



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 11/07/2019

Date: October 28, 2019
Record No.: 2019-002758CUA
Project Address: 3501 GEARY BOULEVARD (AKA 1 STANYAN STREET)
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
 40-X Height and Bulk District
Block/Lots: 1084/012-013 (formerly 1084/001B)
Project Sponsor: Carolyn J. Lee (representative) MobileOne, LLC (lessee)
 Lubin Olson 7817 Ivanhoe Avenue, Suite 320
 600 Montgomery Street, 14th Floor La Jolla, CA 92037
 San Francisco, CA 94111 Contact: Rob Ford
 Contact: Seamus Naughten
Property Owner: 1 Stanyan LLC
 1452 Broadway
 San Francisco, CA 94109
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization to establish a Formula Retail Use within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,866 square feet of floor area to a Formula Retail Use (d.b.a. T-Mobile, a wireless communications retail store). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. The proposed T-Mobile store will consist of a sales area (with merchandise display areas, fixtures, sales and service counters), two storage rooms, and two restrooms. The proposed T-Mobile store will sell or rent to customers various telecommunication products, information services, or other personal communication services or products.

There are currently approximately 5,300 T-Mobile store locations worldwide (of which approximately a dozen store locations are in San Francisco). Some of the existing San Francisco T-Mobile stores locations include: One Embarcadero Center (Financial District); 50 Powell Street (Downtown/Civic Center); 1 Stockton Street (Downtown/Civic Center); 845 Market Street Suite 9204 (South of Market), 2016 Chestnut Street (Marina District), 1910 - 9th Avenue (Inner Sunset); 1480 Van Ness Avenue (Financial District); 699 Market Street (Union Square); 601 Valencia Street (Mission District); 2369 Mission Street (Mission District); 3251 - 20th Avenue (Lakeshore); and 4621 Mission District (Excelsior). The proposed project will allow for the establishment of a new T-Mobile store location within the Inner Richmond neighborhood.

REQUIRED COMMISSION ACTION

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

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received correspondence from three (3) people as of this Executive Summary, which asked about project's status or expressed support of the project as long as business signage is compatible visually. The project sponsors conducted a pre-application meeting on the proposed project on February 14, 2019; two persons other the project sponsors were present at the pre-application meeting.
- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Storefront and interior tenant improvements are proposed, as well as signage alterations. The Project complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. The proposed signage will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will not significantly change the number of formula retail establishments, amount of linear frontage dedicated to formula retail, it will lower the commercial vacancy rate within the District, and provide an active commercial use (retail) in the neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The proposed project will allow for the establishment of a new T-Mobile store location within the Inner Richmond neighborhood and first-time tenant for the subject commercial space.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 7, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, AND 712 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. T-MOBILE) AT 3501 GEARY BOULEVARD, LOTS 012-013 IN ASSESSOR'S BLOCK 1084, WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 5, 2019, Rob Ford of MobileOne LLC (hereinafter "Project Sponsor") filed Application No. 2019-002758CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 712 to establish a Formula Retail Use (d.b.a. T-Mobile) within a vacant ground floor commercial space at 3501 Geary Boulevard (hereinafter "Project"), Lots 012-013 (formerly Lot 001B) within Assessor's Block 1084 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-002758CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 7, 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. 2019-002758CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-002758CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 712 to establish a Formula Retail Use within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to convert a vacant ground floor commercial space with approximately 1,866 square feet of floor area to a Formula Retail Use (d.b.a. T-Mobile, a wireless communications retail store). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. The proposed T-Mobile store will consist of a sales area (with merchandise display areas, fixtures, sales and service counters), two storage rooms, and two restrooms. The proposed T-Mobile store will sell or rent to customers various telecommunication products, information services, or other personal communication services or products.

There are currently approximately 5,300 T-Mobile store locations worldwide (of which approximately a dozen store locations are in San Francisco). Some of the existing San Francisco T-Mobile stores locations include: One Embarcadero Center (Financial District); 50 Powell Street (Downtown/Civic Center); 1 Stockton Street (Downtown/Civic Center); 845 Market Street Suite 9204 (South of Market), 2016 Chestnut Street (Marina District), 1910 - 9th Avenue (Inner Sunset); 1480 Van Ness Avenue (Financial District); 699 Market Street (Union Square); 601 Valencia Street (Mission District); 2369 Mission Street (Mission District); 3251 - 20th Avenue (Lakeshore); and 4621 Mission District (Excelsior). The proposed project will allow for the establishment of a new T-Mobile store location within the Inner Richmond neighborhood and first-time tenant for the subject commercial space.

3. **Site Description and Present Use.** The project site at 3501 Geary Boulevard is located on the southwest corner of Geary Boulevard and Stanyan Street, Assessor's Block 1084, Lots 012-013 (formerly Lot 001B). It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 7,570 square-feet (80 feet wide to 89.19 feet wide by 89.53 to 90 feet deep) in size and is occupied by a four-story residential and commercial building constructed in 2017-2018 under BPA No. 200712140534. Prior to the construction of the building, the project site was a gas station d.b.a. 76 Gasoline Station &

Foodmart before it was demolished. The subject property at 3501 Geary Boulevard is one of two commercial tenant spaces located on the ground floor of the commercial building. The other commercial tenant space, with approximately 543 square feet of floor area, on the ground floor is will be occupied by a limited restaurant use (d.b.a. Rooster & Rice). There are 13 residential units on the 2nd to 4th upper floors of the building.

4. **Surrounding Properties and Neighborhood.** The project site is located within the NC-3 Zoning District within the Inner Richmond neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists primarily of one- to three-story structures. Generally, the commercial establishments characterizing this portion of Geary Boulevard and Stanyan Street include a mixture of a restaurants, retail stores, offices (insurance, travel, real estate), massage establishment, and personal service establishments (tattoo, hair salon), and massage establishments. On Stanyan Street running north and south of the project site are a mix of residential and mixed-use buildings within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, RH-1 (Residential, House, One-Family), and RH-2 (Residential, House, Two-Family) Zoning Districts. San Francisco Columbarium is located mid-block southwest of the project site. on the UCSF Lone Mountain Campus is located a few blocks southeast of the project site.
5. **Public Outreach and Comments.** The Planning Department has received correspondence from three people as of the date of this Draft Motion, which asked about project's status or expressed support of the project as long as business signage is compatible visually. The project sponsors conducted a pre-application meeting on the proposed project on February 14, 2019; two persons other the project sponsors were present at the pre-application meeting.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

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

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. T-Mobile, a wireless communications retail store) in an approximately 1,866 square foot vacant ground floor commercial space on the project site. A Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 703.4.

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

The current proposal is to establish a ‘retail sales and service use’ (also formula retail use d.b.a. T-Mobile) on the ground (1st) floor of the one-story commercial building.

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

The proposed hours of operation of the proposed formula retail use d.b.a. T-Mobile will operate within the permitted hours of operation of the NC-3 Zoning District which puts no limits on the hours of operation. According to the project sponsor, the proposed hours of operation are Monday through Saturday 10 a.m. to 8 p.m., and Sunday 10 a.m. to 7 p.m.

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

The subject ground floor commercial space, with approximately 1,866 square feet in floor area, does not require any off-street or loading parking spaces.

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

Approximately 80% (50 feet) of the street frontage of the commercial space at the ground level on Geary Boulevard and Stanyan Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. The proposed project does not propose any decorative railings or grillwork in front of or behind existing windows. According to the project sponsors, the proposed store will meet the storefront transparency requirements. An interior wall will be constructed in the middle of the sales area for the sales area fixtures screening and electrical requirements that will be outside the storefront visibility zone. Under the "Planning Code Requirements for Commercial Businesses Standards for Storefront Transparency", visibility to the inside of the building means that the area inside the building within 4 feet from the surface of the window glass at pedestrian eye level is at least 75 percent open to perpendicular view.

