



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 03/14/2019

CONSENT CALENDAR

Date: March 4, 2019
Record No.: **2018-003264CUA**
Project Address: **2498 LOMBARD STREET**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 0936/016
Project Sponsor: Muthana Ibrahim (agent / applicant)
MI Architects Inc.
2221 Olympic Boulevard, Suite 100
Walnut Creek, CA 94595
Property Owner: Gawfco Enterprises, Inc.
587 Ygnacio Valley Road
Walnut Creek, CA 94596
Contact: Mike Ahmadi
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@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 is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 712 to establish a Formula Retail Use within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. Circle K) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station & Food Mart). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. The proposed Circle K store will consist of a sales floor area (which includes a beverage / food service counter area and walk-in cooler), cashier area, storage/utility areas, and restroom.

According to the project sponsor, there are approximately 15,000 Circle K store locations worldwide. In addition, the proposed Circle K formula retail use does not intend to sell retail beer and/or wine concurrently with motor vehicle fuel and it is not proposed under this current Conditional Use Application under Case No. 2018-003264CUA. Planning Code Section 229(b) requires Conditional Use authorization for an establishment that proposes to sell retail beer or wine concurrently with motor vehicle fuel per Planning Code Section 202.2(b)(2).

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to establish the proposed Formula Retail Use (d.b.a. Circle K) within the NC-3 Zoning District and a 40-X Height and Bulk District pursuant to Planning Code Sections 303, 303.1, 703.4, and 712.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has not received public comment on the Project as of the date of this Executive Summary. The project sponsors conducted a pre-application meeting on the proposed project on February 24, 2018; no persons other than the project sponsors were present at the pre-application meeting.
- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Storefront and interior tenant improvements are proposed, as well as signage alterations. The Project complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. 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. The proposed project will enhance the economic diversity of the neighborhood by allowing the formula retail business (which will replace a similar business currently operated by the existing 76 gas station that offers both daytime and evening food and retail services) in the area.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: MARCH 14, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2018-0003264CUA**
Project Address: **2498 LOMBARD STREET**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 0936/016
Project Sponsor: Muthana Ibrahim (agent / applicant)
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Contact: Mike Ahmadi
Staff Contact: Sharon M. Young – (415) 558-6346
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, AND 712 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. CIRCLE K) WITHIN AN EXISTING FOOD MART SPACE LOCATED WITHIN AN EXISTING AUTOMOBILE GAS STATION AND FORMULA RETAIL FOOD MART CONVENIENCE STORE (D.B.A. 76 GAS STATION & FOOD MART) AT 2498 LOMBARD STREET, LOT 016 IN ASSESSOR'S BLOCK 0936, WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 6, 2018, Muthana Ibrahim (hereinafter "Project Sponsor") filed Application No. 2018-003264CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 712 to establish a Formula Retail Use (d.b.a. Circle K) within an existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station & Food Mart) at 2498 Lombard Street (hereinafter "Project"), Lot 016 within Assessor's Block 0936 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-003264CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 14, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-003264CUA.

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. 2018-003264CUA, 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.

Project Description. The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 712 to establish a Formula Retail Use within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. Circle K) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station & Food Mart). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. The proposed Circle K store will consist of a sales floor area (which includes a beverage / food service counter area and walk-in cooler), cashier area, storage/utility areas, and restroom.

According to the project sponsor, there are approximately 15,000 Circle K store locations worldwide. In addition, the proposed Circle K formula retail use does not intend to sell retail beer and/or wine concurrently with motor vehicle fuel and it is not proposed under this current Conditional Use Application under Case No. 2018-003264CUA. Planning Code Section 229(b) requires Conditional Use authorization for an establishment that proposes to sell retail beer or wine concurrently with motor vehicle fuel per Planning Code Section 202.2(b)(2).

2. **Site Description and Present Use.** The project site at 2498 Lombard Street is located on the northeast corner of Lombard and Divisadero Streets, Assessor's Block 0936, Lot 016. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 7,695 square-feet (85.50 feet wide by 90 feet deep) in size. An existing automobile gas station constructed circa 1970 and an approximately 1,212 square foot one-story commercial building occupied by the gasoline station food mart (d.b.a. 76 Gas Station & Food Mart) is located on the subject lot. The existing building is not listed individually in the National and California Registers as having architectural significance. On September 14, 1995, the

Planning Commission authorized Conditional Use under Motion No. 13955 (Case No. 1995.321C) to convert the automobile service station to an automobile gas station by eliminating the service repair bays and constructing the existing food mart (affiliated with 76 Gas Station) at this location.

3. **Surrounding Properties and Neighborhood.** The project site is located within the NC-3 Zoning District within the Marina neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists primarily of one- to three-story structures. Generally, the commercial establishments characterizing this portion of Lombard Street include a mixture of a few restaurants, specialty stores, personal service establishments, motels, a medical clinic, auto repair shop, and another gas station d.b.a. Fuel 24:7. On Divisadero and Scott Streets running east and west of the project site, there are predominantly a mix of residential and mixed-use buildings within an RH-2 (Residential House, Two-Family) Zoning District and RM-2 (Residential, Mixed Districts, Moderate-Density) Zoning District. The Chestnut Street NC-2 District is located approximately one block from the project site.
4. **Public Outreach and Comments.** The Planning Department has not received public comment on the Project as of the date of this Draft Motion. The project sponsors conducted a pre-application meeting on the proposed project on February 24, 2018; no persons other than the project sponsors were present at the pre-application meeting.
5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the NC-3 Zoning District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 703.4. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Circle K, a food mart convenience store) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station &

Food Mart). A Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 703.4.

- B. **Retail Sales and Services Use within the NC-3 Zoning District.** Section 712 of the Planning Code permits “retail sales and services use” establishments (defined under Planning Code Sections 102, 202.2a, and 202.3) on the first, second, and third stories and above.

The current proposal is to allow a formula retail food mart convenience store (d.b.a. Circle K) on the ground (1st) floor of the one-story commercial building.

- C. **Hours of Operation.** Section 712 puts no limits on the hours of operation in NC-3 Districts.

The proposed hours of operation of the proposed formula retail use d.b.a. Circle K will operate within the permitted hours of operation of the NC-3 Zoning District.

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

The subject commercial space (food mart), with approximately 1,212 square feet in floor area, does not require any off-street or loading parking spaces.

- 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.

Approximately 80% (30 feet) of the street frontage of the food mart convenience store space on Lombard Street will continue to be fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. The proposed project does not propose any decorative railings or grillwork in front of or behind existing windows.

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

The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines. The proposed project generally complies with the guidelines and Planning Code and does not have a significant adverse effect on the architectural and aesthetic character of the District. The proposed business sign will involve a change in copy of the existing wall sign and change a portion of the existing freestanding food mart / gas station monument sign to rebrand it to "Circle K".

6. **Conditional Use Findings.** 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 proposed project is to allow the establishment of a Formula Retail Use (d.b.a. Circle K) to occupy an existing food mart space which is affiliated with the automobile gas station d.b.a. 76 Gas Station. The proposed project will replace a similar formula retail convenience store use which exists on the project site. A change in exterior signage to the food mart space and interior tenant improvements are proposed. There will be no expansion to the existing building envelope. The proposal may be desirable by allowing for a name brand food mart operation such as Circle K in conjunction with a name brand gasoline supplier 76 to provide better management, products, and operation of the store for its customers.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the proposed project. No expansion of the existing building (food mart convenience store space) is proposed. A change in business signage is proposed in association with the food mart convenience store space to rebrand it to "Circle K".

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit that is within proximity to the proposed project includes Muni Lines 28, 43, 76, and 91 located on the corner of Divisadero and Lombard Streets and Muni Lines 30 and 30X located on the corner of Chestnut and Scott Streets within walking distance of the project site. There is on-street parking in front of the subject property and in the surrounding neighborhood.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

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

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

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

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

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

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

The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use is a neighborhood-serving business.

7. **Formula Retail Use.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering and Conditional Use pursuant to Planning Code Section 303.1, Formula Retail Uses:

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

According to the project sponsor's survey, within a ¼ mile radius of the project site, the percentage of formula retail businesses to all commercial street frontages is approximately 30%. Within the ¼ mile radius plus the entire portion NC-3 Zoning District within the survey area, the formula retail concentration is approximately 27% (approximately 64 businesses that may qualify as a formula retail use). Some of these existing better-known formula retail businesses include First National Bank, Gap, Walgreens, Apple Store, Susie Cakes, Blue Mercury, Peet's

Coffee, Pottery Barn, Janie and Jack, Starbucks, Sunglass Hut, Chase Bank, GNC Nutrition, Citibank, Super Duper Burger, Verizon Wireless, and the UPS store.

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

According to the project sponsor's survey, there are a few similar grocery and convenience stores which include Presidio Food Market, Golden Gate Market & Deli, Minute Gas Station Marina Deli & Liquor, Marina Supermarket, Marina Meats, and United Liquors & Deli.

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

The proposed project will not involve additional modifications to the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope. Only a change in sign copy is proposed for the food mart convenience store space to "Circle K".

- d. The existing retail vacancy within the district.

According to the project sponsor, the vacancy rate identified as vacant storefront linear feet to overall commercial street frontage in the ¼ mile radius is approximately 6%. The vacancy rate in the NC-3 plus the ¼ mile radius is approximately 5%. The vacancy rate in this portion of the NC-3 Zoning District is approximately 4%.

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

The proposed formula retail use will be a neighborhood-servicing and City-wide serving use which will complement the mix of goods and services currently available within this portion of the NC-3 Zoning District and ¼ mile of the project site. According to the project sponsor, the proposed use is a convenience store, which is the same existing use which will have no impact on the existing mix of Citywide-serving retail uses and daily needs-serving retail uses.

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

The proposed use is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. The subject project would provide no change to the number of existing formula retail establishments or change in the existing formula retail commercial frontage within the district.

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

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

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complementary to the types of uses characterizing this portion of the NC-3 Zoning District, which includes a mixture of which include a mixture of restaurants, specialty stores, and personal service establishments.

OBJECTIVE 2:

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

Policy 1:

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

The proposed project would retain an existing commercial activity use (food mart convenience store) which exists on the project site.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

No existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 4:

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

The proposed project will be accessible to all residents in this portion of the NC-3 Zoning District.

Policy 9:

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

The proposed project would not significantly affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a similar food mart convenience store use which exists on the project site. Many patrons would be able to walk from their residences or places of employment or purchase their convenience goods concurrently with motor vehicle fuel.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will continue to provide job opportunities to the City with the continued business operation of the food mart convenience store and gas station.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing food mart convenience store use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

It is not anticipated that the proposed project would significantly increase the automobile traffic congestion and parking problems in the neighborhood.

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-003264CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 15, 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 March 14, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 14, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to a Formula Retail Use (d.b.a. Circle K) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and formula retail food mart convenience store (d.b.a. 76 Gas Station & Food Mart) at 2498 Lombard Street in Assessor's Block 0936, Lot 016 pursuant to Planning Code Sections 303, 303.1, 703.4, and 712 within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated May 15, 2018, and stamped "EXHIBIT B" included in the docket for Case No. 2018-003264CUA and subject to conditions of approval reviewed and approved by the Commission on March 14, 2019 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 14, 2019** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code and Formula Retail guidelines for signage.

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

MONITORING

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

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

OPERATION

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

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

9. **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>

MONITORING - AFTER ENTITLEMENT

10. **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

11. **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

12. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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.

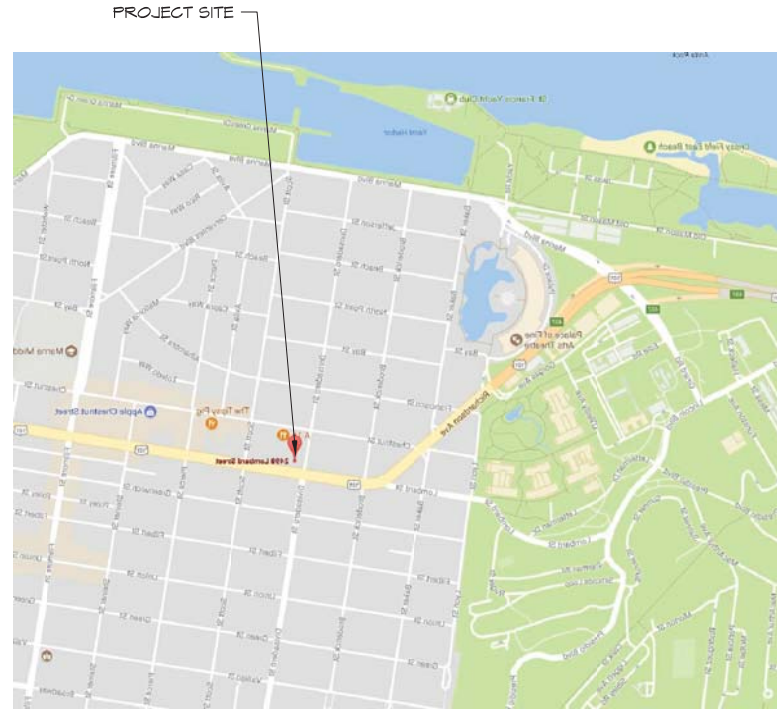
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Exhibit B - Plans

CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL " CIRCLE K"

2498 LOMBARD STREET
SAN FRANCISCO, CALIFORNIA 94123

LOCATION MAP



MAP WITH ADJACENT USES



PROJECT DESCRIPTION

EXISTING USES:
GAS STATION & FOOD MART

PROPOSED USES:
GAS STATION & CONVERT THE (E) FOOD MART TO FORMULA RETAIL (CIRCLE K)

ZONING DISTRICT:
NC-3

HEIGHT & BULK DISTRICT:
40-X

ASSESSORS BLOCK / LOT:
0936016

SITE AREA:
7,695 S.F.

EXISTING STRUCTURES:
FUELING CANOPY WITH 4 DISPENSERS: +/- 1,621 S.F.
FOOD MART: +/- 1,212 S.F.

