



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: 04/19/2018

*Record No.:* 2017-014466CUA  
*Project Address:* 100 CHURCH ST  
*Zoning:* NCT (Upper Market Neighborhood Commercial Transit District)  
40-X Height and Bulk District  
*Block/Lot:* 3537/001  
*Applicant:* Sharon Cox  
58 West Portal #328, San Francisco, Ca  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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 proposal includes a Conditional Use Authorization to allow a change the use to a Formula Retail Gym (d.b.a CorePower Yoga). The proposal includes façade alterations and infilling the existing diagonal entry at the corner of Church Street and Duboce Avenue. The existing commercial space is 4,730 square feet in size.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to permit the proposed Formula Retail Gym, permit a use size greater than 2,999 square feet, and permit hours of operation before 6:00am.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received three letters of support from neighborhood organizations including Castro Merchants, Castro/Eureka Valley Neighborhood Association, and Duboce Triangle Neighborhood Association. The Project Sponsor conducted a total of six community meetings, plus additional community outreach to introduce to the project to neighbors and neighborhood organizations. All the feedback has been positive in nature and supported the activation of the currently vacant storefront.
- **Design Review Comments:** The project has changed in the following ways since the original submittal to the Department:
  - Retain the original pier at diagonal entryway
  - Retain a recess from Church Street

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will activate a vacant commercial storefront and bring in other pedestrian traffic into the area. Although the proposal involves façade alterations on a historic resource, character-defining features are maintained and the alterations complement the neighborhood context and match the existing building's massing and design. The Project will bring the concentration of Formula Retail within the Upper Market NCT to approximately 18%. On balance, the Project is consistent with the General Plan Objectives. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Project Sponsor Submittal  
Exhibit G – Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: APRIL 19, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
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*Case No.:* **2017-014466CUA**  
*Project Address:* **100 CHURCH STREET**  
*Zoning:* Upper Market NCT (Neighborhood Commercial Transit)  
40-X Height and Bulk District  
*Block/Lot:* 3537/001  
*Project Sponsor:* Sharon Cox  
58 West Portal #328  
San Francisco, CA 94103  
*Property Owner:* 123 Mission Street, LLC  
San Francisco, CA 94127  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

**ADOPTING FINDINGS RELATING TO APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 303.1, AND 764 OF THE PLANING CODE TO ALLOW A FORMULA RETAIL GYM (D.B.A. COREPOWER YOGA) APPROXIMATELY 4,730 SQUARE FEET IN SIZE OPERATING FROM 5AM-11PM WITHIN THE UPPER MARKET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 9, 2017 Sharon Cox (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303.1 and 764 to allow a Formula Retail Gym (d.b.a. CorePower Yoga) within the Upper Market NCT (Neighborhood Commercial Transit) District and 40-X Height and Bulk District.

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2017-014466CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 19, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-014466CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-014466CUA, 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. **Project Description.** The applicant proposes to change the use of the currently vacant business to a Formula Retail Gym (d.b.a CorePower Yoga). The proposal includes façade alterations and infilling the existing diagonal entry at the corner of Church Street and Duboce Avenue. The existing commercial space is 4,730 square feet in size. The proposed commercial use is under 5,000 square feet in size, so there is not an on-site parking requirement. A change of use Building Permit Application will be submitted contingent on the Conditional Use Authorization. The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

CorePower Yoga was founded in 2002 by Trevor Tice in Denver, Colorado. The business has grown to approximately 185 locations, with 2 locations located in San Francisco. CorePower Yoga offers athletic, heated yoga in modern, welcoming spa-like studios. CorePower Yoga strives to make yoga accessible to everyone through a variety of yoga styles for all levels, class times, and studio locations. CorePower Yoga's unique style of power yoga is physically challenging and combines energy, music, movement, and heat to create a one-of-kind workout. CorePower Yoga is committed to excellence in customer service and building authentic connections with its community.

The proposal includes a variety of classes such as CorePower Yoga or Hot Yoga at the project site and the proposed hours of operation are 5:00am to 11:00pm. The proposed operation consists of 2 full time employees, and approximately 20 instructors. CorePower Yoga will hire locally and anticipate that the majority of employees will live in the immediate surrounding area and walk or take transit to work. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

3. **Site Description and Present Use.** The project is located on the southwest corner of the intersection of Church Street and Duboce Avenue, Block 3537, Lot 001. The property is located within the Upper Market Street NCT (Neighborhood Commercial Transit) District and 40-X height and bulk district. The property is developed with a two-story building that covering 100% of the lot. The project site is currently vacant and the most recent uses were Out of the Closet on the ground floor and AIDS Healthcare Foundation which occupied the second floor. Both of these uses vacated the property circa 2014. The property is approximately 100 feet deep and 100 feet wide, with equal frontage onto Church Street and Duboce Avenue.
4. **Surrounding Properties and Neighborhood.** The project site is located southern side of 14<sup>th</sup> Street, in between Market and Landers Streets. The Project site is located in an Upper Market



NCT District with a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. The surrounding properties are located within the NCT-3 (Moderate Scale NCT) and RTO (Residential Transit Oriented) Districts.

5. **Public Outreach and Comments.** The Department has received three letters of support from neighborhood organizations including Castro Merchants, Castro/Eureka Valley Neighborhood Association, and Duboce Triangle Neighborhood Association. The Project Sponsor conducted a total of six community meetings, plus additional community outreach to introduce to the project to neighbors and neighborhood organizations. All the feedback has been positive in nature and supported the activation of the currently vacant storefront.
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. **Use Size.** Planning Code Section 764 states that a Conditional Use Authorization is required for uses 3,000 square feet or greater.

*The proposal includes a new retail use that is 4,730 square feet in size; thus Conditional Use Authorization is required for the use size.*

- B. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The proposal contains approximately 4,730 square-feet of occupied floor area and thus does not require any off-street parking.*

- C. **Hours of Operation.** Planning Code Section 764 states that a Conditional Use Authorization is required for maintaining hours of operation from 2:00am to 6:00am, as defined by Planning Code Section 102.

*The proposed hours of operation are 5:00am to 11:00pm every day, thus Conditional Use Authorization is required for hours of operation.*

- D. **Rear Yard Requirement in the Upper Market Street NCT District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The proposal includes infilling the diagonal entryway at the corner of Church Street and Duboce Avenues. This area is located at the front of the property and does not impact the rear yard of the property.*

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces

housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 72-feet of frontage on Church Street and approximately 49-feet of frontage on Duboce Avenue, with ample fenestration devoted to either the gym entrance or window space. The windows are clear and unobstructed. The only proposed changes to the commercial frontage includes infilling the diagonal entryway at the corner of Church Street and Duboce Avenues.*

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The size of the proposed use is in keeping with other storefronts on the block face. The proposed Formula Retail gym will not impact traffic or parking in the District because it is not a destination retail use. The proposed yoga studio will provide nearby residents and employees with a neighborhood amenity. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:
- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same. The proposal includes façade alterations and infilling the existing diagonal entry at the corner of Church Street and Duboce*

*Avenue. The proposal includes interior improvements to an existing, vacant retail space and installation of new signage at the new entryway.*

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

*The Planning Code does not require parking or loading for a 4,730 square-foot Formula Retail gym. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The project site is well served by public transit including the K, L, M, N, and 22 bus lines.*

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

*The yoga classes are all held indoors so that proposal will not create any unusual noise. The proposal will not produce, nor include, and uses that would emit noxious or offensive emissions such as noise, glare, dust, or odor, and will provide proper ventilation for the space in compliance with the San Francisco Building Code.*

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

*The proposed Formula Retail gym does not include any parking and the project site does not have a front yard. The Department shall review all lighting and signs proposed for the new business.*

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

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

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

*The proposed project is consistent with the stated purposed of the Upper Market Street NCT in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

- 8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

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

*The Project Sponsor conducted a Formula Retail survey in early 2018. Based on the survey, the concentration of all Formula Retail establishments in the 300' radius from the project site is 24% of*

*total commercial frontage. The concentration of all Formula Retail establishments in the Upper Market NCT district is 18% of total commercial frontage.*

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

*There are 4 existing gyms within the Upper Market NCT, including 24 Hour Fitness and Fitness SF. However, these are more traditional fitness and weight programs. Other yoga studios in the area provide a different type of meditative practice. CorePower Yoga is unique in that it focuses on high energy "hot yoga" with lots of constant movement designed to build muscle and make you sweat.*

- 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 commercial space previously occupied by another Formula Retail use (d.b.a. Out of the Closet). Minor façade alterations are proposed, including infilling the diagonal entryway at the intersection of Church Street and Duboce Avenue. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district.*

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

*According to the Project Sponsor, the vacancy rate within the Upper Market NCT is approximately 23%.*

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

*Daily Needs: There are currently 132 daily needs-businesses within the Upper Market NCT and 12 daily needs-businesses within the 300' radius from the subject property. The proposed retail use does not qualify as a "Daily-Needs" use.*

*Citywide Services: There are currently 51 citywide services -businesses within the Upper Market NCT and no citywide services-businesses within the 300' radius from the subject property.*

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

*In the larger Upper Market NCT, there are approximately 214 businesses, and approximately 42 businesses (19.6%) appear to qualify as formula retail. These include Safeway, Starbucks, 24 Hour Fitness, Super Duper Burgers, among other uses. The subject project would add an additional formula retail establishment to the district, and the concentration of formula retail establishments will increase to approximately 18% as measured as linear feet of commercial frontage.*

100 Church Street % FR Frontage			
Type of Business	Commercial Frontage Total (linear feet)	FR Stores Frontage LF	% FR Frontage
Bar	496.11	0	0%
Cleaners	136.22	0	0%
Financial Services	331.28	311.28	94%
Gas Station	467.32	303.04	65%
Grocery	256.00	525	67%
Gym	209.00	88	42%
Limited Restaurant	632.50	210	31%
Personal Services	717.46	91	13%
Hotel	253.25	0	0%
Professional Services	721.83	222.75	21%
Restaurant	937.38	0	0%
Retail	746.87	312	38%
Vacant	1758.59	0	0%
<b>Total</b>	<b>7663.82</b>	<b>2063.07</b>	<b>18.4%</b>
<b>Vacancy Rate</b>			<b>22.9%</b>

- 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. **Planning Code Section 121.1** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Project will activate a vacant commercial storefront and bring in other pedestrian traffic into the area. The proposed CorePower Yoga will occupy approximately 4,730 square feet within the retail portion of the building. As such, it will not increase the intensity of activity in the district that existed when Out of the Closet operated at the site. The proposed gym is complementary to the existing residential and commercial uses and provides nearby residents and employees a neighborhood amenity. The CorePower Yoga will not interfere with other needed neighborhood-serving businesses in the area since there are numerous other vacant retail spaces along in the Upper Market NCT District.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The Project will activate a vacant commercial storefront and bring in other pedestrian traffic into the area. The proposed gym is complementary to the existing residential and commercial uses and provides nearby residents and employees a neighborhood amenity. The proposed CorePower Yoga will serve the neighborhood surrounding the site. The 4,730 square foot retail space is the most appropriate use of the vacant space on the ground floor of the Project Site. The former Out of the Closet store vacated the property circa 2014 and has been vacant since. The size of the retail space is necessary for CorePower Yoga to provide the typical variety of products expected by consumers. No increase in the size or bulk of the existing building is proposed.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The Project will activate a vacant commercial storefront and only introduce minor façade alterations through the infill of the diagonal storefront. The existing structure has a pattern of fenestration and architectural features breaking up the design of the overall building. The proposed CorePower Yoga will occupy the same amount of ground floor retail frontage as Out of the Closet had occupied. The building is located at the corners of Church Street and Duboce Avenue, and will activate a vacant storefront.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

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

#### Policy 1.2:

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

#### Policy 1.3:

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

#### 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.

**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.

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

**Policy 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.

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**Policy 1.7**

Recognize the natural boundaries of districts, and promote connections between districts.

*The Project involves a change of use to a Formula Retail Gym (d.b.a. CorePower Yoga). The proposed use is Formula Retail, but the will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring in other pedestrian traffic into the area. The proposal also includes*

*extended hours of operation beginning at 5:00am. CorePower Yoga plans to cooperate with other local businesses for events, other promotions, and to join the Merchants Association.*

*The proposal includes some façade alterations, particularly the infill of the existing diagonal entryway at the intersection of Church Street and Duboce Avenue. The façade alterations have been reviewed for impacts to the historic resource present on site and also in conformance with the Urban Design Guidelines. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

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

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

*The proposal would enhance the district by providing a new gym in an area that is not over concentrated by gyms. The business would be locally owned and it creates 20 more employment opportunities for the community. The proposed alterations are within the existing building footprint.*

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

*The existing units in the surrounding neighborhood would not be adversely affected. The proposal includes extending hours of operation yet restricts the use of the outside area to 10pm so as to mitigate noise concerns.*

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

*No housing is removed for this Project.*

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

*The site is on Church Street and is well served by transit including the K, L, M, N, and 22 bus lines. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.*

- 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.

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-014466CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 1, 2018, 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. 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 April 19, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 19, 2018

# Exhibits

# EXHIBIT A

## AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Gym (d.b.a. CorePower Yoga) located at 100 Church Street, Block 3537, Lot 001 pursuant to Planning Code Sections 303, 303.1, and 764 within the Upper Market Neighborhood Commercial Transit District and a 40-X Height and Bulk District; in general conformance with plans, dated 03/01/18, and stamped "EXHIBIT B" included in the docket for Case No. 2017-014466CUA and subject to conditions of approval reviewed and approved by the Commission on April 19, 2018 under Motion No XXXXXX. 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 April 19, 2018 under Motion No XXXXXX.

## PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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 – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

8. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

9. **Market Octavia Affordable Housing Fee.** The Project is subject to the Market and Octavia Affordable Housing Fee, as applicable, pursuant to Planning Code Section 416.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Market Octavia Community Improvements Fund.** The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

11. **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)*

12. **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)*

## OPERATION

13. **Garbage, composting and recycling storage.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
- For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*
14. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
- For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
16. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Friday from 5:00a.m. to 11:00p.m.
- For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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# APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: CorePower Yoga

100 Church Street  
San Francisco, CA 94114

09 November 2017 CONDITIONAL USE SUBMISSION  
1 March 2018 Revised

## DRAWING INDEX

0 COVER SHEET

### SITE DRAWINGS

1 ROOF / SITE PLAN  
2 SITE PHOTOS  
3 SITE PHOTOS

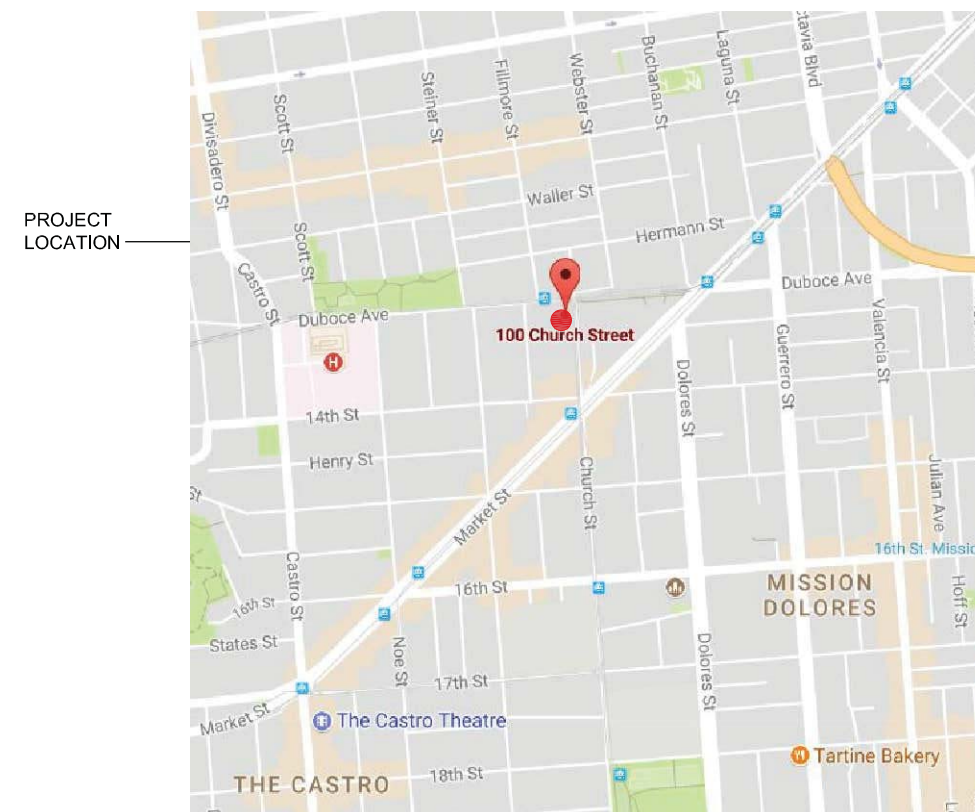
### ARCHITECTURAL DRAWINGS

A-101 EXISTING FLOOR PLAN  
A-110 PROPOSED FLOOR PLAN  
A-201 CHURCH STREET PROPOSED AND EXISTING EXTERIOR ELEVATION  
A-202 DUBOCE AVE PROPOSED AND EXISTING EXTERIOR ELEVATION  
A-203 EXTERIOR PHOTOS EXISTING AND PROPOSED COMPOSITE IMAGE  
A-204 PHOTOSHOP RENDERING OF STOREFRONT AT DUBOCE CORNER  
A-300 INTERIOR STUDIO IMAGES

### SIGNAGE DRAWINGS

30155.2 CHURCH STREET ELEVATION  
30155.3 DUBOCE STREET ELEVATION  
30155.4 CHANNEL LETTER WALL SIGN DETAILS  
30155.5 VINYL WINDOW SIGNAGE

## VICINITY MAP



Project:

CorePower Yoga

100 Church Street  
San Francisco CA 94114

plinth

Architecture Urban Design Interiors

58 West Portal Ave. # 328  
San Francisco CA 94127  
(415) 260-6889

Sheet Title:

COVER SHEET

Date: 09 Nov 2017  
1 MARCH 2018

Issued For:  
CU Submission  
REVISION

Scale: N.A.