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

The proposed business signage for "T-Mobile" will be required to have a separate sign permit and comply with the requirement of the Planning Code and Formula Retail sign guidelines. The project proposes to include a total of two signs, one of each building facade above the existing canopy. 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.

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

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

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

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

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

The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the proposed project. No expansion of the existing building (subject ground floor commercial tenant space) is proposed.

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 2, 31, 33, 38 and NX) that is located within walking distance of the project site. A bus stop is in front of the subject property on Geary Boulevard. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

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

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code. The existing building has exterior lighting directed onto the project site and immediately surrounding sidewalk area.

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

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

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

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

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

[Note: This formula retail survey is hereinafter referred to as "the District" is a study area of ground floor commercial businesses within a 300-foot radius of the project site.]

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

According to the project sponsor's survey, there are approximately 6 existing ground-story Formula Retail establishments out of 34 ground floor retail establishments within a 300-foot radius of the project site. This comprises approximately 17.64% of the businesses. The length of the total linear frontage of buildings with formula retail uses is approximately 23.18% (446 feet of 1,924 feet) of the commercial frontage at the ground floor. These formula retail businesses include U.S. Bank, Round Table Pizza, AT&T, Fedex Office, Pier One Imports, and Bev Mo. The proposed T-Mobile store would nominally increase the number of formula retail establishments to 7 and formula linear commercial street frontage by approximately 103 feet.

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

According to the project sponsor, the project would represent a nominal increase in the availability of other similar retail sales and service uses that would involve the provision of electronic and telecommunication devices. Of the businesses surveyed within a 300-foot radius, there is only one other similar formula retail use (AT&T store).

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

According to the project sponsor, the project would not alter any of the existing exterior details of the subject building except for the placement of signage. As the project is located on the ground floor with a corner storefront, the project proposes to include a total of two signs, one of each building facade. The design consists of non-illuminated ½" thick flat cut out letters made of aluminum, mounted on a clear acrylic backer panel. The proposed signage will be as unobtrusive as possible as the color and materials are muted in order to match the color and materials of the building's exterior facade and are minimized in profile and depth. The proposed signage is consistent in size and shape with other commercial tenants on the subject block. Storefront transparency guidelines will be met because greater than 60% of the ground floor street frontage as the project allows visibility into the building due to the use of transparent glass. The project will be compatible with and will have no adverse effect on the architectural and aesthetic character of the District.

- d. The existing retail vacancy within the district.

According to the project sponsor's survey, there are currently two vacant storefronts within 300 feet of the subject property, including the subject property itself. This represents approximately 158 linear feet of 1,924 linear feet of buildings with commercial frontage, or 8.21% of the total street commercial frontage that is vacant within a 300-foot radius of the project site.

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

According to the project sponsor, the project site is located within the NC-3 Zoning District which aims to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Zoning Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes. The project will offer more comparison products and services for telecommunications and personal communication devices. This offering will be beneficial to customers located in the immediate vicinity and in neighboring areas.

According to the project sponsor, approximately 44.12% (15 locations) of the ground floor commercial uses in the district are "Daily-Needs" or neighborhood serving; of these, three are formula retail. Approximately 50% (17 locations) of the ground floor commercial uses in the district are considered "Citywide-serving". The proposed use is considered Citywide-serving.

The proposed formula retail use will complement the mix of goods and services currently available within this portion of the NC-3 Zoning District and 300-foot mile radius of the project site.

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

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

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

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

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

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

Policy 3:

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

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-3 Zoning along Geary Boulevard. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

No existing commercial tenant will be displaced since the proposed T-Mobile store will be the first tenant to occupy the subject commercial space. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 3:

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

The proposed project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with a new retail use.

Policy 4:

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

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

Policy 8:

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

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

Policy 9:

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

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood and a Muni bus stop in front of the project site on Geary Boulevard.

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

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

The proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. According to the project sponsor, the proposed project will provide job opportunities to the City by employing approximately 8 people, with generally two to three employees on-site during the hours of operation.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establish a retail store use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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. 2019-002758CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 17, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on November 7, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for conditional use to a Formula Retail Use (d.b.a. T-Mobile) in an approximately 1,866 square foot vacant ground floor commercial space at 3501 Geary Boulevard in Assessor's Block 1084, Lots 012-013 (formerly Lot 001B) pursuant to Planning Code Sections 303, 303.1, 703.4, and 712 within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated July 17, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2019-002758CUA and subject to conditions of approval reviewed and approved by the Commission on November 7, 2019 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 7, 2019** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code and Formula Retail guidelines for signage.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

7. **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>
8. **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
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
11. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **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

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

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

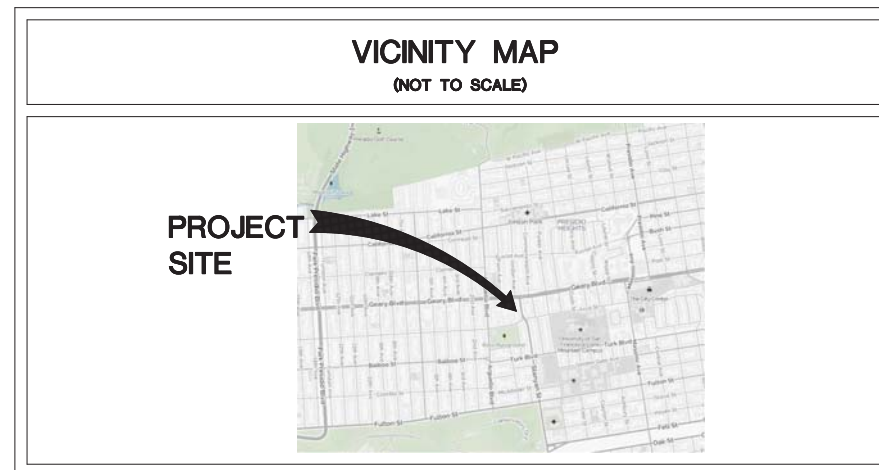
Exhibit B - Plans

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL T-MOBILE

3501 GEARY BLVD.

SAN FRANCISCO, CA 94118



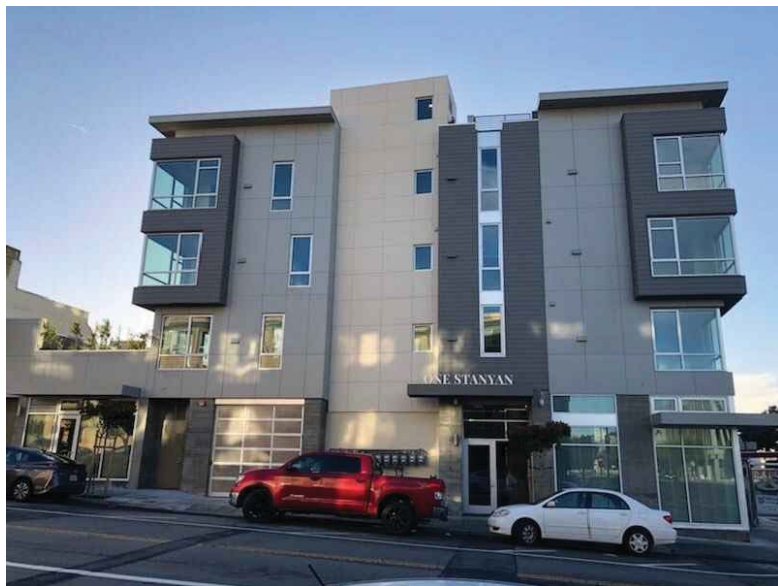
PROJECT SUMMARY

ZONING DISTRICT:	NC-3
ASSESSORS' BLOCK/LOT:	1084/001B
EXISTING BUILDING HEIGHT:	49 FT.
NUMBER OF STORIES:	4 (EXISTING - NO CHANGE)
MARKET RATE DWELLINGS:	13
COMMERCIAL/RETAIL USE:	1,866 S.F. PROPOSED T-MOBILE
ADDITIONAL COMMERCIAL/RETAIL USE:	543 S.F.
RESIDENTIAL USE:	3 STORIES
DWELLING UNIT MIX:	1 BEDROOM - 5
	2 BEDROOM - 4
	3 BEDROOM - 4
PARKING SPACES:	13
BICYCLE SPACES:	13