SCOPE OF WORK:
• CONVERT THE EXISTING FOODMART BUILDING TO A FORMULA RETAIL (CIRCLE K)

BUILDING HEIGHT:
(E) BUILDING HEIGHT: +/- 15'
(N) BUILDING HEIGHT: +/- 15'

DRAWING INDEX

CSI	COVER SHEET
SDI	SITE PLAN
AI.1	FLOOR PLAN
A2.1	EXISTING BUILDING ELEVATIONS
A2.2	EXISTING BUILDING ELEVATIONS
A2.3	EXISTING BUILDING ELEVATION WITH NEW WALL SIGN
1 OF 3	SIGN DEVELOPMENT - SITE PLAN
2 OF 3	SIGN DEVELOPMENT - PROPOSED D/F PRICE I/D SIGN
3 OF 3	SIGN DEVELOPMENT - S/F BUILDING SIGN

PROJECT DIRECTORY

ARCHITECT
M I ARCHITECTS, INC.
2221 OLYMPIC BLVD, SUITE 100
WALNUT CREEK, CA 94545
TEL: (925) 287-1174 x1
FAX: (925) 943-1581
CELL: (925) 878-9875
MR. MUTHANA IBRAHIM, ARCHITECT

DEVELOPER
GAMFCO ENTERPRISES, INC.
587 YGNACIO VALLEY RD.
WALNUT CREEK, CA 94596
TEL: (925) 979-0560
FAX: (925) 979-0467
MR. MIKE AHMADI



M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94545
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

76 GAS STATION &
CIRCLE K CONVENIENCE STORE
2498 LOMBARD STREET
SAN FRANCISCO, CA 94123

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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TITLE SHEET

PROJECT #:	17-442
DRAWN: BB	CHECKED: MI
SCALE: AS NOTED	DATE: 5-15-18

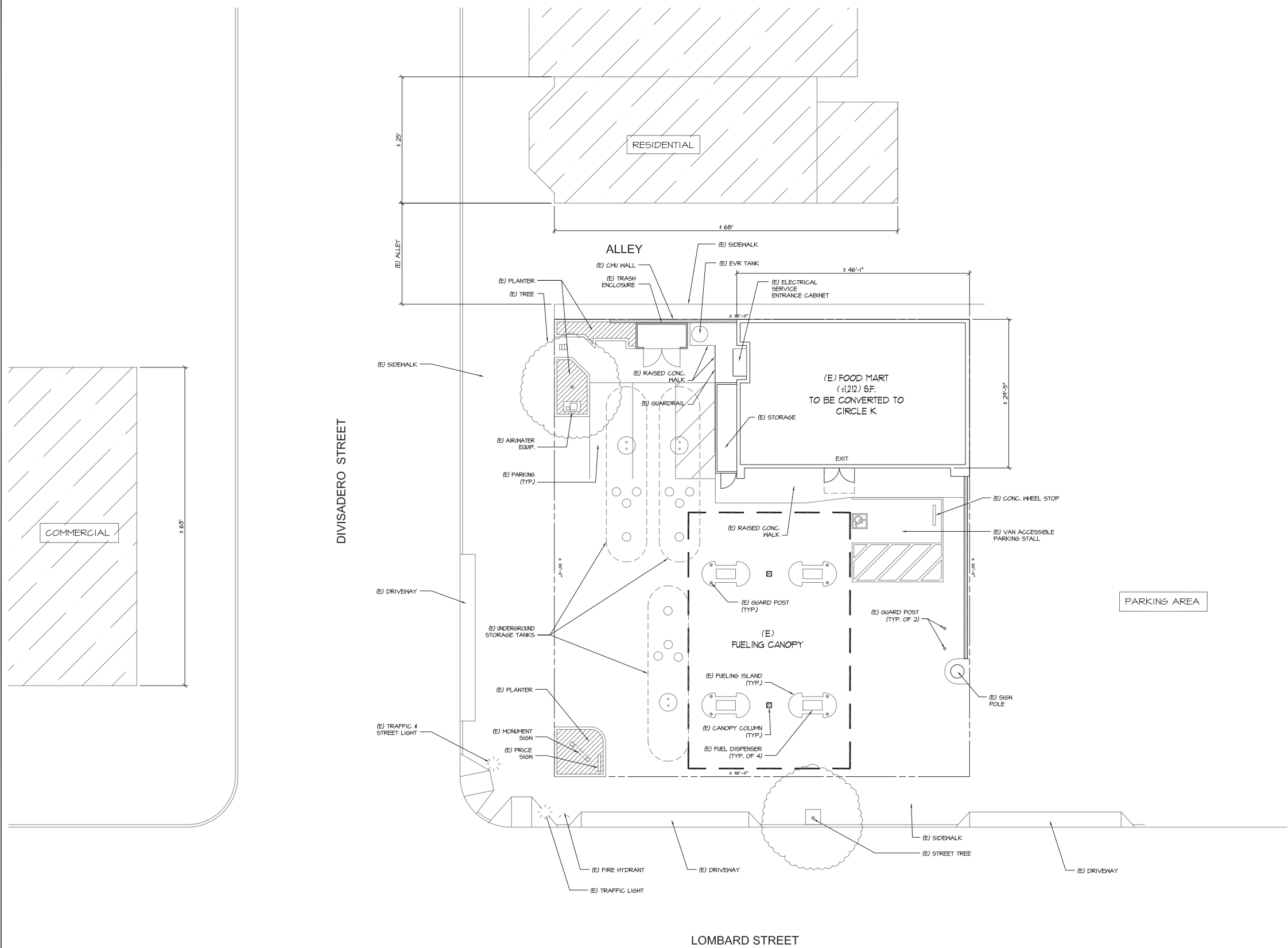
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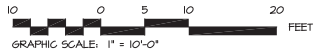
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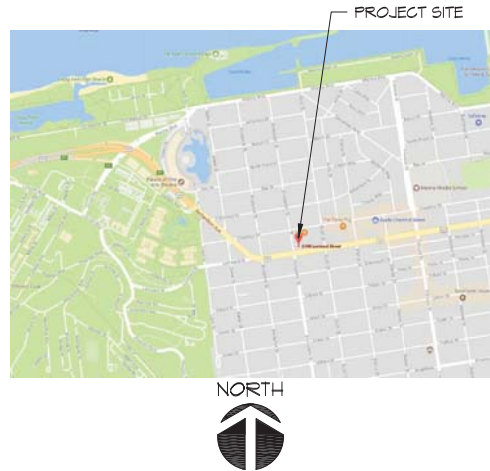
1 SITE PLAN
SCALE: 1" = 10'-0"



SITE PLAN LEGEND

- NEW LANDSCAPING
- NEW CONCRETE PAVING
- 4 FT. WIDE (MIN.) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- EXISTING TO REMAIN
- EXISTING CURB TO REMAIN
- NEW CONCRETE CURB

VICINITY MAP



76 GAS STATION &
CIRCLE K CONVENIENCE STORE
2498 LOMBARD STREET
SAN FRANCISCO, CA 94123



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PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94545
925-287-1174 Tel
925-443-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
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SITE PLAN

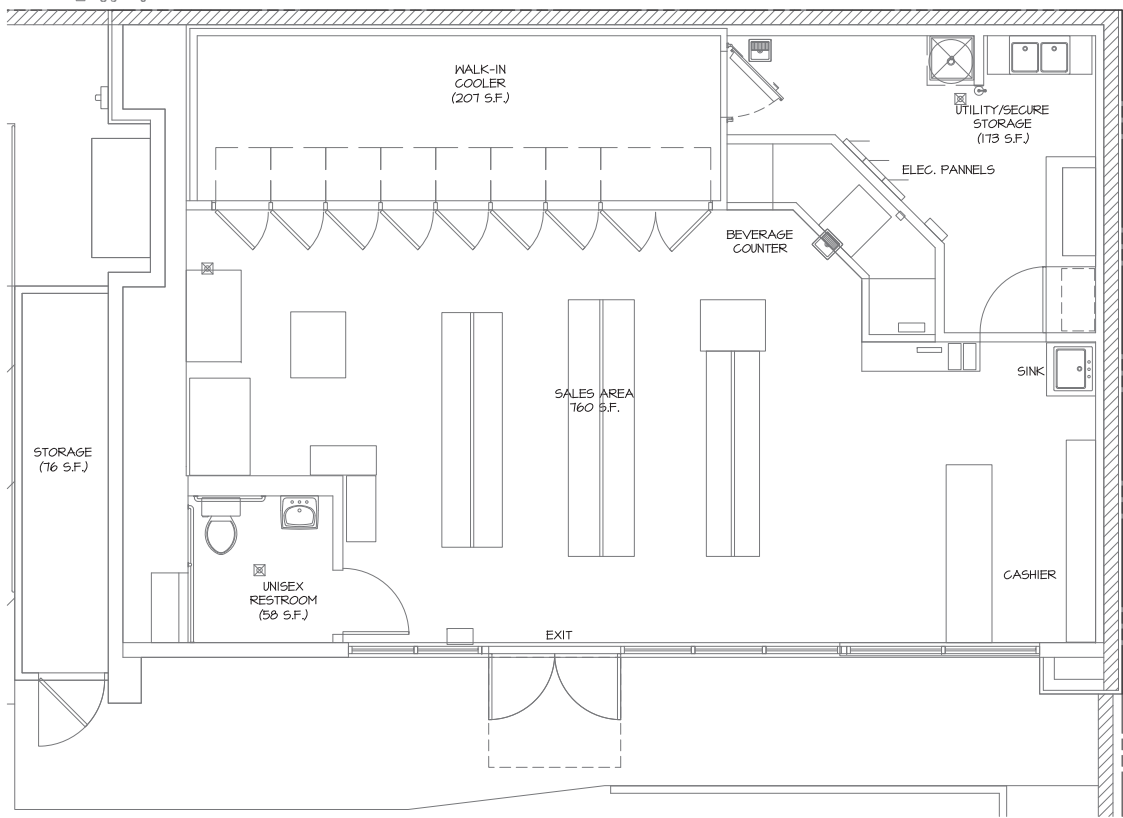
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DRAWN: BB CHECKED: MI
SCALE: AS NOTED DATE: 09-12-17

SD1

SHEET OF

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1 EXISTING FLOOR PLAN
1/4" = 1'-0"



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ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-443-1581 Fax
925-878-9875 Cell
mthano@miarchitect.com
www.miarchitect.com

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CIRCLE K CONVENIENCE STORE
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FLOOR PLAN

PROJECT #: 17-442
DRAWN: BB CHECKED: MI
SCALE: AS NOTED DATE: 09-13-17

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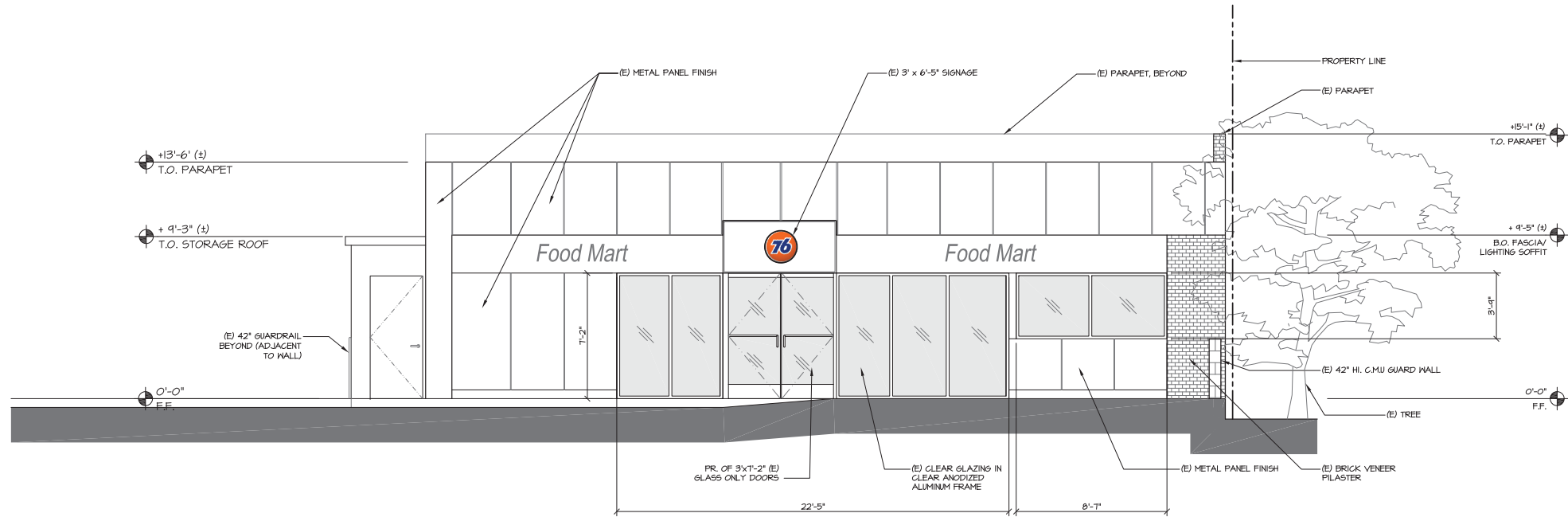
Architects

M I Architects, Inc.

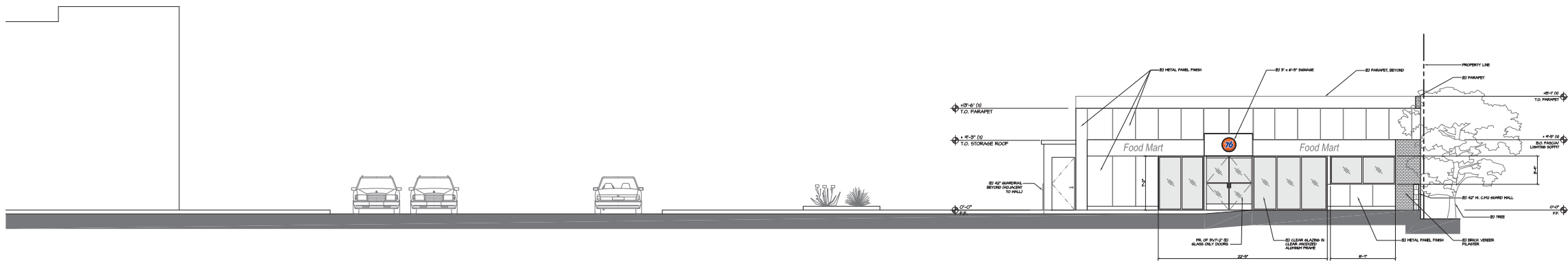
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MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94545
925-287-1174 Tel
925-443-1581 Fax
925-878-4875 Cell
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A EXISTING SOUTH ELEVATION
1/4" = 1'-0"



B EXISTING SOUTH ELEVATION WITH PROFILE OF ADJACENT BUILDINGS
1/8" = 1'-0"



C EXISTING ELEVATION AT DIVISADERO STREET
N.T.S.



