



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula Retail

HEARING DATE: 02/14/2019

CONSENT

Record No.: **2018-013462CUA**
Project Address: **3995 ALEMANY BOULEVARD**
Zoning: NC-S (Neighborhood Commercial, Shopping Center District)
40-X Height and Bulk District
Block/Lot: 7126A/012
Applicant: H Mart c/o Jeremy Layton, Golden Property Development, LLC
5847 Brace Road
Loomis, CA 95650
Staff Contact: Linda Ajello Hoagland - (415) 575-6823
linda.ajellohoagland@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes establishing a new formula retail grocery store use (d.b.a. H Mart) within an existing 47,108 square foot commercial space (previously occupied by Albertsons grocery store, a formula retail use, followed by Oceanview Market) within the Oceanview Village Shopping Center. The project includes interior tenant improvements only. New signage will be processed under a separate sign permit.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for a formula retail use (d.b.a. H Mart) greater than 6,000 square feet at 3995 Alemany Boulevard within the Neighborhood Commercial, Shopping Center Use District, pursuant to Planning Code Sections 303, 303.1 and 713.

ISSUES AND OTHER CONSIDERATIONS

Public Comment & Outreach. The Department has received nine letters in support of the project, including two from the Merced Extension Triangle Neighborhood Association (METNA). No letters in opposition were received. Additionally, the Sponsor has conducted extensive community outreach, as follows:

- On August 3, 2018, the Mayor's Office of Economic and Workforce Development (OEWD) released a [press release](#) announcing that H Mart had secured a lease at the Oceanview Village Shopping Center.

- On August 14, 2018, the Sponsor attended the Merced Extension Triangle Neighborhood Association (METNA) to present the Project. METNA included information in their August and November 2018 [neighborhood newsletters](#).
- On September 5, 2018, the Sponsor hosted members from the Merced Extension Triangle Neighborhood Association and Oceanview, Merced Heights, Ingleside -Neighbors in Action to a tour of their San Jose Market.
- On November 13, 2018, the Sponsor attended the Merced Extension Triangle Neighborhood Association meeting to answer questions related to H Mart.

Formula Retail Use. Formula Retail uses are permitted in the NC-2 Zoning District with approval of a conditional use authorization. The proposed establishment (d.b.a. H Mart) is a Formula Retail use. H Mart was established in 1982 in New York and currently has more than 90 stores nationwide with 12 locations in California. The San Francisco store will be the third H Mart to open in Northern California, following two stores in San Jose that opened in 2017 and 2018. H Mart will occupy a vacant tenant space in the Oceanview Village Shopping Center that has historically been occupied by a grocery store.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project establishes a formula retail business within a vacant commercial tenant space within the Oceanview Village Shopping Center that has historically contained formula retailers. Thus, it would contribute to the vitality of the overall neighborhood by providing a daily needs-serving retail use. The Project would increase the concentration of Formula Retail uses (as measured by number of storefronts subject to Formula Retail controls) by approximately 3% within the WMUG Zoning District, and by approximately 8% within ¼ mile of the subject property; the increase is considered nominal. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos
Exhibit E - Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: FEBRUARY 14, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: **2018-013462CUA**
Project Address: **3995 ALEMANY BOULEVARD**
Zoning: NC-S (Neighborhood Commercial, Shopping Center) Zoning District
40-X Height and Bulk District
Block/Lot: 7126A/012
Project Sponsor: H Mart
c/o Jeremy Layton, Golden Property Development, LLC
5847 Brace Road
Loomis, CA 95650
Property Owner: Ocean View 1, LLC
c/o Citivest Commercial
Newport Beach, CA 92660
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
linda.ajellohoagland@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303, 303.1 AND 713, TO ESTABLISH A FORMULA RETAIL USE (D.B.A. H MART) GREATER THAN 6,000 SQUARE FEET WITHIN AN EXISTING COMMERCIAL TENANT SPACE, APPROXIMATELY 47,108 SQUARE FEET, IN THE OCEANVIEW VILLAGE SHOPPING CENTER, LOCATED AT 3995 ALEMANY BOULEVARD, LOT 012 IN ASSESSOR'S BLOCK 7126A, WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER) AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 15, 2018, Jeremy Layton of Golden Property Development (hereinafter "Project Sponsor") filed Application No. 2018-013462CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Use (d.b.a. H Mart) within an existing commercial tenant space (approximately 47,108 square feet) in the Oceanview Village Shopping center (hereinafter "Project") at 3995 Alemany Boulevard, Block 7126A Lot 012 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-013462CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 14, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-013462CUA.

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. 2018-013462CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes establishing a new formula retail grocery store use (d.b.a. H Mart) within an existing 47,108 square foot commercial space (previously occupied by Albertsons grocery store, a formula retail use, followed by Oceanview Market) within the Oceanview Village Shopping Center. The project includes interior tenant improvements only. New signage will be processed under a separate sign permit.
3. **Site Description and Present Use.** The Project Site, north of Interstate-280, is located at the southwest corner of the Oceanview Village Neighborhood Commercial Shopping Center (a Planned Unit Development) between Saint Charles and Worcester Avenues in the Ocean View neighborhood east of the Lakeshore neighborhood, surrounded by RH-1 Zoning. The Project Site (Lot 012 in Assessor's Block 7126A) is one component of a larger mixed-use commercial and residential site, Oceanview Village, at 3995 Alemany Boulevard (Lot 009 in Assessor's Block 7126A). The total site is approximately 7.5 acres with 370 dwelling units on four upper levels and approximately 92,372 square feet of commercial space on the ground floor fronting Alemany Boulevard. The approximately 47,108 square foot space intended for the Project has been vacant since 2013 when the previous grocery store tenant (d.b.a. Oceanview Market) closed. The space has historically occupied by Formula Retail grocery store uses, including Lucky and Albertsons supermarkets. Chase Bank, 24 Hour Fitness, XM Global, Subway, Hertz Car Rental, Extreme Pizza, and Alemany Dental office (non-retail) occupy the remainder of the commercial space on the ground floor. Vacant spaces were formerly occupied by Walgreens, PostNet and Albertsons.
4. **Surrounding Properties and Neighborhood.** The Oceanview Village Neighborhood Shopping Center NC-S District, developed in 2002, spans the equivalent of approximately 2-3 east-west blocks immediately south of Alemany Boulevard and immediately north of Interstate-280, between Saint Charles Avenue on the western border of the NC-S District and Worcester Avenue

