



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use Authorization

HEARING DATE: 6/13/2019

*Date:* June 3, 2019  
*Record No.:* 2018-009861CUA  
*Project Address:* 1633 FILLMORE STREET  
*Zoning:* Fillmore Street Neighborhood Commercial Transit District (NCT)  
65-A Height and Bulk District  
*Block/Lot:* 0702/004  
*Project Sponsor:* Terri Dickerhoff (agent) Orangetheory Fitness (lessee)  
CGR Development Contact: Marc Thomas, owner & area developer  
1120 Manzanita Street  
Los Angeles, CA 90029  
*Property Owner:* Central Family Trust PMB235 / Gary Pasquinielli  
P.O. Box 597004  
San Francisco, CA 94159-7004  
*Staff Contact:* Sharon M. Young – (415) 558-6346  
[sharon.m.young@sfgov.org](mailto:sharon.m.young@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 760 to establish a Formula Retail Use within the Fillmore Street Neighborhood Commercial Transit District and a 65-A Height and Bulk District. The project site is also located within the Japantown Plan Area. The proposal is to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) in an approximately 10,155 square foot vacant commercial retail space on the 1st (ground), mezzanine (partial 2nd), and basement floors of the commercial building facing Fillmore Street. The 1st floor will be utilized primarily for the fitness studio, the mezzanine floor for office space, and the basement floor will remain as storage space. The proposal will involve interior tenant improvements to the 1st and mezzanine floors. There will be no expansion of the existing building envelope or storefront modifications proposed.

Orangetheory Fitness was established in 2007 and headquartered in Boca Raton, Florida. Orangetheory Fitness currently has approximately 900 worldwide locations. Orangetheory Fitness has three other locations in San Francisco at 215 King Street (South of Market neighborhood), 343 Sansome Street #125 (Financial District neighborhood), and 8 - 10<sup>th</sup> Street (South of Market neighborhood). The proposed project will allow for the establishment of a new Orangetheory Fitness gym location in San Francisco within the Western Addition neighborhood.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to establish the proposed Formula Retail Use (d.b.a. Orangetheory Fitness) within the Fillmore Street Neighborhood Commercial Transit District (NCT) and a 65-A Height and Bulk District pursuant to Planning Code Sections 303, 303.1, 703.4, and 760.

## ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has not received public comment on the Project as of the date of this Draft Motion. The project sponsors conducted a pre-application meeting on the proposed project on May 9, 2018; no persons other than the project sponsors were present at the pre-application meeting. The project sponsors have submitted a petition and letters in support of the proposed project.
- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Interior tenant improvements are proposed, as well as signage alterations. The Project complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines.

## BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will not significantly change the amount of linear frontage dedicated to Formula Retail, will replacing another type of Retail Sales and Services Use which vacated the project site, it will lower the commercial vacancy rate within the District, and provide an active commercial use (gym use) in the neighborhood. 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  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F – Project Sponsor Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Motion No. XXXXX

HEARING DATE: JUNE 13, 2019

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San Francisco,  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, AND 760 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. ORANGETHEORY FITNESS) AT 1633 FILLMORE STREET, LOT 004 IN ASSESSOR'S BLOCK 0702, WITHIN THE FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT (NCT) AND A 65-A HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 18, 2018, Terri Dickerhoff (hereinafter "Project Sponsor") filed Application No. 2018-009861CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 760 to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) at 1633 Fillmore Street (hereinafter "Project"), Lot 004 within Assessor's Block 0702 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009861CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On June 13, 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. 2018-009861CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-009861CUA, 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 proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 760 to establish a Formula Retail Use within the Fillmore Street Neighborhood Commercial Transit District and a 65-A Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) in an approximately 10,155 square foot vacant commercial retail space on the 1st (ground), mezzanine (partial 2nd), and basement floors of the commercial building facing Fillmore Street. The 1st floor will be utilized primarily for the fitness studio, the mezzanine floor for office space, and the basement floor will remain as storage space. The proposal will involve interior tenant improvements to the 1st and mezzanine floors. There will be no expansion of the existing building envelope or storefront modifications proposed.

Orangetheory Fitness was established in 2007 and headquartered in Boca Raton, Florida. Orangetheory Fitness currently has approximately 900 worldwide locations. Orangetheory Fitness has three other locations in San Francisco at 215 King Street (South of Market neighborhood, 343 Sansome Street #125 (Financial District neighborhood), and 8 - 10<sup>th</sup> Street (South of Market neighborhood). The proposed project will allow for the establishment of a new Orangetheory Fitness gym location in San Francisco within the Western Addition neighborhood.

3. **Site Description and Present Use.** The project site at 1633 Fillmore Street is located on the west side of Post Street and Geary Boulevard, Assessor's Block 0702, Lot 004. It is located within the Fillmore Street Neighborhood Commercial Transit District (NCT) and a 65-A Height and Bulk District. The subject lot is approximately 4,721 square feet (approximately 25 feet wide by 189.02 feet deep) in size and is occupied by a one-story commercial building built in 1912. The existing building is currently not listed individually in the National and California Registers as having architectural significance. (The Neighborhood Commercial Corridors Historic Resources Survey in progress.) The subject property at 1633 Fillmore Street is a two-story the commercial building. The subject vacant commercial building was previously occupied by a non-formula retail use (d.b.a. Zinc Details Design Store) which vacated the premises in 2018.

4. **Surrounding Properties and Neighborhood.** The project site is located within the Fillmore Street NCT within the Western Addition neighborhood. The project site is also located along the western edge of the Japantown Plan Area; Japan Center Malls are located west of the project site on the blocks between Fillmore Street, Laguna Street, Geary Boulevard, and Post Street. The scale of development in the area consists primarily of one- to two-story structures on the subject and opposite blocks. The commercial establishments within the neighborhood consists primarily of a mix of restaurants, bars, entertainment uses, personal service uses, professional service uses, and medical service uses. Some of the commercial establishments on the subject block include The Boom Boom Room, Central Builder's Supply Inc., and the Goodwill store. On the opposite block is the Japantown Fillmore Street Annex garage of the Japan Center Mall; some of the commercial establishments within this portion of the mall include Kabuki Springs & Spa, AMC Kabuki 8 theater, Kinokuniya bookstore, Pai'ina Restaurant & Lounge, Festa Wine & Cocktail Lounge & Karaoke, Suzu, Udon Mugizo, Mifune, Marufuku Ramen, and Nepenji Japan Center Beauty Clinic. The surrounding zoning in the area is RM-3 (Residential-Mixed, Medium Density) Zoning District, Fillmore Street NCT Zoning, and Japantown NCD Zoning.
5. **Public Outreach and Comments.** The Planning Department has not received public comment on the Project as of the date of this Draft Motion. The project sponsors conducted a pre-application meeting on the proposed project on May 9, 2018; no persons other the project sponsors were present at the pre-application meeting. The project sponsors have submitted a petition and letters in support of the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the Fillmore Street NCT, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 703.4. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

*The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. Orangetheory Fitness, a gym) in an approximately 10,155 square foot vacant commercial building on the project site. A Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 703.4.*

- B. **Retail Sales and Services Use within the Fillmore Street NCT.** Section 760 of the Planning Code permits “retail sales and services use” establishments (defined under Planning Code Sections 102, 202.2a, and 202.3) on the first, second, and third stories and above. A **Gym Use** is defined under Planning Code Section 102 as a Retail Sales and Service Use including a health club, fitness, gymnasium, or exercise facility when including equipment and space for weight-lifting and cardiovascular activities.

*The current proposal is to allow for the establishment of a formula retail use (d.b.a. Orangetheory Fitness) and the continuation of a ‘retail sales and service use’ within the existing two-story over basement commercial building.*

- C. **Ground Floor Commercial Uses.** Section 145.4 of the Planning Code requires active, pedestrian-oriented commercial uses on important commercial streets. Section 145.4 of the Planning Code is required along Fillmore Street from Bush Street to McAllister Street

*The current proposal is will allow for the establishment of a formula retail gym d.b.a. Orangetheory Fitness which will provide an active commercial use on the project site and immediate vicinity.*

- D. **Hours of Operation.** Section 760 of the Planning Code puts no limits on the hours of operation in the Fillmore Street NCT.

*The proposed hours of operation of the proposed formula retail use d.b.a. Orangetheory Fitness will operate within the permitted hours of operation of the Fillmore Street NCT. The proposed hours of the business operation are Monday through Friday 5 a.m. to 9 p.m. and Saturday and Saturday and Sunday from 6 a.m. to 6 p.m.*

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code does not require off-street parking spaces for Retail Sales and Services Uses. None required. Maximum 1.5 parking spaces for each 500 square feet of Occupied Floor Area up to 20,000 where the Occupied Floor Area exceeds 5,000 square feet, plus 1.5 spaces for each 250 square feet of Occupied Floor Area in excess of 20,000. Section 152 of the Planning Code does not require off-street freight loading spaces for Retail Sales and Services Uses between 0 and 10,000 square feet of occupied floor area.

*The subject commercial tenant space will not require any off-street parking or loading spaces since the occupied floor area is located on the 1<sup>st</sup> and mezzanine floors with approximately 5,375 square feet. The subject commercial tenant space will have incidental storage on the basement floor, with approximately 4,780 square feet, which is not considered for the purposes of computation of “Occupied Floor Area” under the Planning Code. However, two existing freight loading zones are located on the subject lot on Post Street. In addition, the subject property is located on a through lot with a rear alley employee only entrance that may be used for loading on Boswell Street (aka Avery Street).*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of

building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*Approximately 90% (20 feet) of the street frontage of the commercial space at the ground level on Fillmore Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. Decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, will be at least 75 percent open to perpendicular view.*

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

*The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines. The proposed project generally complies with the guidelines and Planning Code and does not have a significant adverse effect on the architectural and aesthetic character of the District. The proposed business sign will involve a change in copy of the existing wall sign to "Orangetheory Fitness".*

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

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

*The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.*

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

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

*The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.*

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

*Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 1AX, 1BX, 2, 22, 31, 38, NX) is located within walking distance of the project site. There is on-street parking in front of the subject property and in the surrounding neighborhood.*

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

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

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

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

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

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

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

*The proposed project is consistent with the stated purpose of the Fillmore Street NCT in that the intended use is a neighborhood-serving business.*

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

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

*According to the project sponsor's survey, there are approximately 31 existing Formula Retail establishments of the 199 existing commercial businesses within ¼ mile of the project site. This comprises approximately 15.6% of business and approximately 21.2% of the commercial frontage at the ground floor. Some of the existing better-known formula retail businesses include Kiels, Papersource, Sterling Bank & Trust, The Shade Store, Walgreens, Site for Sore Eyes, AMC Theater, Burger King, Extreme Pizza, UPS, California Bank, Shiseido, Benihana, Union Bank, Ichiban Kan, Starbucks, Subway, Panda Express, and Popeyes.*

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

*There are a few similar gym uses within the District. These businesses include Pacific Heights Health Club (2356 Pine Street), SF Tennis Club (141 - 11<sup>th</sup> Street), Iyengar Yoga Institute (2201 Sutter Street), and SF Gymnastics (1405 Fillmore Street).*

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

*The proposed project is a formula retail use which will occupy an existing location previously occupied by another Retail Sales and Services Use which vacated (d.b.a. Zinc Details Design Store). The proposed project will include interior tenant improvements (new interior partitions, finishes, mechanical systems, plumbing and electrical work), and new business signage for the commercial space. There will be no expansion of the existing building envelope.*

- d. The existing retail vacancy within the district.

*According to the project sponsor, the vacancy rate was approximately 12% (23 vacant properties of the 199 total businesses) within a ¼ mile radius of the project site.*

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

*The proposed formula retail use will be a neighborhood-serving and City-wide serving use which will complement the mix of goods and services currently available within this portion of the Fillmore Street, which primarily includes a mixture of restaurants, bars, entertainment uses, personal service uses, professional service uses, and medical service uses. According to the project sponsor, a broad mix of Citywide-serving and neighborhood-serving retail, restaurant, and service uses exist within a ¼ mile radius. Within the vicinity, of the 199 commercial spaces, 44 are Citywide-serving and 132 are daily needs serving, with 23 vacant commercial spaces; of which 2 are formula retail Citywide-serving and 29 are formula retail daily needs serving.*

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

*The proposed use is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. The subject project would provide a nominal change to the number of existing formula retail establishments and change in the existing formula retail commercial frontage within the district.*

Total Commercial Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	3	1.51%
Institutional	0	0.00%
Limited-Restaurant	22	11.06%
Liquor Store	0	0.00%
Medical Service	5	2.51%
Movie Theater	1	0.50%
Personal Service	26	13.07%
Professional Service	2	1.01%
Restaurant	39	19.60%
Retail	78	39.20%
Vacant	23	11.56%
Total	199	100.00%

	Count	
Citywide	44	22.11%
Daily Needs	133	66.83%
Vacant	22	11.06%
	199	100.00%

Formula Retail Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	3	9.68%
Institutional	0	0.00%
Limited-Restaurant	7	22.58%
Liquor Store	0	0.00%
Medical Service	1	3.23%
Movie Theater	1	3.23%
Personal Service	1	3.23%
Professional Service	2	6.45%
Restaurant	1	3.23%
Retail	15	48.39%
Vacant	0	0.00%
Total	31	100.00%

	Count	
Citywide	2	6.45%
Daily Needs	29	93.55%
Vacant	0	0.00%
	31	100.00%

Note: The tables above were developed using data collected and created by the project sponsor and reviewed by the Planning Department.

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

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

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **GENERAL/CITYWIDE**

#### **OBJECTIVE 1:**

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

#### **Policy 1:**

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

*The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the Fillmore Street NCT, which includes a mixture of restaurants, bars, entertainment uses, personal service uses, professional service uses, and medical service uses.*

#### **Policy 3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

*Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the Fillmore Street NCT along Fillmore Street. The proposed project would not adversely affect any affordable housing resources in the neighborhood.*

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **OBJECTIVE 6:**

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

#### **Policy 1:**

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

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

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the

review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

**Policy 3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

*The proposed project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant commercial building in the neighborhood with another Retail Sales and Services Use that vacated the project site.*

**Policy 4:**

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

*The proposed project will be accessible to all residents in this portion of the Fillmore Street NCT.*

**Policy 8:**

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

*The proposal will involve interior tenant improvements to the ground floor commercial tenant space which is compatible with the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope.*

**Policy 9:**

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

*The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a Retail Sales and Services Use (Zinc Details Design Store) which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.*

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 proposed project will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City.*

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

*The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establishing an active commercial use in the area. Existing housing will not be affected by the proposed project.*

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

*The proposed project will not displace any affordable housing.*

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

*The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.*

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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. 2018-009861CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 22, 2019, 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 June 13, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for conditional use to allow the establishment of a Formula Retail Use (d.b.a. Orangetheory Fitness) located within a two-story commercial building at 1633 Fillmore Street in Assessor's Block 0702, Lot 004 pursuant to Planning Code Sections 303, 303.1, 703.4, and 760 within the Fillmore Street Neighborhood Commercial Transit District and a 65-A Height and Bulk District in general conformance with plans, dated April 22, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2018-009861CUA and subject to conditions of approval reviewed and approved by the Commission on June 13, 2019 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposal is to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) in an approximately 10,155 square foot vacant commercial retail space on the 1st (ground), mezzanine (partial 2nd), and basement floors of the commercial building facing Fillmore Street. The 1st floor will be utilized primarily for the fitness studio, the mezzanine floor for office space, and the basement floor will remain as storage space. The proposal will involve interior tenant improvements to the 1st and mezzanine floors. There will be no expansion of the existing building envelope or storefront modifications proposed.

### **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 **June 13, 2019** under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

## CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

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

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

## MONITORING

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

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

## OPERATION

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

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

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

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

## MONITORING - AFTER ENTITLEMENT

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

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

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

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

12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

# Exhibit B - Plans

PROJECT DATA

PROJECT NAME: ORANGETHEORY FITNESS

PROJECT LOCATION: 1633 FILLMORE ST.  
SAN FRANCISCO , CA

GOVERNING CODES:

ALL WORK SHALL BE IN COMPLIANCE WITH, BUT NOT LIMITED TO  
THEREQUIREMENTS OF THE FOLLOWING AND ANY OTHER STATE  
AND LOCAL CODES HAVING JURISDICTION:

BUILDING: 2016 CALIFORNIA BUILDING CODE  
MECHANICAL: 2016 CALIFORNIA MECHANICAL CODE  
PLUMBING: 2016 CALIFORNIA PLUMBING CODE  
ELECTRICAL: 2016 CALIFORNIA ELECTRICAL CODE  
ENERGY: 2016 CALIFORNIA ENERGY CODE  
ACCESSIBILITY: 2016 CBC CHAPTER 11

BUILDING TYPE: III-B

SPRINKLERS: NO

OCCUPANT LOAD

OCCUPANCY: A-3, S

GROSS AREA: 1ST FL.: 4,600 SF  
MEZZANINE: 775 SF  
BASEMENT: 4,780 SF

EXERCISE ROOM: 1,970 SF / 50 = 40  
RECEPTION: 540 SF / 60 = 9  
OFFICE / STORAGE: 100 SF / 100 = 1  
MEZZANINE: 775 SF / 100 = 8  
BASEMENT (STORAGE): 4,780 SF / 300 = 16  
LOCKER AREA: 65 SF / 50 = 1

TOTAL OCCUPANTS: 75 OCCUPANTS

EXIT REQUIREMENTS: TOTAL NUMBER OF EXITS REQUIRED = 2  
PROVIDED = 2

PROJECT DESCRIPTION

PROJECT WILL CONSIST OF A TENANT IMPROVEMENT OF A NEW  
ORANGETHEORY FITNESS STUDIO. THE CURRENT SPACE CONSIST OF A  
GROUND LEVEL FLOOR, A BASEMENT AND A MEZZANINE AT THE BACK OF THE  
SPACE. ORANGETHEORY WILL LEAVE THE BASEMENT AS-IS AND USE FOR  
STORAGE ONLY. THE EXERCISE STUDIO AND LOBBY WILL OCCUPY THE GROUND  
FLOOR LEVEL. THE MEZZANINE WILL SERVE AS OFFICE AND STORAGE. WORK  
WILL INCLUDE DEMOLITION OF EXISTING ELECTRICAL LIGHTING AND POWER,  
WALLS AND CAPPING EXISTING PLUMBING BELOW FIRST FLOOR SLAB. NEW  
CONSTRUCTION WILL CONSIST OF NEW PARTITIONS, FINISHES, MECHANICAL  
SYSTEMS, PLUMBING AND ELECTRICAL WORK.