D EXISTING SOUTH ELEVATION (FOOD MART)
N.T.S.

- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- ISSUED FOR PLANNING

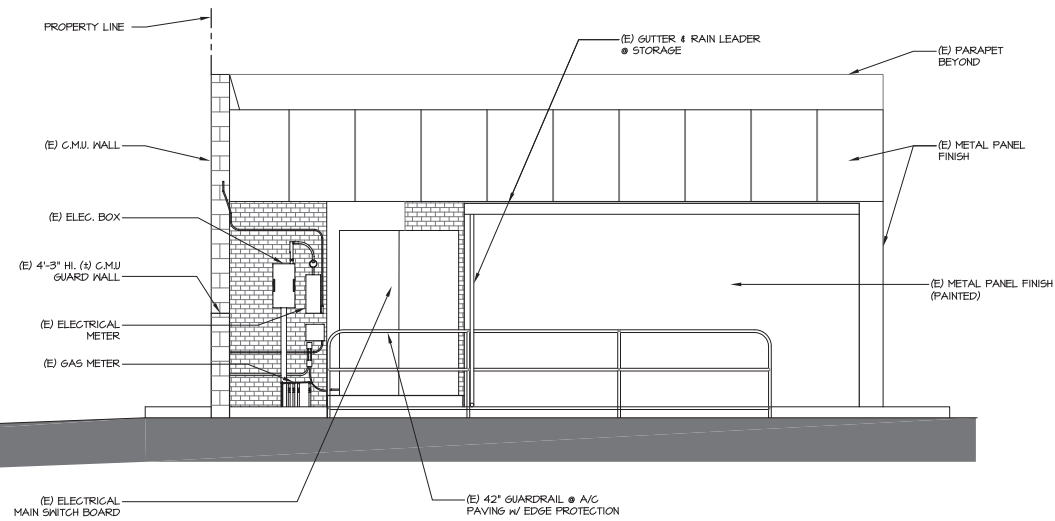
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EXISTING
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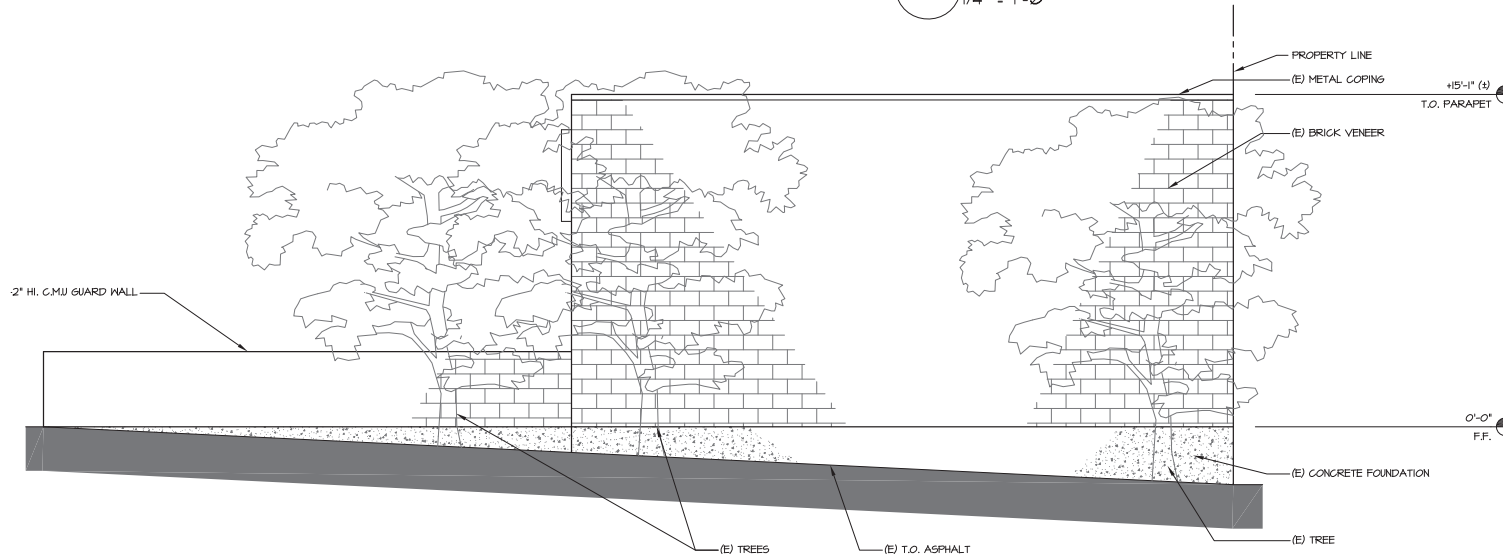
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SCALE: AS NOTED DATE: 9-29-16

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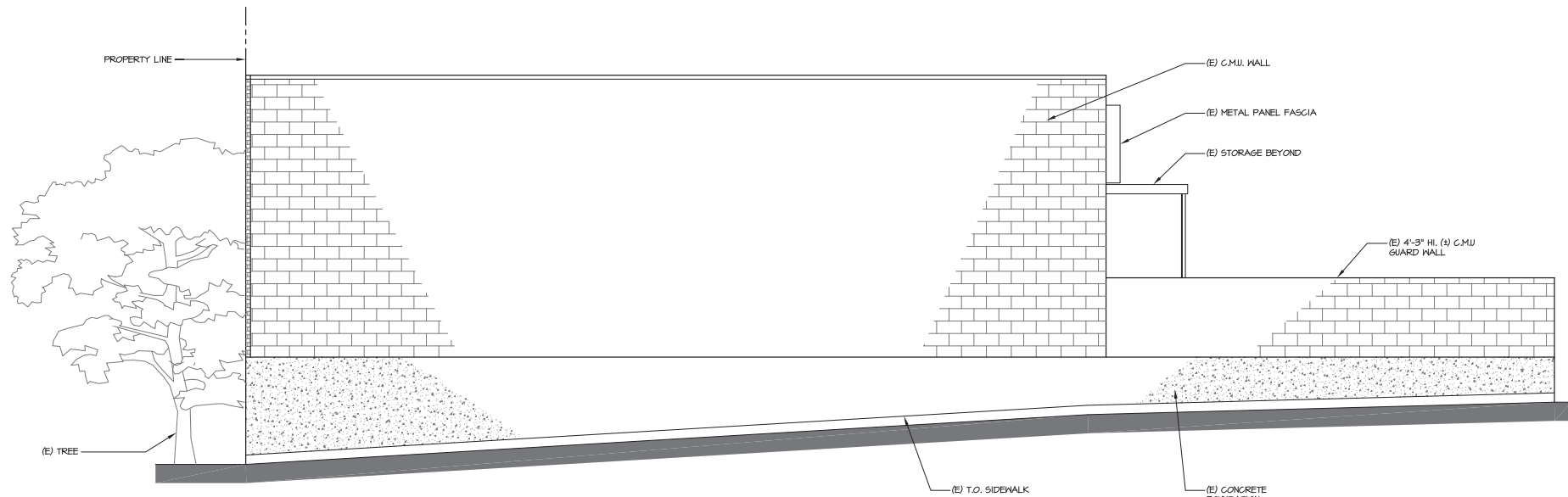
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A EXISTING WEST ELEVATION WITH ADJACENT BUILDINGS
1/4" = 1'-0"

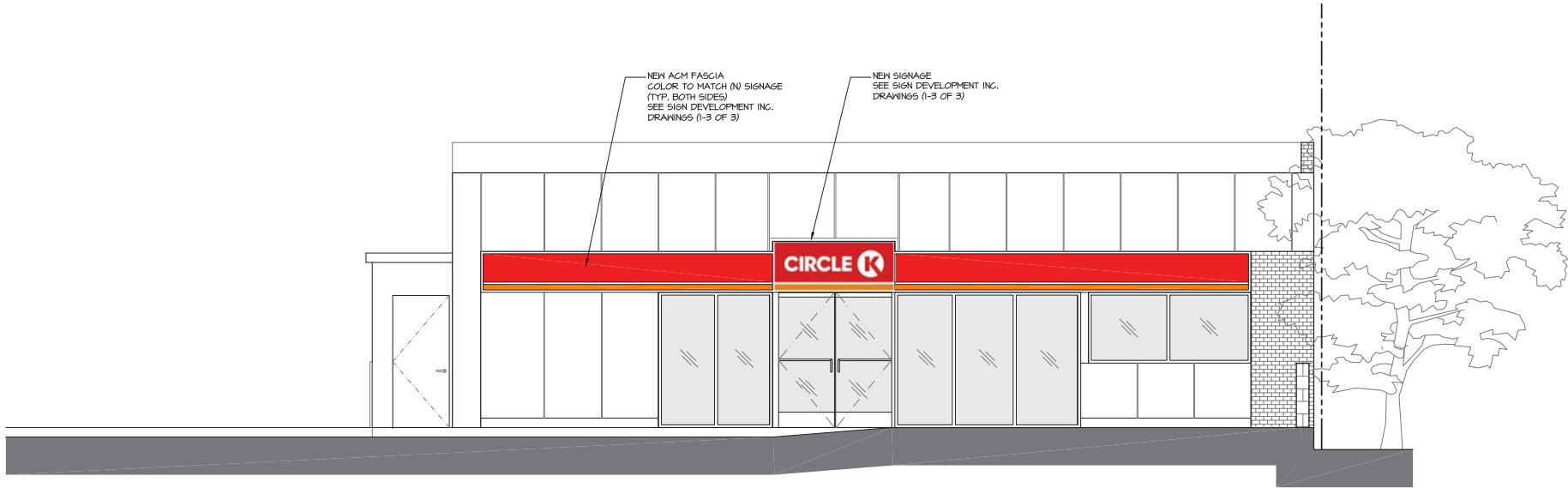


B EXISTING EAST ELEVATION
1/4" = 1'-0"



C EXISTING NORTH ELEVATION
1/4" = 1'-0"

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A EXISTING SOUTH ELEVATION WITH NEW SIGNAGE
1/4" = 1'-0"

-	ISSUED FOR CONSTRUCTION
-	ISSUED FOR PLAN CHECK
-	ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
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EXISTING
BUILDING ELEVATION

PROJECT #: 17-442
DRAWN: BB CHECKED: MII
SCALE: AS NOTED DATE: 9-29-16

PROJECT DATA

APN: 0936016

LOT AREA: 7,695 S.F.
BUILDING AREA: 1,212 sq ft

OWNER: GAWFCO ENTERPRISES, INC.
587 YGNACIO VALLEY RD
WALNUT CREEK, CA 94596

DISTRICT 2: MARINA

OCCUPANCY GROUP: TO REMAIN THE SAME

ZONING: NC-3 (NEIGHBORHOOD COMMERCIAL)

NUMBER OF STORIES: 1 STORY

CURRENT LAND USE: GASOLINE SERVICE STATION

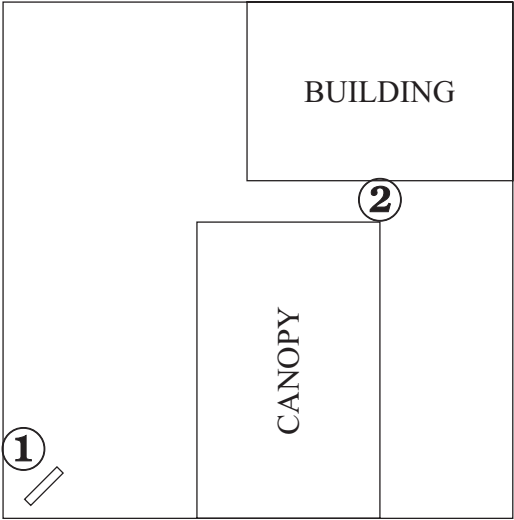
PROPOSED USE: TO REMAIN THE SAME

SCOPE OF WORK: REPLACE EXISTING CIRCLE K
SIGNAGE WITH NEW CIRCLE K SIGNS/PANELS



EXISTING SITE

DIVISADERO ST.



LOMBARD ST.



DESCRIPTION OF PROPOSED SIGNS:

TYPE	SIGN COPY	DIMENSIONS	AREA
Freestanding sign	Circle K ID	2'-7" x 5'- 3/4"	13.07 sq. ft.
Building sign	Circle K	6'- 0" x 3' - 0"	36.00 sq. ft.

TOTAL PROPOSED SIGN AREA: 49.07 sq. ft.

SITE PLAN
SCALE: 1/32"= 1'-0"



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Upland, CA 91786 (909) 920-5535

CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. R8970

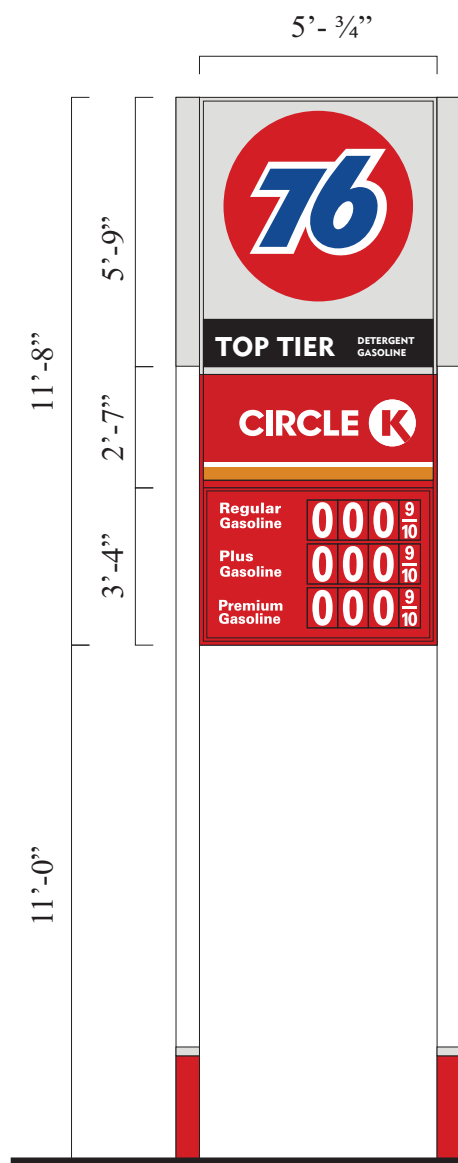
PAGE: 1 OF 3

DATE: 07.12.18GO
REV: 08.06.18GO



2498 LOMBARD ST.
SAN FRANCISCO, CA 94123

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EXISTING D/F PRICE/ID SIGN



PROPOSED D/F PRICE/ID SIGN

① REFACE EXISTING FOOD MART CABINET AND RELOCATE ABOVE PRICE CABINET
SCALE: 1/4" = 1'-0"

