



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula Retail

HEARING DATE: 01/10/2019

Record No.: 2018-009178CUA
Project Address: 2909 WEBSTER STREET
Zoning: Union Street Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 0533/036
Project Sponsor: Sharon Cox
Plinth Architecture Urban Design Interiors
58 West Portal Avenue, #328
San Francisco, CA 94127
Property Owner: Robert Yuen & Suzanne Bryan
1924 Vallejo Street
San Francisco, CA 94123
Staff Contact: Matthew Dito – (415) 575-9164
Matthew.Dito@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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Reception:
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415.558.6377

PROJECT DESCRIPTION

The Project proposes the establishment of a Formula Retail Instructional Service use (d.b.a. "CorePower Yoga") in an approximately 4,000 square foot tenant space formerly occupied by a Restaurant use. Additionally, the Project proposes to establish operating hours from 5:30 a.m. to 11:00 p.m. daily. Signage alterations are proposed to the front façade.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for the establishment of a Formula Retail use in the Union Street Neighborhood Commercial District, pursuant to Planning Code Sections 303, 303.1, and 725.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received significant support for the Project. The Project Sponsor conducted community outreach and received over 150 neighbor signatures and over 100 merchant signatures in support of the Project. In contrast, the Department has received only one phone call in opposition to the Project. Additionally, the Marina Community Association submitted a letter in support of the Project.
- **Yoga Foster.** CorePower Yoga has partnered with Yoga Foster, a nonprofit that makes wellness elementary by providing yoga and mindfulness resources for teachers and their students. The partnership will help raise money to give more school teachers free access to yoga.

- **Performance-Based Design Guidelines.** As a Formula Retail use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. The Project proposes signage alterations to the front façade, lowering the location of the sign to just above the entryway. The Project complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. The signs will be required to have a permit and comply with the requirements 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. Although the Project will increase the concentration and linear frontage of storefronts dedicated to Formula Retail, the Project will offer a specialized, daily need-serving use. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JANUARY 10, 2019

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 725 TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE AND TO ALLOW HOURS OF OPERATION FROM 5:30AM TO 11:00PM DAILY AT 2909 WEBSTER STREET, LOT 036 IN ASSESSOR'S BLOCK 0533, WITHIN THE UNION STREET NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 28, 2018, Sharon Cox of Plinth Architecture Urban Design Interiors (hereinafter "Project Sponsor") filed Application No. 2018-009178CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish a Formula Retail Instructional Service use (d.b.a. CorePower Yoga) at 2909 Webster Street (hereinafter "Project"), Lot 036 within Assessor's Block 0533 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009178CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 10, 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. 2018-009178CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 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. 2018-009178CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project proposes the establishment of a Formula Retail Instructional Service use (d.b.a. "CorePower Yoga") in an approximately 4,000 square foot tenant space formerly occupied by a Restaurant use. Additionally, the Project proposes to establish operating hours from 5:30 a.m. to 11:00 p.m. daily.
3. **Site Description and Present Use.** The Project Site is located on the west side of Webster Street between Filbert and Union Streets, Lot 036 within Assessor's Block 0533. The Project Site is located within the Union Street NCD and a 40-X Height and Bulk District. The property is developed as a two-story commercial building with one tenant space. The Project space is currently vacant, and was most recently occupied by a Restaurant use (d.b.a. Umami Burgers), which ceased operation in June 2018. The subject parcel has a width of 50 feet and a depth of 50 feet, for a total lot area of 2,500 square feet. The subject property was constructed in 1977 and is not a historic resource.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Union Street NCD in the Marina neighborhood. The Union Street NCD provides small scale goods and service oriented uses, with neighborhood-serving uses being promoted. While the Union Street NCD is designed to provide small-scale retail uses, the north adjacent lot is the beginning of an RH-2 (Residential, House – Two Family) Zoning District. RH-2 Zoning Districts are devoted to one-family and two-family houses. RH-2 Zoning Districts ideally have easy access to commercial uses, such as a nearby Neighborhood Commercial District.
5. **Public Outreach and Comments.** The Department has received significant support for the Project. The Project Sponsor conducted community outreach and received over 150 neighbor signatures and over 100 merchant signatures in support of the Project. In contrast, the Department has received only one phone call in opposition to the Project. Additionally, the Marina Community Association submitted a letter in support of the Project.

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

- A. **Hours of Operation.** Planning Code Section 725 states that the permitted hours of operation, as defined by Planning Code Section 102, for a commercial use in the Union Street NCD are 6:00am to 2:00am the following day. Conditional Use Authorization is required to operate between 2:00am and 6:00am.

The proposed hours of operation for CorePower Yoga are 5:30am to 11:00pm daily. As such, this proposal requires Conditional Use Authorization.

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

The first 25 feet of building depth along the frontage are proposed for Retail Sales and Service use, which is considered an active use. The windows shall be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code.

- C. **Use Size.** Planning Code Section 121.2 principally permits non-residential uses up to 2,499 square feet in the Union Street NCD. Non-residential uses 2,500 square feet or larger require Conditional Use Authorization.

The Project proposes to establish a Formula Retail Instructional Service use of approximately 4,000 square feet. The previous use of the Project Site was as a Restaurant. No enlargement of the space is proposed. With regards to use size, the Project is considered a continuation of an existing permitted Conditional Use, pursuant to Planning Code Section 178(a)(2) and 178(b). No such authorization is required for use size in conjunction with the proposed Formula Retail use.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed 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.

While the size of the proposed Formula Retail use is generally larger than the surrounding commercial uses, it is proposing to occupy an existing commercial space, allowing for consistency with other storefronts on the block. Additionally, there are several similarly sized uses within a block of the Project Site on Union Street. The Project will not impact the mix of goods and services currently available in the District, and it will contribute to the economic vitality of the neighborhood by occupying a vacant storefront. The authorization for extended hours of operation will allow the proposed business to adequately prepare the studio in the early morning, ensuring classes are available for customers with all types of schedules.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (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;

The Planning Code does not require parking or loading for this use, as the area is intended to be a walkable area of predominantly neighborhood-serving businesses. It is not anticipated that the use will generate significant vehicular trips citywide.

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

The proposed use will not generate significant noise, glare, dust, or odor. Extra attention will be given to the acoustic separation between the yoga studio and adjacent buildings, and the operators shall ensure that noise be kept to a minimum, particularly in the early morning hours of operation.

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

The Project would not alter the site's landscaping, open space, or lighting. Any new signage would be reviewed for compliance with the Planning Code and Commission Guide for Formula Retail uses.

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

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

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

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

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any application for Conditional Use Authorization of a Formula Retail use:

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

*There are approximately 19 Formula Retail uses out of 61 occupied retail storefronts within 300 feet of the Project Site. The **existing concentration of Formula Retail uses within 300 feet of the Project Site is approximately 31%**. The 19 Formula Retail uses within 300 feet account for approximately 611 feet of lot frontage, out of 1343 feet total for retail uses. The **existing concentration of Formula Retail uses frontage within 300 feet of the Project Site is approximately 46%**. The Project accounts for one retail storefront and 50 feet of lot frontage.*

*If approved, the Project would **increase the concentration of Formula Retail uses in the 300 feet vicinity to 32%**, while the **concentration of lot frontage devoted to Formula Retail uses would increase to 48%**.*

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

*Of the 61 occupied retail storefronts within 300 feet of the Project Site, **none (0) are occupied by Instructional Service uses**. Additionally, there are three (3) Gym uses within 300 feet of the Project Site, which, while a different land use than an Instructional Service, are generally considered to be a similar use.*

It should be noted that there are two additional Instructional Service yoga studios within a quarter (1/4) mile vicinity, at 1906 Union Street and 1892 Union Street. Neither is a Formula Retail use. Additionally, CorePower Yoga has a location at 2353 Lombard Street, which is approximately one-half (1/2) mile away.

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

*The Project proposes only signage alterations to the front façade. Any sign alterations will require a Building Permit Application and comply with the requirements of both the Planning Code and Commission Guide for Formula Retail. Storefront transparency guidelines are met, with greater than 60% of the ground floor street frontage transparent. Additionally, the subject property is not a historic resource. As such, the Project is **compatible within, and will have no adverse effect on, the architectural and aesthetic characters of the District.***

- d. The existing vacancy rates within the District.

*The Project will slightly decrease the existing vacancy rate within a 300 foot radius of the Project Site. Nine (9) of 77 non-residential spaces are vacant, for a **vacancy rate of approximately 12%**. The vacant frontage accounts for 367 feet out of 1,776 feet of total non-residential frontage within 300 feet. **Vacancies account for approximately 21% of frontage** with 300 feet of the Project Site.*

*The Project accounts for one non-residential space and 50 feet of lot frontage, which would **decrease the vacancy rate to approximately 10%, while the amount of frontage devoted to vacancies would decrease to 18%**, within 300 feet of the Project Site.*

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

The Union Street NCD, in which the Project Site is located, is designed to retain existing daily needs-serving retail uses, while in some cases limiting the number of Citywide-serving retail uses (such as Restaurants and Bars) by requiring Conditional Use Authorization, or not permitting such uses. The proposed Instructional Service use is considered a daily needs-serving use, as such uses are not mutually exclusive from Formula Retail uses.

*Of the 68 active non-residential spaces within 300 feet of the Project Site, approximately **31 are daily needs-serving uses is approximately 46%**. The Project would increase the number of daily need-serving uses to 32, and increase the number of active non-residential spaces to 69. The concentration of daily needs-serving uses would **increase to approximately 47%**.*

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

OBJECTIVE 2:

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

Policy 2.1

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

OBJECTIVE 6:

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

Policy 6.1

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

Policy 6.2

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1:

IDENTIFY AND MAKE AVAILABLE FOR DEVELOPMENT ADEQUATE SITES TO MEET THE CITY'S HOUSING NEEDS, ESPECIALLY PERMANENTLY AFFORDABLE HOUSING.

Policy 1.3

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

Policy 1.7

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

The Project involves a change of use to a Formula Retail Instructional Service use (d.b.a. "CorePower Yoga"). The proposed use is Formula Retail, but will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring other pedestrian traffic into the area. The proposal includes extended hours of operation beginning at 5:30 a.m.

The proposal includes some façade alterations, notably installing a new sign for the business above the doorway. The façade alterations have been reviewed for conformance with the Urban Design Guidelines. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project would enhance the District by providing a new Retail Sales and Service (Instructional Service) use in a vacant tenant space. The business will provide approximately 22 employment opportunities for the community. The business will hire two full-time staff members to operate the studio, and hire approximately 20 instructors who will be hired locally.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. Minimal façade changes are proposed. The Project would not impact the existing housing stock in the neighborhood, as the Project Site is currently a commercial use with no residential use.

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

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

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

The Project Site is served by nearby public transportation options. The Project is located within one block of three Muni bus lines (22-Fillmore, 41-Union, and 45-Union/Stockton). It is presumed that the employees would commute by transit, bicycle, or foot, thereby mitigating possible adverse effects on street parking.

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

The Project will not displace or adversely affect any service sector or industrial business. The Project will not affect industrial or service sector uses or related employment opportunities.

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

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

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-009178CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 20, 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 January 10, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 10, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Instructional Service use (d.b.a. **CorePower Yoga**) located at 2909 Webster Street, Lot 036 within Assessor's Block 0533, pursuant to Planning Code Sections 303, 303.1, and 725 within the **Union Street Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **November 20, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-009178CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 10, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 10, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Garbage, Composting, and Recycling Storage.** Garbage, compost, and recycling 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 receptacle guidelines set forth by the Department of Public Works.
For information about compliance, contact the Department of Public Works, 415-554-5810
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>
10. **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*

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APPLICATION FOR SITE PERMIT FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL: Core Power Yoga

2909 Webster Street
San Francisco, CA 94123

25 June 2018 CONDITIONAL USE SUBMISSION

Project:
Core Power Yoga
2909 Webster Street
San Francisco, CA 94123

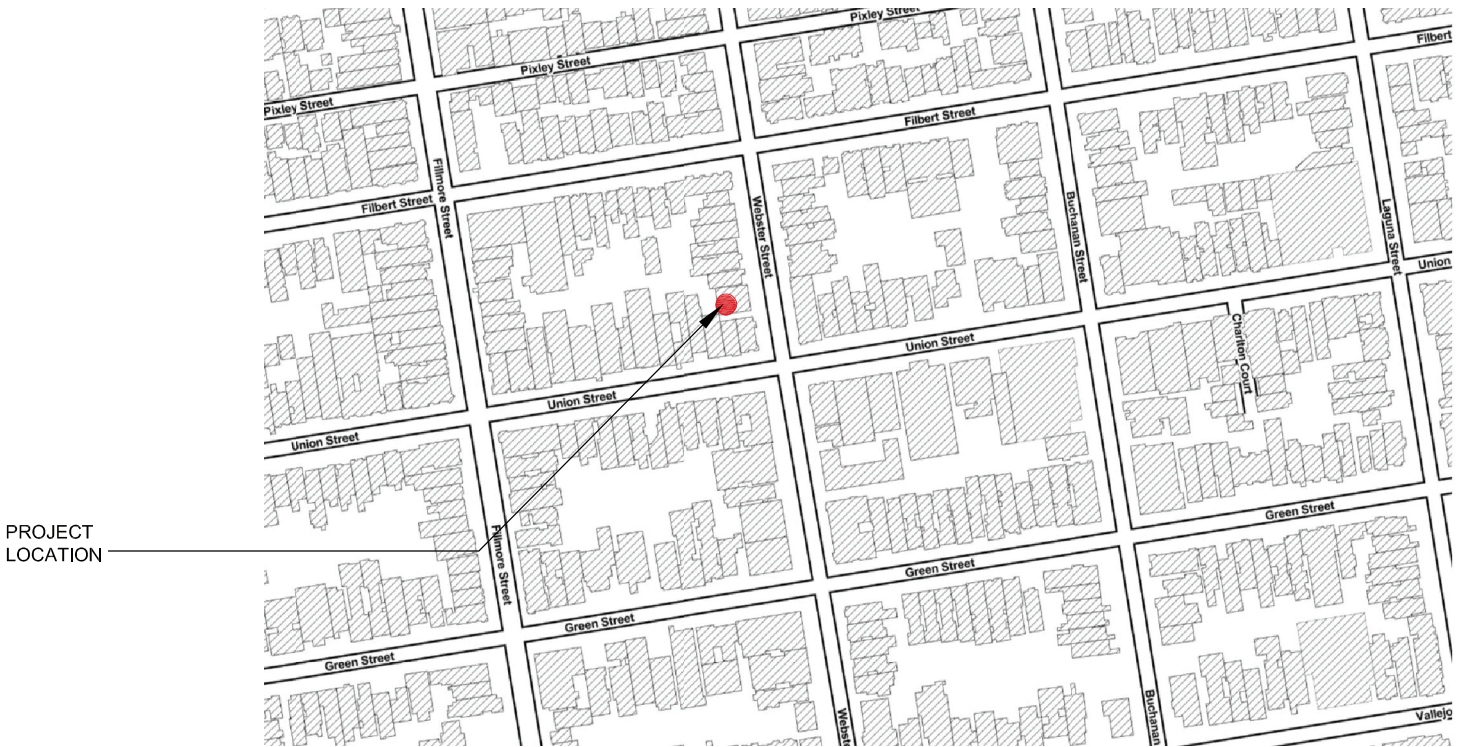
plinth
Architecture Urban Design Interiors