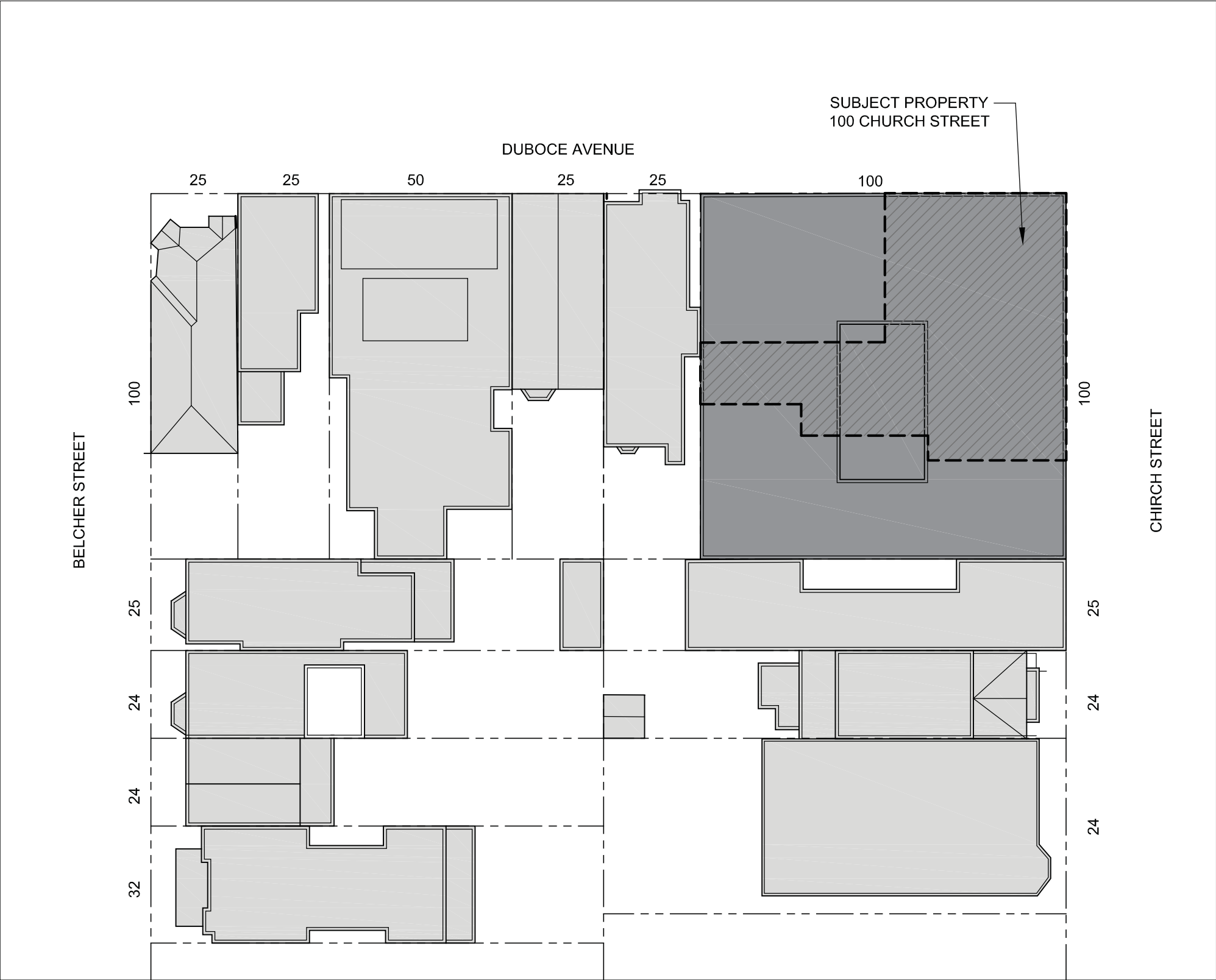
File:  
Project: 17CPY

Ref North:



Checked By: SC  
Sheet No:

0



Project:  
**CorePower Yoga**  
  
100 Church Street  
San Francisco CA 94114

**plinth**  
Architecture Urban Design Interiors

58 West Portal Ave. # 328  
San Francisco CA 94127  
(415) 260-6889

Sheet Title:  
**SITE / ROOF PLAN**

Date: 09 Nov 2017  
Issued For: CU Submission

Scale: 1/32" = 1'-0" @ 11X17  
File:  
Project: 17CPY  
Ref North:  
Checked By: SC  
Sheet No:





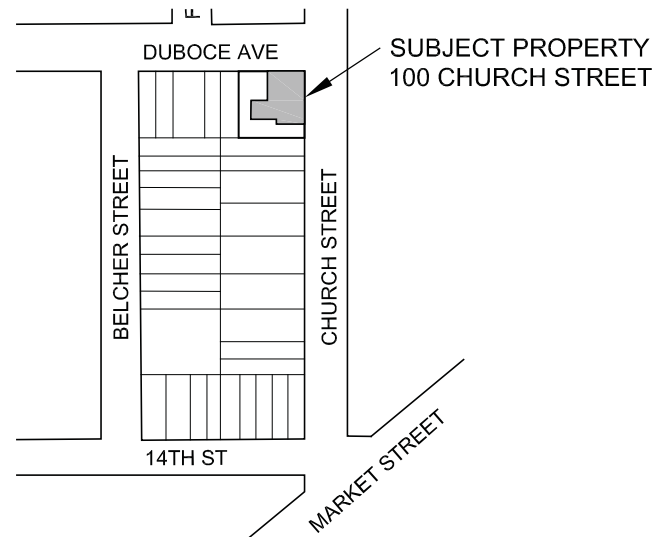
CONT'D BELOW

DUBOCE AVE

LEASE LIMIT

SUBJECT PROPERTY

1 EXISTING CONDITIONS WEST SIDE OF CHURCH STREET



4 VICINITY MAP



14TH STREET

CONT'D ABOVE

2 EXISTING CONDITIONS WEST SIDE OF CHURCH STREET



CHURCH ST

LEASE LIMIT

SUBJECT PROPERTY

BELCHER ST

3 EXISTING CONDITIONS SOUTH SIDE OF DUBOCE AVE

Project:  
Core Power Yoga  
  
100 Church Street  
San Francisco CA 94114

plinth  
Architecture Urban Design Interiors

58 West Portal Ave. # 328  
San Francisco CA 94127  
(415) 260-6889

Sheet Title:  
EXISTING  
SITE PHOTOS

Date:  
9 Nov 2017  
Issued For:  
CU Submission

Scale: N.A.  
File:  
Project: 17CPY  
Ref North:

Checked By: SC  
Sheet No:





Project:  
**Core Power Yoga**  
 100 Church Street  
 San Francisco CA 94114

**plinth**  
 Architecture Urban Design Interiors

MARKET ST 58 West Portal Ave. # 328  
 San Francisco CA 94127  
 (415) 260-6889

CONT'D BELOW

1

EXISTING CONDITIONS EAST SIDE OF CHURCH STREET



DUBOCE AVE

CONT'D ABOVE

2

EXISTING CONDITIONS EAST SIDE OF CHURCH STREET



FILLMORE ST

CHURCH ST

3

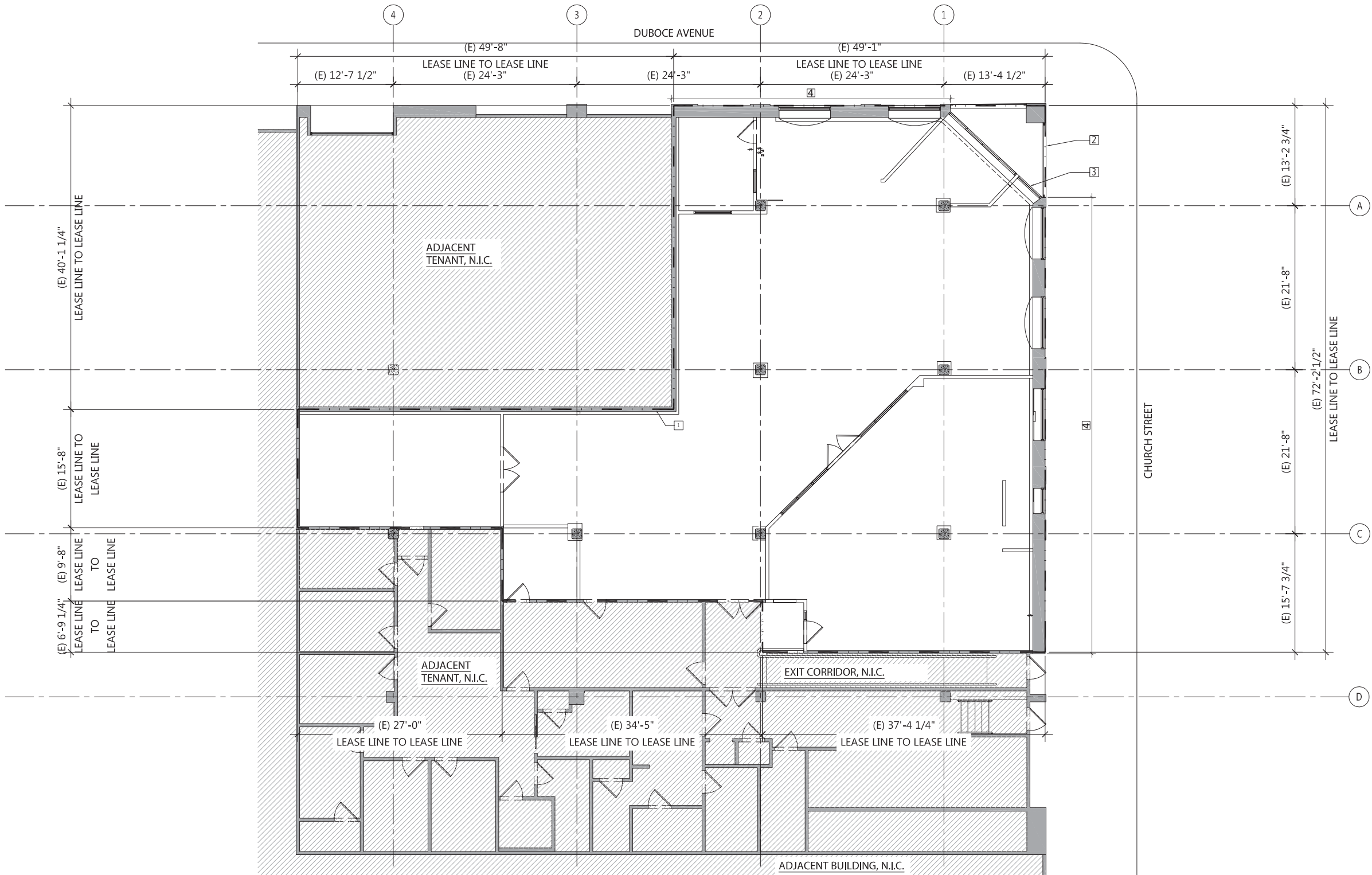
EXISTING CONDITIONS NORTH SIDE OF DUBOCE

Sheet Title:  
**EXISTING  
 SITE PHOTOS**

Date: 9 Nov 2017 Issued For: CU Submission

Scale: N.A.  
 File: 17CPY  
 Project: 17CPY  
 Ref North: Checked By: SC  
 Sheet No:





1 EXISTING CONDITIONS PLAN

SHEET NOTES

LEGEND

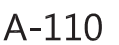
- (E) EXISTING PARTITION TO REMAIN
- EXISTING WALLS WITHIN LEASE SPACE
- LEASELINE
- AREA NOT IN CONTRACT

KEYNOTES

- 1 LEASE LINE
- 2 REMOVE (E) ROLLING GRILLE
- 3 REMOVE (E) ENTRY DOORS AND SIDELITE
- 4 (E) FACADE TO REMAIN



## KEYNOTES





CONSULTANT

SEAL



ISSUED/REVISED	DATE
FORMULA RETAIL	
SUBMITTAL	2/23/18

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PROJECT  
COREPOWER YOGA  
100 CHURCH STREET  
SAN FRANCISCO, CALIFORNIA  
94114

PROJECT # 52533

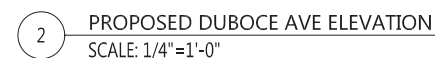
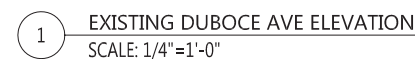
PROJECT #	529
QAQC	DM

SCALE 1/4" = 1'-0"

DRAWING TITLE  
CHURCH STREET EXISTING  
AND PROPOSED ELEVATIONS

DRAWING NO.

A-201



ISSUED/REVISED	DATE
FORMULA RETAIL	
SUBMITTAL	2/23/18

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PROJECT  
COREPOWER YOGA  
100 CHURCH STREET  
SAN FRANCISCO, CALIFORNIA  
94114

PROJECT #	52533
QA/QC	DM
SCALE	1/4" = 1'-0"

DRAWING TITLE  
DUBOCE AVENUE EXISTING  
AND PROPOSED ELEVATIONS

DRAWING NO.

A-202





1 EXISTING FACADE



## 2 PROPOSED FACADE

ISSUED/REVISED	DATE
FORMULA RETAIL	
SUBMITTAL	2/23/18

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PROJECT  
COREPOWER YOGA  
100 CHURCH STREET  
SAN FRANCISCO, CALIFORNIA  
94114

PROJECT # 52533

PROJECT #	32555
QAQC	DM

SCALE	NO SCALE
-------	----------

DRAWING TITLE  
PHOTOSHOP RENDERING

DRAWING NO.