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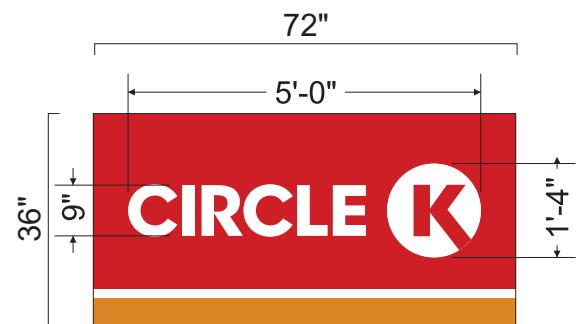
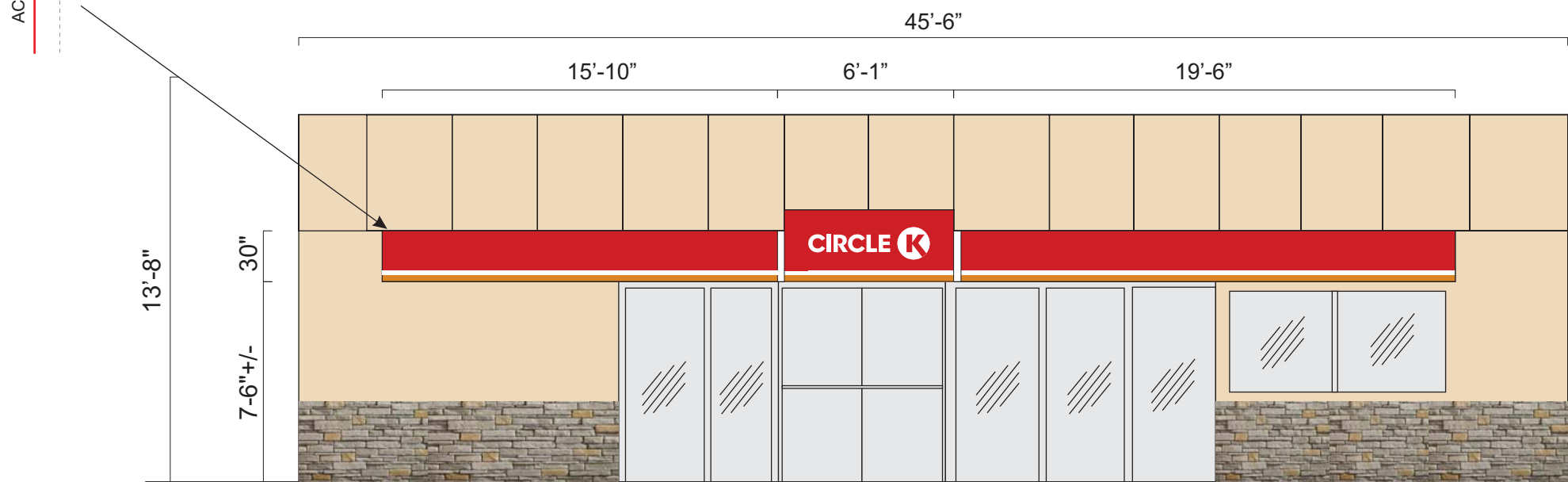
CUSTOMER APPROVAL

_____	_____
SIGN AND PRINT FULL NAME	DATE

NO. R8970 **PAGE: 2 OF 3**
DATE: 07.12.18GO
REV: 08.06.18GO


 **2498 LOMBARD ST.**
SAN FRANCISCO, CA 94123

1 3/8" X 3 1/4" X 120" LONG16
GAUGE GALVANIZED STEEL ANGLE
12 x 3/4" HEX WASHER HEAD DRILL & TAP (TEK) SCREWS
OR 1/8" COATED STEEL POP RIVETS (4 EACH PER
10'-0" ACM PANEL - TYPICAL)
INSTALL ACM FASCIA TO EXISTING
BUILDING FASCIA AS SHOWN



② REFACE EXISTING S/F BUILDING SIGN
SCALE: 3/8" = 1'-0"

 **PRIMARY RED**
Pantone 485
3M 3630-33 Red Vinyl

 **PRIMARY ORANGE**
Pantone 144
3M 3630-3540 Tangerine Vinyl



EXISTING BUILDING



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DATE

NO. R8970

DATE: 07.12.18GO

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PAGE: 3 OF 3



**2498 LOMBARD ST.
SAN FRANCISCO, CA 94123**

Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2498 LOMBARD ST		0936016
Case No.		Permit No.
2018-003264PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The proposal is to establish a Formula Retail Use (d.b.a. Circle K) in an approximately 1,212 square foot existing food mart space located within an existing automobile gas station and food mart convenience store (d.b.a. 76 Gas Station & Food Mart). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. 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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

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"/>	Air Quality: 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"/>	Hazardous Materials: 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 > Maher layer).</i>
<input type="checkbox"/>	Transportation: 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"/>	Archeological Resources: 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"/>	Subdivision/Lot Line Adjustment: 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"/>	Slope = or > 20%: 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) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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) If box is checked, a geotechnical report will likely be required.

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

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

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (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>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. 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 STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Sharon Young 02/19/2019
	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)
2498 LOMBARD ST		0936/016
Case No.	Previous Building Permit No.	New Building Permit No.
2018-003264PRJ		
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:	Date:

Exhibit D - Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2498 LOMBARD STREET
RECORD NO.: 2018-003264CUA

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

Reception:
415.558.6378

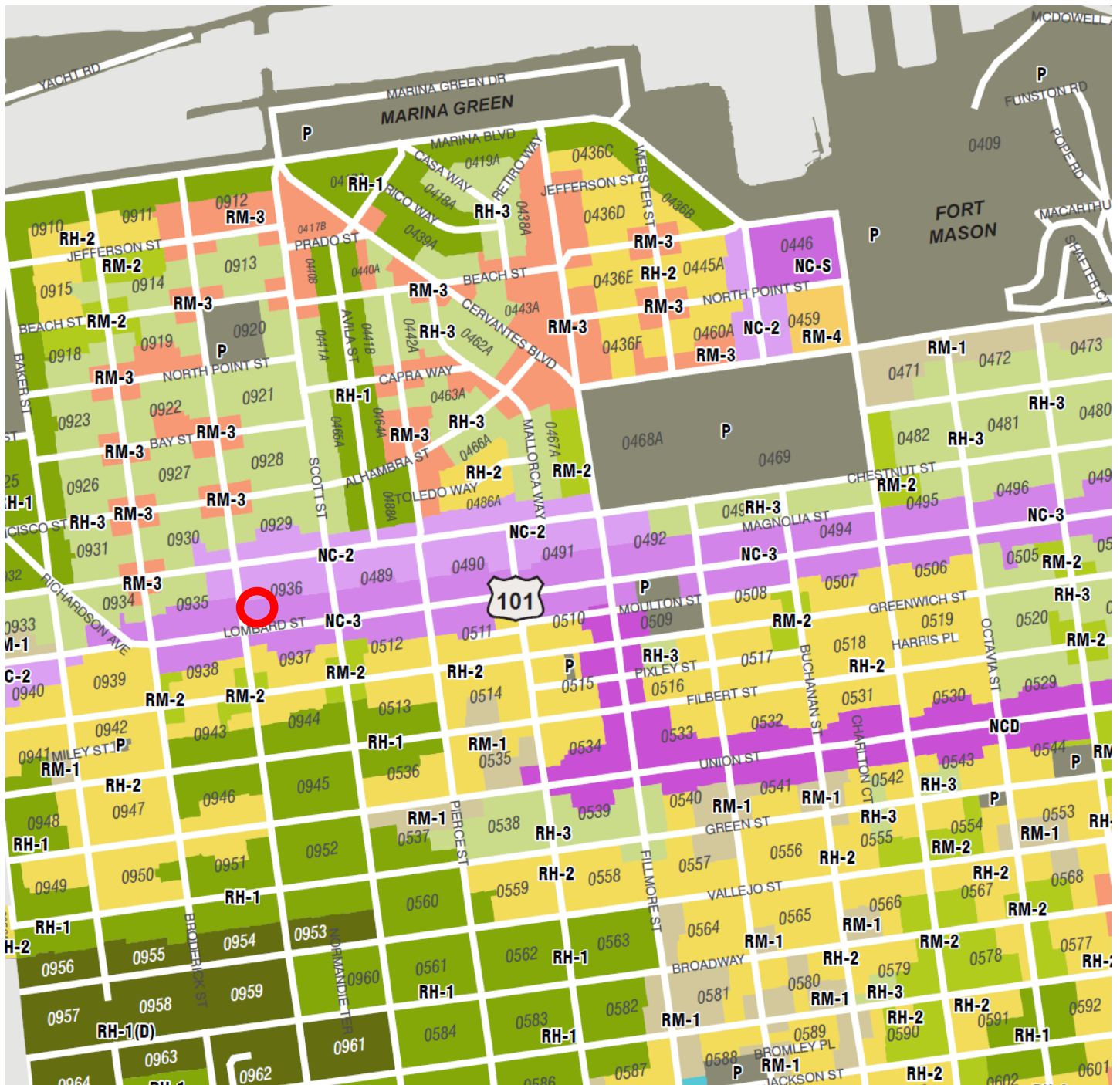
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±7,695	±7,695	0
Residential	--	--	--
Commercial/Retail	±1,212	±1,212	0
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	1	1	0
Usable Open Space (GFS)	--	--	--
Public Open Space (GFS)	--	--	--
Other ()	--	--	--
TOTAL GSF	±1,212	±1,212	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	-
Number of Buildings	1	1	0
Number of Stories	1	1	0
Other ()	--	--	--

Exhibit E - Maps and Context Photos

Zoning Map



Conditional Use Hearing
Case Number 2018-003264CUA
2498 Lombard Street

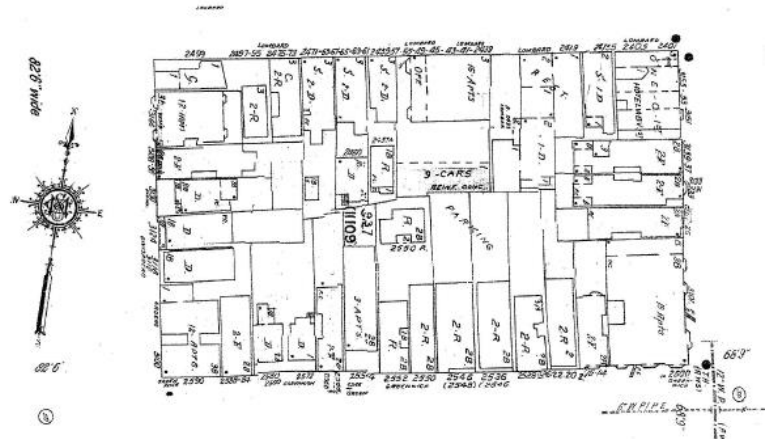
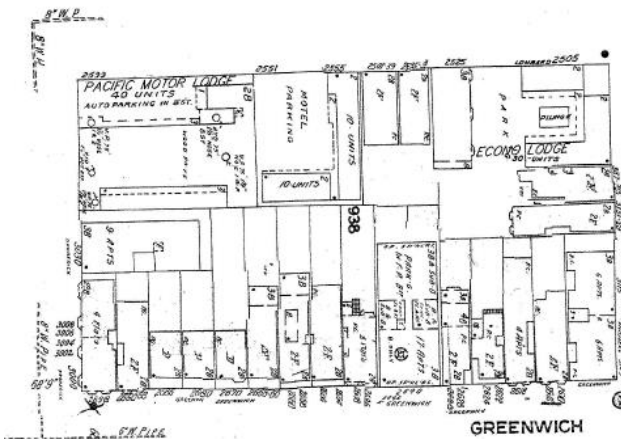
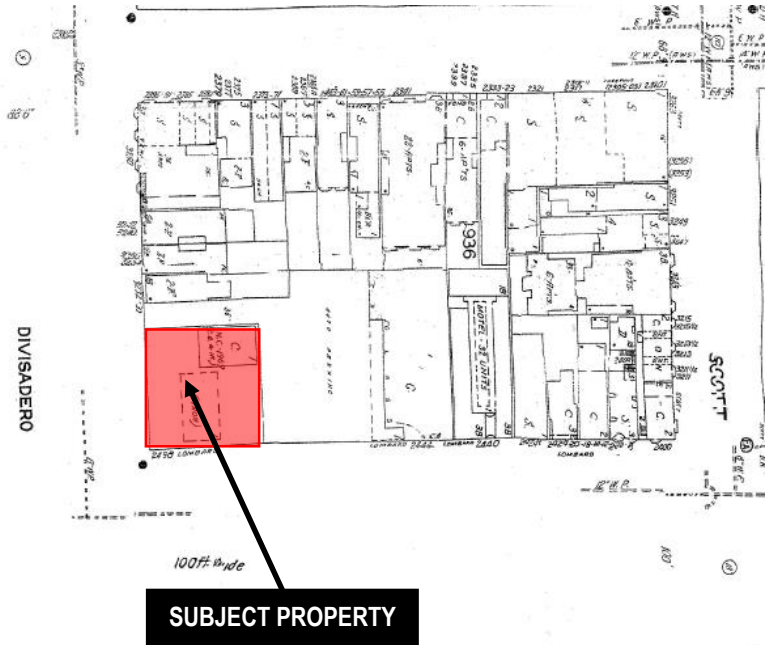
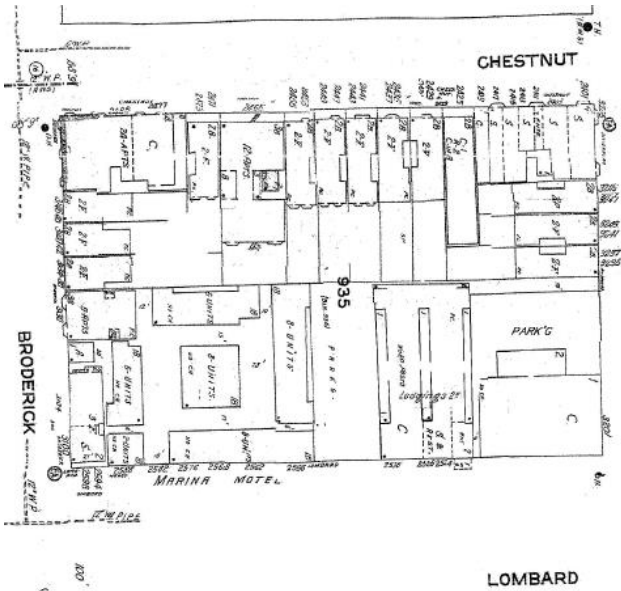