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(415) 260-6889

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A202	EXISTING STOREFRONT PHOTOS
A203	PROPOSED STOREFRONT RENDERINGS
A204	PROPOSED INTERIOR REFERENCE IMAGES

VICINITY MAP



Sheet Title:
COVER SHEET

Date:
12 JUN 2018

Issued For:
CU Submission

Scale: N.A.
File:
Project: Core Power - Webster
Drawn By: KK
Ref North:

Checked By: SC
Sheet No:



C:\Users\COX\Dropbox\PROJECTS\1BCPV_Webster\DRAWINGS\AO_CAD\CULCAD_Files\AL_CORE_POWER_Site Plan.dwg



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


Project:
Core Power Yoga
2909 Webster Street
San Francisco, CA 94123

plinth
Architecture Urban Design Interiors

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

Sheet Title:
SITE / ROOF PLAN

Date: 12 JUN 2018
Issued For: CU Submission

Scale: 1/32" = 1'-0" @ 11X17
File:
Project: Core Power - Webster
Drawn By: KK
Ref North: 
Checked By: SC
Sheet No:

C:\Users\COX\Dropbox\PROJECTS\18CP - Webster Street - Core Power Yoga\18CP - Webster Street - Core Power Yoga.dwg



UNION STREET

FILBERT STREET

SUBJECT
PROPERTY

1

WEBSTER STREET - WEST SIDE, EXISTING CONDITIONS

N.T.S.



FILBERT STREET

UNION STREET

2

WEBSTER STREET - EAST SIDE, EXISTING CONDITIONS

N.T.S.

Project:
Core Power Yoga
2909 Webster Street
San Francisco, CA 94123

plinth
Architecture Urban Design Interiors

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

Sheet Title:
SITE PHOTOS

Date:
12 JUN 2018

Issued For:
CU Submission

Scale: 1/32" = 1'-0" @ 11X17
File:
Project: Core Power - Webster
Drawn By: KK
Ref North:

Checked By: SC
Sheet No:



Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	6/18/18

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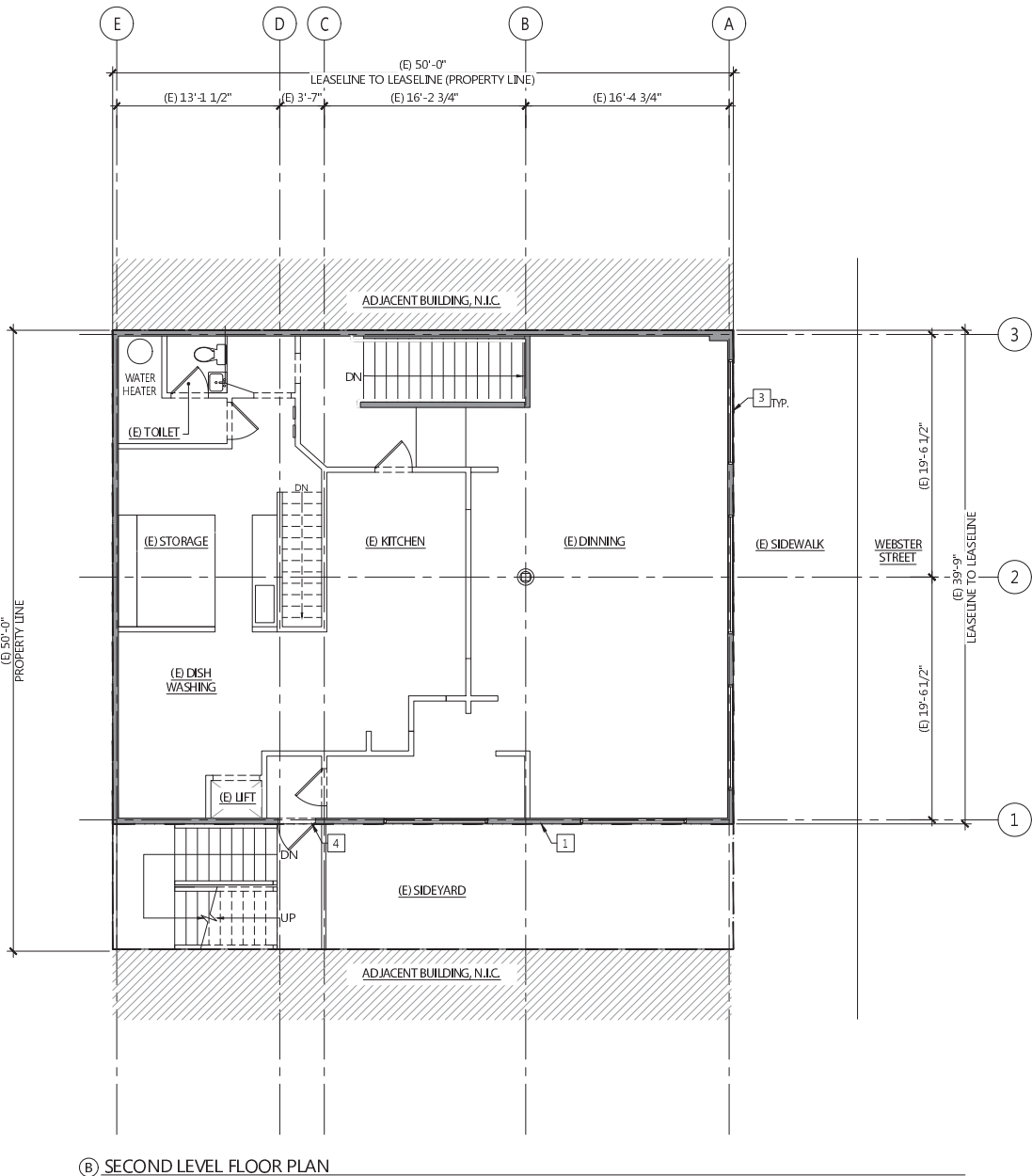
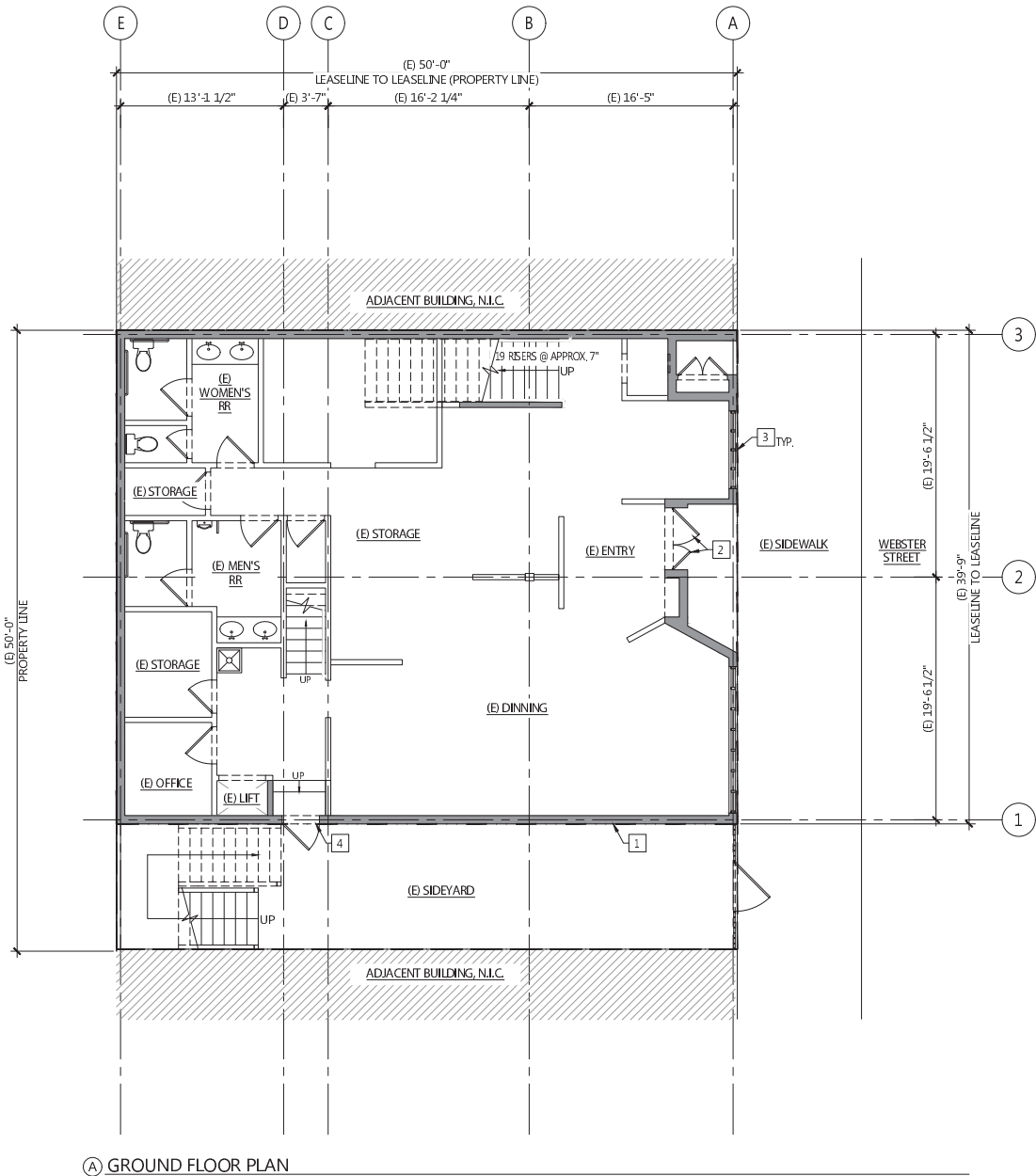
Project
COREPOWER YOGA - UNION
2909 WEBSTER STREET
SAN FRANCISCO, CA 94123

Project No.	52693
QA/QC	DM
Scale	

Drawing Title
EXISTING CONDITIONS PLAN

Drawing No.

