



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: OCTOBER 3, 2019  
Continued from the July 11, 2019 Hearing

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* September 20, 2019  
*Case No.:* **2019-000362CUA**  
*Project Address:* **1501C Sloat Boulevard**  
*Permit Application:* 2018.0921.1057  
*Zoning:* NC-S [Neighborhood Commercial, Shopping Center]  
26-40-X Height and Bulk District  
*Block/Lot:* 7255/004  
*Project Sponsor:* David Elliott  
17800 Cunha Lane  
Salinas, CA  
*Staff Contact:* Stephanie Cisneros – (415) 575-9186  
[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)  
*Recommendation:* **Approve the project as proposed**

### BACKGROUND

On July 11, 2019, the Planning Commission closed public comment and continued the proposed project at 1501C Sloat Boulevard to October 3, 2019. During deliberation, the Commission determined that a Pre-Application Meeting was not conducted correctly prior to submittal of a project with the Department and requested the Project Sponsor to pursue a new Pre-Application Meeting.

### CURRENT PROPOSAL

The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 713, and 780.1 to establish a new Formula Retail Use within the NC-S (Neighborhood Commercial, Shopping Center) District and a 26-40-X Height and Bulk District. The project site is located within the Lakeshore Plaza Special Use District. The proposal is to establish a Formula Retail Use (dba Sprint by Verity Wireless) in an approximately 1,192 square foot vacant commercial retail space on the 1st (ground) floor. The proposal will involve tenant improvements and new signage. There will be no expansion of the building envelope or storefront modifications proposed.

Verity Wireless is a Sprint Authorized Retailer and was established in 2006 and is headquartered in Aurora, Colorado. Sprint by Verity Wireless has approximately 20 locations in California and the Denver Metro area. There are no current locations in San Francisco.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish the proposed Formula Retail Use (dba Sprint by Verity Wireless) within the NC-S

(Neighborhood Commercial, Shopping Center) District, 26-40-X Height and Bulk District, and the Lakeshore Plaza Special Use District pursuant to Planning Code Sections 303, 303.1, 713 and 780.1.44.

**BASIS FOR RECOMMENDATION**

- The project sponsor has addressed the Commission's previous request for a correct Pre-Application Meeting

<b>RECOMMENDATION:</b> <b>Approve the project as proposed</b>
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**Attachments:**

Updated Pre-Application Materials  
CPC Packet from July 11, 2019



## PRE-APPLICATION MEETING PACKET

This packet consists of instructions for conducting the Pre-Application Meeting.

Planning Department staff are available to advise you in the preparation of this application.  
Call 415.558.6377 for further information.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to submittal to the Planning Department or the Department of Building Inspection. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting, which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

### WHY IS A PRE-APPLICATION MEETING REQUIRED?

The Pre-Application process is required for certain projects subject to Planning Code Section 311 Notification, or as required by other activities listed above. It serves as the first step in the process prior to building permit application or entitlement (Conditional Use Authorization, Variance, etc.) submittal. Those contacted as a result of the Pre-Application process will also receive a formal notice after the project is reviewed by Planning Department staff.

## WHEN IS A PRE-APPLICATION MEETING REQUIRED?

- Projects subject to 311 Notification that include:
  - 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;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-B Districts subject to Section 313; and
- Department staff may request a Pre-Application meeting be conducted for any project.

## INSTRUCTIONS FOR PRE-APPLICATION MEETINGS

Prior to filing any Project Application, the applicant must conduct a minimum of one Pre-Application meeting if required, as stated above.

Additionally, if the project will be required to submit a Transportation Demand Management (TDM) Plan pursuant to Planning Code Section 169, the Project Sponsor must discuss potential TDM Measures that may be incorporated into the project.

These materials must be submitted to the Planning Department:

All of the following materials must be submitted along with the Project Application for the project in order to verify compliance with the Pre-Application Meeting requirements. If a Pre-Application Meeting is required, Planning Department review will not begin until all the following are received:

- ☒ A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation)
- ☒ A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each (see instructions below)
- ☒ A copy of the sign-in sheet (use attached template)
- ☒ A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template)
- ☒ The affidavit, signed and dated (use attached template)
- ☒ One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as "Pre-Application Plans"



***This meeting must be held in accordance with the following rules.***

**These groups and individuals must be invited to the meeting:**

- Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map. Enter “Neighborhood Groups Map” into the search bar on [www.sfplanning.org](http://www.sfplanning.org). Then, click on the relevant neighborhood on the map, and click on the “Neighborhood Contact List” link to download the list of neighborhood organizations in a spreadsheet format. Be sure to view the list for the appropriate neighborhood(s) by using the tabs at the bottom of the spreadsheet. If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations.
- Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection. To find the address of abutting properties, go to the online San Francisco Property Information Map ([propertymap.sfplanning.org](http://propertymap.sfplanning.org)), search for the address of the project site, and click on each of the abutting properties to find the address and block/lot number of the property. The list of property owners should be based on the latest citywide property tax roll, which is available at the Office of the Treasurer and Tax Collector, City Hall, Room 140, Carlton B Goodlett Pl. You must also invite all residents of the abutting properties by mailing an invitation to each property addressed to “Residents”. Be sure to mail to each unit separately, if there are more than one unit on the property.
- Note that projects in PDR-1-B districts subject to Sec. 313 require mailing to owners and residents of properties within a 300 foot radius. Refer to the Neighborhood Notification handout, available at [www.sfplanning.org](http://www.sfplanning.org), for clarification.
- Invitations must be sent at least 14 calendar days before the meeting. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations The postal date stamp will serve as record of timely mailing.
- You may have a private drafting or mailing service generate the correct mailing list for you, for a fee that varies by firm. The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request:

**Build CADD**  
3515 Santiago Stree  
San Francisco, CA 94116  
(415) 759-8710

**Javier Solorzano**  
3288 - 21st Street #49  
San Francisco, CA 94110  
(415) 724-5240, [Javier131064@yahoo.com](mailto:Javier131064@yahoo.com)

**Jerry Brown Designs**  
619 - 27th Street, Apt. A  
Oakland, CA 94612  
(415) 810-3703, [jbdsgn328@gmail.com](mailto:jbdsgn328@gmail.com)

**Notificationmaps.com**  
Barry Dunzer  
(866) 752-6266  
[www.notificationmaps.com](http://www.notificationmaps.com)

**Radius Services**  
1221 Harrison Street #18  
San Francisco, CA 94103  
(415) 391-4775, [radiusservices@sfradius.com](mailto:radiusservices@sfradius.com)

**Ted Madison Drafting**  
P.O. Box 8102  
Santa Rosa, CA 95407  
(707) 228-8850, [tmadison@pacbell.net](mailto:tmadison@pacbell.net)

**Notice This** - (650) 814-6750

**The meeting must be conducted at one of these places:**

- The project site; or
- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or
- The project sponsor may opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee. A planner will be available for questions. Please see the Department Facilitated Pre-Application Meeting form at [www.sfplanning.org](http://www.sfplanning.org) for more information.

**The meeting must be held within specific timeframes and meet certain requirements:**

- Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance. Note if no one attended.
- Preliminary plans must be available at the meeting that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the Project Sponsor by checking the “please send me plans” box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.
- Questions and concerns by attendees, and responses by Project Sponsor, if any, must be noted.

*Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.*

*For more information, please visit the Planning Department’s website at [www.sfplanning.org](http://www.sfplanning.org) or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103.*

# NOTICE OF PRE-APPLICATION MEETING

Date: September 10, 2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1501C Sloat Blvd., cross street(s) Everglade Drive (Block/Lot#: 7255-004); 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 formal notification from the city 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 subject to Section 311;
- ☐ Any vertical addition of 7 feet or more subject to Section 311;
- ☐ Any horizontal addition of 10 feet or more subject to Section 311;
- ☐ Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- ☒ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☐ Community Business Priority Processing Program (CB3P).

The development proposal is to: proposed tenant improvement for a Sprint Store, Formula Retail Conditional Use Authorization

Existing # of dwelling units: <u>0</u>	Proposed: <u>0</u>	Permitted: <u>0</u>
Existing bldg square footage: <u>876</u>	Proposed: <u>876</u>	Permitted: <u>876</u>
Existing # of stories: <u>1</u>	Proposed: <u>1</u>	Permitted: <u>1</u>
Existing bldg height: <u>15'</u>	Proposed: <u>15'</u>	Permitted: <u>15'</u>
Existing bldg depth: <u>50'</u>	Proposed: <u>50'</u>	Permitted: <u>50'</u>

## MEETING INFORMATION:

Property Owner(s) name(s): Steven Russell, BBP Lakeshore Plaza, LLC  
 Project Sponsor(s): David J. Elliott, David J. Elliott & Associates  
 Contact information (email/phone): david@djelliott.net  
 Meeting Address\*: 1501C Sloat Blvd.; San Francisco, CA 94132  
 Date of meeting: September 10, 2019 Time of meeting\*\*: 6:00 PM

\*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).



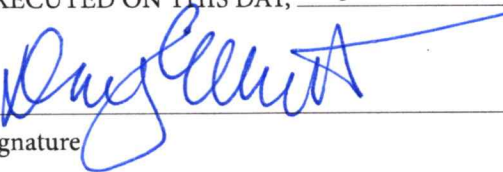
# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, David J. Elliott, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 6:00PM (location/address) on Sept. 10, 2019 (date) from 6:00PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, September 20,, 20 19 IN SAN FRANCISCO.

  
Signature

David J. Elliott

Name (type or print)

Agent/Architect

Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

1549 Sloat Blvd.; Ste 1501C; SF, CA

Project Address



# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: September 10, 2019  
 Meeting Time: 6:00 PM  
 Meeting Address: 1501C Sloat Blvd.; San Francisco, CA 94132  
 Project Address: 1501C Sloat Blvd.; San Francisco, CA 94132  
 Property Owner Name: Steven Russell, BPP Lakeshore Plaza, LLC  
 Project Sponsor/Representative: David J. Elliott

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. _____				<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"/>

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: September 10, 2019  
Meeting Time: 6:00 PM  
Meeting Address: 1501C Sloat Blvd.; San Francisco, CA 94132  
Project Address: 1501C Sloat Blvd.; San Francisco, CA 94132  
Property Owner Name: Steven Russell, BPP Lakeshore Plaza LLC  
Project Sponsor/Representative: David J. Elliott

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:

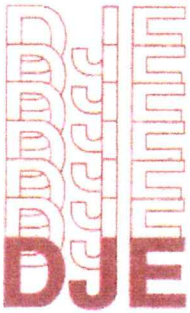
Project Sponsor Response:

Question/Concern #3:

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:



**David J. Elliott  
& Associates**

Planning  
Architecture  
Interiors  
17800 Cunha Lane  
Salinas, California 93907  
Tel.: 831/663-1418  
Fax: 831/663-6385

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August 27, 2019

To Whom it may Concern:  
Adjacent Tenant/Neighbors/  
Lakeshore Plaza  
1549 Sloat Blvd.  
San Francisco, CA 94132

Subject: Pre-Application Meeting  
**Sprint Store**  
Lakeshore Plaza  
1549 Sloat Blvd.; Suite 1501C  
San Francisco, CA 94132

Dear Neighbor,

We are conducting a Pre Application Meeting on September 10, 2019 at the site of the project, 1549 Sloat Blvd; Suite 1501C; San Francisco, CA 94132 at 6 PM PST for the consideration of a Formula Retail application with the City of San Francisco Planning Commission to be held in the near future. You are welcome to express comments for this application at this time.

Sincerely,

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David J. Elliott, Principal Architect  
California License No. C11776  
David J. Elliott & Associates  
17800 Cunha Lane  
Salinas, CA 93907  
(831) 905-9668

Cc: Stephanie Cisneros, Senior Planner  
Southwest Quadrant  
Current Planning Division

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BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	GPA INC	111 SATORIAV	TORRANCE	CA	90501
0001	005					
2523	002	KENNETH EPSTEIN TRS	PO BOX 519	OAKHURST	CA	93644-0519
2523	002	OCCUPANT	1500 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	003	PARK TRS	1510 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	004	ROSEMARY OLSON TRS	3412 PLATEAU DR	BELMONT	CA	94002-1314
2523	004	OCCUPANT	1520 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	005	WILLIAM HERBERT	1530 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	006	CHUN MAN TRS	149 STRATFORD DR	SAN FRANCISCO	CA	94132-2038
2523	006	OCCUPANT	1550 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	007	CLIFFORD & CHERYL WONG	1560 SLOAT BL	SAN FRANCISCO	CA	94132-1223
2523	008	WAI FUNG TRADING CORP	2737 BALBOA ST	SAN FRANCISCO	CA	94121-2806
2523	008	OCCUPANT	1600 SLOAT BL	SAN FRANCISCO	CA	94132-1225
2523	009	WILLIAM LEE	3432 JUDAH ST	SAN FRANCISCO	CA	94122-1327
2523	009	OCCUPANT	1610 SLOAT BL	SAN FRANCISCO	CA	94132-1225
2523	010	LAM & LIU	1620 SLOAT BL	SAN FRANCISCO	CA	94132-1225
2524	017	ALBERT & ELAINE LEE	1460 SLOAT BL	SAN FRANCISCO	CA	94132-1315
7254	031	DOWDELL TRS	2101 WILDFLOWER CT	DALY CITY	CA	94014-3523
7254	031	OCCUPANT	26 EVERGLADE DR	SAN FRANCISCO	CA	94132-1254
7254	032	YU CHEN	20 EVERGLADE DR	SAN FRANCISCO	CA	94132-1254
7254	033	MIRANDA SEAN	14 EVERGLADE DR	SAN FRANCISCO	CA	94132-1254
7254	034	TERESA DIZON TRS	8 EVERGLADE DR	SAN FRANCISCO	CA	94132-1254
7254	035	RAYMOND KOOBATIAN TRS	1465 SLOAT BL	SAN FRANCISCO	CA	94132-1347
7255	002	SAVE MART SUPERMAKETS	1595 SLOAT BL	SAN FRANCISCO	CA	94132-1222
7255	002	LUCKY	1515 SLOAT BL	SAN FRANCISCO	CA	94132-1222
7255	002	BANK OF AMERICA	1515 SLOAT BL	SAN FRANCISCO	CA	94132-1222
7255	003	BPP LAKESHORE PLAZA LLC	10920 VIA FRONTERA #220	SAN DIEGO	CA	92127-1734
7255	003	WELLS FARGO	1595 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	FEDEX OFFICE	1597 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	PETCO	1591 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	CENTURY 21	1569 SLOAT BL #300	SAN FRANCISCO	CA	94132
7255	003	DENTAL CARE	1569 SLOAT BL #332	SAN FRANCISCO	CA	94132
7255	003	MARINES	1569 SLOAT BL #333B	SAN FRANCISCO	CA	94132
7255	003	UCSF MEDICAL CENTER	1569 SLOAT BL #333	SAN FRANCISCO	CA	94132
7255	003	EDWARD JONES	1569 SLOAT BL #312	SAN FRANCISCO	CA	94132
7255	003	NOAH'S	1521 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	SALLY BEAUTY SUPPLY	1525 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	SUPERCUTS	1527 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	BIG 5	1533 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	TS HAIR DESIGN	1537 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	TRUE SOUND	1539 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	USPS	1543 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	ROSS	1545 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	CHIPOTLE	1523 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	GNC	1549 SLOAT BL #A	SAN FRANCISCO	CA	94132
7255	003	LAKESHORE NAILS	1549 SLOAT BL #B	SAN FRANCISCO	CA	94132
7255	003	VISIONARIUM	1551 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	JENNY CRAIG	1553 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	LAKESHORE CLEANERS	1557 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	YUYU SUSHI	1559A SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	UPS STORE	1559B SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	ATT	1567 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	MASSAGE LUXE	1581 SLOAT BL	SAN FRANCISCO	CA	94132
7255	003	AAA	1585 SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	BPP LAKESHORE PLAZA LLC	10920 VIA FRONTERA #220	SAN DIEGO	CA	92127-1734
7255	004	PEETS COFFEE	1509 SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	AHI POKE	1511 SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	VERIZON	1513 SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	SUBWAY	1501B SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	ONO HAWAIIAN	1501A SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	THE NOODLE HOUSE	1507 SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	GYMBOREE	1503A SLOAT BL	SAN FRANCISCO	CA	94132
7255	004	SHERWIN WILLIAMS	1503 SLOAT BL	SAN FRANCISCO	CA	94132
9999	999					



