014741CUA** under Planning Code Sections 303, 303.1, 703.4, and 725.40 to authorize a 1,300 square-foot Formula Retail Sales and Services use (men's apparel retailer dba "BONOBOS") subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **October 26, 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 March 23, 2017.

Jonas Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:



**Motion No. XXXXXX**  
**Hearing Date: March 23, 2017**

**CASE NO. 2016-014741CUA**  
**1964 Union Street**

ADOPTED: March 23, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections 303, 303.1, 703.4, and 725.40 to authorize a 1,300 square-foot Formula Retail Sales and Services use (men's apparel retailer dba "BONOBOS") located at 1964 Union Street, Block 0531, Lot 011, within the **Union Street NCD (Neighborhood Commercial District) Zoning District**, and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 26, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-014741CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 23, 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 23, 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN

6. **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](http://www.sf-planning.org)*

## OPERATION

7. **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/>*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

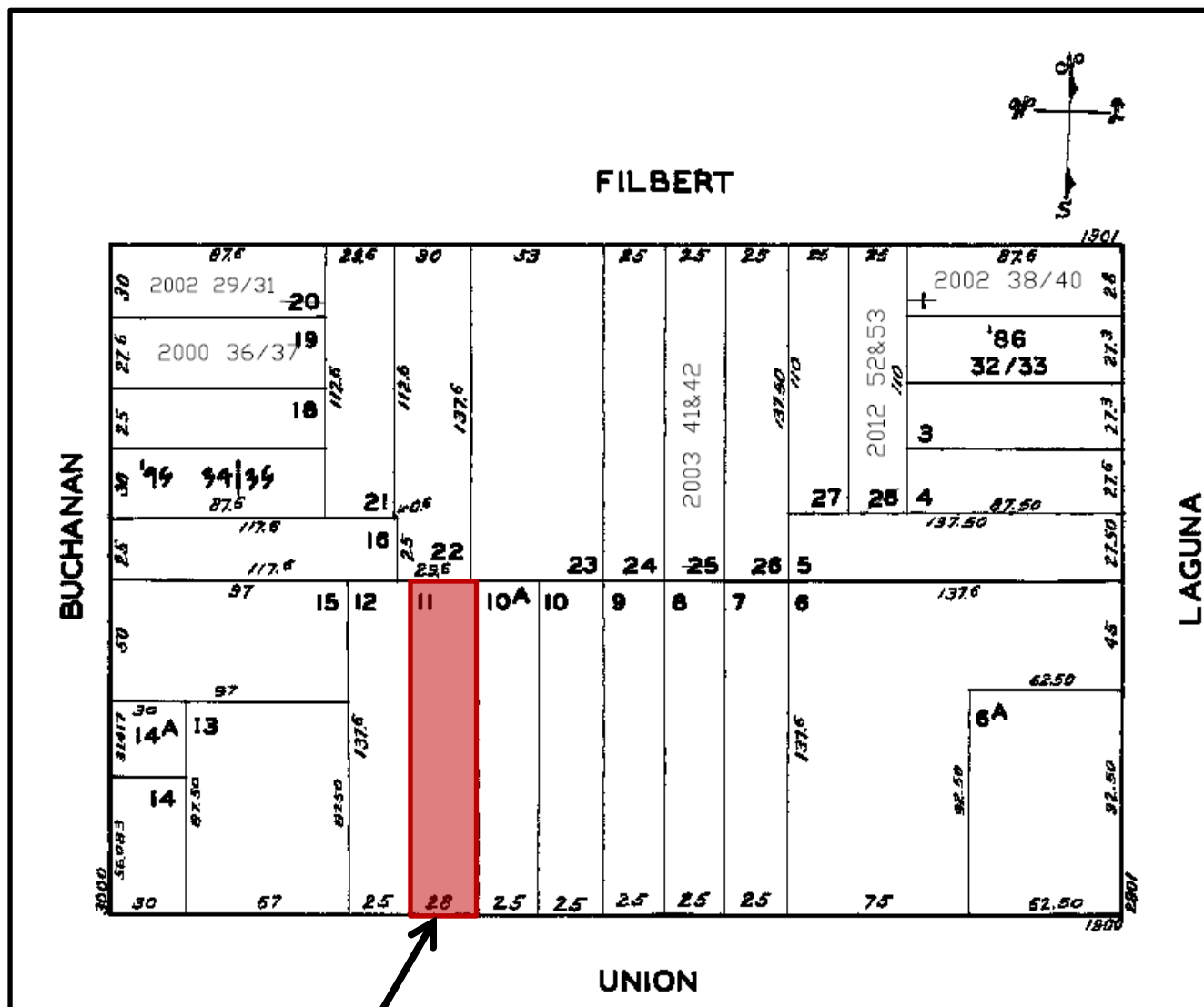
9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 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](http://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](http://www.sf-planning.org)*

# Block Book Map



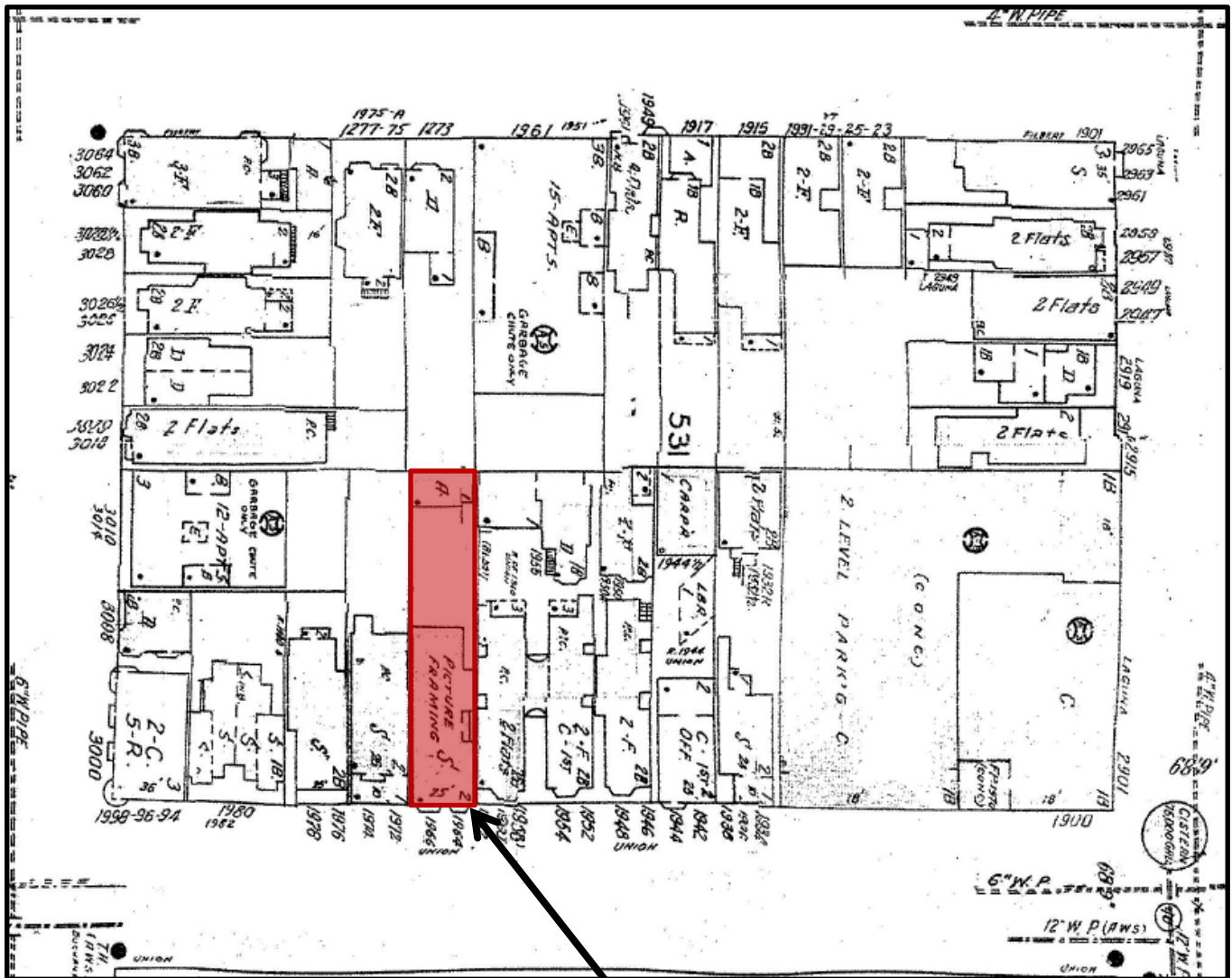
SUBJECT PROPERTY

SAN FRANCISCO  
PLANNING DEPARTMENT



Conditional Use Hearing  
Case Number 2016-014741CUA  
1964 Union Street  
Block 0531 Lot 011