SHEET INDEX

T1 TITLE SHEET  
A1 EXISTING SITE PLAN  
A2 AS-BUILT BASEMENT  
A3 AS-BUILT 1ST FLOOR PLAN  
A4 AS-BUILT MEZZANINE FLOOR PLAN  
A5 PROPOSED FIRST FLOOR PLAN  
A6 ENLARGED PROPOSED FIRST FLOOR PLAN  
A7 ENLARGED PROPOSED FIRST FLOOR PLAN  
A8 EXISTING STOREFRONT ELEVATION WITH  
PROPOSED SIGNAGE  
A9 FIRST FLOOR PLAN DEMO PLAN



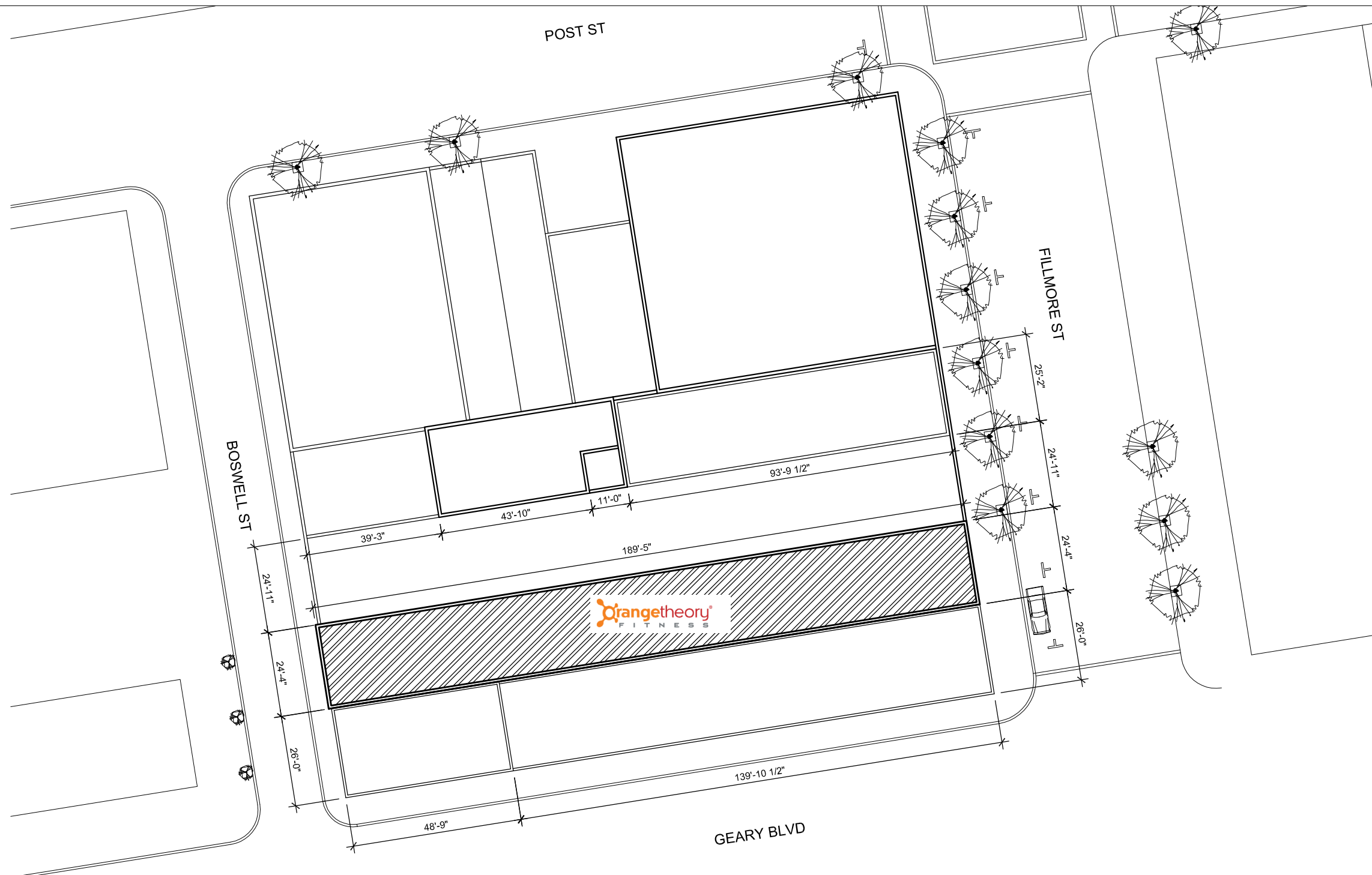
FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: T1



**1** EXISTING SITE PLAN

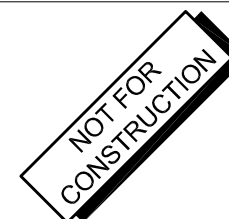
SCALE: 1/32" = 1'-0"



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260

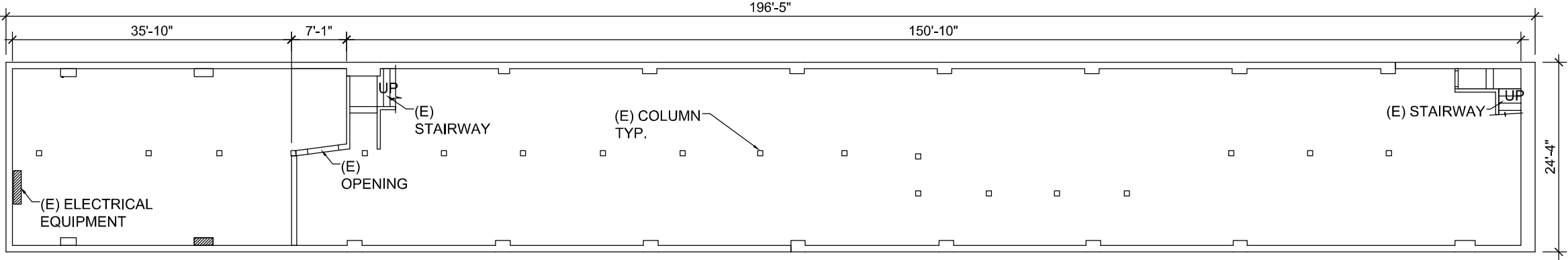


ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A1

BASEMENT WILL BE USED FOR STORAGE FOR ORANGETHEORY FITNESS



1 AS-BUILT BASEMENT PLAN

SCALE: 1/16" = 1'-0"



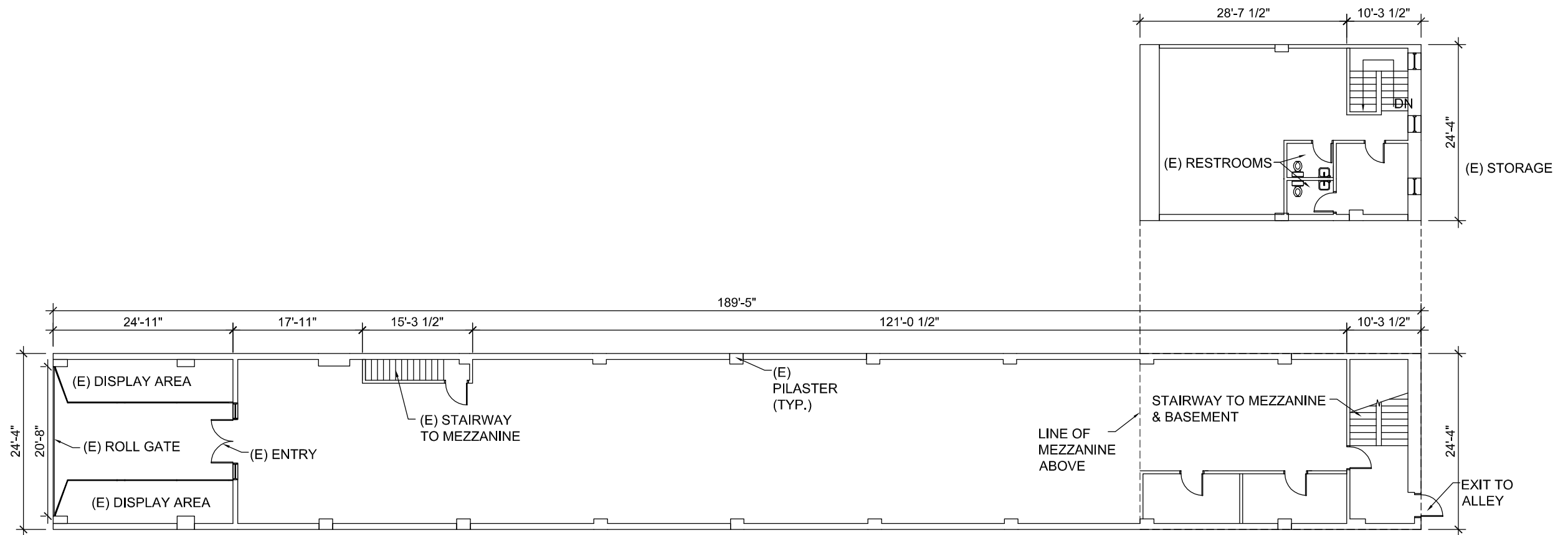
FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A2



# 1 AS-BUILT 1ST FLOOR PLAN & MEZZANINE

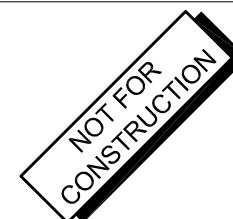
SCALE: 1/16" = 1'-0"



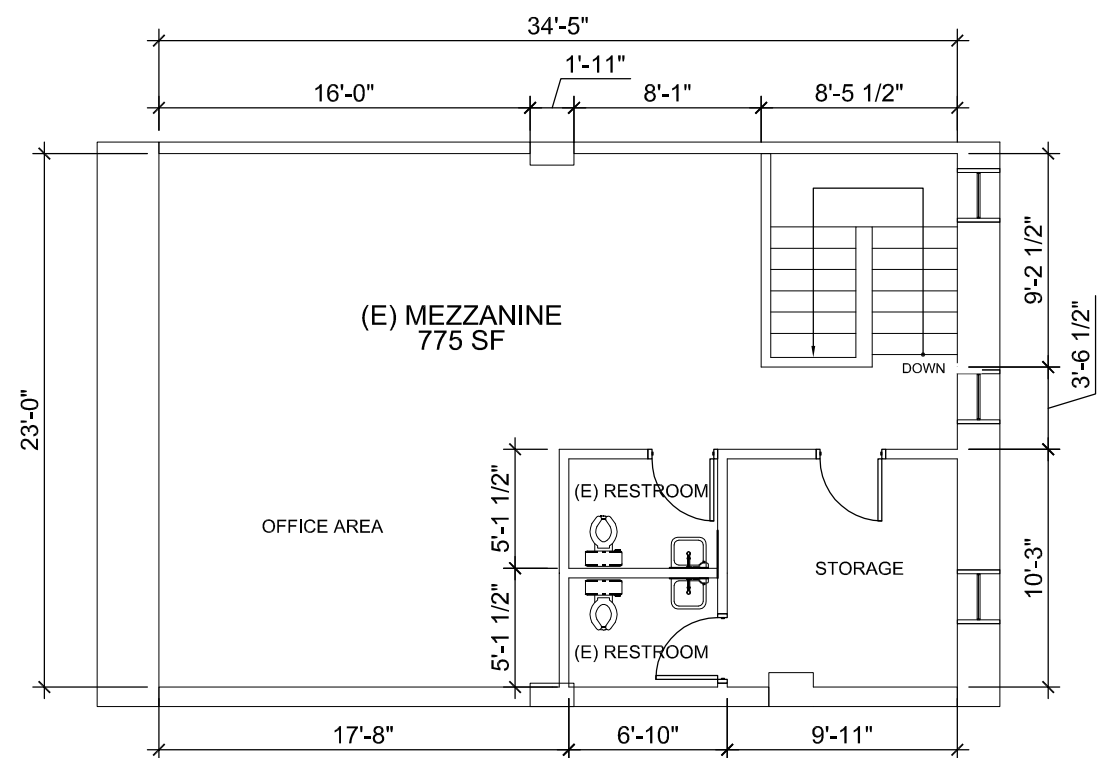
FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A3



EXISTING AND PROPOSED - NO CHANGE  
**AS-BUILT MEZZANINE FLOOR PLAN**

1

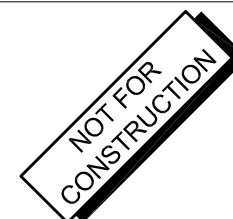
SCALE: 1/8" = 1'-0"



FM GROUP INC  
 15974 N. 77TH STREET, SUITE 100  
 SCOTTSDALE, AZ 85260



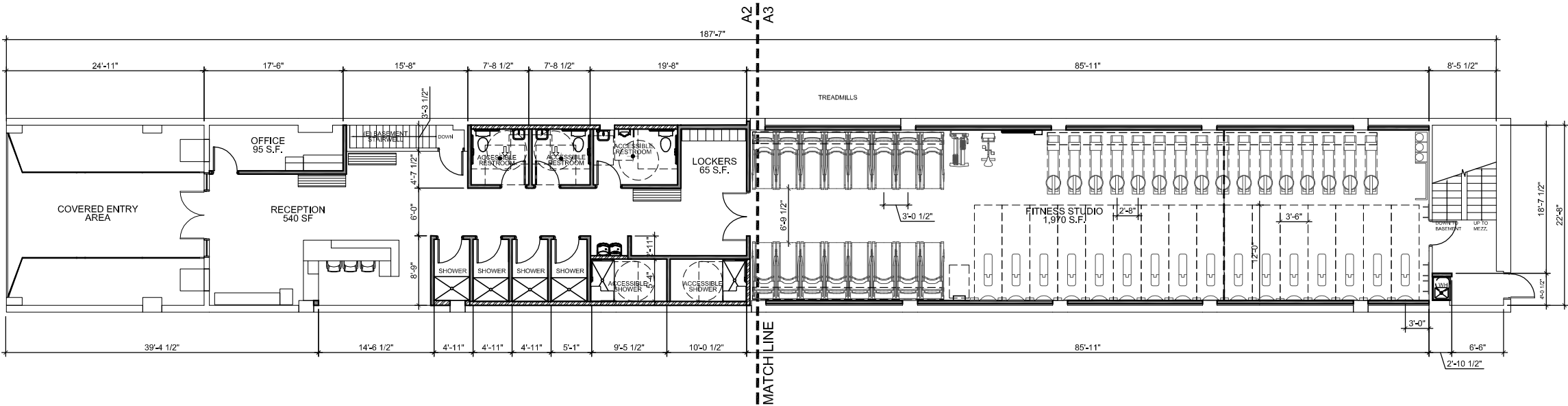
ORANGETHEORY FITNESS  
 1633 FILLMORE ST.  
 SAN FRANCISCO, CA



JOB NUMBER: 18-195  
 DATE: 04.22.2019  
 DESIGNER: GR  
 LAYOUT NO: A4

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW PLUMBING WALL



1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NUMBER OF MACHINES = 16



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260

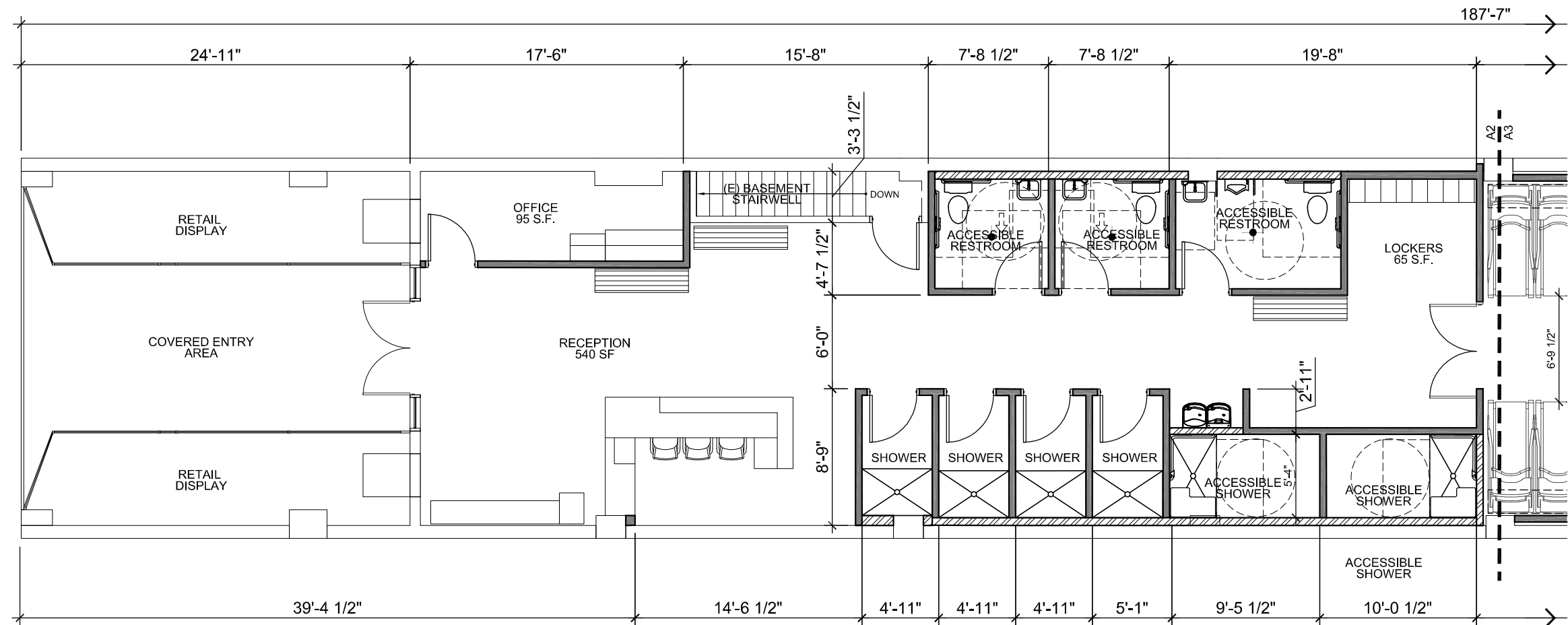


ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A5

	EXISTING WALL
	NEW WALL
	NEW PLUMBING WALL



## 1

SCALE: 1/8" = 1'-0"



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



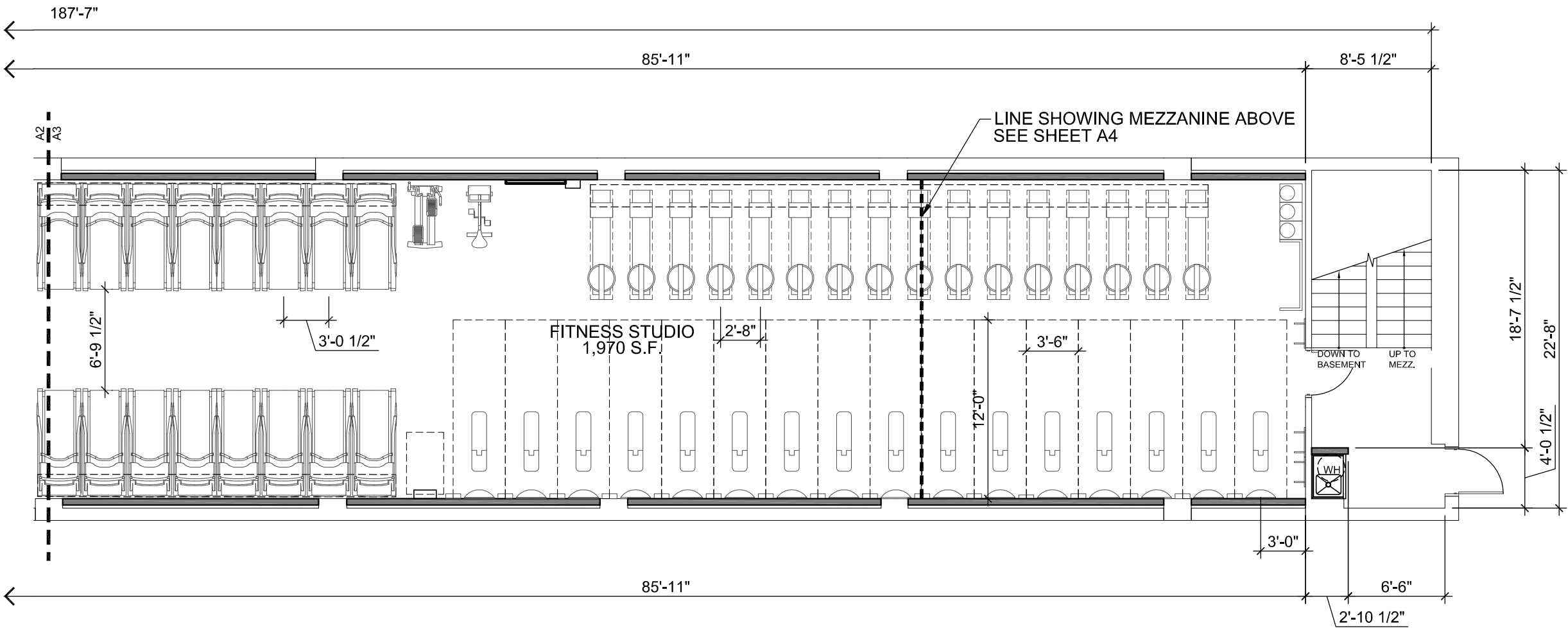
ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A6