A-203





960 ATLANTIC AVENUE  
ALAMEDA, CA 94501  
510 865 8663  
MBHARCH.COM

CONSULTANT

SEAL



1 EXISTING FACADE



2 PROPOSED FACADE

ISSUED/REVISED	DATE
FORMULA RETAIL SUBMITTAL	2/23/18

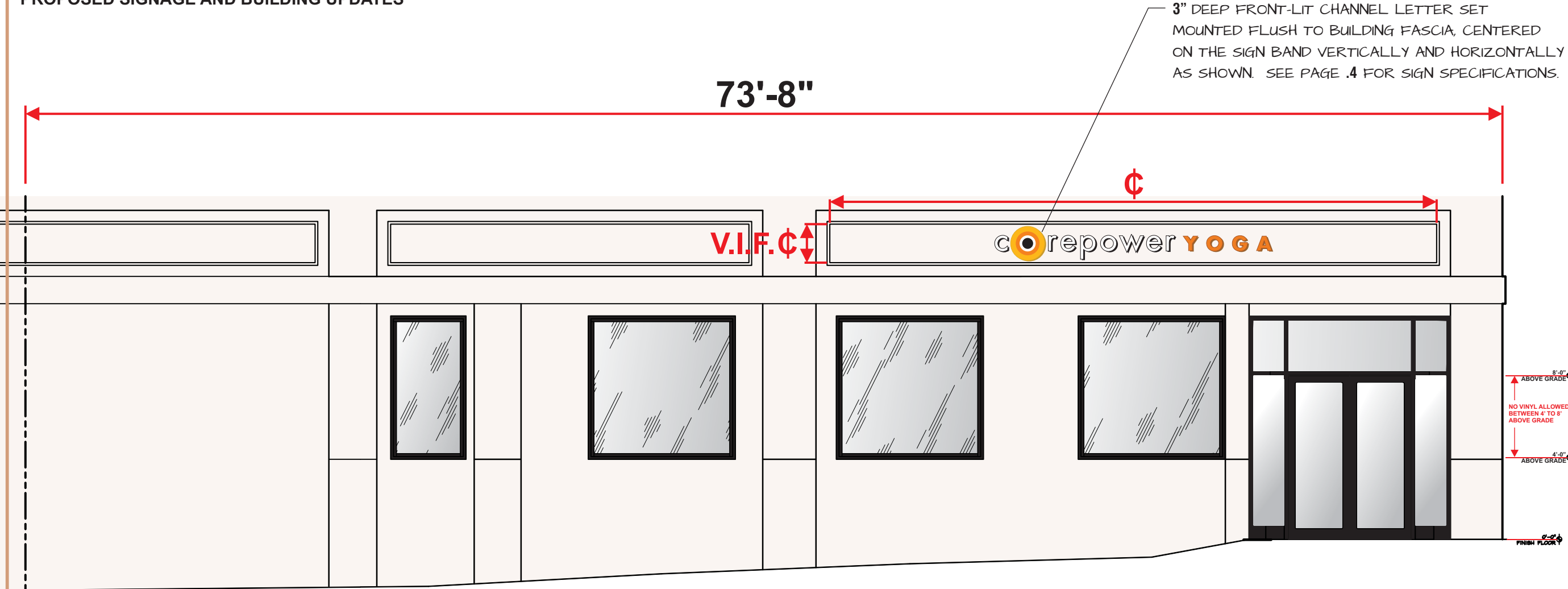
DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE  
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DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE  
ARCHITECT  
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PROJECT  
COREPOWER YOGA  
100 CHURCH STREET  
SAN FRANCISCO, CALIFORNIA  
94114

PROJECT # 52533  
QAQC DM  
SCALE NO SCALE  
DRAWING TITLE  
PHOTOSHOP RENDERING

DRAWING NO.  
A-204

PROPOSED SIGNAGE AND BUILDING UPDATES



CHURCH STREET ELEVATION  
SCALE: 3/16"=1'

**CODE NOTES:**

**WALL SIGNS**  
**ALLOWANCE:** 1 SQ.FT. PER LINEAR FT. OF FRONTAGE  
\*\*\*GROUND FLOOR CORNER UNIT MAY HAVE (1) WALL SIGN PER FRONTAGE\*\*\*

**ALLOWED:** 73 SQ.FT. (CHURCH STREET)  
**PROPOSED:** 23 SQ.FT. (CHURCH STREET)

**WINDOW GRAPHICS**  
**ALLOWANCE:** NTE 33% OF WINDOW AREA. NO WINDOW GRAPHICS BETWEEN 4' TO 8' ABOVE GRADE.  
\*\*\*DOES NOT COUNT AGAINST ALLOCATED SQUARE FOOTAGE\*\*\*



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			
NO.	BY	DESCRIPTION	DATE
1	XX	XX	XX
2			
3			

COREPOWER YOGA

CLIENT

CA-SAN FRANCISCO (DUBOCE)  
100 CHURCH STREET  
SAN FRANCISCO, CA 94114

LOCATION

PROJECT MANAGER JEANNE MANDEVILLE

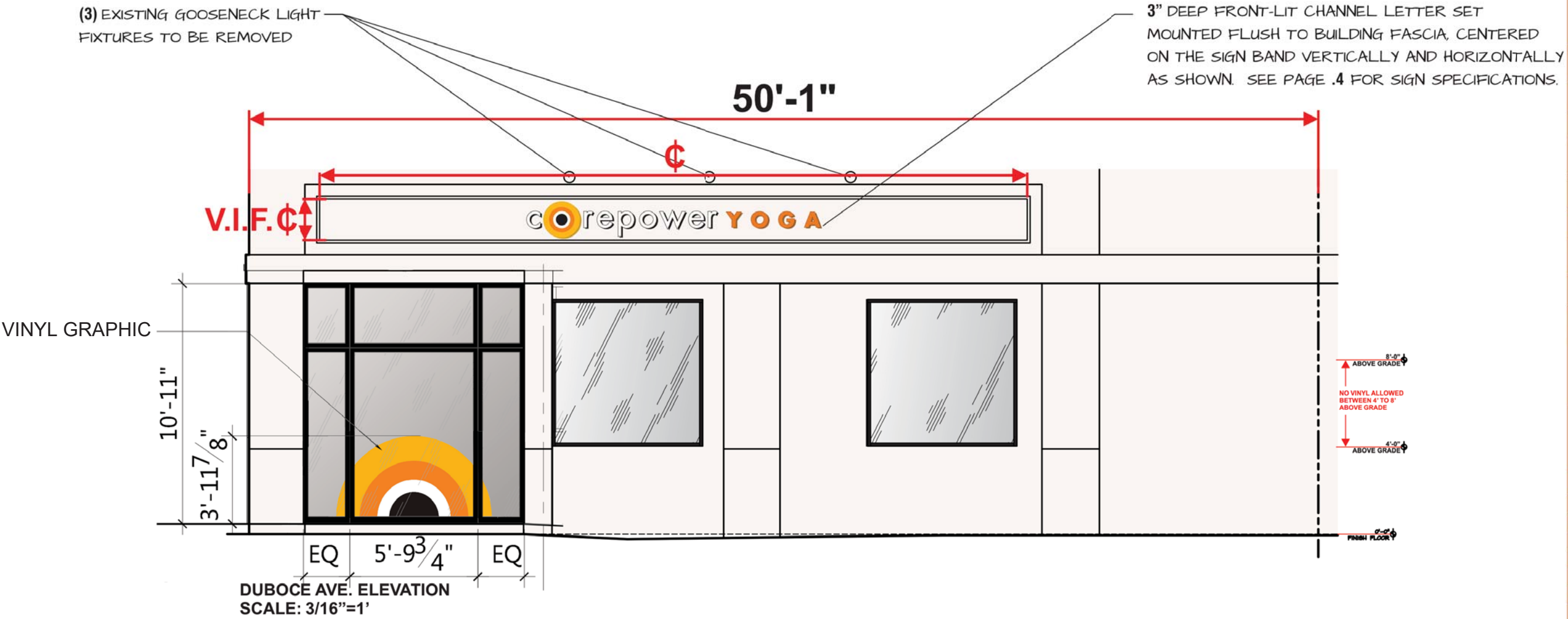
CHECKED BY	DTM ARTIST	8/22/2017 DATE
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30155.2

DRAWING NAME



## PROPOSED SIGNAGE AND BUILDING UPDATES



**CODE NOTES:**

## WALL SIGNS

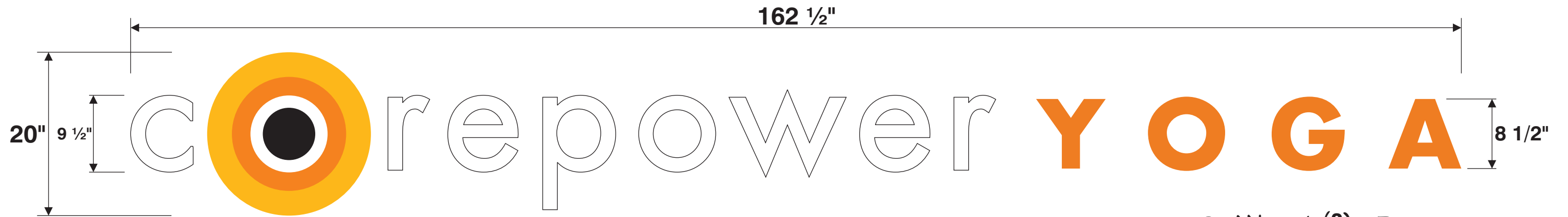
**ALLOWANCE:** 1 SQ.FT. PER LINEAR FT. OF FRONTAGE  
**\*\*\*GROUND FLOOR CORNER UNIT MAY HAVE (1) WALL SIGN PER FRONTAGE\*\*\***

**ALLOWED: 50 SQ.FT. (DUBOCE AVE.)**  
**PROPOSED: 23 SQ.FT. (DUBOCE AVE.)**

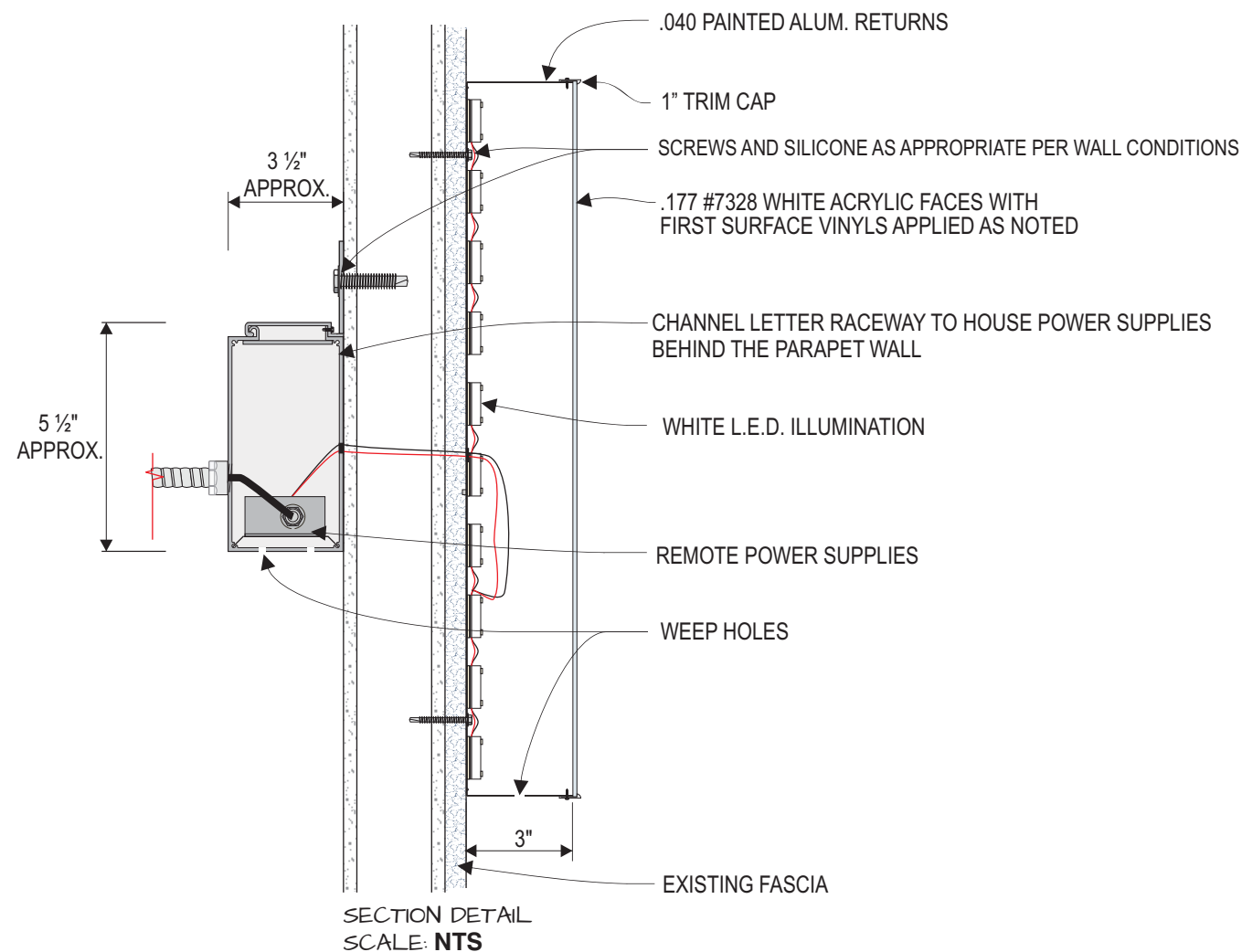
## WINDOW GRAPHICS

**ALLOWANCE:** NTE 33% OF WINDOW AREA. NO WINDOW GRAPHICS BETWEEN 4' TO 8' ABOVE GRADE.  
\*\*\*DOES NOT COUNT AGAINST ALLOCATED SQUARE FOOTAGE\*\*\*

[illegible]



QUANTITY: (2) SETS  
SCALE: 1"=1'



#### Internally Illuminated Face Lit Channel Letters

##### “c” & “repower”

- .177 #7328 white acrylic faces
- 1” 2025 (black) trim cap
- .040 (satin black) returns, 3” deep

##### logo

- .177 #7328 white acrylic faces
- First surface applied vinyl: 220-12 (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 #7328 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
- (white) LEDs
- 12VDC power supplies (remote)/ 120 VAC Primary
- UL and Manufacturer's labels
- Weep holes
- Letters flush mounted to fascia with appropriate screws and silicone per wall conditions.
- Installation pattern included

ARTWORK EXCLUSIVE PROPERTY OF



676 GEORGE WASHINGTON HIGHWAY  
LINCOLN, RI 02865-4255  
PHONE 401-334-9100 FAX 401-334-7799  
WEB www.mandevillesign.com

#### APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
Sales	DATE
Production	DATE
Client	DATE

#### REVISIONS

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

CLIENT

COREPOWER YOGA

STORE #

CA-SAN FRANCISCO (DUBOCE)  
100 CHURCH STREET  
SAN FRANCISCO, CA 94114

LOCATION

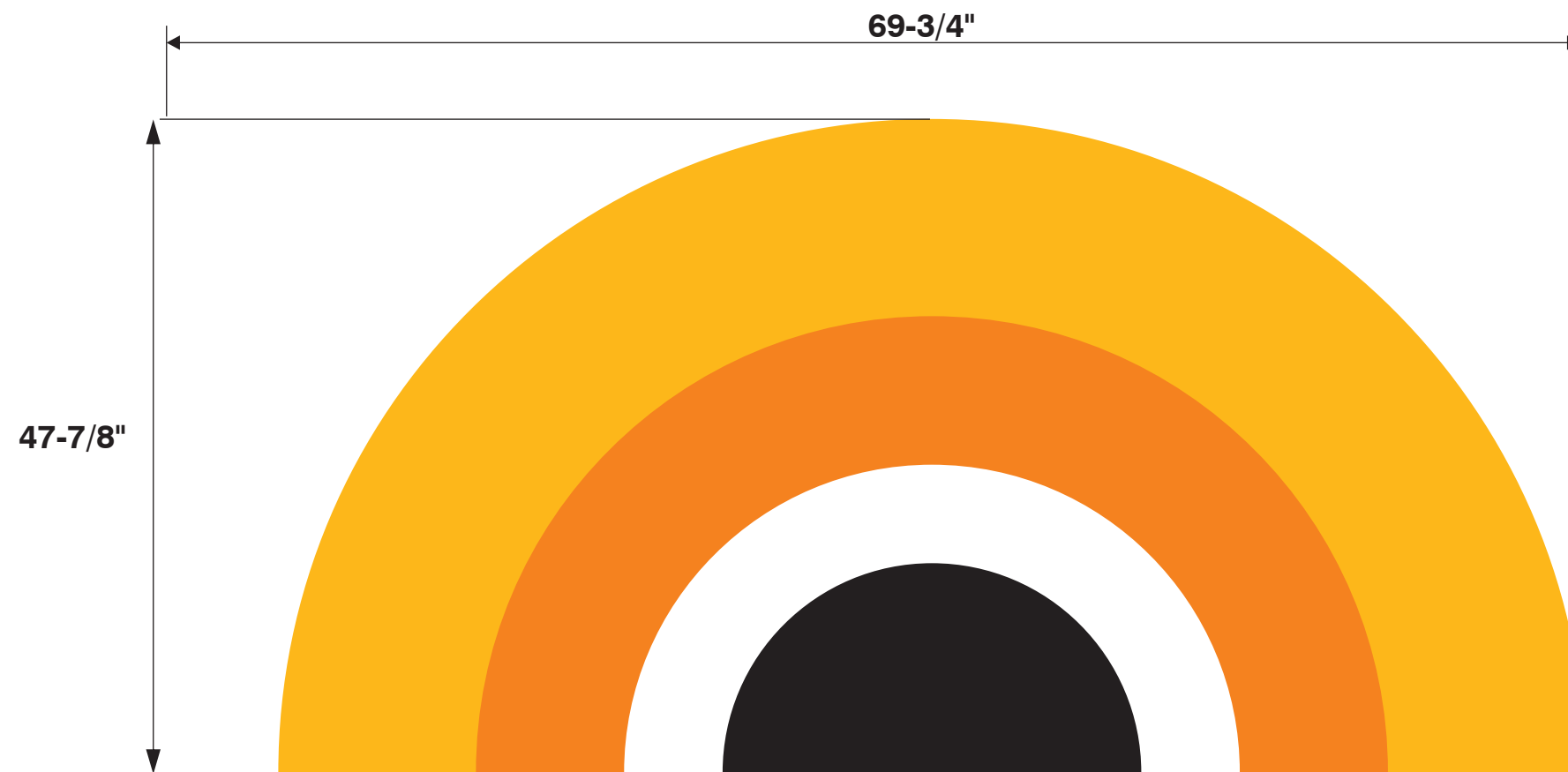
WORK ORDER NUMBER(S)