Parcel Map



Conditional Use Hearing
Case Number 2018-003264CUA
 2498 Lombard Street

Sanborn Map*

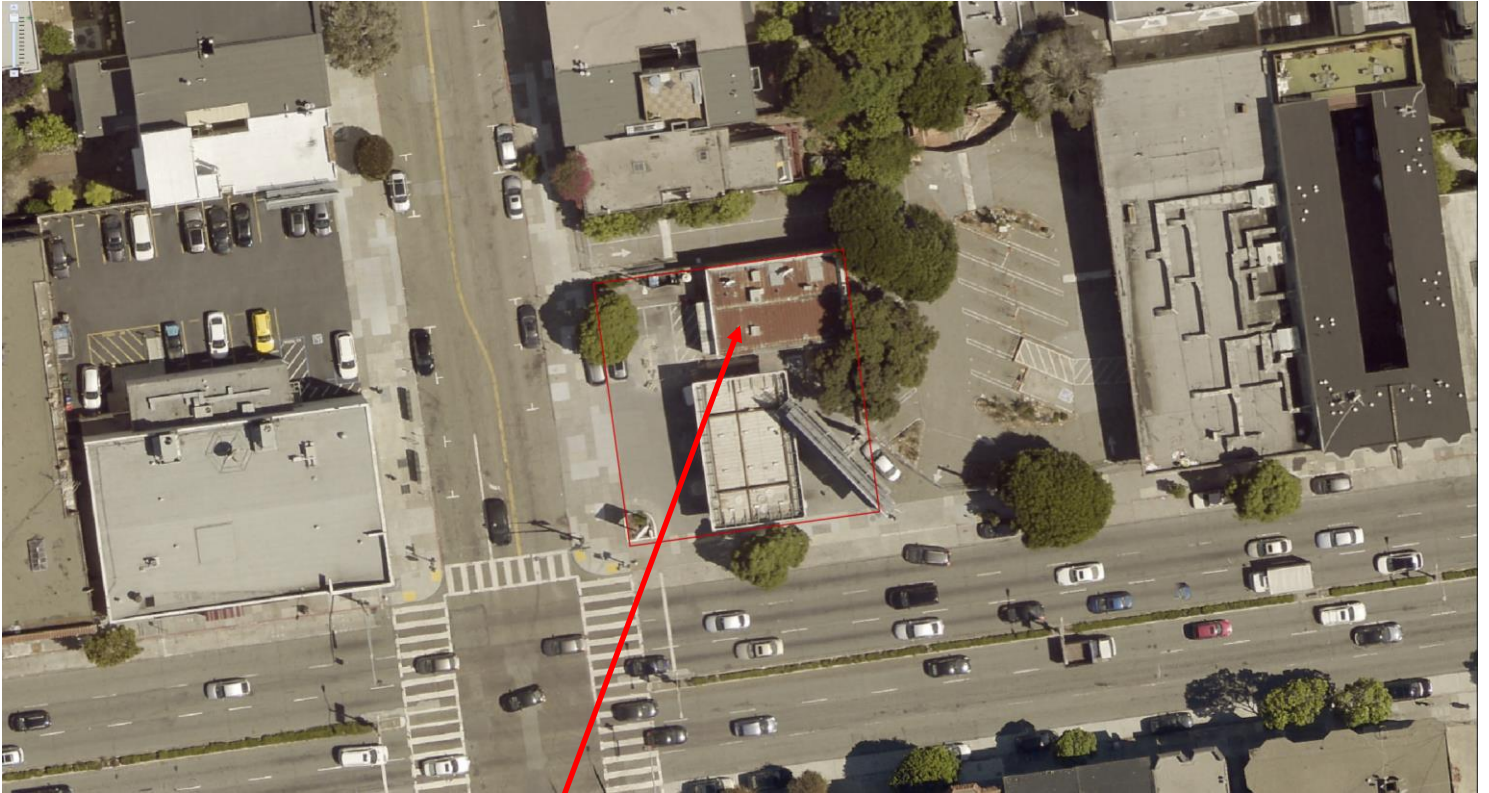


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2018-003264CUA
2498 Lombard Street



Aerial Photo



SUBJECT PROPERTY



Site Photo



Conditional Use Hearing
Case Number 2018-003264CUA
2498 Lombard Street

Exhibit F – Project Sponsor Submittal



M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN

2221 OLYMPIC BLVD., SUITE 100, WALNUT CREEK, CALIFORNIA 94595

Muthana Ibrahim

Architect
President

Telephone :
(925) 287-1174

Facsimile:
(925) 943-1581

Cell:
(925) 878-9875

Email:
muthana@miarchitect.com
www.miarchitect.com

FORMULA RETAIL CRITERIA:

**76 Gas Station & Circle K Convenience Store
2498 Lombard Street, San Francisco, CA 94123**

Formula Retail Conditional Use Findings

1. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project (please see attached instructions); and

Response: Within the 1/4 mile radius of the Subject property, 2498 Lombard, the percentage of Formula Retail businesses to all commercial street frontages is 28%. Within the 1/4 mile radius plus the entire NC3 the Formula Retail Concentration is 27%. The Formula Retail Concentration in the NC3 only is 22%.

(See Figure 1 (Vicinity Survey Area Map) and Appendix A (Survey Database attached))

2. The availability of other similar retail uses within the district and within the vicinity of the proposed project;

Response: Other grocery and convenience stores in the 1/4 mile radius are, Presidio Food Market, Golden Gate Market & Deli, Minute Mart Gas Station Marina Deli & Liquor, Marina Supermarket, Marina Meats, United Liquors & Deli. In the NC3 beyond the quarter mile is Albertino's Market.

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

Response: The proposed formula retail is compatible with the architecture and aesthetic character of the district; because, there is no change on the use of the facility and/or the architecture of the building. The gas station already include a food mart.

4. The existing retail vacancy rates within the district and within the vicinity of the proposed project;

Response: The vacancy rate identified as vacant storefront linear feet to overall commercial street frontage in the 1/4 mile radius is 7%. The vacancy rate in the NC-3 plus the 1/4 mile radius is 6%. The vacancy rate in the NC3 only is 4%.

5. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project;

Response: The proposed use is a convenience store, which is the same existing use; therefore, there is no impact on the existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project.

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

Response: No additional data.

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

N/A

Please don't hesitate to call, if you have any questions. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

Architect, President
M I Architects, Inc.

FORMULA RETAIL CRITERIA

A1. The existing concentration of formula retail within the district

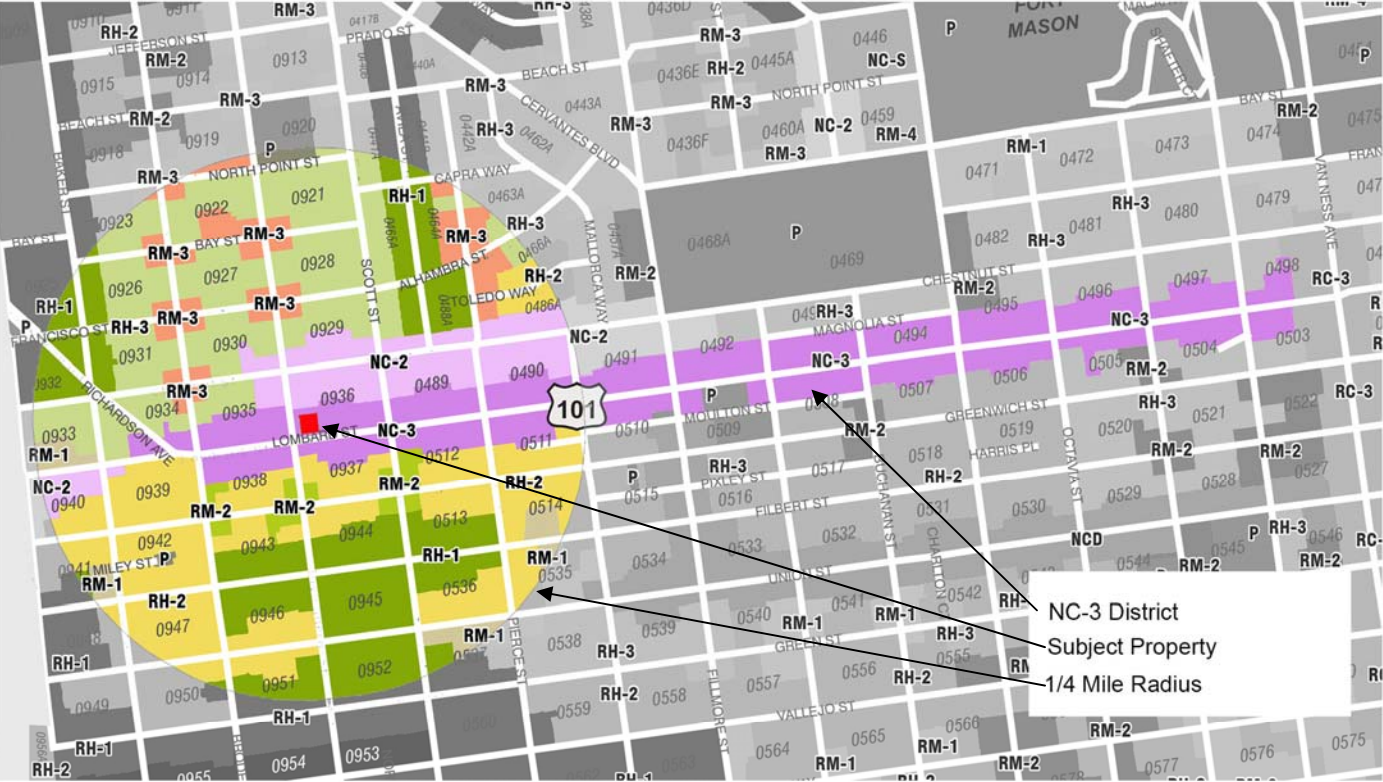
Within the 1/4 mile radius of the Subject property, 2498 Lombard, the percentage of Formula Retail businesses to all commercial street frontages is 30%. Within the 1/4 mile radius plus the entire NC3 the Formula Retail Concentration is 27%. The Formula Retail Concentration in the NC3 only is 21%.

(See Figure 1 (Vicinity Survey Area Map) and Appendix A (Survey Database attached))

A4. Existing retail vacancy rates within the district

The vacancy rate identified as vacant storefront linear feet to overall commercial street frontage in the 1/4 mile radius is 6%. The vacancy rate in the NC-3 plus the 1/4 mile radius is 5%. The vacancy rate in the NC3 only is 4%.

Figure 1



2498 Lombard Street
Vicinity Map
NC3 + 1/4 Mile Radius

APPENDIX A

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
	BLOCK	LOT	ADDRESS	VACANT? (Y/N)	BUSINESS NAME	FORMULA RETAIL? (Y/N)	F.R. FRONTAGE (FT)	VACANT FRONTAGE (FT)	FRONTAGE (FT)	USE	SPECIFIC USE	DAILY NEEDS? (Y/N)	1/4 MILE RADIUS? (Y/N)	WITHIN NC-3? (Y/N)
1														
2	SECTION 1 OF 2 : 1/4-MILE RADIUS													
3														
4														
5	0934	007	1 RICHARDSON AVENUE	N	Knights Inn	N			105	Hotel	Hotel	N	Y	Y
6	0934	007	LOMBARD ST	N	Knights Inn	N			75	Hotel	Hotel	N	Y	Y
7	0934	019	2 RICHARDSON AVENUE	N	Richardson Automotive Service	N			114	Trade Shop	Auto Repairs	N	Y	Y
8	0934	019	BRODERICK	N	Richardson Automotive Service	N			66	Trade Shop	Auto Repairs	N	Y	Y
9														
10	0940	001	2701 LOMBARD ST	N	Phil's Electric	N			31	Trade Shop	Electrics	Y	Y	Y
11	0940	001	BAKER ST	N	Phil's Electric	N			42	Trade Shop	Electrics	Y	Y	Y
12	0940	001	2953 BAKER ST	N	Baker St Bistro	N			31	Restaurant	Restaurant	N	Y	Y
13	0940	002	2943 BAKER ST	N	Clover Green Cleaners	N			17	Cleaners	Laundry	Y	Y	Y
14	0940	006A	2903 BAKER ST	N	New Parisian Cleaners	N			17	Cleaners	Laundry	Y	Y	Y
15	0940	006A	2901 BAKER ST	N	Presidio Food Market	N			24	Grocery	Grocery	Y	Y	Y
16	0940	006A	GREENWICH ST	N	Presidio Food Market	N			32	Grocery	Grocery	Y	Y	Y
17	0940	019	2769 LOMBARD ST	N	Avellino Pizzeria	N			42	Restaurant	Restaurant	N	Y	Y
18	0940	019	LYON ST	N	Avellino Pizzeria	N			14	Restaurant	Restaurant	N	Y	Y
19	0940	020	2767 LOMBARD ST	N	Golden Gate Market & Deli	N			23	Grocery	Grocery	Y	Y	Y
20	0940	021	2755 LOMBARD ST	N	Travelodge	Y	83		83	Hotel	Hotel	N	Y	Y
21	0940	024	2733 LOMBARD ST	N	Little Bee Daycare & Preschool	N			24	Personal Services	Preschool	N	Y	Y
22	0940	026	2707 LOMBARD ST	N	Inn at Golden Gate (Country Heart)	N			81	Hotel	Hotel	N	Y	Y
23														
24	0941	027	GREENWICH ST	N	Cowhollow French Cleaners	N			36	Cleaners	Laundry	Y	Y	N
25	0941	027	2849 BAKER ST	N	Cowhollow French Cleaners	N			25	Cleaners	Laundry	Y	Y	N
26	0941	033	2803 GREENWICH ST	N	Artifact	N			12	Personal Services	Art School	N	Y	N