# Lakeshore (12)

Lakeside Property Owners Association  
P.O. Box 27516  
San Francisco, CA 94127

Bill Chionsini  
Lakeshore Acres Improvement Club  
P.O. Box 320222  
San Francisco, CA 94132-0222

Brent Plater  
Wild Equity Institute  
474 Valencia Street Suite 295  
San Francisco, CA 94103

Marc Christensen  
Merced Extension Triangle Neighborhood  
Association (METNA)  
60 Kempton Avenue  
San Francisco, CA 94132-3221

Mark Scardina  
Ingleside Terraces Homes Association  
P.O. Box 27304  
San Francisco, CA 94127-0304

Matt Chamberlain  
West of Twin Peaks Central Council  
P.O. Box 27112  
San Francisco, CA 94127

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

Peter Vaernet  
OMI Neighbors in Action  
335 Shields Street  
San Francisco, CA 94132

Cathy Lentz  
Parkmerced Action Coalition  
P.O. BOX 320162  
San Francisco, CA 94132

Francesca Panullo  
Sherwin Williams  
1415 Ocean Ave  
San Francisco, CA 94112

Joseph Smooke  
Housing Rights Committee of San Francisco  
4301 Geary Boulevard  
San Francisco, CA 94118

Jimmy La  
Westside = best side!  
2309 Noriega Street, PMB 67  
San Francisco, CA 94122



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JULY 11, 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.:* 2019-000362CUA  
*Project Address:* 1501C Sloat Boulevard  
*Zoning:* Neighborhood Commercial, Shopping Center (NCS) Zoning District  
24-40-X Height and Bulk District  
Lakeshore Plaza NC Special Use District  
*Block/Lot:* 7255/004  
*Project Sponsor:* David Elliott  
17800 Cunha Lane  
Salinas, CA 93907  
*Staff Contact:* Stephanie Cisneros – (415) 575-9186  
[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 713, and 780.1 to establish a new Formula Retail Use within the NC-S (Neighborhood Commercial, Shopping Center) District and a 26-40-X Height and Bulk District. The project site is located within the Lakeshore Plaza Special Use District. The proposal is to establish a Formula Retail Use (dba Sprint by Verity Wireless) in an approximately 1,192 square foot vacant commercial retail space on the 1<sup>st</sup> (ground) floor. The proposal will involve tenant improvements and new signage. There will be no expansion of the building envelope or storefront modifications proposed.

Verity Wireless is a Sprint Authorized Retailer and was established in 2006 and is headquartered in Aurora, Colorado. Sprint by Verity Wireless has approximately 20 locations in California and the Denver Metro area. There are no current locations in San Francisco.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish the proposed Formula Retail Use (dba Sprint by Verity Wireless) within the NC-S (Neighborhood Commercial, Shopping Center) District, 26-40-X Height and Bulk District, and the Lakeshore Plaza Special Use District pursuant to Planning Code Sections 303, 303.1, 713 and 780.1.44.

### ENVIRONMENTAL REVIEW

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

## ISSUES AND OTHER CONSIDERATIONS

- **Surrounding Properties and Neighborhood.** Lakeshore Plaza has historically had a large concentration of Formula Retail uses. Of the 40 commercial in the Plaza, approximately 75 percent are formula retail uses. The proposed project would not increase the number of formula retail establishments but would expand an existing formula retail use.
- **General Plan Compliance.** The project would establish a formula retail use (Sprint by Verity Wireless) into a vacant retail space previously occupied by a formula retail use (Gamestop) and will further enhance the neighborhood-serving goods and services in the existing Neighborhood Commercial Shopping Center District.
- **Public Comment & Outreach.** The Department has received no public comment to date.

## BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Lakeshore Plaza Special Use District Controls, the Neighborhood Commercial Shopping Center District Zoning Controls and the Objectives and Policies of the General Plan. The proposed expansion of Peet's Coffee will continue to contribute to the variety of retail goods and services provided to 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 with Conditions of Approval

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Public Correspondence

Exhibit G – Project Applications



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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[stephanie.cisneros@sfgov.org](mailto:stephanie.cisneros@sfgov.org)

**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 713, AND 780.1 TO ESTABLISH A FORMULA RETAIL USE (DBA SPRINT BY VERITY WIRELESS) AT 1501C SLOAT BOULEVARD, LOT 004 IN ASSESSOR'S BLOCK 7255, WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER DISTRICT), LAKESHORE PLAZA SPECIAL USE DISTRICT, AND 26-40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On January 9, 2019, David Elliott of David J. Elliott & Associates (hereinafter "Project Sponsor") filed Application No. 2019-000362CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization under Planning Code Sections 303, 303.1, 713, and 780.1 to establish a Formula Retail Use (dba Sprint by Verity Wireless) at 1501C Sloat Boulevard (hereinafter "Project"), Lot 004 within Assessor's Block 7255 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-000362CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On July 11, 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. 2019-000362CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption as described in the determination included in the Planning Department files for this project.



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. 2019-000362CUA, 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 a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 713, and 780.1 to establish a Formula Retail Use within the Neighborhood Commercial, Shopping Center (NC-S) District and 26-40-X Height and Bulk District. The project is located within the Lakeshore Plaza Special Use District. The proposal is to establish a Formula Retail Use (dba Sprint by Verity Wireless) in an approximately 1,192 square foot vacant commercial retail space on the 1<sup>st</sup> (ground) floor. The proposal will involve interior tenant improvements and signage. There will be no expansion of the building envelope or storefront modifications proposed. Bicycle, vehicle, and ADA parking area already provided by the Lakeshore Plaza Shopping Center. The storefront will operate from approximately 10:00 a.m. to 8:00 p.m., Monday through Saturday and 11:00 a.m. to 5:00 p.m., Sunday.

Verity Wireless is a Sprint Authorized Retailer and was established in 2006 and is headquartered in Aurora, Colorado. Sprint by Verity Wireless has approximately 20 locations in California and the Denver Metro area. There are no current locations in San Francisco.

3. **Site Description and Present Use.** The Project Site is located at the northwest corner of the easternmost building within the Lakeshore Plaza Shopping Center at 1501C Sloat Boulevard between Clearfield Drive and Evergreen Drive. Lakeshore Plaza provides a variety of neighborhood serving storefronts comprised of a mix of larger one-story department and grocery stores and two-levels of smaller storefronts. The Plaza consists of four parcels occupying approximately 122,864 square feet in combined area with a surface parking lot of 559 spaces. The existing one-story commercial storefront occupies a space of approximately 1,192 square feet and has been vacant since 2017.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Lakeshore Plaza Special Use District and a Neighborhood Commercial Shopping Zoning District. The plaza is surrounded by mostly single-family homes in RH-1 and RH-1(D) Zoning Districts. The plaza

has historically had a large concentration of Formula Retail uses. Of the 40 tenants in the plaza, approximately 75 percent are formula retail uses.

5. **Public Outreach and Comments.** The Department has received no public comments as of this date.
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. **Lakeshore Plaza SUD – Formula Retail.** Planning Code Sections 303.1 and 780.1 state that in the Lakeshore Plaza SUD, a Conditional Use Authorization is required for the expansion of a formula retail use.

*The project proposes to establish a new Formula Retail Use (dba Sprint by Verity Wireless).*

- B. **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 Neighborhood Commercial Shopping Center zoning district and Lakeshore Plaza Special Use District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 713 and 780.1. 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 establish a new Formula Retail use (dba Sprint by Verity Wireless) in a vacant commercial space at 1501C Sloat Boulevard. Establishment of a new Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 780.1.*

- C. **Hours of Operation.**

*The proposed hours of operation for 'Sprint by Verity Wireless' are from 10:00 a.m. to 8:00 p.m., Monday through Saturday and 11:00 a.m. to 5:00 p.m. Sunday. Lakeshore Plaza is generally open from 9 a.m. to 9 p.m. everyday, however, each tenant may determine their own hours.*

- D. **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 commercial space is located at the south corner of the northeastern most building within Lakeshore Plaza and will have approximately 30 feet of frontage facing the Lakeshore Plaza parking lot; this frontage is devoted to either the entrance or window space. The windows will be clear and unobstructed.*

- E. **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 requirements 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 new signage along each frontage of the corner location.*

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

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

*The proposed Formula Retail Use will provide a development that is necessary or desirable and will be compatible with the Lakeshore Plaza Shopping Center and the neighborhood.*

- 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 arrangement of the structures on the site are adequate for the proposed project. There will be no 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;

*The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Off-street parking is provided by the Lakeshore Plaza Shopping Center.*

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

*The project will not generate noxious or offensive emissions such as noise, glare, dust, or odor.*

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

*The project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open spaces, or service areas are proposed at the subject property. All project signage 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 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 NC-S Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*



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

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

*There are 24 existing formula retail establishments out of 40 storefronts within the Lakeshore Plaza Shopping Center. The existing intensity of formula retail uses is approximately 81% of all business store frontage within the district. The proposed expansion would not increase the concentration of formula retail establishments. Some of the existing better-known formula retail businesses include but are not limited to Lucky's, Wells Fargo, FedEx, Petco, Century 21, Edward Jones, Noah's Bagels, Sally Beauty Supply, and Super Cuts.*

*Based on an evaluation of the linear frontage of all retail locations located within a ¼ mile of the subject property, all retail uses are inside the Lakeshore Plaza Shopping Center. Outside of the plaza, the land uses are predominantly residential.*

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

*There are two other similar retail uses located within the Plaza that include AT&T (1567 Sloat Boulevard) and Verizon (1513 Sloat Boulevard).*

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

*The proposed project is to establish a new Formula Retail Use (dba Sprint by Verity Wireless) which will occupy an existing location previously occupied by another Formula Retail Use (dba Gamestop). 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% (5 vacant commercial spaces of the 40 total businesses) within the Lakeshore Plaza Shopping Center.*

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

*Lakeshore Plaza Shopping Center is comprised of a mix of neighborhood-serving retail uses that include a grocery store, electronics, restaurants, dry cleaners, banks, clothing and*

*apparel, offices, and a post office. This project will not alter the historic mix of these uses because the plaza has always had formula retail uses onsite.*

- 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 project would not change the number of existing formula retail establishments or the existing formula retail commercial frontage within the district.*

**Table 1. NC-S Ground Floor Frontage Breakdown per Land Use**

Land Use Type	NC-S (Lakeshore Plaza Commercial frontage totals in feet)	NC-S %age	Formula Retail Frontage Total (in feet)	Formula Retail Frontage %age
Financial	130	4.4%	130	6.3%
Grocery	318	10.7%	318	15.3%
Restaurant	62	2.1%	0	0%
Limited-Restaurant	176	6%	162	7.8%
Medical	216	7.28%	0	0%
Personal Service	84	2.8%	18	0.87%
Professional Service	201	6.8%	161	7.7%
Other Retail	1,664	56.1%	1,291	62.1%
Vacant	116	3.9%	0	0
<b>Total</b>	<b>2,967</b>	<b>100.08%</b>	<b>2,080</b>	<b>100.07%</b>

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 1.1:**

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 the NC-S District and Lakeshore Plaza Special Use District, which includes a mixture of restaurants, limited-restaurants, personal service uses, professional service uses, and medical service uses.*

#### **Policy 1.3:**

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

*The proposed expansion will provide additional desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The project site is located within a Neighborhood Commercial District that runs along a heavily trafficked thoroughfare and is thus consistent with activities in the commercial land use plan.*

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **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.

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

#### **Policy 6.4:**

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 the surrounding residential districts.*

**Policy 6.9:**

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 the Lakeshore Plaza Shopping Center currently contains a surface parking lot to accommodate patrons of the plaza.*

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 Lakeshore Plaza Shopping Center provides many neighborhood-serving retail uses. The project is to establish a new Formula Retail Use (dba Sprint by Verity Wireless) will be complimentary to the existing commercial establishments within the immediate neighborhood.*

- 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 will establish a new Formula Retail Use, which is compatible with the existing neighborhood character and will preserve the cultural and economic diversity of the neighborhood.*

- 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 project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Lakeshore Plaza Shopping center provides a surface parking lot for patrons. The project site is also well-served by 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 not impact the property's ability to withstand an earthquake and all tenant improvements will conform to the structural and seismic safety requirements of the Building Code.*

- G. That landmarks and historic buildings be preserved.

*The project site does not contain any City Landmarks or historic buildings.*

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

*The project proposes no changes to the building envelope and therefore will not create any additional impact on parks and open space and their access to sunlight and vistas.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-000362CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 15, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 11, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a Formula Retail Use (dba Sprint by Verity Wireless) in a vacant commercial space located at 1501C Sloat Boulevard, Assessor Block 7255, Lot 004 pursuant to Planning Code Section(s) 303, 303.1, 713, and 780.1 within the **Neighborhood Commercial Shopping Center Zoning, Lakeshore Plaza Special Use District**, and a **26-40-X** Height and Bulk District; in general conformance with plans, dated **August 15, 2018** and stamped "EXHIBIT B" included in the docket for Record No. **2019-000362CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 11, 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 **July 11, 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

2. **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)*

3. **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)*

4. **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)*

5. **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)*

6. **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)*



7. **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)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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 415-575-9186, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

8. **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)*
9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

10. **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>*

11. **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>*

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)*

13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

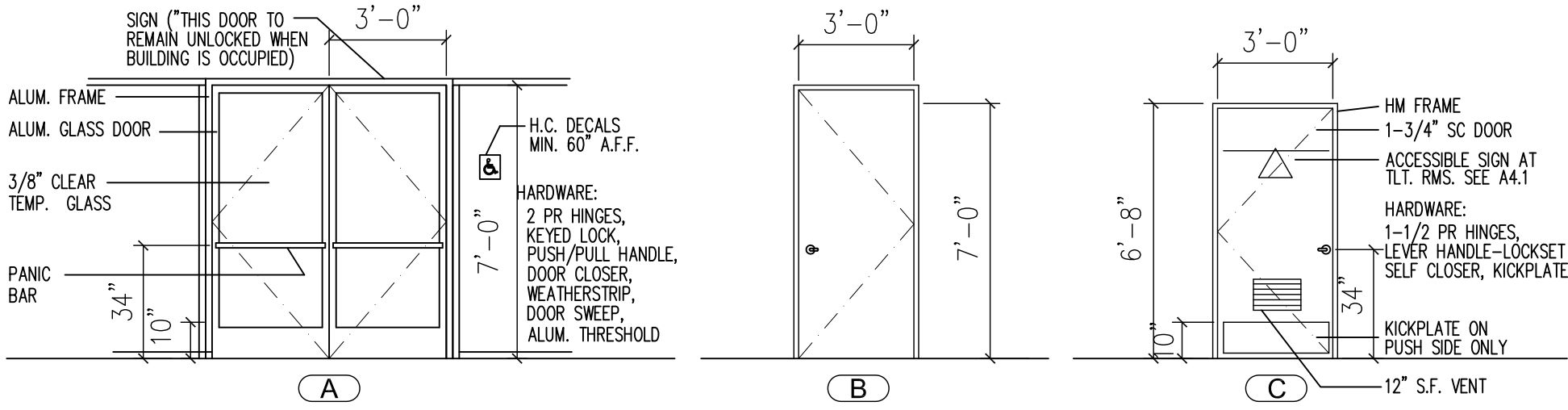
14. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Saturday from 10:00a.m. to 8:00p.m. and Sunday 11:00a.m. to 5:00 p.m.