A101



1 EXISTING CONDITIONS PLAN
3/16"=1'-0"

LEASE SQUARE FOOTAGE

LOD INDICATES: +/- 4000 SF

CAD INDICATES: 3,974 SF

LEGEND

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

KEYNOTES

- 1 LEASE LINE
- 2 (E) STOREFRONT DOORS TO BE REMOVED
- 3 (E) STOREFRONT TO REMAIN
- 4 (E) DOOR TO REMAIN

Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	6/18/18

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Project

COREPOWER YOGA - UNION
2909 WEBSTER STREET
SAN FRANCISCO, CA 94123

Project No. 52693

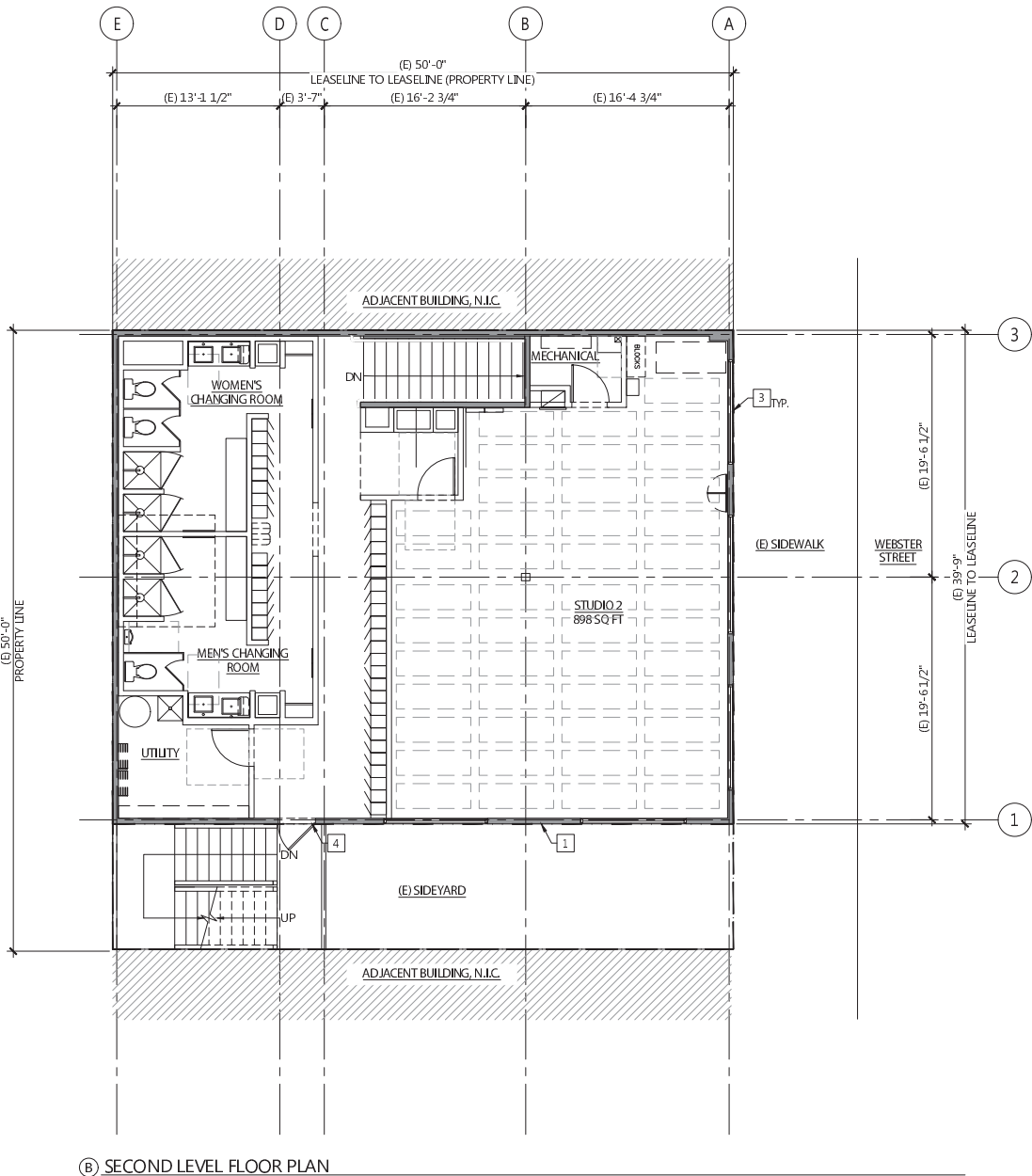
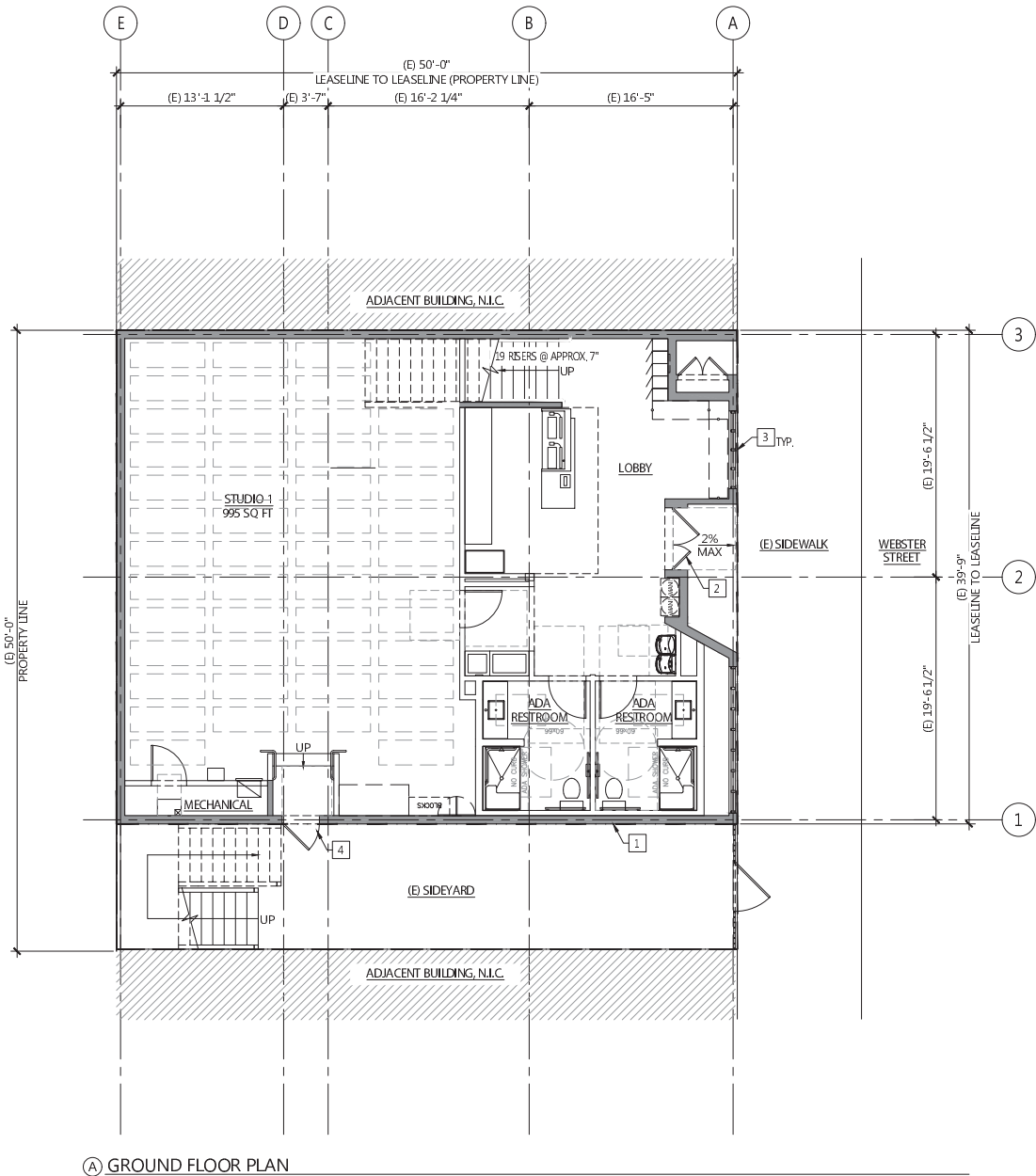
QA/QC DM

Scale

Drawing Title
PROPOSED FLOOR PLAN

Drawing No.

A111



1 PROPOSED FLOOR PLAN
3/16"=1'-0"



LEASE SQUARE FOOTAGE

LOD INDICATES: +/- 4000 SF

CAD INDICATES: 3,974 SF

LEGEND

- (E) PARTITION TO REMAIN
- (N) PARTITION
- LEASELINE
- PROPERTY LINE
- AREA NOT IN CONTRACT
- (N) DOOR
- (N) WINDOW

KEYNOTES

- 1 LEASE LINE
- 2 NEW GLASS STOREFRONT DOORS
(1) 3'-0" DOOR AND (1) 2'-0 DOOR
- 3 (E) STOREFRONT TO REMAIN
- 4 (E) DOOR TO REMAIN

Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	6/18/18

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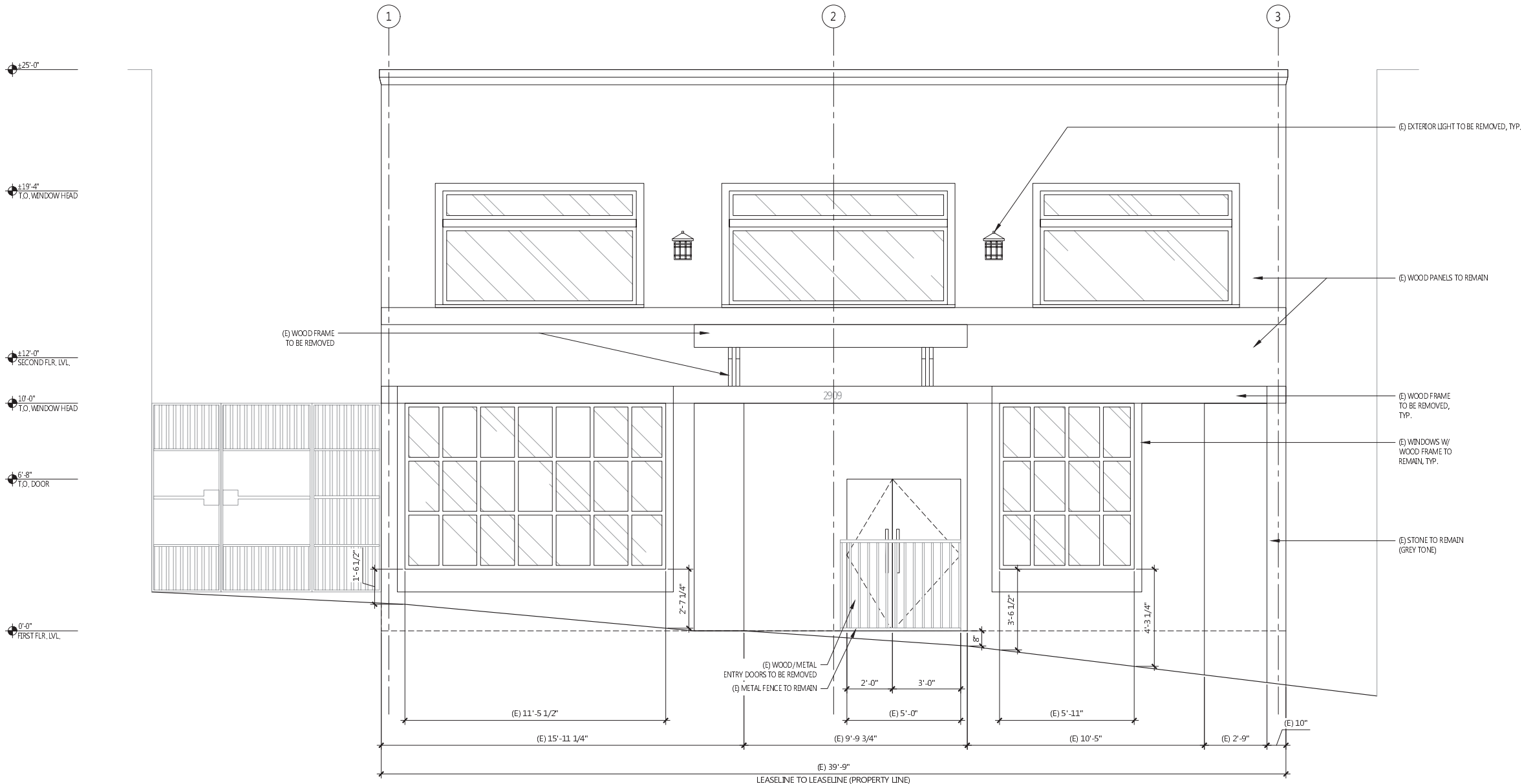
Project
COREPOWER YOGA - UNION
2909 WEBSTER STREET
SAN FRANCISCO, CA 94123

Project No.	52693
QA/QC	DM
Scale	

Drawing Title
EXISTING STOREFRONT ELEVATION

Drawing No.

A200



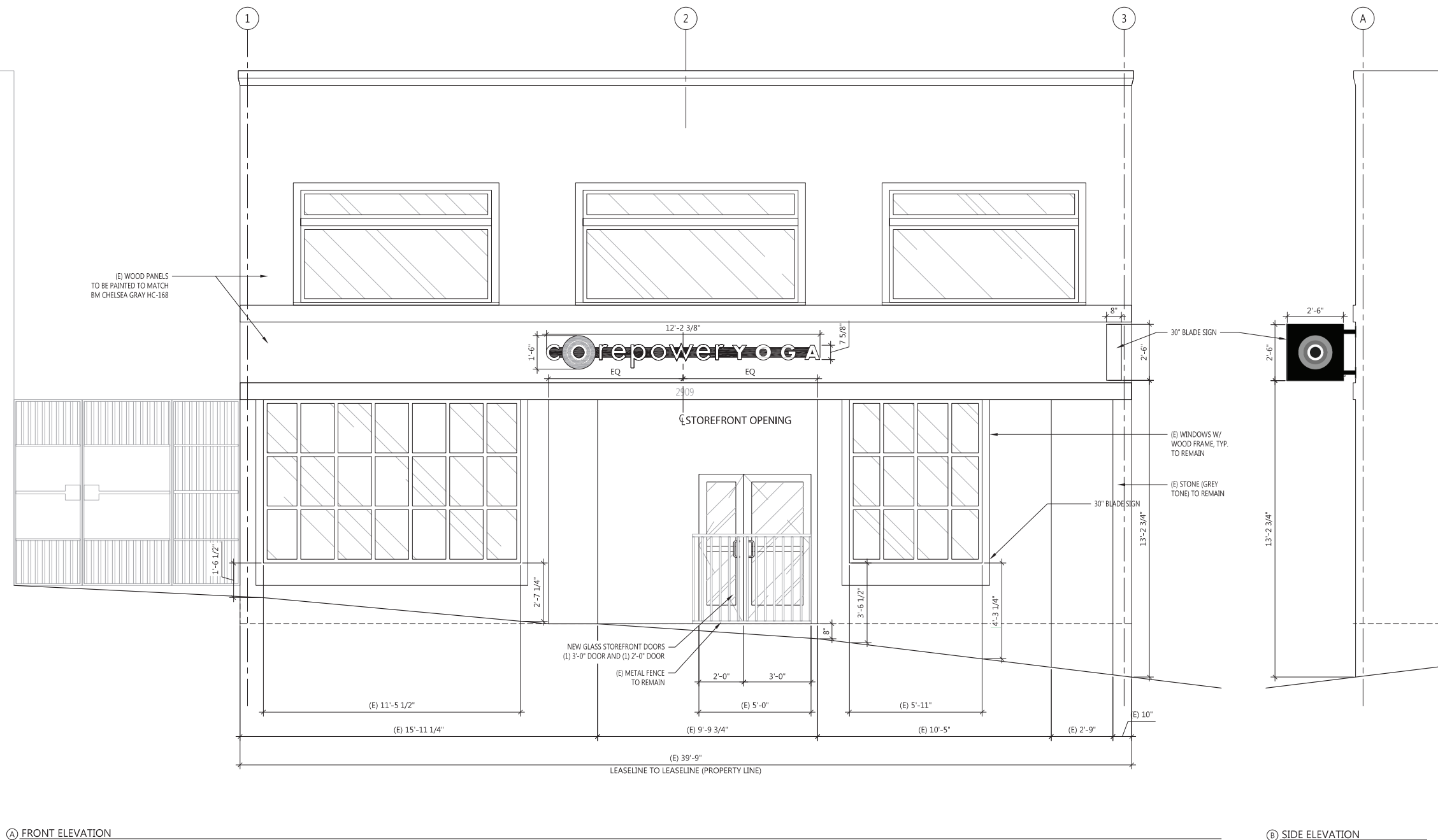
1 EXISTING STOREFRONT ELEVATION
1/2\"=1'-0"

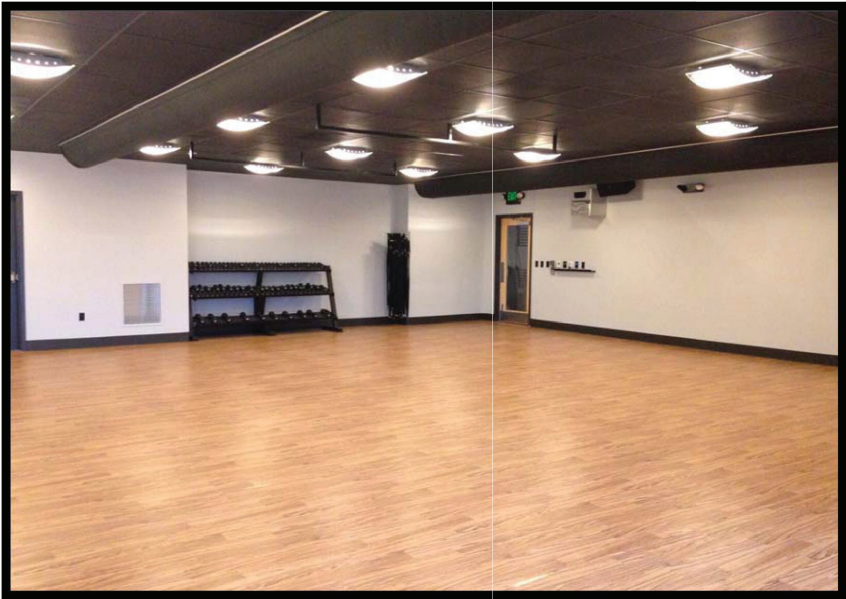
Issued/Revised	Date
PRE-APPLICATION MEETING	6/18/18
SIGNAGE REVISION	11/20/18

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Project
COREPOWER YOGA - UNION
2909 WEBSTER STREET
SAN FRANCISCO, CA 94123

Project No.	52693
QA/QC	DM
Scale	
Drawing Title	PROPOSED STOREFRONT ELEVATION





1 INTERIOR IMAGES

Consultant

Seal

Issued/Revised	Date
PRE-APPLICATION MEETING	6/18/18

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© MBH ARCHITECTS 2018

Project
COREPOWER YOGA - UNION
2909 WEBSTER STREET
SAN FRANCISCO, CA 94123

Project No. 52693
QA/QC DM
Scale

Drawing Title
INTERIOR IMAGES

Drawing No.