PROJECT MANAGER JEANNE MANDEVILLE

NOTED	DTM	8/22/2017
SCALE	ARTIST	DATE

DRAWING NAME  
30155.4

## VINYL SPECIFICATIONS



QUANTITY: (4)  
SCALE: 3"=1'  
SQ.FT.: 2.27 SQ.FT. (PER EACH)

## 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  
**3'-11 7/8"** ABOVE GRADE TO THE TOP OF THE  
GRAHPIC.

ARTWORK EXCLUSIVE PROPERTY OF

VI

 <p><b>MANDENVILLE SIGN</b> <i>making your mark.</i></p> <p>676 GEORGE WASHINGTON HIGHWAY LINCOLN, RI 02865-4255</p> <p>PHONE 401-334-9100 FAX 401-334-7799</p> <p>WEB www.mandevillesign.com</p>	<b>APPROVALS</b> <i>Signatures Required Before Release to Production</i>		<b>REVISIONS</b>			<b>COREPOWER YOGA</b>  CA-SAN FRANCISCO (DUBOCE) 100 CHURCH STREET SAN FRANCISCO, CA 94114	CLIENT  STORE #			WORK ORDER NUMBER(S)
	Engineering	DATE	NO.	BY	DESCRIPTION		DATE	PROJECT MANAGER <b>JEANNE MANDEVILLE</b>		
	Sales	DATE	1	XX	XX		XX	NOTED	DTM	8/22/2017
	Production	DATE	2					SCALE	ARTIST	DATE
	Client	DATE	3					<b>30155.5</b>		
			4					DRAWING NAME		
			5							
			6							
		7								



# EXHIBIT C

## SAN FRANCISCO PLANNING DEPARTMENT

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
100 CHURCH ST		3537/001
<b>Case No.</b>		<b>Permit No.</b>
2017-014466PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposal includes a Conditional Use Authorization to allow a change the use to a Formula Retail Gym (d.b.a CorePower Yoga). The proposal includes façade alterations and infilling the existing diagonal entry at the corner of Church Street and Duboce Avenue. The existing commercial space is 4,730 square feet in size.		

#### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft. ; change of use under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Veronica Flores 04/02/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
100 CHURCH ST		3537/001
Case No.	Previous Building Permit No.	New Building Permit No.
2017-014466PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 100 CHURCH STREET  
RECORD NO.: 2017-014466CUA

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

Reception:  
**415.558.6378**

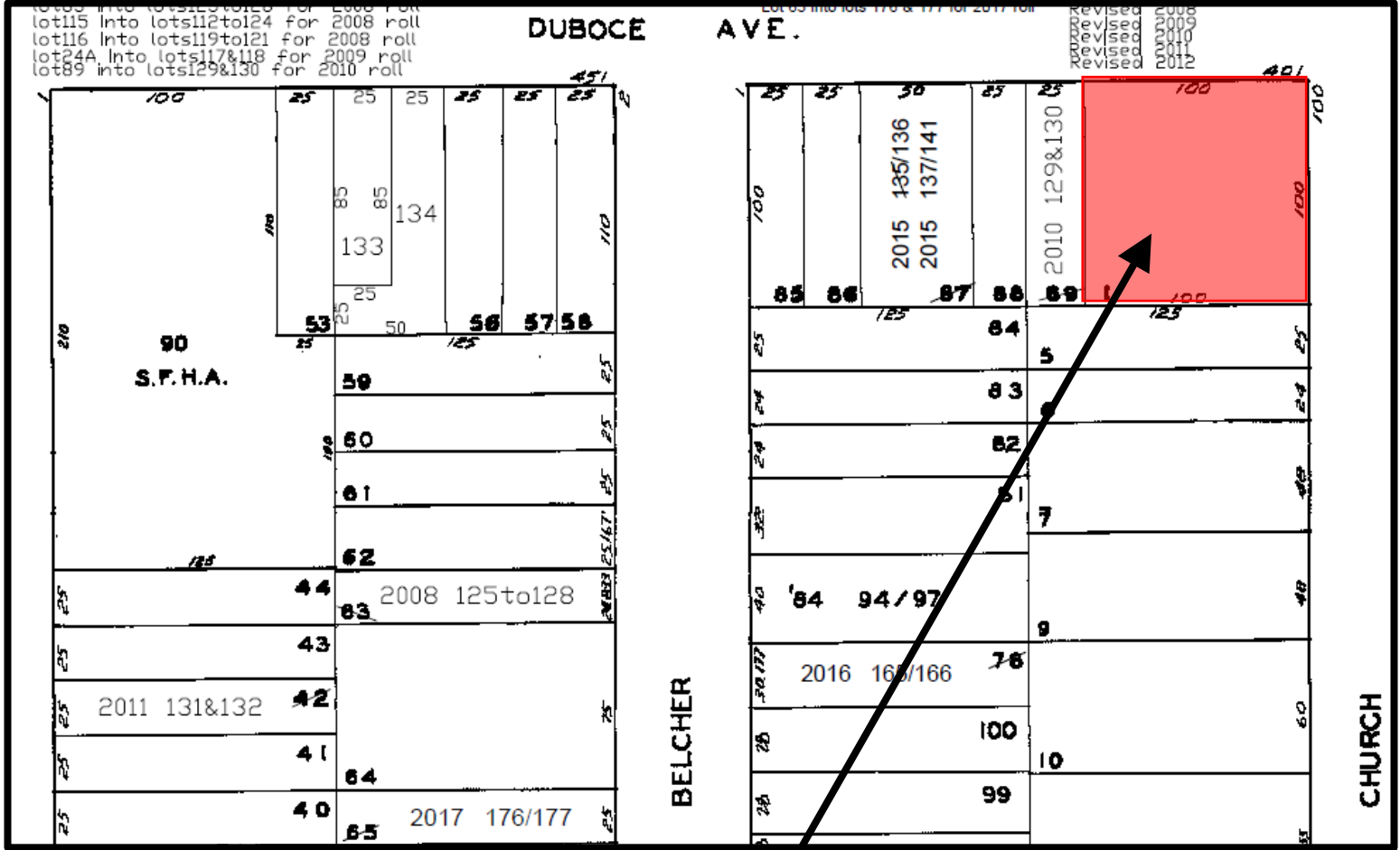
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	10,000	10,000	0
Residential	No change as part of this project		
Commercial/Retail	Tenant space: 4,370	Tenant space: 4,370	
Office	No change as part of this project		
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	No change as part of this project		
Parking	0	0	0
Usable Open Space	No change as part of this project		
Public Open Space	No change as part of this project		
Other ( )			
TOTAL GSF	Tenant space: 4,370	Tenant space: 4,370	
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	23	23	0
Dwelling Units - Affordable	0	0	0
Hotel Rooms	0	0	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Car Share Spaces	0	0	0
Bicycle Spaces	0	0	0
Number of Buildings	1	1	0
Number of Stories	2	2	0
Height of Building(s)	35 feet	35 feet	35 feet
Other ( )			

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# Parcel Map

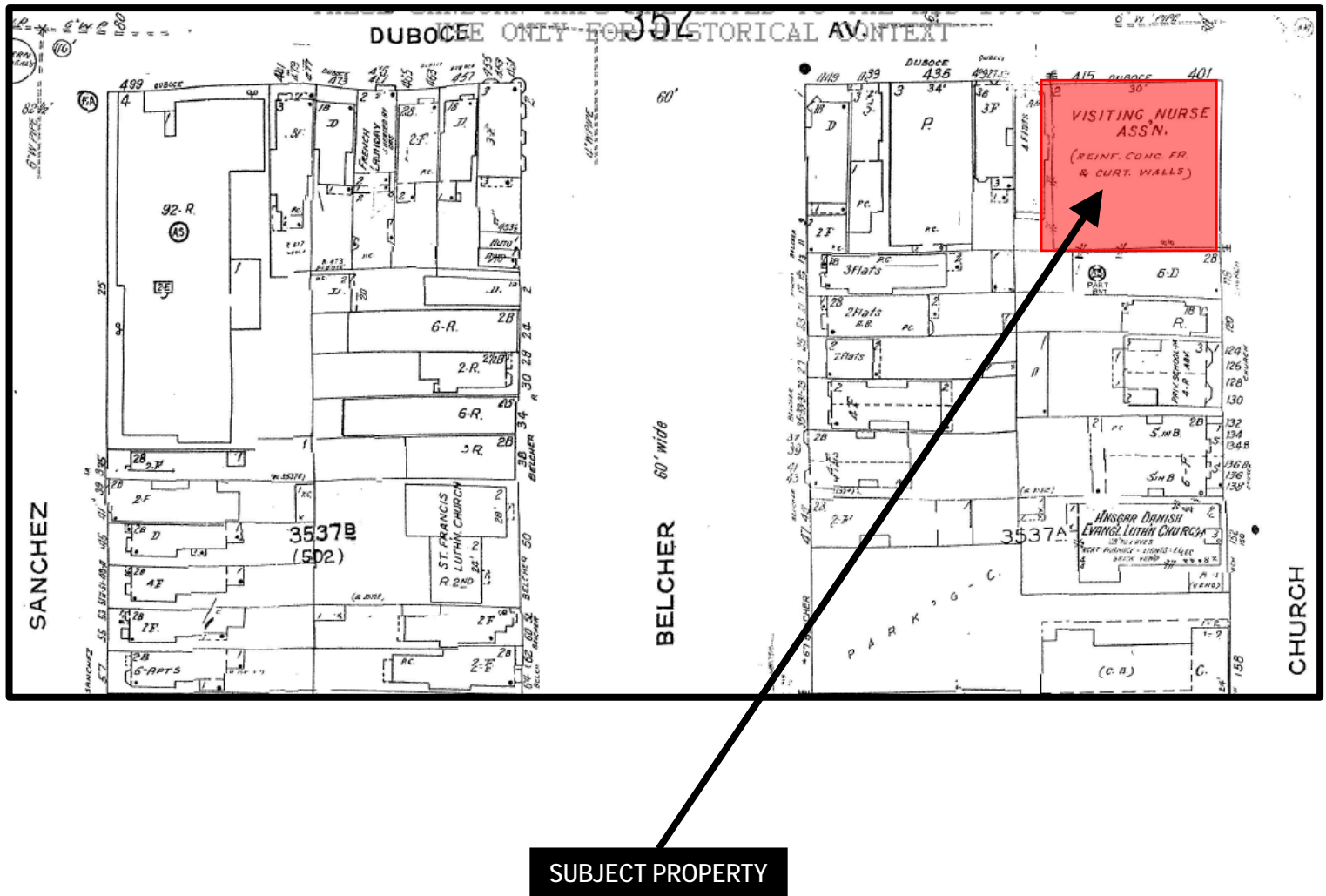


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

# Sanborn Map\*



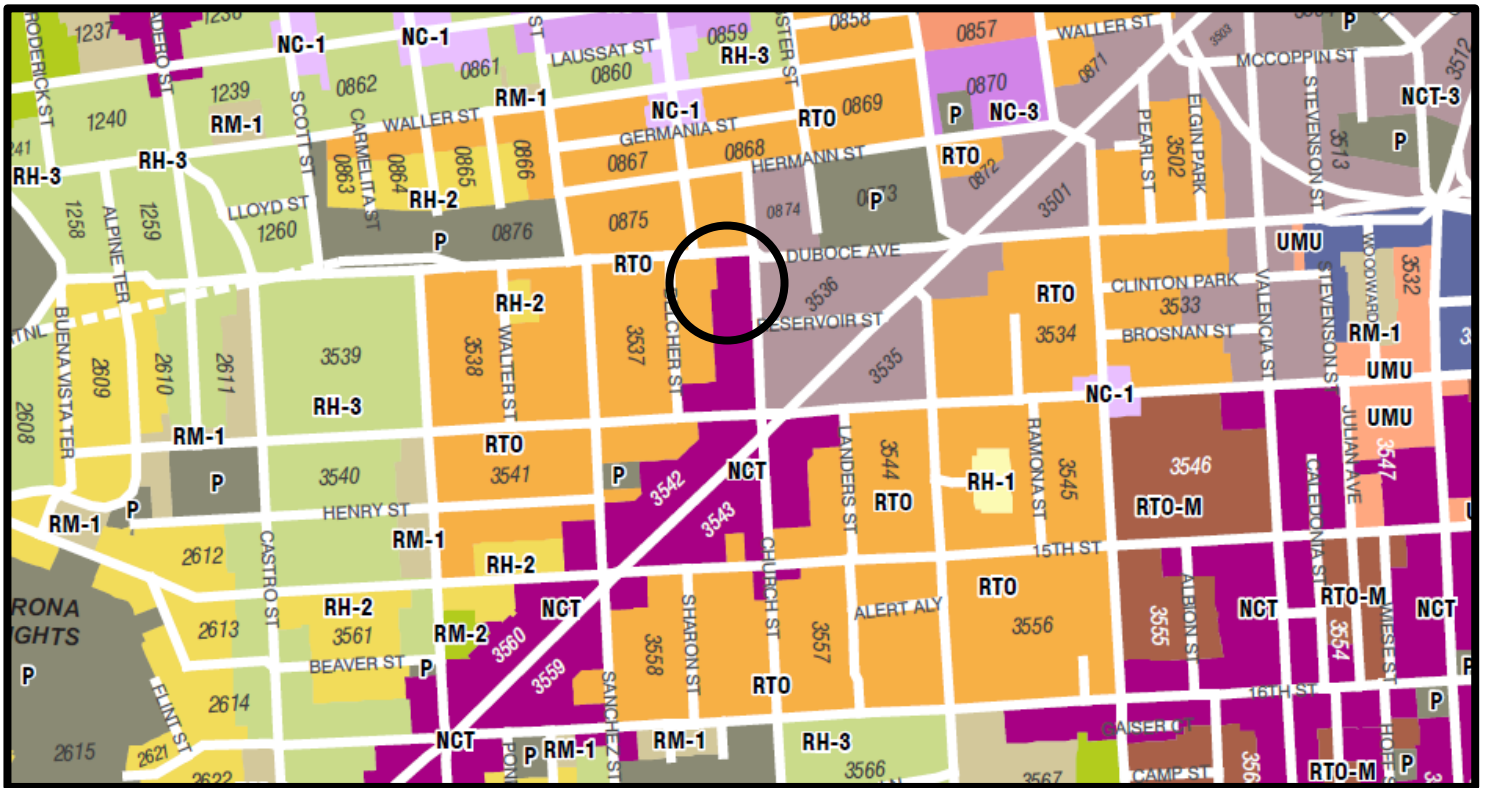
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