# Sanborn Map



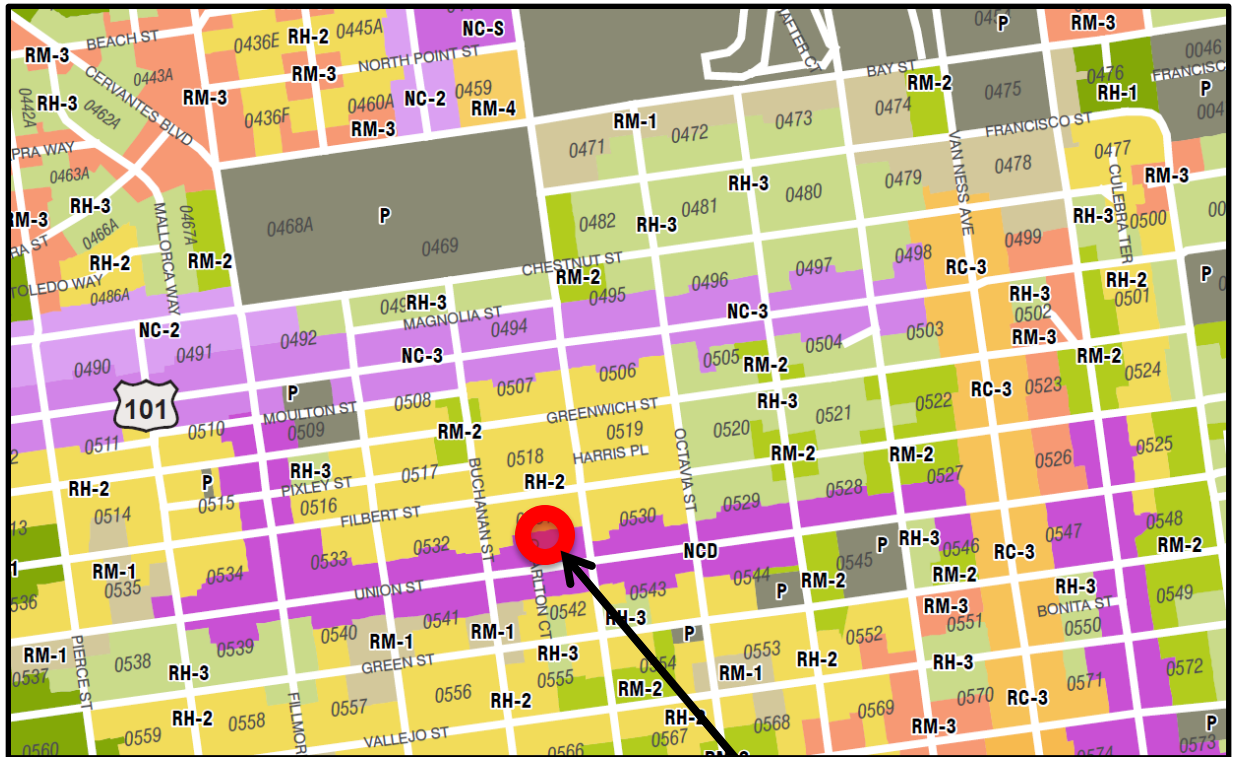
SUBJECT PROPERTY

SAN FRANCISCO  
PLANNING DEPARTMENT



Conditional Use Hearing  
Case Number 2016-014741CUA  
1964 Union Street  
Block 0531 Lot 011

# Zoning Map



SUBJECT PROPERTY

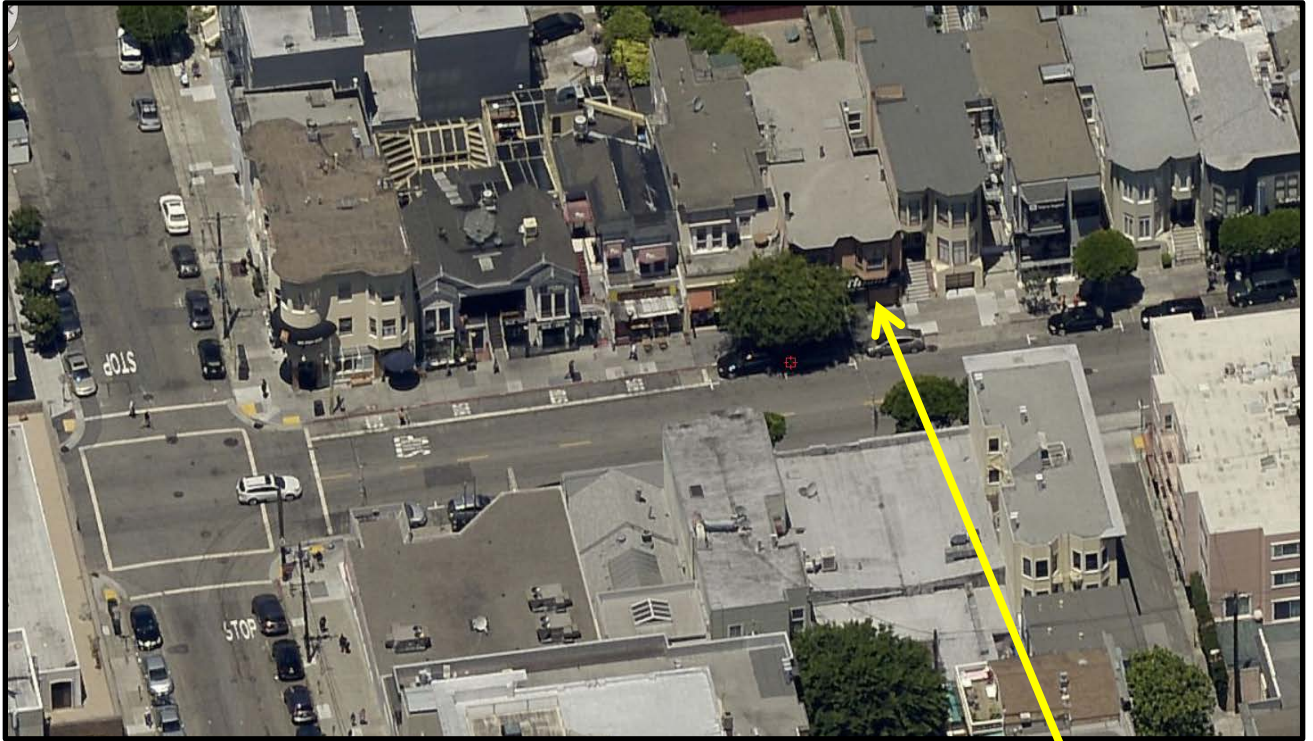
SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-014741CUA**  
1964 Union Street  
Block 0531 Lot 011



# Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-014741CUA**  
1964 Union Street  
Block 0531 Lot 011