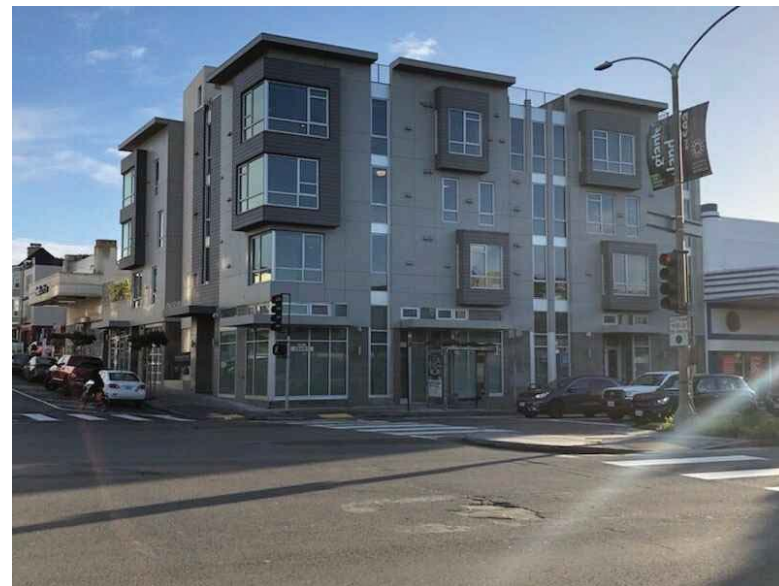
DRAWING INDEX

<u>GENERAL</u>	
G0.1	COVER SHEET
G0.2	SITE PLAN
G0.3	EXISTING SITE PHOTOS
G0.4	EXISTING SITE PLAN
<u>ARCHITECTURAL</u>	
A1.0	EAST ELEVATION
A2.0	NORTH ELEVATION
A3.0	PROPOSED EAST ELEVATION
A4.0	PROPOSED NORTH ELEVATION
A5.0	EXISTING FLOOR PLAN
A6.0	PROPOSED FLOOR PLAN
A7.0	SALES AREA ELEVATIONS