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW PLUMBING WALL



1 ENLARGED PROPOSED FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A7

FILLMORE STREET

ADJACENT  
TENANT

ADJACENT  
TENANT



EXISTING AWNING

(E) SHOW  
WINDOW

(E) ENTRY  
DOOR

(E) ENTRY  
DOOR

(E) SHOW  
WINDOW

(E) VESTIBULE  
(SLOPED WALK  
TO ENTRY)

# EXISTING STOREFRONT ELEVATION WITH PROPOSED SIGNAGE

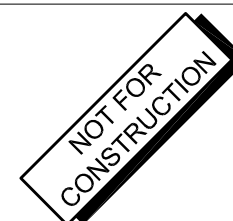
SCALE: 1/8" = 1'-0"



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



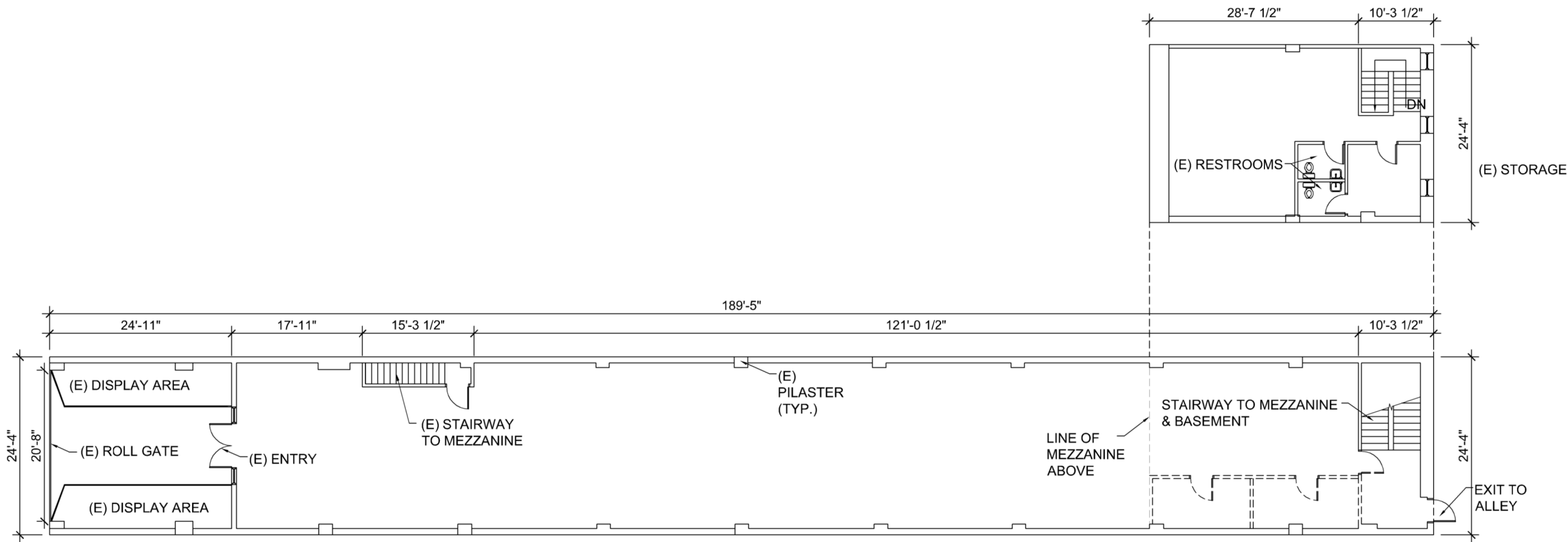
ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A8

WALL LEGEND

- EXISTING WALL
- NEW WALL
- NEW PLUMBING WALL
- DEMO WALL



1 1ST FLOOR DEMO PLAN & MEZZANINE  
SCALE: 1/16" = 1'-0"



FM GROUP INC  
15974 N. 77TH STREET, SUITE 100  
SCOTTSDALE, AZ 85260



ORANGETHEORY FITNESS  
1633 FILLMORE ST.  
SAN FRANCISCO, CA



JOB NUMBER: 18-195  
DATE: 04.22.2019  
DESIGNER: GR  
LAYOUT NO: A9



707-469-3101

[signdesignlab.com](http://signdesignlab.com)

[sales@signdesignlab.com](mailto:sales@signdesignlab.com)

**Project:** Orange Theory Fitness

**Address:** 1633 Fillmore Street San Francisco, CA 94115

**Number of Stories:** 1

**Present Use:** Retail

**Occupancy Class:**

**Number of Units:** 1

**Scope of Work:** Fabricate and Install Illuminated Channel Letter Building Sign



36.92 Sq Ft

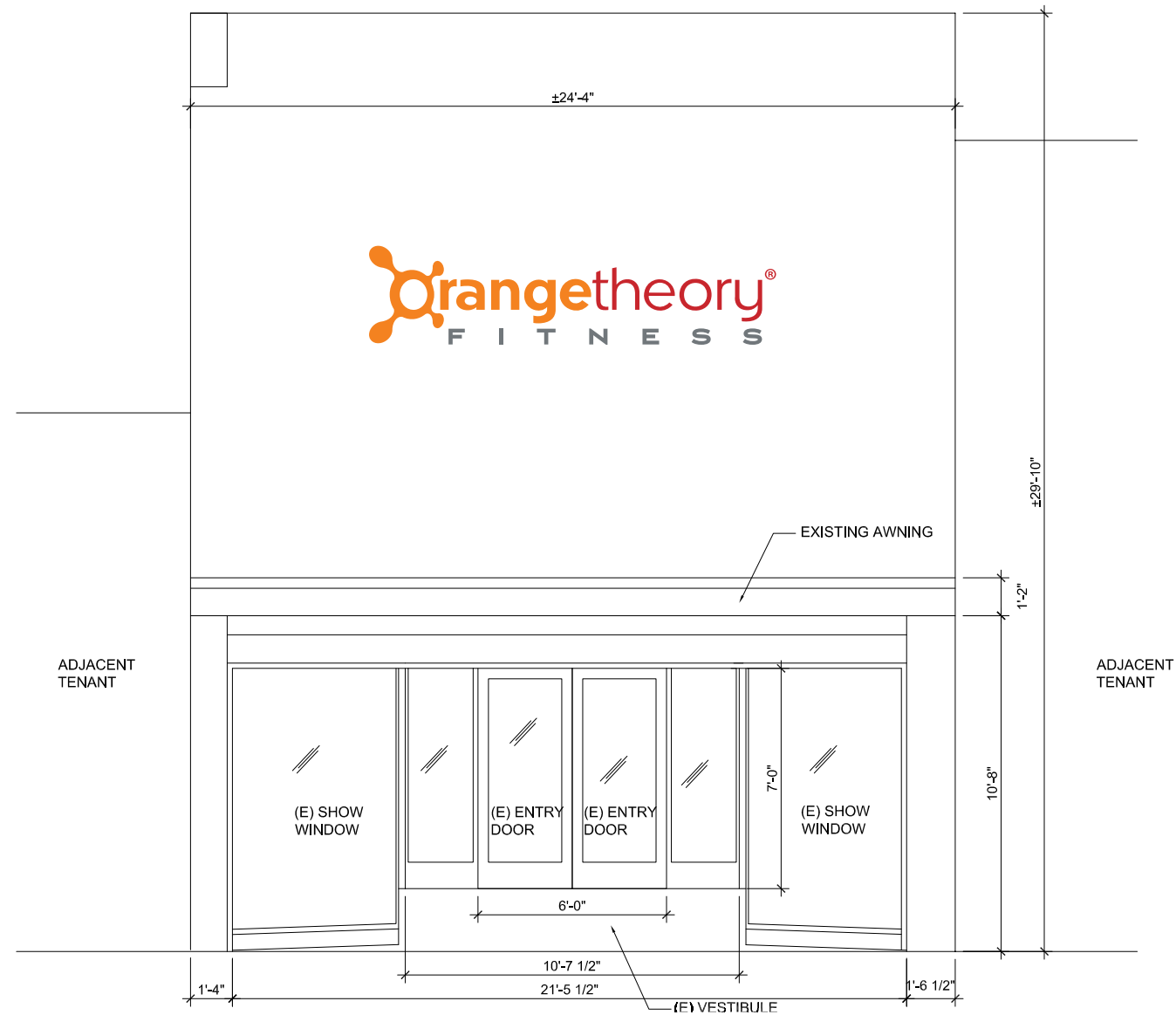
3M SCOTCHCAL TRANSLUCENT VINYL

3630-44  
ORANGE

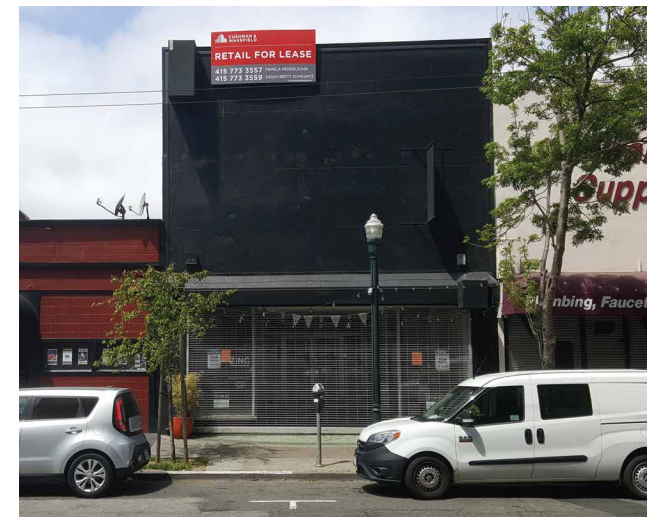
3630-71  
SHADOW GRAY

3630-33  
RED

1 HALO LIT CHANNEL LETTERS  
Scale: 1/2" = 1'



2 EAST ELEVATION  
Scale: 1/6 = 1'



Before



After



**SIGNDESIGNLAB**

707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 2-21-2019

SHEET : 2 of 3

### Customer Information

Company

**Orangetheory Fitness**

Location

**1633 Fillmore Street  
San Francisco, CA 94115**

### Project Details

Exterior Signage

Scale

**NOTED**

Proof Number

**A-4**

### Customer Approval

- ☐ Approved with No Changes  
☐ Revise as Noted

Signature

Date

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.

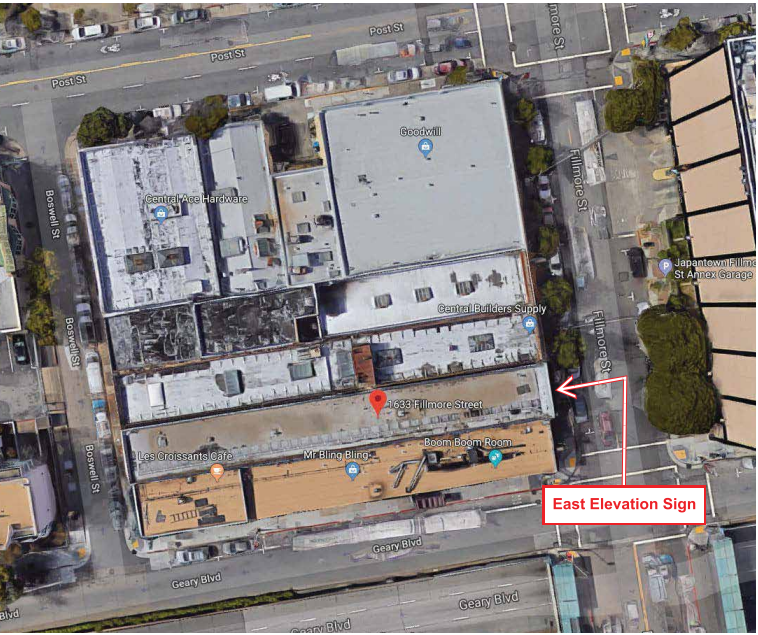
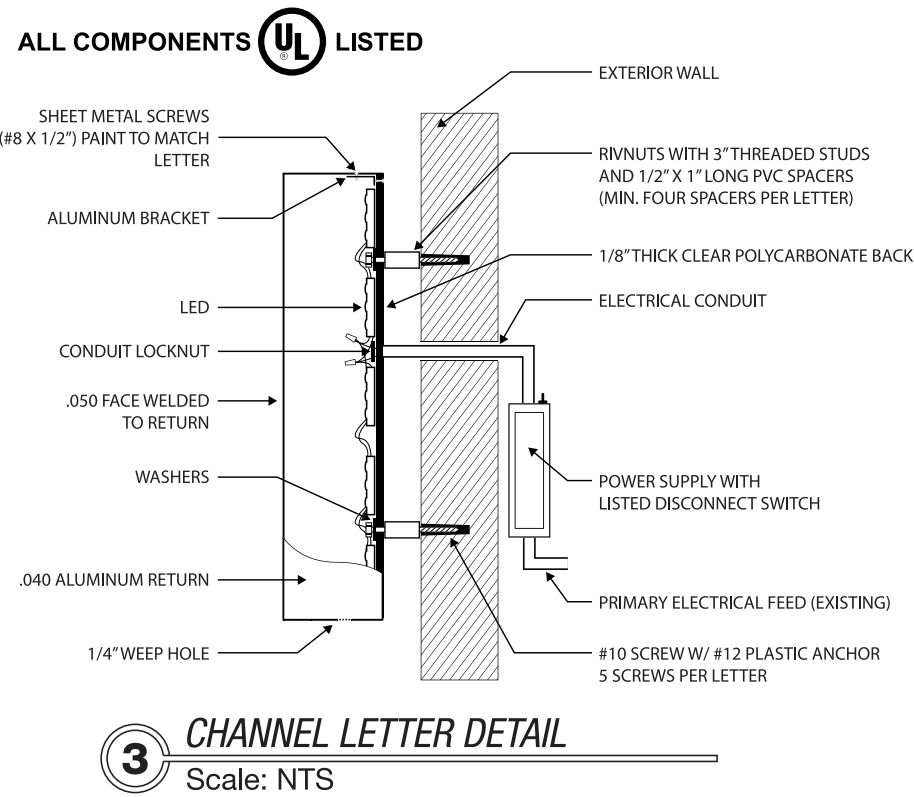
Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.

GENERAL NOTES

DESCRIPTION  
HALO LIT CHANNEL LETTERS  
MOUNTED TO RACEWAY BACKGROUND

- MATERIALS / COLORS
- ALUMINUM PAN CHANNEL LETTERS
  - 3" RETURNS PAINTED BLACK
  - BLACK EDGE CAPPING
  - WHITE ACRYLIC FACES WITH VINYL OVERLAY
  - UL APPROVED LED ILLUMINATION
  - 3M TRANSLUCENT RED, SHADOW GRAY, ORANGE
  - FABRICATED RACEWAY WITH BRUSHED ALUMINUM FINISH

FRONTAGE  
25 LF



**4** SITE PLAN  
Scale: NTS



**SIGNDESIGNLAB**

707-469-3101  
signdesignlab.com  
sales@signdesignlab.com

DATE : 2-21-2019 SHEET : 3 of 3
Customer Information
Company <b>Orangetheory Fitness</b>
Location <b>1633 Fillmore Street San Francisco, CA 94115</b>
Project Details Exterior Signage

Scale
NOTED
Proof Number <b>A-4</b>

Customer Approval
<input type="checkbox"/> Approved with No Changes <input type="checkbox"/> Revise as Noted
Signature
Date

All original ideas, designs and signage remain the property of Sign Design Lab until paid in full.

Colors and designs are representations of the final product. Final signage colors and build will be based on specifications noted on final proofs and/or invoice.

# Exhibit C – Environmental Determination



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1633 FILLMORE ST		0702004
<b>Case No.</b>		<b>Permit No.</b>
2018-009861PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> The proposed project is to establish a Formula Retail Use (d.b.a. Orangetheory Fitness) in a vacant commercial retail space.		

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (*optional*):

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

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

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

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

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

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

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

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Sharon Young 04/25/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1633 FILLMORE ST		0702/004
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009861PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

# Exhibit D - Land Use Data



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1633 FILLMORE STREET  
RECORD NO.: 2018-009861CUA

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

Reception:  
**415.558.6378**

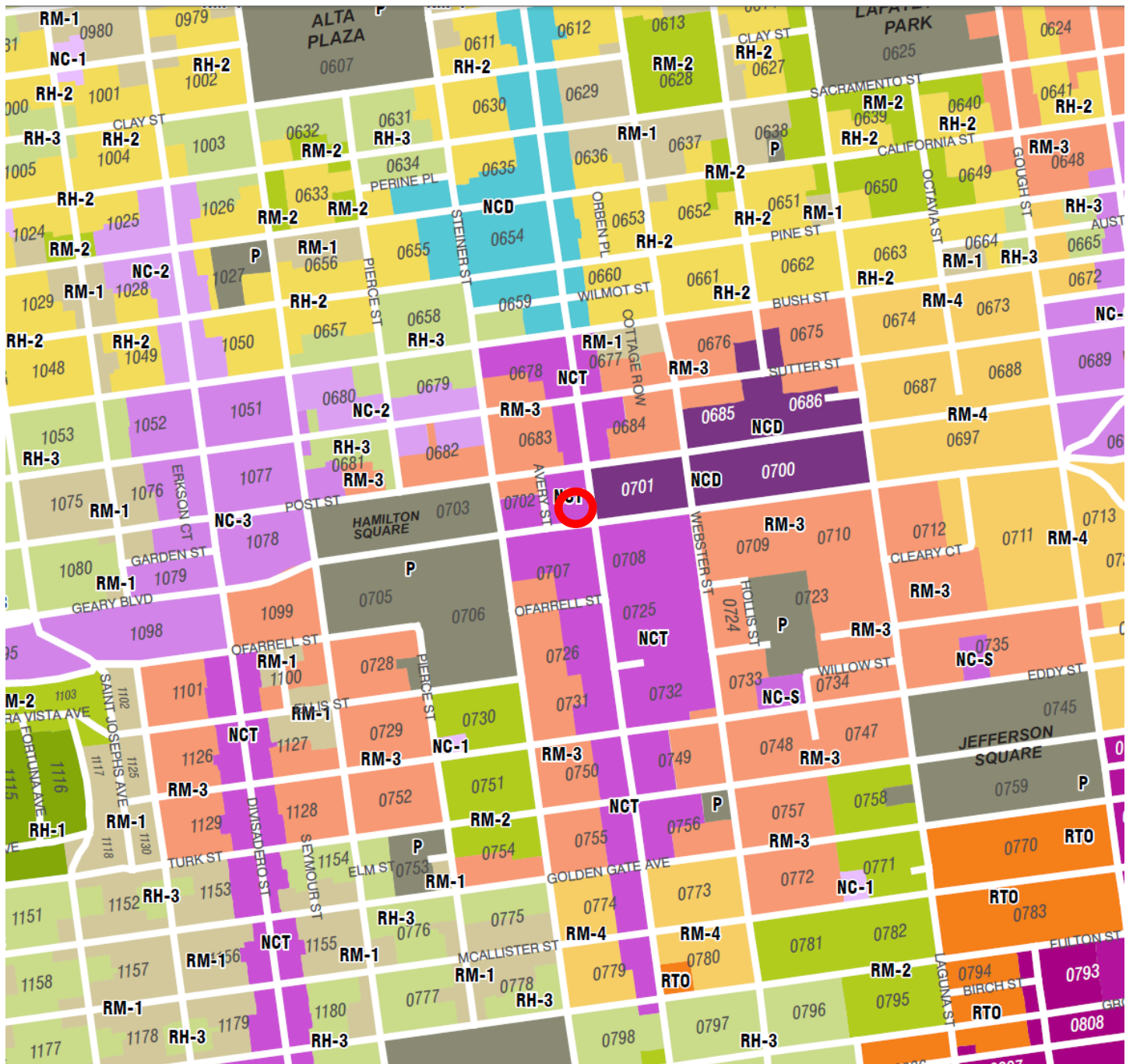
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	±4,721	±4,721	0
Residential	--	--	--
Commercial/Retail	±10,155	±10,155	0
Office	--	--	--
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ( )	--	--	--
TOTAL GSF	±10,155	±10,155	0
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	0
Number of Stories (with mezzanine & basement)	1 (with mezzanine & basement)	1 (with mezzanine & basement)	No Change
Height of Building(s)	±30 feet	±30 feet	No Change
Other ( )			