# Site Photo

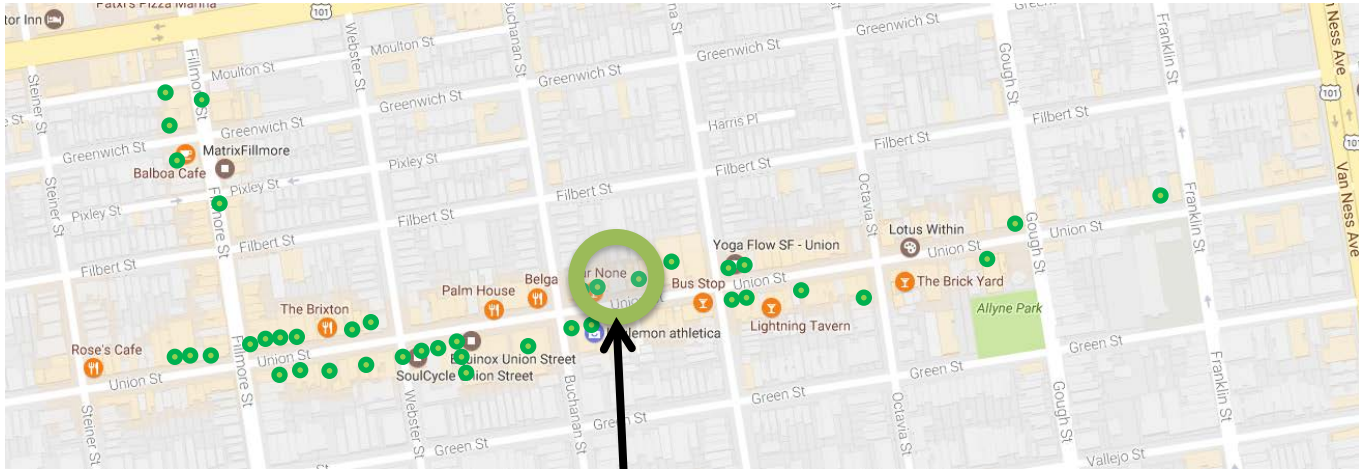


SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-014741CUA**  
1964 Union Street  
Block 0531 Lot 011

# Formula Retail Locations Within Union Street NCD



● Formula Retail Establishments

**SUBJECT PROPERTY**

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2016-014741CUA**  
1964 Union Street  
Block 0531 Lot 011

# BONOBOS

Honorable Members  
San Francisco City Planning Commission  
1660 Mission Street, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Project: Case No. 2016-014741CUA – 1964 Union Street – “Bonobos”  
Subject: Requesting Approval – CU Hearing – March 23, 2017

Honorable Commissioners:

Bonobos, a men's apparel retailer based in New York City, would like to open its second San Francisco store at 1964 Union Street. The one existing Bonobos store is located at 55 Grant Avenue. Bonobos has 27 stores in the USA and no international stores.

THE BONOBOS GUIDESHOP offers a variety of men's casual wear, designer garments and related accessories. The retail concept focuses on a high level of personal service to shoppers. While walk-ins are welcome, the general business model invites clients to make an appointment with a fashion consultant “guide” who helps clients with size measurements and selections. The Bonobos Guideshop is designed as Bonobos' answer to the traditional retail experience catering to those who want to see and try on the clothing in-person before making assisted purchases in the store that are fulfilled through the web. A unique aspect of this retail concept is that merchandise is not offered for “carry-away” but rather items are selected for purchase and then delivered to the customer. For more detailed information see BONOBOS's web site <https://bonobos.com/guideshop>.

We feel that Bonobos will be a good fit within the overall mix of merchants on Union Street because we offer a unique retailing concept and product line that will complement the mix of retailers on Union Street. We feel that Bonobos will strengthen and reinforce the quality and breadth in apparel merchandise selection on Union Street, and consequently attract additional shoppers and provide a more satisfying shopping experience.

We respectfully request your support and approval of this project.

Sincerely,



ERIN ERSENKAL  
Chief Revenue Officer, Bonobos

**UNION STREET ASSOCIATION**  
**2036 UNION STREET**  
**SAN FRANCISCO, CA. 94123**  
**T. 415-441-7055 F. 415-928-4750**  
[www.unionstreetsf.com](http://www.unionstreetsf.com)

February 22, 2017

Lucian R. Blazej

Re: Bonobos, 1964 Union Street

Formula Retail

Dear Mr. Blazej,

Thank you for introducing the Union Street Association to the prospective tenants seeking approval to occupy 1964 Union at the membership meeting last week. The merchants were interested in what was being presented, asking thoughtful questions as well as offering useful suggestions to the young entrepreneurs. The proposal for Bonobos, a men's specialty retailer, met with approval from the merchants in attendance.

Bonobos will fit well with the current retail mix on Union and will enhance choices for men's apparel, which has been lacking in our neighborhood. The fact that the business has many locations did not affect the approval of their request. Formula Retail is in the retail mix of Union presently and works well with small & medium sized retailers providing the merchandize is well made, attractive, and appealing to the shoppers in our area.

We feel we can easily lend our support to their presence on Union Street and believe they will be a welcome addition to the shopping experience for both visitors and local traffic in Cow Hollow.

We respectfully request that the Planning Commission approve their application without any conditions.

Sincerely,

Lesley Leonhardt  
Executive Director

**Petition to the San Francisco City Planning Commission  
Supporting BONOBOs a men's apparel retail use at 1964 Union Street**

We the undersigned residents, neighbors and merchants of San Francisco and Cow Hollow / Pacific Heights neighborhood support BONOBOs – a men's apparel formula retail use at 1964 Union Street because:

1. This retail use will enhance the diversity of merchandise offerings on Union Street
2. Will activate a currently vacant retail space – maintain and strengthen retail continuity and interest
3. Strengthen the economic vitality of Union Street and provide jobs for San Francisco residents

Date	Signature	Name (please print)	Address	Phone	E-mail
2/16	[Signature]	Henry Karnilowicz	1019 Howard St SF	415. 621. 7533	occep@aoia.com
2/16	[Signature]	Miguel Lopez	2147 Union St	415 4772231	miguel@liberis.com
2/16	[Signature]	EARL ADEIFE	3053 Fillmore	415 855 8081	Compnd.com
2/16	[Signature]	Maria H Baca	1648 Union St	415-336-7155	mhbaca@gmail.com
2/16	[Signature]	Carole Dilus	1728 Union St	415 885 5070	Kmudd@comcast.net
2/16	[Signature]	peyton sharp	3111 Fillmore St	415 701 7969	pssharp@bonobos.com
2/16	[Signature]	Cheryl Burns	55 Grant Ave	415 728 4844	CBurns@Bonobos.com
2/16	[Signature]	Blair Blincoe	2070 Union St.	415-423-3694	bblincoe@glassybaby.com
2/16	[Signature]	Brittany Shefts	2070 Union St.	415-423-3694	brittany@glassybaby.com
2/16	[Signature]	Erica Carroque	2042 Union St.	415-932-6988	ericac@titikoffee.com
2-16	[Signature]	REGAN CARONI	3111 Fillmore St	415-710 0993	FillmoreCO@aol.com
2/16	[Signature]	VAS KINIRIS	1633 Fillmore		VAS@ZIMMERMAN.com
2/16	[Signature]	Catherine Robinson	1977A Union St		info@veganpink.com
2/16	[Signature]	Kevin Sanchez	Union St Goldsmith 2118 Union	776 8048	kevins.us@gmail.com
2/16	[Signature]	SAM LAUER	245 5TH AVE SF, 94118		SAM@ZIMMERMAN.com
2/16	[Signature]	Adora Thompson	1833 UNION STREET	941. 993. 7862	adora@caratsandstones.com
2/16/17	[Signature]	Caroline Patterson	2001 Union St, 94123	(415) 922-5676	shawsnoessy@gmail.com

Feel free to make copies of this petition as needed. Please mail or email completed petitions to: L. R. Blazej c/o Bonobos, 50 Laidley Street, San Francisco, CA 94131  
E-mail: lrblazej@pacbell.net



**Petition to the San Francisco City Planning Commission  
Supporting BONOBOs a men's apparel retail use at 1964 Union Street**

We the undersigned residents, neighbors and merchants of San Francisco and Cow Hollow / Pacific Heights neighborhood support BONOBOs – a men's apparel formula retail use at 1964 Union Street because:

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2. Will activate a currently vacant retail space – maintain and strengthen retail continuity and interest
3. Strengthen the economic vitality of Union Street and provide jobs for San Francisco residents

Date	Signature	Name (please print)	Address	Phone	E-mail
2/16/17		Aaron Gosenberg	55 Grant Ave, SF, CA 94108	415-283-4859	
2/18/17		Kenneth Rejer	55 Grant Ave SF CA 94108	415-283-4859	
2/18/17		Jan + Vega	55 Grant Ave SF CA 94108	415-283-4859	JVega@Bonobos.com
2/20/17		Harrison Nguyen	55 Grant Ave, SF CA 94108	415-283-4859	
2/21/17		Ivan Maldonado	27 Post St CA 94111	415-286-4892	
3/7/17		Marivic Danganan	118 Regent St. Alameda CA 94501	510-213-4366	
3/7/17		Beverly Juon		510-388-0555	
3/7/17		Matt Aita	100 Van Ness Ave	415-283-4859	
3/7		Rafael Bernos		707 398 1111	Rafael.Bernos@msn.com
3/7		Taty Bernos		201 631-1211	
3/7		JAVIER VEGA		707 425 7971	
3/8		AMOS		504 871 953	
3/8		DEVIN REIM		408-84-2589	
3/8		John Poshepny	134 Greene St Kenwood CA 94154	707 933 4311	

Feel free to make copies of this petition as needed. Please mail or email completed petitions to: L. R. Blazej c/o Bonobos, 50 Laidley Street, San Francisco, CA 94131  
E-mail: lrblazej@pacbell.net



# 1964 UNION STREET

## CONDITIONAL USE APPLICATION 10.26.2016

### PROJECT DESCRIPTION:

THIS CONDITIONAL USE APPLICATION INCLUDES A NEW DECK IN THE REAR YARD AND A FORMULA RETAIL TENANT AT THE GROUND FLOOR.

### ZONING INFORMATION:

BLOCK: 0531  
LOT: 11  
ZONING: NCD - UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT  
HEIGHT/BULK: 40-X  
EXISTING USES: RETAIL GROUND FLOOR, RESIDENTIAL SECOND FLOOR  
PROPOSED USES: NO CHANGE UNDER THIS PROPOSAL, FORMULA RETAIL PROPOSED

### BUILDING CODE INFORMATION:

2013 CALIFORNIA BUILDING CODE, INCLUDING SAN FRANCISCO AMENDMENTS  
2013 CALIFORNIA ENERGY CODE  
2013 CALIFORNIA MECHANICAL CODE  
2013 CALIFORNIA ELECTRICAL CODE  
2013 CALIFORNIA PLUMBING CODE

NUMBER OF STORIES: 2 (NO CHANGE)  
CONSTRUCTION TYPE: VB  
FIRE PROTECTION: NON-SPRINKLERED  
OCCUPANCY: M, RETAIL GROUND FLOOR (NO CHANGE)  
S-1, STORAGE BASEMENT (NO CHANGE)  
R-3, RESIDENTIAL SECOND FLOOR (NO CHANGE)  
U, STORAGE SHED (NO CHANGE)

### PROJECT DIRECTORY:

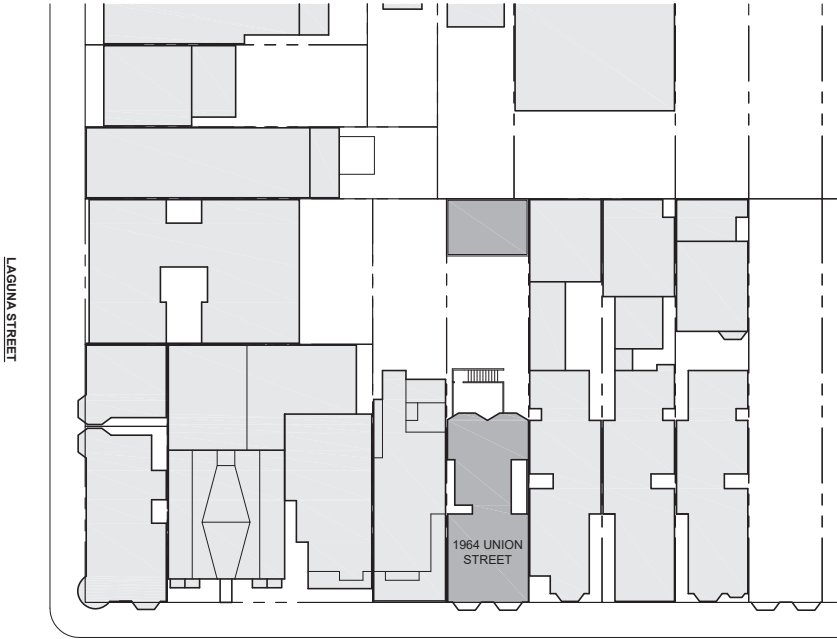
OWNER'S AGENT:  
PRADO GROUP, INC.  
150 POST STREET, STE 320  
SAN FRANCISCO, CA 94108  
LISA CONGDON  
PH 415.857.9303

ARCHITECT:  
CHRISTIANI JOHNSON ARCHITECTS, INC.  
665 3RD STREET, STE 350  
SAN FRANCISCO, CA 94107  
SHERRY SCOTT  
PH 415.243.9484 X15

LAND SURVEYOR:  
KCA ENGINEERS, INC.  
CONSULTING ENGINEERS  
318 BRANNAN ST.  
SAN FRANCISCO, CA 94107  
PH 415.546.7111

### DRAWING INDEX:

A0.1 COVER SHEET  
1 OF 1 ALTA LAND SURVEY  
A0.2 EXITING AND OPEN SPACE  
A1.0 SITE PHOTOS  
A2.1 NEW FLOOR PLANS  
A3.1 EXTERIOR ELEVATIONS  
A3.2 BUILDING SECTION A



PLOT PLAN SCALE : 1" = 30'-0"



VICINITY MAP

CHRISTIANI JOHNSON ARCHITECTS, INC.  
665 Third Street, Suite 350  
San Francisco, CA 94107  
415.243.9484  
cjarchs.com

### 1964 UNION ST. CUP

1964 UNION STREET  
SAN FRANCISCO, CALIFORNIA

PRADO GROUP  
150 POST STREET  
SAN FRANCISCO, CALIFORNIA

© COPYRIGHT 2016		
No.	Date	Issue
01	10.26.2016	CUP APPLICATION

Date
10.26.2016
Project No.
1606
Scale
NTS
Sheet Title
COVER SHEET
VICINITY MAP
SHEET INDEX
CODE DATA

A0.1

SHEET NO.

BUCHANAN STREET  
(68.75' WIDE)

ASSESSOR'S LOT 16  
BLOCK LOT 22  
NUMBER 0531 LOT 23

LOT 15

LOT 12

LOT 11

LOT 10A

LOT 10

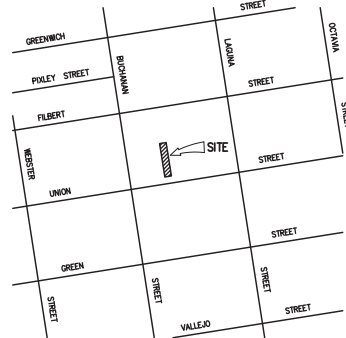
LOT 13

122' (D)  
122.00' (M)

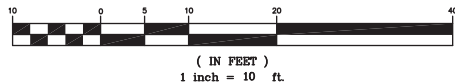
UNION STREET  
(68.75' WIDE)

#### ABBREVIATIONS:

AC	ASPHALT CONCRETE
BLDG	BUILDING
BW	BACK OF WALK
BR	BIKE RACK
CB	CATCH BASIN
CLR	CLEAR FROM PROPERTY LINE
CNC	CONCRETE
CO	CLEANOUTS
COR	CORNER
DS	DOWNSPOUT
FL	FLOW LINE
FNC	FENCE
GND	GROUND
GV	GAS VALVE
JP	JOINT POLE
NPS	NO PARKING SIGN
OVR	OVER PROPERTY LINE
O.H.E	OVER HANG ELECTRIC WIRES
O.H.T	OVER HANG TELEPHONE WIRES
PGE	PACIFIC GAS AND ELECTRIC
PM	PARKING METER
SL	STREET LIGHT
TC	TOP OF CURB
TS	TRAFFIC SIGNAL
WM	WATER METER



GRAPHIC SCALE



#### LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY IN THE CITY AND COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF UNION STREET, DISTANT THEREON 122 FEET EASTERLY FROM THE EASTERLY LINE OF BUCHANAN STREET; RUNNING THENCE EASTERLY ALONG SAID LINE OF UNION STREET 28 FEET; THENCE AT A RIGHT ANGLE NORTHERLY 127 FEET AND 6 INCHES; THENCE AT A RIGHT ANGLE WESTERLY 28 FEET; AND THENCE AT A RIGHT ANGLE SOUTHERLY 137 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

BEING PART OF THE WESTERN ADDITION BLOCK NO. 245.