to the east. Oceanview Village is a mixed-use residential and commercial development surrounded by single-family homes in the RH-1 Zoning District. The area is accessible via MUNI Line 54; other bus lines serve the area, such as MUNI Lines 28 and 57. Because of the 0.5 mile proximity to the Daly City BART station, and the M-line streetcar (along 19th Avenue, West Portal Avenue, and Market Street), the district has quick and easy transit access to downtown.

Public Outreach and Comments. The Department has received nine letters in support of the project, including two from the Merced Extension Triangle Neighborhood Association (METNA). No letters in opposition were received. Additionally, the Sponsor has conducted extensive community outreach, as follows:

- On August 3, 2018, the Mayor's Office of Economic and Workforce Development (OEWD) released a [press release](#) announcing that H Mart had secured a lease at the Oceanview Village Shopping Center.
- On August 14, 2018, the Sponsor attended the Merced Extension Triangle Neighborhood Association (METNA) to present the Project. METNA included information in their August and November 2018 [neighborhood newsletters](#).
- On September 5, 2018, the Sponsor hosted members from the Merced Extension Triangle Neighborhood Association and Oceanview, Merced Heights, Ingleside -Neighbors in Action to a tour of their San Jose Market.
- On November 13, 2018, the Sponsor attended the Merced Extension Triangle Neighborhood Association meeting to answer questions related to H Mart.

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

- A. **Use and Use Size.** Planning Code Section 713 states that a Conditional Use Authorization is required for non-residential uses 6,000 square feet or greater.

The proposed grocery store (H Mart) will occupy and existing 47,108 square foot commercial tenant space that has historically been occupied by a grocery store. The commercial space has been vacant since 2013 when the Oceanview Market went out of business.

- B. **Hours of Operation.** Planning Code Section 713.27 states that in the NC-S District maintaining hours of operation from 6:00 PM to 2:00 AM is permitted by right, and that hours of operation from 2:00 AM to 6:00 AM is conditionally permitted

The proposed hours of operation for H Mart are 8:00 AM to 11:00 PM, seven days a week.

- C. **Off-Street Parking and Freight Loading.** Planning Code Section 150(c)(1) specifies that for any structure or use lawfully existing, off-street parking and loading spaces need be provided only in the case of a major addition to such structure or use, and only in the quantity required for the major addition itself. For these purposes, a "major addition" is

defined as any enlargement, alteration, change of occupancy or increase in intensity of use which would increase the number of off-street parking spaces required (for uses other than dwelling units) by at least 15 percent or by at least five spaces, whichever is greater; or which would increase the requirement for off-street loading spaces by at least 15 percent. The proposal would not be considered a major addition, therefore no increase in off-street parking or loading spaces would be required.

The proposed grocery store (d.b.a. H Mart) will occupy an existing tenant space that has historically been occupied by a grocery store; therefore, there will be no expansion or increase in intensity of use. A shared parking lot exists for the shopping center with a total of 320 off-street parking spaces. Additionally, there is an existing freight-loading dock for commercial freight deliveries.

- D. Formula Retail Uses within the NC-S Zoning District. Formula Retail.** As defined by Planning Code Section 303.1, formula retail uses are 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. Formula Retail is a conditionally permitted use in the CS-2 District. Additional criteria for the Planning Commission when considering any conditional use related to Formula Retail Uses:

- i. Existing Concentration of Formula Retail uses within the NC-S Zoning District and the Vicinity.**

The Project proposes a Formula Retail use within an existing tenant space on the ground floor of the Oceanview Village Shopping Center. A Formula Retail use may be conditionally permitted per Planning Code Sections 303, 303.1 and 713.

There are 13 commercial establishments within a one-quarter mile radius of the site, five of which are Formula Retail uses located within the Oceanview Village Shopping Center and NC-S Zoning District.

There are 941 commercial linear feet within a one-quarter mile radius of the site, 787 of which are within the Oceanview Village Shopping Center and NC-S Zoning District. The existing percentage of commercial linear frontage dedicated to Formula Retail businesses is 35.5% (334/941) of total commercial linear frontage. With the proposed project approval, the concentration of Formula Retail businesses would increase to 41.8% (393/941).

The existing concentration of Formula Retail businesses within the one-quarter mile radius is approximately 38% (5/13). With the proposed approval, the concentration of Formula Retail businesses within the one-quarter mile radius would increase to 46% (6/13), all of which are located within the Oceanview Village Shopping Center and NC-S Zoning District.

The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter mile radius, or within the same Zoning District, i.e. Neighborhood Commercial, Shopping Center (CS-2). There is a low concentration of commercial storefronts in the District, with eleven of the thirteen located within the Oceanview Village Shopping Center. There are no similar uses (full-service grocery store) within a one-quarter mile radius, or within the same Zoning District. The proposed Formula Retail use will be located within a tenant space that has historically been occupied by grocery store uses, including Formula Retail uses, therefore, the project will not significantly affect the existing commercial uses within the CS-2 District, nor will it significantly affect the existing commercial uses within a one-quarter mile radius.