A204



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2909 WEBSTER ST		0533036
Case No.		Permit No.
2018-009178PRJ		
<input 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. Project proposes a Formula Retail use to permit a retail establishment d.b.a. Core Power Yoga. Project also proposes an extension of opening hours to allow a 5:30 a.m. opening time.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" 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 type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 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: Matthew Dito 12/20/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
2909 WEBSTER ST		0533/036
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009178PRJ		
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:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2909 WEBSTER ST
RECORD NO.: 2018-009178CUA

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

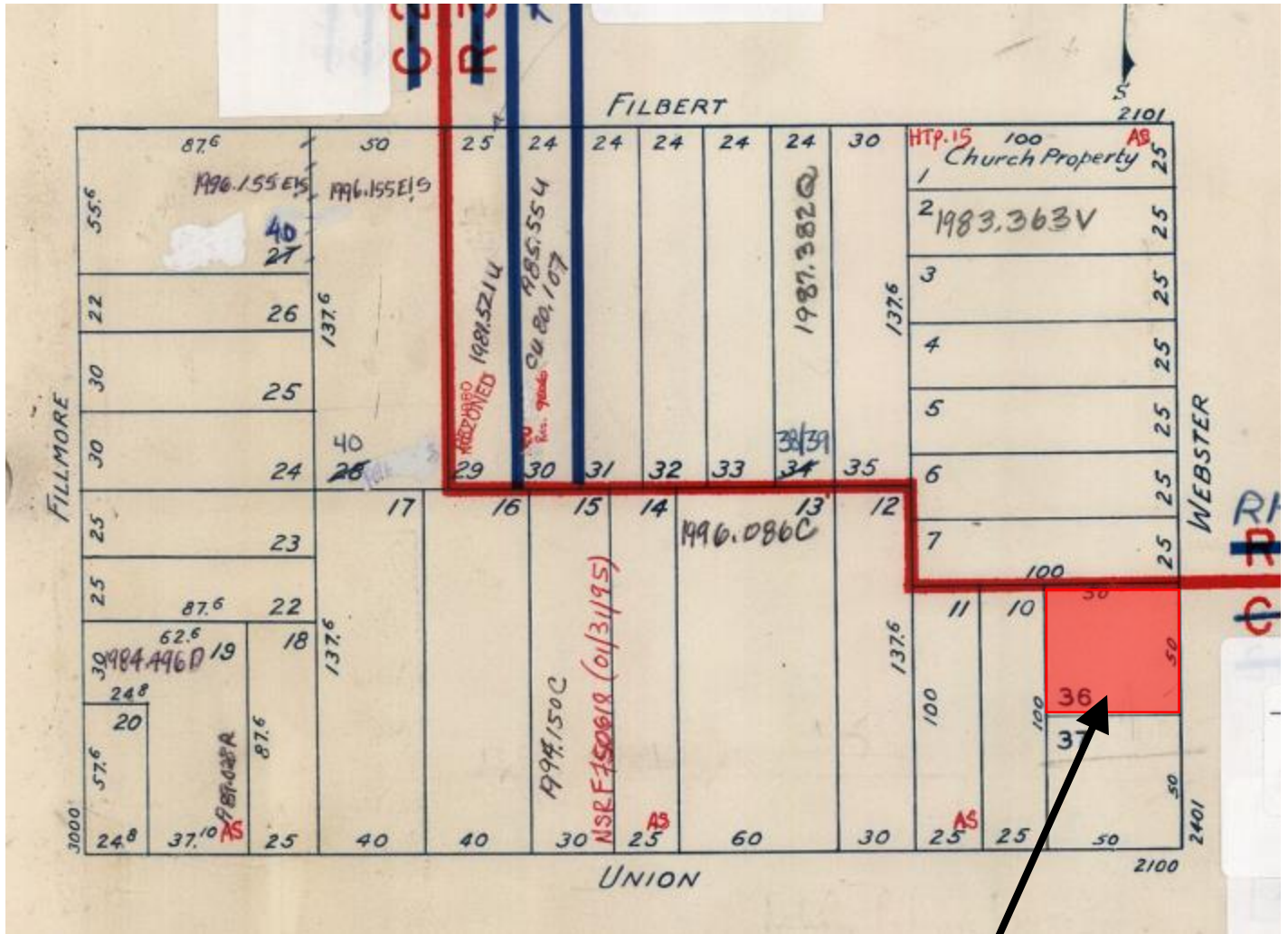
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	4,000	4,000	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ()	N/A	N/A	N/A
TOTAL GSF	4,000	4,000	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Number of Buildings	1	0	1
Number of Stories	2	0	2
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0

Parcel Map

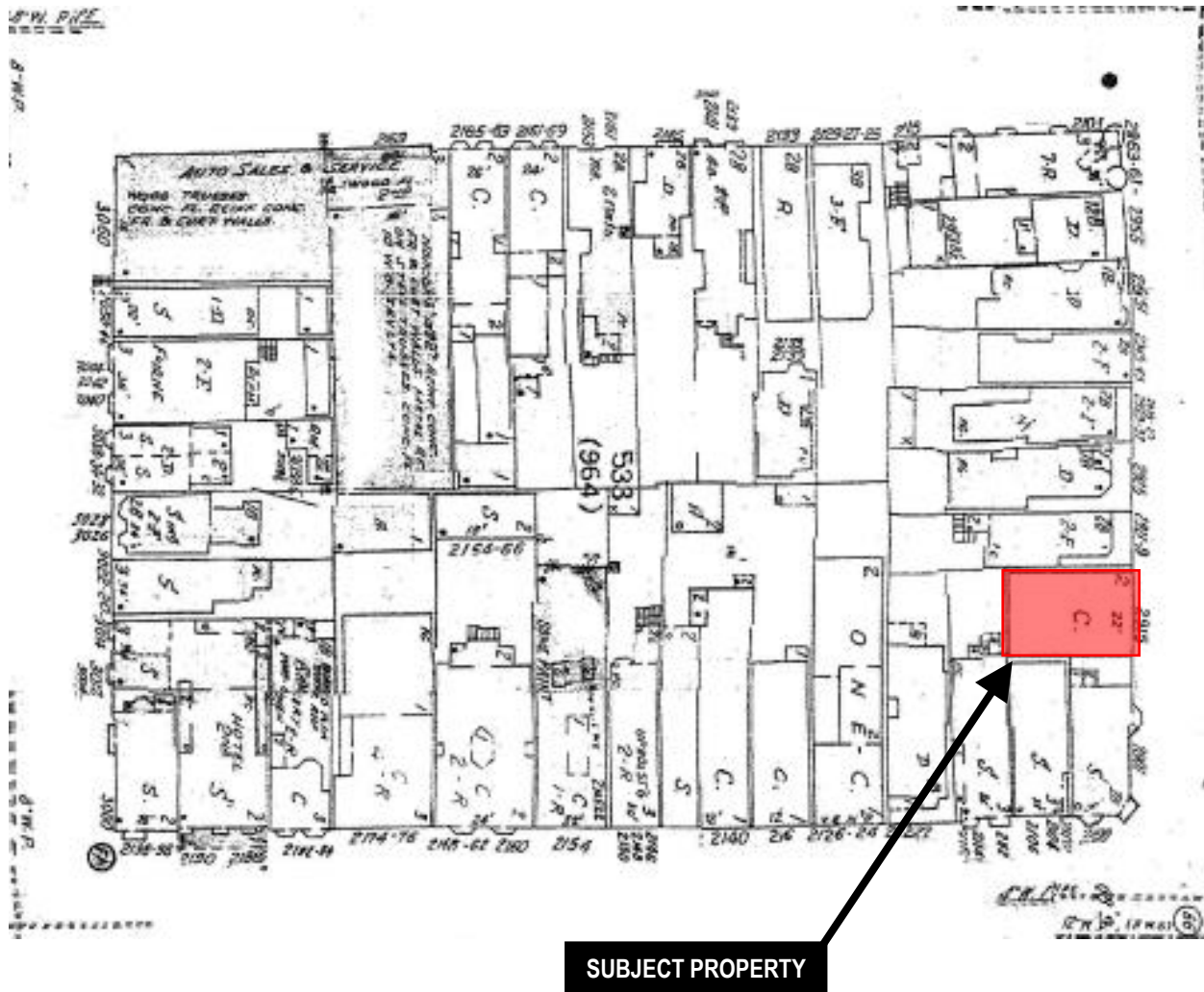


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-009178CUA
CorePower Yoga
2909 Webster Street