APN: LOT 011, BLOCK 0531

#### GENERAL NOTES:

- ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE INDICATED IN FEET AND DECIMALS THEREOF, AND IN FEET AND INCHES.
- ALL TITLE INFORMATION HEREON WAS PREPARED SOLELY FOR AND IN CONFORMANCE WITH OUR CLIENTS OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO KCA ENGINEERS, INC. WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS JOB.
- THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE AND IT REMAINS THE PROPERTY OF KCA ENGINEERS, INC.
- ANY INFORMATION ON THIS MAP AND ANY DOCUMENTS PREPARED BY KCA ENGINEERS IN RELATION THERETO SHALL NOT BE USED FOR ANY OTHER PURPOSE OTHER THAN IN CONNECTION WITH THE CURRENT TRANSACTION.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES AND ENCROACHMENT OF IMPROVEMENTS.
- ONLY OBSERVED VISIBLE SIDEWALK FEATURES ARE SHOWN HEREON.
- ARCHITECTURAL DETAILING, COPING, LIGHTS, PIPES AND OTHER DETAILS NOT OBSERVED MAY EXTEND INTO THE STREET RIGHT-OF-WAY OR ONTO ADJACENT PROPERTY, OR MAY PROJECT ONTO THE SUBJECT PROPERTY.
- DETAILS NEAR PROPERTY LINES ARE NOT NECESSARILY SHOWN TO SCALE.
- NO BASEMENTS OR UNDERGROUND FACILITIES ARE INCLUDED ON THIS MAP.
- THERE IS CURRENTLY NO FLOOD HAZARD BOUNDARY MAP COVERING THIS PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING ON THIS SITE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE THAT THE SITE IS LOCATED IN A WETLANDS AREA.
- A CERTIFICATE OF INSURANCE SHOWING LIMITS OF COVERAGE WILL BE SUPPLIED UPON REQUEST.
- THIS MAP WAS PREPARED IN ACCORDANCE WITH OUR PROPOSAL DATED AUGUST 12, 2015. ONLY THOSE ITEMS NOTED IN THAT PROPOSAL HAVE BEEN ADDRESSED.

#### BASIS OF SURVEY

- CITY OF SAN FRANCISCO MONUMENT MAP NO. 22 ON FILE IN THE OFFICE OF THE CITY AND COUNTY OF SURVEYOR.
- THIS MAP WAS PREPARED BASED ON AVAILABLE RECORDS AND OCCUPANCY AS DETERMINED BY A SURVEY OF LINES OF POSSESSION AS EVIDENCED BY THE LOCATION OF STRUCTURES AND SURVEY REFERENCE POINTS OF UNKNOWN ORIGIN.
- PRELIMINARY REPORT NO. FWPN-T015001094-JM PREPARED BY CHICAGO TITLE COMPANY DATED JULY 30, 2015.

#### TITLE REPORT EXCEPTIONS:

- THE FOLLOWING TITLE REPORT EXCEPTIONS AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE AS THEY REFLECT TAXES AND ASSESSMENTS, SUPPLEMENTAL TAXES, SPECIAL TAX, RIGHTS OF PARTIES IN POSSESSION, AND TITLE COMPANY REQUIREMENTS. (EXCEPTIONS 1 THROUGH 4 AND 6 THROUGH 11)
- MINOR SIDEWALK ENCROACHMENT AT ENTRANCE 2004-H655122-00. 1570 OR 0659 (EXCEPTION 5) PLOTTED.

#### ENGINEERS CERTIFICATE:

TO: PRADO GROUP AND ITS SUCCESSORS AND ASSIGNS AND CHICAGO TITLE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(C), 8, 11(A), 14, 16, 18, AND 21 FROM TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2015.

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

KCA ENGINEERS, INC.  
PETER J. BEKEY  
R.C.E. NO. 14786  
EXPIRES: MARCH 31, 2017

**KCA ENGINEERS, INC.**  
CONSULTING ENGINEERS • SURVEYORS • PLANNERS



318 BRANNAN ST. • SAN FRANCISCO, CA 94107 • (415) 546-7111 • FAX: (415) 546-9472

APPROVED: \_\_\_\_\_  
APPROVED: \_\_\_\_\_

PROJECT NO.

DES. PB  
CKD. REV. PJB  
DATE AUGUST 2015  
JOB NO. 6119

REVISIONS  
NO. DATE DESCRIPTION

SAN FRANCISCO

ALTA/ACSM LAND TITLE SURVEY OF  
1964 UNION STREET  
ASSESSOR'S BLOCK 0531 ~ LOT 011

CALIFORNIA

SCALE:  
HORIZ. 1" = 10'  
VERT. \_\_\_\_\_  
1 OF 1



OCCUPANT LOAD CALCULATIONS:

DESCRIPTION	OCCUPANCY <sup>2</sup>	FLOOR AREA	LOAD FACTOR <sup>1</sup>	OCCUPANT LOAD
BASEMENT				
STORAGE	S-1	650 SF	300	3
GROUND FLOOR				
RETAIL	M	1044 SF	30	35
DECK	M	192 SF	15	13
TOTAL RETAIL OCCUPANCY GROUND FLOOR				48
STORAGE SHED	U	499 SF	300	2
MECHANICAL SPACE		97 SF	NOT OCCUPIED	0
SECOND FLOOR				
RESIDENTIAL 1	R-3	685 SF	200	4
RESIDENTIAL 2	R-3	735 SF	200	4
TOTAL RESIDENTIAL OCCUPANCY SECOND FLOOR				8