1 EAST (STANYON ST.) ELEVATION



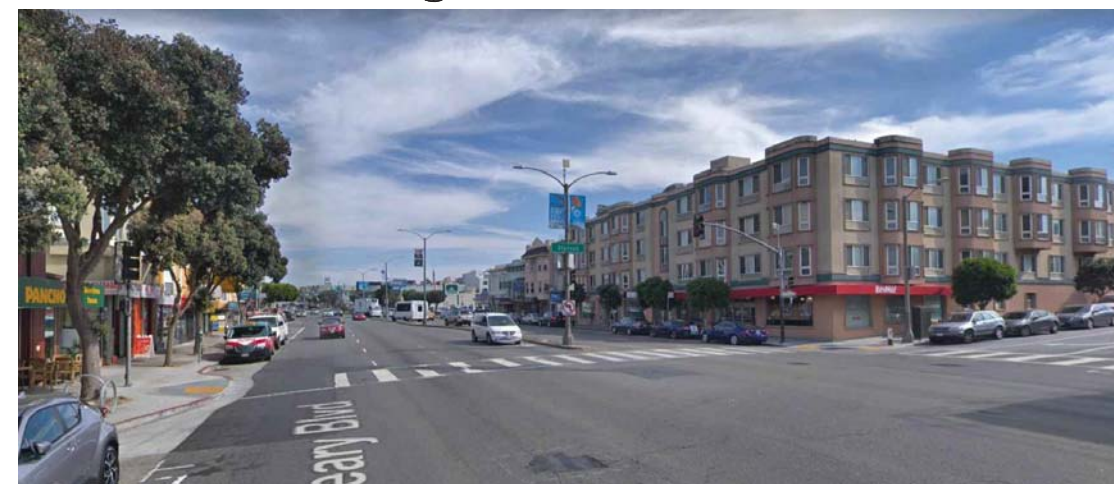
2 CORNER GEARY & STANYON



3 NORTH GEARY BLVD.) ELEVATION



4 GEARY & STANYON LOOKING NE



5 GEARY & STANYON LOOKING SE

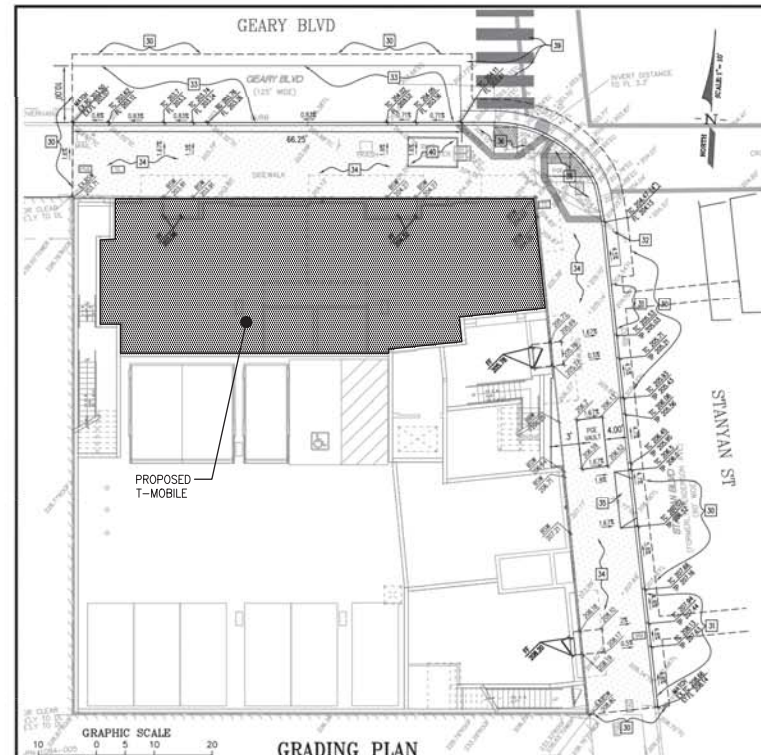


6 GEARY & STANYON LOOKING NW



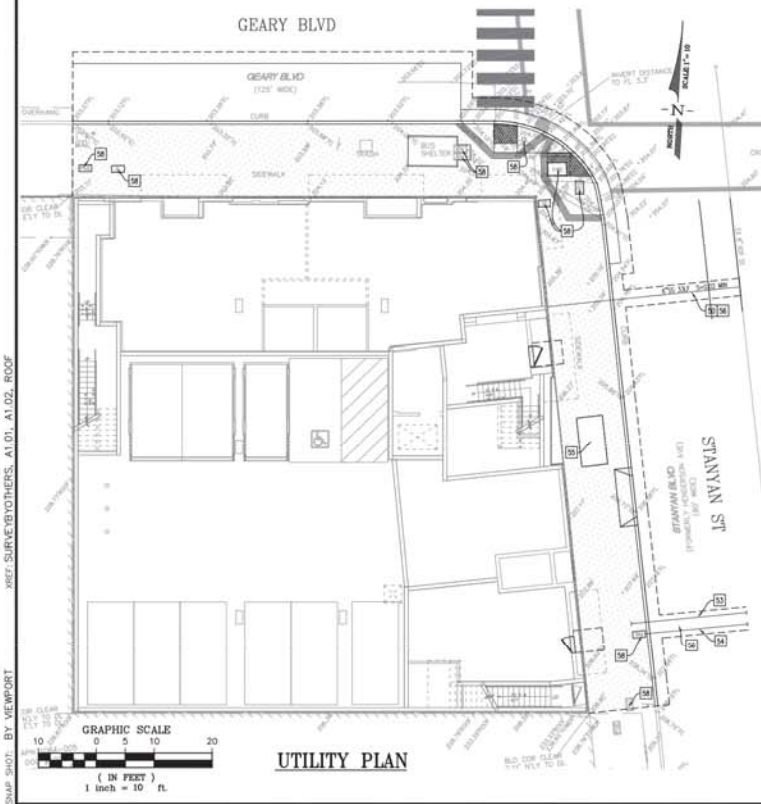
7 GEARY & STANYON LOOKING SW

EXISTING SITE PHOTOS



GRADING PLAN

NO PROPOSED CHANGE TO EXISTING SITE PLAN



UTILITY PLAN

GENERAL NOTES

1. ALL SPOT ELEVATIONS ARE PROPOSED UNLESS NOTED AS EXISTING. SEE ABBREVIATIONS ON SHEET C-1.
2. SEE DETAILS ON THIS SHEET FOR CURB RAMP GRADING AND NOTES.
3. STANYAN BLVD IS UNDER MORATORIUM UNTIL 10/18/2017. IF PAVEMENT WORK ON STANYAN BLVD OCCURS PRIOR TO THIS DATE, THE FOLLOWING PAVEMENT RESTORATION ON STANYAN BLVD IS REQUIRED: MILL AND FILL 2" PAVEMENT FROM PROPERTY LINE TO PROPERTY LINE IN THE STREET DIRECTION AND FROM THE CURB TO ALL LANDS AFFECTED BY THE EXCAVATION.
4. IF THE CONCRETE PANEL IN THE PARKING STRIP IS DAMAGED OR EXCAVATED, RECONSTRUCT ENTIRE PANEL FROM JOINT TO JOINT. ALL WORK AS DIRECTED BY THE CITY INSPECTOR.

GRADING NOTES

50. LIMIT OF IMPROVEMENT. CONTRACTOR SHALL CONFORM NEW PAVEMENT ELEVATION TO EXISTING ELEVATION WITH A SMOOTH TRANSITION AND PROVIDE POSITIVE DRAINAGE PATTERN. SAW CUT AND REMOVE 2" WIDE EXISTING ASPHALT CONCRETE PAVEMENT AND AGGREGATE BASE. CONSTRUCT 2" WIDE, 4" THICK AGGREGATE BASE AND 2" ASPHALT CONCRETE PAVEMENT PER DETAILS NO. 1 AND 2 ON SHEET C-2 AS APPROPRIATE.
51. CONSTRUCT STANDARD 6" VERTICAL CONCRETE CURB AND ASSOCIATED JOINTS AS SHOWN ON PLAN AND PER CITY STANDARD DETAIL FILE 87,169 AND FILE 87,173.
52. CONSTRUCT STANDARD 6" VERTICAL CONCRETE CURB WITH 2" CUTTER AS SHOWN ON PLAN AND PER CITY STANDARD DETAIL FILE 87,170. CONSTRUCT ASSOCIATED JOINTS PER CITY STANDARD DETAIL FILE 87,173.
53. CONSTRUCT STANDARD 6" VERTICAL CONCRETE CURB WITH 10" REINFORCED BUS PAD AS SHOWN ON PLAN AND PER CITY STANDARD DETAIL FILE 87,173. CONSTRUCT ASSOCIATED JOINTS PER CITY STANDARD DETAIL FILE 87,173. BUS PAD DIMENSION IS 10' WIDE X 66.25' LONG.
54. CONSTRUCT CONCRETE SIDEWALK PER DETAIL NO. 1 AND 2 ON SHEET C-2 AS APPROPRIATE. INSTALL #3 STEEL REINFORCED BARS AT MID-DEPTH OF THE CONCRETE SIDEWALK SLAB AROUND UTILITY BOXES AND CURB RAMPS PER SFP&A STANDARD PLAN 96,608 AND THE SFP&A STANDARD SPEC SECTION 204. AT LIMITS CONTRACTOR SHALL CONFORM NEW SIDEWALK ELEVATION TO EXISTING ELEVATION WITH A SMOOTH TRANSITION AND PROVIDE POSITIVE DRAINAGE PATTERN.
55. CONSTRUCT DRIVEWAY PER CITY STANDARD PLAN FILE 87,171.
56. CONSTRUCT STANDARD CURB RAMP PER CITY STANDARD PLAN FILE 55,017. INSTALL DETECTABLE SURFACE PER CITY STANDARD PLAN FILE 55,017.
57. CONSTRUCT PARKING STRIP PER CITY STANDARD PLAN FILE 87,170.
58. CONSTRUCT MEDIAN WITH CURB RAMPS AND LANDING PER CITY STANDARD PLAN FILE 102,063. INSTALL DETECTABLE SURFACE PER CITY STANDARD PLAN FILE 55,017.
59. INSTALL CONTINENTAL CROSSWALK STRIP. STRIPING DIMENSIONS SHALL BE CONSISTENT WITH EXISTING, ASSIGNED DIMENSIONS AS FOLLOWS: TRANSVERSE STRIPING 2" WIDE AT 2.5' SPACING, 10' MIN CROSSWALK WIDTH. REMOVE EXISTING CROSSWALK STRIPING IN CONFLICT WITH PROPOSED DESIGN PER SMTA STANDARDS.
60. RELOCATE BUS SHELTER PER SF MTA STANDARDS AND REGULATIONS.

SEWER NOTES

50. INSTALL NEW SANITARY SEWER LATERAL FROM BUILDING WITH CLEANOUT AND P-TRAP AND CONNECT TO EXISTING CITY MAIN SEWER PIPE PER CITY STANDARD PLAN FILE 87,196. CONTRACTOR SHALL MAKE THE SIDE SEWER CONNECTION TO THE MAIN PRIOR TO BUILDING PLUMBING INSTALLATION. MAINTAIN MINIMUM 2% SLOPE IN LATERAL. IF THERE'S A CONFLICT, CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER FOR AN ALTERNATE DESIGN. CONNECT BUILDING LATERALS TO THE SEWER CLEANOUTS. VERIFY PIPE SIZE AND FLOW LINE INFO ON THE PLUMBING PLAN PRIOR TO INSTALLING SIDE SEWER PIPE.

STORM DRAIN NOTES

51. INSTALL STORM DRAIN CLEANOUT. CONNECT TO SAND TRAP INSIDE BUILDING. REFER TO PLUMBING PLANS FOR CONTINUATION.
52. INSTALL CITY OF SAN FRANCISCO STANDARD CONCRETE CATCH BASIN WITH CURB INLET AND CAST IRON TRAP PER SFP&A STANDARD PLAN 87,187.

WATER NOTES

53. OWNER SHALL APPLY FOR FIRE WATER CONNECTIONS TO BUILDING. OWNER AND CONTRACTOR TO COORDINATE WITH SAN FRANCISCO WATER DEPARTMENT FOR THEM TO PLACE THE LATERAL. OWNER TO PAY FOR ALL RELATED FEES. CONTRACTOR SHALL INSTALL THE DOUBLE DETECTOR CHECK VALVE PER WATER QUALITY CONTROL DIVISION REQUIREMENTS. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACKFLOW DEVICE PRIOR TO INSTALLATION. INSTALL BACK FLOW PREVENTER PER WATER QUALITY CONTROL DIVISION REQUIREMENTS, AND ENSURE THAT THE DISTANCE BETWEEN THE POINT OF CONNECTION AND THE BACK FLOW PREVENTER DOES NOT EXCEED 25 FEET. CONTRACTOR SHALL SUBMIT SHOP DRAWING TO THE WATER QUALITY CONTROL DIVISION FOR THEIR APPROVAL PRIOR TO INSTALLING ANY FIRE WATER SYSTEM. REFER TO FIRE PROTECTION PLAN AND PLUMBING PLAN FOR DETAILED INFORMATION.