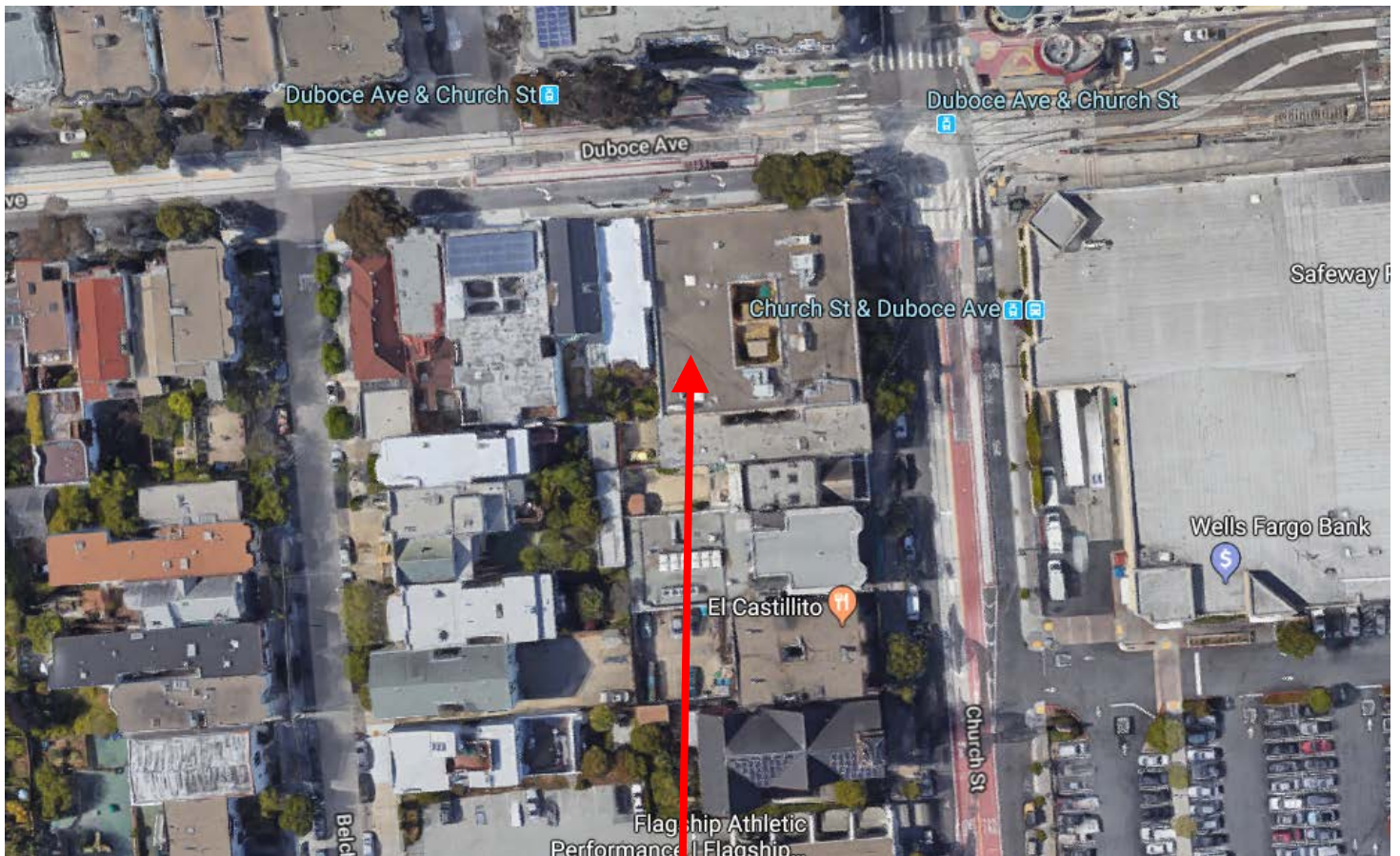


# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

# Aerial Photo



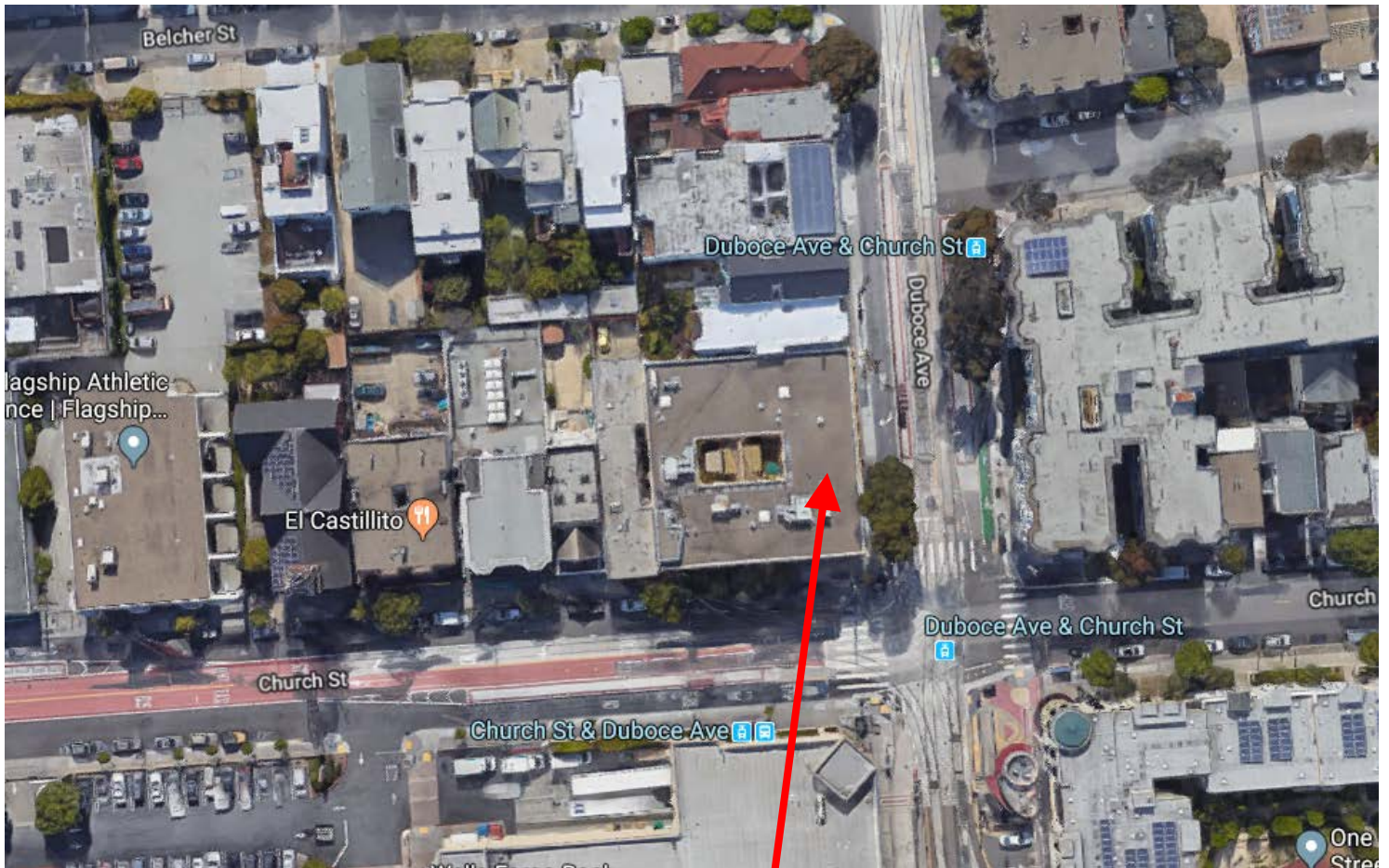
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street



# Aerial Photo

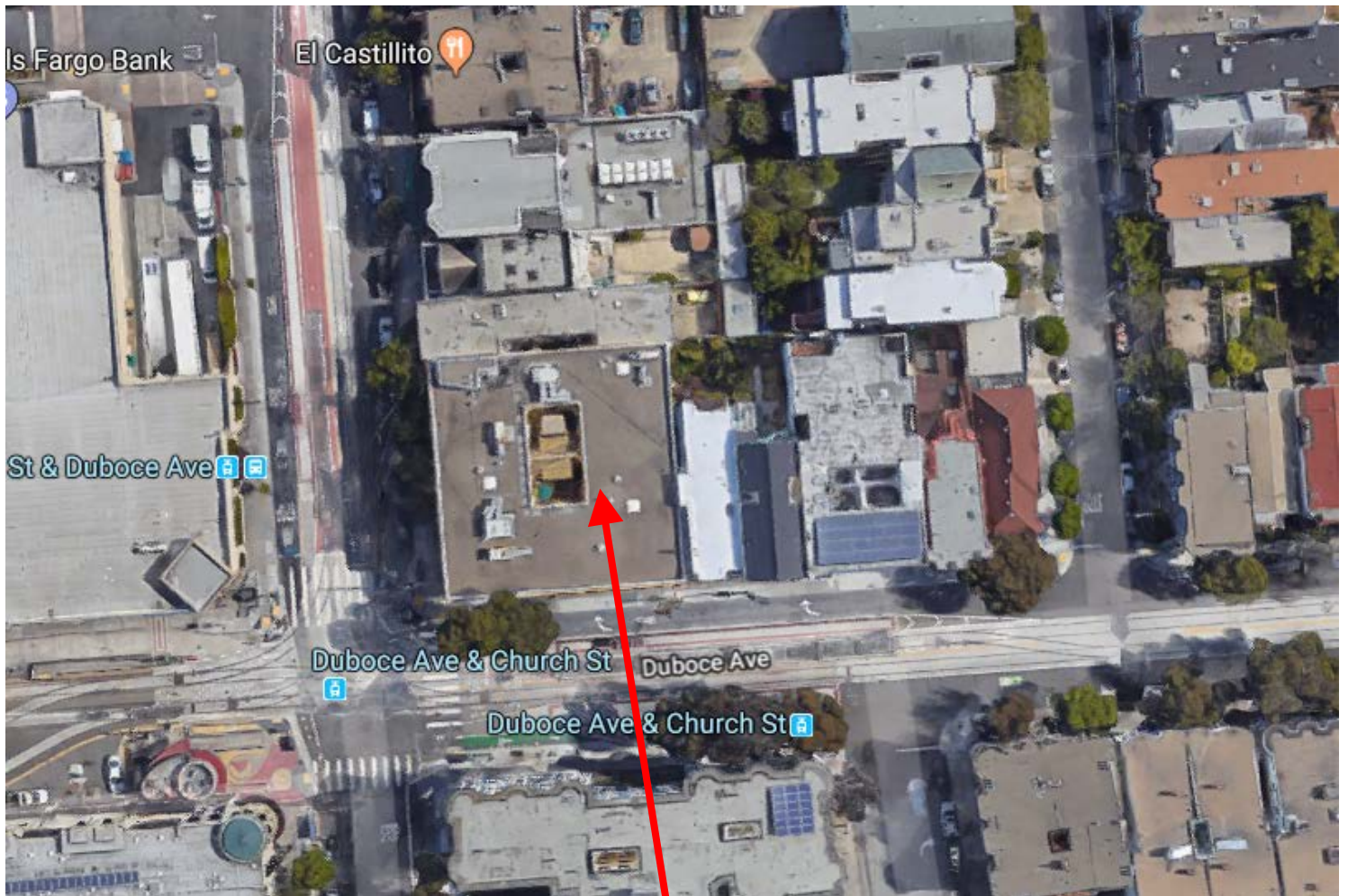


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

# Aerial Photo



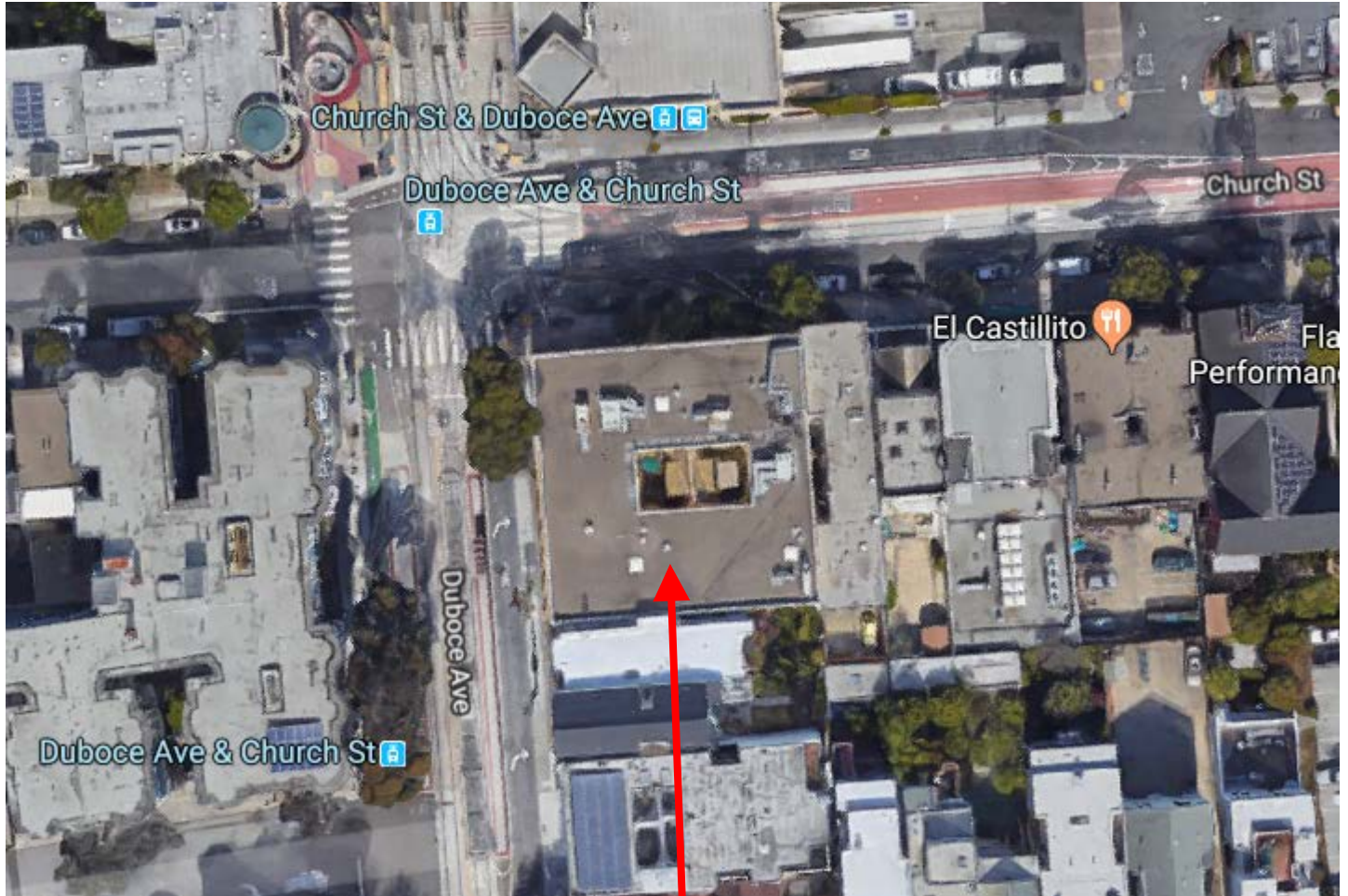
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street



# Aerial Photo

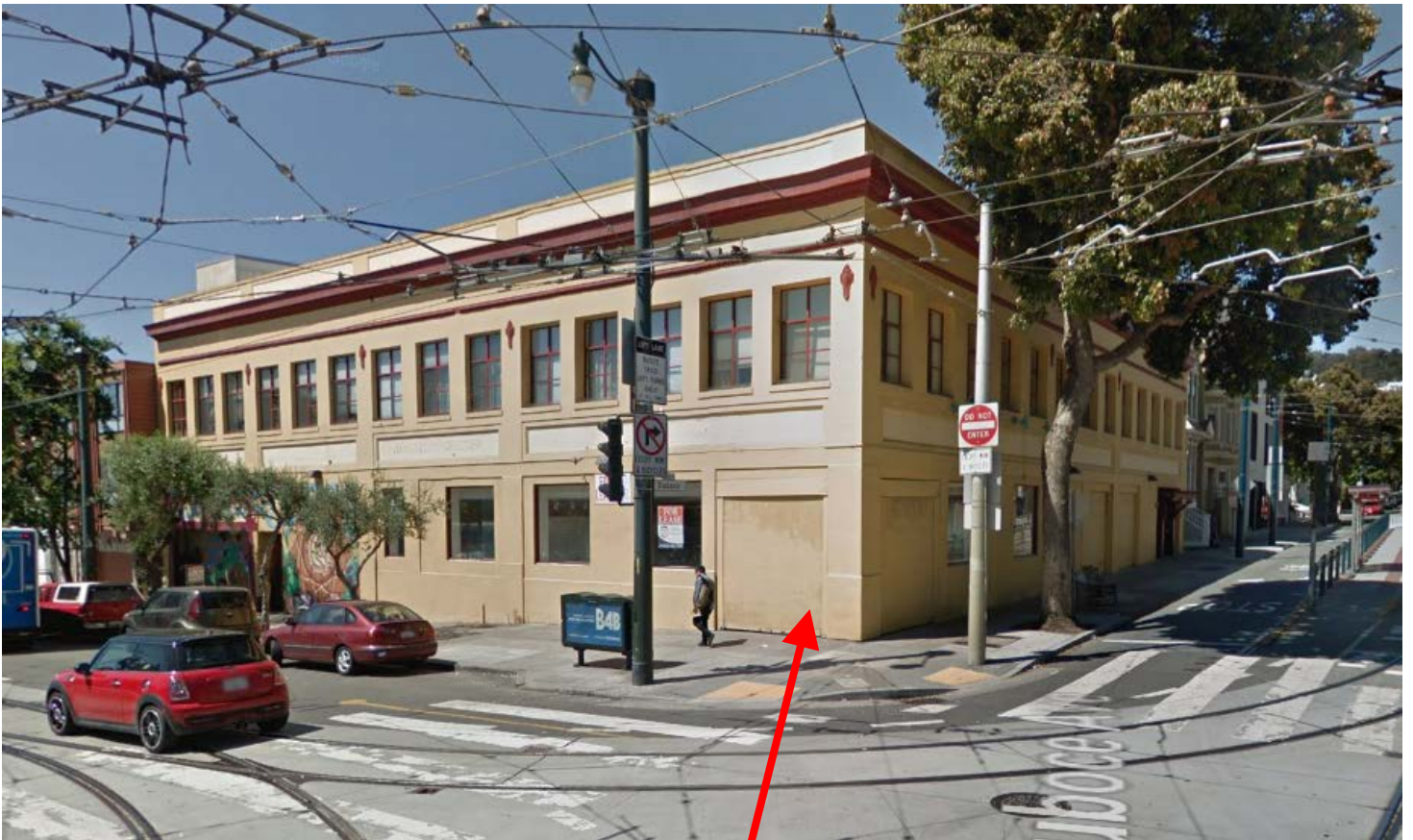


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

# Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2017-014466CUA  
100 Church Street