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

There are no full-service grocery stores within a one-quarter mile radius, or within the same Zoning District.

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

The proposed Formula Retail grocery store will occupy an existing tenant space within the Oceanview Village Shopping Center that has been historically occupied by a grocery store, therefore, it will be compatible with the existing architectural and aesthetic character of the district. A grocery store use existed in this location prior to the renovation to expand the shopping center and construction of 370 residential dwelling units on the site in the late early 2000's. The commercial tenant space was occupied by the Oceanview Market until it closed in 2013.

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

There are currently four vacancies within the district and within a quarter mile of the Project site, resulting in a vacancy rate of 36.4%. All of the vacancies are within the Oceanview Village Shopping Center. In occupying one of the four vacant tenant spaces, the Project would reduce the vacancy rate by 9.1%, resulting in a vacancy rate of 27.3%.

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.**

Of the occupied Retail uses in the CS-2 District, seven (53.8%) are considered "Daily-Needs," or neighborhood-serving; of these, five (38.5%) are Formula Retail uses. The remaining 15.4% (2 locations) are "Citywide" serving uses and four (30.8%) are vacant. The proposed Formula Retail use is a "Daily-Needs" use.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space is located in an existing shopping center that has commercial uses on the entirety of the ground floor. There are no changes proposed to the commercial frontage.

- F. **Off-Street Freight Loading.** Planning Section 152 of the Planning Code requires two off-street freight loading space retail sales and service uses between 60,001 and 100,000 square feet of occupied floor area of structure or use.

The Project is located within an existing shopping center that contains approximately 90,000 square feet of commercial space and two off-street freight loading spaces; therefore it meets the requirement.

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

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

The Project is necessary and desirable because it is neighborhood serving and will provide the community with convenient access to a full-service grocery store that does not currently exist. Additionally, the Project will occupy a vacant commercial space previously occupied by anchor supermarket for the shopping center. The Project will contribute to the economic vitality of the neighborhood and also provide entry-level job opportunities for neighborhood residents.

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

that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will be limited to interior tenant improvements.

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

The project will not affect public transit or overburden the existing supply of parking in the neighborhood. Additionally, the shopping center is well served with off-street parking with 320 retail parking spaces.

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

The project will not produce noxious or offensive emissions related to noise, glare and dust.

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

There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, parking and loading areas, service areas and lighting. Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this application.

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

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

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

The proposed project is consistent with the stated purposes of the NC-2 District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods, and operates with hours of operation that are permitted by right within the district.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. The project is also located within a Neighborhood Commercial Shopping Center (NC-S) District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will provide a full-service grocery store in a location that has historically been occupied by a full-service grocery store. Occupying a vacant retail space with a new grocery store will enhance the goods and services offered within the neighborhood, in addition to enhancing the diverse economic base of the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Approving the project will create approximately one hundred new entry-level employment opportunities for local unskilled and semi-skilled workers.

OBJECTIVE 6:

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

Policy 6.1:

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

The Project will occupy a vacant commercial tenant space, therefore no commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide a full-service grocery store, a neighborhood serving use, in an area that has been without since 2013.

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

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

The Project would add to the mix of neighborhood-serving retail uses and provide future opportunities for resident employment.

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

The Project would not impact the character or diversity of the neighborhood.

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

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

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

The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by off-street parking. Many of the customers also live in the on-site residential units above the ground floor commercial spaces and the surrounding neighborhood, and access the grocery store by walking. The Project is not intended to be a destination use, but one that is meant to serve the needs of local residents who reside in or visit.

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

The Project will not displace any service or industrial establishments. The Project will not affect the industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be adversely affected by this Project.

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

The Project is within an existing commercial shopping center that was designed and constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The Project will have no negative effect on existing parks and open spaces. The Project does not have an adverse effect on open spaces, access to sunlight, or vistas.

9. 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.
10. 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. 2018-013462CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 17, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 14, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2019

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a formula retail use (d.b.a. H Mart) greater than 6,000 square feet, approximately 47,108 square feet, within an existing commercial tenant space, in the Oceanview Village Shopping Center located at 3995 Alemany Boulevard, Block, 7126A and Lot 012 pursuant to Planning Code Section(s) 303, 303.1 and 713 within the Neighborhood Commercial Shopping Center (NC-S) District and a 40-X Height and Bulk District; in general conformance with plans, dated September 27, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2018-013462CUA and subject to conditions of approval reviewed and approved by the Commission on February 14, 2019 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

10. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

PROVISIONS

11. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

MONITORING - AFTER ENTITLEMENT

12. **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

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

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

OPERATION

14. **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



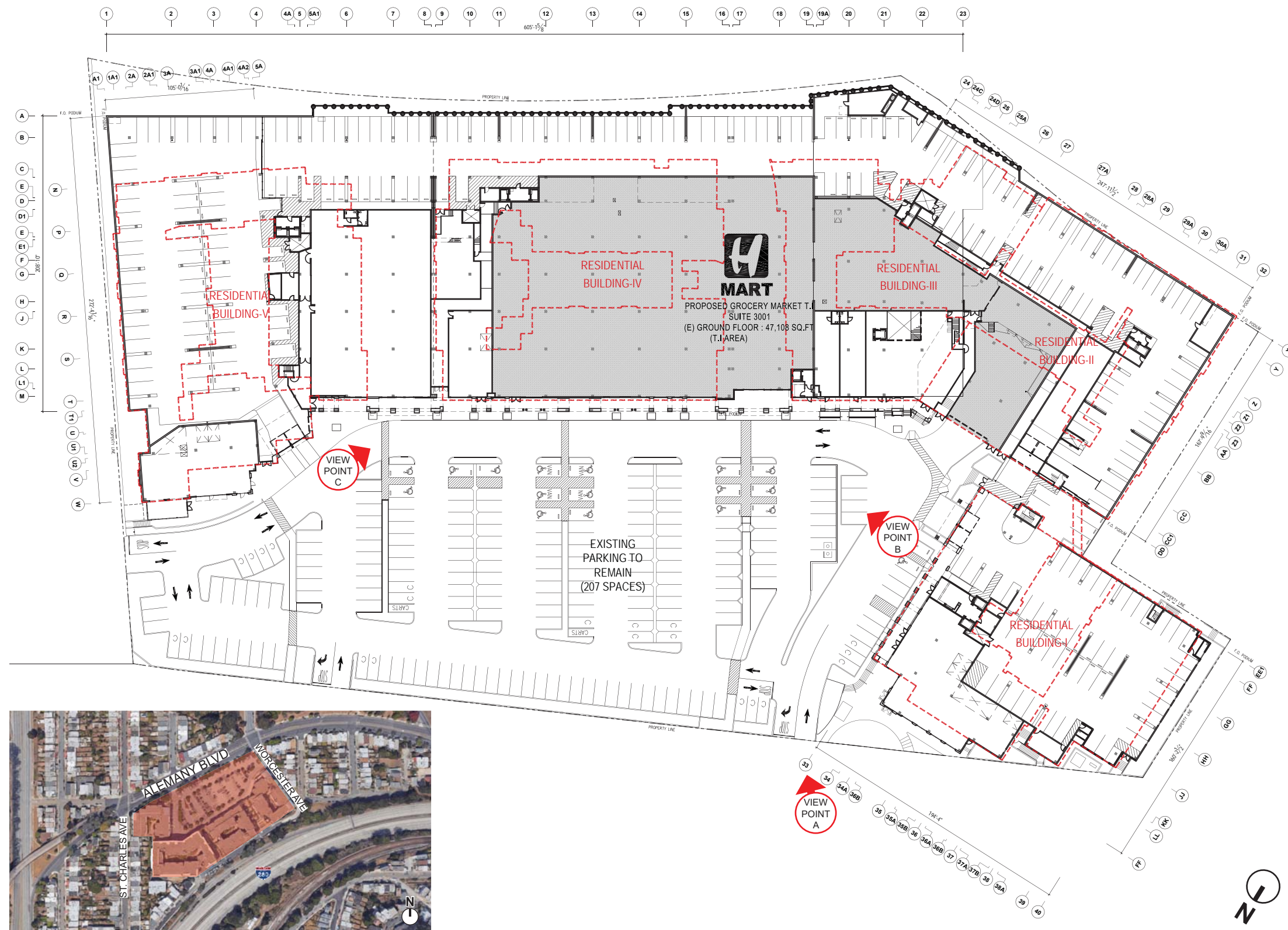
CONDITIONAL USE AUTHORIZATION

FOR

H MART GROCERY MARKET AT
3995 ALEMANY BLVD. SUITE 3001

TENANT IMPROVEMENT IN EXISTING ALBERTSON'S GROCERY MARKET

SEP. 17. 2018



VIEW POINT A



VIEW POINT B



VIEW POINT C

H MART SAN FRANCISCO

3995 ALEMANY BLVD. SUITE 3001
SAN FRANCISCO, CA 94132

SEP. 17 2018

A1.0 SITE PLAN

SCALE: N.T.S.





NO CHANGES PROPOSED
ON EXTERIOR DESIGN, MATERIAL OR COLOR.
ONLY NEW SIGNS SHALL BE INSTALLED
PER SIGNAGE CODE.



H MART SAN FRANCISCO

3995 ALEMANY BLVD. SUITE 3001
SAN FRANCISCO, CA 94132

SEP. 17 2018

A3.0 ELEVATION

SCALE: N.T.S

CORBeL
architects
www.corbelarchitects.com



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT
C

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3995 ALEMANY BLVD		7126A012
Case No.		Permit No.
2018-013462PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request for change of use from a vacant Albertson Grocery Store to proposed new H Mart Grocery Store with internal restaurants.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional):

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

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

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

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

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

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

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

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Linda Ajello Hoagland 01/30/2019
	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)
3995 ALEMANY BLVD		7126A/012
Case No.	Previous Building Permit No.	New Building Permit No.
2018-013462PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

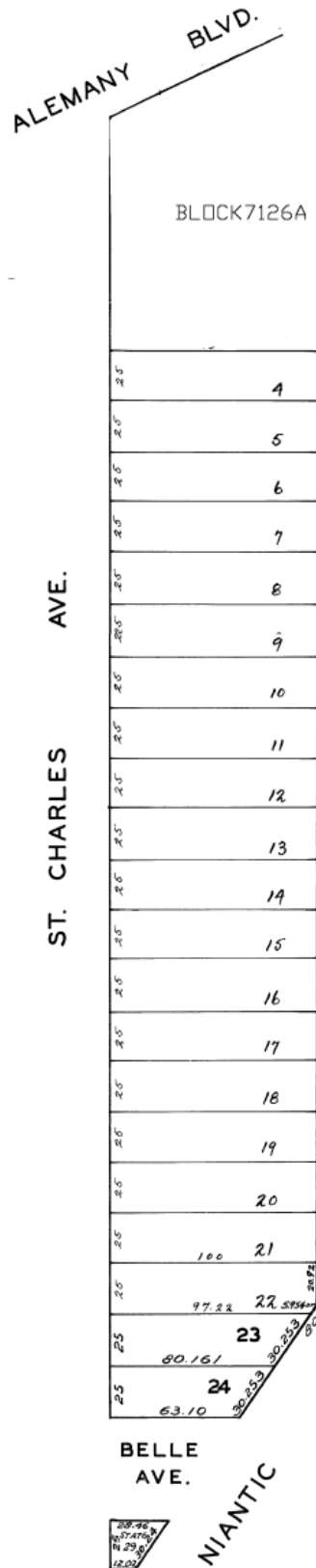
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