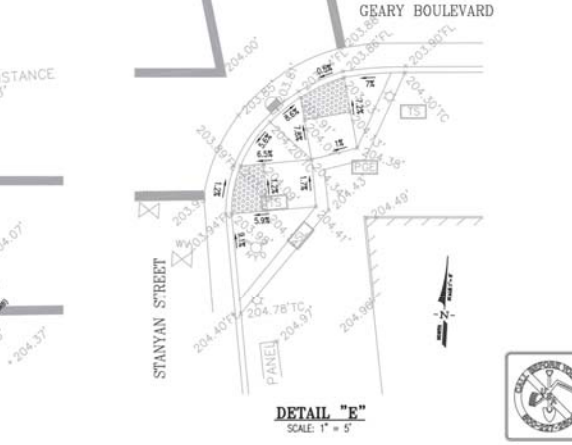
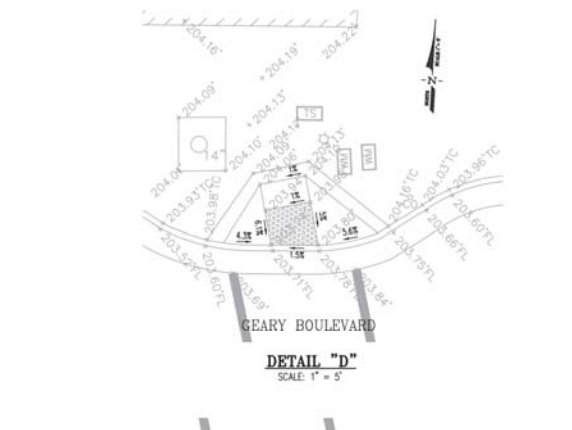
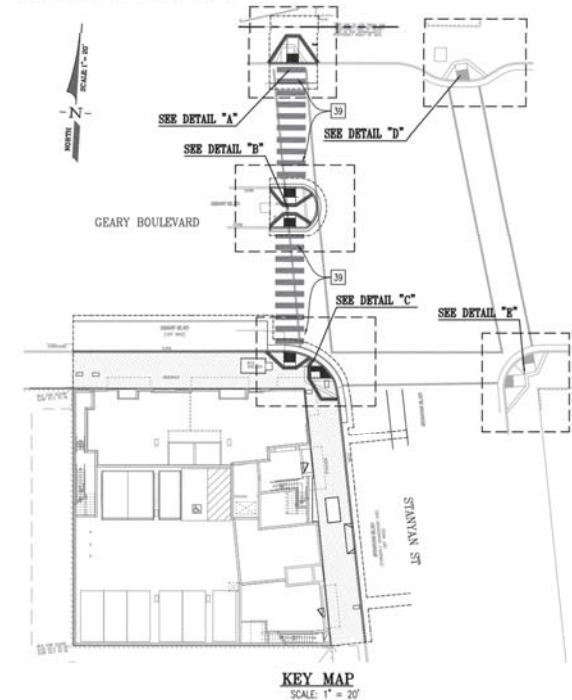
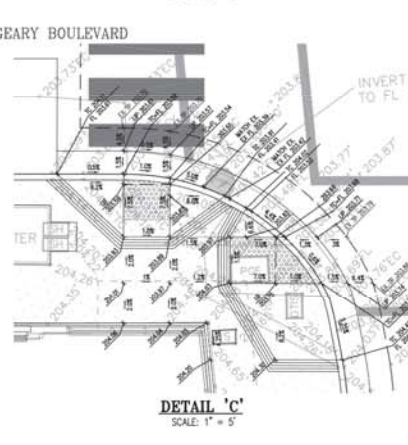
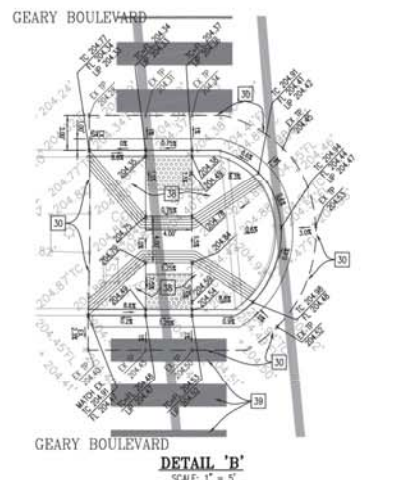
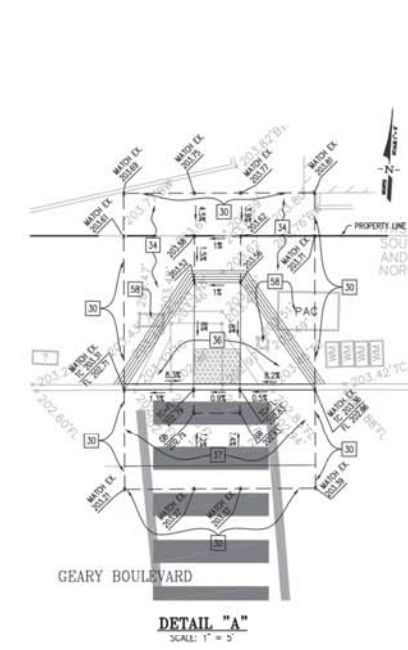
54. OWNER SHALL APPLY FOR DOMESTIC WATER CONNECTIONS TO BUILDING. OWNER TO PAY FOR ALL RELATED FEES. CONTRACTOR SHALL COORDINATE WITH WATER DEPARTMENT FOR THEM TO INSTALL WATER LATERALS AND METERS. CONNECT TO THE BUILDING WATER SYSTEM PER PLUMBING PLANS AND REFER TO PLUMBING PLANS FOR PIPE SIZES AND EXACT POINTS OF CONNECTION TO BUILDING. INSTALL PRESSURE REDUCING VALVE AS NEEDED. CONTRACTOR SHALL VERIFY AND REFER TO THE ARCHITECTURAL AND PLUMBING DRAWINGS FOR FINAL BACKFLOW PREVENTER LOCATION INSIDE BUILDING, AND ENSURE THAT THE DISTANCE BETWEEN THE POINT OF CONNECTION AND THE BACK FLOW PREVENTER DOES NOT EXCEED 25 FEET. CONTRACTOR SHALL OBTAIN APPROVAL FROM THE WATER QUALITY CONTROL DIVISION FOR THE TYPE OF BACK FLOW DEVICE PRIOR TO INSTALLATION. REFER TO PLUMBING DRAWINGS FOR DOMESTIC DEMAND.

UTILITY NOTES

55. NEW UNDERGROUND TRANSFORMER. REFER TO PG&E / ELECTRICAL PLANS FOR MORE DETAILS.
56. CONTRACTOR SHALL BACKFILL TRENCH PER DETAIL NO. 4 ON SHEET C-2.
57. GAS PIPE FOR BUILDING GAS SUPPLY TO BE INSTALLED BY PG&E. CONTRACTOR SHALL COORDINATE WITH PG&E REGARDING GAS METER LOCATION, EXACT PIPE SIZE, BUILDING P.I.C. AND CONNECTION. PG&E SHALL INSTALL CONNECTION TO GAS MAN ON 15TH STREET.
58. EXISTING UTILITY FEATURES TO REMAIN IN SAME LOCATION. CONTRACTOR SHALL ADJUST EXISTING UTILITY BOXES, LIGHTS, VALVES, FIRE HYDRANTS, AND COVERS TO MATCH FINAL GRADES.

NOTE:

CURB RAMPS SHOWN IN DETAILS "D" & "E" HAVE RECENTLY BEEN UPDATED BY SFP&A AND ARE EXISTING TO REMAIN. EXISTING SLOPES ARE SHOWN PER SURVEYED INFORMATION.