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Maitri Compassionate Care	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
401 Duboce Ave San Francisco CA 94117	(415 ) 260-6889
	EMAIL:
	cox@plintharch.com

APPLICANT'S NAME:	
Sharon Cox <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS:	TELEPHONE:
58 West Portal #328, San Francisco CA 94127	( 415 ) 260-6889
	EMAIL:
	cox@plintharch.com

CONTACT FOR PROJECT INFORMATION:	
<span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
ADDRESS:	TELEPHONE:
	(      )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Taylor Jordan <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:	TELEPHONE:
Lighthouse Public Affairs 857 Montgomery Street San Francisco CA 94133	( 415 ) 364-0000
	EMAIL:
	taylor@lh-pa.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:
100 Church Street		94114
CROSS STREETS:		
Buchanan / Laguna		

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3537 / 001	100' x 100'	10,000	NCT - UPPER MARKET	40-X

### 3. Project Description

( Please check all that apply )		PRESENT OR PREVIOUS USE:	
<input type="checkbox"/> Change of Use	ADDITIONS TO BUILDING:	Vacant (since 2014, previously Out of the Closet)	
<input type="checkbox"/> Change of Hours	<input type="checkbox"/> Rear	PROPOSED USE:	
<input type="checkbox"/> New Construction	<input type="checkbox"/> Front	Formula Retail Yoga Studio, CorePower Yoga	
<input type="checkbox"/> Alterations	<input type="checkbox"/> Height	BUILDING APPLICATION PERMIT NO.:	
<input type="checkbox"/> Demolition	<input type="checkbox"/> Side Yard	DATE FILED:	
<input checked="" type="checkbox"/> Other Please clarify: Formula Retail			

### 4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	23 Hospice Rooms	23 Hospice Rooms	0	23 Hospice Rooms
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	35'	35'	0	35'
Number of Stories	2	2	0	2
Bicycle Spaces	0	0	0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential			0	0
Retail	4,730 (Vacant)	4,730 (Gym)	0	4,730
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	15,270 (I - Hospice)	15,270 (I - Hospice)	0	15,270
<b>TOTAL GSF</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>20,000</b>

Please describe any additional project features that are not included in this table:  
( Attach a separate sheet if more space is needed )



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

Conditional Use Authorization for Formula Retail, per Section 303.1.

## Conditional Use Findings

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

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

See exhibit A

# Priority General Plan Policies Findings

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

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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

See Exhibit A

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7. That landmarks and historic buildings be preserved; and

See Exhibit A

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

See Exhibit A

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## Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional Use for Formula Retail	
OCCUPANCY CLASSIFICATION:	
A3 - Gym	
BUILDING TYPE:	
Concrete Frame 2 stories Type II	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
4,730 SF	Yoga Studio
ESTIMATED CONSTRUCTION COST:	
520,000	
ESTIMATE PREPARED BY:	
Tenant Contractor	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:



Date: 11/ 08/ 2017

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

Sharon Cox

\_\_\_\_\_  
Owner / Authorized Agent (circle one)

## Application Submittal Checklist

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

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

### NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

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

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

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

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



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

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

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

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

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

## **EXHIBIT A**

### **CONDITIONAL USE FINDINGS**

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

Upper Market Street NCT is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. 100 Church is located at the border with neighborhood district at the very end of the side street extension. The sizes of commercial spaces along Church Street from Market to Duboce vary widely as they do in the district as a whole.

*While the size of the proposed use at 4,730 sf exceeds the permitted maximum 2,999 sf, this retail size is not an expansion of the existing space. CorePower Yoga requests that this space size be allowed as an extension of an existing permitted retail space or reviewed as part of this Conditional Use application. (rev 01-19-18)*

CorePower Yoga will provide the community with an economically viable and respected establishment as part of its neighborhood-serving amenities and the studio is consistent with the pattern of development in this neighborhood.

A yoga studio is complementary to the existing residential and commercial uses and provides nearby residents and employees a neighborhood amenity, without disrupting the daily lives of residents or workers.

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

**a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structures.**

The height and bulk of the existing building will remain the same. The Project will involve interior tenant improvements to an existing, vacant retail space, as well as installation of new signage on the first floor of the building's exterior. These improvements will activate the existing ground-floor retail space at the Property by providing a desirable and appropriately-scaled new neighborhood serving amenity. Increased pedestrian traffic from Market Street to the property will increase safety



in the area. The entry to the corner space will be revised from the diagonally placed non-original storefront to face directly onto Church Street, the predominately commercial street which will respect the facing residential side of Duboce.

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

CorePower Yoga focuses on neighborhood customers who walk and use public transit. All traffic will be similar to the existing traffic patterns and there will not be a significant change to either the Property or any other improvements within the vicinity. The Project Site is well located at Church and Duboce, and is within easy walking distance to the homes and work places of many potential members/students and is well-served by public transit. The Metro N,K,L,M as well as the cross town Muni 22 all have stops conveniently located to the Property, with the N stopping immediately adjacent. There is no parking at the Property, and no parking will be added by the Project.

*Two Class II bike racks will be provided per Per Planning Code Sections 155.1, 155.4 & 155.5. (rev 01-19-18)*

The Project is not anticipated to generate a noticeable increase in traffic, parking or loading volume. The increase in pedestrian traffic is seen as a benefit to the neighborhood.

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

All classes are held indoors, so the Project will not create any unusual noise. The Project will not produce, nor include, any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor, and will provide proper venting for the space in compliance with the San Francisco Building Code standards.

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

The existing building has no front yard, parking, loading or service area and none are proposed or required. The City will review all associated lighting and signage and CorePower Yoga will comply with the Planning Code and Performance Based Design Standards, as well as the Building Code.

**3. That such use of feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.**

This business complies with the intent of the Neighborhood Commercial Zoning and will not adversely affect the City's Master Plan.

## PRIORITY GENERAL PLAN POLICY FINDINGS

The project is consistent with the eight priority policies listed below:

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

CorePower Yoga will have a full time staff of 2 and approximately 20 instructors who will be primarily hired locally. CorePower Yoga plans to cooperate with other local businesses for events and for other promotions and will join the Merchants Association. Desired opening hours will be 7 days a week from approximately 5 AM to 11 PM.

*CorePower Yoga requests that the opening time of 5 AM which is out of the allowed 6:00 AM to 2:00 AM be reviewed as part of this Conditional Use Application.(rev 01-19-18)*

The retail uses will be enhanced given that this property has been vacant for many years.

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

There will be no effect on existing housing.

The character of the building and the neighborhood will remain very much as it is today. The character and scale of the business is comparable to others in that neighborhood.

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

This use has no effect on the supply of affordable housing.

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

This business has no effect on commuter traffic.

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

This store does not affect uses for the City's industrial or service sectors. It has housed a retail use for many decades. The Project proposes no office uses. The Project will contribute to a diverse economic base by adding a thriving yoga brand as an amenity within a district in which there are a number of retail vacancies. The studio will created a number of part-time and full-time

positions at both the teaching level, as well as the managerial. Additionally, the tenant improvement work will create new, temporary construction jobs.

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

The store will implement an earthquake preparedness plan.

**7. That Landmarks and historic buildings are preserved.**

There is no change to the exterior of the building except in the area where renovations, likely in the 80's, revised the storefront to an entry on the diagonal. The new entry will be orthogonal and fit within the structural bay. The Duboce face will continue the solid wall with punched openings while respecting the structural bay.

*Per the Department of Parks and Recreation Primary Record, the piers are the significant character-defining element at the first floor.*

From the Department of Parks and Recreation Primary Record:

*"Character Defining Features: The building retains its original concrete plinth and piers, paneled spandrels and parapet, cartouche ornaments, metal sash casement windows at the second story and dentil cornice. Despite the alternations to the first floor and the change in usage, the building retains the character-defining features of scale, massing and proportions, construction method and ornamentation above the first floor level. "*

*Also from the Primary Record:*

*"Although the first story has been moderately altered and the pattern of use of the first story has changed, flexibility of use can be considered a character-defining feature of commercial/industrial buildings, which were often designed to accommodate potential changing use needs."*

*(rev 01-19-18)*

The existing mural on Church Street will remain.

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

No additions to the existing building envelope are proposed, and the building has no impact on parks or open space.

# AFFIDAVIT FOR Formula Retail Establishments

## 1. Location and Classification

STREET ADDRESS OF PROJECT:		
100 Church Street		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
3537 / 001	NCT - UPPER MARKET	40-X

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8):	
Gym	
PROPOSED BUSINESS NAME:	
CorePower Yoga	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:	
CorePower Yoga is a yoga studio featuring hot-yoga classes with a variety of yoga styles for all levels	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE CASE NO.: (if applicable)
NA	

## 3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	186
3.b	How many of the above total locations are in San Francisco?	3

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

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

## 4. Standardized Features

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

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	TOTAL	3	

Enter the total number of Yes/No answers above.

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

## 5. Applicant's Affidavit

NAME:		<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent	
Sharon Cox			
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)			
58 West Portal Ave #328			
PHONE:		EMAIL:	
( 415 ) 260-6889		cox@plintharch.com	

Under penalty of perjury the following declarations are made:

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

Applicant's Signature:

Date: 03-14-2018

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE:			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: _____		Date: _____	
Printed Name: _____		Phone: _____	



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

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

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

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

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

# 100 Church Street Vicinity Survey

Supporting Conditional Use Permit Application for CorePower Yoga at 100 Church Street, San Francisco, CA

January 28, 2018

Revised February 05 2018

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## APPENDIX A Block/Lot List, Business Names, Addresses and Commercial Frontage



# 1 Executive Summary

CorePower Yoga, is seeking a discretionary approval from San Francisco Planning to open a yoga studio at 100 Church Street.

As part of CorePower Yoga's Conditional Use application, a characterization of the 300' radius area and the Upper Market Street Neighborhood Commercial Transit District (NCT) was requested to assess the Formula Retail concentration in the area.

Based on the survey carried out and described in the sections below, the concentration of all Formula Retail establishments in the 300' radius plus the NCT district is 24% of total commercial frontage. The concentration of all Formula Retail establishments in the NCT district is 18% of total commercial frontage.

The category Formula Retail Gym accounts for 1% of the total commercial frontage and 4% of the Formula Retail frontage in the combined areas. The category Formula Retail Gym accounts for 1% of the total commercial frontage and 6% of the Formula Retail frontage in exclusively the NCT district.

## 2 Background

As part of the CorePower Yoga application for Conditional Use Authorization for Formula Retail Establishments in the Upper Market NCT, SF Planning requested a characterization of the immediate vicinity of the proposed establishment location. An analysis of the Formula Retail (FR) concentration, as a percentage of all ground floor commercial uses and the 300' radius area around the proposed site and the Upper Market NCT District was requested. An analysis of the Formula Retail (FR) concentration, as a percentage of all ground floor commercial uses in exclusively the Upper Market NCT District was also requested.

## 3 Methodology

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

1. Calculation shall include all parcels that are wholly or partially located within the selected radius (300') and the NCT area that are also zoned commercial or contain commercial uses.
2. Concentration is based on the Neighborhood Commercial District methodology, adopted as policy by the Planning Commission on April 11, 2013 per Resolution No. 18843.
3. For each property, including the subject property, the total linear frontage of the lot facing a public right-of-way is divided by the number of storefronts. The linear frontage shall include the corner parcels.
4. Storefronts at second or higher floors are not considered. Split level floors, resulting in a basement and a raised first floor, are included in the calculations.
5. Formula retail storefronts and their linear frontage are separated from the non-formula retail establishments and their linear frontage.
6. The final calculations are the percentages (%) of formula retail and non-formula retail frontages (half or higher of a percentage point shall be rounded up).

## 4 Data Sources

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

- 300' radius and Upper Market NCT area are based on the San Francisco Property Information Map GIS system.
- Assessor's block maps were consulted via the San Francisco Property Information Map system for lot widths.
- Google Street View (Oct 2017 Imagery) was consulted.
- A site visit was carried out the week of Jan 26, 2018 to inspect the survey area and subsequently validate findings.
- An internet search was then conducted to confirm street addresses and formula retail status.

## 5 Survey Findings

Figure 1 below shows the spatial context of this Vicinity Survey.

The proposed CorePower Yoga studio at 100 Church Street falls at the far northeastern edge of the Upper Market NCT. The 300' radius from the subject property overlaps adjoining districts RTO and NCT-3. The lots that have been surveyed for the purpose of this analysis are either falling within the 300' radius or in the NCT.

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

**Figure 1 Vicinity Survey Area**



Area Surveyed: 300' radius plus complete Upper Market NCT

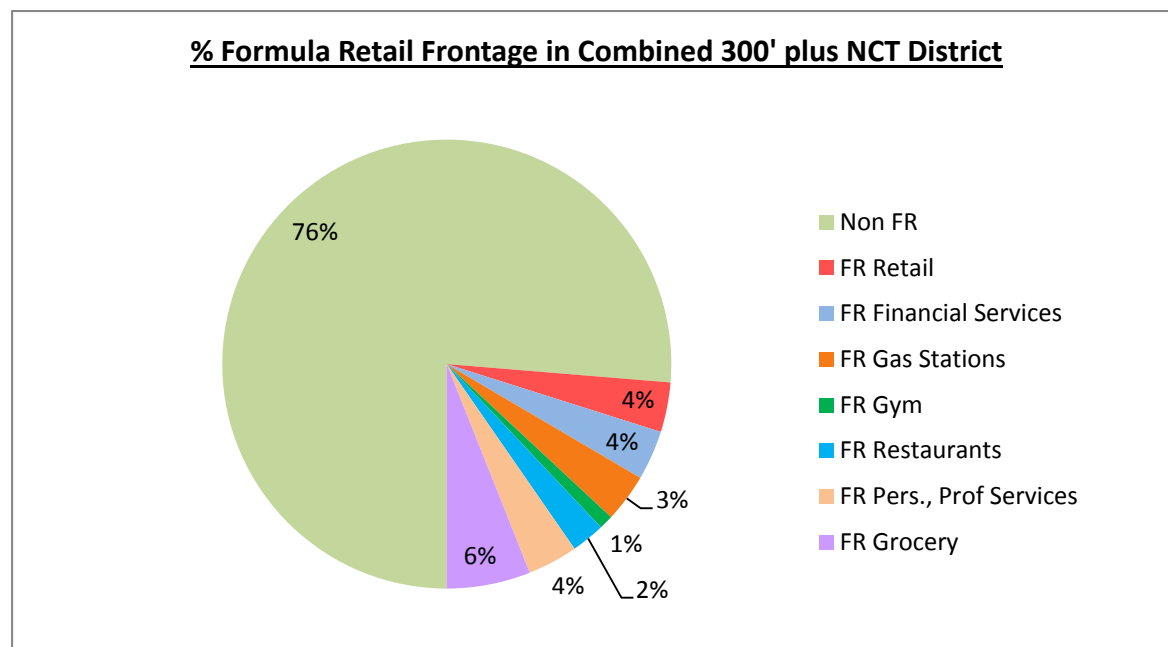
As presented in Table 1 below, the FR concentration recorded for the 300' radius around 100 Church Street and the totality of the Upper Market NCT is 24% of total commercial frontage. The vacancy rate is 21%.