Parcel Map

EXHIBIT
D



BLK. 7126A

BLK. 7178

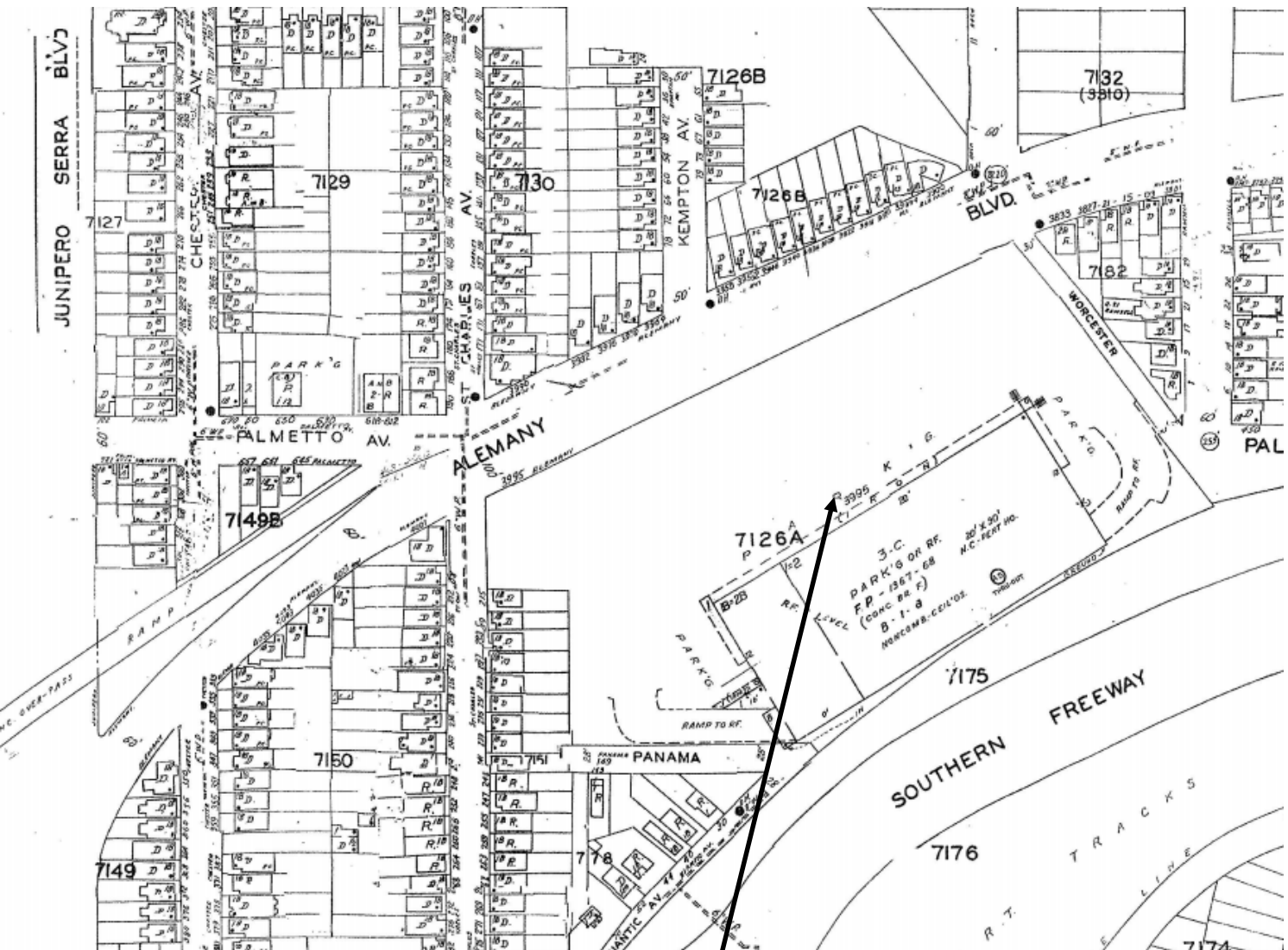
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-013462CUA
3995 Alemany Boulevard
7126 / 012A