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









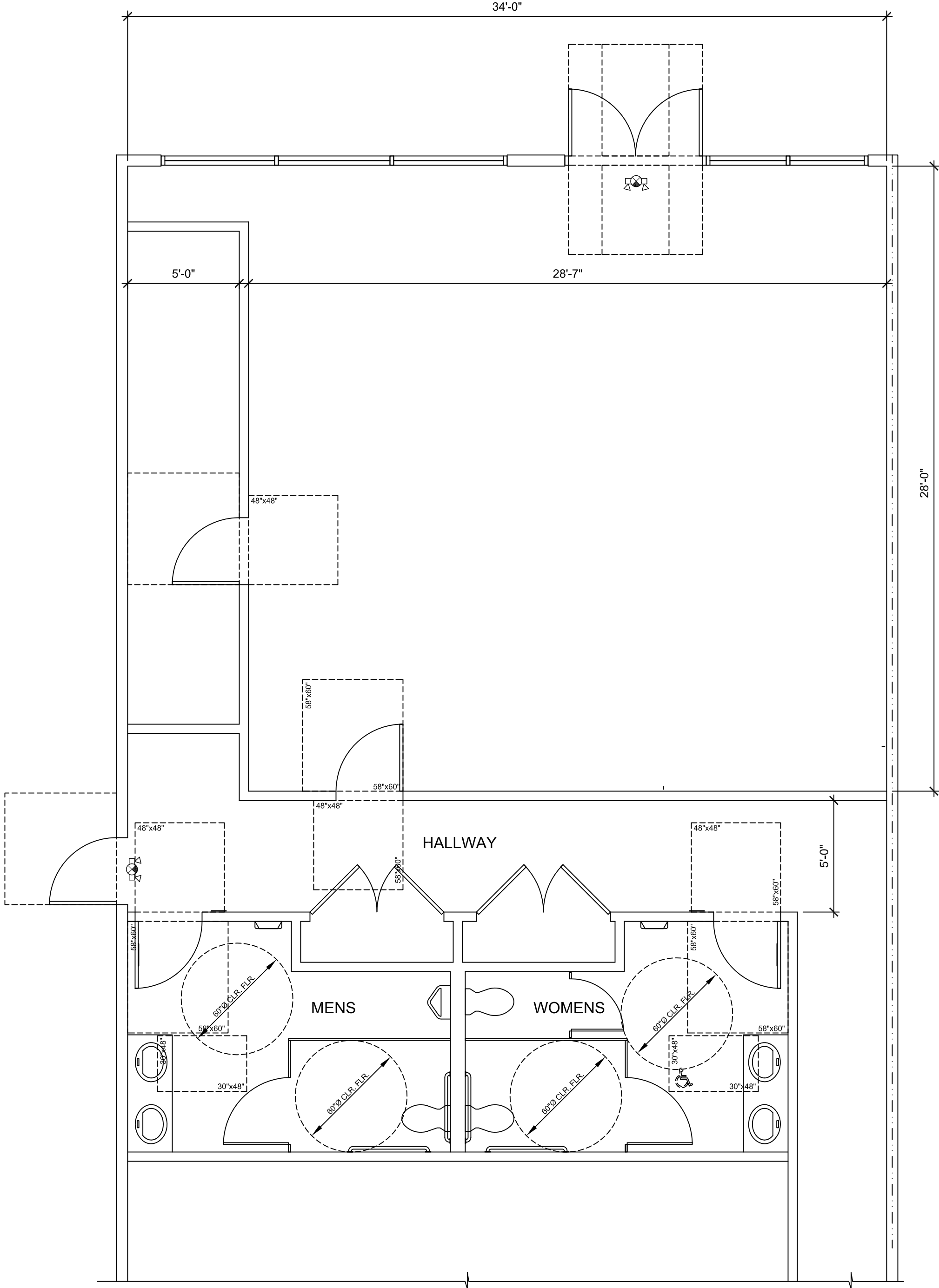
- DOOR & HARDWARE NOTES:
- 1.EXIT DOOR SHALL BE AT LEAST 3'-0"x6'-8", OPENABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT WITH ONLY PANIC HARDWARE.
  - 2.EFFORT TO OPERATE ALL EXIT DOORS SHALL NOT EXCEED 5 LBS.
  - 3.KEY OPERATED DEAD BOLTS ARE ALLOWED AT THE MAIN EXIT (FRONT) DOOR ONLY IF THERE IS A READILY VISIBLE, DURABLE SIGN SHALL BE POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
  - 4.HAND-ACTIVATED DOOR OPENING HARDWARE, HANDLES, PULLS, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPNG, TIGHT PUNCHING OR TWISTING OF THE WRIST TO OPERATE.
  - 5.HARDWARE SHALL BE CENTERED BETWEEN 34" TO 44" AFF.
  - 6.LATCHING AND LOCKING DOORS THAT ARE HAND-ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERATED BY LEVER-TYPE HARDWARE.
  - 7.WINDOWS LOCATED WITHIN 24" OF DOOR SWING SHALL HAVE TEMPERED GLAZING.
  - 8.EACH GRADE-LEVEL EXTERIOR DOOR SHALL BE IDENTIFIED BY A TACTIL EXIT SIGN WITH THE WORD, "EXIT".
  - 9.EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE".

NOTES #

1. -

DOOR TYPES 8 GENERAL NOTES

1. -



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

5

David J. Elliott & Associates

DAVID J. ELLIOTT & ASSOCIATES

Planning  
Architecture  
Interiors

17800 Cunha Lane  
Salinas, CA 93907  
Tel. 831/663-1418  
Fax 831/663-6385  
david@djelliott.net

David J. Elliott & Associates

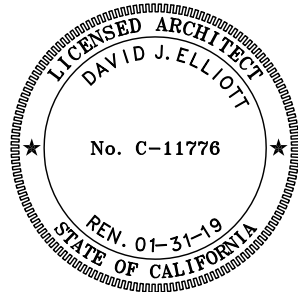
TENANT  
IMPROVEMENT



LAKESHORE PLAZA  
1501 'B' SLOAT BLVD  
SAN FRANCISCO  
CA. 94132

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Revisions		
No.	Description	Date
△	-	-



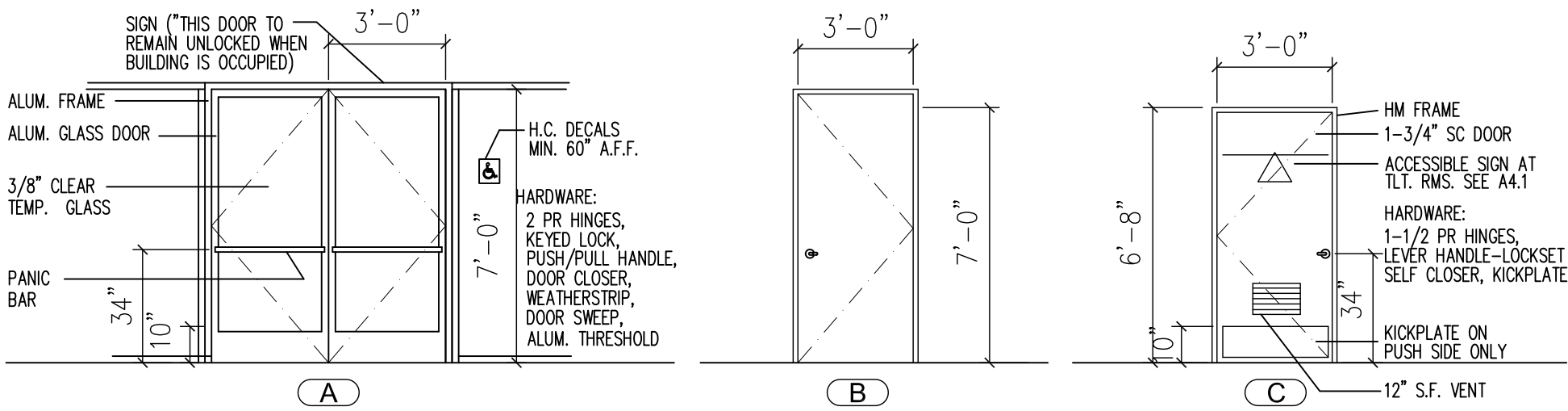
Issue Date 08/15/18

Drawn By fco

Project Number 1815

Sheet Title  
EXISTING FLOOR PLAN

Sheet Number  
A2.0



- DOOR & HARDWARE NOTES:
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## GENERAL NOTES

- PROVIDE FIRE EXTINGUISHERS EVERY 75 FEET OF TRAVEL DISTANCE. MIN. SIZE 2-A:10-BC CFC 906.3.