1. Occupant Load Factor Per CBC Table 1004.1.2  
2. Occupancy classification per CBC Chapter 3

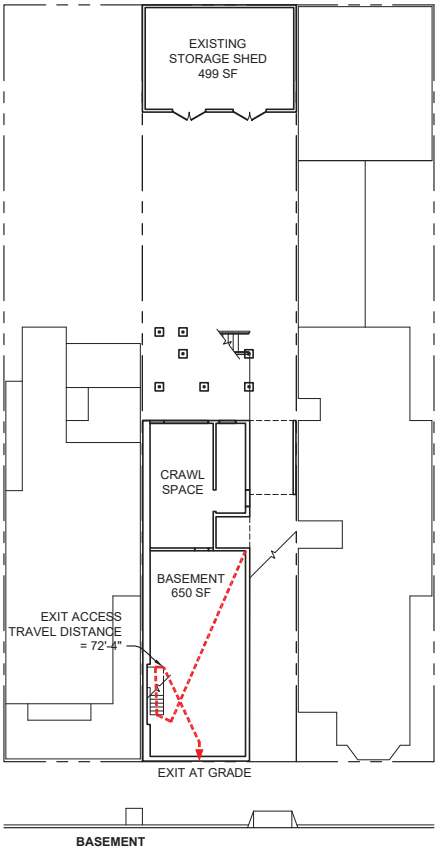
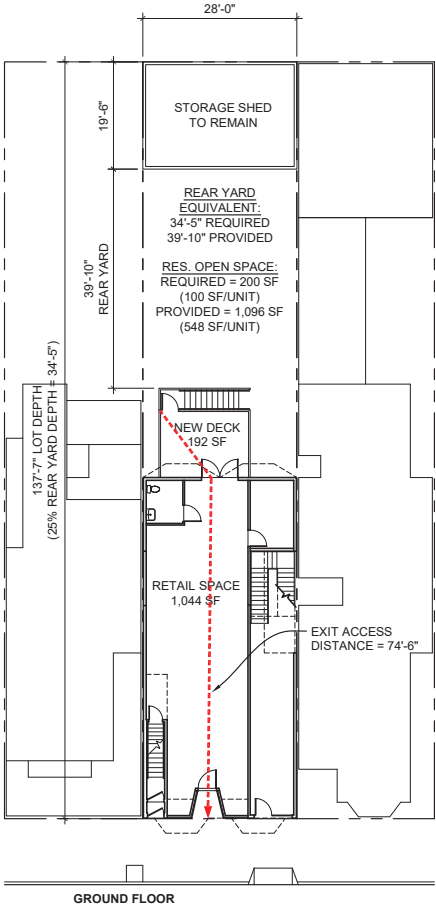
**GENERAL NOTE:** EXIT ACCESS TRAVEL DISTANCE IS MEASURED FROM THE FARTHEST OCCUPIABLE POINT TO THE EXIT AT GRADE. DISTANCE IS MEASURED HORIZONTALLY AND VERTICALLY ALONG STAIRS PER CBC 1016.3

**ONE EXIT IS PROVIDED FROM THE SECOND LEVEL.**  
PER TABLE 1015.1, 1 EXIT IS ALLOWED FOR R WITH AN OCCUPANT LOAD LESS THAN 10.  
PER TABLE 1021.2(1), ONE EXIT IS ALLOWED FOR R-3 OCCUPANCIES IF THE EXIT ACCESS DISTANCE IS LESS THAN 125 FEET.

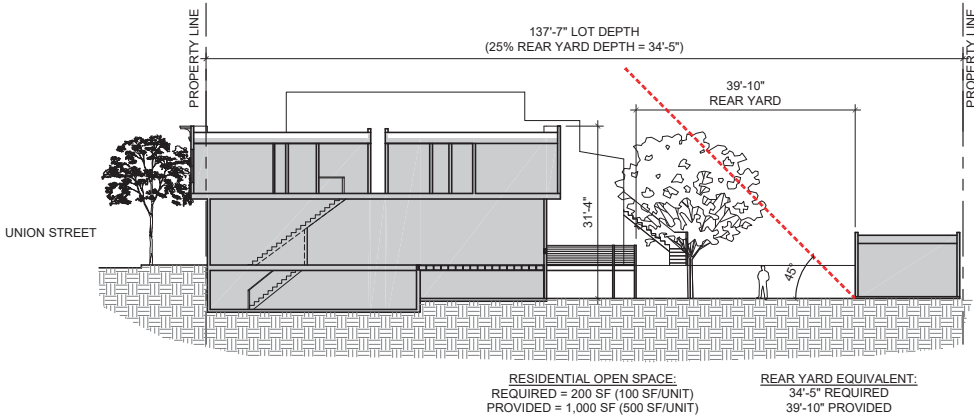
\*PER INFORMATION SHEET EG-03, THE PROJECT IS REQUESTING APPROVAL OF LOCAL EQUIVALENCY FOR 1 EXIT WITHOUT FIRE SPRINKLERS IN EXISTING R-3 OCCUPANCIES LESS THAN 10 TOTAL OCCUPANTS AND LESS THAN 3 STORIES.

**ONE EXIT IS PROVIDED FROM THE GROUND LEVEL.**  
PER TABLE 1015.1, 1 EXIT IS ALLOWED FOR M WITH A MAXIMUM OCCUPANT LOAD OF 49.  
PER TABLE 1021.2(2), ONE EXIT IS ALLOWED FOR M OCCUPANCIES IF THE BUILDING IS FULLY SPRINKLERED, MAXIMUM OCCUPANCY IS LESS THAN 49, AND THE EXIT ACCESS DISTANCE IS LESS THAN 75 FEET.

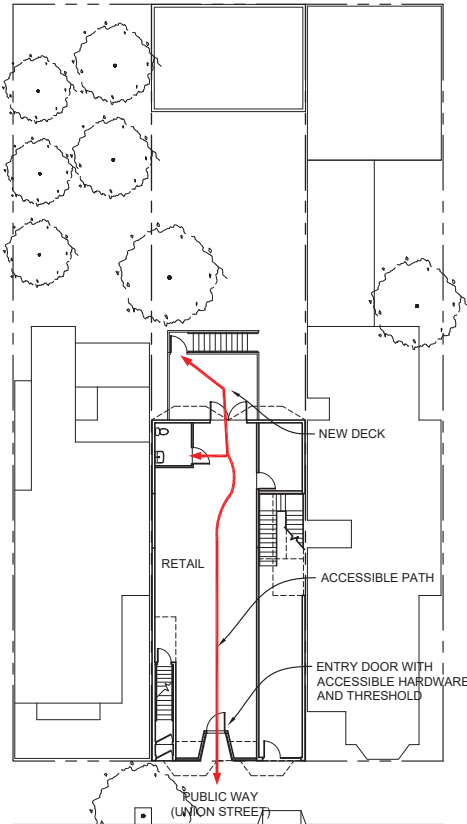
ONE EXIT IS PROVIDED FROM THE BASEMENT LEVEL.  
PER TABLE 1015.1, 1 EXIT IS ALLOWED FOR S-1 WITH A MAXIMUM OCCUPANT LOAD OF 49.  
PER TABLE 1021.2(2), ONE EXIT IS ALLOWED FOR S-1 OCCUPANCIES IF THE BUILDING IS FULLY SPRINKLERED, MAXIMUM OCCUPANCY IS LESS THAN 49, AND THE EXIT ACCESS DISTANCE IS LESS THAN 75 FEET.



1 EXITING PLANS  
A0.2 1/16"=1'-0"



3 REAR YARD COMPLIANCE  
A0.2 1/16"=1'-0"



2 ACCESSIBLE PATH PLAN  
A0.2 1/16"=1'-0"



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cjarchs.com

1964 UNION ST.  
CUP

1964 UNION STREET  
SAN FRANCISCO, CALIFORNIA

PRADO GROUP  
150 POST STREET  
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
01	10.26.2016	CUP APPLICATION

Date	09.26.2016
Project No.	1606
Scale	1/16"=1'-0"
Sheet Title	CODE COMPLIANCE

A0.2

SHEET NO.