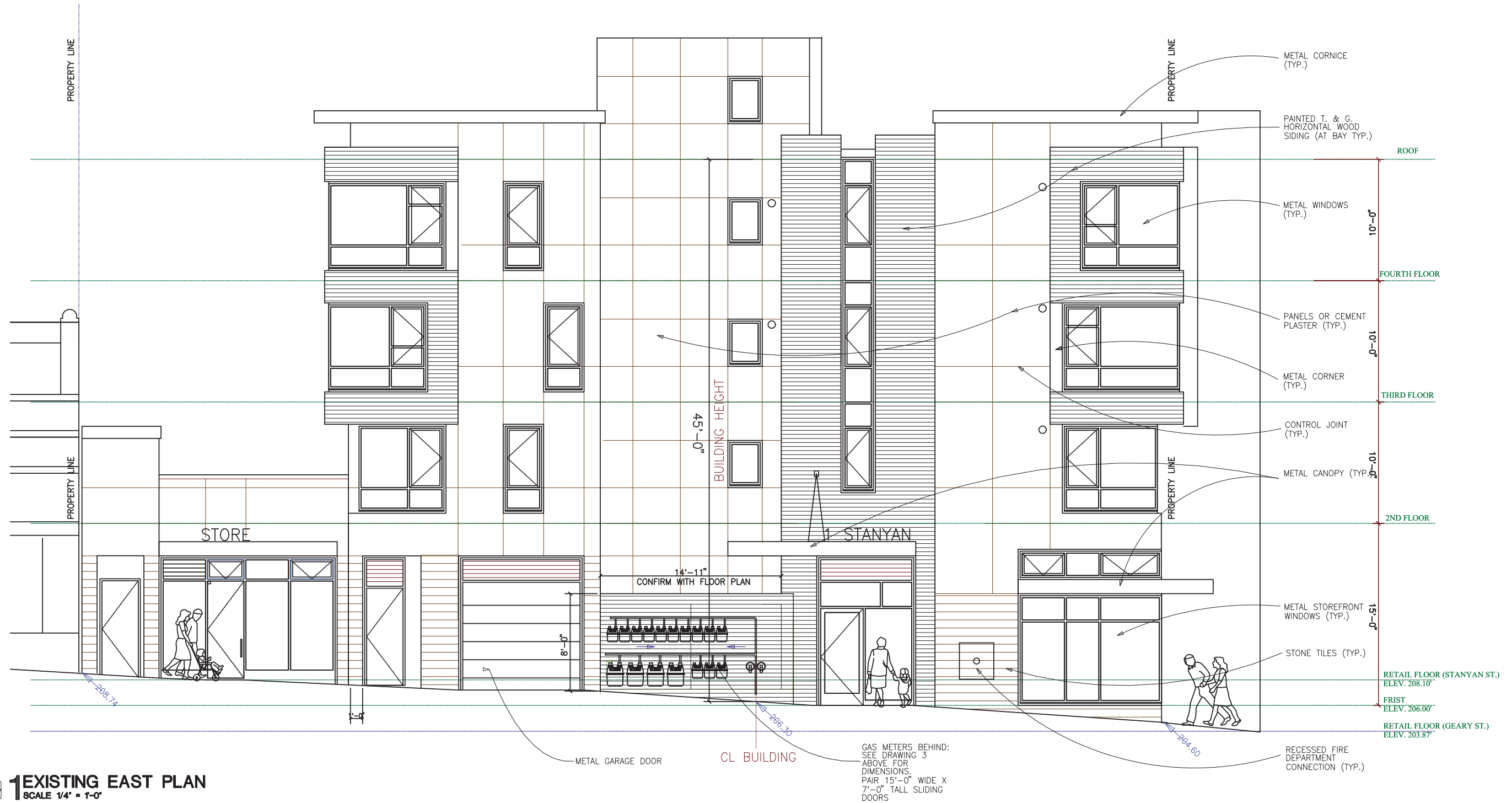
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com



STREET IMPROVEMENT PLAN
1 STANYAN STREET
SAN FRANCISCO, CA

NO.	DATE	DESCRIPTION

Title: **STREET IMPROVEMENT PLAN**
Date: JANUARY, 2017
Scale: AS SHOWN
Drawn By: D.A.O.
Checked By: J.L.
Job No.: 16082A10
File No.: DESIGNMASTER-16082A10.dwg
Plot Date: MARCH 10, 2017
Sheet No.: **C-2**
Of 2 Sheets



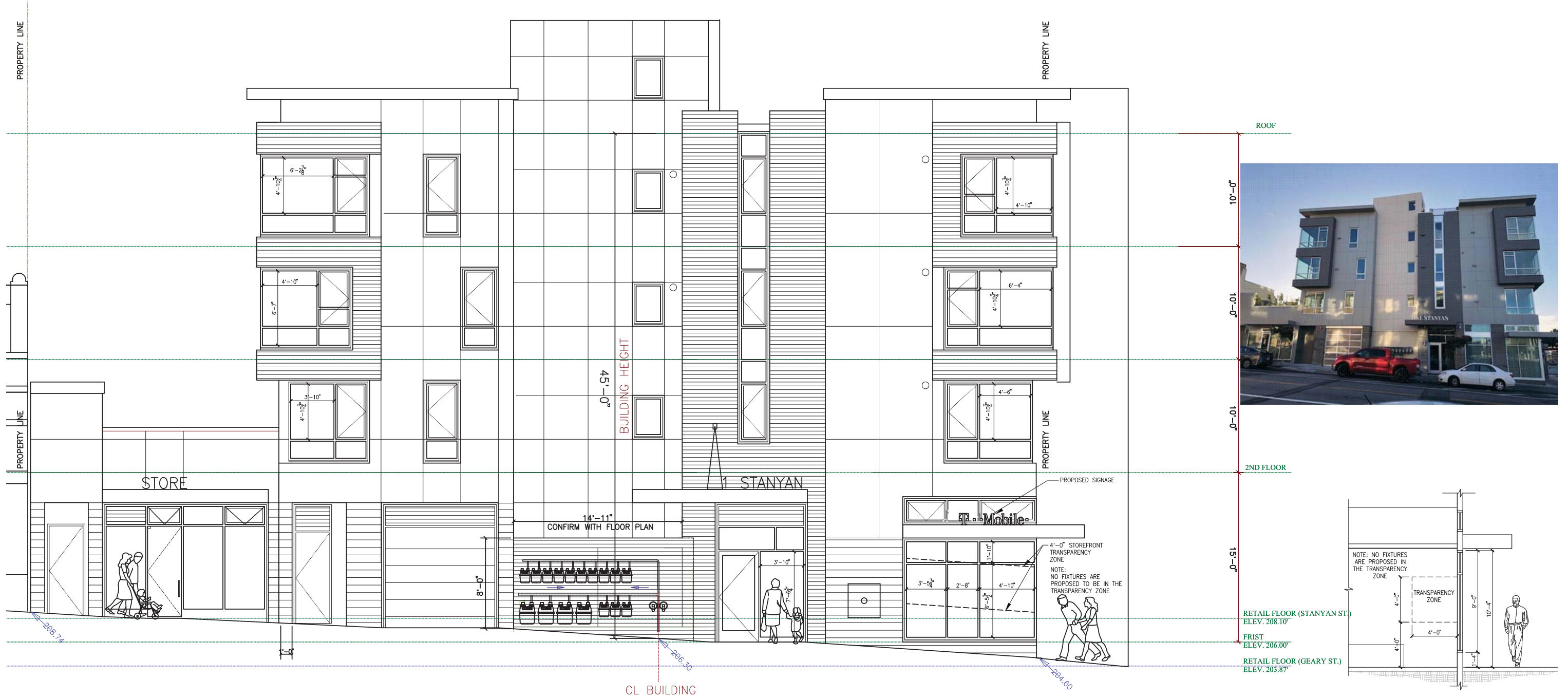
1 EXISTING EAST PLAN
SCALE 1/4" = 1'-0"