## NOTES

- 

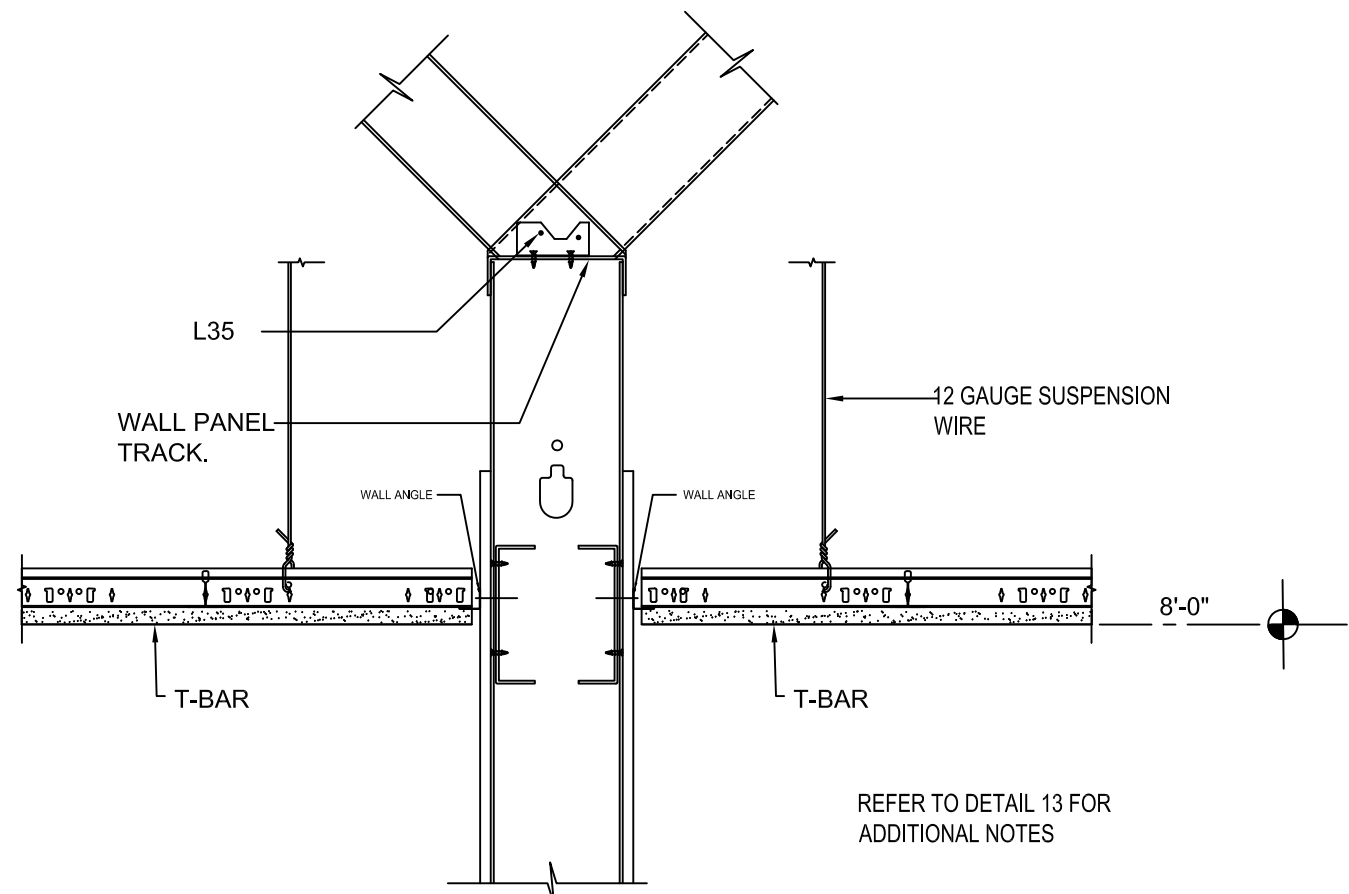
## David J. Elliott & Associates

### TENANT IMPROVEMENT

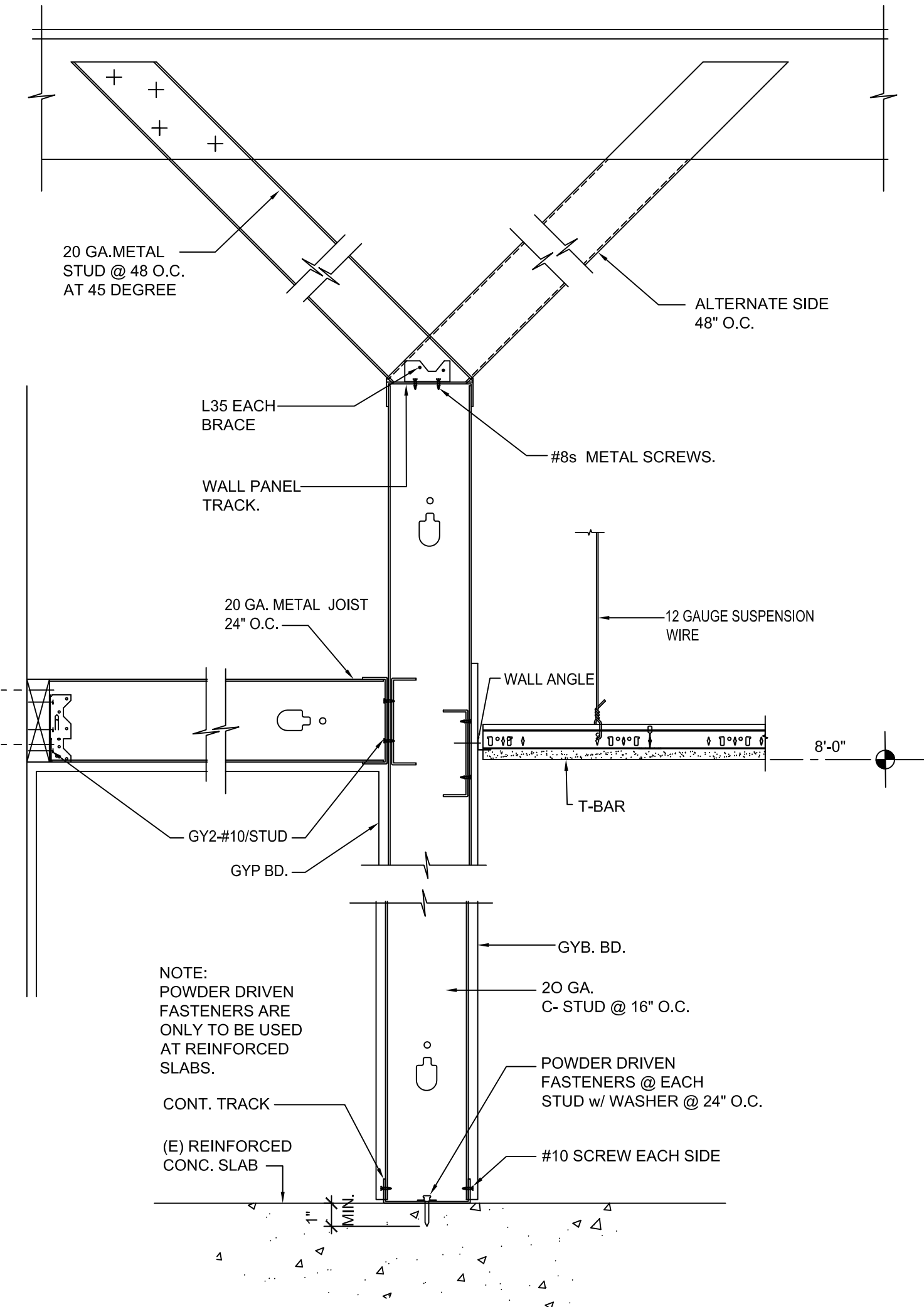


**LAKE SHORE PLAZA**  
**1501 'C' SLOAT BLVD**  
**SAN FRANCISCO**  
**CA. 94132**

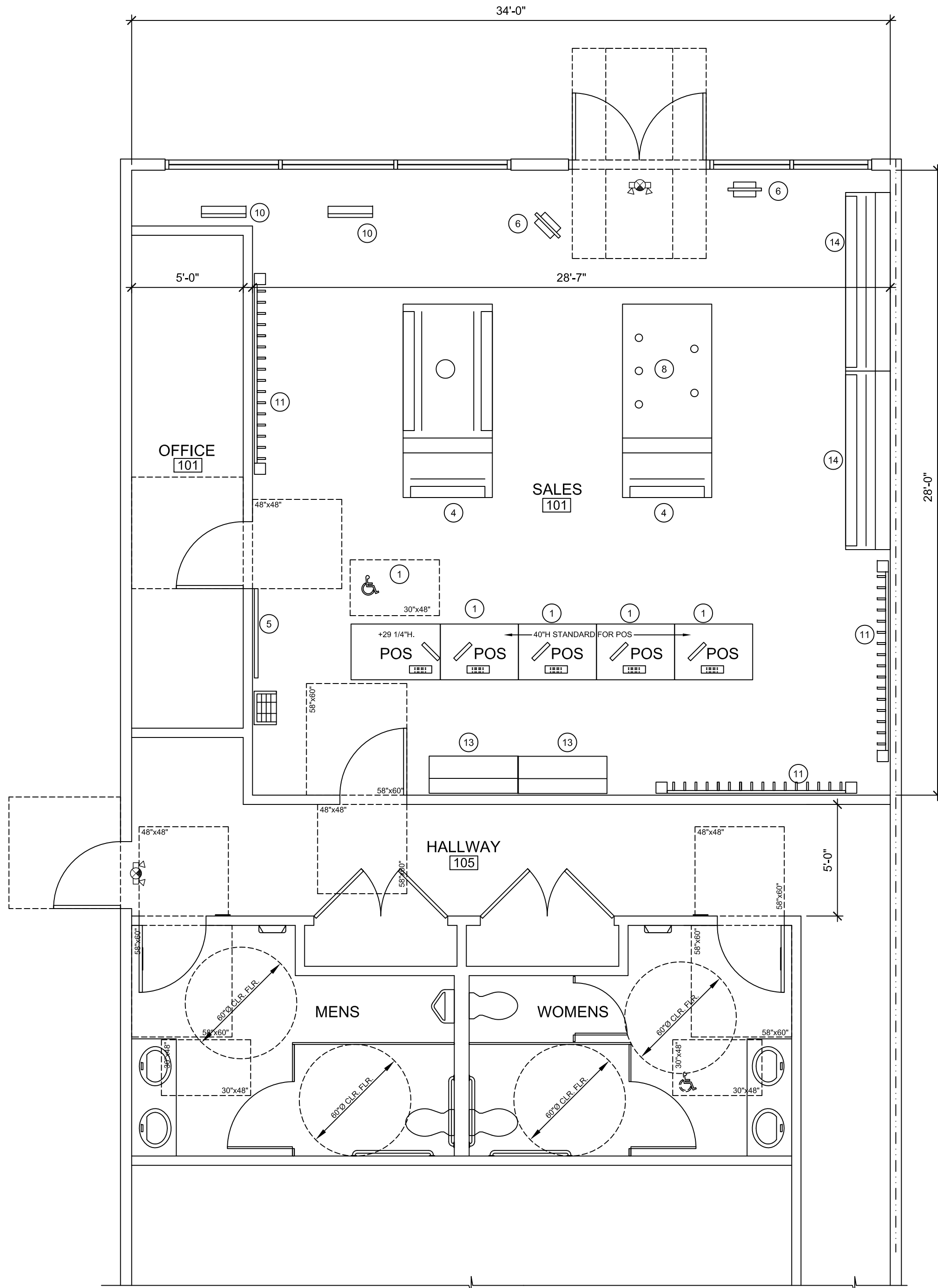
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WALL DETAIL 1 1/2" = 1'-0"



WALL DETAIL 1 1/2" = 1'-0"



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

## NEW EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS
1	P.O.S.	-	-	-
2	WALL GRAPHIC			
3	TECH			
4	ACCESSORY STORIES			
5	WALL FRAME			
6	STANCHION			
7	DEVICE WALL			
8	OEM TABLES			
9	APPLE TABLE			
10	WINDOW LIGHT BOX			
11	ACCESSORIES			
12	SPRINT SPOTLIGHT			
13	CREDENZA			
14	HANDSETS			
15				

## FURNITURE SCHEDULE

ROOM NAME	FLOOR	BASE	WALLS	WAINSCOT	CEILING	CEILING HT.	REMARKS
Room Finish Schedule							
WAITING	A	1	A		A		-
SERVICE	A	1	A		A		-
RESTROOM	A	1	A	C	A		-

ALL FINISHES SHALL COMPLY WITH CBC CHAPTER 8

FLOOR:

- COMMERCIAL GRADE LAMINATE (METRO, CHESTNUT 'ET77')
- WOOD FLOORING
- INTERFACE WALK-OFF TILE

BASE:

- VINYL BASE (JOHNSONITE, #63 BURNT UMBER)
- 6" COVED QUARRY TILE (MIN. 4"HIGH 3/8"R COVE BASE)

WALL/DOORS:

- PAINT (BENJAMIN MOORE, DECORATORS WHITE PM-3)
- FRP

CEILING:

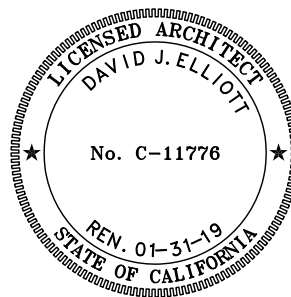
- GYP. BD. PAINTED SEMI-GLOSS SMOOTH & WASHABLE

NOTES:

- 

FINISH SCHEDULE

1



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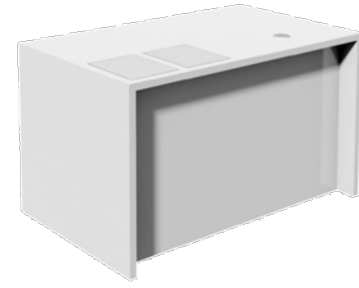
Project Number 1815

Sheet Title

FLOOR PLAN

Sheet Number A2.1





**POS (ADA)**  
Dimensions: 48" W x 29-3/4" D x 29-1/4" H  
SKU: ASY 61367



**POS (Stand-up)**  
Dimensions: 42" W x 30" D x 40" H  
SKU: ASY 51189



**Tech Counter**  
Dimensions: 48" W x 30" D base (32-1/4" D including countertop overhang) x 40" H  
SKU: ASY 30609



**4ft Credenza**  
Dimensions: 48-3/16" W x 20" D x 28-1/2" H  
SKU: ASY 70518-V



**Bar Table**  
Dimensions: 31" Diameter x 42" H  
SKU: 71461



**Power Tower and Back to Back Accessory Endcaps**



**Power Tower**  
(Double Cloth Graphic)  
Dimensions: 48" W x 7" D x 54" H  
SKU: ASY 41038



**Accessory Cabinet End Cap**  
Dimensions: 48" W x 18" D x 34" H  
SKU: ASY 21297



**8ft Device Wall**  
Dimensions: 98" W x 25-1/4" D x 108" H  
SKU: ASY 61545



**8ft Accessory Slatwall**  
Dimensions: 109" W x 7" D x 102-1/2" H  
SKU: ASY 61394



**Accessory Wall Light Box**  
Dimensions: 48" W x 7" D x 14" H  
SKU: ASY 61541



**Mid Level Nav Panel for 8' Device Wall**  
Dimensions: 48" W x 22.5" H  
SKU: ASY 61577

Sprint



**OEM Table**  
Dimensions: 72" W x 48" D x 34" H  
SKU: ASY 40531

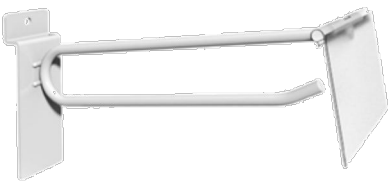


**Apple Table**  
Dimensions: 72" W x 48" D x 34" H  
SKU: ASY 40532



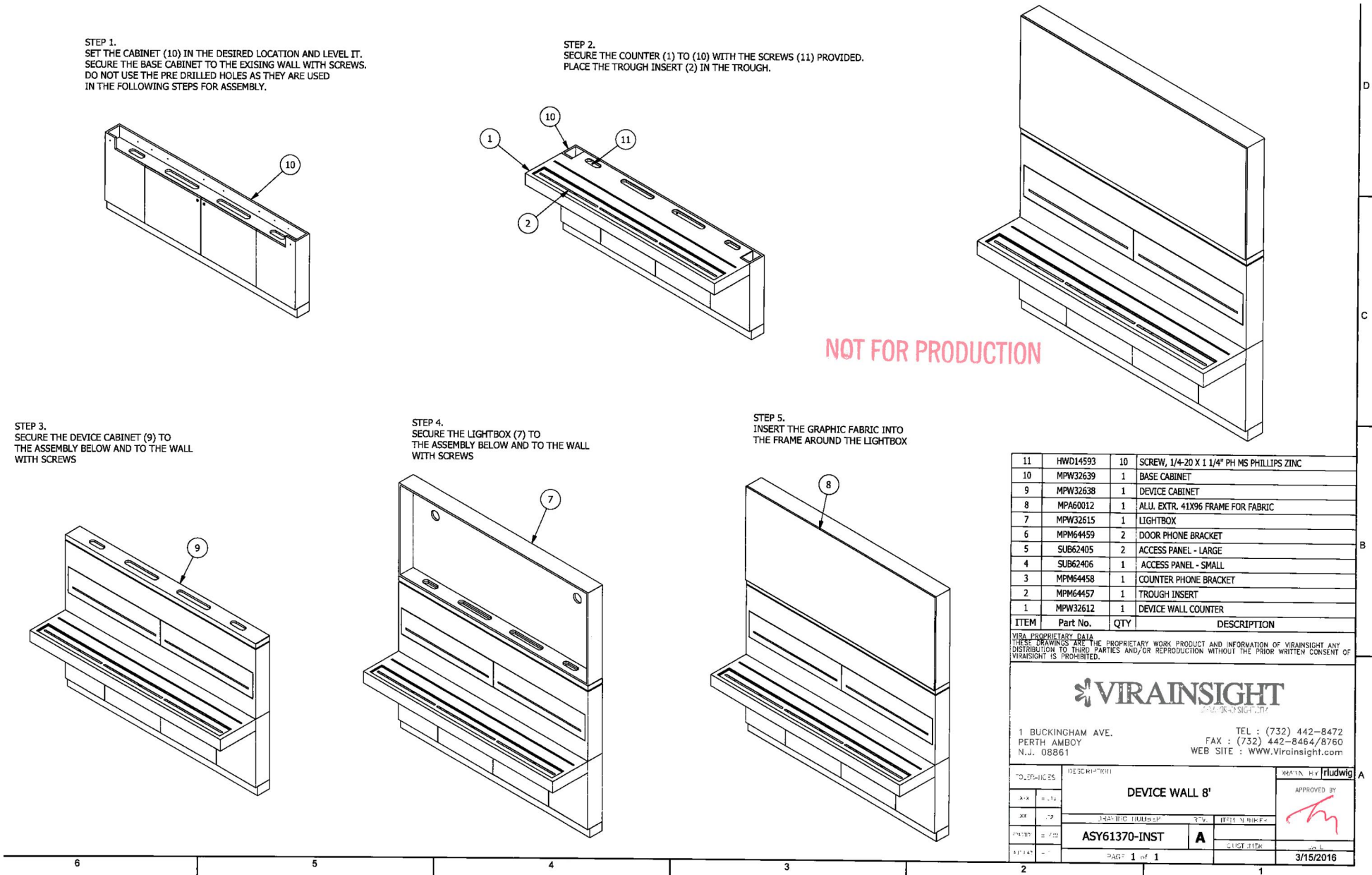
**Window Fixture**  
Adj: 9'6" to 12'6"  
Dimensions: 25-1/2" W x 4-3/8" D x 114" - 150" H  
SKU: ASY 71469

29 Sprint Merchandising



**6" White Scanner Hook w/Plastic Label Holder**  
(2-1/2" x 1-3/8" Label)  
SKU: ASY 21178-02D

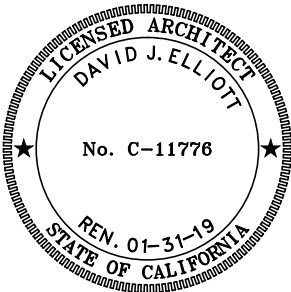
31 Sprint Merchandising



NOTE: SEE DETAIL 3&4/A4.1 FOR ANCHORAGE

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Revisions		
No.	Description	Date
1		