# Exhibit E - Maps and Context Photos

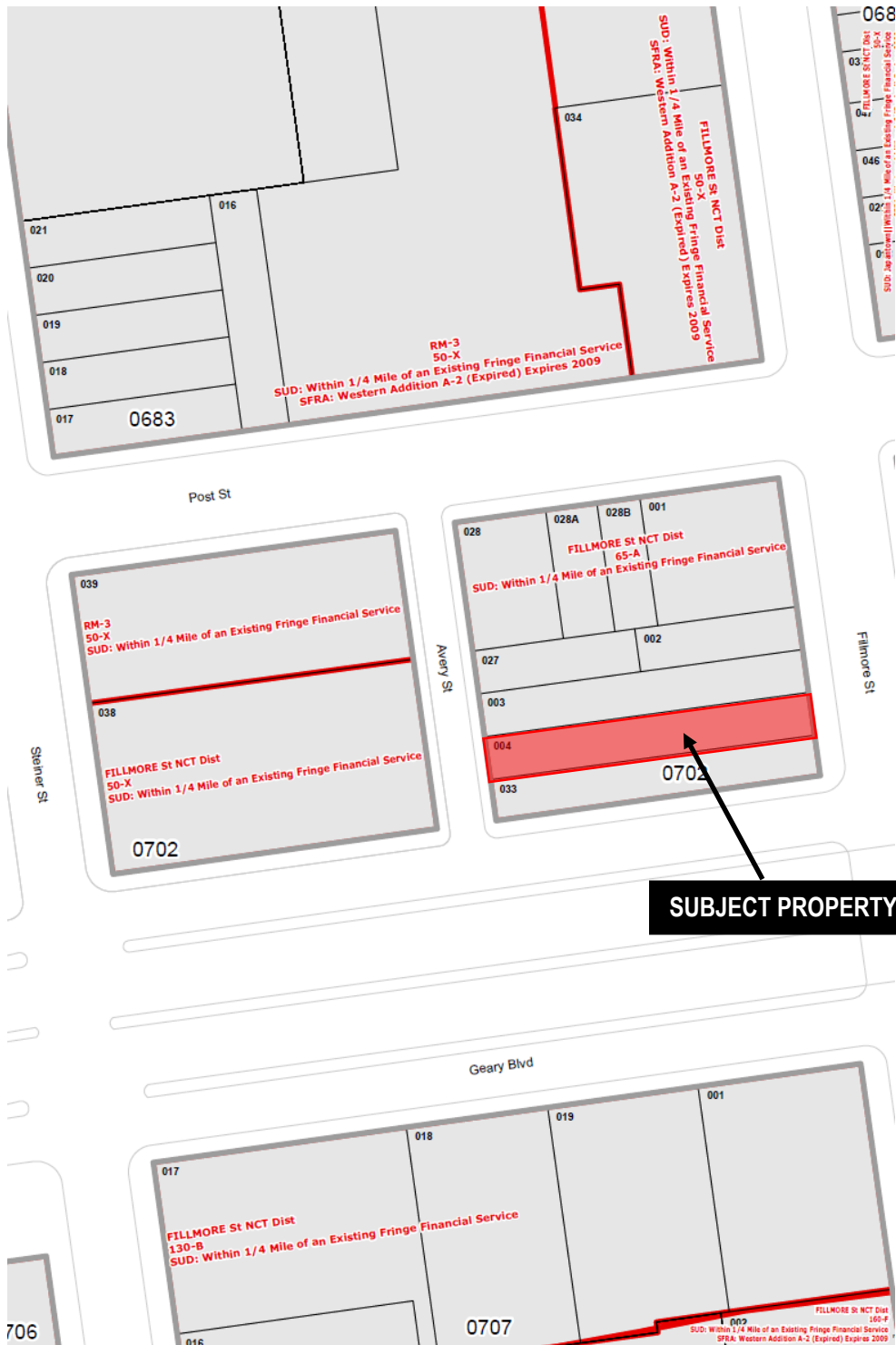
# Zoning Map



Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

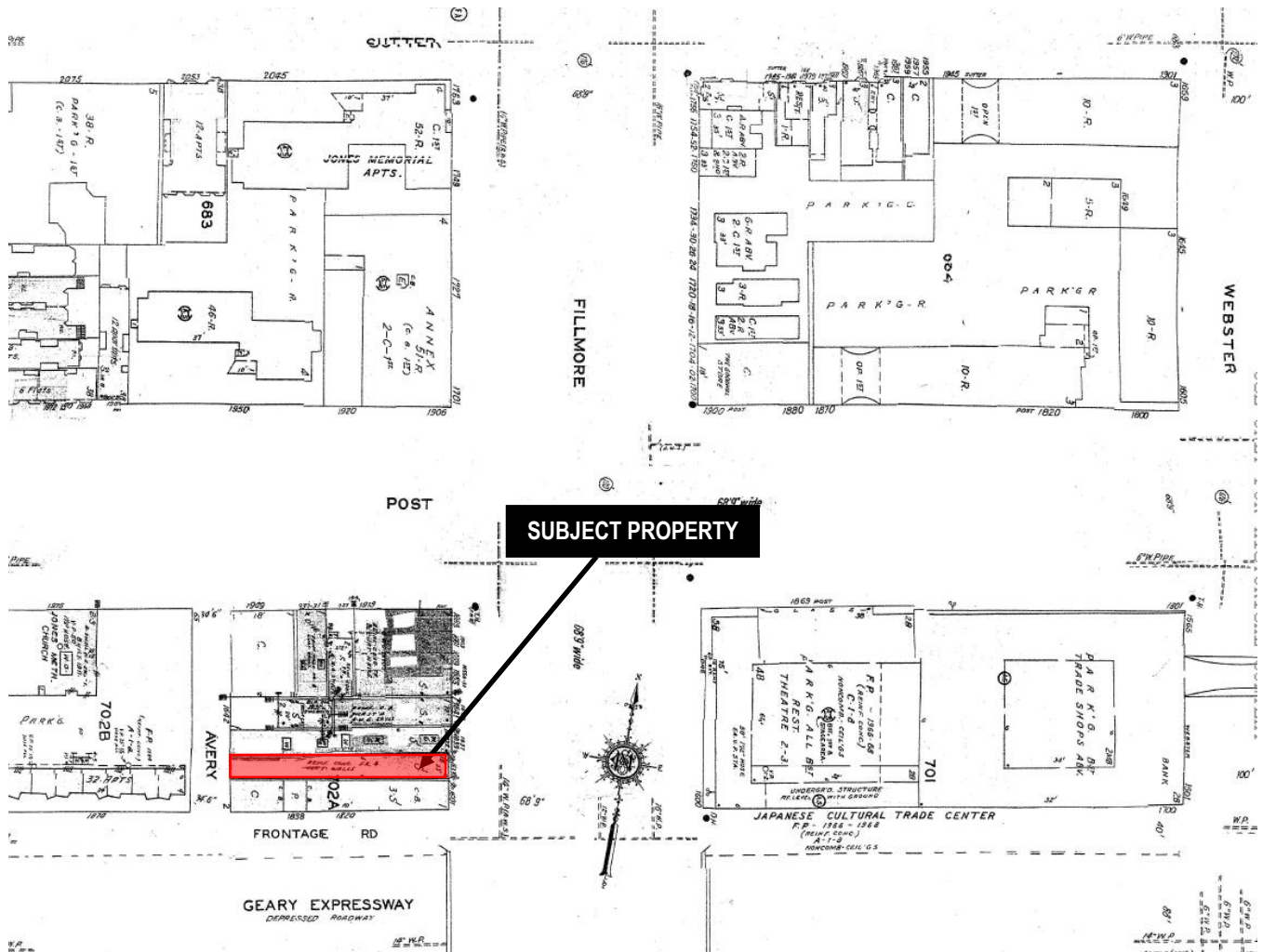


# Parcel Map



Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Sanborn Map\*

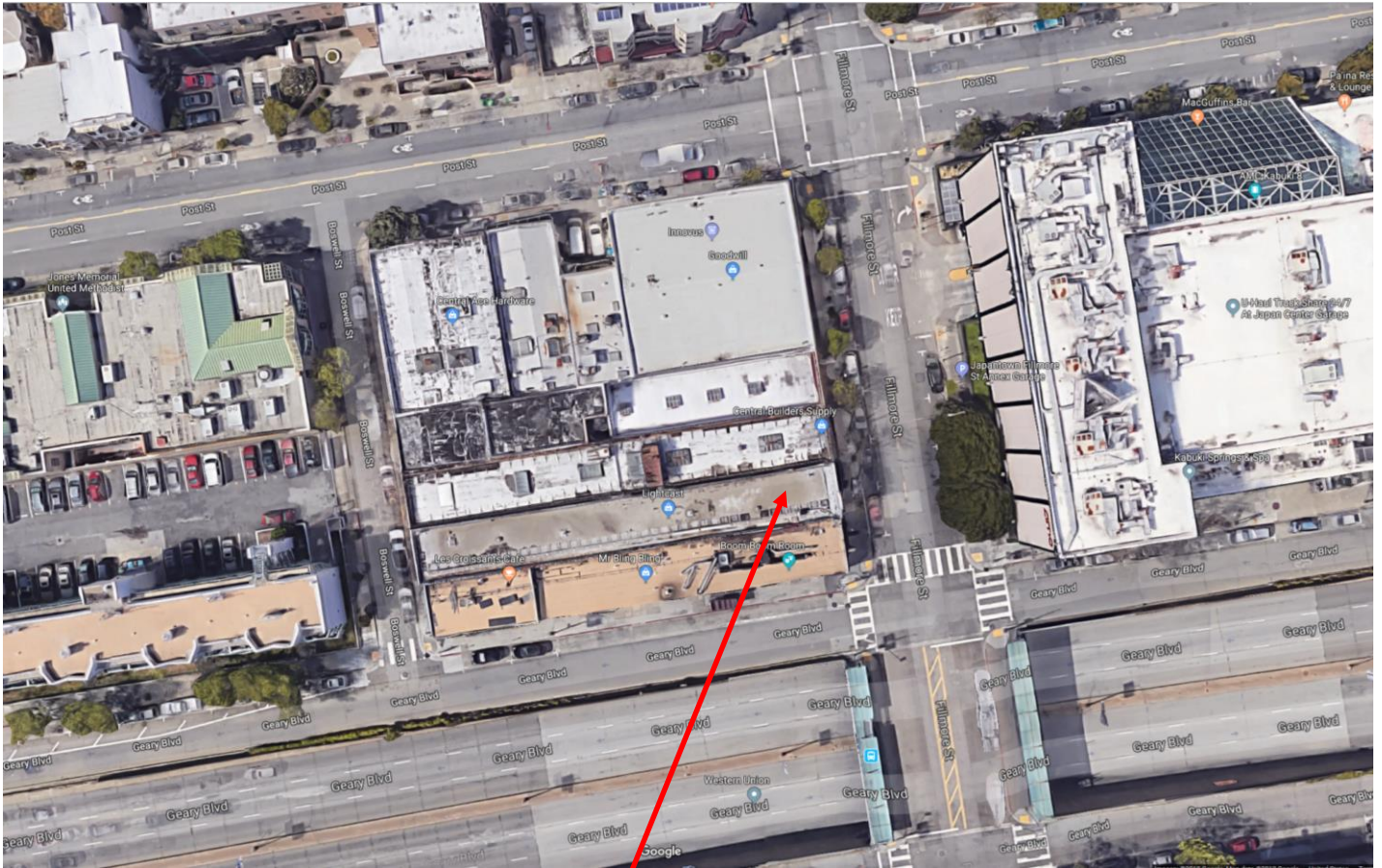


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street



# Aerial Photo



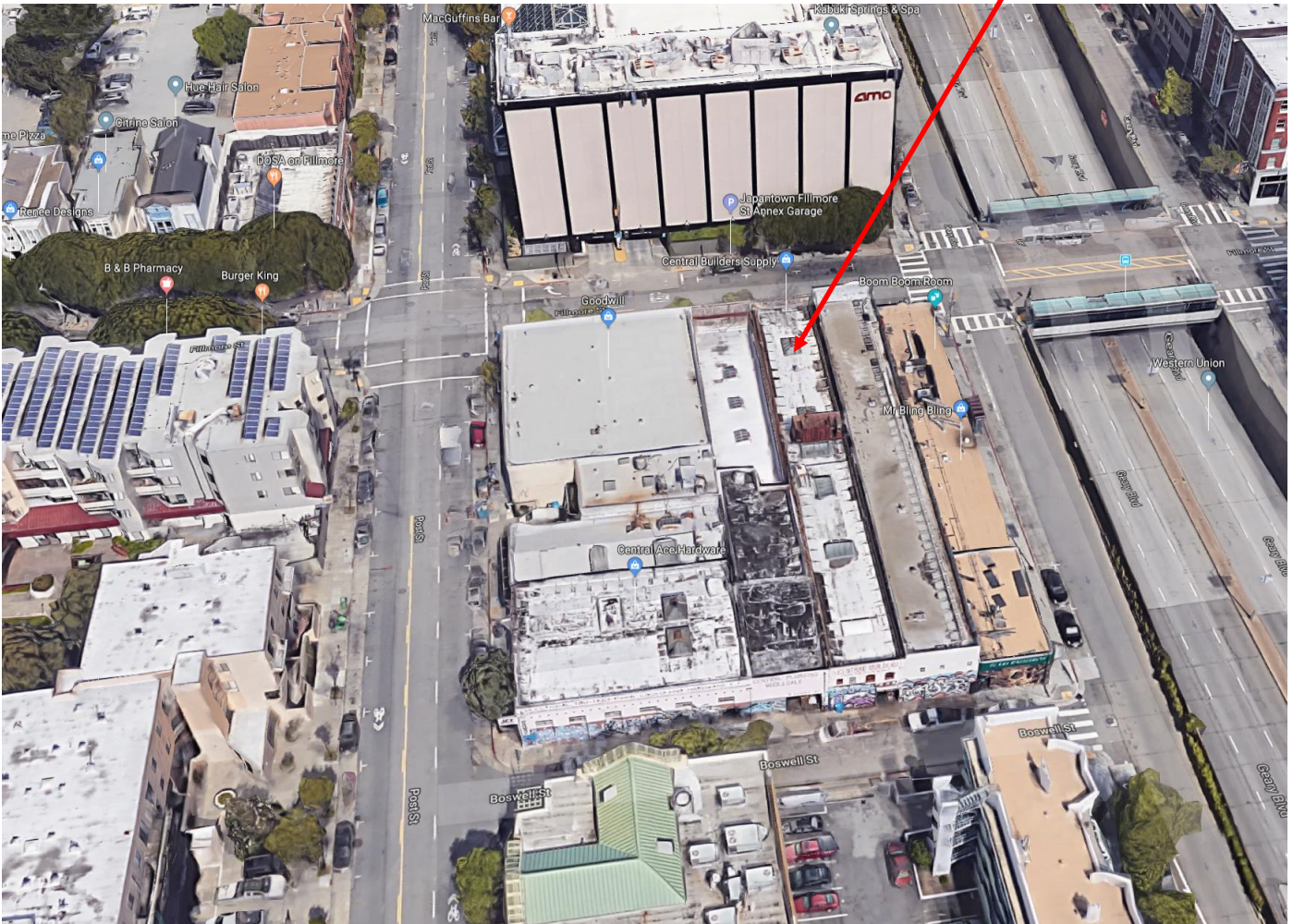
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Aerial Photo

SUBJECT PROPERTY



SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Aerial Photo



## SUBJECT PROPERTY



Conditional Use Hearing  
**Case Number 2018-009861CUA**  
 1633 Fillmore Street

# Site Photo

## PROJECT SPONSOR PHOTOS



Project Site, Zinc Details is Now Closed

**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Site Photo

## PROJECT SPONSOR PHOTOS



Looking West on Geary Boulevard, Project Site is on Right

**SUBJECT PROPERTY**



Looking East on Geary Boulevard

Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Site Photo



Looking South on Fillmore Street, Project is on Right

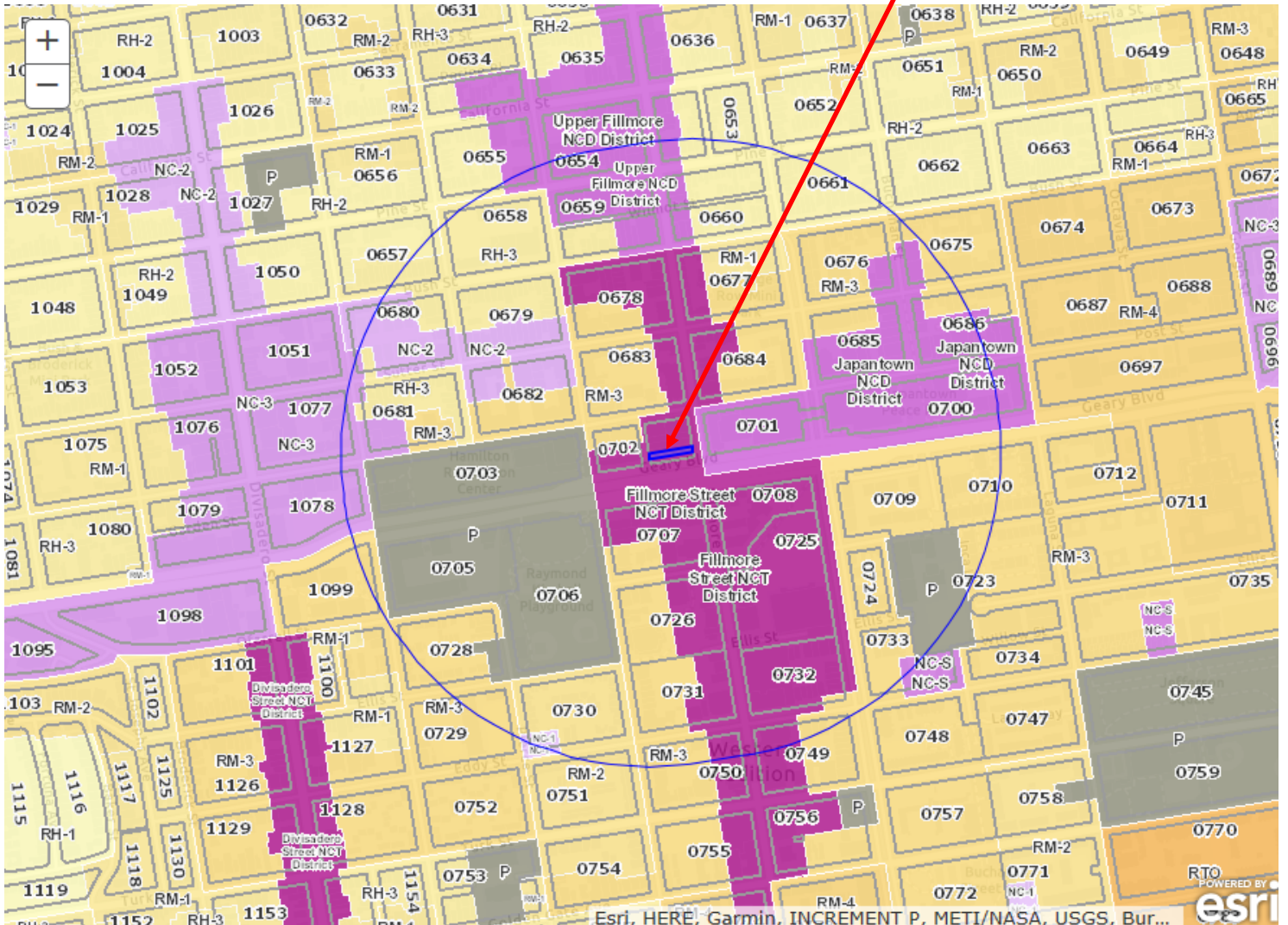


Looking North on Fillmore Street, Intersection of Fillmore Street and Geary Boulevard, Project Site is Across Geary Boulevard

Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# ¼ MILE RADIUS MAP

SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2018-009861CUA  
1633 Fillmore Street

# Exhibit F - Project Sponsor's Submittals



# San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

2018-009861 PRJ

## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: 1633 Fillmore Street

Block/Lot(s): 0702/004

#### Property Owner's Information

Name: Central Family Trust PMB 235 / Gary Pasquinielli

Address: P.O. Box 597004  
San Francisco, CA 94159-7004

Email Address:

Telephone: 415.931.7043

#### Applicant Information

☐ Same as above

Name: Marc Thomas

Company/Organization: SFFIT MS LLC/Orangetheory Fitness

Address: 151 Kalmus Drive, Suite F-3A  
Costa Mesa, CA 92626

Email Address: mthomas@orangetheoryfitness.com

Telephone: 949.701.7702

#### Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Please Select Primary Project Contact:

☐ Owner

☐ Applicant

☐ Billing X Other: Terri Dickerhoff

### RELATED APPLICATIONS

213.422.1450  
cgrdev@sbcglobal.net

#### Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

#### Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

## 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.

Please see attached.