Sanborn Map*

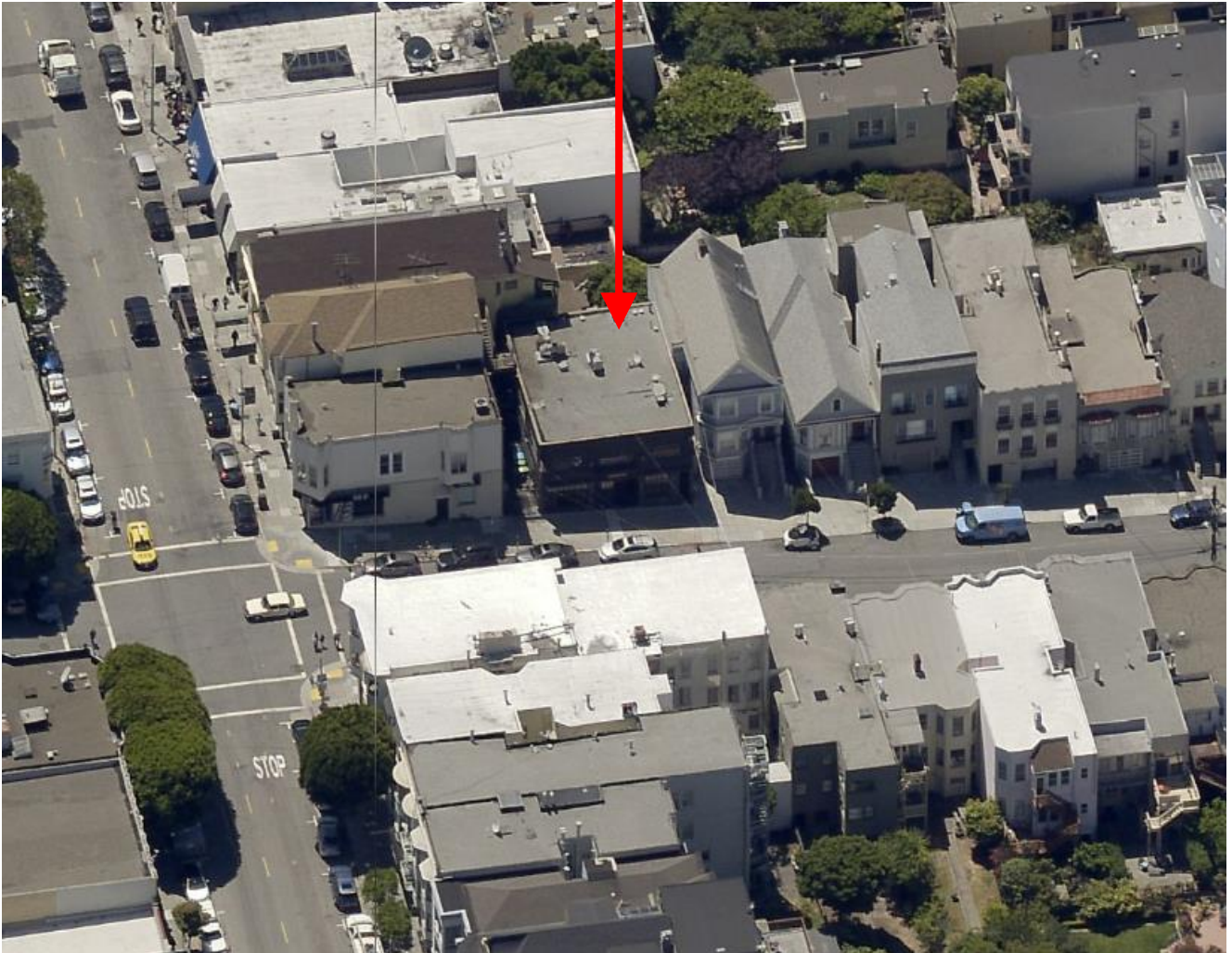


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

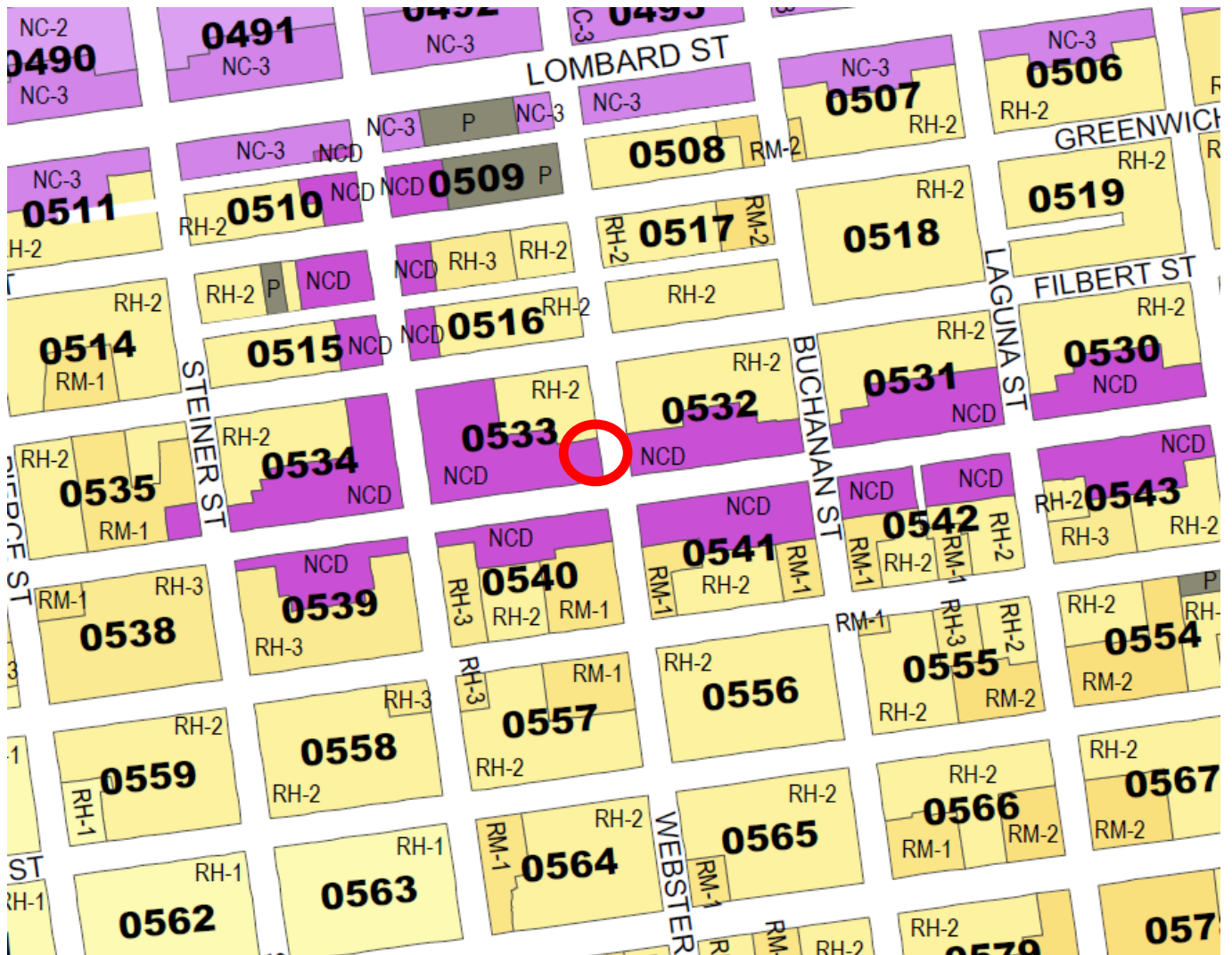


Aerial Photo

SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
Case Number 2018-009178CUA
CorePower Yoga
2909 Webster Street

Site Photo



c/o: Google Maps

October 30th, 2018

Dear President Hillis and Members of the Planning Commission,

The mission of the Marina Community Association is to unite residents and business owners to help preserve and enhance the Marina's beauty, neighborhood character, and quality of life. While the MCA does not take official positions on projects such as formula retail CUP applications, please note that CorePower Yoga reached out to us early in their process to bring a new studio to 2909 Webster Street, met to discuss the project and answer any questions, and also offered to help the neighborhood in any way they could.

We are pleased to say that CorePower Yoga will be sponsoring and participating in our annual Marina Holiday Tree Festival for 2018. This annual event is very important for the MCA, and we rely heavily on generous sponsorships like that of CorePower Yoga to make it happen.

At this time we have no outstanding questions or concerns about CorePower's application for a new studio at 2909 Webster. All of our questions have been answered to our satisfaction.

Thank you,

A handwritten signature in black ink, appearing to read 'Cameron Crockett', with a stylized, flowing script.

Cameron Crockett - Secretary

Marina Community Association



Cow Hollow/Marina Merchants Support CorePower Yoga

Yes, I support bringing a new CorePower Yoga studio to 2909 Webster Street!

As a manager/business owner in the Cow Hollow/Marina neighborhood, I strongly support CorePower Yoga's efforts to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers want most, and I believe their presence in the area will be a benefit to the entire merchant corridor.

<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Toasty	Sofia Pinzon	2760 Octava St.	sofiapinzo@outlook.ca
Sunglass Hut	dejan rodriguez	1887 union street	sgstores065@luxottica
BLUE LIGHT	Cris Morin	1979 UNION	Pignagget@AHO.ca
Palmhouse	Dominic Miceli	2032 Union St.	dom.miceli40@gmail
1887 Dance	Marina Gelman	2206 Union	
MADE BI TRUE	Kevin Hix	2266 Union, Ste A	Khix@TGjerky.com
Personal	Jessica Ellerbrock	2555 Pierce Apt 2	jellerbrock76@gmail
Great Tan	Kiki Lo	2286 Union St	kianalmb@gmail.



Cow Hollow/Marina Merchants Support CorePower Yoga

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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Lorna Jane	Lena Johnson	2090 Union St. SF	ljusa13@lornajane.com
Sweaty Betty	Shawna Hendricks	2086 Union St. SF, CA	store manager. sanfrancisco@sweatybetty.com nikki@blubungalow.com
Blu Bungalow	Nikki Banks	2068 Union St. SF, CA	
LE MARCEL	AKI ZUB	2066 UNION ST	info@lemarceldesign.com
Chivo Cane	Dan Engstrom	2064 Union St	dan@chivocane.com
Fog City Leather	Jack Thompson	2060 Union St.	info@fogcityleather.com
Piper Sage Designs	Alex Altholz	2044 Union St.	alexandra@pipersagedesign.com
Titika	Shannon Pridgeon or Grace Law (owner)	2042 Union St.	info@titika.ca



Cow Hollow/Marina Merchants Support CorePower Yoga

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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Dreamy Angus	Jeanie Mar	1943 Union St	dreamyanglaine@aol.com
DELA BOUTIQUE	ANNABEL GORDEN	1947 UNION ST	info@bella boutique.st
Tibetan golden lotus	Tashi Tseten	1969 union st	selotsang@gmail.com
Mabel Chong	Thomas Little	1949 Union	tom.little@hotmail.com
Hint Water	Isabelle Raynard	2124 Union	elleraynard@gmail.com
Reid's Tailoring	Kali Wan	2124 B Union	355 40455@QQ
Casper	Frances Li	2174 Union St	Frances.li@casper.co
KRIMSA	DANIEL MUFFERN	2190 Union	DANIEL@KRIMSA.COM



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
mina's tailor Studio	jeanie lee	2031 Union St #5	mina'stailorstudio@aol.net
Icon Real Estate	Priscilla Shields	2030 Union St #201	pshiells@gmail.com
Marcello watches & Repair	Marcello	2030 Union St	marcellowatches@gmail.com
Belga	Shane Maniz	2000 Union	smaniz@belgasf.com
LA CANASTA RST.	Alberto Mier	3006 BUCHANAN ST.	Lamf1447@yahoo.co
GIO' GELATO	LUIGI PEBESAN	1998 Union St.	GUIDO@GIO'GELATO.CO
The Stylist LA	Ary M.	1980 Union St.	info@thestylist.co
Chubbies	Roland Moore	1980 Union St.	roland@chubbies.com



Cow Hollow/Marina Merchants Support CorePower Yoga

Yes, I support bringing a new CorePower Yoga studio to 2909 Webster Street!

As a manager/business owner in the Cow Hollow/Marina neighborhood, I strongly support CorePower Yoga's efforts to bring a new studio to the neighborhood. CorePower provides the kind of health and fitness service that residents and shoppers want most, and I believe their presence in the area will be a benefit to the entire merchant corridor.

<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
EXTREME PIZZA	MARIO RAMIREZ	1980 UNION ST SF	UNION@EXTREMEPIZZA.COM
TNF	Sarah Huganig	1974 Union St.	tnf-union-store@vfc.com
Bombos	Kevin myhan	1969 union st.	kmyhan@Bombos.com
Lashfully	Kaylan Hill	510 Bissell Ave	Kaee@gmail.com
The caviar co	Petra Bergstein	1954 Union st.	Petra@thecaviarco.ca
Birdies	Wren Phelps	1934 union st.	Wren@birdiesslippers.com
BTBrow lounge	Bingie Shree	1945 union st	md-grg@yahoo.com
Papyrus	Tina Genevieve	1888 Union St.	Store02126@SRGRETAIL.COM



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
LaserAway	Michael Jenkot	1878 Union Street	michaelj@laseraway.net
Untuckit	Joel Medina	1872 Union St	Sfuntuckit@untuckit.com
Ambiance.	Pam Pastalchan	1856 Union St.	PamelaTPA@yahoo.com
Nanskin	Nan Webb	1850 Union St #7	nau@nanskin.com
Morning Lavender	Eleanor Greene	1846 Union St.	eleanorlgreene@gmail.com
Top drawer	Kayoko Pinto	1840 Union St.	itoyatopdrawer@gmail.com
KORE Collective	Emily Harper	1832 Union St	community@korecollective.com
Sprout SF	Whitney Branco	1828 Union St.	whitney@sproutsanfrancisco.com



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Barre	Audney Vargas	1810 Union Street 1244 Pacific	audneyjva audney@barresf.com
SF Color Collective	Priscilla & Jess	1808 Union 1800 Union St	SFColorCollective@gmail.com draglyn@getzwill.com
Getzwill Pedicures	Nicole Glyn		
FENZI Uomo	STAZAI	1801 - Union St. S.	Fenzi Uomo Fenzi@fenzi.com
Veo Optics	Jesse	1794 Union St	Marina@veooptics.com
Align Invisalign	Michael	1837 Union St.	mwhiter@aligntech.com
Marmalade	Antony Ewanich	1843 Union St	hello@sfmarmalade.co
New Zen Spa	vivian	1933 Union St	vivianhuyph 0704@ gmail.com



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Michaelis wine & spirit	Jack	2198 Union	Jzeidan@hotmail.com
YES IN DISGUISE	JENNIFER	2189 UNION ST.	
cameron James	Allison	2185a Union St.	info@cameronjamesabn.co
JUICY NEWS	JUSTIN	2181 UNION	
Bubble	Elizabeth	2163 Union St.	elizabethsandovsky@gmail.com
Anomie	Jaymee	2149 Union St.	jaymeasmpt@gmail.com
NAIL today	Angela	2147 Union St	
isalis	LOUISA	2127 UNION ST	



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BUSINESS

CONTACT NAME

ADDRESS

EMAIL

Morina Sub	Neo	2299 Union Street, SF, CA	
Brown Sugar Airbrush Tan Boutique	Jacky	1996 Union St #205	info@brownsugarboutique.com
Green Twig Salon		2263 Union St	union@greentwigsalon.com
The Custom Collection	Rob Weber	2217 Union Street	rob.sofalove@yahoo.com
Blablabar	Sandy Duran	2167 Union Str	blablabar@blablabar.com
Union Earthbar	David Dane	2055 Union St	daviddane1992@gmail.com
Tamashi Soul Sushi Bar	Kan Choi	1849 Union St	
Pat Suajai Marina Dental		1763 Union St SF Marina Dental	SF mail



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BUSINESS

CONTACT NAME

ADDRESS

EMAIL

Salon Macias	Bikash Szi	1767 Union St	—
Canyon Beach near Marquiden		1728 1768 Union St.	—
Chapman Mitchell		1654 Union St.	
Tulips Speech Therapy	Dani Trapani	1640 Union St	dani@tulipstherapy.com



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BUSINESS

CONTACT NAME

ADDRESS

EMAIL

Motionwireless John Sturges 2117 Union motionwireless@yahoo.com

HUMAN Jim 2001 UNION

In/In/emon ERICA 1981 Union ewallingford@luluemon

SP Radiance Darcie 3011 Fillmore Darcie@sparadiance.co

FREDERICKSON Sam BLACK 3029 Fillmore frederickson.horse@gmail

WARM THINGS Eve PERKINS 3036 FILLMORE ST.