Sanborn Map*

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

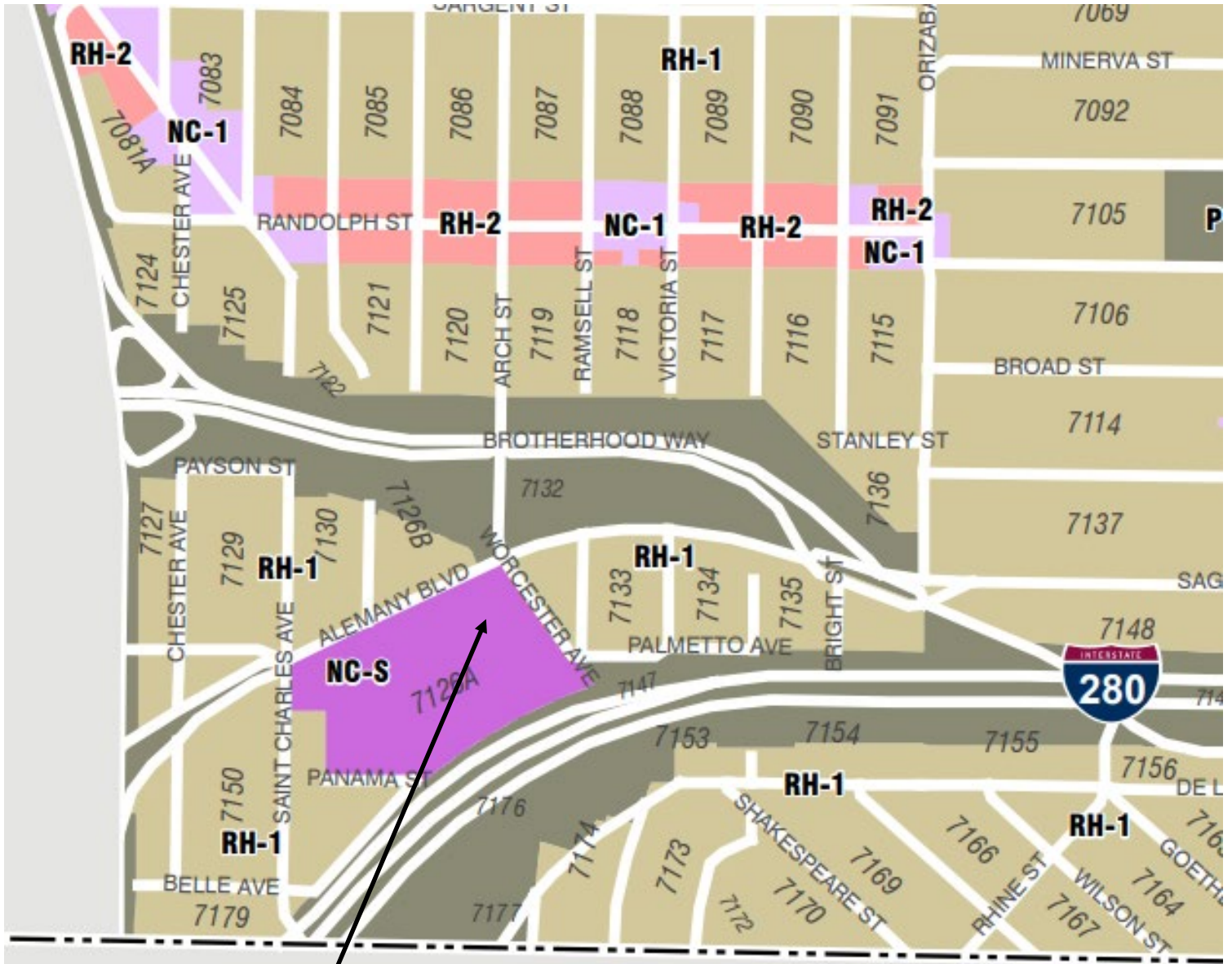


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-013462CUA
3995 Alemany Boulevard
7126 / 012A