Existing East Elevation (Stanyon Street)



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

Existing North Elevation (Geary Street)



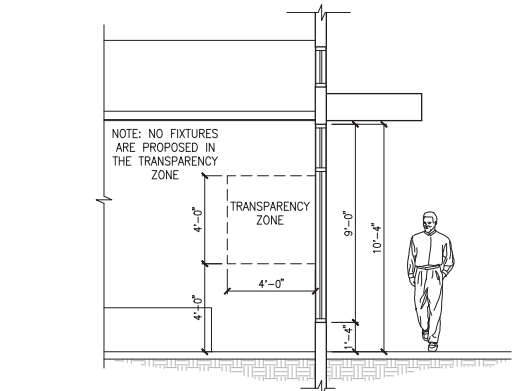
1 EXISTING EAST ELEVATION W/ NEW SIGNAGE
SCALE 1/4" = 1'-0"

2 STOREFRONT SECTION
SCALE 1/4" = 1'-0"

Proposed East Elevation

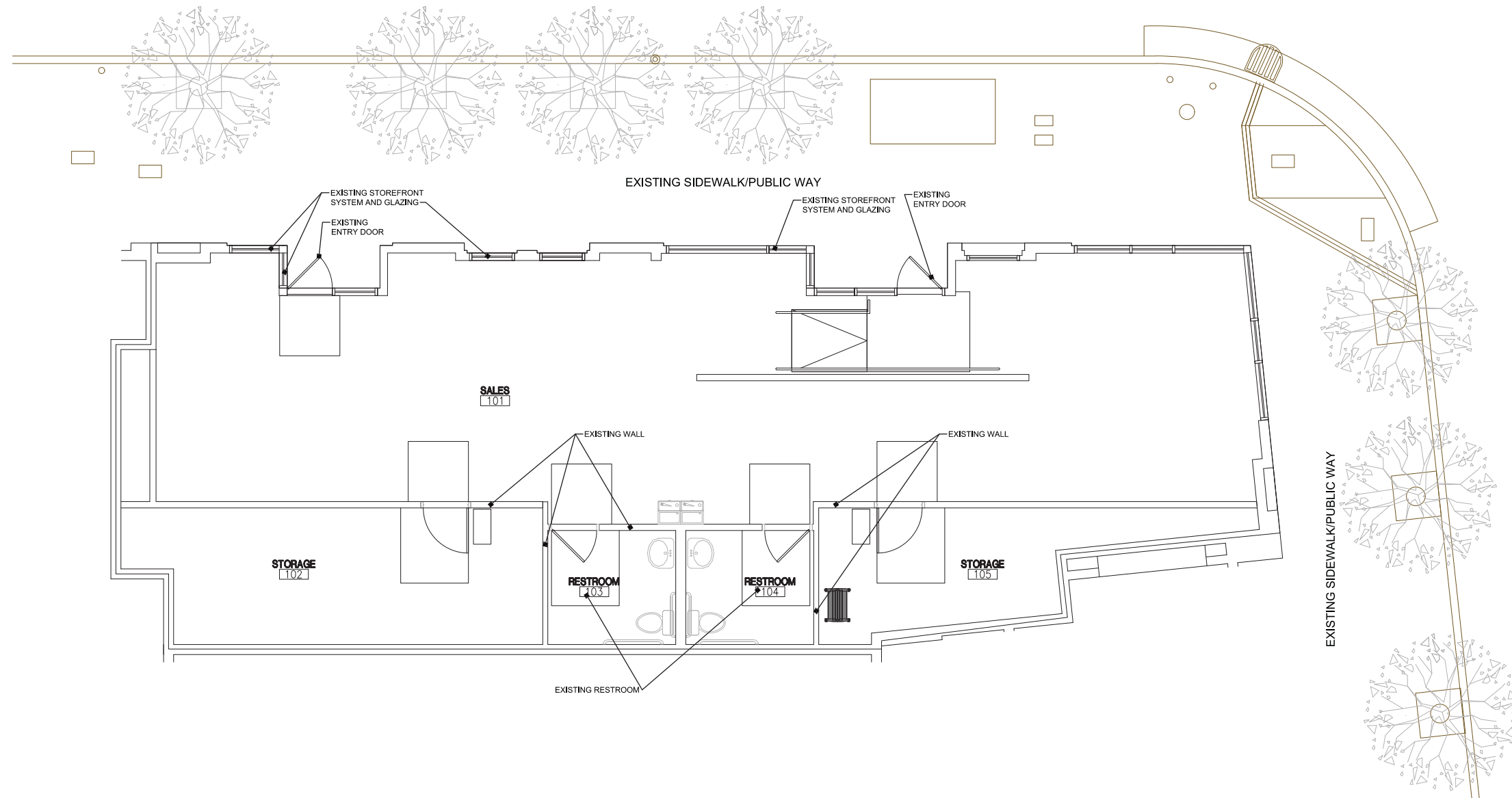


1 EXISTING NORTH ELEVATION W/ NEW SIGNAGE
SCALE 1/4" = 1'-0"






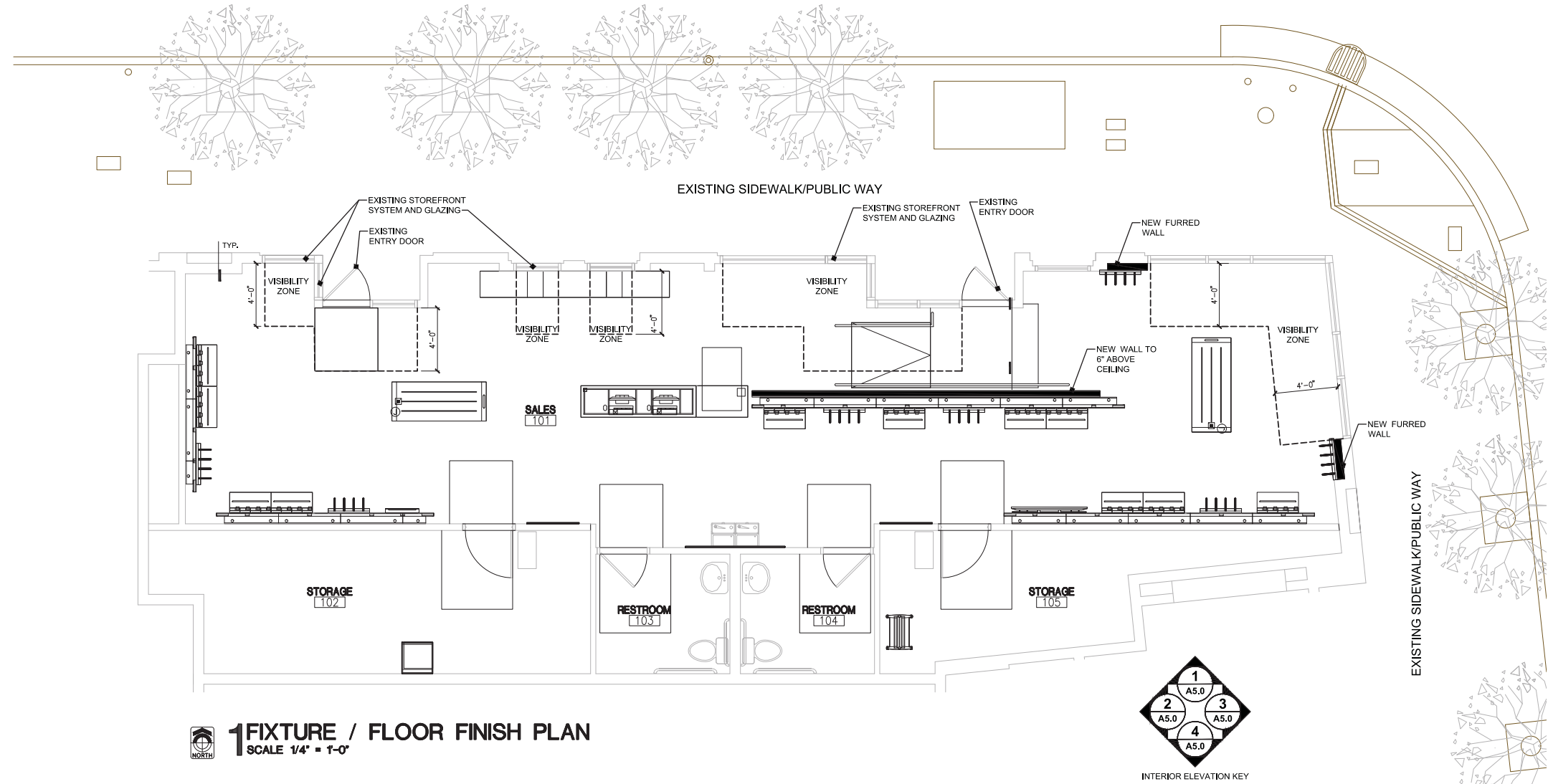
2 STOREFRONT SECTION
SCALE 1/4" = 1'-0"