APPENDIX A

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
27														
28	0942	018	2830 BAKER ST	N	Infinite	N			20	Personal Service	Martial Art Sch	N	Y	N
29	0942	018	MILEY ST	N	Infinite	N			44	Personal Service	Martial Art Sch	N	Y	N
30														
31	0939	001	2601 LOMBARD ST	N	Minute Mart Gas Station	Y	75		75	Service Station	Service Station	N	Y	Y
32	0939	001	BRODERICK ST	N	Minute Mart Gas Station	Y	46		46	Service Station	Service Station	N	Y	Y
33	0939	027	LOMBARD ST	N	Final Final	N			63	Restaurant	Bar Restaurant	N	Y	Y
34	0939	027	2990 BAKER ST	N	Final Final	N			28	Restaurant	Bar Restaurant	N	Y	Y
35														
36	0490	002	3321 STEINER ST ST	N	Boho	N			34	Restaurant	Restaurant	N	Y	N
37	0490	002A	2200-2218 LOMBARD	N	Amicis	N			162	Restaurant	Restaurant	N	Y	N
38	0490	002A	STEINER ST	N	Amicis	N			48	Restaurant	Restaurant	N	Y	N
39	0490	002C	3315-3317 STEINER ST	N	Chotto	N			30	Restaurant	Restaurant	N	Y	N
40	0490	003	2230 LOMBARD ST	N	Travel Inn	N			15	Hotel	Hotel	N	Y	N
41	0490	003A	2240 LOMBARD ST	N	Furniture Envy	N			25	Retail	Furniture	N	Y	N
42	0490	003B	2242-2246 LOMBARD	N	Barrys Bootcamp	Y	38		38	Personal Service	Gym	Y	Y	N
43	0490	004	2272 LOMBARD ST	N	City Famous Nail Spa	N			14	Personal Service	Salon	Y	Y	N
44	0490	005	2274-2278 LOMBARD	Y	Vacant (Home Plate)	N		25	25	Vacant	Vacant		Y	N
45	0490	014	3298 PIERCE ST	N	Willis & Co Real Estate	N			10	Professional Ser	Real Estate	N	Y	N
46	0490	014	2197 CHESTNUT ST	N	First National Bank	Y	48		48	Financial Service	Lending Institut	Y	Y	N
47	0490	014	PIERCE ST	N	First National Bank	Y	111		111	Financial Service	Lending Institut	Y	Y	N
48	0490	015	2175 CHESTNUT ST	N	DeLaRosa	N			65	Restaurant	Restaurant	N	Y	N
49	0490	015	2185 CHESTNUT ST	N	Toss	N			40	Retail	Retail Clothing	N	Y	N
50	0490	016	2169 CHESTNUT ST	N	Gap Kids	Y	37		37	Retail	Retail Clothing	N	Y	N
51	0490	019	2159 CHESTNUT ST	N	Gap	Y	98		98	Retail	Retail Clothing	N	Y	N
52	0490	022	3337-3339 STEINER ST	N	Ace Wasabis	N			15	Restaurant	Restaurant	N	Y	N
53	0490	044	2298 LOMBARD ST	Y	Vacant (Golden1 Credit Union)	N		200	200	Vacant	Vacant		Y	N
54	0490	044	PIERCE ST	Y	Vacant (Golden1 Credit Union)	N		25	25	Vacant	Vacant		Y	N
55	0490	045	2149 CHESTNUT ST	N	Marina Theater Cinema	N			21	Entertainment	Theater	N	Y	N
56	0490	045	2141 CHESTNUT ST	N	Walgreens	Y	90		90	Retail	Pharmacy	Y	Y	N
57	0490	046	2125 CHESTNUT ST	N	Apple Store Chestnut	Y	75		75	Retail	Electronics	N	Y	N
58	0490	047	2113 CHESTNUT ST	N	WineStar	N			15	Restaurant	Wine Bar	N	Y	N
59	0490	047	2109 CHESTNUT ST	N	Susie Cakes	Y	15		15	Limited Restaur	Bakery	Y	Y	N
60	0490	047	2105 CHESTNUT ST	N	Blue Barn	N			15	Restaurant	Restaurant	N	Y	N

APPENDIX A

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
61	0490	047	2101 CHESTNUT ST	N	Y & I Clothing Boutique	N			75	Retail	Retail Clothing	N	Y	N
62	0490	047	STEINER ST	N	Y & I Clothing Boutique	N			50	Retail	Retail Clothing	N	Y	N
63	0490	047	2117 CHESTNUT ST	N	Fireside Camera	N			15	Retail	Camera	N	Y	N
64	0490	048	3345-3349 STEINER ST	N	Izzys Steaks and Chops	N			59	Restaurant	Restaurant	N	Y	N
65														
66	0486A	008	2054 CHESTNUT ST	N	Deleuse Jewelers	N			10	Retail	Jewelry	N	Y	N
67	0486A	008	2056 CHESTNUT ST	N	Jag Jag Bird (Sophia Knight Psychic)	N			8	Personal Service	Kids Crafts	N	Y	N
68	0486A	009	2060 CHESTNUT ST	Y	Bluemercury	Y	24		24	Retail	Cosmetics	Y	Y	N
69	0486A	010	2066-2068 CHESTNUT ST	N	Le Marais Bakery	N			28	Limited Restaurant	Limited Restaurant	Y	Y	N
70	0486A	011	2072 CHESTNUT ST	N	The Woodbridge	N			8	Personal Service	Salon	Y	Y	N
71	0486A	011	2076 CHESTNUT ST	N	Fleet Feet Sports	Y	10		10	Retail	Sports	Y	Y	N
72	0486A	012	2078-2080 CHESTNUT ST	N	Peets Coffee	Y	20		20	Limited Restaurant	Limited Restaurant	Y	Y	N
73	0486A	013	2084 CHESTNUT ST	N	Naked Fish Sushi	N			12	Restaurant	Restaurant	N	Y	N
74	0486A	013	2086 CHESTNUT ST	N	Siren Boutique (Retail Therapy)	N			8	Retail	Retail Clothing	N	Y	N
75	0486A	014	2100 CHESTNUT ST	N	Pottery Barn	Y	40		40	Retail	Home Furnishings	N	Y	N
76	0486A	016	2106 CHESTNUT ST	N	Laline	N			11	Retail	Cosmetics	N	Y	N
77	0486A	016	2108 CHESTNUT ST	N	Boho Lifestyle	N			15	Retail	Retail Clothing	N	Y	N
78	0486A	016	2110 CHESTNUT ST	N	Amour Vert (Giggle)	N			15	Retail	Retail Clothing	N	Y	N
79	0486A	016	2108 CHESTNUT ST	N	Janie and Jack	Y	12		12	Retail	Childrens Clothing	N	Y	N
80	0486A	018	2120 CHESTNUT ST	N	Lucca Deli	N			14	Limited Restaurant	Limited Restaurant	Y	Y	N
81	0486A	019	2132 CHESTNUT ST	N	Starbucks	Y	16		16	Limited Restaurant	Limited Restaurant	Y	Y	N
82	0486A	019	2124 CHESTNUT ST	N	Two Skirts	N			15	Retail	Retail Clothing	N	Y	N
83	0486A	019	2128 CHESTNUT ST	N	Sunglass Hut	Y	8		8	Retail	Glasses	N	Y	N
84	0486A	021	2138 CHESTNUT ST	N	Donahues Marina Lounge	N			10	Bar	Bar	N	Y	N
85	0486A	021	2144 CHESTNUT ST	N	Over the Moon Creamery	N			10	Limited Restaurant	Limited Restaurant	Y	Y	N
86	0486A	021	2142 CHESTNUT ST	N	Dragon Well	N			10	Restaurant	Restaurant	N	Y	N
87	0486A	021	2146 CHESTNUT ST	N	Aesop Chestnut Street	N			10	Retail	Cosmetics	N	Y	N
88	0486A	023	2150 CHESTNUT ST	N	Blackwood	N			18	Restaurant	Restaurant	N	Y	N
89	0486A	023	2154 CHESTNUT ST	N	Citi Optix	N			14	Retail	Optometry	N	Y	N
90	0486A	023	2156 CHESTNUT ST	N	Peek	N			11	Retail	Childrens Clothing	N	Y	N
91	0486A	025	2166 CHESTNUT ST	N	Chase Bank	Y	50		50	Financial Service	Lending Institution	Y	Y	N
92	0486A	027	2176 CHESTNUT ST	N	Ei Gifts	N			8	Retail	Home Décor	N	Y	N
93	0486A	027	2172 CHESTNUT ST	N	GNC Nutrition	Y	9		9	Retail	Vitamin & Supplements	N	Y	N
94	0486A	028	2190 CHESTNUT ST	N	CitiBank	Y	65		65	Financial Service	Lending Institution	Y	Y	N

APPENDIX A

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
95	0486A	028	PIERCE ST	N	CitiBank	Y	75		75	Financial Service	Lending Institut	Y	Y	N
96														
97	0489	001	2219 CHESTNUT ST	N	Benefit Nail Salon	N			75	Personal Service	Salon	Y	Y	N
98	0489	001	2203 CHESTNUT ST	N	Super Duper Burger	Y	85		85	Limited Restaur	Limited Restaur	Y	Y	N
99	0489	001	PIERCE ST	N	Super Duper Burger	Y	25		25	Limited Restaur	Limited Restaur	Y	Y	N
100	0489	002	3255-3259 PIERCE ST	N	Dignity Health Urgent Care	N			10	Medical Service	Medical	Y	Y	N
101	0489	003	3249-3253 PIERCE ST	Y	Plate on Pierce	N			19	Restaurant	Restaurant	N	Y	N
102	0489	004	3243-3247 PIERCE ST	N	Monaghans	N			21	Bar	Bar	N	Y	N
103	0489	005	3237 PIERCE ST	N	Sloat Garden Center	Y	22		22	Retail	Garden Center	N	Y	N
104	0489	006	3231-3235 PIERCE ST	N	Bella Nails	N			18	Personal Service	Salon	Y	Y	N
105	0489	007	3221-3225 PIERCE ST	Y	Vacant	N		18	18	Vacant	Vacant		Y	N
106	0489	008	3213 PIERCE ST	N	The Sandwich Spot	N			30	Limited Restaur	Limited Restaur	Y	Y	N
107	0489	008	2300 LOMBARD ST	N	Verizon Wireless	Y	70		70	Retail	Wireless Servic	N	Y	N
108	0489	008	PIERCE ST	N	Verizon Wireless	Y	174		174	Retail	Wireless Servic	N	Y	N
109	0489	009	2308-2310 LOMBARD	N	Urban Pet Hospital	N			15	Pet Services	Pet Care	Y	Y	N
110	0489	013	2340 LOMBARD ST	N	Lombard Auto Body	N			70	Trade Shop	Auto Body	N	Y	N
111	0489	015	2346 LOMBARD ST	Y	Hit Pot Hot Pot	N			44	Restaurant	Restaurant	N	Y	N
112	0489	016	2352 LOMBARD ST	N	Priority Express Cleaners	N			43	Cleaners	Laundry	Y	Y	N
113	0489	020	2380 LOMBARD ST	N	Yukol Place Thai Cuisine	N			39	Restaurant	Restaurant	N	Y	N
114	0489	021	2386-2390 LOMBARD	N	Alex's Sign	N			35	Retail	Graphic Design	N	Y	N
115	0489	022	2396-2398 LOMBARD	N	Shoes n Feet	N			110	Retail	Retail Shoes	N	Y	N
116	0489	022	SCOTT ST	N	Shoes n Feet	N			63	Retail	Retail Shoes	N	Y	N
117	0489	022	3206 SCOTT ST	N	Marina Psychic	N			20	Personal Service	Psychic	Y	Y	N
118	0489	022	3208 SCOTT ST	N	Sarah Seven	N			19	Retail	Retail Clothing	Y	Y	N
119	0489	023	3224 SCOTT ST	N	Nancy & Amy (Creative Nails)	N			10	Personal Service	Personal Servic	Y	Y	N
120	0489	023	3226 SCOTT ST	N	Scott Cleaners	N			14	Cleaners	Laundry	Y	Y	N
121	0489	024	3232 SCOTT ST	N	Parigo	N			20	Restaurant	Restaurant	N	Y	N
122	0489	025	3236-3248 SCOTT ST	N	FaceWest	N			18	Retail	Cosmetics	N	Y	N
123	0489	025	3244 SCOTT ST	N	Hole in the Wall Pizza	N			9	Limited Restaur	Limited Restaur	Y	Y	N
124	0489	026	3242 SCOTT ST	N	Roma Antica	N			12	Restaurant	Restaurant	N	Y	N
125	0489	026	3246 SCOTT ST	N	Kobani Mediterranean Grill	N			24	Restaurant	Restaurant	N	Y	N
126	0489	027	3248 SCOTT ST	N	On Pointe Pilates	N			15	Personal Service	Gym	Y	Y	N
127	0489	027	3250 SCOTT ST	N	Finishing Touch Nails	N			11	Personal Service	Salon	Y	Y	N
128	0489	028	3256-3258 SCOTT ST	N	Plutos	N			41	Restaurant	Restaurant	N	Y	N