### Project Details:

- ☒ Change of Use    ☐ New Construction    ☐ Demolition    ☐ Facade Alterations    ☐ ROW Improvements  
☐ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☒ Other CUP per Section 303.1

- 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: \_\_\_\_\_

**Estimated Construction Cost:** 650,000

# PROJECT AND LAND USE TABLES


		Existing	Proposed
General Land Use	Parking GSF	0	0
	Residential GSF	0	0
	Retail/Commercial GSF	10,151	10,151
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	+
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	0	0
	Public Open Space GSF	0	0
Project Features	Dwelling Units - Affordable	0	
	Dwelling Units - Market Rate	0	
	Dwelling Units - Total	0	
	Hotel Rooms	0	
	Number of Building(s)	1	1
	Number of Stories	1 plus mezzanine and basement	1 plus mezzanine and basement
	Parking Spaces	0	
	Loading Spaces	0	
	Bicycle Spaces	0	
	Car Share Spaces	0	
Other: Notes		<p>The first floor is 4,600 square feet. There is a 775 square foot mezzanine that will be used as an office with storage. There is also a 4,780 square foot basement that will be a part of the tenant space.</p> <p>The first floor is 4,600 square feet. There is a 775 square foot mezzanine that will be used as an office with storage. There is also a 4,780 square foot basement that will be a part of the tenant space.</p>	
Land Use - Residential	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
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0


## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A	
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>2. Transportation</b>	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- <u>School and Child Care Drop-Off &amp; Pick-Up Management Plan</u> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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.)  An additional fee for a shadow review may be required.
<b>4. Biological Resources</b>	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes:  Number of existing trees on, over, or adjacent to the project site:  Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  Number of trees on, over, or adjacent to the project site that would be added by the project:
<b>5a. Historic Preservation</b> 	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>5b. Historic Preservation</b>	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 <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  -----  Area of excavation/disturbance (in square feet): _____  Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
8. Air Quality 	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?	<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 <a href="#">here</a> .
9a. Hazardous Materials	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

**Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:**

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

Orangetheory will move into vacant space in a commercial building. Since this is vacant space, no neighborhood-serving retail uses will be displaced by the Project. The Project will provide employment opportunities for San Francisco residents, both teaching the fitness classes as well as managing the studio. Orangetheory Fitness will add to the diversity of existing amenities in the mixed-use building, as well as the neighborhood, thereby making this a desirable place to live and work.

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

Orangetheory Fitness will be located on the ground floor of a commercial building. The studio will be an amenity to the residents and will have no affect on the existing housing stock in the neighborhood.

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

The addition of an Orangetheory Fitness studio will have no affect on the City's supply of affordable housing.

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

The Project will be located on Fillmore Street, a dense urban corridor, and is well served by public transit. OTF will occupy approximately 4,600 square feet of the ground floor space and 755 square feet of mezzanine space in an existing building. OTF is a neighborhood based studio and most members will work and/or live in the neighborhood. Therefore, the studio will not create commuter traffic and the use is not anticipated to significantly increase local traffic or parking requirements.

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;

The Project is not a commercial office development. The Project will contribute to a diverse economic base by adding a thriving, new fitness 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 and managerial levels. 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;

All structural and seismic requirements of the San Francisco Building Code will be incorporated into the plans for the tenant improvement, and will therefore meet this requirement.

7. That landmarks and historic buildings be preserved; and

The Project will be located in an existing building and other than new signage will not alter the exterior of the building. Therefore, the proposed use will not adversely alter any landmark building, contributory building, or architecturally significant building on the Project site or in the vicinity.

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

The Project does not involve any expansion of the existing building and will therefore have no effect on parks or open space, or their access to sunlight and views.

## 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.

**Terri Dickerhoff**

Digitally signed by Terri Dickerhoff  
Date: 2018.07.10 17:36:43 -07'00'

Signature

**Terri Dickerhoff**

Name (Printed)

Owner's Representative

213.422.1450

cgrdev@sbcglobal.net

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

Phone

Email

## APPLICANT'S SITE VISIT CONSENT FORM

I hereby 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.

**Terri Dickerhoff**

Digitally signed by Terri Dickerhoff  
Date: 2018.07.10 17:36:59 -07'00'

Signature

**Terri Dickerhoff**

Name (Printed)

7.10.2018

Date

For Department Use Only

Application received by Planning Department:

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

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

July 1, 2018

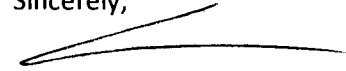
Department of City Planning  
City and County of San Francisco  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

To Whom It May Concern:

Central Family Trust PMB 235 is the owner of the real property located at 1633 Fillmore Street (Assessor's Block 0702, Lot 004) in San Francisco, California. Central Family Trust PMB 235 hereby authorizes CGR Development and Terri Dickerhoff to take any and all necessary action, including but not limited to the signing of documents, in furtherance of the filing and processing of approvals, permits and other entitlements on behalf of the proposed tenant, Orangethery Fitness, for the ground floor space at 1633 Fillmore Street.

Please call if you have any questions.

Sincerely,



Central Family Trust  
Gary W. PASQUINELLI, Trustee  
PMB 235  
P.O. Box 597004  
SAN FRANCISCO, CA 94159-7004



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address: 1633 Fillmore Street

Block/Lot(s): 0702/004

### 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).

Please see attached.

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.

Please see attached.

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.

Please see attached.

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

This project does not include any development of hotels or motels.

## 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.

**Terri Dickerhoff** Digitally signed by Terri Dickerhoff  
Date: 2018.07.10 13:02:58 -07'00'

Signature

Terri Dickerhoff

Name (Printed)

Owner Representative

213.422.1450

cgrdev@sbcglobal.net

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

Phone

Email

## APPLICANT'S SITE VISIT CONSENT FORM

I hereby 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.

**Terri Dickerhoff** Digitally signed by Terri Dickerhoff  
Date: 2018.07.10 13:03:16 -07'00'

Signature

Terri Dickerhoff

Name (Printed)

7/10/2018

Date

For Department Use Only

Application received by Planning Department:

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

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

**Exhibit "A"**  
**CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL**  
**Site Address: 1633 Fillmore Street**  
**Block 0707/Lot 004**  
**Applicant: Orangetheory Fitness**

**THE REQUEST**

Orangetheory Fitness ("the Applicant") is seeking the following discretionary approval:

- **Pursuant To Section 303.1**, the Applicant requests a Conditional Use Authorization for Formula Retail Use to allow a 5,375 square foot, fitness studio in the NCT – Fillmore Street Neighborhood Commercial Transit District.

**PROJECT DESCRIPTION AND SITE INFORMATION**

If approved, Orangetheory Fitness will occupy the entire ground floor in an existing commercial building, approximately 4,600 square feet. The studio will also make use of the 775-square foot mezzanine. This will be used as accessory office and storage space for the studio. There is a 4,780-square foot basement that will be leased by Orangetheory, but will not be a part of the studio.

**PROJECT SUMMARY**

Street Address:	1633 Fillmore Street
Cross Streets:	Fillmore Street and Geary Boulevard
Assessor's Block/Lot:	Block 0707, Lot 004
Zoning District:	NCT – Fillmore Street Neighborhood Commercial Transit District
Height/bulk district:	65-A
Special Use districts:	Within ¼ Mile of an Existing Fringe Financial Service
Building Area:	Approximately 10,155 square feet
Tenant Space:	Approximately 5,375 square feet
Present use:	Vacant
Proposed use:	Orangetheory Fitness
Parking spaces (existing):	None
Parking spaces (proposed):	Unchanged
No. of Levels (existing):	Basement, First floor and Mezzanine
No. of Levels (proposed):	Unchanged
Occupancy Classification:	A-3 and S

**Exhibit B**  
**CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL**  
**Site Address: 1633 Fillmore Street**  
**Block 0707/Lot 004**  
**Applicant: Orangetheory Fitness**

**Additional Findings for Formula Retail Uses**

**Please see the attached Formula Retail Survey, Exhibit C, for documentation for all Facts and Findings below.**

- i. The existing concentrations of Formula Retail uses within the district and within the vicinity of the proposed project. To determine the existing concentration, the Planning Commission shall consider the percentage of the total linear street frontage within a 1/4-mile radius, from the subject property that is occupied by Formula Retail and non-Formula Retail businesses. The Department's review shall include all parcels that are wholly or partially located within the quarter-mile radius. If the subject property is a corner parcel, the quarter mile radius shall include all corner parcels at the subject intersection. For each property, the Planning Department shall divide the total linear frontage of the lot facing a public-right of way by the number of storefronts, and then calculate the percentage of the total linear frontage for Formula Retail and non-Formula Retail. Half percentage points shall be rounded up.**

Based on the walking survey conducted and submitted as a part of this application, there are 199 commercial businesses with a ¼ mile radius of the project site. Of those 199 businesses, 23 are vacant storefronts and 31 of them are or would be considered formula retail.

The total lot frontage that has commercial uses within ¼ mile of the project site is 56,324 lineal feet. However, only 8,241 lineal feet are actual commercial use. The remaining balance is either residential or non- active frontage, i.e. utility/entrances for the building. Of the 8,241 lineal feet of commercial uses, 1,749 lineal feet has commercial uses that either are or would be considered formula retail, 5,828 lineal feet are non-formula retail commercial uses and 664 lineal feet are vacant.

The percentages break down as follows, 21.22% of the lineal footage is formula retail, 70.72% is non-formula retail and 8.06% is vacant.

Our walking survey also included an additional four blocks that are within the NCT and NCT/RM-3 District. Overall, in the NCT and NCT/RM-3 District, there are 102 total commercial uses, 15 of which are vacant and 17 of them either are or would be considered formula retail.

The total lot frontage that has commercial uses within District is 38,359 lineal feet. However, only 4,168 lineal feet are actual commercial use. The remaining balance is either residential or non-active frontage, i.e. utility/entrances for the building. Of the 4,168 lineal feet of commercial uses, 1,144 lineal feet has commercial uses that either are or would be considered formula retail, 2,715 lineal feet are non-formula retail commercial uses and 309 lineal feet are vacant.

The percentages break down as follows, 27.54% of the lineal footage is formula retail, 65.14% is non-formula retail and 7.41% is vacant.

**ii. The availability of other similar retail uses within the district and within the vicinity of the proposed project.**

There are five fitness uses/gyms within a quarter mile radius of the proposed Orangetheory Fitness. Two of these uses, the Pacific Heights Health Club and Flow are in the same building. These are:

- Pacific Heights Health Club and Flow, located at 2356 Pine Street, 0.3 miles from the proposed Orangetheory Fitness.
- SF Tennis Club, located at 141 11th Street, 0.2 miles from the proposed Orangetheory Fitness.
- Iyengar Yoga Institute, located at 2201 Sutter Street, 0.3 miles from the proposed Orangetheory Fitness.
- SF Gymnastics, located at 1405 Fillmore Street, 0.1 miles from the proposed Orangetheory Fitness.

No other gyms are located in the District, outside the ¼ mile radius.

While there are other fitness uses in the surrounding area, Orangetheory Fitness is a unique and specific type of workout and cannot be replaced with the other fitness studios and/or gyms in the neighborhood. The closest Orangetheory Fitness studio is in Mission Bay, a 20 minute plus car ride, depending on traffic, from the proposed site. Local, neighborhood serving fitness studios are an important part of a community. This is an amenity that will draw most, if not all, members from the neighborhood, thereby allowing members to either walk to the studio, which eliminates vehicular traffic altogether, or minimize the drive time to an Orangetheory Fitness studio creating less congestion and pollution.

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

The Project will involve interior renovations, with no significant modifications to the building's exterior, other than signage. Therefore, it is not anticipated that the project will affect the existing architectural character in any way. The proposed Orangetheory Fitness studio will occupy a vacant, ground floor retail space in an existing commercial building. Signage and exterior lighting

installed in conjunction with the new studio will be reviewed by the Planning Department to ensure consistency with the Performance Based Design Guidelines.

Additionally, the proposed fitness use is consistent with the character of ground-floor land uses along Fillmore Street, which provides a diverse mix of both City-wide and neighborhood-serving retail and service uses. The properties that adjoin and are near the subject site are developed with uses that include the historic Fillmore, mixed use residential, office, retail, service, financial, personal service and a movie theater. The existing developments are all similar and/or compatible in height and density to that of the mixed-use building where the studio is proposed.

Orangetheory Fitness will provide the community with a unique, economically viable and respected establishment as part of its neighborhood-serving amenities and the studio is consistent with the pattern of development in this neighborhood. This studio will serve as an amenity to the community; offering a unique workout different from the other gyms and fitness studios in the City. It is important that communities have a variety of goods and services available to residents and workers to keep neighborhoods active and vibrant and this unique fitness studio will add a welcome amenity.

**iv. The existing retail vacancy rates within the district and within the vicinity of the proposed project.**

There are 23 vacant properties within a ¼ mile radius. The total vacant lot frontage is 664 feet, 8.06% of the total commercial lot frontage.

The additional four City blocks added 5 more vacant properties, for a total of 17 vacant properties in the District. The total vacant lot frontage in the District is 309 feet, 7.41% of the total commercial lot frontage.

In uncertain economic times, it is important to keep commercial space occupied with viable and proven uses to ensure healthy neighborhoods. This studio will offer an economically stable business and a unique workout to the community.

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

A broad mix of citywide-serving and neighborhood-serving retail, restaurant and services uses exist within the ¼ mile radius. Within the vicinity, of the 199 commercial spaces, 44 are citywide serving and 132 are daily needs serving, with 23 vacant spaces. Of these 199, 2 of the city wide serving and 29 of the daily needs are formula retail.

With the additional four blocks in the District, there are 102 total commercial uses, 18 are citywide serving and 69 are daily needs serving, with 15 vacant spaces. Of these 17 of the uses are or would

be classified as formula retail. Of these 17, only one is city wide serving and the remaining 16 would be considered daily needs serving.

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

The applicant will follow any conditions required by the Planning Commission or staff.

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

The proposed project is less than 20,000 gross square feet and therefore does not require an economic impact study.

**viii. Notwithstanding anything to the contrary contained in the Planning Code Article 6 limiting the Planning Department's and Planning Commission's discretion to review signs, the Planning Department and Planning Commission may review and exercise discretion to require changes in the time, place and manner of the proposed signage for the proposed Formula Retail use, applying the Performance-Based Design Guidelines.**

The applicant will follow any changes, required by the Planning Commission or staff, to the submitted signage.

Vicinity Concentration

Total Commercial Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	3	1.51%
Institutional	0	0.00%
Limited-Restaurant	22	11.06%
Liquor Store	0	0.00%
Medical Service	5	2.51%
Movie Theater	1	0.50%
Personal Service	26	13.07%
Professional Service	2	1.01%
Restaurant	39	19.60%
Retail	78	39.20%
Vacant	23	11.56%
Total	199	100.00%

	Count	
Citywide	44	22.11%
Daily Needs	133	66.83%
Vacant	22	11.06%
	199	100.00%

Formula Retail Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	3	9.68%
Institutional	0	0.00%
Limited-Restaurant	7	22.58%
Liquor Store	0	0.00%
Medical Service	1	3.23%
Movie Theater	1	3.23%
Personal Service	1	3.23%
Professional Service	2	6.45%
Restaurant	1	3.23%
Retail	15	48.39%
Vacant	0	0.00%
Total	31	100.00%

	Count	
Citywide	2	6.45%
Daily Needs	29	93.55%
Vacant	0	0.00%
	31	100.00%

## Formula Retail Survey for 1633 Fillmore Avenue

No.	Block/Lot	Business Name	Use	Lot Frontage	Business Frontage	FR 1 = Yes	Vacant 1 = Yes	FR Bus Front	Vacant Front	Zoning	Citywide or Daily Need
1	0653/017	Grove	Restaurant	168	50	0	0	0	0	NCD-UPPER FILLMORE	Citywide
2	0653/017	Space NK	Retail	168	55	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
3	0653/020	Harry's Bar	Restaurant	25	25	0	0	0	0	NCD-UPPER FILLMORE	Citywide
4	0654/002	Vacant	Vacant	188	15	0	1	0	15	NCD-UPPER FILLMORE	Citywide
5	0654/002	Scotch & Soda	Retail	188	15	1	0	15	0	NCD-UPPER FILLMORE	Daily Need
6	0654/002	Lilith	Retail	188	14	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
7	0654/003	Teresa Lam OD	Service, Medical	25	12	0	0	0	0	NCD-UPPER FILLMORE	Citywide
8	0654/003	Walter Adams	Retail	25	8	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
9	0654/004	MAC	Service, Personal	25	13	1	0	13	0	NCD-UPPER FILLMORE	Daily Need
10	0654/004	Bun Mee	Restaurant, Limited	25	12	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
11	0654/005	Vacant	Vacant	125	94	0	1	0	94	NCD-UPPER FILLMORE	Daily Need
12	0654/011	Pacific Heights Health Club	Gym/Service, Personal	34	16	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
13	0654/011	Flow	Yoga/Service, Personal	34	8	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
14	0659/001	Kiehli's	Retail	109	85	1	0	85	0	NCD-UPPER FILLMORE	Daily Need
15	0659/001	Addison	Service, Personal	109	18	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
16	0659/002	Room	Restaurant	50	19	0	0	0	0	NCD-UPPER FILLMORE	Citywide
17	0659/002	Paper Source	Retail	50	13	1	0	13	0	NCD-UPPER FILLMORE	Daily Need
18	0659/003	Vacant	Vacant	25	21	0	1	0	21	NCD-UPPER FILLMORE	Daily Need
19	0659/004	Florio	Restaurant	106	29	0	0	0	0	NCD-UPPER FILLMORE	Citywide
20	0659/005	Crossroads Supply	Retail	209	34	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
21	0659/005	Ministry of Supply	Retail	209	16	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
22	0659/005	45R	Retail	209	15	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
23	0659/005	Invision	Service, Medical	209	15	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
24	0659/005	Perfect Cleaners	Sales and Service, Other Retail	209	15	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
25	0659/005	SPQR	Restaurant	209	15	0	0	0	0	NCD-UPPER FILLMORE	Citywide
26	0659/005	Saje	Retail	209	35	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
27	0659/008	OTD	Restaurant	25	25	0	0	0	0	NCD-UPPER FILLMORE	Citywide
28	0659/033	Boulangerie	Restaurant, Limited	25	20	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
29	0659/061	FLOR	Retail	25	19	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
30	0660/001	Natural Market	Retail	127	35	0	0	0	0	RH-2	Daily Need
31	0660/017	Russian Hill Dog Grooming	Sales and Service, Other Retail	27	13	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
32	0660/019	Sterling Bank & Trust	Service, Financial	105	40	1	0	40	0	NCD-UPPER FILLMORE	Daily Need
33	0660/019	1906 Fillmore	Retail	105	12	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
34	0660/019	Hi Ho Silver	Retail	105	12	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
35	0660/019	Narumi	Retail	105	20	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
36	0660/019	Susan Hovell Gallery	Retail	105	18	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
37	0660/020	Dry Bar	Service, Personal	131	15	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
38	0660/020	Vacant	Vacant	131	10	0	1	0	10	NCD-UPPER FILLMORE	Citywide
39	0660/020	Woodhouse Fish Co	Restaurant	131	28	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
40	0660/021	Prana	Retail	36	36	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
41	0660/022	The Shade Store	Retail	50	25	1	0	25	0	NCD-UPPER FILLMORE	Daily Need
42	0660/022	Cotelac	Retail	50	25	0	0	0	0	NCD-UPPER FILLMORE	Daily Need