1964 UNION STREET ELEVATION (NO CHANGE)



1964 UNION STREET - REAR YARD AERIAL



NEIGHBOR'S PROPERTY LINE WALL - NO WINDOWS



EXISTING REAR ELEVATION



STORAGE SHED IN REAR YARD TO REMAIN



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## 1964 UNION ST. REMODEL

1964 UNION STREET  
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150 POST STREET  
SAN FRANCISCO, CALIFORNIA

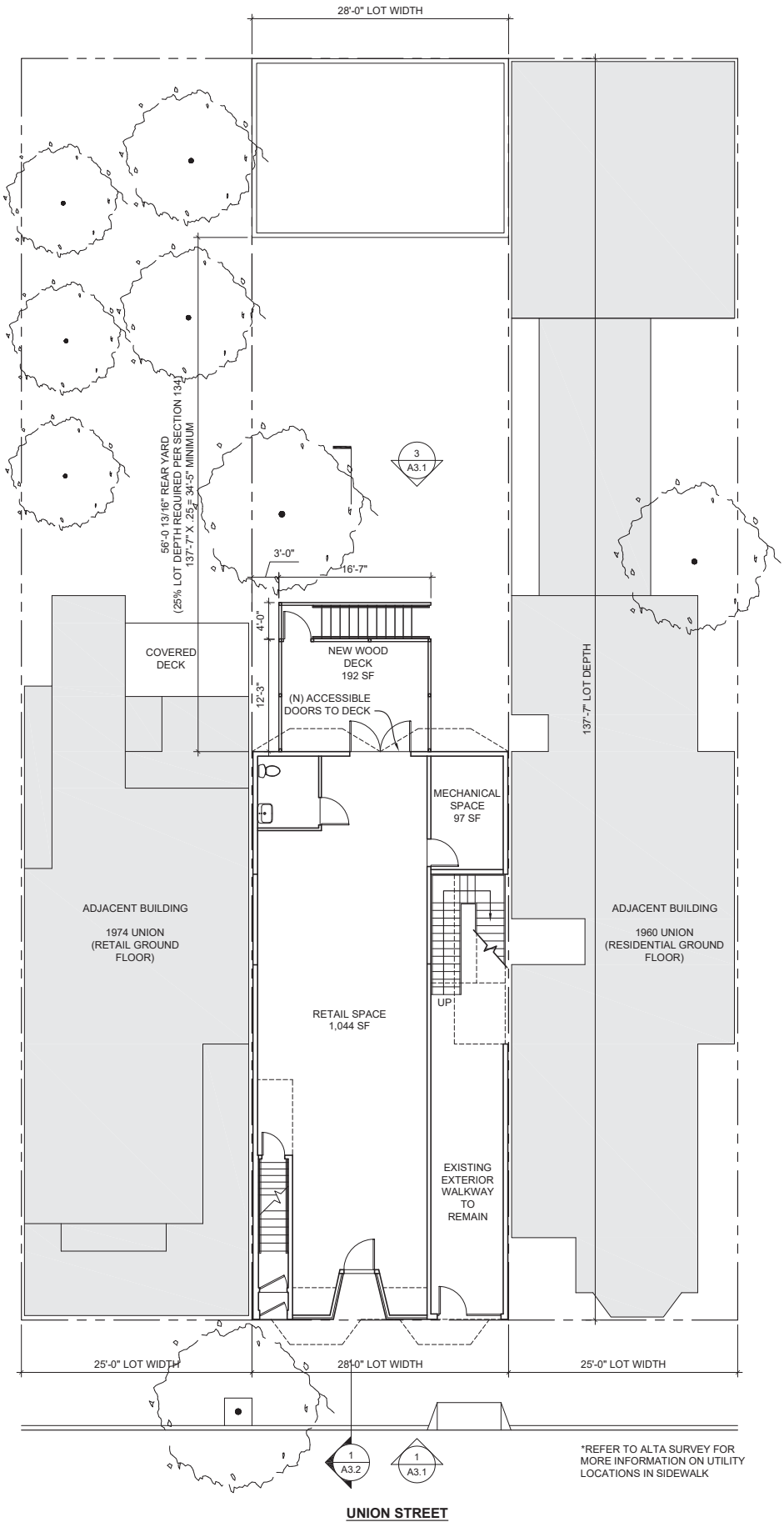
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No.	Date	Issue
01	08.29.2016	PERMIT SUBMITTAL

Date	08.29.2016
Project No.	1606
Scale	NTS
Sheet Title	BUILDING PHOTOS

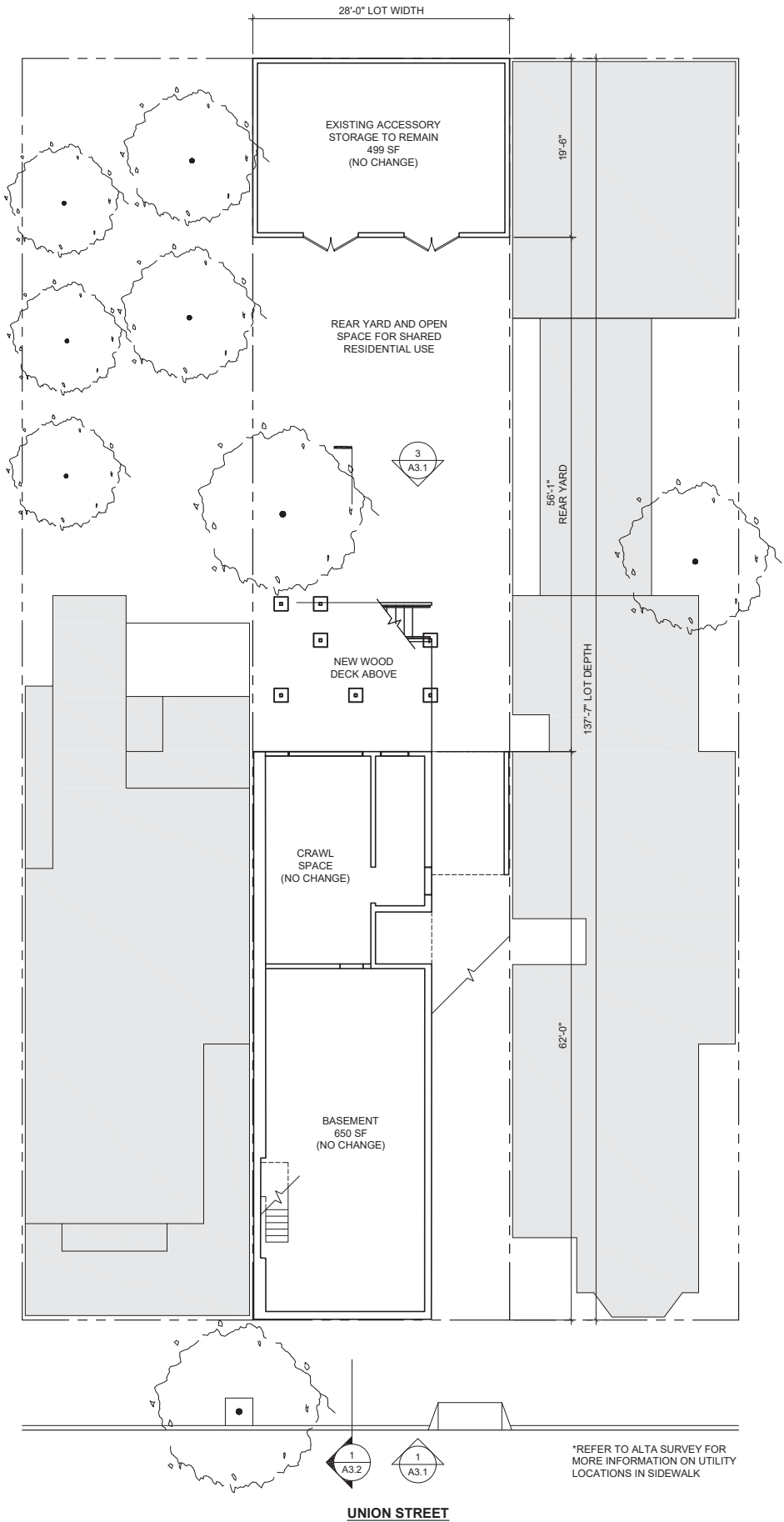
A1.0

SHEET NO.





**2**  
A2.1  
**GROUND FLOOR PLAN**  
1/8"=1'-0"



**1**  
A2.1  
**BASEMENT PLAN**  
1/8"=1'-0"



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## 1964 UNION ST. CUP

1964 UNION STREET  
SAN FRANCISCO, CALIFORNIA

**PRADO GROUP**  
150 POST STREET  
SAN FRANCISCO, CALIFORNIA

No.	Date	Issue
01	10.26.2016	CUP APPLICATION

Date	09.26.2016
Project No.	1606
Scale	1/8"=1'-0"
Sheet Title	<b>PROPOSED FLOOR PLANS</b>

**A2.1**

SHEET NO.