Clean Image clearer Sharon 3141 Fillmore St. Sharon032500@gmail.com

Laehart Amber SELL 3151 Fillmore ambersell@qpn



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Amor Vert	Ana Ticas	2110 Chestnut St	ana@amorvert.com
Two Skirts	Cassie Hanson	2124 Chestnut St.	info@twoskirtsf.com
Over the Moon	Sarah Durham	2122 Chestnut St	
Neomodern	Carlos Arrieta	1898 Union St.	carlos@neomodern.com
Current Clothing	Bailey Luna	1738 Union St	hello@currentclothingSF.com
LYNCHINI	Nicholas Lynch	1714 Union St.	nich@lynchini.co
Cryo SF	Paul Boyce	1735b Union St.	pboyce8@yahoo.com
corcoriri	Rita Chang	2764 Octavia St	rita@corcoriri.com



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<u>BUSINESS</u>	<u>CONTACT NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
STATE APPAREL	Jason Yip	jason@stateapparel.com	3108 Fillmore
Papaya	Sean Martin	8118 Fillmore	sean.martin@papaya.com
Simply Chic	Anna May	3038 Fillmore	simplychicst@gmail.com
ARLENZ CLEANERS	2117 CHESTNUT ST		whisker@arlenzcleaners.com
Glaze	Jonathan Li	2095 Chestnut	lijon806@gmail.com
The Plant Cafe	ALICIA S.	3352 STEINER	alicia@theplantcafe.co
Fireside Camera	Ed Lee	2117 Chestnut St	firesidecamera@yahoo.com
GIREN	CHARLIE MORIWAKI - GOREYACK	2086 Chestnut St	CINEMA-PUR@Hotmail.com

**YES! I support bringing a new CorePower Yoga studio to
2909 Webster Street. This new studio will be a great
addition to the corridor and neighborhood!**



	Name	Email	San Francisco Resident? (Y/N)
1	Sherrin Shalun	s@sherrin-yoga	Y
2	Priyanka Grandhi	priyanka.grandhi13@gmail.com	Y
3	Raphaele Quinto	raphaelequinto@gmail	Y
4	CHARLIE KUNTZ	CHARLIE.KUNTZ@comcast.com	Y
5	Terri Kallse	trkallse@gmail.com	Y
6	Brooke Caldwell	brooke.caldwell@corepoweryoga.com	Y
7	Allison Waldbeser	allisonwaldbeser@gmail.com	Y
8	Sophie Payne	sophie.payne1231@gmail.com	Y
9	Leanna Pepperman	leanna.pepperman@gmail.com	Y
10	Dylan Fox	dylanf@gmail.com	Y
11	Kendall Garmon		
12	Nicole Giron	ncgiron19@gmail.com	Y
13	Vanessa Tearnan	vanessa.tearnan@gmail	Y
14	Ian French	ian.french@gmail.com	Y
15	Emma Dawley	egdawley@gmail.com	Y
16	Rachel Shinto	rachelshinto@gmail.com	Y
17	Lauren Halvorsen	laurentateh@gmail.com	Y
18	Maria Kemji-McDonald	kemiji.mc@usc.edu	Y
19	Brooke Steele	Brookevillw@gmail.com	Y
20	Katie Zibert	katie_zibert@yahoo.com	Y
21	Raquel Baer	raquelbaer@gmail.com	Y
22	Sarah Keel	Sarahjokeel@gmail.com	Y
23	Victoria Azemi	victoria.azemi1@gmail.com	Y
24	Sara Ceur	Saracaur@gmail	Y
25	Ian CMZ	ian	Y

**YES! I support bringing a new CorePower Yoga studio to
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addition to the corridor and neighborhood!**



	Name	Email	San Francisco Resident? (Y/N)
1	Tara Mullen	taracmullen@gmail.com	Y
2	Steph Brown	SLB382@gmail.com	Y
3	Alison Jones	alison.jonesie@gmail.com	Y
4	David		
5	Mayra Montenegro	maymora@snet.net	Y
6	Julia Wun Sch	jgoldinwunsch@gmail	yes
7	Jenny Reinke	jenny.reinke@hotmail.com	Y
8	Lauren Clason	laurenclasson@gmail.com	Y
9	Jackie Schneider	jackieschneider@gmail.com	Y
10	Halle Colbourne	hhalcolbourne@gmail.com	yes
11	Jenna Betten	jennabetten@gmail	yes
12	Katie Remy	Katieremy@gmail.com	yes
13	Gwen Jordan	gwen.jordan@gmail	yes
14	DANI ANDRADE	dani.cecenaz@gmail.com	Y
15	Julie Ni		N
16	Alec Fogarty	Fogarty.Alec@gmail.com	Y
17	Brittany Frost	brittanynicolefrost@gmail.com	Y
18	MEGAN PIERCE	meganpc2@gmail.com	Y
19	Amanda Spencer	a.spence13@gmail.com	Y
20			
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>>>> COW HOLLOW I <<<<

YES! I support bringing a new CorePower Yoga Studio to 2909 Webster Street. This new studio will be a great addition to the corridor and neighborhood!

off of
Union Street

corepower YOGA
LIVE YOUR POWER

	Name	Email	San Francisco Resident? (Y/N)
1	Manssa Wise	manssawise@corepoweryoga.com	N
2	Gabby Thompson	gabrielle.thompson@corepower-yoga.com	N
3	Brooke Partain	Brooke.Partain@corepoweryoga.com	y
4	Christine Burias	Christine.burias@gmail.com	y
5	Marilee Rhoads	marilee.rhoads@gmail.com	y
6	Megan Leung	Megan.c.leung@gmail.com	y
7	Makenzie Paule	makenziealyse@gmail.com	y
8	Abigail Lieberfarb	Abigail.lieberfarb@gmail.com	y
9	Kara Mesznik	Kmesznik@gmail.com	y
10	Caelan O'Sullivan	caelanosullivan@gmail.com	y
11	Chrysten Sottolento	Chrysten.Sottolento@gmail.com	y
12	Amos Cruz	amosjessercruz@gmail.com	y
13	Kate Swift	KSwift710@gmail.com	y
14	Natalie Vicai	natuicas@gmail.com	y
15	Lexi Chamberlin	alexisrchamberlin@gmail.com	✓
16	Nora O'Neill	noreill920@gmail.com	y
17	Jessica Lam	jessicaplam94@gmail.com	y
18	Ashley Hower	ashleyhower@gmail.com	y
19	JENNA BONDLOW	JENNA_BONDLOW@CAP	y
20	Jordan Baker-Tealer	j.baker-tealer@gmail.com	y
21	Avery Pau	APau@aol.com	y
22	Carolyn Hantigan	Carestar22@hotmail.com	y
23	Brittany Robinson	brittanyrobinson378@gmail.com	y
24	Lena N'Monout	Lena.Captane.com	y
25	Cindy Lee	Cyndale@gmail.com	y

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	Name	Email	San Francisco Resident? (Y/N)
1	Alexa Hernandez	alexahernandez@comcast.net	Y
2	Stacy Kent	StacyKent4@gmail.com	Y
3	Jessica Spinelli	Spinelli93@gmail.com	Y
4	Sarah Berman	sarahberman25@gmail.com	Y
5	Jessica Schroeder	Schroederjessica@gmail.com	Y
6	Meghan Fisher	mfisher117@gmail.com	Y
7	Aarin Smith	Smith.Aarin@gmail.com	Y
8	Whitney McMillan	mcmillan.whitney@gmail.com	Y
9	Sophia Suzuki Jones	sophia.suzukijones@gmail.com	Y
10	Enca Lawler	enca-lawler@gmail.com	Y
11	Maggi Smith	mms0074@gmail.com	Y
12	JOHN KINNAME	Kinnanejohn@gmail.com	Y
13	Toni Thoseth	toni.thoseth@yahoo.com	Y
14	Madeleine Currie	currie.madeleine@gmail.com	Y
15	Randi Shuster	randi.shuster@gmail.com	Y
16	Jenell Vierra	Jenell.Vierra@salesforce.com	Y
17	Jennifer Garland	jengarland@yahoo.com	Y
18	Tina Perrino	tina.perrino@yahoo.com	Y
19	NARMIK UNBANK	NAT.UNBANK@gmail.com	Y
20	Kennedy Dinius	kendinius@gmail.com	Y
21	Madi Johnson	mjohnson@volitionbeauty.com	Y
22	Lia Lankford	Lankford@ " "	Y
23	Mariza Melendez	marizamelendez@gmail.com	Y
24	Kelly Ryan	Ryan1289@gmail.com	Y
25	Shea Stecher	Shea.Stecher@gmail.com	

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	Name	Email	San Francisco Resident? (Y/N)
1	Nithya Vinjamesari	nithya.chicago@gmail.com	y
2	Talia Greenwald	talia.venel.greenwald@gmail.com	y
3	Lauren Peterson	Laurenpeterson@gmail.com	y y
4	Kendra Bemer	kendra.bemer@yahoo.com	y
5	Caroline Fiegel	cfiegel@smu.edu	y
6	Tedd Thosath	t.thosath@gmail.com	
7	Tami Thosath	thosath.tami@yahoo.com	
8	Christina Gutierrez	gutierrez.christina@gmail.com	y
9	Ryan Williams	rywilliams4@gmail.com	y
10	ERICA BOTZOL	erica.botzof@outlook.com	yes
11	Maddy Mary	madelianamary@salesforce.com	yes
12	Christine Pulford	Christine.pulford@gmail.com	yes
13	Martha Perez	martha.perez@corepoweryoga.com	y
14	Gigi Moun Karstetter	gigimoun98@gmail.com	y
15	Delia Hayden	deliahayden@hotmail.com	yes!
16	Sara Bernacher	Sbernacher@gmail.com	yes!!!
17	Lise Statelman	lise.stat@gmail.com	yes
18	Alicia Kaem	alicia.kaem@gmail.com	yes
19	Molly Merkin	mmerkin2012@gmail.com	yes
20	Taylor Ditzler	taylor.ditzler@gmail.com	yes yes
21	Heaven Kim	h.cho@hotmail.com	yes
22	Rachel Barnard	barnard.rachel@gmail.com	yes
23	Aarin Smith	smith.aarin@gmail.com	yes
24	Vinhan Zhang	vmzhang0@gmail.com	yes
25	Matt Chin	mchin@sgnc.com	yes

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	Name	Email	San Francisco Resident? (Y/N)
1	Kristina Durels	ktunadurels@optonline.net	Y
2	Emma Hays	efhays@hotmail.com	Y
3	Lucy Strand	lucystrand@gmail.com	Y
4	Hailey Smith	haileywsmith@yahoo.com	Y
5	Aissa Yee	missalissayee@gmail.com	Y
6	Courtney Girelon	Courtneygirelon@gmail.com	Y
7	Sarah Demarais	sarahdemo@gmail.com	yes
8	Hannah Tsai	Hannah.w.tsai@gmail.com	Y
9	Shannon Kinney	Skinner@gmail.com	Y
10	Carly Thyself	CarlyThyself@gmail.com	Y
11	Brook Branschweig	Brook.branschweig@gmail.com	Y
12	Lauren Brickford	laurenbrickford@gmail.com	Y
13	Kaye McKean	mckean.kaye@gmail.com	Y
14	Heather Wettna	hwettna@gmail.com	Y
15	BROOKE FLEMING	brookue@gmail.com	yes
16	Rachel Huseby	Rachel.Huseby@cpy.com	yeah!
17	Ross Dairiki	ross.dairiki@cpy.com	Y
18	Emily Major	emajor@gmail.com	Y
19			
20			
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	Name	Email	San Francisco Resident? (Y/N)
1	Brianna Contreras	brianna.contreras@corepoweryoga.com	N
2	Emma Salmon	emma-jane.salmon@gmail.com	Y
3	Sabrina Tacullo	Sabrina.tacullo@corepoweryoga.com	N
4	Jacqueline Chang	joceliwchang@yahoo.com	Y
5	Devon Bowman	devonb Bowman@gmail.com	Y
6	Lacey Shelton	laceycshelton@gmail.com	Y
7	Lauren Halvorsen	Camissionbagsa@gmail.com	Y
8	Roxanne Simmons	roxy.simmons@gmail.com	Y
9	Marcy Stern	marcy.stern@gmail.com	Y
10	Kelly Quinn	QUINN K E L L Y E @ G M A I L . C O M	Y
11	Maren Lodge	marenlodge@gmail.com	Y
12	ERICA BOTBOL	ERICA BOTBOL@OUTLOOK.COM	Y
13	Lanie Dacungay	lanelaniedacungay@gmail.com	Y
14	Annex Bloom	AnnexBloom@gmail.com	N
15	Ashley Brolin	abrolin46@gmail.com	Y
16	TYLER SCHEEF	tylerscheef@gmail.com	Y
17	Michelle Town	Michelle.Town@gmail.com	Y
18	Haley Klein	haleyhklein@gmail.com	Y
19	Mackenzie Menotti	mackmenotti@gmail.com	
20	Stephenie Chen	chen-stephenie@yahoo.com	Y
21	Marta Muscat	marmuscatt@gmail.com	
22	Charu Subramanian	hchutney@gmail.com	Y
23	M G	daabeshyk@gmail.com	Y
24	Noah Hadfield-Marell	nhadfieldmarell@gmail.com	Y
25	EMMA HIGHTLEY	emmajhighley@gmail.com	Y
	Kianna Hicks	kiannahicks@gmail.com	Y

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	Name	Email	San Francisco Resident? (Y/N)
1	Clea O Kieffe	ccokieffe@gmail.com	Y
2	Tiffany Lam	tiffanyy.lamm@gmail.com	Y
3	Ann Liu		
4			
5			
6			
7			
8			
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PROJECT APPLICATION

GENERAL INFORMATION

Property Owner's Information

Name: Robert L Yuen and Suzanne Bryan Yuen



Address: 44 Montgomery Street Suite 1288
San Francisco, CA 94104

Email Address: cox@plintharch.com



Telephone: 415 260-6889



Applicant Information

☐ Same as above

Name: Sharon Cox



Company/Organization: Plinth Architecture Urban Design Interiors



Address: 58 West Portal Ave #328
San Francisco, CA 94127

Email Address: cox@plintharch.com



Telephone: 415 260 6889



Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: Sharon Cox



Email: cox@plintharch.com



Phone: 415 260-6889



Please Select Primary Project Contact:

☐ Owner

☐ Applicant

☐ Billing

Property Information

Project Address: 2909 Webster Street



Block/Lot(s): 0533 / 036



RELATED APPLICATIONS

Related Preliminary Project Assessment (PPA) Application

☒ N/A

PPA Application No(s):

PPA Letter Date:

Related Building Permits Applications

☒ N/A

Building Permit Applications No(s):

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

The project is to open a CorePower Yoga studio in the currently vacant two story retail space at 2909 Webster Street. A Conditional Use for Formula Retail is requested. An extension of opening hours to allow a 5:30 opening time is requested. An approval of Commercial Use in excess of 2,400 SF is requested.

Project Details:

- ☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
- ☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Estimated Construction Cost: 450,000

- Residential:** ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
- ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

- Non-Residential:** ☒ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
- ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

PROJECT AND LAND USE TABLES

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

Project Features			
	Existing		Proposed
Dwelling Units - Affordable	0	+	0
Dwelling Units - Market Rate	0	+	0
Dwelling Units - Total	0	+	0
Hotel Rooms	0	+	0
Number of Building(s)	1	+	1
Number of Stories	2	+	2
Parking Spaces	0	+	0
Loading Spaces	0	+	0
Bicycle Spaces	0	+	0
Car Share Spaces	0	+	0
Other			

General Land Use Category			
	Existing (square footage area)		Proposed (square footage area)
Parking GSF	0	+	0
Residential GSF	0	+	0
Retail/Commercial	4,000	+	4,000
Office	0	+	0
Industrial-PDR	0	+	0
Medical	0	+	0
Visitor	0	+	0
CIE (Cultural, Institutional, Educational)	0	+	0
Useable Open Space	0	+	0
Public Open Space	0	+	0

Land Use - Residential		
	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0
Accessory Dwelling Units*	0	0
*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is necessary. With the Project Application, include any necessary environmental supplementals, technical studies, and/or other information required, based on your project and the requirements outlined in the screening form. If your project received a PPA letter from the Planning Department, with the Project Application, also address all necessary information specified in the Environmental Planning section of the PPA letter. A separate fee may be required for further environmental review.