43 0660/023	Alexis Bittar	Retail	131	18	0	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
44 0660/023	Glaze	Restaurant, Limited	131	50	0	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
45 0660/023	Lexie Boutique	Retail	131	50	0	0	0	0	0	NCD-UPPER FILLMORE	Daily Need
46 0660/035	Psychic Reader	Service, Personal	27	17	0	0	0	0	0	RH-2	Daily Need
47 0660/058	Vacant	Vacant	27	11	-	1	0	0	11	NCD-UPPER FILLMORE	Daily Need
48 0675/039	Super Mira	Sales and Service, Other Retail	150	65	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
49 0675/051	Clips	Service, Personal	104	10	0	0	0	0	0	NCD - JAPANTOWN, RM-3	Daily Need
50 0675/051	Trio Nails	Service, Personal	104	15	0	0	0	0	0	NCD - JAPANTOWN, RM-3	Daily Need
51 0675/051	Jitlada	Restaurant	104	12	0	0	0	0	0	NCD - JAPANTOWN, RM-3	Citywide
52 0675/051	SF Optometry	Service, Medical	104	13	0	0	0	0	0	NCD - JAPANTOWN, RM-3	Citywide
53 0676/033	Mums	Restaurant	286	50	0	0	0	0	0	NCD - JAPANTOWN, RM-3	Citywide
54 0677/072	Academy	Restaurant	475	90	0	0	0	0	0	NCT - FILLMORE ST	Citywide
55 0677/072	EZ Brow	Service, Personal	475	25	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
56 0677/072	Vacant	Vacant	475	25	-	1	0	0	25	NCT - FILLMORE ST	Daily Need
57 0677/072	JT Nails	Service, Personal	475	13	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
58 0677/072	Assembly Hall	Retail	475	25	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
59 0677/072	Lotte	Service, Personal	475	24	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
60 0677/072	Wine Jar	Restaurant, Limited	475	27	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
61 0677/072	Fillmore Florist	Retail	475	24	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
62 0677/072	Fillmore Bakeshop	Restaurant, Limited	475	55	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
63 0678/001	Walgreens	Retail	197	135	1	0	0	135	0	NCT - FILLMORE ST	Daily Need
64 0678/003	Vacant	Vacant	25	16	-	1	0	0	16	NCT - FILLMORE ST	Daily Need
65 0678/004	Sunhee Moon	Retail	50	20	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
66 0678/004	Site For Sore Eyes	Service, Medical	50	15	1	0	0	15	0	NCT - FILLMORE ST	Citywide
67 0678/029	The Optical Shop of SF	Retail	75	26	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
68 0678/105	Duxiana	Retail	211	40	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
69 0679/006	Spice Ace	Retail	155	20	0	0	0	0	0	NC-2	Daily Need
70 0679/008	Song Tea & Ceramics	Retail	28	20	0	0	0	0	0	NC-2	Daily Need
71 0679/015	Hair Caffe	Service, Personal	25	10	0	0	0	0	0	NC-2	Daily Need
72 0679/015	Copy.net	Retail	25	10	0	0	0	0	0	NC-2	Daily Need
73 0679/016	Attention To Detail	Service, Personal	19	14	0	0	0	0	0	NC-2	Daily Need
74 0679/016A	State Farm	Service, Business or Prof	37	12	1	0	0	12	0	NC-2	Daily Need
75 0679/017	Vacant	Vacant	128	62	-	1	0	0	62	NC-2	Citywide
76 0680/001	Hayes Auto Repair	Auto Repair/Sales and Service, Other Retail	228	228	0	0	0	0	0	RH-3	Daily Need
77 0680/003	SF Tennis Club	Gym/Service, Personal	720	720	0	0	0	0	0	NC-2	Daily Need
78 0681/001	Vacant	Vacant	141	8	-	1	0	0	8	RH-3	Daily Need
79 0681/001	Iyengar Yoga Institute	Yoga/Service, Personal	141	115	0	0	0	0	0	RH-3	Daily Need
80 0682/010	Café Murano	Restaurant, Limited	1,200	20	0	0	0	0	0	RM-3	Daily Need
81 0682/010	Sweet Maple	Restaurant, Limited	1,200	100	0	0	0	0	0	RM-3	Daily Need
82 0682/010	Greenhouse	Sales and Service, Other Retail	1,200	20	0	0	0	0	0	RM-3	Daily Need
83 0682/010	Velvety	Service, Personal	1,200	43	0	0	0	0	0	RM-3	Daily Need
84 0682/010	Pacific Food Mart	Sales and Service, Other Retail	1,200	50	0	0	0	0	0	RM-3	Daily Need
85 0683/018	Mai Thai	Service, Personal	28	8	0	0	0	0	0	RM-3	Daily Need
86 0683/034	Vacant	Vacant	233	25	-	1	0	0	25	NCT - FILLMORE ST	Daily Need
87 0683/034	Burger King	Restaurant, Limited	233	65	1	0	0	65	0	NCT - FILLMORE ST	Daily Need
88 0683/035	Pride of the Mediterranean	Restaurant	508	75	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
89 0684/018	Dosa	Restaurant	148	100	0	0	0	0	0	NCT - FILLMORE ST	Citywide
90 0684/020	Vacant	Vacant	28	10	-	1	0	0	10	NCT - FILLMORE ST	Citywide

91 0684/027	Friend's Liquor	Retail	90	50	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
92 0684/037	Extreme Pizza	Restaurant, Limited	30	15	1	0	15	0	0	NCT - FILLMORE ST	Daily Need
93 0684/038	Royal Indian	Restaurant	29	16	0	0	0	0	0	NCT - FILLMORE ST	Citywide
94 0684/039	Haight Street Eye Care	Service, Medical	32	21	0	0	0	0	0	NCT - FILLMORE ST	Citywide
95 0684/040	Pinots Palette	Sales and Service, Other Retail	28	20	1	0	20	0	0	NCT - FILLMORE ST	Daily Need
96 0684/041	Nali Nails	Service, Personal	26	18	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
97 0684/042	Gardenias	Restaurant	52	17	0	0	0	0	0	NCT - FILLMORE ST	Citywide
98 0684/042	Winfred's	Service, Personal	52	20	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
99 0684/046	Aqua Forest	Retail	27	12	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
100 0684/047	Citrine	Retail	26	12	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
101 0685/001	Benkyodo	Restaurant, Limited	113	44	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
102 0685/011	Sharaku	Retail	75	19	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
103 0685/011	Hikari	Restaurant	75	28	0	0	0	0	0	NCD - JAPANTOWN	Citywide
104 0685/012	Crown & Crumpet	Restaurant	41	32	0	0	0	0	0	NCD - JAPANTOWN	Citywide
105 0685/038	Paper Tree	Retail	25	22	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
106 0685/039	Hinodeya	Restaurant	39	28	0	0	0	0	0	NCD - JAPANTOWN	Citywide
107 0685/040	Aloha Warehouse	Retail	25	21	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
108 0685/041	Doo Bu	Restaurant	25	20	0	0	0	0	0	NCD - JAPANTOWN	Citywide
109 0685/043	Kippu	Restaurant	180	50	0	0	0	0	0	NCD - JAPANTOWN	Citywide
110 0685/043	Vacant	Vacant	180	45	-	1	0	45	0	NCD - JAPANTOWN	Citywide
111 0685/043	Sanppo	Restaurant	180	50	0	0	0	0	0	NCD - JAPANTOWN	Citywide
112 0685/052	UPS	Retail	281	33	1	0	33	0	0	NCD - JAPANTOWN	Daily Need
113 0686/029	Sanko	Retail	50	50	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
114 0686/030	YakiniQ	Restaurant	25	25	0	0	0	0	0	NCD - JAPANTOWN	Citywide
115 0686/032	Soko Interiors	Retail	25	25	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
116 0686/033	San Wang	Restaurant	50	18	0	0	0	0	0	NCD - JAPANTOWN	Citywide
117 0686/034	California Bank	Service, Financial	161	34	1	0	34	0	0	NCD - JAPANTOWN	Daily Need
118 0686/034	Soko Hardware	Retail	161	112	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
119 0686/035	Shabusen	Restaurant	48	30	0	0	0	0	0	NCD - JAPANTOWN	Citywide
120 0686/035	Yamadaya	Restaurant	48	23	0	0	0	0	0	NCD - JAPANTOWN	Citywide
121 0686/036	Tanpopo	Restaurant	37	30	0	0	0	0	0	NCD - JAPANTOWN	Citywide
122 0686/037	Forest Books	Retail	25	22	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
123 0686/040	Pearl Spa	Service, Personal	50	35	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
124 0686/041	Waraku	Restaurant	25	20	0	0	0	0	0	NCD - JAPANTOWN	Citywide
125 0686/043	Vacant	Vacant	25	12	0	1	0	12	0	NCD - JAPANTOWN	Citywide
126 0686/057	Shiseido	Retail	25	10	1	0	10	0	0	NCD - JAPANTOWN	Daily Need
127 0700/009	Nijiya Market	Sales and Service, Other Retail	613	115	1	0	115	0	0	NCD - JAPANTOWN	Daily Need
128 0700/009	Vacant	Vacant	613	25	0	1	0	25	0	NCD - JAPANTOWN	Citywide
129 0700/009	Benihana	Restaurant	613	90	1	0	90	0	0	NCD - JAPANTOWN	Daily Need
130 0700/012	Town Karaoke	Karaoke/Sales & Service, Other Retail	118	15	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
131 0700/018	Vacant	Vacant	417	110	-	1	0	110	0	NCD - JAPANTOWN	Daily Need
132 0700/029	Union Bank	Service, Financial	128	20	1	0	20	0	0	NCD - JAPANTOWN	Daily Need
133 0700/029	Ichiban Kan	Retail	128	75	1	0	75	0	0	NCD - JAPANTOWN	Daily Need
134 0701/001	Paina	Restaurant	483	35	0	0	0	0	0	NCD - JAPANTOWN	Citywide
135 0701/001	AMC	Movie Theater	483	150	1	0	150	0	0	NCD - JAPANTOWN	Daily Need
136 0701/001	Kabuki Spa	Service, Personal	483	18	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
137 0701/007	Katsura Garden	Retail	620	18	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
138 0701/007	Neat Asian Things	Retail	620	18	0	0	0	0	0	NCD - JAPANTOWN	Daily Need

139 0701/007	Books Kinokuniya	Retail	620	160	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
140 0701/007	Japan Town Collectibles	Retail	620	8	0	0	0	0	0	NCD - JAPANTOWN	Daily Need
141 0701/007	Mifune	Restaurant	620	25	0	0	0	0	0	NCD - JAPANTOWN	Citywide
142 0702/001	Goodwill	Retail	156	130	1	0	130	0	0	NCT - FILLMORE ST	Daily Need
143 0702/004	Vacant	Vacant	25	25	0	1	0	25	0	NCT - FILLMORE ST	
144 0702/028	Central Builders Supply	Retail	128	200	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
145 0702/028A	Sohn's French Laundry	Sales and Service, Other Retail	30	55	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
146 0702/033	Vacant	Vacant	240	20	0	1	0	20	0	NCT - FILLMORE ST	
147 0702/033	Mr Bling	Retail	240	15	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
148 0702/033	Esquire	Service, Personal	240	16	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
149 0702/033	Les Croissants	Restaurant, Limited	240	75	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
150 0702/033	Boom Boom Room	Bar/Sales and Service, Other Retail	240	115	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
151 0707/001	Vacant	Vacant	227	18	0	1	0	18	0	NCT - FILLMORE ST	
152 0707/001	Hollywood Café	Restaurant	227	30	0	0	0	0	0	NCT - FILLMORE ST	Citywide
153 0707/001	Vacant	Vacant	227	15	0	1	0	15	0	NCT - FILLMORE ST	
154 0707/001	Progress Cleaners	Sales and Service, Other Retail	227	15	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
155 0707/001	Liquor Store	Retail	227	15	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
156 0707/001	Fillmore	Concert/Sales and Service, Other Retail	227	60	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
157 0707/001	Money Mart	Check Cashing/Sales and Service, Other Retail	227	55	1	0	55	0	0	NCT - FILLMORE ST	Daily Need
158 0707/002	The Progress	Restaurant	58	28	0	0	0	0	0	NCT - FILLMORE ST	Citywide
159 0707/002	State Bird Provisions	Restaurant	58	30	0	0	0	0	0	NCT - FILLMORE ST	Citywide
160 0707/017	Imperial Healthspa	Service, Personal	248	50	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
161 0707/017	Queen's Houseware	Retail	248	33	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
162 0707/018	USPS	Post Office/Sales and Service, Other Retail	83	130	1	0	130	0	0	NCT - FILLMORE ST	Daily Need
163 0707/043	Fat Angel	Restaurant	319	25	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
164 0707/043	Starbucks	Restaurant, Limited	319	68	1	0	68	0	0	NCT - FILLMORE ST, RM-3	Daily Need
165 0707/043	I'a Poke	Restaurant, Limited	319	26	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
166 0707/043	Brooklyn Circus SF	Retail	319	25	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
167 0708/012	Boba Guys	Restaurant, Limited	34	15	1	0	15	0	15	NCT - FILLMORE ST	Daily Need
168 0708/012A	Woori	Retail	34	16	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
169 0708/013	Origin	Nightclub/Sales and Service, Other Retail	60	60	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
170 0708/013A	Social Study	Restaurant	178	15	0	0	0	0	0	NCT - FILLMORE ST	Citywide
171 0708/013A	Hashibiro Kou	Restaurant	178	115	0	0	0	0	0	NCT - FILLMORE ST	Citywide
172 0708/013A	Leslie's Nails	Service, Personal	178	10	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
173 0708/029	Wise Sons	Restaurant, Limited	275	20	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
174 0708/029	Subway	Restaurant, Limited	275	35	1	0	35	0	35	NCT - FILLMORE ST	Daily Need
175 0725/029	Panda Express	Restaurant, Limited	275	40	1	0	40	0	40	NCT - FILLMORE ST	Daily Need
176 0725/029	Popeyes	Restaurant, Limited	275	25	1	0	25	0	25	NCT - FILLMORE ST	Daily Need
177 0725/029	Miyako	Restaurant, Limited	275	20	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
178 0725/029	Bumzy's	Restaurant, Limited	275	20	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
179 0725/029	Advance America	Sales and Service, Retail	275	14	1	0	14	0	14	NCT - FILLMORE ST	Daily Need
180 0725/029	Discount Beauty Supply	Retail	275	42	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
181 0725/029	Fillmore Karaoke	Karaoke/Sales & Service, Other Retail	275	40	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
182 0725/029	Vacant	Vacant	275	50	0	1	0	50	0	NCT - FILLMORE ST	
183 0725/030	Safeway	Sales and Service, Other Retail	550	235	1	0	235	0	235	NCT - FILLMORE ST	Daily Need
184 0726/021	Happy Shabu	Restaurant	1,455	38	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
185 0726/021	SF Gymnastics	Gym/Service, Personal	1,455	105	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
186 0726/021	Sheba Lounge	Restaurant	1,455	50	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide

187 0726/021	Aesthetic Kay	Service, Personal	1,455	22	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
188 0726/021	State Farm	Service, Business or Prof	1,455	22	1	0	0	22	0	NCT - FILLMORE ST, RM-3	Daily Need
189 0726/021	Celebrity Cleaners	Sales and Service, Other Retail	1,455	22	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
190 0731/018	Fillmore St Café	Restaurant, Limited	963	65	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
191 0731/018	African Plural Art	Retail	963	20	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
192 0731/018	Vacant	Vacant	963	10	0	1	0	0	10	NCT - FILLMORE ST, RM-3	Daily Need
193 0731/018	Jazz's Salon	Retail	963	22	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
194 0731/018	Vacant	Vacant	963	27	0	1	0	0	27	NCT - FILLMORE ST, RM-3	Daily Need
195 0731/018	Merchant Roots	Retail	963	25	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
196 0731/018	Bruno's	Restaurant	963	40	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
197 0731/018	Vacant	Vacant	963	10	0	1	0	0	10	NCT - FILLMORE ST, RM-3	Citywide
198 0732/032	1300 Fillmore	Restaurant	468	130	0	0	0	0	0	NCT - FILLMORE ST	Daily Need
199 0750/019	Fillmore Social Club	Restaurant, Limited	1,376	40	0	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
Totals			56,324	8,241	31	23	1,749	664			

Total Commercial Lot Frontage 56,324

(Buildings w/Commercial Frontage)

Total Business Frontage 8,241

Total Formula Retail Business Frontage 1,749

Total Non-Formula Retail Business Frontage 5,828

Total Vacant Lot Frontage 664

% Formula Retail Business Frontage 21.22%

% Non-Formula Retail Business Frontage 70.72%

% Total Vacant Lot Frontage 8.06%

100.00%

NCT Zoning District Concentration

Total Commercial Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	0	0.00%
Institutional	0	0.00%
Limited-Restaurant	19	18.63%
Liquor Store	0	0.00%
Medical Service	2	1.96%
Movie Theater	0	0.00%
Personal Service	10	9.80%
Professional Service	4	3.92%
Restaurant	16	15.69%
Retail	36	35.29%
Vacant	15	14.71%
Total	102	100.00%

	Count	
Citywide	18	17.65%
Daily Needs	69	67.65%
Vacant	15	14.71%
	102	100.00%

Formula Retail Summary

Article 7 Use Type	Count	Concentration
Animal Hospital	0	0.00%
Financial Services	0	0.00%
Institutional	0	0.00%
Limited-Restaurant	8	47.06%
Liquor Store	0	0.00%
Medical Service	1	5.88%
Movie Theater	0	0.00%
Personal Service	0	0.00%
Professional Service	1	5.88%
Restaurant	0	0.00%
Retail	7	41.18%
Vacant	0	0.00%
Total	17	100.00%