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1964 UNION STREET  
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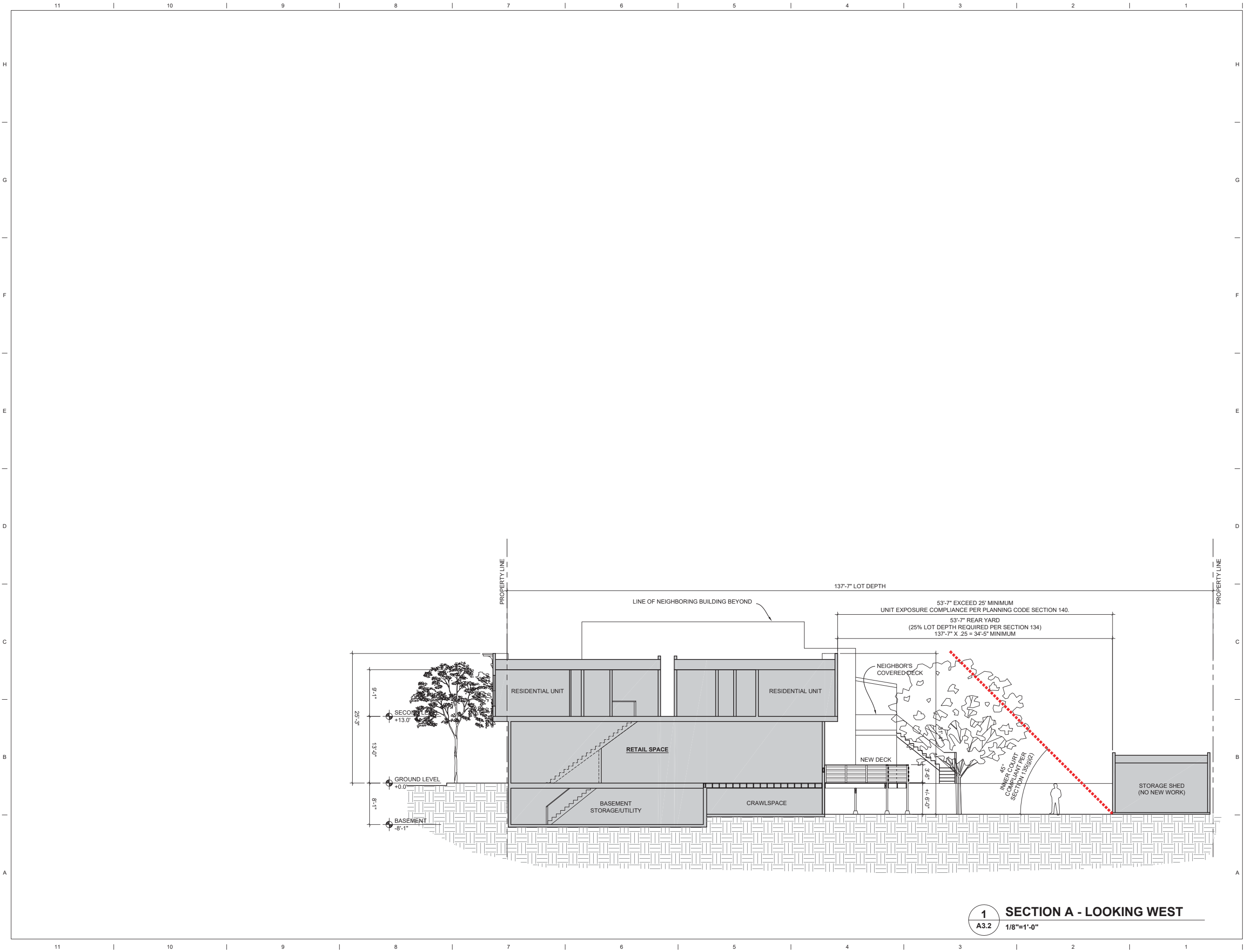
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No.	Date	Issue
01	10.26.2016	CUP APPLICATION

Date
10.26.2016
Project No.
1606
Scale
1/4"=1'-0"
Sheet Title
EXTERIOR ELEVATIONS

# A3.1

SHEET NO.



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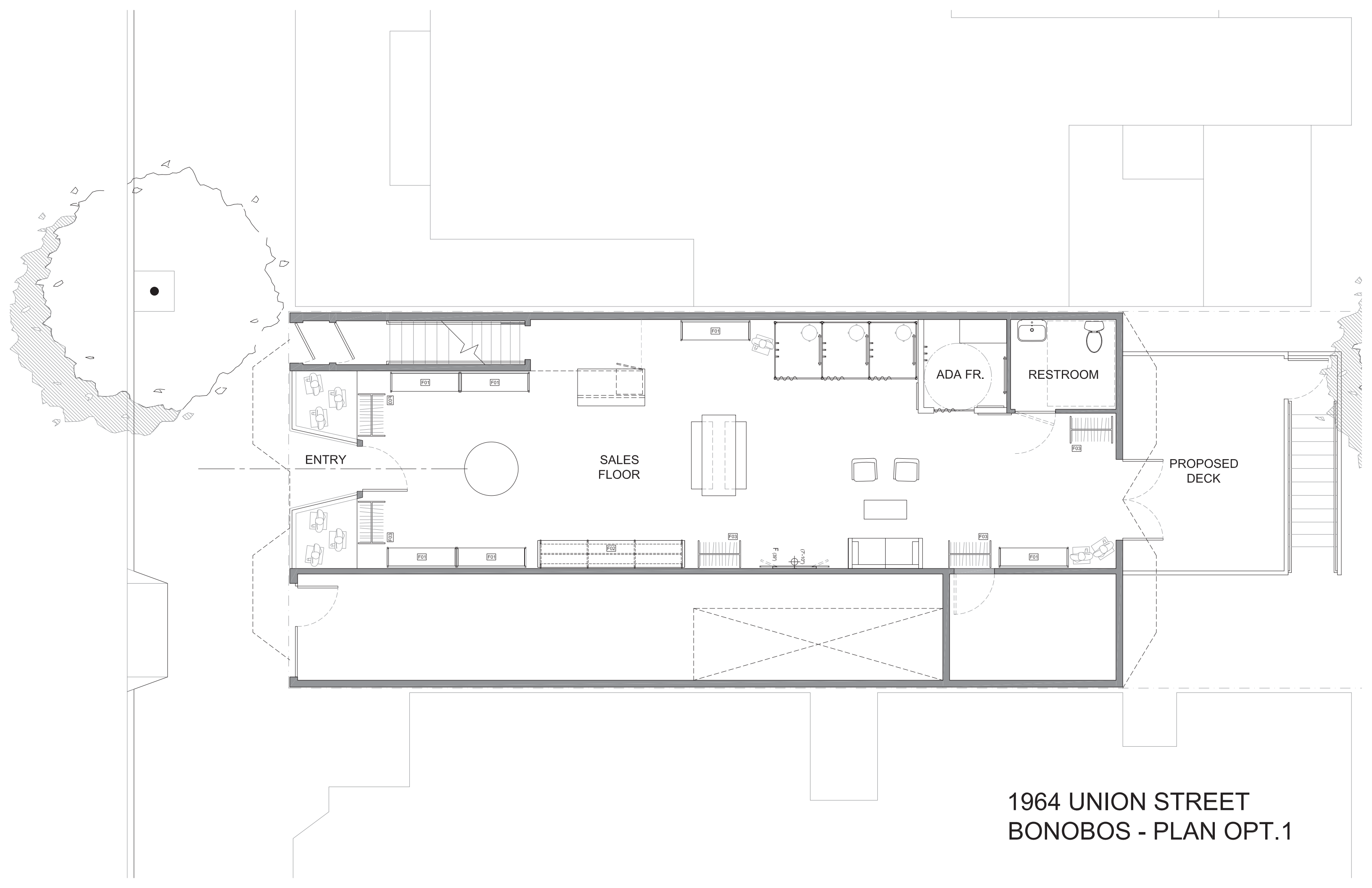
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No.	Date	Issue
01	10.26.2016	CUP APPLICATION

Date
10.26.2016
Project No.
1606
Scale
1/8"=1'-0"
Sheet Title
<b>BUILDING SECTIONS B</b>

# A3.2

SHEET NO.



1964 UNION STREET  
BONOBOS - PLAN OPT.1