Note: please respond to the best of your knowledge. If 'Yes' is marked for any of the questions below, an environmental planner will contact you with further instructions as appropriate.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	4 months
1b. General	Foundation Design Type	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? Refer to the Preservation tab on the Property Information Map .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
2b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .
3. Archeology	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p> <p>To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the Property Information Map.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p>_____</p> <p><i>*Note this includes foundation work</i></p>
4. Air Quality	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p> <p>To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the Property Information Map.</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
5. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Shadow	<p>Would the project result in any construction over 40 feet in height?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)</p> <p>An additional fee for a shadow review may be required.</p>
7. Geology and Soils	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>To determine if your property is in an area with slopes greater than or equal to 20 percent, landslide or liquefaction zone, refer to the Zoning tab on the Property Information Map.</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <p><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></p>
8. Biological Resources	<p>Does the project include the removal or addition of trees on, over, or adjacent to the project site?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes:</p> <p>Number of existing trees on, over, or adjacent to the project site:</p> <p>_____</p> <p>Number of existing trees on, over, or adjacent to the project site that would be removed by the project:</p> <p>_____</p> <p>Number of trees on, over, or adjacent to the project site that would be added by the project:</p> <p>_____</p>
9a. Hazardous Materials	<p>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
9b. Hazardous Materials	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p> <p>To determine if your property is in the Maher Map, refer to the Zoning tab on the Property Information Map</p>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<p>If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.</p> <p><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></p>

PRIORITY GENERAL PLAN POLICIES FINDINGS

(APPLICABLE TO ALL PROJECTS)

Planning Code Section 101 requires that the City find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

Please respond to each policy; if it's not applicable explain why:

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

The retail uses will be enhanced given that this property is currently vacant. CorePower Yoga will have a full time staff of 2 and approximately 20 instructors who will be primarily hired locally. CorePower Yoga plans to cooperate with other local businesses for events and for other promotions and will join the Merchants Association. Desired opening hours will be 7 days a week from approximately 5:30 AM to 11 PM.

CorePower Yoga requests that the opening time of 5:30 AM, which is out of the allowed 6:00 AM to 2:00 AM, be reviewed as part of this Conditional Use Application.

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

There will be no effect on existing housing.

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

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

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

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

This business has no effect on commuter traffic.

Please respond to each policy; if it's not applicable explain why:

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

This studio does not affect uses for the City's industrial or service sectors. The Project proposes no office uses. The Project will contribute to a diverse economic base by adding a thriving yoga brand as an amenity within a district in which there are a number of retail vacancies. The studio will create a number of part-time and full-time positions at both the teaching level, as well as the managerial. Additionally, the tenant improvement work will create new, temporary construction jobs.

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

The Project will construct the space with all structural and seismic requirements of the San Francisco Building Code incorporated into the plans. CorePower Yoga will also implement an earthquake preparedness plan.

7. That landmarks and historic buildings be preserved; and

The building is a Category C, Non -age eligible, Non-historic building. There is no change to the exterior of the building except signage and replacing the entry doors to double wood and glass doors.

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

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

SUPPLEMENTAL APPLICATIONS

Most development projects require environmental evaluation and specific entitlement actions. Applicants are responsible for submitting all necessary supplemental applications required to complete this review. For projects that received a Preliminary Project Assessment (PPA), all supplemental applications that were indicated in the PPA should be provided as part of this Project Application.

Please indicate below for all supplemental applications that are related to this Project Application:

Identified in PPA:	Provided:	Name of Supplemental Application
<input type="checkbox"/>	<input type="checkbox"/>	Affordable Housing Streamlined Approval (SB-35)
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Appropriateness [COA]
<input type="checkbox"/>	<input type="checkbox"/>	Certificate of Appropriateness - Administrative [ACOA]
<input type="checkbox"/>	<input type="checkbox"/>	Conditional Use Authorization [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: HOME-SF Program - Section 206.3
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: 100% Affordable Housing Bonus Program - Section 206.4 [AHBP]
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: Individually Requested State Density Bonus Program - Section 206.6
<input type="checkbox"/>	<input type="checkbox"/>	Density Bonus: State Analyzed Density Bonus Program - Section 206.5
<input type="checkbox"/>	<input type="checkbox"/>	Dwelling Unit Removal: Merger, Conversion or Demolition - Section 317 [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Gasoline Service Station Conversion [CUA]
<input type="checkbox"/>	<input type="checkbox"/>	Historic Resource Evaluation [HRE]
<input type="checkbox"/>	<input type="checkbox"/>	In-Kind Agreement [IKA]
<input type="checkbox"/>	<input type="checkbox"/>	Landmark Designation Application [DES]
<input type="checkbox"/>	<input type="checkbox"/>	Large Project Authorization in Downtown - Section 309 [DNX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Project Authorization in Eastern Neighborhoods - Section 329 [ENX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Residential Project Authorization in Downtown - Section 309.1 [DNX]
<input type="checkbox"/>	<input type="checkbox"/>	Large Tourist Hotel Conversion
<input type="checkbox"/>	<input type="checkbox"/>	Legislative Amendment [PCA]
<input type="checkbox"/>	<input type="checkbox"/>	Permit to Alter, Major [PTA]
<input type="checkbox"/>	<input type="checkbox"/>	Mills Act Historical Property Contract [MLS]
<input type="checkbox"/>	<input type="checkbox"/>	Office Allocation - Section 321 [OFA]
<input type="checkbox"/>	<input type="checkbox"/>	School and Child Care Drop-Off & Pick-Up Management Plan
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Certificate of Transfer [TDT]
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Notice of Use [TDU]
<input type="checkbox"/>	<input type="checkbox"/>	Transferable Development Rights - Statement of Eligibility [TDE]
<input type="checkbox"/>	<input type="checkbox"/>	Transportation Demand Management Program [TDM]
<input type="checkbox"/>	<input type="checkbox"/>	Variance [VAR]
<input type="checkbox"/>	<input type="checkbox"/>	Wireless Conditional Use Authorization [WLS]
<input type="checkbox"/>	<input type="checkbox"/>	Other:


Please indicate if the below entitlements are needed for this project. No supplemental application is required, but an additional fee will apply.

Identified in PPA:	Provided:	Name of Entitlement
<input type="checkbox"/>	<input type="checkbox"/>	Coastal Zone Permit (CTZ)
<input type="checkbox"/>	<input type="checkbox"/>	Permit to Alter, Minor [MPTA]
<input type="checkbox"/>	<input type="checkbox"/>	Shadow Study (SHD)

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Sharon Cox

Name (Printed)

Architect

415260-6889

cox@plintharch.com

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Sharon Cox

Name (Printed)

06-28-18

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 2909 Webster Street

Block/Lot(s): 0533 / 036

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Conditional Use Authorization for Formula Retail, per Section 303.1

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

See Exhibit A

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

See Exhibit A

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

See Exhibit A

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

See Exhibit A

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Sharon Cox

Name (Printed)

Architect

415260-6889

cox@plintharch.com

Relationship to Project

Phone

Email

(i.e. Owner, Architect, etc.)

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Sharon Cox

Name (Printed)

06-28-18

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

EXHIBIT A

CONDITIONAL USE FINDINGS

1. That the proposed use or feature, at the size and intensity contemplated, and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(1)(A-C).

The Union Street Neighborhood Commercial District encompasses a variety of neighborhood serving businesses and a variety of businesses with clientele that is city-wide. Union Street is a magnet district for personal services as well as fashion, housewares, furniture, restaurants and bars.

The existing building is two stories tall and is located along a side street between Union and Filbert Street. The square footage of each level is 2,000 sf, a typical size for a building in the Union Street NCD. CorePower Yoga will provide two yoga studios, one at each level of the two story building. By building out both levels, the total square footage activated will be 4,000 sf. This is larger than the allowable non-residential use, however the increase of size is due to activating the second story. The second story does not have a separate entry so, extending the use to that level keeps the second level from being a vacant inactive commercial space.

A yoga studio is complementary to the existing residential and commercial uses and provides nearby residents and employees a neighborhood amenity, without disrupting the daily lives of residents or workers. CorePower Yoga focuses on attracting the immediate neighborhood and will provide the community with an economically viable, respected and desirable establishment as part of its neighborhood-serving amenities. The studio is consistent with the pattern of development in this neighborhood.

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

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

The height and bulk of the existing building will remain the same. The Project will involve interior tenant improvements to an existing, vacant retail space, as well as installation of new exterior signage. These improvements will activate the existing ground-floor retail space at the Property and make good use of the

second story commercial space by providing a desirable and appropriately-scaled new neighborhood serving amenity.

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

CorePower Yoga focuses on neighborhood customers who walk and use public transit. All traffic will be similar to the existing traffic patterns and there will not be a significant change to either the Property or any other improvements within the vicinity. The Project Site is within easy walking distance to the homes and work places of many potential members/students and is well-served by public transit available along the Union Street Neighborhood Commercial District. The popular 22 Fillmore and the 45 Muni bus stops are conveniently located nearby. There is no parking at the Property, and no parking will be added by the Project.

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

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

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

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

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

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

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

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Section 303(g), et seq.

This business does not contain a hotel or motel component.

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 2909 WEBSTER STREET		
ASSESSORS BLOCK/LOT: 0533 / 036	ZONING DISTRICT: UNION ST NCD	HEIGHT/BULK DISTRICT: 40-X

2. Proposed Use Description

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

3. Quantity of Retail Locations

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

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

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

4. Standardized Features

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

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

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME:		Sharon Cox		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)					
58 West Portal Ave #328 San Francisco CA 94127					
PHONE:			EMAIL:		
(415) 260-6889			cox@plintharch.com		

Under penalty of perjury the following declarations are made:

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

Applicant's Signature:

Date: 06-25-2018

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



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

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

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

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

TEL: **415.558.6377**

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

FORMULA RETAIL CRITERIA for

1. The existing concentration of Formula Retail within the district

Within the 300' radius of 2909 Webster Street, there are approximately 53 commercial businesses on the ground floor. 14 of them are Formula Retail. The supporting Vicinity Survey, including the quarter mile radius and full Union St NCD, will be provided at a later date with further information on the concentration of Formula Retail within the district.

2. The availability of other similar uses within the district

There are several other yoga businesses in the district but other yoga studios provide a very different type of meditative practice. CorePower Yoga is unique in that it focuses on high energy hot yoga with lots of constant movement designed to build muscle and make participants sweat. CorePower Yoga's hot yoga studios are specially designed with radiant heat panels which heat the room to over 100 degrees Fahrenheit. (* See below for the mission and description of the unique story, culture and offerings.)

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

The Project will involve interior renovations, but no significant modifications to the exterior other than signage. Therefore, it is not anticipated that the Project will affect the existing architectural character in any way. The yoga studio will provide a ground and second floor amenity consistent with the aesthetic character of many other buildings along the Union Street Neighborhood Commercial District. Signage and exterior lighting installed in connection with the new studio will be reviewed by the Planning Department to ensure consistency with the Department Design Guidelines.

4. Existing retail vacancy rates within the district

Two vacancies were noted in the 300' radius. The supporting Vicinity Survey, including the quarter mile radius and full Union St NCD, will be provided at a later date with further information on the vacancy rate within the district.

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

The Union Street NCD controls are designed to encourage and promote development that enhances the walkable, mixed-use character of the corridor and surrounding neighborhoods. The commercial district provides convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

CorePower Yoga will focus on serving immediate neighborhood. However, due the unique nature of the program, users who reside or work outside the district but commute along the Union Street Neighborhood Commercial District may be attracted this CorePower Yoga Webster Street location.

*The Story of CorePower Yoga:

Our Story

When a serious climbing accident left him with six permanent screws in his shattered ankle, CorePower Yoga Founder Trevor Tice experienced firsthand the transformational benefits of yoga. An avid outdoorsman from Telluride, CO, Trevor was left searching for an exercise to replace the running, climbing and other physically challenging activities that were no longer accessible to him. He found yoga, and was hooked.

In 2002, Trevor opened the first CorePower Yoga studio on Grant Street in downtown Denver, CO, offering a proprietary form of athletic, heated yoga in modern, welcoming and spa-like studios. With six teachers, including Trevor, teaching four classes per day, it took several arduous months before classes began to fill up. But they did. And it wasn't long before people were talking about this new yoga.

Culture

CorePower Yoga strives to make yoga accessible to everyone through a variety of yoga styles for all levels, convenient class times and numerous studio locations. CPY's unique style of power yoga is physically challenging and combines energy, music, movement and heat to create a one-of-a-kind workout. CPY is committed to excellence in customer experience and building authentic connections with its community. CPY instructors are warm and welcoming to make each student feel at home, and the beautiful studios are equipped with spa-like amenities enabling students to squeeze yoga into their busy days. The CPY experience is consistent no matter the studio, the city, or the instructor.

Classes

Drawing from many different styles, CPY's classes encompass a wide variety of asanas, or poses, and are taught by certified yoga instructors. CPY strengthens, balances, detoxifies and exhilarates the body and mind. CPY classes will have you moving, breathing and sweating. No matter your age, strength or flexibility level, CPY has a yoga class to meet students wherever they are. CPY class styles include:

CorePower Yoga (levels C1, C1.5, C2, C3) – CPY's proprietary heated Power Vinyasa classes incorporate a flow of sequenced asanas that focus on building and engaging core strength to eventually support students in more advanced postures.

Hot Yoga – Like traditional Hot Yoga, classes encompass a series of 26 postures performed in a precise order, set to music, in a heated room. This class systematically works the entire body.

Hot Power Fusion – Classes are a blend of the powerful elements of Hot Yoga and Power Yoga. It combines the meditative and detoxifying qualities of Hot Yoga with the intensity of Power Yoga. Classes focus on opening the shoulders, hips and spine as well as strengthening core and upper body.

Yoga Sculpt – Free weights are added to the CorePower Yoga 2 (C2) sequence creating resistance and intensifying each pose. Classes are designed to tone and sculpt every major muscle group.