	Count	
Citywide	1	5.88%
Daily Needs	16	94.12%
Vacant	0	0.00%
	17	100.00%

## Formula Retail Survey for 1633 Fillmore Avenue

No.	Block/Lot	Business Name	Use	Lot Frontage	Business Frontage	FR 1 = Yes	Vacant 1 = Yes	FR Bus Front	Vacant Front	Zoning	Citywide or Daily Need
1	0677/072	Academy	Restaurant	475	90	0	0	0	0	NCT - FILLMORE ST	Citywide
2	0677/072	EZ Brow	Service, Personal	475	25	0	0	0	0	NCT - FILLMORE ST	Daily Need
3	0677/072	Vacant	Vacant	475	25	0	1	0	25	NCT - FILLMORE ST	Daily Need
4	0677/072	JT Nails	Service, Personal	475	13	0	0	0	0	NCT - FILLMORE ST	Daily Need
5	0677/072	Assembly Hall	Retail	475	25	0	0	0	0	NCT - FILLMORE ST	Daily Need
6	0677/072	Lotte	Service, Personal	475	24	0	0	0	0	NCT - FILLMORE ST	Daily Need
7	0677/072	Wine Jar	Restaurant, Limited	475	27	0	0	0	0	NCT - FILLMORE ST	Daily Need
8	0677/072	Fillmore Florist	Retail	475	24	0	0	0	0	NCT - FILLMORE ST	Daily Need
9	0677/072	Fillmore Bakeshop	Restaurant, Limited	475	55	0	0	0	0	NCT - FILLMORE ST	Daily Need
10	0678/001	Walgreens	Retail	197	135	1	0	135	0	NCT - FILLMORE ST	Daily Need
11	0678/003	Vacant	Vacant	25	16	0	1	0	16	NCT - FILLMORE ST	Daily Need
12	0678/004	Sunhee Moon	Retail	50	20	0	0	0	0	NCT - FILLMORE ST	Daily Need
13	0678/004	Site For Sore Eyes	Service, Medical	50	15	1	0	15	0	NCT - FILLMORE ST	Citywide
14	0678/029	The Optical Shop of SF	Retail	75	26	0	0	0	0	NCT - FILLMORE ST	Daily Need
15	0678/105	Duxiana	Retail	211	40	0	0	0	0	NCT - FILLMORE ST	Daily Need
16	0683/034	Vacant	Vacant	233	25	0	1	0	25	NCT - FILLMORE ST	Daily Need
17	0683/034	Burger King	Restaurant, Limited	233	65	1	0	65	0	NCT - FILLMORE ST	Daily Need
18	0683/035	Pride of the Mediterranean	Restaurant	508	75	0	0	0	0	NCT - FILLMORE ST/RM-3	Citywide
19	0684/018	Dosa	Restaurant	148	100	0	0	0	0	NCT - FILLMORE ST	Citywide
20	0684/020	Vacant	Vacant	28	10	0	1	0	10	NCT - FILLMORE ST	Daily Need
21	0684/027	Friend's Liquor	Retail	90	50	0	0	0	0	NCT - FILLMORE ST	Daily Need
22	0684/037	Extreme Pizza	Restaurant, Limited	30	15	1	0	15	0	NCT - FILLMORE ST	Daily Need
23	0684/038	Royal Indian	Restaurant	29	16	0	0	0	0	NCT - FILLMORE ST	Citywide
24	0684/039	Haight Street Eye Care	Service, Medical	32	21	0	0	0	0	NCT - FILLMORE ST	Citywide
25	0684/040	Pinots Palette	Sales and Service, Other Retail	28	20	1	0	20	0	NCT - FILLMORE ST	Daily Need
26	0684/041	Nail Nails	Service, Personal	26	18	0	0	0	0	NCT - FILLMORE ST	Daily Need
27	0684/042	Gardenias	Restaurant	52	17	0	0	0	0	NCT - FILLMORE ST	Citywide
28	0684/042	Winfred's	Service, Personal	52	20	0	0	0	0	NCT - FILLMORE ST	Daily Need
29	0684/046	Aqua Forest	Retail	27	12	0	0	0	0	NCT - FILLMORE ST	Daily Need
30	0684/047	Citrine	Retail	26	12	0	0	0	0	NCT - FILLMORE ST	Daily Need
31	0702/001	Goodwill	Retail	156	130	1	0	130	0	NCT - FILLMORE ST	Daily Need
32	0702/004	Vacant	Vacant	25	25	0	1	0	25	NCT - FILLMORE ST	Daily Need
33	0702/028	Central Builders Supply	Retail	128	200	0	0	0	0	NCT - FILLMORE ST	Daily Need
34	0702/028A	Sohn's French Laundry	Sales and Service, Other Retail	30	55	0	0	0	0	NCT - FILLMORE ST	Daily Need
35	0702/033	Vacant	Vacant	240	20	0	1	0	20	NCT - FILLMORE ST	Daily Need
36	0702/033	Mr Bling	Retail	240	15	0	0	0	0	NCT - FILLMORE ST	Daily Need
37	0702/033	Esquire	Service, Personal	240	16	0	0	0	0	NCT - FILLMORE ST	Daily Need
38	0702/033	Les Croissants	Restaurant, Limited	240	75	0	0	0	0	NCT - FILLMORE ST	Daily Need
39	0702/033	Boom Boom Room	Bar/Sales and Service, Other Retail	240	115	0	0	0	0	NCT - FILLMORE ST	Daily Need
40	0707/001	Vacant	Vacant	227	18	0	1	0	18	NCT - FILLMORE ST	Daily Need
41	0707/001	Hollywood Café	Restaurant	227	30	0	0	0	0	NCT - FILLMORE ST	Citywide
42	0707/001	Vacant	Vacant	227	15	0	1	0	15	NCT - FILLMORE ST	Citywide

43 0707/001	Progress Cleaners	Sales and Service, Other Retail	227	15	0	0	0	0	NCT - FILLMORE ST	Daily Need
44 0707/001	Liquor Store	Retail	227	15	0	0	0	0	NCT - FILLMORE ST	Daily Need
45 0707/001	Fillmore	Concert/Sales and Service, Other Retail	227	60	0	0	0	0	NCT - FILLMORE ST	Daily Need
46 0707/001	Money Mart	Check Cashing/Sales and Service, Other Retail	227	55	1	0	55	0	NCT - FILLMORE ST	Daily Need
47 0707/002	The Progress	Restaurant	58	28	0	0	0	0	NCT - FILLMORE ST	Citywide
48 0707/002	State Bird Provisions	Restaurant	58	30	0	0	0	0	NCT - FILLMORE ST	Citywide
49 0707/017	Imperial Healthspa	Service, Personal	248	50	0	0	0	0	NCT - FILLMORE ST	Daily Need
50 0707/017	Queen's Houseware	Retail	248	33	0	0	0	0	NCT - FILLMORE ST	Daily Need
51 0707/018	USPS	Post Office/Sales and Service, Other Retail	83	130	1	0	130	0	NCT - FILLMORE ST	Daily Need
52 0707/043	Fat Angel	Restaurant	319	25	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
53 0707/043	Starbucks	Restaurant, Limited	319	68	1	0	68	0	NCT - FILLMORE ST, RM-3	Daily Need
54 0707/043	I'a Poke	Restaurant, Limited	319	26	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
55 0707/043	Brooklyn Circus SF	Retail	319	25	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
56 0708/012	Boba Guys	Restaurant, Limited	34	15	1	0	15	0	NCT - FILLMORE ST	Daily Need
57 0708/012A	Woori	Retail	34	16	0	0	0	0	NCT - FILLMORE ST	Daily Need
58 0708/013	Origin	Nightclub/Sales and Service, Other Retail	60	60	0	0	0	0	NCT - FILLMORE ST	Daily Need
59 0708/013A	Social Study	Restaurant	178	15	0	0	0	0	NCT - FILLMORE ST	Citywide
60 0708/013A	Hashibiro Kou	Restaurant	178	115	0	0	0	0	NCT - FILLMORE ST	Citywide
61 0708/013A	Leslie's Nails	Service, Personal	178	10	0	0	0	0	NCT - FILLMORE ST	Daily Need
62 0708/029	Wise Sons	Restaurant, Limited	275	20	0	0	0	0	NCT - FILLMORE ST	Daily Need
63 0708/029	Subway	Restaurant, Limited	275	35	1	0	35	0	NCT - FILLMORE ST	Daily Need
64 0725/029	Panda Express	Restaurant, Limited	275	40	1	0	40	0	NCT - FILLMORE ST	Daily Need
65 0725/029	Popeyes	Restaurant, Limited	275	25	1	0	25	0	NCT - FILLMORE ST	Daily Need
66 0725/029	Miyako	Restaurant, Limited	275	20	0	0	0	0	NCT - FILLMORE ST	Daily Need
67 0725/029	Bumzy's	Restaurant, Limited	275	20	0	0	0	0	NCT - FILLMORE ST	Daily Need
68 0725/029	Advance America	Sales and Service, Retail	275	14	1	0	14	0	NCT - FILLMORE ST	Daily Need
69 0725/029	Discount Beauty Supply	Retail	275	42	0	0	0	0	NCT - FILLMORE ST	Daily Need
70 0725/029	Fillmore Karaoke	Karaoke/Sales & Service, Other Retail	275	40	0	0	0	0	NCT - FILLMORE ST	Daily Need
71 0725/029	Vacant	Vacant	275	50	0	1	0	50	NCT - FILLMORE ST	Daily Need
72 0725/030	Safeway	Sales and Service, Other Retail	550	235	1	0	235	0	NCT - FILLMORE ST	Daily Need
73 0726/021	Happy Shabu	Restaurant	1,455	38	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
74 0726/021	SF Gymnastics	Gym/Service, Personal	1,455	105	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
75 0726/021	Sheba Lounge	Restaurant	1,455	50	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
76 0726/021	Aesthetic Kay	Service, Personal	1,455	22	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
77 0726/021	State Farm	Service, Business or Prof	1,455	22	1	0	22	0	NCT - FILLMORE ST, RM-3	Daily Need
78 0726/021	Celebrity Cleaners	Sales and Service, Other Retail	1,455	22	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
79 0731/018	Fillmore St Café	Restaurant, Limited	963	65	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
80 0731/018	African Plural Art	Retail	963	20	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
81 0731/018	Vacant	Vacant	963	10	0	1	0	10	NCT - FILLMORE ST, RM-3	Daily Need
82 0731/018	Jazz's Salon	Retail	963	22	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
83 0731/018	Vacant	Vacant	963	27	0	1	0	27	NCT - FILLMORE ST, RM-3	Daily Need
84 0731/018	Merchant Roots	Retail	963	25	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
85 0731/018	Bruno's	Restaurant	963	40	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
86 0731/018	Vacant	Vacant	963	10	0	1	0	10	NCT - FILLMORE ST, RM-3	Citywide
87 0732/032	1300 Fillmore	Restaurant	468	130	0	0	0	0	NCT - FILLMORE ST	Citywide
88 0750/019	Fillmore Social Club	Restaurant, Limited	1,376	40	0	0	0	0	NCT - FILLMORE ST, RM-3	Daily Need
89 0755/002	Tsing Tao	Restaurant	217.5	20	0	0	0	0	NCT - FILLMORE ST, RM-3	Citywide
90 0755/002	Vacant	Vacant	217.5	17	0	1	0	17	NCT - FILLMORE ST, RM-3	Citywide





## Orangetheory Fitness Community Meeting Invitation

The Orangetheory Fitness workout is truly unlike any other, and we'd like to bring this unique fitness experience to Fillmore Street!

Please join us for an informational community meeting about our proposal for a brand new Orangetheory Fitness studio at 1633 Fillmore Street. You can meet our team, learn more about Orangetheory Fitness, view our floor plan, and ask us questions about our studios, our workout, and this exciting project. Refreshments will be provided.

We look forward to seeing you there!

**WHEN:** Wednesday, May 9th at 6 PM

**WHERE:** 1633 Fillmore Street

### Contact

Terri Dickerhoff  
cgrdev@sbcglobal.net  
213.422.1450

## WESTERN ADDITION

Japantown Merchants Association  
1581 Webster Street  
San Francisco, CA 94115

Adrienne Shiozaki Woo  
Nihonmachi Little Friends  
1830 Sutter Street  
San Francisco, CA 94115

Al Sodini  
Anza Vista Civic Improvement Club  
140 Terra Vista Avenue  
San Francisco, CA 94115

Barry Perkins  
2140 Pine Street  
San Francisco, CA 94115

Bob Hamaguchi  
Japantown Task Force  
1765 Sutter Street, 2nd Floor  
San Francisco, CA 94115

Gus Hernandez  
Alamo Square Neighborhood  
530 Divisadero Street #176  
San Francisco, CA 94117

Jan Bolaffi  
Western Addition Neighborhood Association  
2331 Bush Street  
San Francisco, CA 94115

Jason Henderson  
Market/Octavia Community Advisory Comm.  
300 Buchanan Street, Apt. 503  
San Francisco, CA 94102

Lawrence Li  
Lower Haight Merchant & Neighbors Association  
498 Waller Street, Apt. 9  
San Francisco, CA 94117

Tim Hickey  
North of Panhandle Neighborhood Association  
(NOPNA)  
732 Lyon Street  
San Francisco, CA 94115

London Breed  
Board of Supervisors  
1 Dr. Carlton B Goodlett Place, Room #244  
San Francisco, CA 94102-4689

Caerine Stefani  
Board of Supervisors  
1 Dr. Carlton B Goodlett Place, Room #244  
San Francisco, CA 94102-4689

Marvis Phillips  
Alliance for a Better District 6  
230 Eddy Street #1206  
San Francisco, CA 94102-6526

David Troup  
Duboce Triangle Neighborhood Association  
2261 Market Street PMB #301  
San Francisco, CA 94114

Patricia Vaughey  
Marina/Cow Hollow Neighbors & Merchants  
2742 Baker Street  
San Francisco, CA 94123

Peter Cohen  
Noe Street Neighbors  
33 Noe Street  
San Francisco, CA 94114

Richard Rabbitt  
Temescal Terrace Association  
55 Temescal Terrace  
San Francisco, CA 94118

Russell Pritchard  
Hayes Valley Merchants Association  
568 Hayes Street  
San Francisco, CA 94102

Vas Kiniris  
Fillmore Merchants & Improvement Association  
2443 Fillmore Street, #198  
San Francisco, CA 94115

Gail Baugh  
Hayes Valley Neighborhood Association  
700 Hayes Street  
San Francisco, CA 94102

James Fisher  
10495 N De Anza Blvd MS 74-2RC  
Cupertino, CA 95014

Billy Lee  
Oak Grove Group  
2505 Oak Street  
Napa, CA 94559

Brian Basinger  
Q Foundation – AIDS Housing Alliance/SF  
350 Golden Gate Ave. Suite A  
San Francisco, CA 94102

Sue Hestor  
San Franciscans for Reasonable Growth (SFRG)  
870 Market Street #1128  
San Francisco, CA 94102

# Notice of Pre-Application Meeting

\_\_\_\_\_  
Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at \_\_\_\_\_, cross street(s) \_\_\_\_\_ (Block/Lot#: \_\_\_\_\_; Zoning: \_\_\_\_\_), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction;
- ☐ Any vertical addition of 7 feet or more;
- ☐ Any horizontal addition of 10 feet or more;
- ☐ Decks over 10 feet above grade or within the required rear yard;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-I-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: \_\_\_\_\_

\_\_\_\_\_  
4,000 square foot basement to be used for storage.

Existing # of dwelling units: _____	Proposed: _____	Permitted: _____
Existing bldg square footage: _____	Proposed: _____	Permitted: _____
Existing # of stories: _____	Proposed: _____	Permitted: _____
Existing bldg height: _____	Proposed: _____	Permitted: _____
Existing bldg depth: _____	Proposed: _____	Permitted: _____

## MEETING INFORMATION:

Property Owner(s) name(s): \_\_\_\_\_

Project Sponsor(s): \_\_\_\_\_

Contact information (email/phone): \_\_\_\_\_

Meeting Address\*: \_\_\_\_\_

Date of meeting: \_\_\_\_\_

Time of meeting\*\*: \_\_\_\_\_

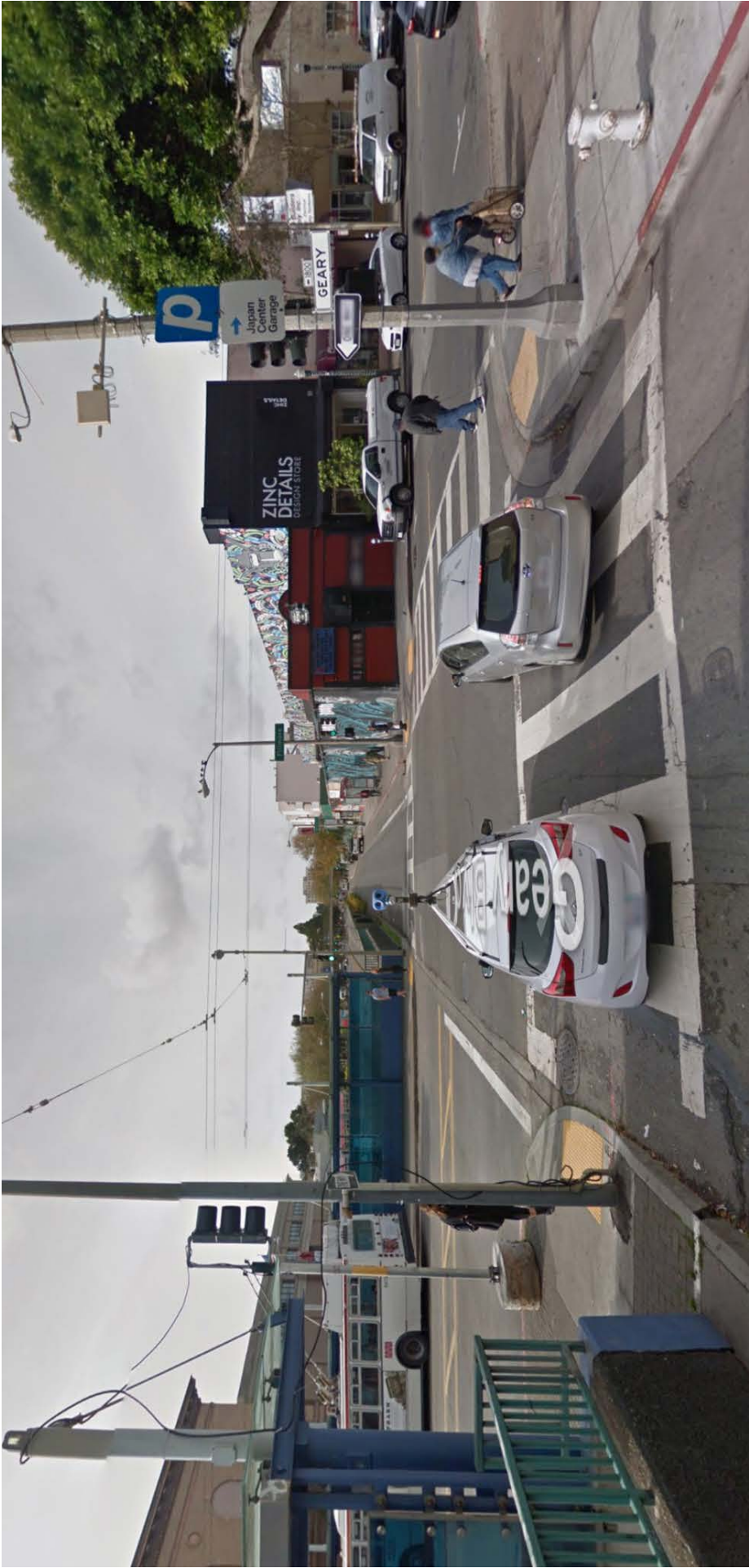
\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).