**Table 1 Formula Retail Concentration in the 300' radius plus NCT by Business Type**

<b>100 Church Street % FR Frontage</b>			
<b>Type of Business</b>	<b>Commercial Frontage Total (linear feet)</b>	<b>FR Stores Frontage LF</b>	<b>% FR Frontage</b>
Bar	496.11	0	0%
Cleaners	136.22	0	0%
Financial Services	331.28	311.28	94%
Gas Station	467.32	303.04	65%
Grocery	781.00	525	67%
Gym	209.00	88	42%
Limited Restaurant	682.50	210	31%
Personal Services	717.46	91	13%
Hotel	253.25	0	0%
Professional Services	1046.50	222.75	21%
Restaurant	937.38	0	0%
Retail	821.87	312	38%
Vacant	1826.59	0	0%
<b>Total</b>	<b>8706.49</b>	<b>2063.07</b>	<b>23.7%</b>
<b>Vacancy Rate</b>			<b>21.1%</b>

Figure 2 below shows the % of Formula Retail frontage to the total commercial frontage categorized by Formula Retail business type in the combined 300' radius and the NCT district. Formula Retail Gyms occupy approx. 1% of the total commercial frontage. Non-Formula Retail occupies 76% of the commercial frontage. The dominant Formula Retail use is grocery due to the presence of the Safeway.

**Figure 2 % Formula Retail Frontage in 300' plus NCT**



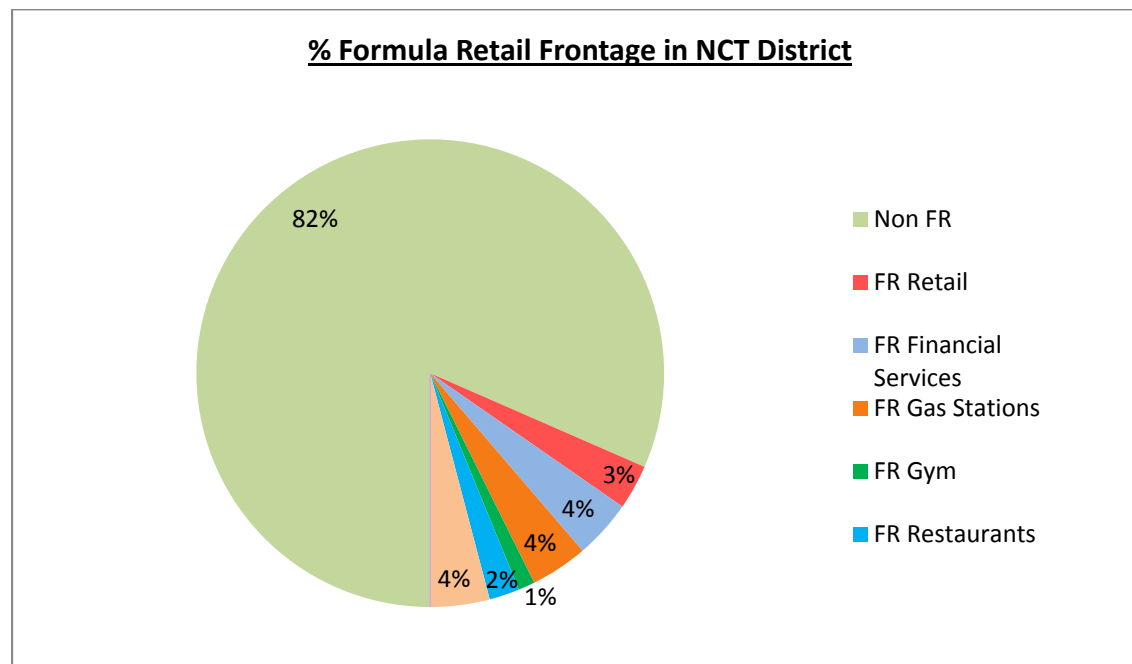
As presented in Table 2 below, the FR concentration recorded for the Upper Market NCT is 18% of total commercial frontage. The vacancy rate is 23%.

**Table 2 Formula Retail Concentration in the NCT by Business Type**

<b>100 Church Street % FR Frontage</b>			
<b>Type of Business</b>	<b>Commercial Frontage Total (linear feet)</b>	<b>FR Stores Frontage LF</b>	<b>% FR Frontage</b>
Bar	496.11	0	0%
Cleaners	136.22	0	0%
Financial Services	331.28	311.28	94%
Gas Station	467.32	303.04	65%
Grocery	256.00	525	67%
Gym	209.00	88	42%
Limited Restaurant	632.50	210	31%
Personal Services	717.46	91	13%
Hotel	253.25	0	0%
Professional Services	721.83	222.75	21%
Restaurant	937.38	0	0%
Retail	746.87	312	38%
Vacant	1758.59	0	0%
<b>Total</b>	<b>7663.82</b>	<b>2063.07</b>	<b>18.4%</b>
<b>Vacancy Rate</b>			<b>22.9%</b>

Figure 3 below shows the % of Formula Retail frontage to the total commercial frontage categorized by Formula Retail business type in the NCT district. Formula Retail Gyms occupy approx. 1% of the total commercial frontage. Non-Formula Retail occupies 82% of the commercial frontage. The dominant Formula retail Uses are Financial, Personal and Professional Services and Gas Stations.

**Figure 3 Formula Retail Frontage**



# APPENDIX A : 100 Church Street , CorePower Yoga. Conditional Use Formula Retail Survey

Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use
					* in the 300' radius, not in NCT ** in the 300' radius, in the NCT			
0874014	874	14	45	CHURCH	*Vacant		8.00	Vacant
0874014	874	14	NA	DUBOCE	*Vacant		20.00	Vacant
0875001	875	1	55	FILLMORE	*IBEW Local		137.50	Professional Services
0875001	875	1	NA	HERMAN	*IBEW Local		137.50	Professional Services
3536001	3536	01	2020 MAR	RESERVOIR	*Safeway	Y	285.00	Grocery
3536001	3536	01	2018	MARKET	*Starbucks	Y	25.00	Limited Restaurant
3536001	3536	01	2016	MARKET	*See's	Y	50.00	Retail
3536001	3536	01	2014	MARKET	*Jamba Juice	Y	25.00	Limited Restaurant
3536001	3536	01	2012	MARKET	*GNC Live Well	Y	25.00	Retail
3536001	3536	01	NA	CHURCH	*Safeway	Y	240.00	Grocery
3537086	3537	86	437	DUBOCE	Vacant		25.00	Vacant
3537136	3537	136	435	DUBOCE	*Vacant		15.00	Vacant
3537001	3537	1	401	DUBOCE	**Maitri		49.67	Professional Services
3537001	3537	1	NA	DUBOCE	**Subject Property		36.25	Vacant
3537001	3537	1	100	CHURCH	**Subject Property		72.25	Vacant
3537001	3537	1	100B	CHURCH	**Vacant		27.75	Vacant
3537007	3537	7	130	CHURCH	**GOLDEN NATURAL FOODS		33.00	Grocery
3537009	3537	9	138	CHURCH	**Burger Meister		15.00	Limited Restaurant
3537009	3537	9	136	CHURCH	**El Castillito Taqueria		15.00	Limited Restaurant
3537091	3537	91	160	CHURCH	**Flagship Athletic Performance	Y	51.00	Gym
3537014	3537	14	172	CHURCH	Golden produce		25.00	Grocery
3537015	3537	15	180	CHURCH	Casa Mexicana		20.00	Limited Restaurant
3537016	3537	16	190	CHURCH	Nimbus		50.00	Personal Services
3537016	3537	16	NA	14th	And Project		25.00	Bar
3537016	3537	16	198	CHURCH	And Project		50.00	Bar
3537017	3537	17	702	14TH	Georges Market		18.00	Grocery
3537018	3537	18	708	14TH	Jasmine Garden		25.00	Restaurant
3537018	3537	18	710	14TH	Willows Inn		4.00	Hotel
3537019	3537	19	718	14TH	Vacant		18.00	Vacant
3537020	3537	20	720	14TH	Cathay Express		25.00	Limited Restaurant
3537101	3537	101	734	14TH	Simply Unique		15.00	Personal Services
3537023	3537	23	740A	14TH	Core 7		15.00	Professional Services
3537024	3537	24	742	14TH	Coast SF		15.00	Professional Services
3537024	3537	24	748	14TH	Little Ark		15.00	Personal Services
3537024	3537	24	NA	Belcher	Little Ark		69.79	Personal Services
3541010	3541	10	2112	15TH	Chase Bank	Y	35.00	Financial Services
3541010	3541	10	2112	SANCHEZ S	Chase Bank	Y	130.28	Financial Services
3541010	3541	107-15	168	SANCHEZ S	Domicile Compass	Y	25.00	Professional Services
3542038	3542	38	723	14TH	Seans Laundromat		40.83	Cleaners
3542038	3542	38	719	14TH	The Slice		18.00	Limited Restaurant
3542041	3542	41	NA	14TH	Vacant		141.15	Vacant
3542041	3542	41	2100	MARKET	Vacant		129.32	Vacant
3542004	3542	4	2122	MARKET	Sterling Bank	Y	18.00	Financial Services
3542005	3542	5	2124	MARKET	Black Bird		24.82	Bar
3542006	3542	6	2128	MARKET	Maa's & Stacks		20.00	Retail



Appendix A : 100 Church Street, CorePower Yoga Conditiona Use Formula Retail Survey (con't)

Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use
3542008	3542	8	2140	MARKET	Lucky 13		25.00	Bar
3542011	3542	11	2150	MARKET	Joe's Barber Shop		14.00	Personal Services
3542014	3542	14	2160	MARKET	Twin Peaks hotel		25.00	Hotel
3542015	3542	15	2164	MARKET	Perramount Hotel		4.00	Hotel
3542015	3542	15	2164	MARKET	Revamp Salon		21.00	Personal Services
3542016	3542	16	2166	MARKET	The Academy Club		18.00	Bar
3542016	3542	16	2166	MARKET	State Farm	Y	7.00	Professional Services
3542062		62	2174	MARKET	Café Du Nord and Swedish Hall		50.00	Bar
3542061	3542	61	2198	SANCHEZ	Vacant		55.00	Vacant
3542061	3542	61	2198	MARKET	Vacant		175.00	Vacant
3543001	3543	1	210	CHURCH	Vacant		100.00	Vacant
3543001	3543	1	NA	CHURCH	Verve		50.00	Limited Restaurant
3543001	3543	1	2101	MARKET	Verve		55.00	Limited Restaurant
3543001	3543	1	2109	MARKET	Vacant		22.00	Vacant
3543001	3543	1	2111	MARKET	Skyline Realty		28.00	Professional Services
3543001	3543	1	210	CHURCH	Vacant		44.00	Vacant
3543003	3543	3	242	CHURCH	Sparky's		54.00	Vacant
3543003	3543	3	248	CHURCH	Thorough Bread & Pastry		14.00	Limited Restaurant
3543004	3543	4	250	CHURCH	Vacant		14.00	Vacant
3543005	3543	5	260	CHURCH	Church St Café		35.00	Limited Restaurant
3543005	3543	5	292	CHURCH	Joseph C Sand Plumbing		12.00	Personal Services
3543005	3543	5	268	CHURCH	Underglass Framing		20.00	Retail
3543003A	3543	3A	2135	MARKET	Vacant		58.00	Vacant
3543003B	3543	3B	2145	MARKET	24 hour Fitness	Y	37.00	Gym
3543010	3543	10	2143	MARKET	vacant		15.00	Vacant
3543010	3543	10	2145	MARKET	Wallgreens	Y	40.00	Retail
3543010	3543	10	NA	15TH	Wallgreens	Y	50.00	Retail
3543025	3543	25-8	2175	MARKET	The Myiad		60.00	Bar
3543025	3543	25-8	2175	MARKET	Le Bread Express		35.00	Limited Restaurant
3543025	3543	25-8	2175	MARKET	vacant		47.00	Vacant
3543025	3543	25-8	2175	MARKET	vacant		57.00	Vacant
3543025	3543	25-8	2175	15TH	Vacant		45.00	Vacant
3543012	3543	12	2123	MARKET	Crossroads	Y	42.00	Retail
3543012	3543	12	2121	MARKET	Academy of Ballet		8.00	Personal Services
3544058	3544	58	253	CHURCH	Miyabi		21.00	Limited Restaurant
3544059	3544	59	245	CHURCH	Red Jade		25.00	Restaurant
3544060	3544	60	237	CHURCH	The Twilight Zone		21.00	Retail
3544060	3544	60	235	CHURCH	Vacant		21.00	Vacant
3544062	3544	62	227	CHURCH	Aardvark		25.00	Retail
3544063	3544	63	225	CHURCH	Pilsner Inn		20.00	Bar
3544064	3544	64	215	CHURCH	Chow		20.00	Restaurant
3544067	3544	67	693	14TH	Snowbright Launderette		15.00	Cleaners
3544067	3544	67	NA	14TH	Woodhouse		16.00	Restaurant
3544067	3544	67	2073	MARKET	Woodhouse		20.00	Restaurant
3544067	3544	67	2075	MARKET	Ace Hardware	Y	20.00	Retail
3544067	3544	67	2075	MARKET	Vacant		40.00	Vacant
3544070	3544	70	691	14TH	Vacant		18.00	Vacant
3544071	3544	71	681	14TH	Vacant		10.00	Vacant
3544105	3544	105-19	NA	Landers	Allstate	Y	25.00	Professional Services

Appendix A : 100 Church Street, CorePower Yoga Conditiona Use Formula Retail Survey (con't)

Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use
3544105	3544	105-19	655	14TH	Allstate	Y	25.00	Professional Services
3557050	3557	50	301	CHURCH	Church St Market		20.00	Grocery
3557050	3557	50	301	15TH	Church St Market		15.00	Grocery
3558001	3558	1	300	CHURCH	Church St Groceteria		25.00	Grocery
3558001	3558	1	300	15TH	Church St Groceteria		25.00	Grocery
3558036	3558	36	2199	MARKET ST	Verizon	Y	25.00	Retail
3558036	3558	36	NA	SANCHEZ	Verizon	Y	14.00	Retail
3558036	3558	36	207	SANCHEZ	People Hair & Nails		14.00	Personal Services
3558137	3558	137	2193	MARKET ST	Tan Bella		24.00	Personal Services
3558137	3558	137	2187	MARKET ST	M Spa		24.00	Personal Services
3558137	3558	137	2187	15TH	M Spa		37.00	Personal Services
3559001	3559	1	2201	MARKET ST	Muskat Development Group		83.33	Professional Services
3559001	3559	1	NA	SANCHEZ ST	Muskat Development Group		128.25	Professional Services
3559002	3559	2	2215	MARKET ST	Fashion Exchange		20.00	Retail
3559002	3559	2	2217	MARKET ST	Tara Indian Cuisine		20.00	Restaurant
3559002	3559	2	2223	MARKET ST	Nomica		40.00	Restaurant
3559002	3559	2	2231	MARKET ST	Sui Generis		20.00	Retail
3559002	3559	2	2233	MARKET ST	One Hour Cleaners		20.00	Cleaners
3559002	3559	2	2239	MARKET ST	Sweet Inspirations		20.00	Retail
3559002	3559	2	2241	MARKET ST	Fidelity National Title		20.00	Financial Services
3559002	3559	2	242	SANCHEZ ST	Rose Waxing		24.00	Personal Services
3559002	3559	2	228	SANCHEZ ST	Shag Hair Salon		18.00	Personal Services
3559002	3559	2	228	SANCHEZ ST	Vacant		18.00	Vacant
3559019	3559	19	2247	MARKET ST	High Tops		27.67	Bar
3559018	3559	18	2251	MARKET ST	Finn Town		25.00	Restaurant
3559017	3559	17	2253	MARKET ST	Alegre Home Care		15.00	Personal Services
3559017	3559	17	2257	MARKET ST	Peets	Y	20.00	Limited Restaurant
3559016	3559	16	2261	MARKET ST	Mail Access		15.00	Personal Services
3559016	3559	16	2265	MARKET ST	Vacant		14.00	Vacant
3559015	3559	15	2267	MARKET ST	R by Rolo		14.00	Retail
3559013	3559	13	2265	MARKET ST	Vacant		22.00	Vacant
3559013	3559	13	2275	MARKET ST	Alex Fitness		33.00	Gym
3559013	3559	13	2275 MAR	16TH	Dinosaurs		25.00	Limited Restaurant
3559013A	3559	13A	2279	MARKET ST	Photoworks		25.67	Personal Services
3559013A	3559	13A	NA	16TH	Photoworks		56.00	Personal Services
3559014	3559	14	2285	MARKET ST	Harvest Urban Market		32.00	Grocery
3559014	3559	14	NA	MARKET ST	Harvest Urban Market		44.00	Grocery
3559014	3559	14	2295	16TH	The Castro Republic		68.00	Restaurant
3559014	3559	14	NA	16TH	The Castro Republic		87.54	Restaurant
3559009	3559	9	3512	16TH	Vacant		75.00	Vacant
3559008	3559	8	3506	16TH	Ten Tigers		25.00	Personal Services
3559008	3559	8	284	SANCHEZ	Mash		15.00	Retail
3559008	3559	8	286	SANCHEZ	S16 Home		15.00	Retail
3559008	3559	8	NA	16TH	Makli		75.00	Restaurant
3559008	3559	8	290	SANCHEZ	Makli		25.00	Restaurant
3560053	3560	53-76	2200	MARKET	Brewcade		50.00	Bar
3560053	3560	53-76	2200A	MARKET	Bottlelon		50.00	Bar
3560053	3560	53-76	2200	MARKET	Vacant		40.00	Vacant
3560053	3560	53-76	NA	15th	Vacant		57.00	Bar