Zoning Map

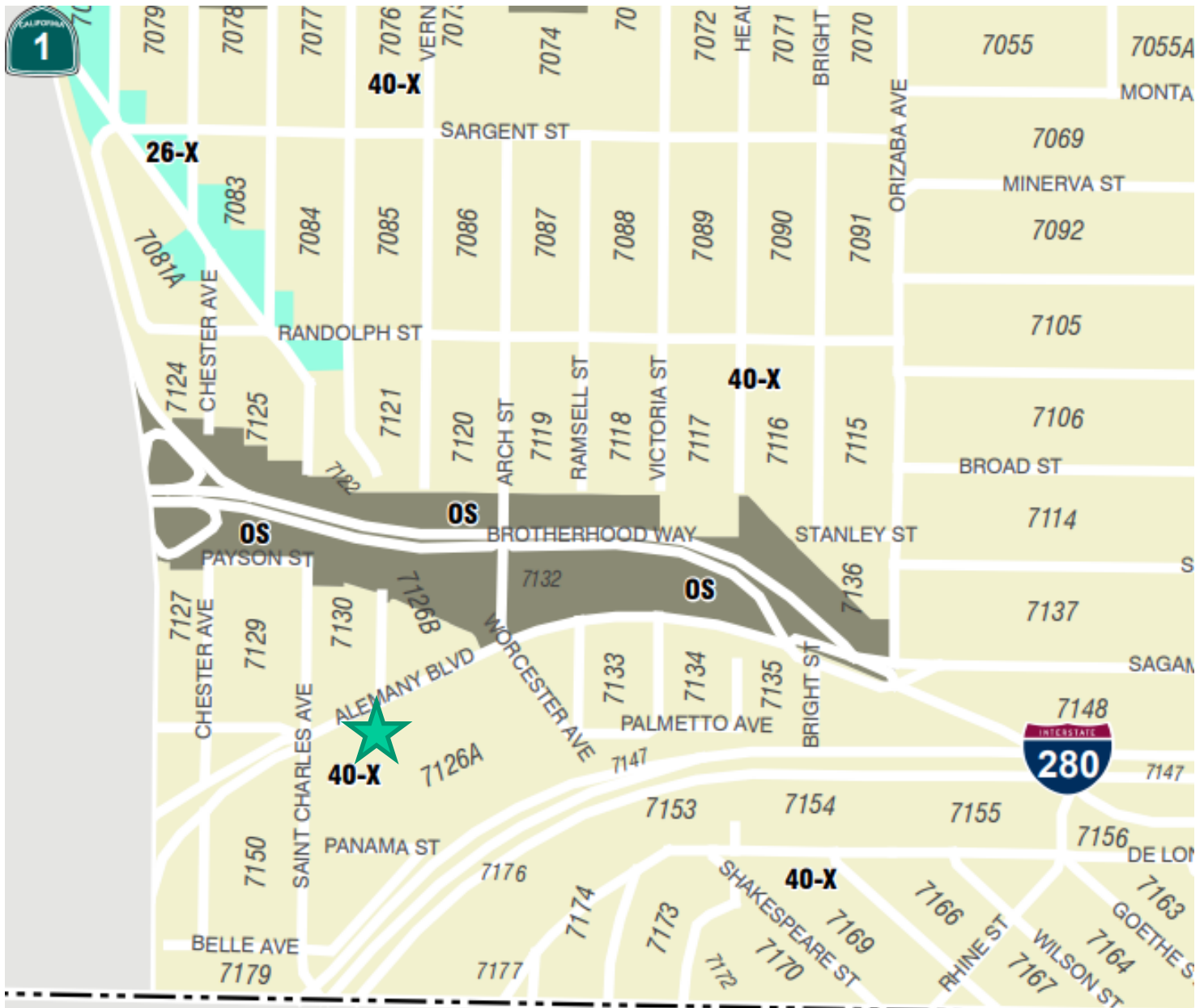


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2018-013462CUA
3995 Alemany Boulevard
7126 / 012A

Height & Bulk Map



Conditional Use Hearing
Case Number 2018-013462CUA
 3995 Alemany Boulevard
 7126 / 012A

Aerial Photograph



SUBJECT PROPERTY



Aerial Photograph

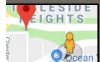


SUBJECT PROPERTY



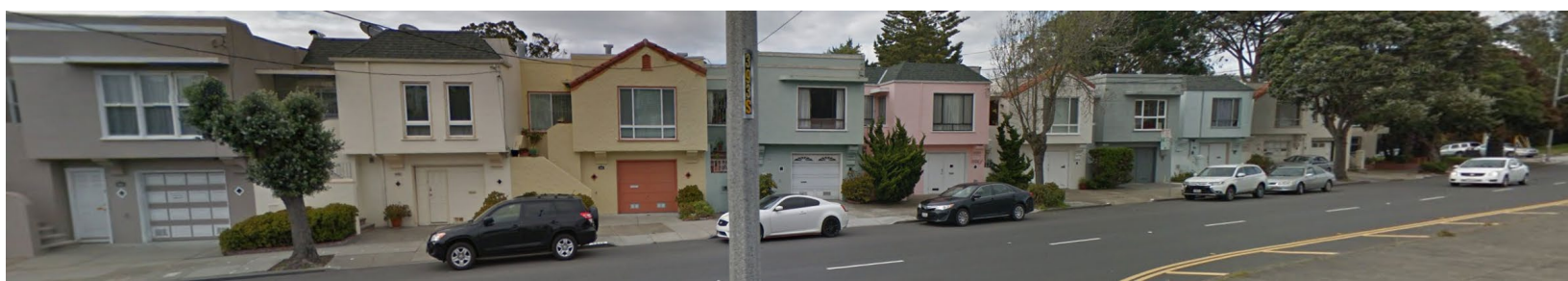
Context Photographs

Subject Property on Alemany Boulevard and Alemany @ Worcester Ave.



Context Photographs

Portion of Opposite Block on Alemany Blvd.



Context Photographs

Portion of Opposite Block on Worcester Avenue



Adjacent to Site on St Charles Avenue



EXHIBIT E

From: [Marc Christensen](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Conditional Use Authorization for Hmart
Date: Thursday, January 31, 2019 8:43:52 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Planning Commission Members:

As the former president and now vice-president at the Merced Extension Triangle Neighborhood Association (METNA), representing 256 single family homes, and 370 units of housing at OceanView Village, I am writing in support of Hmart opening a supermarket with the OceanView Village Shopping Center.

The proposal for Conditional Use Authorization to reestablish a formula retail grocery store at the vacant site at 3995 Alemany Boulevard is exactly not only what the neighborhood residents want, but also what the greater community on the south-western portion of San Francisco needs.

The previous Oceanview Supermarket closed at the site on September 16, 2013 and the 41,000 square foot-plus site has remained vacant since then, a span of 5 years and 5 months. To add to that, a Walgreens store closed at OceanView Village on June 8, 2015. The combined closures left the area with no retail grocery/pharmacy within a mile of this location in San Francisco.

METNA knows of no opposition to the planned opening of Hmart, and we enthusiastically support and welcome Hmart to our neighborhood.

We would request that the Planning Commission unanimously approve the Conditional Use Authorization and fast-track the permit process, so that Hmart can begin their proposed \$8.5 million renovation of the supermarket space for the benefit of the greater San Francisco community.

Thank you,

Marc Christensen, vice-president

Merced Extension Triangle Neighborhood Association

Ajello Hoagland, Linda (CPC)

From: Glen & Reiko Hatakeyama
Sent: Thursday, January 31, 2019 2:13 PM
To: Ajello Hoagland, Linda (CPC)
Subject: Conditional Use Permit for H Mart

Categories: M-Files

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To: The Planning Commissioners,

My name is Glen Hatakeyama and I am the current President of the Merced Extension Triangle Neighborhood Association (METNA) representing 626 single family homes and condominiums. I whole heartedly endorse the approval of their application for a supermarket at 3995 Alemany Blvd. Our immediate neighborhood and surrounding neighborhood have been without a market for approximately five years. I feel that H Mart's proven track record in San Jose, California and nationally indicates that they will succeed and will greatly improve the quality of life in our and surrounding neighborhoods. I strongly urge that their request for a conditional use permit be approved.