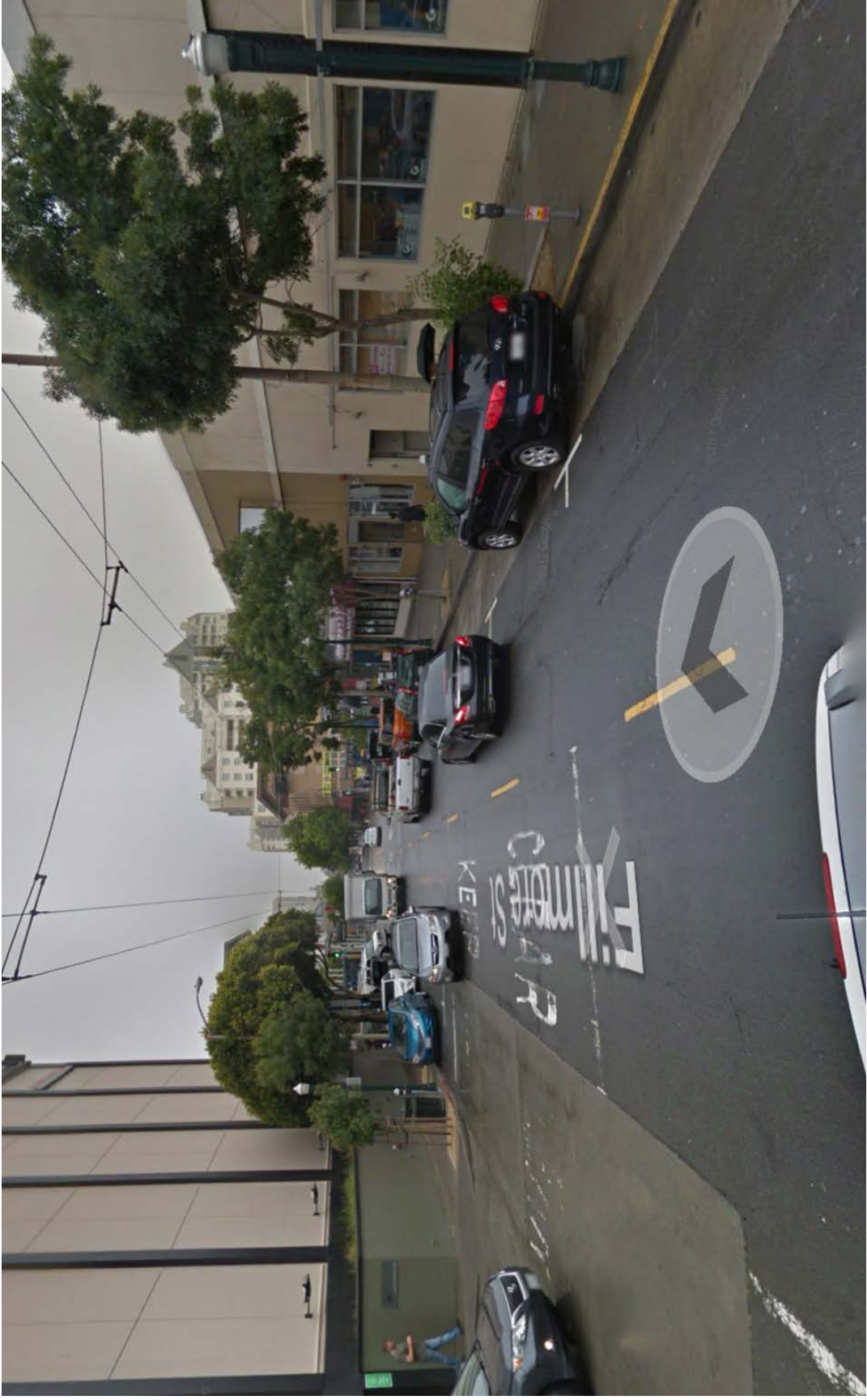
Project Site, Zinc Details is Now Closed



Looking West on Geary Boulevard, Project Site is on Right



Looking East on Geary Boulevard



Looking South on Fillmore Street, Project is on Right



Looking North on Fillmore Street, Intersection of Fillmore Street and Geary Boulevard, Project Site is Across Geary Boulevard

# Pre-Application Meeting Sign-in Sheet

Meeting Date: \_\_\_\_\_  
Meeting Time: \_\_\_\_\_  
Meeting Address: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Property Owner Name: \_\_\_\_\_  
Project Sponsor/Representative: \_\_\_\_\_

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. No one showed for the meeting				<input type="checkbox"/>
2.				<input type="checkbox"/>
3.				<input type="checkbox"/>
4.				<input type="checkbox"/>
5.				<input type="checkbox"/>
6.				<input type="checkbox"/>
7.				<input type="checkbox"/>
8.				<input type="checkbox"/>
9.				<input type="checkbox"/>
10.				<input type="checkbox"/>
11.				<input type="checkbox"/>
12.				<input type="checkbox"/>
13.				<input type="checkbox"/>
14.				<input type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

# Summary of discussion from the Pre-Application Meeting

Meeting Date: \_\_\_\_\_  
Meeting Time: \_\_\_\_\_  
Meeting Address: \_\_\_\_\_  
Project Address: \_\_\_\_\_  
Property Owner Name: \_\_\_\_\_  
Project Sponsor/Representative: \_\_\_\_\_

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

Question/Concern #2: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_


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San Francisco, CA 94103-4449  
(415) 391-4775

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LOT 4  
San Francisco, CA

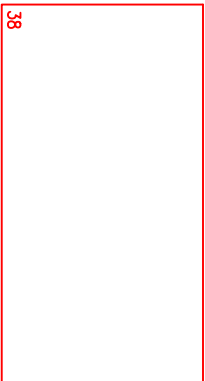


SCALE: 1"=50'-0"

JOB NO:	DATE:
0702004-T	10/02/23
DRAWN: DC	CHECKED: DC

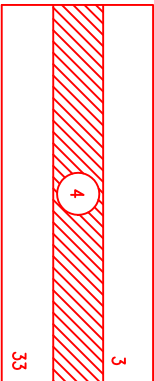
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NOTIFICATION  
MAP

STEINER STREET



BLOCK 702

AVERY STREET



BLOCK 702

FILLMORE STREET



BLOCK 701

GEARY BOULEVARD

The information contained herein has been obtained from sources believed to be reliable, but we make no warranty, expressed or implied, and we have no reason to doubt its accuracy but we do not guarantee it.

# AFFIDAVIT FOR Formula Retail Uses

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 1633 Fillmore Street		
ASSESSORS BLOCK/LOT: 0702 / 004	ZONING DISTRICT: NCT - Fillmore St. NCTD	HEIGHT/BULK DISTRICT: 65-A

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Fitness Studio	
PROPOSED BUSINESS NAME: Orangetheory Fitness	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: A 5,315 square foot fitness studio with accessory retail sales, includes a 715 square foot mezzanine. There is also a 4,600 square foot basement that is a part of the tenant space that will not be used for the fitness studio.	
BUILDING PERMIT APPLICATION NO.: (if applicable)	PLANNING DEPARTMENT 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.	900+
3.b	How many of the above total locations are in San Francisco?	2

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 use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input 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		4	3

Unknown

Enter the total number of Yes/No answers above.

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

## 5. Applicant's Affidavit

NAME: <b>Terri Dickerhoff</b>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <b>1120 Manzanita Street, Los Angeles, CA 90029</b>			
PHONE: <b>( 213 ) 422-1450</b>		EMAIL: <b>cgrdev@sbcglobal.net</b>	

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.

**Terri Dickerhoff**

Digitally signed by Terri Dickerhoff

Date: 2018.07.01 21:12:32 -07'00'

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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	
COMMENTS:	
VERIFIED BY:	
Signature: _____	Date: _____
Printed Name: _____	Phone: _____



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

### 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.*



**Community is at the core of what we do.**

**For the last two years, Orangetheory Fitness San Francisco has had the opportunity to create wonderful relationships, impact lives and motivate one another.**

**YES!** I support bringing a new Orangetheory Fitness studio to 1633 Fillmore Street in Pacific Heights. Orangetheory Fitness will be a perfect addition to the Fillmore Merchant Corridor. Please do not delay in voting to support this great project!

Information shared may become part of Orangetheory Fitness's official application with the San Francisco Planning Department

	NAME	PHONE	EMAIL	ZIP CODE	SIGNATURE
1	Ashley Hicks	310 922 9206	ashleyhicks2014@gmail	94112	Ashley Hicks
2	Chelena Corpus	559 391 2445	chelenaamaria@yahoo.com	94131	Chelena Corpus
3	Stephanie LeBlanc	508-680-6398	Steph@OTFSANDIEGO.COM	94103	Stephanie LeBlanc
4	Josie Auwal	707-7101-5103	josie.auwal@yahoo.com	94107	Josie Auwal
5	Lucas Shaw	619-384-4517	Lucas.Shaw@yahoo.com	94015	Lucas Shaw
6	Heather Kurzenski	808-723-5858	heatherkurzenski@gmail.com	94117	Heather Kurzenski
7	Alicia Kepner	324-639-1095	aliciakep@gmail.com	94115	Alicia Kepner
8	Rebecca Reilly	415 875 9312	RebeccaR2@aol.com	94133	Rebecca Reilly
9	Samara Leader	831-277-9095	Samara.Leader@gmail.com	94109	Samara Leader
10	Ryan Brekke	(510) 815-0093	ryan.brekke@gmail.com	94115	Ryan Brekke
11	Nicole Komars	407 353 0638	nicole.komars@gmail.com	94110	Nicole Komars
12	Jordie Calvin	(415) 244-3154	JordieC@gmail.com	94133	Jordie Calvin
13	Julian Kelly		Jen		Julian Kelly
14	Alex Lamou	(408) 438-319	alanou@gmail.com	94133	Alex Lamou
15	Rachel Ehsan	925 216 3067	rachelmehsan@gmail.com	94115	Rachel Ehsan
16	Rebecca Besch	760 282 2231	RebeccaBesch@me.com	94109	Rebecca Besch
17	LINDSEY PETRONE	310 339 7149	LINDSEY.PETRONE@GMAIL.COM	94115	LINDSEY PETRONE
18	Carly Steinberg	214 256 3205	carly.r.steinberg@gmail.com	94121	Carly Steinberg
19	Brittany Tarpey	224 545 1825	brittany.tarpey@gmail.com	94123	Brittany Tarpey
20	Lauren Lahay	916 337 5054	laurenalahay@gmail.com	94109	Lauren Lahay
21	Denise Lee	415 680 8503	Deniseblee@gmail.com	94118	Denise Lee
22	Veronica Larson	301 4400	VKLARSON0952@yahoo.com	94116	Veronica Larson
23					
24					
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30					



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	NAME	PHONE	EMAIL	ZIP CODE	SIGNATURE
1	Terra Oldham	4257615437	terraoldham@gmail.com	94115	Terra
2	Katie Fallon	781-910-1256	Kefallon10@gmail.com	94115	Katie
3	Terri Kindness	7063054940	tkindness@hotmail.com	94158	Terri
4	ELIJAH SELBY	707-815-7536	elijahselby@gmail.com	94131	Elijah
5	Aliya Crochetiere	626 8073847	aliyacrochetiere@gmail.com	94115	Aliya
6	Chantelle Davidson	949-233-8551	ChantelleDavidson@gmail.com	94158	Chantelle
7	VERONICA SERYANI	408 674 0106	VSERYANI2@yahoo.com	94103	Veronica
8	Molly Hartzell	(650) 2406855	hartzellm@sfusd.edu	94115	Molly
9	LAURA BENNETT	(310) 2706505	LAURABELZBENBENNETT@gmail.com	94107	Laura
10	Sam Laey	415 643 4335	SamLaey@gmail.com	94110	Sam
11	COURTNEY WILLOCK	9178612634	ceelock00@gmail.com	94107	Courtney
12	Joseph F. Buon	7083723587	superbuck2@gmail.com	94110	Joseph
13	Katherine J. Murray	415-513-6420	Kmurray@lyft.com	94110	Katherine
14	Jeanette Rodriguez	415 2610662	jeanrod25@hotmail.com	94107	Jeanette
15	Piper K. Lewis	949-306-2511	piper.k.miller@gmail.com	94108	Piper
16	Kate Uhlman	(650) 7430607	Kuhlman11@gmail.com	94103	Kate
17	Steven Lind	415 426 0523	lindsteve@gmail.com	94158	Steven
18	Gerhard Ertchen	415 316 8872	gerhard@ertchen.org	94105	Gerhard
19	ANDREA SORIA			94103	Andrea
20	Katrina Wong	310 572 8517	katwong@gmail.com	94105	Katrina
21	Gracia Reynolds	360-600-9970	Gracia.Soreiz@gmail.com	94158	Gracia
22	Malina Sok	415 708 6537	malinasok3@gmail.com	94158	Malina
23	DOUGLAS TOM	415 350 4323	doug@teparch.com	94109	Doug
24	Alexandra Kuhlman	619 997 9143	alexandra.kuhlman@gmail.com	94104	Alexandra
25	Michele Raspa	586 531 2142	michele.raspa@gmail.com	94107	Michele
26	Ellie Dunne	415 361 7891	ellie.dunne@gmail.com	94118	Ellie
27	Rick Jones	415 852 0391	richardljones9@gmail.com	94118	Rick
28	Ben Abachal	415 717 2309	benabachal@gmail.com	94127	Ben
29	Jennie Siemsen	209-840-4685	jennie.siemsen@gmail.com	94115	Jennie
30	Sally Arnold	510 932 9937	sallyarnold@yahoo.com	94107	Sally



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YES! I support bringing a new Orangetheory Fitness studio to 1633 Fillmore Street in Pacific Heights. Orangetheory Fitness will be a perfect addition to the Fillmore Merchant Corridor. Please do not delay in voting to support this great project!

Information shared may become part of Orangetheory Fitness's official application with the San Francisco Planning Department

NAME	PHONE	EMAIL	ZIP CODE	SIGNATURE
1 Bobby Patton	626-629-9743	1patton1995@yahoo.com	94140	[Signature]
2 Noelle Atkins	415-640-6774	natkins13@gmail.com	94112	[Signature]
3 Jess Waring	978-697-4366	Jessicashortley@gmail.com	94107	[Signature]
4 BRUNO WONG	415-5290642	bruwong@gmail.com	94107	[Signature]
5 PAUL CARR	415-636-9214	pcarr@gmail.com	94110	[Signature]
6 Denise Graves	650-745-6453	denise.graves@gmail.com	94107	[Signature]
7 Jeannie Santos	805-798-3462	jsantos@wmsstudio.com	94117	[Signature]
8 Joclyn Lewis	513-504-5186	JoclynLewis@gmail.com	94107	[Signature]
9 JESSICA SATO	714-344-4446	SATO.JESSICA@gmail.com	94115	[Signature]
10 Janessa Mendence	408-506-8342	janessa.mendence@gmail.com	94013	[Signature]
11 Chrissy Martino	408-840-1919	chrissymartino8@gmail.com	94103	[Signature]
12 Saurus Graham-Thiele	415-244-2339	Saurus.graham@gmail.com	94111	[Signature]
13 Kristina Castillo	415-420-0893	okristina@gmail.com	94112	[Signature]
14 Arielle Schwartz	954-560-1987	arielle479@gmail.com	94109	[Signature]
15 LESLIE CANOY	510-847-3441	LESLIE.CANOY@GMAIL.COM	94115	[Signature]
16 Darren Huber	612-396-6354	darren.huber77@gmail.com	94107	[Signature]
17 Margeaux Brooks	925-323-3125	mbrooks@linkedin.com	94117	[Signature]
18 Lisa Weinstein	301-867-0946	lmweinstein85@gmail.com	94119	[Signature]
19 Rachel Larsen	947-915-2888	rachellarsen926@gmail.com	94109	[Signature]
20 Heather Sheridan	408-832-4952	hashendandf@gmail.com	94108	[Signature]
21 Deepika Singh	772-487-2120	deep4987@gmail.com	94117	[Signature]
22 Andrew Imperati	203-500-5286	apimperati@gmail.com	94134	[Signature]
23 LEAN VICTORIS	415-728-3565	NicNou.Tech@gmail.com	94110	[Signature]
24 Alysha Bedell	510-435-1345	alysahbedell@gmail.com	94103	[Signature]
25 KIMIKO Depedro	415-377-7101	KIMIKODEPEDRO@gmail.com	94107	[Signature]
26 Lauren Schwartz	917-414-2414	schwartzbaum@mac.com	94107	[Signature]
27 Missy Meighan	415-607-9664	missy.meighan@gmail.com	94103	[Signature]
28 Nick Aguirre	456-589-0347	aguirrenick15@gmail.com	94107	[Signature]
29 Hannah Shank	415-342-0542	h2shank@yahoo.com	94116	[Signature]
30 Kim Bowling	415-377-7552	Kimberly.darcy@gmail.com	94131	[Signature]



Community is at the core of what we do.

For the last two years, Orangetheory Fitness San Francisco has had the opportunity to create wonderful relationships, impact lives and motivate one another.

YES! I support bringing a new Orangetheory Fitness studio to 1633 Fillmore Street in Pacific Heights. Orangetheory Fitness will be a perfect addition to the Fillmore Merchant Corridor. Please do not delay in voting to support this great project!

Information shared may become part of Orangetheory Fitness's official application with the San Francisco Planning Department

	NAME	PHONE	EMAIL	ZIP CODE	SIGNATURE
1	Lucy Cheng	312-623-5124	lucy.gcheng@gmail	94114	
2	Lindsay Dickerson	740-603-7519	lindsaydickerson110@gmail	94103	
3	Ebo, F	415-624-9799	ego.faylon@gmail	94103	
4	Jessica Brav	510-432-8530	bravo.jessica412@gmail	94103	
5	Melisa Marquez	787-435-6779	melisamarquez@gmail	94107	
6	Shauna Milesi	916-832-9390	shaunamilesi@gmail.com	94117	
7	Victoria Venerone	925-353-5983	vvenerone@gmail	94102	
8	Laura Winn	925-330-7919	Laura.Winn3@gmail.com	94109	
9	Jessica Field	415-984-3461	Jessica.Field.nze@gmail.com	94103	
10	Rahul Nihalani	408-806-9137	rahul.nihalani@ucsf.edu	94102	
11	Andrea McDermott	707-217-0032	andrea.mcdm@gmail.com	94107	
12	Emily Clark	818-640-5377	KEEPERFUZZ@COMCAST.NET	94107	
13	Lexi Tomellos	707-440-3563	ltomellos014@apo.eh	94107	
14	Kyle Winters	978-674-5666	kcmmedia@gmail.com	94107	
15	Rachel Kantosky	608-332-3720	Rachel.Kantosky@gmail.com	94158	
16	Emily Whitney	415-509-0088	ekwhitney@gmail.com	94121	
17	Shilpa Kumar	217-721-3211	shilpa.kumar122@gmail.com	94107	
18	Nana Kay Bullock	760-712-8151	nanaachaniza@gmail	94107	
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February 19, 2019

Dear President Melgar and the San Francisco Planning Commission:

The Japantown Merchants Association strongly supports Orangetheory Fitness bringing a new physical fitness studio to 1633 Fillmore Street. A diverse cross section of unique stores, restaurants, and services are important to the success of any merchant corridor. Orangetheory Fitness will bring a style of fitness not currently offered in the neighborhood, and at a very affordable cost for those that live in the surrounding neighborhoods.

As consumer trends change for the success of a community, it is important that merchant corridors respond by providing the types of goods and services that people desire. With this in mind, we believe that Orangetheory is in step with consumer demand and will become a vital addition to the Fillmore and Japantown neighborhoods.

Moreover, in order to keep our communities vibrant, we must constantly find valued tenants for our vacant storefronts so that it does not appear neglected or blighted. Orangetheory Fitness can also increase the economic vitality of the two communities it serves.

Therefore, we urge the Planning Commission to approve this permit without delay so that the studio can open and begin serving the neighborhood as soon as possible.

Sincerely,

Richard Hashimoto  
President



June 3, 2019

Myrna Melgar  
President  
San Francisco Planning Commission  
City & County of San Francisco  
1 Dr. Carlton B. Goodlett Place, Room 400  
San Francisco, CA 94102

RE: Orangetheory Fitness Support

Dear President Melgar and the San Francisco Planning Commission,

The Japantown CBD strongly supports Orangetheory Fitness bringing a new studio to 1633 Fillmore Street. The JCBD strives to make our neighborhood clean, lively, and engaging for those who live, work, and play in and around Japantown. We believe a diverse cross section of unique stores, restaurants, and services are critical to that mission. Orangetheory Fitness will bring a style of fitness not currently offered in the neighborhood, and at a price point that is attainable for those that live in the surrounding neighborhoods.

The physical wellbeing of this community is of great important to the JCBD, and therefore we take increased interest in projects that aim to make our community stronger and healthier. Orangetheory is aligned in our efforts and goals in this regard.

We hope the Planning Commission will approve this project without delay so that the studio can open and begin serving the neighborhood as soon as possible.

Sincerely

A handwritten signature in black ink, appearing to read 'Grace Horikiri', is written over a horizontal line.

Grace Horikiri  
Executive Director  
Japantown Community Benefit District, Inc.



February 15, 2019

Dear President Melgar and Members of the Planning Commission,

The Fillmore Merchant Association is in full support of Orangetheory Fitness's application to bring a new studio to 1633 Fillmore Street. We believe Orangetheory will be a unique health and fitness option for the neighborhood, and will be a great addition to the already diverse offering of goods and services found along the Fillmore merchant corridor.

Furthermore, Orangetheory has a history of involvement with their communities, and we have every confidence that Marc Thomas and Pete Selner, as owners of this franchise location, will be active and contributing members of the Fillmore Merchant Association, and of the neighborhood in general.

Please do not delay in approving this great project.

Sincerely,

A handwritten signature in black ink, appearing to read "Vas Kiniris". The signature is fluid and cursive, with a long horizontal stroke at the end.

Thank you.

Vas Kiniris  
Fillmore Merchants Association