Appendix A : 100 Church Street, CorePower Yoga Conditiona Use Formula Retail Survey (con't)

Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use
3560031	3560	31	2222	MARKET	Becks Hotel		125.00	Hotel
3560031	3560	31	NA	15TH	Becks Hotel		95.25	Hotel
3560009	3560	9	2258	MARKET	Wells Fargo Home Mortgage	Y	20.00	Financial Services
3560010	3560	10	2260	MARKET	Community Wallgreens Pharmacy	Y	36.00	Personal Services
3560011	3560	11	2264	MARKET	Chakka Cuts		15.00	Personal Services
3560012	3560	12	2272	MARKET	Canela Bistro Wine Bar		22.00	Restaurant
3560013	3560	13	2280	MARKET	Vacant		75.00	Vacant
3560013	3560	13	2282	MARKET	Zephyr		25.00	Professional Services
3560013	3560	13	2288	MARKET	Dignity Health Urgent Care	Y	25.00	Personal Services
3560013	3560	13	NA	Noe	Zephyr		100.00	Professional Services
3560015	3560	15	2298	MARKET	Café Flore		60.00	Restaurant
3560015	3560	15	NA	NOE	Café Flore		92.33	Restaurant
3564086	3564	86	335	NOE	Mr. Fu Kitchen		25.00	Restaurant
3564087	3564	87	329	NOE	Great Tan		18.00	Personal Services
3564088	3564	88	323	NOE	Salon Six		16.00	Personal Services
3564090	3564	90	313	NOE	Buena Vista Realty		24.00	Professional Services
3564161	3564	161-2	2299B	Noe/Marke	Dermalogica		30.00	Personal Services
3564161	3564	161-2	2299B	Noe/Marke	Giddy		15.00	Retail
3564161	3564	161-2	NA	NOE	Ritual Coffee		15.00	Limited Restaurant
3564161	3564	161-2	2299A	MARKET	Ritual Coffee		9.50	Limited Restaurant
3564161	3564	161-2	2299	MARKET	Bank of the West	Y	10.00	Financial Services
3564161	3564	161-2	NA	16TH	Bank of the West	Y	60.00	Financial Services
3564092	3564	92	3583	16TH	Starbelly		30.00	Restaurant
3564143	3564	143-7	NA	16TH	Urban Eyes		38.00	Retail
3564143	3564	143-7	304	SANCHEZ	Urban Eyes		23.00	Retail
3565074	3565	74	3489	16TH	Vacant		18.00	Vacant
3565073	3565	73	317	SANCHEZ	Zuji		20.00	Restaurant
3565073	3565	73	NA	SANCHEZ	Kitchen Story		63.00	Restaurant
3565073	3565	73	3499	16TH	Kitchen Story		22.00	Restaurant
3561015	3561	15	3600	16th	Squat and Gobble		30.00	Restaurant
3561015	3561	15	3600	16th	Max Muscle	Y	0.00	Retail
3561015	3561	15	NA	Noe	Max Muscle	Y	46.00	Retail
3561015	3561	15	3600	16th	Lookout		15.00	Restaurant
3561015	3561	15	3600	16th	Entour		40.00	Retail
3561014	3561	14	288	NOE	Le Mediterranee		19.00	Restaurant
3561013	3561	13	284	NOE	Jeffrey's		19.00	Retail
3561012	3561	12	276	NOE	Rosenberg & Market		19.00	Grocery
3561011	3561	11	270	NOE	Toni Dry Cleaners		27.50	Cleaners
3561010	3561	10	262	NOE	Vacant		22.00	Vacant
3561009	3561	9	258	NOE	Gloss 'n Glam		22.00	Personal Services
3562001	3562	1	NA	16TH	Super Duper Burgers	Y	40.00	Limited Restaurant
3562001	3562	1	NA	16TH	Super Duper Burgers	Y	5.00	Limited Restaurant
3562001	3562	1	2304	MARKET	Super Duper Burgers	Y	65.00	Limited Restaurant
3562001	3562	1	2308	MARKET	Wells Fargo ATM	Y	18.00	Financial Services
3562001	3562	1	2310	MARKET	Koheba		18.00	Retail
3562001	3562	1	2312	MARKET	Tacos Club		28.00	Limited Restaurant
3562004	3562	4	2324	MARKET	Berkshire Hathaway Properties		22	Professional Services
3562003	3562	3	2330	MARKET	Upper Market French Cleaners		32.89	Cleaners
3562006	3562	6	2336	MARKET	Vacant		32.88	Vacant

Appendix A : 100 Church Street, CorePower Yoga Conditiona Use Formula Retail Survey (con't)

Block/Lot	Block	Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use
3562007	3562	7	2344	MARKET	Beaux		32.88	Bar
3562008	3562	8	2350	MARKET	Vacant		25.00	Vacant
3562009	3562	9	2352	MARKET	Worn Out West		25.00	Retail
3562010	3562	10	2358	MARKET	Art Attack		25.00	Retail
3562011	3562	11	2362	MARKET	Catch		37.50	Restaurant
3562035	3562	35	2370	MARKET	H&R Block	Y	20.00	Financial Services
3562035	3562	35	2370	MARKET	Madderra Dentistry		12.50	Professional Services
3562035	3562	35	2370	MARKET	UPS Store	Y	30.00	Personal Services
3562014	3562	14	2380	MARKET	Queen Bee Nails		25.00	Personal Services
3562015	3562	15	2390	MARKET	Vacant		107.45	Vacant
3562015	3562	15	NA	MARKET	Vacant		6.92	Vacant
3562015	3562	15	NA	CASTRO	Vacant		112.50	Vacant
3562017	3562	17	375	CASTRO	Castro Dental Group		22.00	Professional Services
3563023	3563	23	2399	MARKET	Chevron	Y	144.29	Gas Station
3563023	3563	23	NA	17TH	Chevron	Y	109.67	Gas Station
3563022	3563	22	3972	17TH	Chevron	Y	21.13	Gas Station
3563022	3563	22	NA	MARKET	Chevron	Y	27.96	Gas Station
3563036	3563	36	3979	17TH	Me & Tasty		25.00	Restaurant
3563036	3563	36	2375	MARKET	Subway	Y	30	Limited Restaurant
3563036	3563	36	2369	MARKET	The Café		5.75	Bar
3563036	3563	36	2367	MARKET	Bisou		30.00	Restaurant
3563044	3563	44	NA	17TH	Caldwell Banker	Y	75.00	Professional Services
3563044	3563	44	2355	MARKET	Caldwell Banker	Y	65.75	Professional Services
3563026	3563	26	2351	MARKET	Rolo On Market		32.88	Retail
3563027	3563	27	2349	MARKET	Vacant		23.00	Vacant
3563028	3563	28	2343	MARKET	Face It		18.00	Personal Services
3563029	3563	29	2337	MARKET	TacoOrgasmico		22.00	Limited Restaurant
3563030	3563	30	2335	MARKET	Crystal Way		20	Retail
3563030	3563	30	2331	MARKET	Ixia		20.00	Retail
3563030	3563	30	2327	MARKET	Johnson Tax Group		24.00	Professional Services
3563030	3563	30	2323	MARKET	D7H Jewlers		20.00	Retail
3563030	3563	30	2319	MARKET	Kenneth Wigard		24.00	Retail
3563034	3563	34	2301	MARKET	Fitness SF		44.00	Gym
3563034	3563	34	NA	NOE	Fitness SF		44.00	Gym
3563034	3563	34	2301	MARKET	Weavers Coffee Tea		44.00	Limited Restaurant
3563034	3563	34	NA	NOE	Weavers Coffee Tea		26.00	Limited Restaurant
2623006	2623	6	NA	MARKET	RC Gas		71.55	Gas Station
2623006	2623	6	376	CASTRO	RC Gas		92.73	Gas Station
2623016	2623	16	2416	MARKET	KD's Grog and Grocery		40.00	Liquor Grocery

# MEMO

**Date:** Wednesday, March 14, 2018  
**To:** San Francisco Planning Department  
**From:** Lighthouse Public Affairs  
**Re:** CorePower Yoga, 100 Church Street, Community Outreach Summary (as of 1/18/18)

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July 21, 2017: Met with Dennis Roybal, President of Duboce Triangle Neighborhood Association, for introductory meeting on project.

November 2, 2017: Official pre-application meeting. Approximately twelve community member and seven team members in attendance.

November 6, 2017: Official presentation to the Eureka Valley Neighborhood Association Land Use Committee. Four committee members in attendance.

December 7, 2017: Official presentation to the Castro Merchants. Approximately 40 members in attendance.

February 5, 2018: Official presentation to the Duboce Triangle Neighborhood Association Land Use Committee. Seven committee members in attendance.

March 1, 2018: Follow up presentation to Castro Merchants, followed by a unanimous vote to endorse. Approximately 40 members in attendance. **Planning Department received this letter of support from the Castro Merchants on March 2nd, with confirmation of receipt from Veronica Flores on March 5<sup>th</sup>.**





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## EXHIBIT G



584 Castro Street #333  
San Francisco CA 94114-2512

formerly "Merchants of Upper Market & Castro – MUMC"  
415/431-2359

[Info@CastroMerchants.com](mailto:Info@CastroMerchants.com)  
[www.CastroMerchants.com](http://www.CastroMerchants.com)

March 2, 2018

By Email and USPS Hardcopy

Veronica Flores, Staff Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco CA 94103

Re: Conditional Use Authorization, Case No. 2017-014466CUA, and related approvals  
for Change of Use/Formula Retail, etc., CorePower Yoga at 100 Church Street

Dear Ms. Flores,

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the Conditional Use Application(s) of CorePower Yoga at 100 Church Street for a Change of Use by a Formula Retail operation. Our SUPPORT includes for the Applicant's request when heard by the Planning Commission. It also includes SUPPORT for applications for any related S.F. Departments of Building Inspection and Public Works Applications.

CM's support is based on information provided in recent months by the Applicant/Project Sponsor. The support communicated in this letter remains in effect until withdrawn in writing. We have asked the Applicant/Project Sponsor to update us promptly, if there is any substantial change(s) in information or Conditions of Approval as CorePower Yoga nears its Planning Commission Hearing date and other approval milestones.

Castro Merchants represents business owners and managers in San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19<sup>th</sup> Streets; and commercially-zoned portions of cross streets throughout that area, including in Duboce Triangle. Castro Merchants has over 325 paid Members for 2017 through April 30, 2018, and anticipates similar Membership support for the coming year's Campaign scheduled for March-April 2018. CorePower Yoga's Upper Market/Castro/Duboce Triangle location is within Castro Merchants' primary service area.

..... continued



## CASTRO MERCHANTS

S.F. Planning Department

March 2, 2018

Re: Conditional Use Authorization, Case No. 2017-014466CUA, and related approvals  
for Change of Use/Formula Retail, etc., CorePower Yoga at 100 Church Street

Let us know if you have any questions regarding Castro Merchants support for this proposed Application(s). Please include this letter in the matter's permanent file and any successor files, and assure that our support is communicated to all applicable Planning staff and to all Commissioners prior to their Hearing on this matter, and to any Appeal panel(s) at the time that this matter is considered by them.

Thank you for considering our comments.

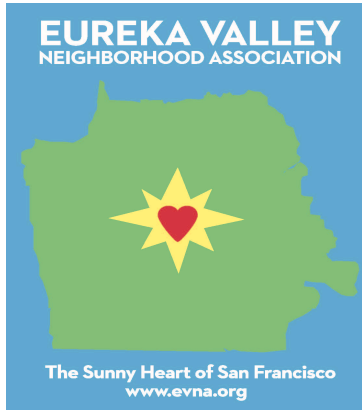
Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Bergerac", written over a light blue horizontal line.

Daniel Bergerac, President

email cc: Sup. Jeff Sheehy & staff (Martin Fatooh)  
Capt. Gaetano Caltagirone, SFPD Mission Station  
cc: Stephanie Rubenstein, CorePower Yoga  
Taylor Jordan, Lighthouse Public Affairs

CmLtrPlanningCorePower030218



# CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

February 28, 2018

Dear President Hillis and Members of the Planning Commission;

Castro/ Eureka Valley Neighborhood Association (EVNA) is the oldest continuously operating Neighborhood Association in San Francisco, established as Eureka Valley Promotion Association in 1881. For 136 years, our members have been working to make this neighborhood a great place to live, work and play. Today, we strive to preserve the unique character of our diverse neighborhood while maintaining a balance between prospering businesses and residential livability.

CorePower Yoga has done an exemplary job of reaching out to the Eureka Valley Neighborhood Association in regards to their effort to bring a new studio to 100 Church Street. Their team introduced themselves to us early in the process and have remained in regular communication with the board and our land use committee every step of the way. In December they provided us with a thorough presentation on the project.

Because 100 Church Street is fully within the boundaries of the Duboce Triangle Neighborhood Association and the Castro Merchants Association, the Eureka Valley Neighborhood Association has chosen not to take an official position on this project. All of our outstanding questions and concerns have been addressed to our satisfaction, and we are comfortable supporting the positions of our fellow neighborhood organizations.

Sincerely,

Mark McHale  
President

mdm/file

EVNA  
PO Box 14137  
San Francisco, CA 94114  
[www.evna.org](http://www.evna.org)  
[Board@EVNA.org](mailto:Board@EVNA.org)

EVNA, a 501 (C)(4) Non-profit,  
Tax ID: 51-0141022  
Eureka Valley Foundation,  
a 501(C)(3) Non-profit,  
Tax ID: 26-0831195

#### EXECUTIVE COMMITTEE

Mark D McHale, President

Leila Decker, Secretary

Steve Clark Hall, Treasurer

#### COMMITTEE CHAIRS

Rob Anderson  
Membership Committee

Rob Cox/Mary Edna Harrell  
Newsletter & Social Media

Gary Weiss  
Planning and Land Use

Saad Hasan  
Quality of Life Committee

Jerry Francone  
Social Committee

Training and Education

#### DIRECTORS AT LARGE

Alex Lemberg

Loïc Olichon

Zac Townsend

#### EX OFFICIO DIRECTORS

Crispin Hollings

#### WEBMASTER

Steve Clark Hall



**Duboce Triangle Neighborhood Association**  
PMB # 301, 2261 Market Street, San Francisco, CA 94114  
**(415) 295-1530 / [www.dtna.org](http://www.dtna.org)**

March 9, 2018

Veronica Flores  
San Francisco Planning Department  
1650 Mission St Suite 400  
San Francisco, CA 94103

Re: Case No. **2017-014466CUA**  
100 Church Street (CorePower Yoga)

Dear Ms. Flores:

The Duboce Triangle Neighborhood Association's Land Use Committee has voted to enthusiastically support Conditional Use Authorization for Formula Retail Use for the above-referenced project.

We are confident that CorePower Yoga will be a welcome addition to our neighborhood, and hope that Planning staff and the Commission will agree. Please ensure that our support for the project is noted in the Commissioners' packets.

Should you have any questions, please feel free to contact me directly at (415) 861-0920.

Very truly yours,  
Duboce Triangle Neighborhood Association

David Troup,  
Chair, Land Use and Transportation Committee

Cc: Project sponsor