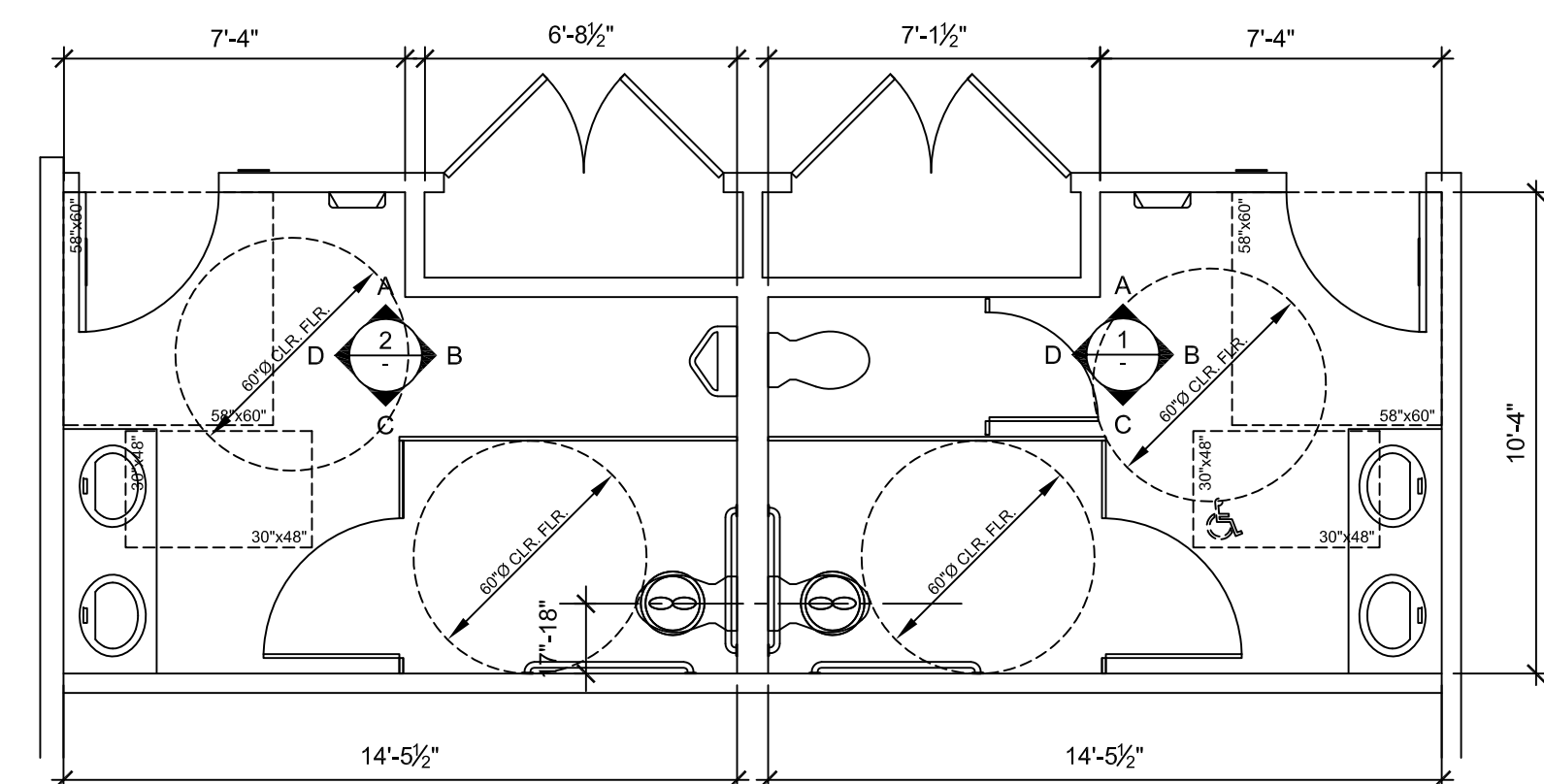
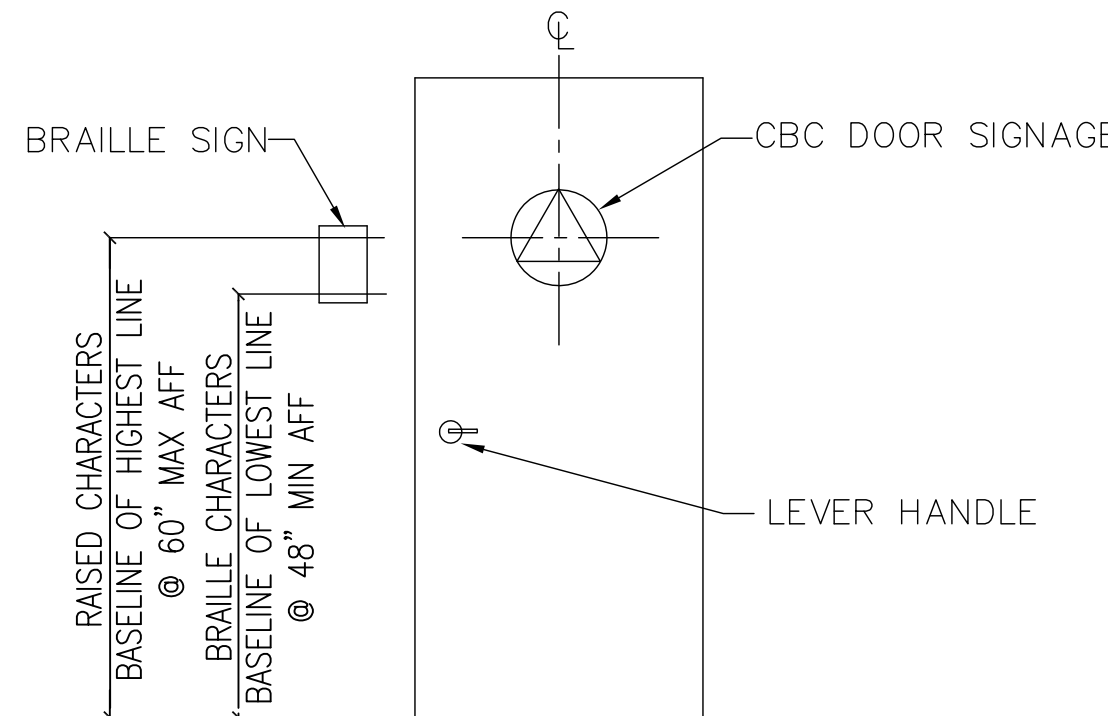
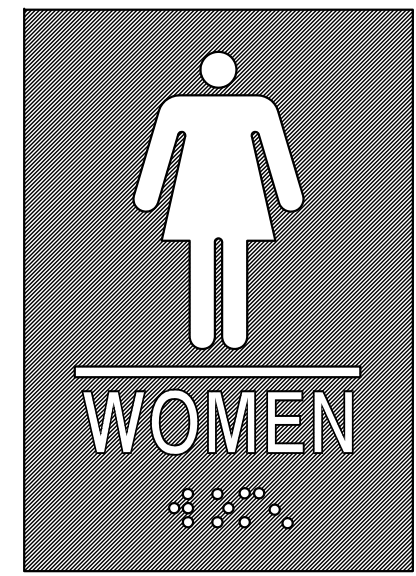
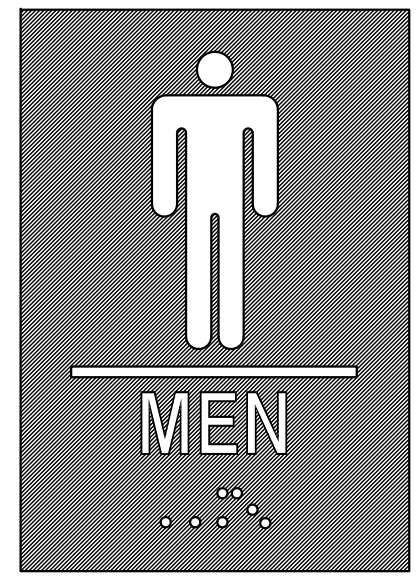
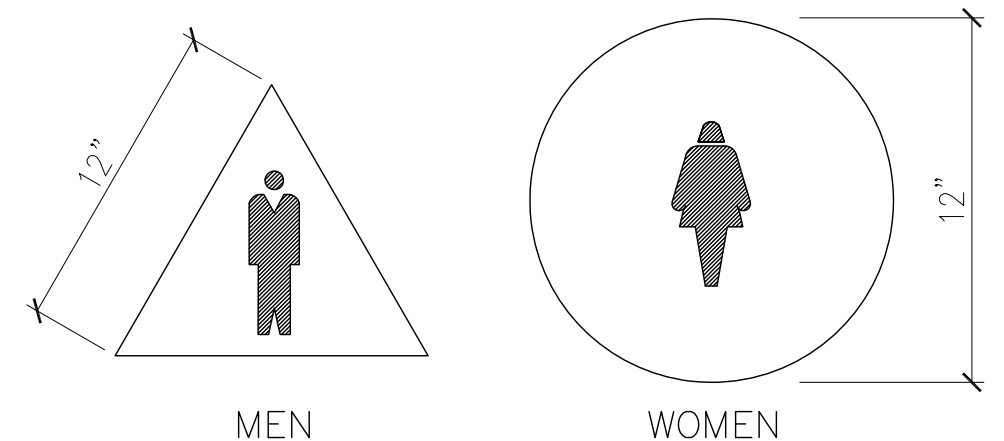
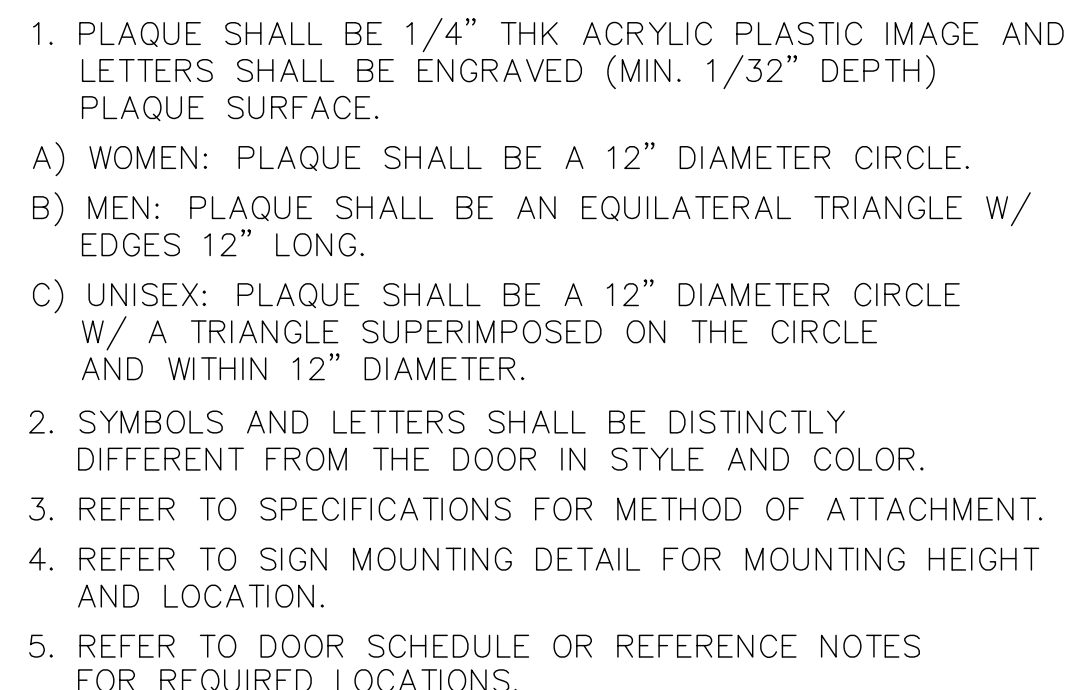
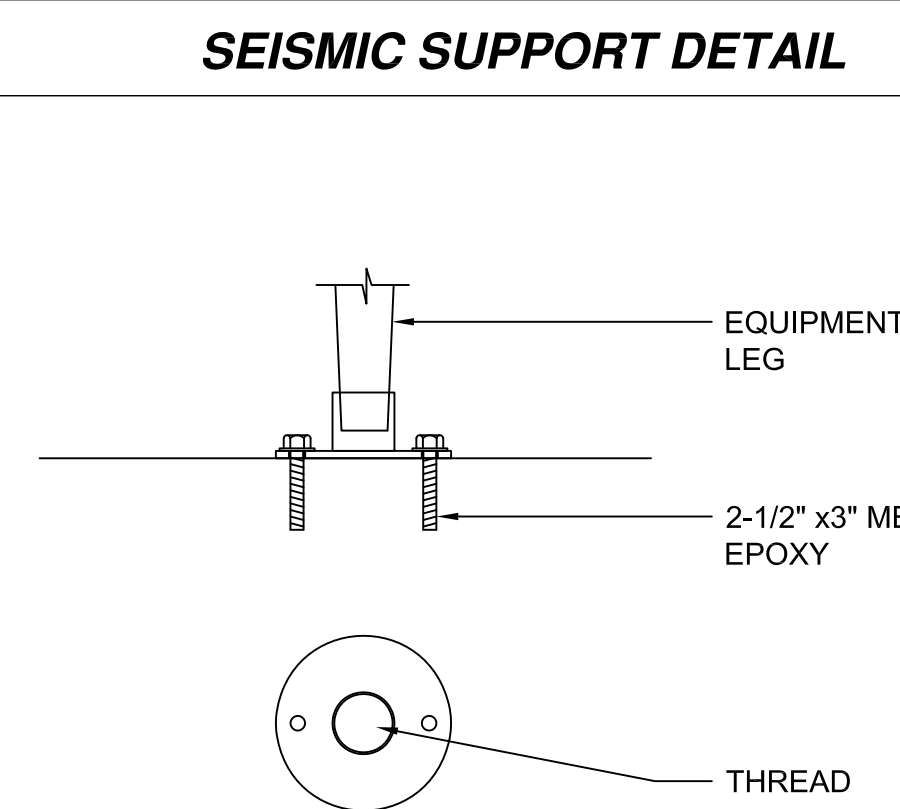
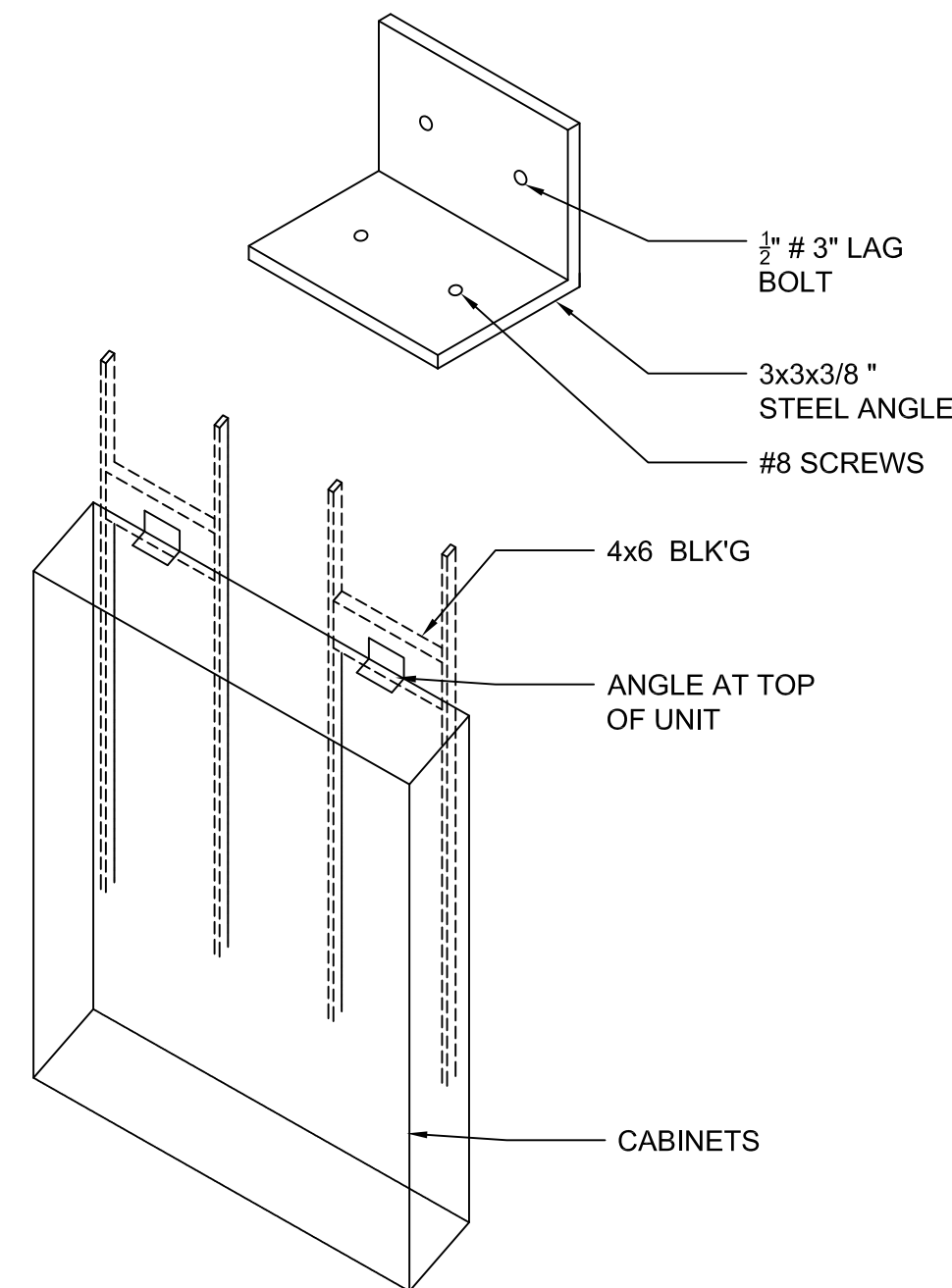
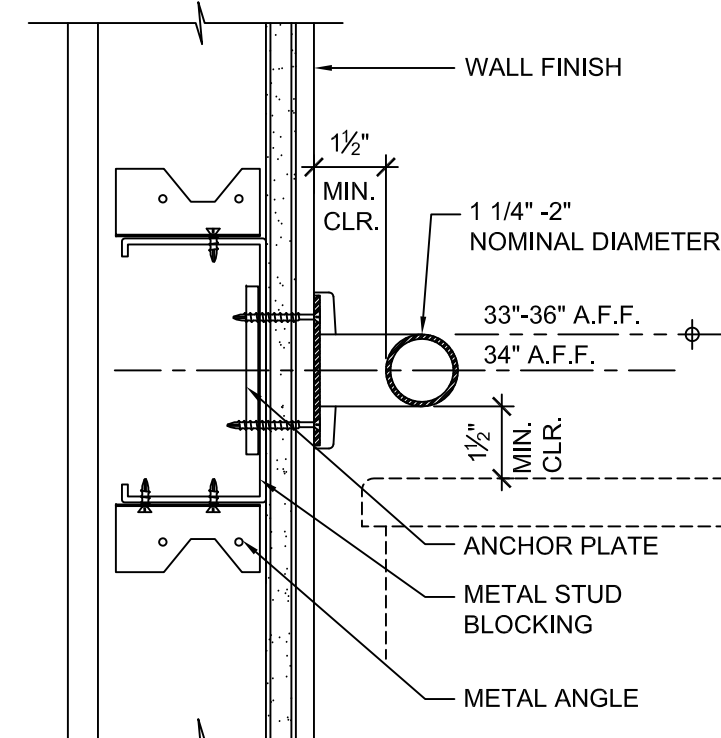
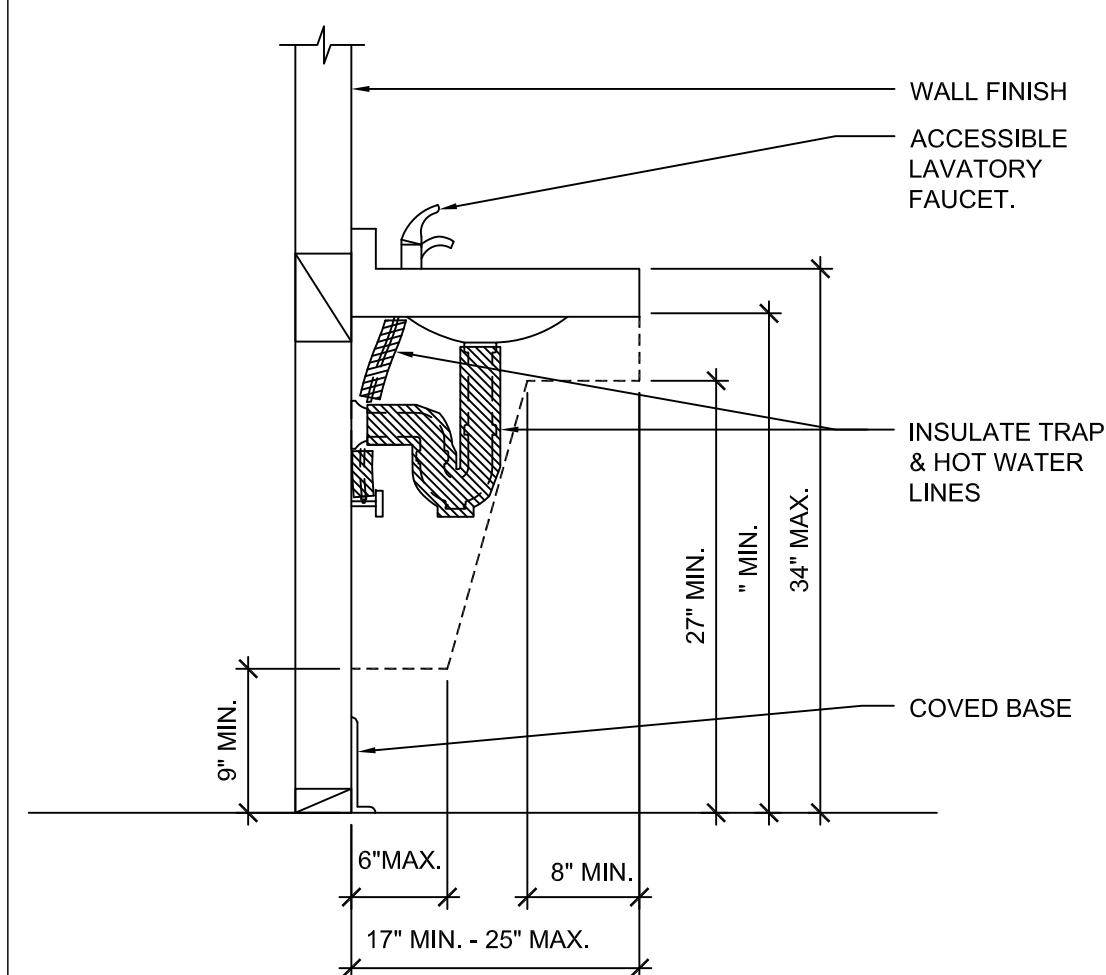
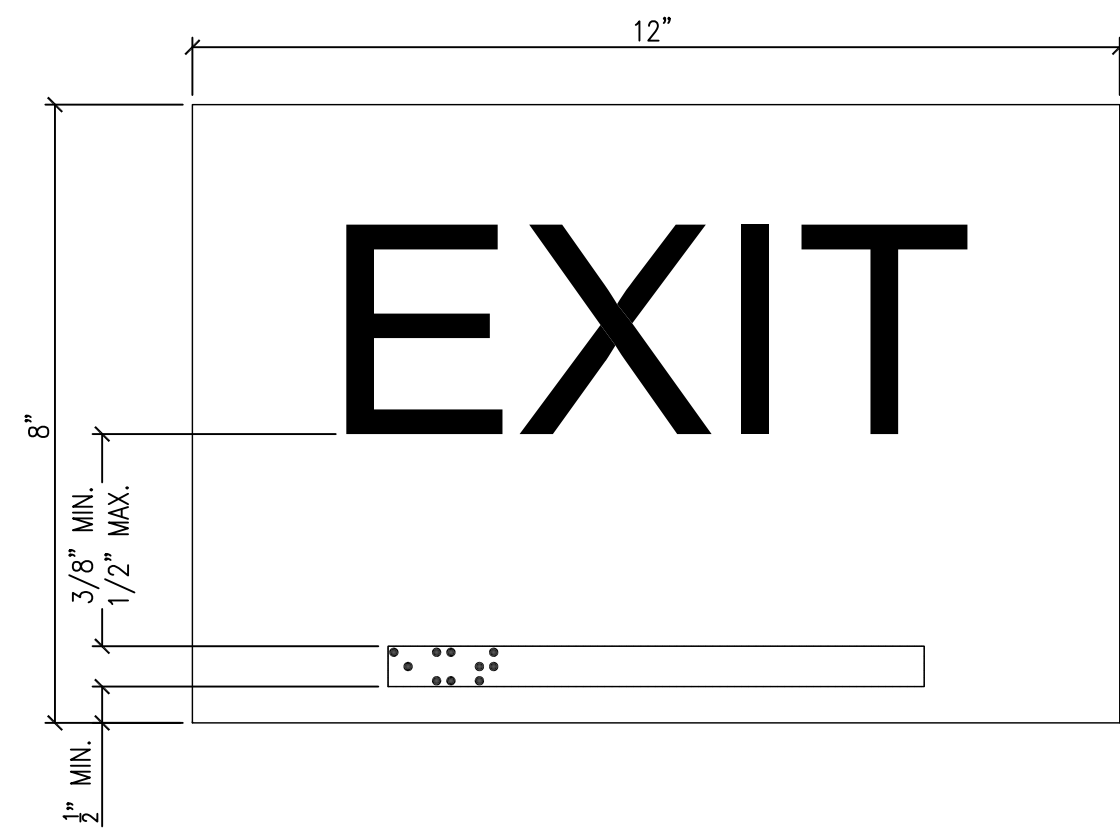
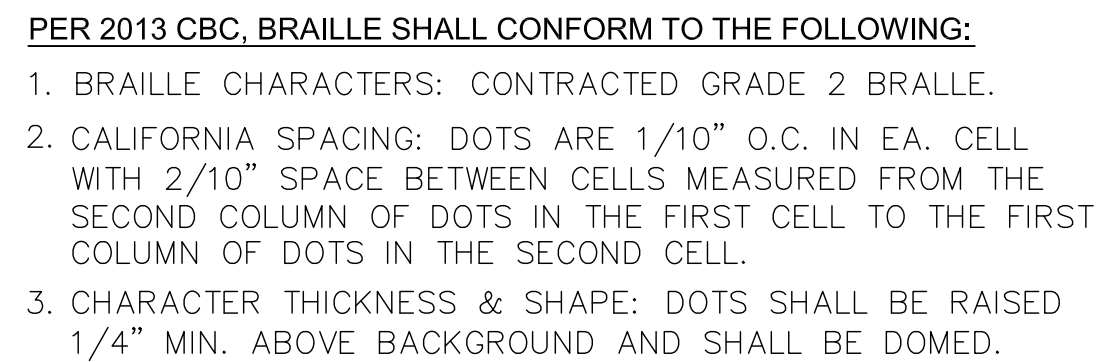
Issue Date 08/15/18