Class Benefits

Physical Benefits:

- Increase strength, balance & flexibility
- Increase energy & vitality
- Weight loss
- Cross-train for other athletic pursuits

Emotional Benefits:

- Reduce stress
- Increase self-confidence
- Connect more deeply with loved ones and your community
- Gain a stronger sense of self
- Increase sense of calm
- Improve mental focus

Studio Heat

The majority of CorePower Yoga classes are taught in heated yoga rooms. The heat helps stretch muscle fibers and tendons and aids in injury prevention. Depending on the class, room temperatures average between 85 and 104 degrees.

Benefits of practicing in a heated yoga room:

- Eliminate toxins from your body through sweat
- Increase your heart rate for added challenge
- Enhance metabolism to promote weight loss
- Increase circulation for an efficient, cardiovascular total-body workout

Studio Building Design

CPY studios have climate controlled environments that utilize the latest technology to efficiently heat and maintain the yoga practice rooms. Each studio is visually modern and has spa-like amenities, including changing rooms with showers and private lockers. Additionally, all studios feature a full

retail boutique showcasing men's and women's active wear and accessories for all yoga and lifestyle needs.

Green Building Initiatives

CorePower Yoga's building and design mission is to create spaces that improve the quality of our students' lives.

Water Conservation

- Automated faucets
- "Super Flush" toilets save 0.72 gallons of water per flush compared to standard toilets
- Certified by the GREENGUARD and GREENSEAL Environmental Institutes

Energy Efficiency

- CPY adheres to all state policies dictating energy efficiency in commercial buildings
- Per Title 24 in California, CPY uses no more than 100 watts of energy per square foot

Paint

- Benjamin Moore Natura paint contains zero Volatile Organic Compounds (VOC's)
- in the base paint or colorant and is virtually odorless
- Certified by the GREENGUARD and GREENSEAL Environmental Institutes

Carpeting

- Modular Interface carpeting contains over 35% post-consumer recycled content and meets the LEED requirement for low-emitting criteria, making it a climate-neutral product
- Certified by the GREENGUARD Environmental Institute

Studio Flooring

- Lonseal flooring in our yoga studios is manufactured with over 40% recycled material, reduces VOC emissions by 80 – 90% and is inherently anti-microbial and anti-bacterial
- Certified by the GREENGUARD Environmental Institute

CorePower Yoga

Statement on Need for 2909 Webster Studio

“As the Area Leader overseeing CorePower Yoga’s studio at 2352 Lombard Street, I can confirm that we have to turn away an average of 20 members every day from our studio, because there are simply more CorePower Yoga members in the area than our small studio can support. Similarly, our studio at 1900 Van Ness also has to turn away about 20 members a day due to capacity reasons. That’s approximately 280 paying CorePower Yoga members every week that are not able to attend class in the area because our studios, which are performing at max capacity, simply cannot support them all. The additional studio at 2909 Webster Street is necessary to support our members’ needs, and would significantly reduce or eliminate our ongoing issues regarding capacity limits.”

- Lacey Shelton
Area Leader, CorePower Yoga

COREPOWER YOGA

DIVERSITY AND AFFORDABILITY

Diversity at CorePower Yoga

- **Gender Diversity:** Almost 90% of CorePower Yoga's in-studio employees are women, and about 70% of CPY's members are women.
- **Age Diversity:** CorePower Yoga members range from 18-80+ years of age, and most studios have regular members from between 20-65 years of age.
- **Ethnic and Racial Diversity:** While CorePower Yoga is not allowed to ask the race or ethnicity of potential employees, nor does it ask for that data from its members, CorePower Yoga studios are neighborhood-serving studios and consistently reflect the diversity of the neighborhoods they are in.
- **Financial Diversity:** Many CorePower Yoga members take advantage of a variety of discounts that can *significantly* reduce the cost of CorePower Yoga's already reasonably-priced classes.
 - **63%** of CPY members nationwide (**67%** of Bay Area members) take advantage of a discounted membership rate between 15%-25% off, including military, student, teacher, and senior rates.
 - In addition, CorePower's "Studio Experience Team" members receive a **40% membership discount** for *paid* part time work cleaning the studio.

Membership Costs

CorePower Yoga is proud to provide an outstanding workout with talented instructors at a reasonable, competitive price. The physical benefits of private and group instructor-led fitness classes are numerous, and many people find the financial investment in their physical and mental health to be well worth the cost.

When compared to a number of popular, locally-owned, instructor-led fitness studios in San Francisco, CorePower Yoga sits firmly in the middle of the industry standard price point range.

Studio	Unlimited monthly membership	Drop in
Open Gym SF (powerlifting group fitness)	\$300	\$30
Ritual Hot Yoga	\$250	\$30
Mighty Pilates (group Pilates reformer)	\$235	\$40
Move-SF (group fitness)	\$199	\$35
CorePower Yoga	\$189	\$28
Krav Maga SF	\$180	n/a
Yoga Flow	\$168	\$18
Yoga Works San Francisco	\$155	\$25
SALT SF (Barre and HIIT group fitness)	\$150	\$25
Avant Barre (group barre)	\$149	\$29
Yoga Garden	\$145	\$21

CorePower Yoga

Opportunities for Employment and Discounted Memberships

Our Webster Studio – like our other studios in San Francisco – will offer a Studio Experience Team (SET) Program. This program enhances opportunities for local employment while making membership in our studios more affordable. We are proud of this program and approach, which leads the industry and is fully compliant with applicable wage laws. We believe it will be a model for compliant programs in other yoga studios over time.

While many yoga studios offer a "Work for Trade" program, in which the studio offers discounted memberships in exchange for unpaid work at the studio, CorePower Yoga offers paid employment opportunities with an employment benefit of receiving a discounted membership.

Individuals who clean our studios are paid at least minimum wage for the work they perform, are classified as employees (not contractors), and receive certain employee benefits.

One benefit for these employees is the option to buy a significantly discounted yoga membership to attend unlimited CorePower Yoga classes. Unlike industry peers, we do not require any of the program participants to purchase memberships, though many choose to do so. In doing so, we hope individuals who might not otherwise be able to afford yoga have a chance to practice with us.

In addition, this program is a 'training ground' for employees – many of our studio managers and assistant studio managers (and even our 'Chief Yoga Officer') started in our studio cleaning teams.

Below is a list of some local yoga studios that, rather than offering opportunities for employment as CorePower Yoga does, offer unpaid work for trade programs. Please also see the attached collection of letters from our SET program participants.

Sample of San Francisco yoga studios offering unpaid work-trade programs:

- Yoga Garden – Hosts unpaid work/exchange program for students. Positions are 2-hour shifts, at least once per week, in one of two roles: as a member of the Clean Team or a Karma Yogi. Benefits include earning \$12 of Yoga Garden credit per hour (\$80 for 8 classes a month).
- Glow Yoga SF – Website lists membership options followed by, "If you cannot afford class fees at this period of your life & have great skills to share – apply to join our volunteer support team."
- Moxie Yoga – Hosts unpaid work/trade program. Working hours at Moxie Yoga earns unlimited membership.
- The Pad Studios – Hosts an unpaid work/trade program.
- Bernal Yoga – Hosts an unpaid work/trade program.
- Bikram Hot Yoga Seacliff – Hosts unpaid work/trade program. Two hours per week grants free membership.
- Integral Yoga Institute of San Francisco – Hosts unpaid work/exchange program. Working can include reception, cooking and/or cleaning.

Yoga Foster Overview



Yoga Foster's Mission

Empower educators with yoga and mindfulness training, curriculum, self-care resources and yoga mats to create healthier, happier classrooms.

What They Do

Yoga Foster is a nonprofit that makes wellness elementary by providing yoga and mindfulness resources for teachers and their students, including training, lesson plans, yoga mats, and self-care tools.

- Train teachers to lead yoga in their classroom (over 1500 educators have been trained)
- Create lesson plans and other content to fuel practice in the classroom
- Connect with leaders in the wellness space to give resources for teachers to practice self-care
- Minimize costs for schools by connecting our community to the work
- Provide full grants for under-resourced educators

It costs \$20 to bring yoga to one student for the entire school year

CPY + Yoga Foster Partnership

Drive awareness of Yoga Foster and raise money to give more school teachers free access to the yoga + mindfulness tools

- Donation-based classes in-studio (International Day of Yoga, Thanksgiving)
- Digital drive on Giving Tuesday
- Tie back to the schools directly in our CorePower communities

Kristen's Classroom

Kristen teaches 26 students in a blended 2nd and 3rd grade class at Sand Point Elementary in Seattle, WA. She received a full grant from Yoga Foster, and cited how the murder of [Charleena Lyles](#) last summer impacted the classroom and surrounding community, and her effort to create a calmer space for back-to-school.

"We have a diverse school demographic composed of students rich in culture and language. The powerful mix of students is challenging within a classroom, but helps nurture the acceptance of appreciation of diversity for our staff and students. Yoga will help us further our acceptance of one another by sharing in the daily practice of mindfulness."

In a classroom visit, we watched Kristen use a soothing yoga burst as a way to transition students from lunch to their reading unit. Her intention with the practice is to calm down students so they can quietly read as a group. [Video](#)

December 27th, 2018

Dear President Hillis and Members of the San Francisco Planning Commission,

I write to your committee as the current owner of 2909 Webster Street. The 2909 Webster Street property has been owned by the Yuen family for more than 40 years since it was constructed in 1977 by my late father. Since owning the building, we have had the pleasure of working with only two long standing tenants, two Japanese restaurants, namely *Yoshida-ya* and *Umami*. Both tenants maximized the use of the property and added to the vibrancy and diversity of the Union Street corridor. In April, 2016, we received word from *Umami* that they would not be renewing their lease upon its expiration at the end of August, 2016. Given our positive experience with the previous tenants, it was our hope that we could find another restaurant tenant, preferably a Japanese restaurant or any party who can take advantage of the existing fixtures and kitchen facilities, for the property.

Since then, i.e. since April 2016, a period of more than two years, we actively solicited the property to potential tenants, especially restaurant tenants, until we agreed to the terms and conditions of a lease with CorePower Yoga in late May, 2018. Over those 26 months, while suffering significant rental loss, we showed the property to approximately 68 prospective tenants, of which there were at least 36 potential restaurant tenants.

Blatteis Realty Co., Inc., our family's primary leasing agent for over 40 years, actually began their search for a restaurant tenant for us almost a full year before *Umami*, our last tenant's, lease expired. By spring of 2016, the restaurant community was well informed of the possible availability of the space beginning in September, 2016. Furthermore, in November 2017, we enlisted Colliers International, a larger global brokerage/leasing firm with specialized capabilities to look specifically for a restaurant tenant even though CorePower Yoga had already expressed their interest in the 2909 Webster Street location.

We would have always preferred a restaurant tenant, but unfortunately, the location has continually proven to be problematic to restaurateurs for a variety of reasons, including the following:

Existing Conditions: 4,000 square foot restaurant spaces are perceived as overly large for a majority of food and beverage operators. In the case of 2909 Webster Street, a two storey property with the kitchen on the second floor, the existing setup was seen as not feasible for restaurateurs and would require substantial investment by either the owner or the tenant in terms of alterations and installation.

Existing Equipment: The existing kitchen is located on the second floor where it was originally installed in 1977 by the first tenant, *Yoshida-ya*. Every prospective restaurant tenant we have shown the property categorically rejected the idea of a second floor kitchen. The cost of installing an entirely new, built-to-suit kitchen on the ground floor with all the FF&E for a new restaurant has proven to be daunting to prospective restaurant operators.

Accessibility: For a new restaurant to consider this location there would be a prohibitively costly expense to meet all the ADA requirements for a two storey facility. Along with fully accessible ADA bathrooms, a restaurant would be faced with providing similar services and facilities on both floors, perhaps be required to install an elevator, and redo the existing kitchen to be ADA compliant. The process of modifying and renovating the property for a new restaurant would be long and time consuming. Prospective tenants who could duplicate uses on both floors were much warmer towards the property.

Siting: Although in close proximity to Union Street, in actual fact, the property faces Webster Street. Its separation from the street exposure and foot traffic afforded to properties on Union Street itself makes it a less attractive location for a restaurant which would rely heavily on such factors.

Liquor License: A 47 liquor license ("47") would be a necessity for any contemporary restaurant to survive, as it was for the previous tenants. We have found it almost impossible to find a tenant that can bring a "47" to the property and as you must know, a "47" represents a considerable cost to the tenant which could be as high as \$350,000. Furthermore, since 2909 Webster Street is the only non-residential property on the block, aside from the shops at the intersection of Webster and Union, resistance from neighbors to the reintroduction of a busy eating and drinking establishment directly on their block would be highly possible.

Even if our building had the advantage of a first floor kitchen, siting on Union Street rather than Webster Street, and ADA compliance, finding a tenant would still pose a substantial challenge. For example, the restaurant location on Union Street between Buchanan and Webster, formerly occupied by Osha Thai, has been vacant for almost 3 years. This is a 4,000 square foot space facing Union Street all at street level, another example of a "large" restaurant space having difficulty attracting new restaurant operators.

Given our leasing experience with 2909 Webster Street, and my general experience as a landlord with Union and Webster Street properties, I believe it is unreasonable to expect that a restaurant is likely to return to 2909 Webster Street any time in the near future, and waiting for that opportunity could take years, if it were to happen at all. Like the city itself, the restaurant industry has changed dramatically in the 21st century and larger, hard to operate spaces such as my property are not valued in such a high-risk industry. While we all love San Francisco for its amazing food offerings, there is currently an abundance of restaurants in and around Union Street and eateries on nearby Fillmore, Lombard, and Chestnut streets simultaneously pose competition for any new restaurants on our premises while also providing bountiful options for residents, workers, and shoppers as they frequent Union Street.

Conversely, this location has proven to be a really good fit for CorePower Yoga and their needs. The Webster location is convenient for neighbors and the two-story layout is ideal for a multi-studio location. I have every confidence that they will be a reliable tenant and a beneficial and attractive addition to the neighborhood.

In view of the above, we appreciate your giving a favorable and positive consideration to CorePower Yoga's presence on Webster Street. Our family, at great expense, has already done more than our due diligence to try to find a restaurant operator for the location, but as has been outlined above, it is not actually possible, given current conditions, without prohibitive investments and accrued risks. We hope

you will look on their desire to join the Union Street community favorably and will welcome them with open arms. We look forward to hearing a positive decision from the board soon. In the meantime, if you have further questions, please feel free to let us know.

Sincerely,

A handwritten signature in blue ink, consisting of a stylized 'R' followed by 'L. Yuen'.

Robert L. Yuen