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
129	0489	029	2295 CHESTNUT ST	N	Marina Chiropractic	N			5	Personal Service	Chiropractice	Y	Y	N
130	0489	029	2293 CHESTNUT ST	N	The New Nails	N			35	Personal Service	Salon	Y	Y	N
131	0489	029	2299 CHESTNUT ST	N	Marina Deli & Liquor	N			34	Grocery	Grocery	Y	Y	N
132	0489	029	SCOTT ST	N	Marina Deli & Liquor	N			22	Grocery	Grocery	Y	Y	N
133	0489	029A	2281 CHESTNUT ST	N	Carmine Vicino General Dentistry	N			10	Medical Service	Medical	Y	Y	N
134	0489	029A	2277 CHESTNUT ST	N	Ciao Bella Nail Salon	N			19	Personal Service	Salon	Y	Y	N
135	0489	029A	2275 CHESTNUT ST	N	Jack's	Y	25		25	Retail	Retail Clothing	N	Y	N
136	0489	030	2269 CHESTNUT ST	N	The UPS Store	Y	18		18	Professional Service	Printing Shipping	N	Y	N
137	0489	030	2271 CHESTNUT ST	N	Dress	N			15	Retail	Retail Clothing	N	Y	N
138	0489	032	2261-2263 CHESTNUT ST	N	Squat & Gobble	N			36	Restaurant	Restaurant	N	Y	N
139	0489	032	2257 CHESTNUT ST	N	Bonita	N			11	Restaurant	Restaurant	N	Y	N
140	0489	032A	2255 CHESTNUT ST	N	Norman Cleaners	N			15	Cleaners	Laundry	Y	Y	N
141	0489	033A	2251 CHESTNUT ST	N	Books Inc	Y	35		35	Retail	Books	Y	Y	N
142	0489	034	2241-2245 CHESTNUT ST	N	Campus	N			20	Bar	Bar	N	Y	N
143	0489	035	2237 CHESTNUT ST	N	Law Offices	N			5	Professional Service	Legal Services	N	Y	N
144	0489	035	2235 CHESTNUT ST	N	Partita Custom Design Jewelry	N			10	Retail	Retail Jewelry	N	Y	N
145	0489	035	2233 CHESTNUT ST	N	Studio On Chestnut	N			15	Retail	Retail Clothing	N	Y	N
146	0489	036	2231 CHESTNUT ST	N	Tipsy Pig	N			45	Bar	Bar	N	Y	N
147	0489	037	2358 LOMBARD ST	N	Days Inn	Y	51		51	Hotel	Hotel	N	Y	N
148														
149	0488A	012	2200-2206 CHESTNUT ST	N	Bank of America	Y	114		114	Financial Service	Lending Institution	Y	Y	N
150	0488A	012	PIERCE ST	N	Bank of America	Y	55		55	Financial Service	Lending Institution	Y	Y	N
151	0488A	014	2224 CHESTNUT ST	N	Nice Cuts	N			10	Personal Service	Hair Salon	Y	Y	N
152	0488A	014	2220 CHESTNUT ST	N	Calif Cowboy	N			10	Retail	Retail Clothing	N	Y	N
153	0488A	014	2230 CHESTNUT ST	N	Margaret Elizabeth	N			10	Retail	Retail Jewelry	N	Y	N
154	0488A	014	2228 CHESTNUT ST	N	The Laundry Basket	N			10	Cleaners	Laundry	Y	Y	N
155	0488A	014A	2244-2248 CHESTNUT ST	N	SF Optics	N			28	Retail	Optician	N	Y	N
156	0488A	014A	AVILA ST	N	SF Optics	N			47	Retail	Optician	N	Y	N
157	0488A	014A	2234 CHESTNUT ST	N	Project Juice	N			18	Limited Restaurant	Limited Restaurant	Y	Y	N
158	0488A	014A	2240 CHESTNUT ST	N	Dabba	N			17	Restaurant	Restaurant	N	Y	N
159	0488A	034	2268 CHESTNUT ST	N	Smitten Ice Cream	N			10	Limited Restaurant	Limited Restaurant	Y	Y	N
160	0488A	034	2250 CHESTNUT ST	N	Tacolicious	N			52	Restaurant	Restaurant	N	Y	N
161	0488A	034	2260 CHESTNUT ST	N	Jacks	N			10	Retail	Retail Clothing	N	Y	N
162	0488A	034	2266 CHESTNUT ST	N	Walnut Cleaners	N			28	Cleaners	Laundry	Y	Y	N

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
163	0488A	036	2284 CHESTNUT ST	N	Savvy Hair Salon	N			10	Personal Service	Salon	Y	Y	N
164	0488A	036	2280 CHESTNUT ST	N	Sushi In Restaurant	N			9	Restaurant	Restaurant	N	Y	N
165	0488A	036	2272 CHESTNUT ST	Y	Vacant (Davids Tea)	N			20	Vacant	Vacant		Y	N
166	0488A	036	2298 CHESTNUT ST	N	Photograph & Frame	N			48	Retail	Picture Frames	N	Y	N
167	0488A	036	SCOTT ST	N	Photograph & Frame	N			40	Retail	Picture Frames	N	Y	N
168														
169	0936	001	2317 CHESTNUT ST	N	Mamanoko (Mamacita)	N			30	Restaurant	Restaurant	N	Y	N
170	0936	001	2301 CHESTNUT ST	N	Lucky Brand	Y	65		65	Retail	Retail Clothing	N	Y	N
171	0936	001	SCOTT ST	N	Lucky Brand	Y	56		56	Retail	Retail Clothing	N	Y	N
172	0936	001	2323 CHESTNUT ST	N	Marina Supermarket	N			48	Grocery	Grocery	Y	Y	N
173	0936	004	3251 SCOTT ST	N	Piano Bar	N			20	Bar	Bar	N	Y	N
174	0936	005	3241-3249 SCOTT ST	N	Karas Cupcakes	N			10	Limited Restaur	Limited Restaur	Y	Y	N
175	0936	009	2414 LOMBARD ST	N	Apothecarium	N			18	Retail	Cannabis Dispe	N	Y	Y
176	0936	010	2418-2422 LOMBARD	N	Viva Goa Indian Restaurant	N			23	Restaurant	Restaurant	N	Y	Y
177	0936	011	2424 LOMBARD ST	N	United Studios of Self Defense	N			24	Personal Service	Gym	Y	Y	Y
178	0936	012	2440 LOMBARD ST	N	Super 8 Hotel	N			65	Hotel	Hotel	N	Y	Y
179	0936	014	2460 LOMBARD ST	Y	Vacant	N		40	40	Vacant	Vacant		Y	Y
180	0936	016	2498 LOMBARD ST	N	76 Gas Station (subject property)	Y	85		85	Automotive	Service Station	N	Y	Y
181	0936	016	DIVISADERO ST	N	76 Gas Station (subject property)	Y	92		92	Automotive	Service Station	N	Y	Y
182	0936	018B	2395 CHESTNUT ST	N	Marina Meats	N			32	Grocery	Grocery	Y	Y	N
183	0936	018B	DIVISADERO ST	N	Marina Meats	N			25	Grocery	Grocery	Y	Y	N
184	0936	018B	2385 CHESTNUT ST	N	Nails-n-Beauty	N			12	Personal Service	Salon	Y	Y	N
185	0936	018B	2381 CHESTNUT ST	N	Barbagelata Real Estate	N			10	Professional Ser	Real Estate	Y	Y	N
186	0936	018C	2375-2379 CHESTNUT	Y	Cultivar	N			12	Restaurant	Restaurant	N	Y	N
187	0936	018D	2371 CHESTNUT ST	N	Hand Touch Nails Care	N			10	Personal Service	Salon	Y	Y	N
188	0936	018D	2373 CHESTNUT ST	N	Mezes Restaurant	N			10	Restaurant	Restaurant	N	Y	N
189	0936	018E	2365-2369 CHESTNUT	N	Owago (Asa) Sushi	N			16	Restaurant	Restaurant	N	Y	N
190	0936	018F	2359-2363 CHESTNUT	Y	Vacant (Chestnut Bakery)	N		14	14	Vacant	Vacant		Y	N
191	0936	018G	2355-2359 CHESTNUT	N	A16	N			14	Restaurant	Restaurant	N	Y	N
192	0936	018J	2335-2339 CHESTNUT	N	Simply Cuts	N			12	Personal Service	Salon	Y	Y	N
193	0936	018K	2333 CHESTNUT ST	N	Coffee Roastery	N			18	Limited Restaur	Limited Restaur	Y	Y	N
194	0936	020	3213 SCOTT ST	N	Maybeck's	N			80	Restaurant	Restaurant	N	Y	Y
195	0936	020	LOMBARD ST	N	Maybeck's	N			25	Restaurant	Restaurant	N	Y	Y

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
196														
197	0929	009	2320 CHESTNUT ST	N	Cutn Curl Beauty Salon	N			11	Personal Service	Salon	Y	Y	N
198	0929	009	2300 CHESTNUT ST	Y	Vacant (Ristobar)	N		85	85	Vacant	Vacant		Y	N
199	0929	009	SCOTT ST	Y	Vacant (Ristobar)	N		50	50	Vacant	Vacant		Y	N
200	0929	009	2314 CHESTNUT ST	N	Fiori Flowers	N			25	Retail	Retail Flowers	Y	Y	N
201	0929	012	2324 CHESTNUT ST	N	Crunch Fitness	Y	48		48	Personal Service	Gym	Y	Y	N
202	0929	014	2346 CHESTNUT ST	N	Causwells	N			25	Restaurant	Restaurant	N	Y	N
203	0929	014	2336 CHESTNUT ST	N	Ocularium	N			16	Retail	Eyeglasses	N	Y	N
204	0929	014	2340 CHESTNUT ST	N	Presidio Theatre	N			25	Entertainment	Theater	N	Y	N
205														
206	0930	009	2400 CHESTNUT ST	N	First Federal Savings & Loan	Y	85		85	Financial Service	Lending Institution	Y	Y	N
207	0930	009	DIVISADERO ST	N	First Federal Savings & Loan	Y	49		49	Financial Service	Lending Institution	Y	Y	N
208	0930	009	2416 CHESTNUT ST	Y	Vacant (Body Temp Renew)	N		10	10	Vacant	Vacant		Y	N
209	0930	009	2418 CHESTNUT ST	N	Meifei Clothing Design	N			11	Retail	Retail Clothing	N	Y	N
210	0930	009	2414 CHESTNUT ST	Y	Vacant (Mud Puppys Tub & Scrub)	N		28	28	Vacant	Vacant		Y	N
211	0930	011	2430 CHESTNUT ST	N	Charles Grisez Co Realtor	N			32	Professional Service	Real Estate	Y	Y	N
212	0930	015	2454-2458 CHESTNUT ST	N	Sorry I Broke Your Heart	N			21	Personal Service	Salon	Y	Y	N
213														
214	0935	001	2413 CHESTNUT ST	N	Elegant Hair Design	N			10	Personal Service	Salon	Y	Y	N
215	0935	001	2417 CHESTNUT ST	N	Fichu Bridal Gowns	N			8	Personal Service	Taylor	Y	Y	N
216	0935	001	2401 CHESTNUT ST	N	United Liquors & Deli	N			54	Grocery	Grocery	Y	Y	N
217	0935	001	DIVISADERO ST	N	United Liquors & Deli	N			50	Grocery	Grocery	Y	Y	N
218	0935	001	2415 CHESTNUT ST	N	Aristocrat Cleaners	N			15	Cleaners	Laundry	Y	Y	N
219	0935	001	2419 CHESTNUT ST	Y	Vacant (The Animal Connection)	N		10	10	Vacant	Vacant		Y	N
220	0935	002	3201 DIVISADERO ST	N	Walgreens	Y	150		150	Retail	Pharmacy	Y	Y	N
221	0935	002	LOMBARD ST	N	Walgreens	Y	102		102	Retail	Pharmacy	Y	Y	N
222	0935	003	2524-2530 LOMBARD ST	N	Bridge Motel	N			65	Hotel	Hotel	N	Y	Y
223	0935	005	2576 LOMBARD ST	N	Marina Motel	N			125	Hotel	Hotel	N	Y	Y
224	0935	010	2477-2485 CHESTNUT ST	N	Marina Podiatry	N			35	Medical Service	Medical	Y	Y	N
225	0935	014	2598 LOMBARD ST	N	Linolium Harry's	N			21	Retail	Carpet Covering	N	Y	Y
226	0935	014	BRODERICK ST	N	Linolium Harry's	N			78	Retail	Carpet Covering	N	Y	Y
227	0935	019	2423-2427 CHESTNUT ST	N	The Missing Sock	N			25	Cleaners	Laundry	Y	Y	N
228														
229	0938	007	2505 LOMBARD ST	N	Alpha Inn & Suites	N			90	Hotel	Hotel	N	Y	Y

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
230	0938	007	DIVISADERO ST	N	Alpha Inn & Suites	N			79	Hotel	Hotel	N	Y	Y
231	0938	016	BRODERICK ST	N	La Luna Inn	N			108	Hotel	Hotel	N	Y	Y
232	0938	017	2555 LOMBARD ST	N	La Luna Inn	N			245	Hotel	Hotel	N	Y	Y
233														
234	0937	001	3155 SCOTT ST	N	Edward II Inn	N				Hotel	Hotel	N	Y	Y
235	0937	020	2499 LOMBARD ST	N	Buffalo Wild Wings	Y	65		65	Restaurant	Restaurant	N	Y	Y
236	0937	020	DIVISADERO ST	N	Buffalo Wild Wings	Y	28		28	Restaurant	Restaurant	N	Y	Y
237	0937	023	2467 LOMBARD ST	N	Nevas Beauty	N			15	Personal Service	Salon	Y	Y	Y
238	0937	025	2459 LOMBARD ST	Y	Vacant (Torero Specialty Products)	N		12	12	Vacant	Vacant		Y	Y
239	0937	026	2447 LOMBARD ST	N	Lombard Beauty Salon	N			23	Personal Service	Salon	Y	Y	Y
240	0937	031	2415 LOMBARD ST	N	CCs Cocktails	N			19	Bar	Bar	N	Y	Y
241														
242	0512	030	2361 LOMBARD ST	N	Presidio Inn & Suites	N			30	Hotel	Hotel	N	Y	Y
243	0512	038	3103-3107 PIERCE ST	N	Cow Hollow LaundryMat	N			26	Cleaners	Laundry	Y	Y	N
244	0512	038	2400 GREENWICH ST	N	Embrace Health	N			25	Medical Service	Chiropractics	Y	Y	N
245	0512	038	PIERCE ST	N	Embrace Health	N			27	Medical Service	Chiropractics	Y	Y	N
246	0512	044-05	2395 LOMBARD ST		Golden Gate Urgent Care	N			86	Medical Service	Urgent Care	Y	Y	Y
247	0512	044-05	SCOTT ST		Golden Gate Urgent Care	N			25	Medical Service	Urgent Care	Y	Y	Y
248	0512	061	2353 LOMBARD ST	N	CorePower Yoga	Y	57		57	Personal Service	Gym	Y	Y	Y
249	0512	061	2347 LOMBARD ST	N	Equities Realty	N			9	Professional Ser	Real Estate	Y	Y	Y
250														
251	0511	001	2207 LOMBARD ST	N	KW Realty	N			20	Professional Ser	Real Estate	Y	Y	Y
252	0511	001	2209 LOMBARD ST	N	Berendt Properties	N			16	Professional Ser	Real Estate	Y	Y	Y
253	0511	001	LOMBARD ST	N	Chubby Noodle	N			54	Restaurant	Restaurant	N	Y	Y
254	0511	005	3201 STEINER ST	N	Greenwich Inn	N			87	Hotel	Hotel	N	Y	N
255	0511	005	GREENWICH ST	N	Greenwich Inn	N			56	Hotel	Hotel	N	Y	N
256	0511	026	2299 LOMBARD ST	Y	Vacant (Ihop)	N		39	39	Vacant	Vacant		Y	Y
257	0511	037	2265 LOMBARD ST	N	Surf Motel	N			85	Hotel	Hotel	N	Y	Y
258														
259	0514	001	2303 GREENWICH ST	N	eSalon	N			16	Personal Service	Salon	Y	Y	N
260	0514	001	2313 GREENWICH ST	N	Kim Fiscus	N			16	Retail	Antiques	N	Y	N
261	0514	025	PIERCE ST	N	The Dailey Method	Y	34		34	Personal Service	Gym	Y	Y	N
262	0514	025	2399 GREENWICH ST	N	The Dailey Method	Y	20		20	Personal Service	Gym	Y	Y	N
263														