Sincerely,
Glen Hatakeyama
President METNA

2-1-19

TO: THE PLANNING COMMISSION,

MY NAME IS STEVE HEIDE, I AM A LONG-TIME RESIDENT OF THE NEIGHBORHOOD WHERE H-MART WISHES TO LOCATE, (CALEMANY BLVD.), I AM IN FULL SUPPORT OF H-MART COMING IN TO OUR NEIGHBORHOOD. ACCORDINGLY, I AM ALSO IN FULL SUPPORT OF THE PLANNING COMMISSION GRANTING H-MART CONDITIONAL USE AUTHORITY. THERE IS HEAVY ENTHUSIASM IN THE NEIGHBORHOOD FOR H-MART, ILLUSTRATING THAT POINT, THERE WERE OVER 100 PEOPLE AT THE PRE-APPLICATION MEETING. OUR NEIGHBORHOOD HAS BEEN WITHOUT A GROCERY STORE FOR 5 YEARS AND H-MART HAS BEEN A HIGHLY SUCCESSFUL ENTERPRISE. THEREFORE, MANY NEIGHBORHOOD RESIDENTS ARE VERY CONFIDENT THAT H-MART AND OUR 'HOOD WILL BE AN EXCELLENT MATCH. WE WOULD APPRECIATE THE WAY BEING CLEARED FOR THIS PROJECT AT THE EARLIEST CONVENIENCE.

Steve Heide

From: [Sincerely, Robert](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Please save our neighborhood by supporting H-Mart at Ocean View Village.
Date: Saturday, February 02, 2019 1:50:52 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the SF Planning Commission,

I am writing you in support of getting the H-Mart market open as soon as possible.

For the past 17 years, my family and I have lived in this neighborhood. When we moved in, Albertson's was our neighborhood supermarket that not only served this community by supplying use easy access both young and old plenty of frozen and fresh food. Since then, we have had several local markets that have just not worked out.

My family and I were then forced to shop in Westlake since we were in a food market desert.

Throughout the years, my families needs have grown and so has our food bill. We often spend \$600 dollars for groceries each month and on special occasions like Easter, Christmas and New Years, we can easily spend \$300 for one meal.

Being a longtime San Francisco resident, I want to support my city and community by spending my groceries in my neighborhood.

Please do all that you can to speed up the permit process so that H-Mart can begin construction.

By doing so will "Save our Neighborhood," by making it once again a vibrant community that it once was.

Warm regards, Robert W. Chiang

From:
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: H Mart at Ocean View Village Conditional Use Permit
Date: Friday, February 01, 2019 10:02:33 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I am writing in support of the application for a conditional use permit by H Mart for a food market at Ocean View Village. I live across the street from the store location, and I think it would be good for the neighborhood to have the store go in there. There is no comparable grocery in the neighborhood, and I have heard excellent reports about the quality of H Mart's fresh food.

It would revitalize the shopping center there on Alemany and likely would result in other currently vacant premises being occupied.

Thank you.

Judith Harless
79 Kempton Avenue
SF 94132

From: [Claire Sanchez](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: I Support - Ocean View Village H Mart
Date: Friday, February 01, 2019 3:20:08 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commission,

I strongly support having H Mart as our supermarket here in our neighborhood. Our neighborhood is in dire need of a decent, well-kept and upstanding Supermarket, it has been way to long.

I am a homeowner and resident living directly across the street and highly approve of this project.

Thank you in advance,

Claire Sanchez
3990 Alemany Blvd
San Francisco, CA 94132
415-334-3700

From: [Joe Cz](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Support H-Mart
Date: Friday, February 01, 2019 1:34:48 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I hope the planning commission quickly approves H-Mart for moving into the Oceanview Village Shopping Center. I live on St. Charles Ave and our neighborhood desperately needs a supermarket close by. I am almost 80 years old, and find it difficult when I have to drive to get groceries. Please do everything to expedite this approval and get us the store.

Thank you very much.

Warmest regards,
Joe Czuberki

Joseph Czuberki
186 St Charles Ave
San Francisco, CA 94132
415 314-7374

From: [Sue Harless](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: H Mart
Date: Friday, February 01, 2019 9:19:44 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To the Planning Commission:

I live in the METNA neighborhood, a beautiful place that unfortunately has no supermarket. In fact, the nearest supermarket is not even in San Francisco!

I want to vote in favor of the proposed HMart store for the Ocean View Village shopping center. One of my friends has a daughter who lives in Southern California. Her daughter's neighborhood grocery store is an H Mart. My friend says it is such a beautiful market that she considers it a "sightseeing" necessity when she is visiting her daughter! So it is right up there with Disneyland, in my friend's opinion!

We really need a supermarket in our neighborhood, so please vote in favor of the H Mart permit!

Sue Harless

From: [SailAway Cruises](#)
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: H Mart Supermarket Ocean View Village - I Support....
Date: Thursday, January 31, 2019 4:21:38 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Planning Commission,

I am a long-time resident and home owner living directly across the street from the proposed H Mart Supermarket at Ocean View Village.

I strongly support and hope you will approve this project. This space has been vacant for too long, and our community desperately is in need of a quality operation that H Mart represents.

Thank you for your consideration,

Dennis Sanchez
3990 Alemany Blvd.
San Francisco, CA 94132
415/334.3711