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Project Number 1815

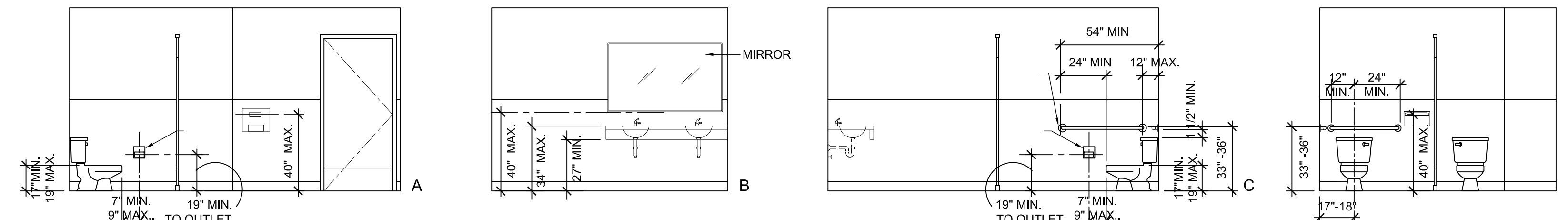
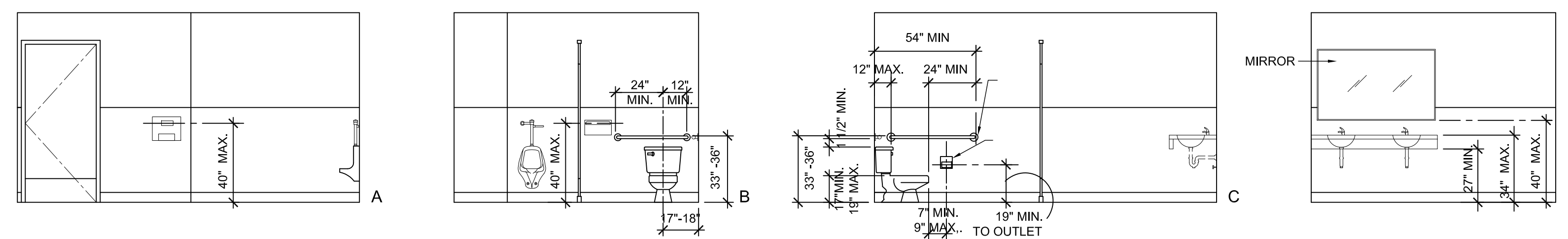
Sheet Title  
**FURNITURE  
ELEVATIONS**





**NOTE:**

1. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
2. FLOORS IN TOILET AND BATHING ROOMS SHOULD HAVE A SMOOTH, HARD, NONABSORBENT SURFACE WHICH EXTENDS UPWARD ONTO THE WALLS AT LEAST 6".
3. NONABSORBENT FINISH AND BACKING FOR TOILET ROOM WALLS WITHIN 24" OF WATER CLOSET AND URINALS TO A HEIGHT OF 4' ABOVE FLOOR SHOULD HAVE A SMOOTH, HARD, NONABSORBENT SURFACE.



**Planning  
Architecture  
Interiors**

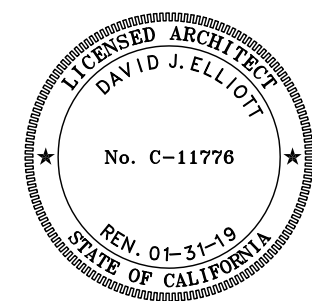
17800 Cunha Lane  
Sallinas, CA 93907  
Tel. 831/663-1418  
Fax 831/663-6385  
david@djelliott.net

**David J. Elliott  
& Associates**

TENANT  
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Issue Date	<b>08/15/18</b>
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Drawn By **fco**

Project Number 1815

Sheet Title

**ACCESSIBLE  
RESTROOM  
AND DETAILS**

Sheet Number **A4.1**

**CONTRACTED GRADE 2 BRAILLE** 20

**EXIT SIGN** 16

**ACCESSIBLE SINK DETAIL 1" = 1'-0"**

**GRAB BAR SECTION 3"=1'-0"**

**SEISMIC SUPPORT DETAIL     N.T.S.**

**LEG STRUCTURAL SUPPORT 1 1/2"=1'-0"**

**ENLARGED RESTROOMS FLOOR PLAN 1/4" = 1'-0"**

**MEN'S RESTROOM ELEVATIONS 1/4" = 1'-0"**

**WOMEN'S RESTROOM ELEVATIONS 1/4" = 1'-0"**

<b>HANDICAP PLAQUES</b>	<b>N.T.S.</b>	<b>13</b>
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Sheet Number **A4.1**



METAL STUD COMPRESSION STRUT FASTENED TO MAIN RUNNER AND UP TO ROOF STRUCTURE ABOVE @ 12'-0" O.C. EA WAY & 6'-0" MIN FROM WALL

METAL STUD SIZES:  
8' MAX.: (1) 3-5/8" 25 GA  
10' MAX.: (2) 1-5/8" 25 GA  
15' MAX.: (2) 2-1/2" 25 GA  
20' MAX.: (2) 3-8/8" 25 GA

(1) #12 GA VERTICAL WIRE @ 48" O.C. EA WAY 8" MAX FROM WALL

(4) #12 GA DIAGONAL WIRE BRACING @ 45 TO RUNNER IN BOTH DIRECTIONS @ 12' O.C. FIRST POINT OF BRACING LOCATED WITHIN 48" OF WALL. ALL HANGER WIRES TO HAVE A MIN-IMUM OF THREE (4) TURNS IN 3" OF RUN

ACOUSTIC CEILING TILE PANEL

CROSS-TEE

MAIN RUNNER

LESSER OF 8" MAX. OR 1/4 LENGTH OF END OF TEE

SLOTTED ANGLE SPACER W/HORIZ. 6d RINGSHANK NAIL W/NAIL HEAD TOWARD Q OF STRUT SPAN

ALTERNATE LOCATION W/O NAIL. NOTCHING PERMITTED ONLY AT RUNNER

MAIN OR CROSS RUNNER

ACCOUSTICAL CEILING PANEL

SEISMIC CLIP

2"x 2"HEMMED ANGLE MOLDING PROVIDE 3/4" SPACE

FREE SIDE

TYPICAL CEILING BRACING

SEISMIC CLIP

LESSER OF 8" MAX. OR 1/4 LENGTH OF END OF TEE

12 GA. VERTICAL HANGER WIRE

SEISMIC CLIP, WITH SCREW TIGHTENED THROUGH MAIN RUNNER WEB RESTRICTING SEPARATION FROM WALL MOLDING

MAIN OR CROSS RUNNER

ACCOUSTICAL CEILING TILE

2" x 2" HEMMED ANGLE MOLDING

CLG. GRID ATTACHED TO CLOSURE ANGLE

1 1/4" LONG S-12 PAN HEAD SCREW WALL CONNECTION @ EA. STUD

FIXED SIDE

SUSPENDED CEILING NOTES

A. A HEAVY TYPE OF T-BAR CEILING SHALL BE USED.

B. THE WIDTH OF PERIMETER CLOSURE ANGLE SHALL BE 2" MINIMUM IN WIDTH. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 0.75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.

C. FOR CEILING AREA EXCEEDING 1,000 SF, HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.

"COMPRESSION STRUT IS REQUIRED FOR CEILING AREAS LARGER THAN 144 SQ. FT.

D. FOR CEILING AREA EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM 'B' AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM 'C'.

E. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS IS PERMITTED.

F. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.

G. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.

EXCEPTIONS

1. RECESSED LIGHTING FIXTURES NOT OVER 56 LBS. IN WEIGHT, AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.

2. AIR DIFFUSERS NOT OVER 20 LBS. IN WEIGHT, AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED AND SUPPORTED BY THE CEILING RUNNERS.