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
264	SECTION 2 OF2 : NC-3 LOMBARD ST, EAST OF THE 1/4-MILE													
265														
266	0498	029	1450 LOMBARD ST	N	Travelodge	Y	90		90	Hotel	Hotel	N	N	Y
267	0498	029	1488 LOMBARD ST	N	Fog City Dogs	N			33	Pet Care	Daycare Dogs	Y	N	Y
268	0498	029	FRANKLIN ST	N	Fog City Dogs	N			25	Pet Care	Daycare Dogs	Y	N	Y
269														
270	0497	010	1530 LOMBARD ST	N	Redwood Inn	N			75	Hotel	Hotel	N	N	Y
271	0497	042	1550 LOMBARD ST	N	Center for Cosmetic Dentistry	N			50	Medical Service	Medical	Y	N	Y
272	0496	005	1628 LOMBARD ST	N	Chakra Balancing	N			9	Personal Service	Psychic Reading	Y	N	Y
273	0496	006	1630-1632 LOMBARD	N	Marina McBrearty Acupuncture	N			65	Medical Service	Medical	Y	N	Y
274	0496	007	1650 LOMBARD ST	N	Town House Motel	N			85	Hotel	Hotel	N	N	Y
275	0496	009	1662-1666 LOMBARD	N	Atami Sushi	N			15	Restaurant	Restaurant	N	N	Y
276	0496	011	1674-1676 LOMBARD	N	Hoogasian Flowers	N			15	Retail	Florist	Y	N	Y
277	0496	013	1688 LOMBARD ST	N	Marina Inn Barber Shop	N			13	Personal Service	Salon	Y	N	Y
278	0496	013	1688 LOMBARD ST	N	Elegant Nails	N			10	Personal Service	Salon	Y	N	Y
279	0496	013	3110 OCTAVIA ST	N	Marina Inn	N			100	Hotel	Hotel	N	N	Y
280	0496	013	3110 OCTAVIA ST	N	Shear Elegance	N			21	Personal Service	Salon	Y	N	Y
281	0496	019	1600-1606 LOMBARD	N	Vacant (Golo Café)	N		80	80	Vacant	Vacant		N	Y
282														
283	0495	02A	1700 LOMBARD ST	Y	Vacant (Azadeh Couture)	N		30	30	Vacant	Vacant		N	Y
284	0495	02A	OCTAVIA ST	Y	Vacant (Azadeh Couture)	N		51	51	Vacant	Vacant		N	Y
285	0495	006	1790 LOMBARD ST	N	Extra Mile / Chevron	Y	40		40	Trade Shop	Service Station	N	N	Y
286	0495	011	1750 LOMBARD ST	N	Sea Side Inn	N			50	Hotel	Hotel	N	N	Y
287	0495	012	1772 LOMBARD ST	N	Bike and View	N			12	Retail	Sport Equipment	N	N	Y
288	0495	012	1768 LOMBARD ST	Y	Vacant	N		12	12	Vacant	Vacant		N	Y
289	0495	036	1738 LOMBARD ST	Y	Vacant	N		12	12	Vacant	Vacant		N	Y
290	0495	037	1734A LOMBARD ST	N	Sen Beauty Spa	N			10	Personal Service	Salon	Y	N	Y
291														
292	0494	005	1802 LOMBARD ST	N	Shell Station	Y	130		130	Trade Shop	Service Station	N	N	Y
293	0494	005	LAGUNA ST	N	Shell Station	Y	45		45	Trade Shop	Service Station	N	N	Y
294	0494	007	1818-1820 LOMBARD	N	SF Aesthetics & Laser Center	N			27	Personal Service	Salon	Y	N	Y
295	0494	012	1880 LOMBARD ST	N	Hill & Co	N			103	Professional Ser	Real Estate	Y	N	Y
296	0494	012	BUCHANAN ST	N	Hill & Co	N			25	Professional Ser	Real Estate	Y	N	Y
297	0494	023	1860 LOMBARD ST	N	Jigalin Fitness	N			30	Personal Service	Gym	Y	N	Y

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
298														
299	0493	002	3301 BUCHANAN ST	N	Jake's Steaks Restaurant	N			30	Restaurant	Restaurant	N	N	Y
300	0493	002	1900 LOMBARD ST	N	First American Title	Y	25		25	Professional Service	Real Estate	Y	N	Y
301	0493	002	BUCHANAN ST	N	First American Title	Y	95		95	Professional Service	Real Estate	Y	N	Y
302	0493	003	1910 LOMBARD ST	N	Zushi Puzzle	N			18	Retail	Toys	N	N	Y
303	0493	004	1912 LOMBARD ST	N	Reboot Float Spa	N			10	Personal Service	Spa	Y	N	Y
304	0493	006	1926-1930 LOMBARD	N	Fast Frame Picture Framing	Y	25		25	Personal Service	Framing	Y	N	Y
305	0493	007	1940 LOMBARD ST	N	Howard Johnson Inn	Y	35		35	Hotel	Hotel	N	N	Y
306	0493	009	1954 LOMBARD ST	N	Rosanelli Hair Restoration	N			12	Personal Service	Salon	Y	N	Y
307	0493	009	1956 LOMBARD ST	N	Cathy Shine Photography Gallery	N			10	Retail	Photography	N	N	Y
308	0493	010	1958 LOMBARD ST	Y	Retail Clothing	N			25	Retail	Retail Clothing	N	N	Y
309	0493	011	1964-1968 LOMBARD	N	Benjarong Thai Cuisine	N			28	Restaurant	Restaurant	N	N	Y
310	0493	012	1970 LOMBARD ST	Y	Vacant (Sassi Beauty Salon)	N		13	13	Vacant	Vacant		N	Y
311	0493	012	1972 LOMBARD ST	N	Alive	N			13.75	Restaurant	Restaurant	N	N	Y
312	0493	015	1994 LOMBARD ST	N	Silver Clouds	N			27.5	Restaurant	Restaurant	N	N	Y
313	0493	015	WEBSTER ST	N	Silver Clouds	N			120	Restaurant	Restaurant	N	N	Y
314														
315	0492	005	2014-2018 LOMBARD	N	Alegrias	N			23	Restaurant	Restaurant	N	N	Y
316	0492	006	2020-2022 LOMBARD	N	Marina Sushi Bar	N			30	Restaurant	Restaurant	N	N	Y
317	0492	007	2024 LOMBARD ST	N	Marina Pet Hospital	N			29	Medical Service	Medical	Y	N	Y
318	0492	010	2030-2032 LOMBARD	N	Don Pistos Tequila Bar	N			24	Restaurant	Restaurant / Bar	N	Y	Y
319	0492	012	2036 LOMBARD ST	N	Stock In Trade	N			80	Bar	Bar	N	N	Y
320	0492	013	2098 LOMBARD ST	N	Honda Service Center	Y	250		250	Trade Shop	Auto Body	N	N	Y
321	0492	025	2026 LOMBARD ST	N	Lombard Plaza Motel	N			115	Hotel	Hotel	N	N	Y
322														
323	0491	007	3301-3303 FILLMORE	N	A Child's Delight	N			40	Retail	Retail Toys	Y	Y	N
324	0491	008	2126-2128 LOMBARD	N	BodyRok Sculpt Cycle	N			30	Personal Service	Gym	Y	Y	Y
325	0491	009	2055 CHESTNUT ST	N	Wells Fargo	Y	85		85	Financial Service	Lending Institut	Y	Y	N
326	0491	028	2150 LOMBARD ST	Y	Bay Watch Restaurant	N			51	Restaurant	Restaurant	N	Y	Y
327														
328	0510	001	2101 LOMBARD ST	N	Poki Time	N			93	Limited Restaur	Limited Restaur	Y	N	Y
329	0510	001	FILLMORE ST	N	Poki Time	N			64.75	Limited Restaur	Limited Restaur	Y	N	Y
330	0510	024	2165 LOMBARD ST	N	Mel's Diner	Y	75		75	Limited Restaur	Limited Restaur	Y	N	Y
331	0510	024	2165 LOMBARD ST	N	Mel's Diner	Y	43.75		43.75	Limited Restaur	Limited Restaur	Y	N	Y

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
332	0510	029	2157-2159 LOMBARD	N	Golden Gate Bridge Bike Rentals	N			18	Retail	Bicycle Rental	Y	N	Y
333	0510	029A	2151 LOMBARD ST	N	Nabe	N			20	Restaurant	Restaurant	N	N	Y
334	0510	30	2143 LOMBARD ST	N	San Francisco Dental Society	N			27.5	Institution	Institution	N	N	Y
335	0510	031	2137-2139 LOMBARD	N	Marina Pizza & Café	N			15	Limited Restaurant	Limited Restaurant	Y	N	Y
336	0510	032	2133-2135 LOMBARD	N	Lombard Law Group	N			17	Professional Service	Legal Services	Y	N	Y
337	0510	033	2125-2129 LOMBARD	N	Del Mar Bar	N			8	Bar	Bar	N	N	Y
338														
339	0509	001	2001-2017 LOMBARD	N	McGuire Real Estate	N			87.5	Professional Service	Realtor	Y	N	Y
340	0509	001	WEBSTER ST	N	McGuire Real Estate	N			58.75	Professional Service	Realtor	Y	N	Y
341	0509	009	2055 LOMBARD ST	N	Post Office	N			225	Institutional	Institutional	Y	N	Y
342	0509	009A	2095 LOMBARD ST	N	Chelsea Motor Inn	N			100	Hotel	Hotel	N	N	Y
343	0509	009A	FILLMORE ST	N	Chelsea Motor Inn	N			88.75	Hotel	Hotel	N	N	Y
344														
345	0508	002A	1929 LOMBARD ST	N	Bonviva Nail Spa	N			11	Personal Service	Salon	Y	N	Y
346	0508	014A	1959 LOMBARD ST	N	Pilates Works	N			20	Personal Service	Gym	Y	N	Y
347	0508	016	1937 LOMBARD	N	Bike Rentals	N			13.5	Retail	Bicycle Rental	Y	N	Y
348	0508	016	1935-1939 LOMBARD	N	Marina TK Cleaners	N			14	Cleaners	Laundry	Y	N	Y
349	0508	021	LOMBARD ST(3100 W	N	DeSol Motel	N			77.5	Hotel	Hotel	N	N	Y
350	0508	028	1901 LOMBARD ST	N	Coventry Motor Inn	N			110	Hotel	Hotel	N	N	Y
351	0508	028	BUCHANAN	N	Coventry Motor Inn	N			110	Hotel	Hotel	N	N	Y
352														
353	0507	001	1801 LOMBARD ST	N	Coldwell Banker	Y	106.25		106.25	Personal Service	Realtor	Y	N	Y
354	0507	001	LAGUNA	N	Coldwell Banker	Y	68.75		68.75	Personal Service	Realtor	N	N	Y
355	0507	021	1895-1897 LOMBARD	N	Albertinos Market	N			20	Grocery	Grocery	Y	N	Y
356	0507	021	BUCHANAN	N	Albertinos Market	N			68.75	Grocery	Grocery	Y	N	Y
357	0507	024	1885 LOMBARD ST	N	Frisco Vapor	N			12	Retail	Retail eCigarette	N	N	Y
358	0507	025	1875-1877 LOMBARD	N	Edward Jones Investments	Y	12		12	Financial Service	Professional Service	Y	N	Y
359	0507	030	1839 LOMBARD ST	Y	Diamond Massage	N			13	Personal Service	Massage	N	N	Y
360	0507	030	1839 LOMBARD ST	Y	Vacant	N		12	12	Vacant	Vacant		N	Y
361														
362	0506	001	1701 LOMBARD ST	N	Lombard Cleaners	N			31.25	Cleaners	Cleaners	Y	N	Y
363	0506	001	OCTAVIA	N	Lombard Cleaners	N			68.75	Cleaners	Cleaners	Y	N	Y
364	0506	022	1799 LOMBARD ST	N	Block Advisors	Y	31.25		31.25	Financial Service	Tax Advisor	Y	N	Y
365	0506	022	LAGUNA	N	Block Advisors	Y	68.75		68.75	Financial Service	Tax Advisor	Y	N	Y

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	A	B	C	D	E	F	G	H	I	J	K	L	M	N
366	0506	025	1785 LOMBARD ST	N	Perfection for Hair	N			25	Personal Service	Salon	Y	N	Y
367	0506	026	1779 LOMBARD ST	N	Lys Vietnamese Cuisine	N			25	Restaurant	Restaurant	N	N	Y
368	0506	027	1769 LOMBARD ST	N	The Grateful Dog	N			25	Pet Care	Pet Care	Y	N	Y
369	0506	036	1727 LOMBARD ST	N	Star Motel	N			175	Hotel	Hotel	N	N	Y
370														
371	0505	001	1611 LOMBARD ST	N	Good Image Cleaners & Laundry	N			30	Cleaners	Laundry	Y	N	Y
372	0505	016	1655 LOMBARD		Q Lotus Salon	N			10	Personal Service	Salon	Y	N	Y
373														
374	0504	011	1501 LOMBARD ST	N	Francisco Bay Inn	N			250	Hotel	Hotel	N	N	Y
375	0504	012	1599 LOMBARD	N	Buena Vista Inn	N			135	Hotel	Hotel	N	N	Y
376	0504	012	GOUGH	N	Buena Vista Inn	N			52.25	Hotel	Hotel	N	N	Y
377														
378	0503	028	1475 LOMBARD ST	N	Lombard Motor Inn	N			250	Hotel	Hotel	N	N	Y
379	0503	095	1445 LOMBARD ST	N	Evas Coffee	N			10	Limited Resta	Limited Restaurant	Y	N	Y
380					DESCRIPTION OF SURVEY AREA		FR FRONTAGE (LF)	VACANT FRONTAGE (LF)	TOTAL FRONTAGE (LF)					
381					NC3 + 1/4 MI RADIUS		3881	766	14227.25					
382					Formula Retail %		27%							
383					Vacancy			5%						
384					NC3 ONLY		1671.8	301	8059.25					
385					Formula Retail %		21%							
386					Vacancy			4%						
387					1/4 MI RADIUS		2655	556	8922					
388					Formula Retail %		30%							
389					Vacancy			6%						
390														