T-Bar Ceiling

11

Ceiling Legend

RECESSED MOUNT LED 2'x4'

EXIT LIGHT SIGN WITH EMERGENCY LIGHTS

EXIT LIGHT

EXHAUST FAN

AIR SUPPLY CEILING REGISTER

AIR RETURN CEILING REGISTER

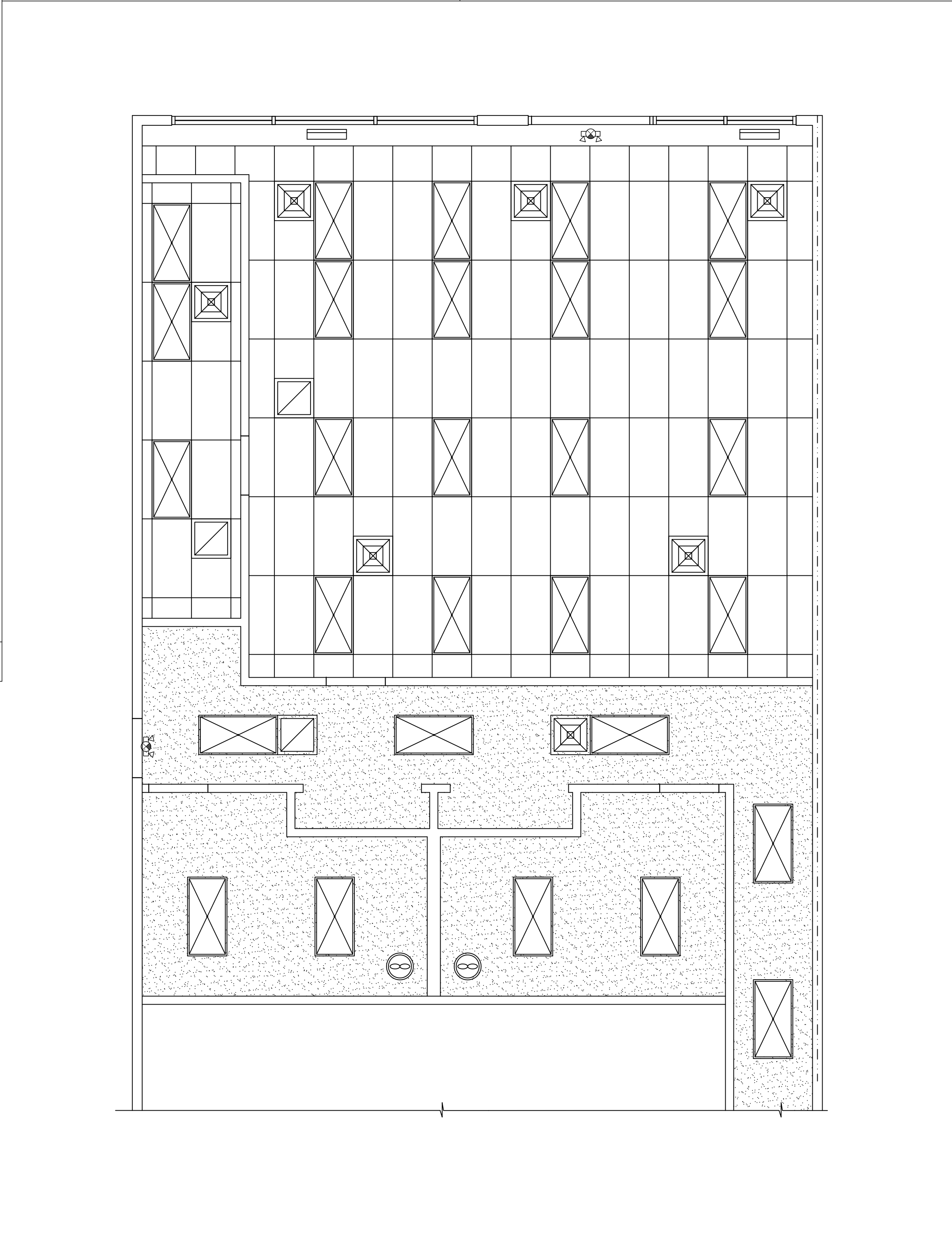
2x4 ACOUSTIC CEILING TILE

GYP BOARD (SMOOTH, NON ABSORBENT NO TEXTURE, EASY TO CLEAN)

Notes

#

1. -



Existing Reflected Ceiling Plan 1/4"=1'-0"

1

General Notes

1. EXISTING FIRE SPRINKLERS TO BE SEISMIC BRACE TO MEET CFC 2016

David J. Elliott & Associates

Planning Architecture Interiors

17800 Cunha Lane  
Salinas, CA 93907  
Tel. 831/663-1418  
Fax 831/663-6385  
david@djelliott.net

TENANT IMPROVEMENT

Sprint

LAKESHORE PLAZA  
1501 'C' SLOAT BLVD  
SAN FRANCISCO  
CA. 94132

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Revisions

No.	Description	Date
△	-	-

LICENSED ARCHITECT  
DAVID J. ELLIOTT  
No. C-11776  
PEN. 01-31-19  
STATE OF CALIFORNIA

Issue Date

08/15/18

Drawn By

fco

Project Number

1815

Sheet Title

REFLECTED CEILING PLAN

Sheet Number

A6.1

# 12 GA. LATERAL SUPPORT WIRE WITHIN 3" OF EACH CORNER OF LIGHT FIXTURE. SPLAY WIRES AS SHOWN AND FASTEN TO FACE OF ROOF PURLIN OR BEAM WITH 16d RING SHANK NAIL. MIN. OF 3 WIRE TURNS EACH CONNECTION POINT. WIRE SUPPORTS BY ACOUSTICAL CEILING CONTRACTOR.

FIXTURES WT. 20# OR MORE. CONNECT 2 #12 GA. FIXTURE SUPPORT WIRE AT DIAGONAL CORNERS OF EACH FIXTURE. THREE PULL WRAPS MINIMUM FIXTURE SUPPORT WIRE SUPPLIES AND HUNG BY T-BAR CONTRACTOR. MAX. FIXTURE WT. 56#

60" MAX.  
45"  
45"

TYP. #8 SCREWS @ OPPOSITE EA. OTHER MAIN RUNNER CROSS TEES

MAIN RUNNER

CROSS TEES

RECESSED FLUORESCENT FIXTURE

Recessed Fluorescent Light

1







# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1501C SLOAT BLVD		7255004
<b>Case No.</b>		<b>Permit No.</b>
2019-000362PRJ		
<input 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> Conditional Use Authorization to permit Formula Retail Use d.b.a. Sprint.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</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

<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?  <i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.
<b>Comments and Planner Signature (optional):</b> Stephanie Cisneros	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input checked="" 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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<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 or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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>
Comments (optional):	
Preservation Planner Signature:	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>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	<b>Signature:</b> Stephanie Cisneros
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	06/28/2019
	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 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)
1501B SLOAT BLVD (1549 SLOAT BLVD)		7255/004
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000362PRJ		
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1501C SLOAT BLVD  
RECORD NO.: 2019-000362CUA/PRJ

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

Reception:  
**415.558.6378**

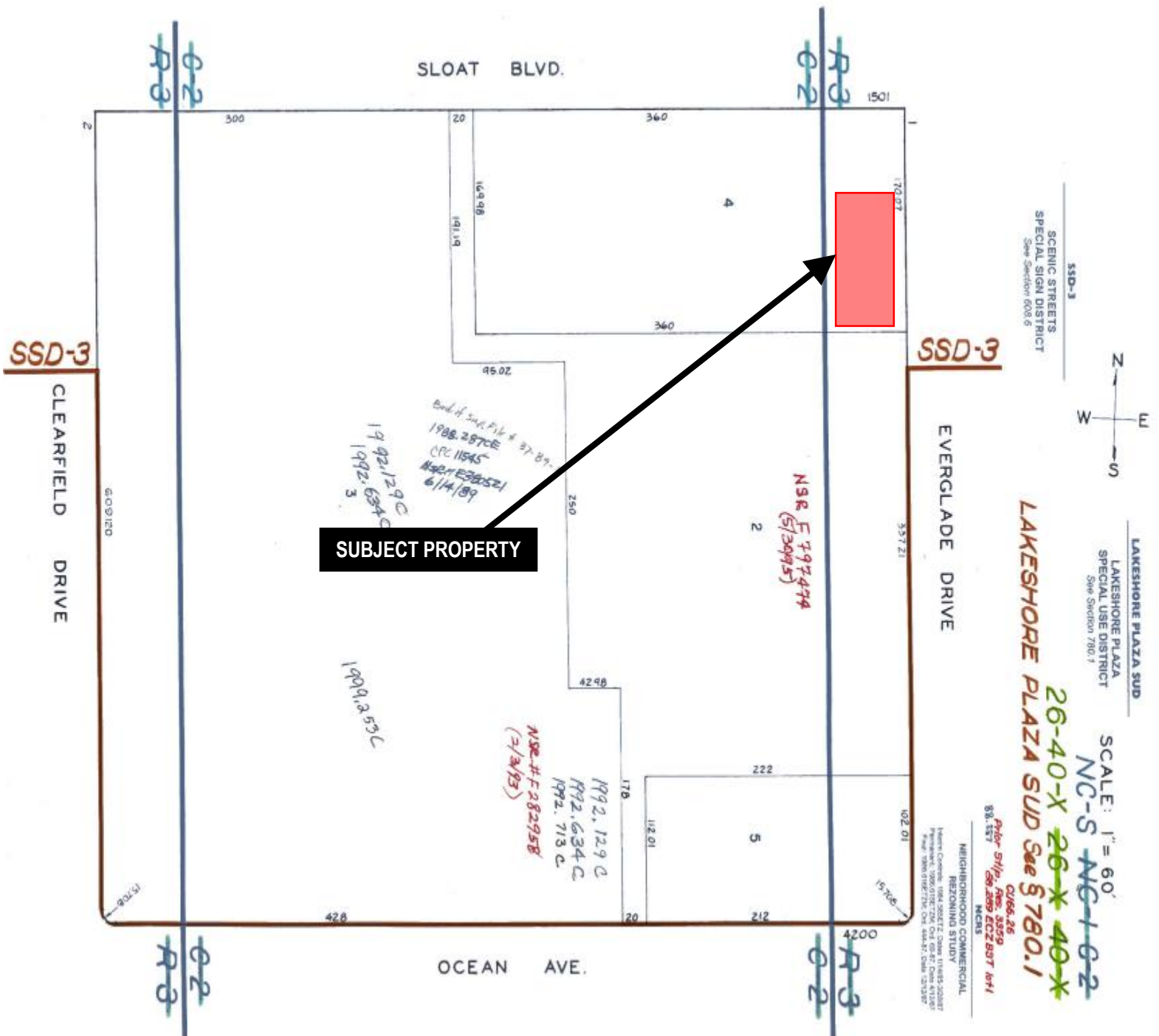
Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	1,192	1,192	0
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ( )	N/A	N/A	N/A
<b>TOTAL GSF</b>	<b>1,192</b>	<b>1,192</b>	<b>0</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	1	1	0
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other ( )	N/A	N/A	N/A

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	N/A	N/A	N/A
One Bedroom Units	N/A	N/A	N/A
Two Bedroom Units	N/A	N/A	N/A
Three Bedroom (or +) Units	N/A	N/A	N/A
Group Housing - Rooms	N/A	N/A	N/A
Group Housing - Beds	N/A	N/A	N/A
SRO Units	N/A	N/A	N/A
Micro Units	N/A	N/A	N/A
Accessory Dwelling Units	N/A	N/A	N/A

# Parcel Map



Conditional Use Authorization Hearing  
Case Number 2019-000362CUA

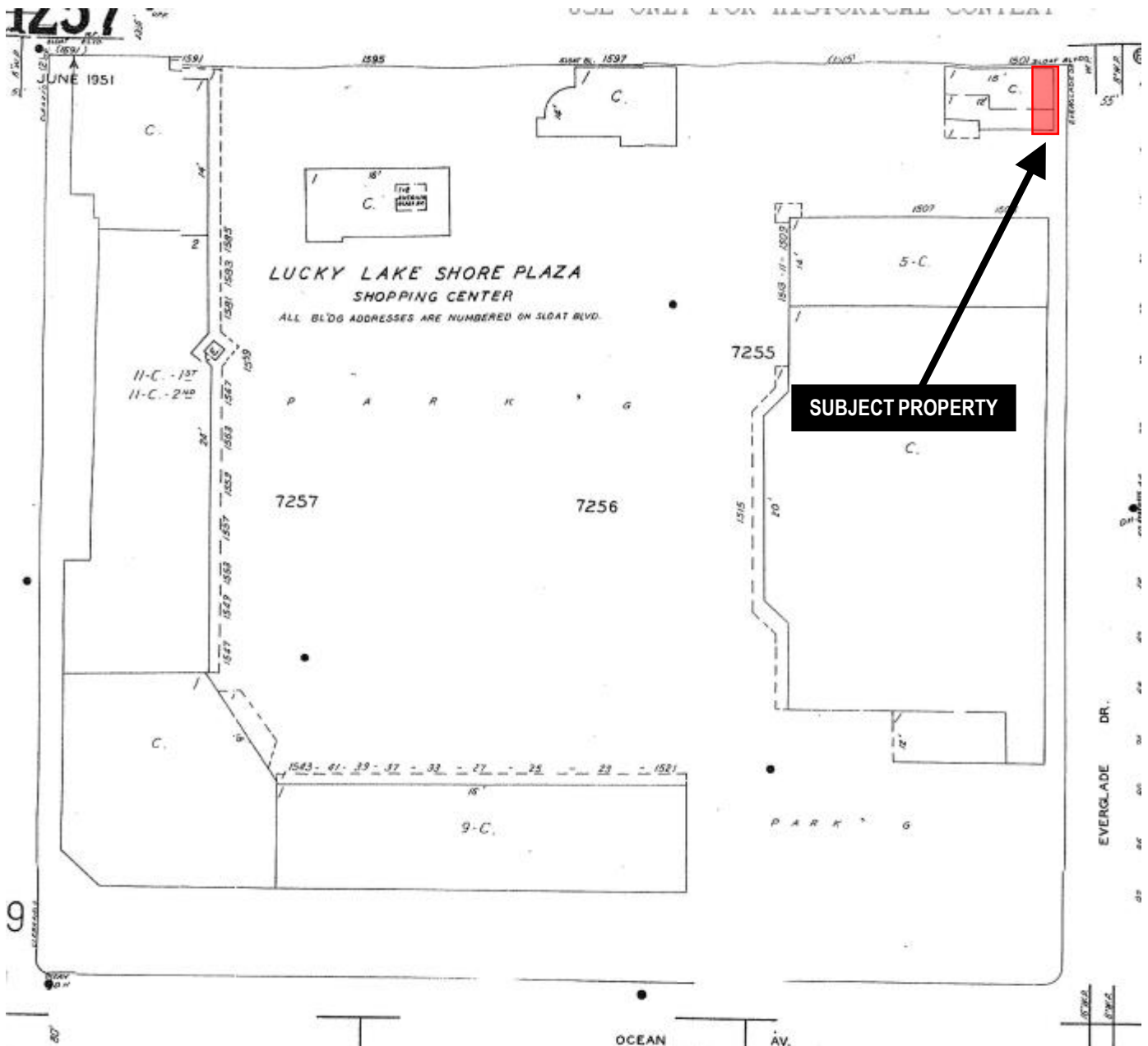
NC-S, Lakeshore Plaza Neighborhood  
Commercial Shopping Zoning District

1501C Sloat Boulevard

## EXHIBIT E



# Sanborn Map\*



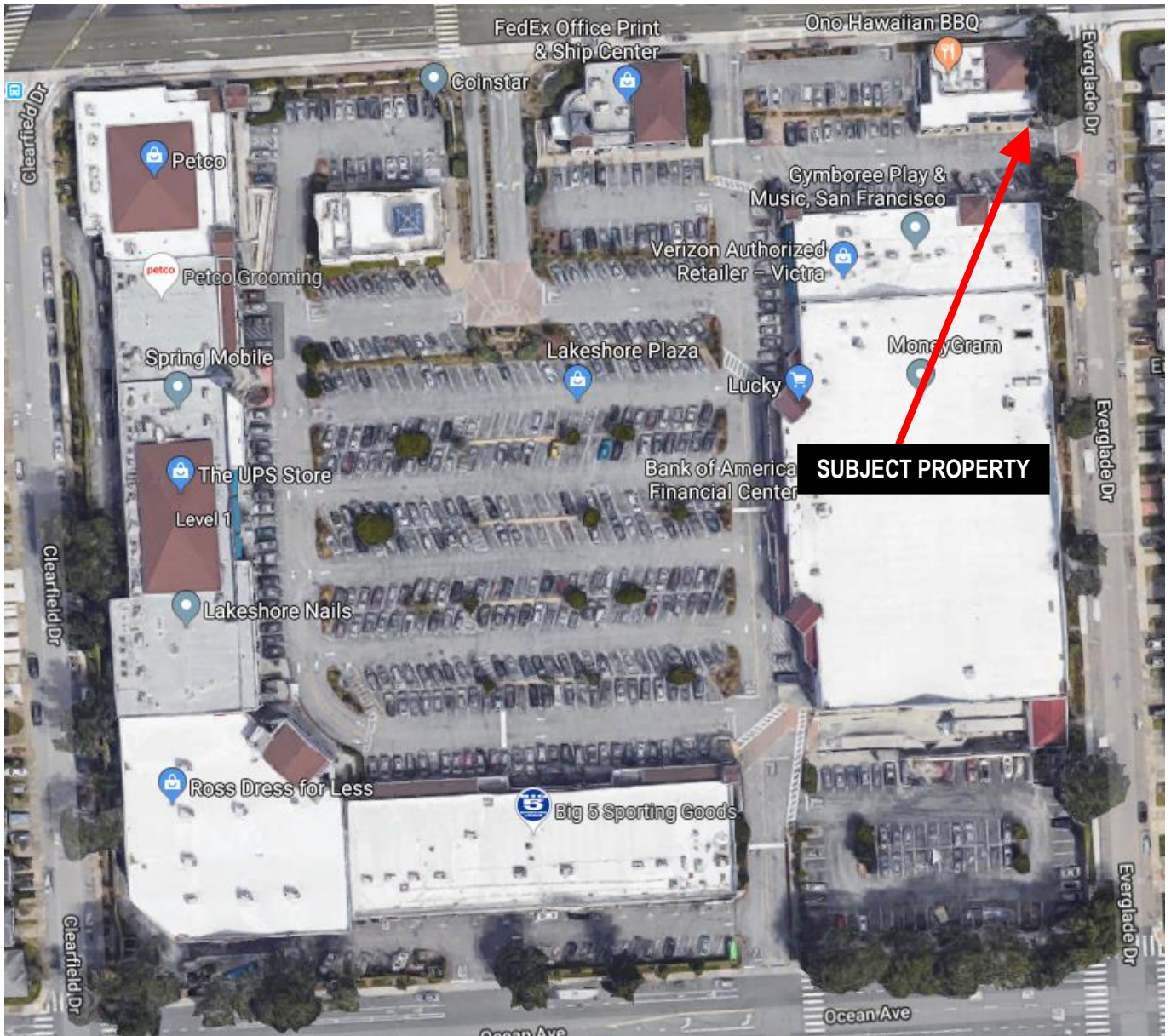
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization Hearing  
**Case Number 2019-000362CUA**  
 NC-S, Lakeshore Plaza Neighborhood  
 Commercial Shopping Zoning District  
 1501C Sloat Boulevard

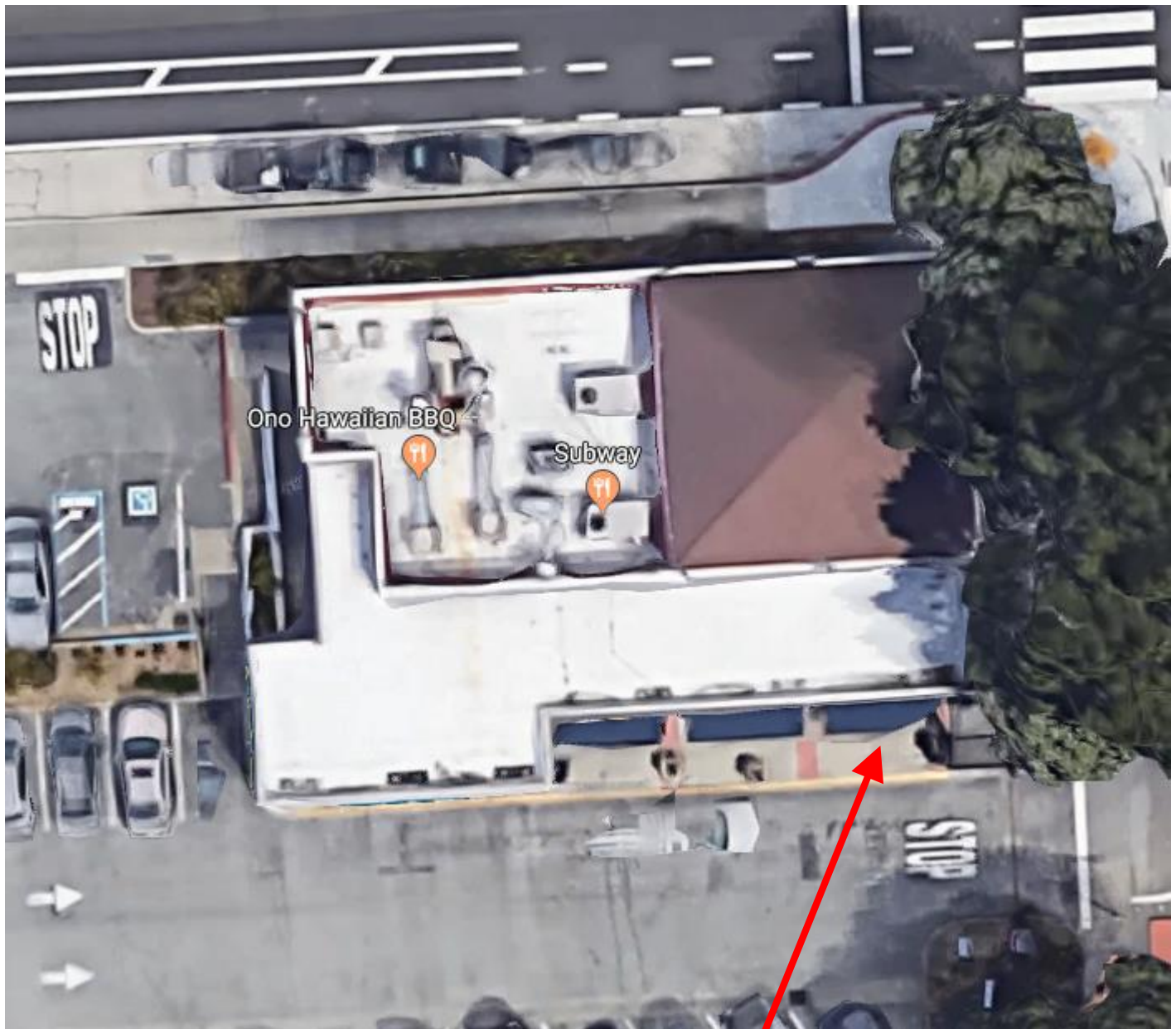




# Aerial Photo – View 1



## Aerial Photo – View 2

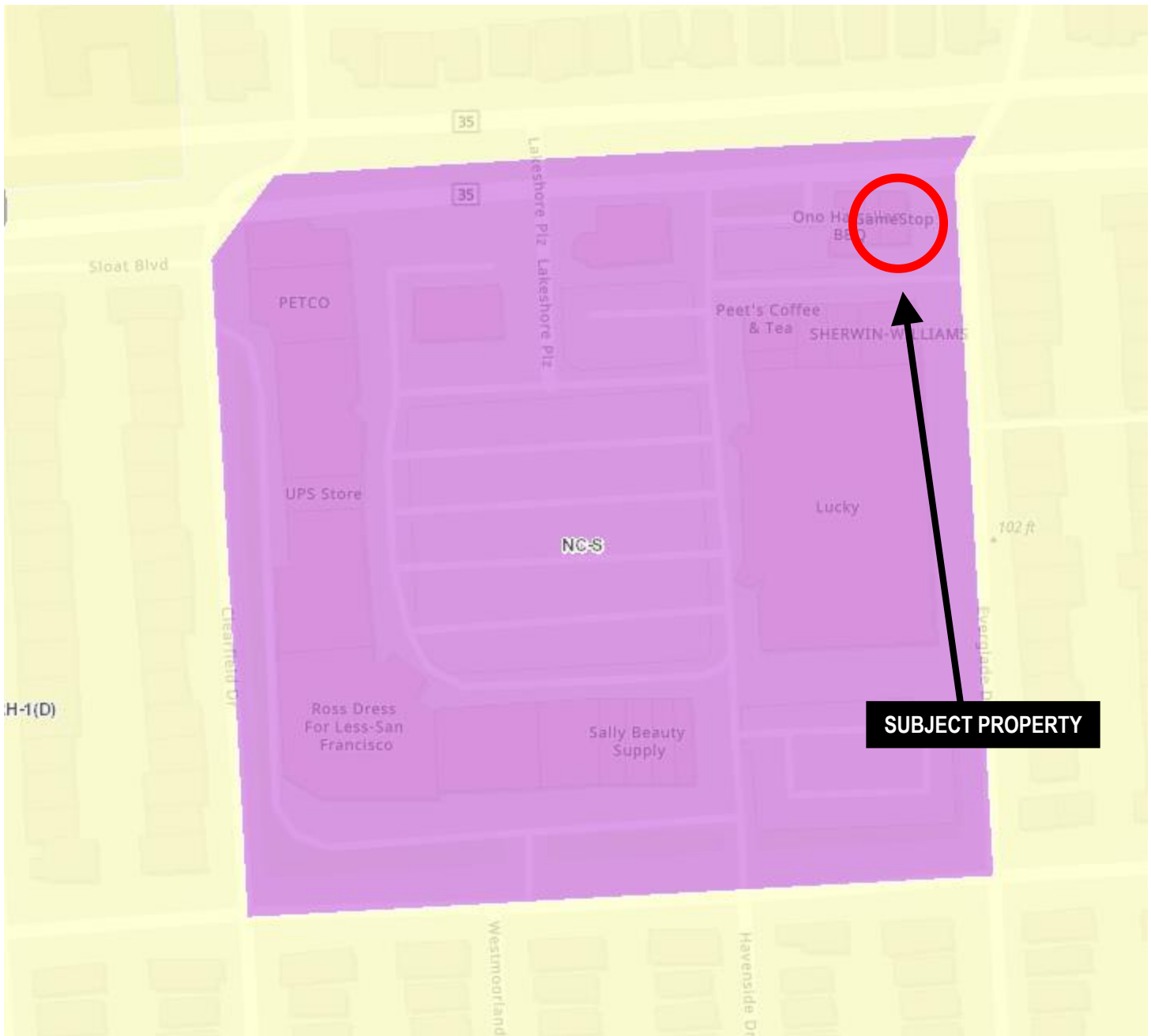


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2019-000362CUA  
NC-S, Lakeshore Plaza Neighborhood  
Commercial Shopping Zoning District  
1501C Sloat Boulevard

# Zoning Map





# Site Photo



**SUBJECT PROPERTY**

## Exhibit F – Public Correspondence



## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

#### WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- ☐ Current or historic photograph(s) of the property.
- ☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☐ A digital copy (CD or USB drive) of the above materials.
- ☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).





## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: SPRINT BY VERITY WIRELESS / Lakeshore Plaza / 1549 Sloat Blvd / UNIT 1501 / San Francisco CA 94132

Block/Lot(s): 7255-004

#### Property Owner's Information

Name: STEVE RUSSELL / BPP LAKESHORE PLAZA LLC

Address: 1500 thru 1599 Sloat Boulevard  
San Francisco CA 94132

Email Address: srussell@shopcore.com

Telephone: 312.798.5167

#### Applicant Information

☐ Same as above

Name: David J. Elliott

Company/Organization: David J. Elliott & Associates

Address: 17800 Cunha Lane  
Salinas, CA 93907

Email Address: david@djelliott.net

Telephone:

#### Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: David J. Elliott

Email: david@djelliott.net

Phone: 831.905.9668

#### Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

☐ N/A

Building Permit Applications No(s):

201809211057-F

#### 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.

The applicant is desiring a Conditional Use to allow a Sprint Store formula retail to operate in a vacant lease space at Lakeshore Plaza.

### Project Details:

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

- 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: \$50,000

# PROJECT AND LAND USE TABLES

General Land Use		Existing	Proposed
	Parking GSF	NC	NC
	Residential GSF	NA	NA
	Retail/Commercial GSF	1192	1192
	Office GSF	NA	NA
	Industrial-PDR	NA	NA
	Medical GSF	NA	NA
	Visitor GSF	NA	NA
	CIE (Cultural, Institutional, Educational)	NA	NA
	Useable Open Space GSF	NA	NA
	Public Open Space GSF	NA	NA

Project Features	Dwelling Units - Affordable	NA	NA
	Dwelling Units - Market Rate	NA	NA
	Dwelling Units - Total	NA	NA
	Hotel Rooms	NA	NA
	Number of Building(s)	1	1
	Number of Stories	1	1
	Parking Spaces	NC	NC
	Loading Spaces	NC	NC
	Bicycle Spaces	NC	NC
	Car Share Spaces	NC	NC
	Other: _____		

Land Use - Residential	Studio Units	NA	NA
	One Bedroom Units	NA	NA
	Two Bedroom Units	NA	NA
	Three Bedroom (or +) Units	NA	NA
	Group Housing - Rooms	NA	NA
	Group Housing - Beds	NA	NA
	SRO Units	NA	NA
	Micro Units	NA	NA
	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.	NA	NA

NA: NOT APPLICABLE NC: NO CHANGE




## 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
1a. General	Estimated construction duration (months):	N/A	
1b. General	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	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
3. Shadow	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.
4. Biological Resources	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:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <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;

Project consistent with other formula tenants in the shopping center.

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

No Change in character

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

N/A

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

No change in Muni Service anticipated

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;

Filling a vacant tenant enhances the economic stability of the shopping center.

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

No change in structure

7. That landmarks and historic buildings be preserved; and

No change in landmarks

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

No change in physical impact on sunlight and vistas

## 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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

*Steve Russell, CCIM*

Signature

Steve Russell, CCIM

Name (Printed)

Director of Development

312-798-5167

SRussell@shopcore.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

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

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





# CONDITIONAL USE AUTHORIZATION

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

### Fees

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# San Francisco Planning

## CONDITIONAL USE AUTHORIZATION

### SUPPLEMENTAL APPLICATION

#### Property Information

Project Address: 1501 B SLOAT BLVD.

Block/Lot(s): 7255 -004

#### Action(s) Requested

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

FORMULA RETAIL AUTHORIZATION

PLANNING CODES SECTIONS 303.1, 703.3

#### 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).

USE CONSISTENT W/ RETAIL USES OF SHOPPING CENTER  
NO CHANGE IN PHYSICAL FOOTPRINT



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; **NO CHANGE**
  - 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; **NO CHANGE**
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor; **NO CHANGE**
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs. **NO CHANGE**

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.
- USE CONSISTENT WITH CURRENT AND PREVIOUS USES**

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.
- CONSISTENT W/ APPROVED USES**



## 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.

David J. Elliott  
Signature

DAVID J. ELLIOTT  
Name (Printed)

ARCHITECT / APPLICANT 831.905.9668  
Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

david@djelliott.net  
Email

## APPLICANT'S SITE VISIT CONSENT FORM

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

David J. Elliott  
Signature

DAVID J. ELLIOTT  
Name (Printed)

10.18.18  
Date

For Department Use Only

Application received by Planning Department:

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

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