Proposed North Elevation

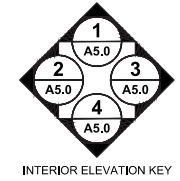


1 EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

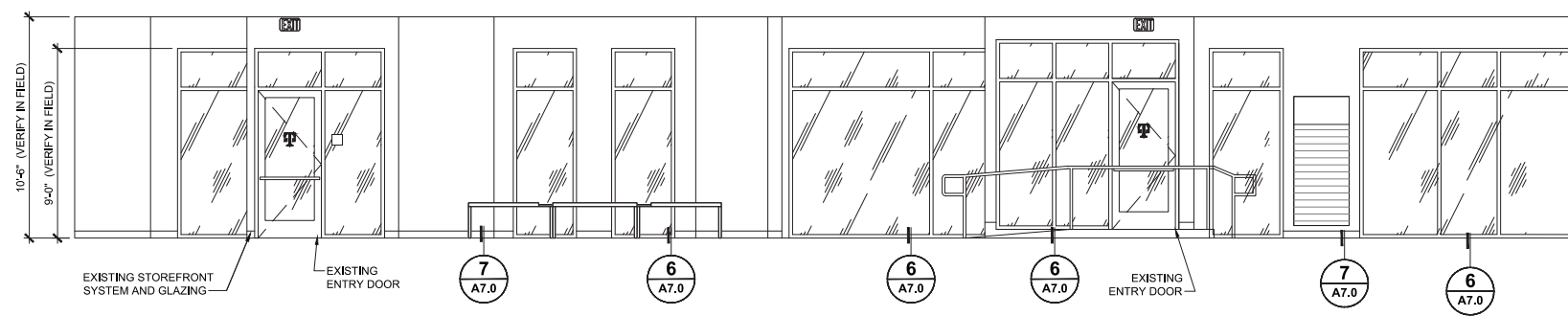
WALL LEGEND	
	NEW METAL STUD FURRED WALL W/ 5/8" GYP BOARD OVER.
	NEW METAL STUD WALL W/ 5/8" GYP. BOARD BOTH SIDES TO 6" ABOVE CEILING.
	EXISTING WALL TO REMAIN.



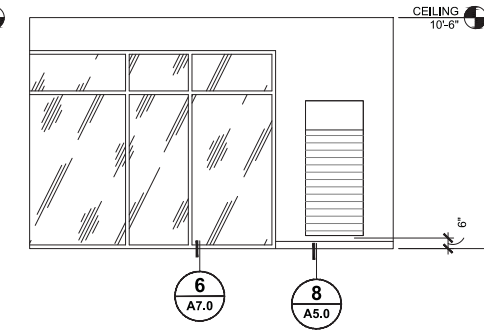
1 FURNITURE / FLOOR FINISH PLAN
SCALE 1/4" = 1'-0"



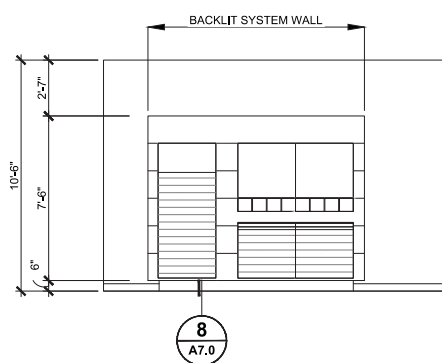
INTERIOR ELEVATION KEY



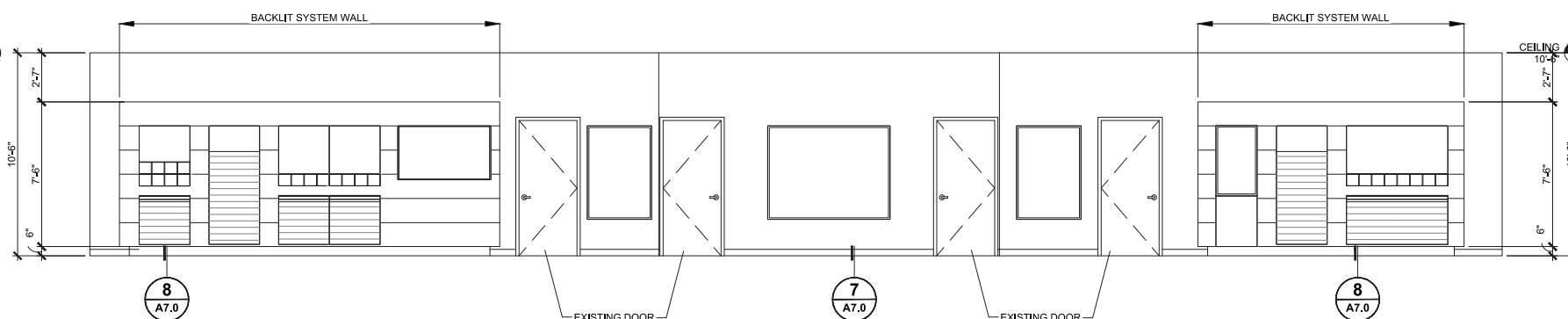
1 FRONT ELEVATION
SCALE 1/4"=1'-0"



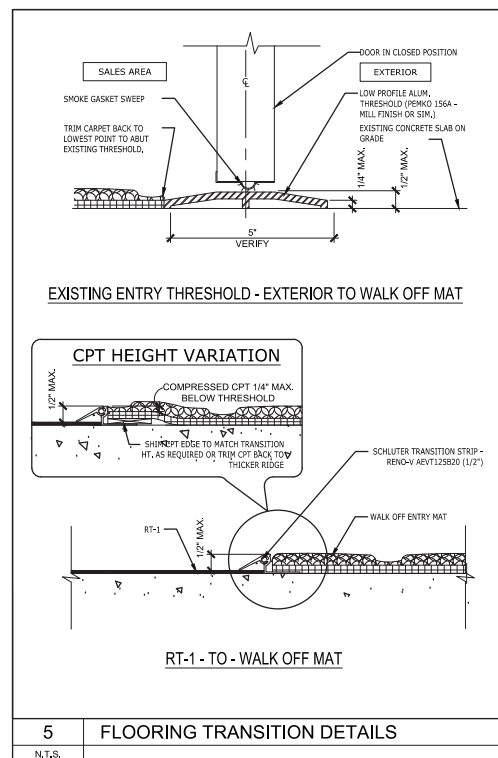
2 LEFT ELEVATION
SCALE 1/4"=1'-0"



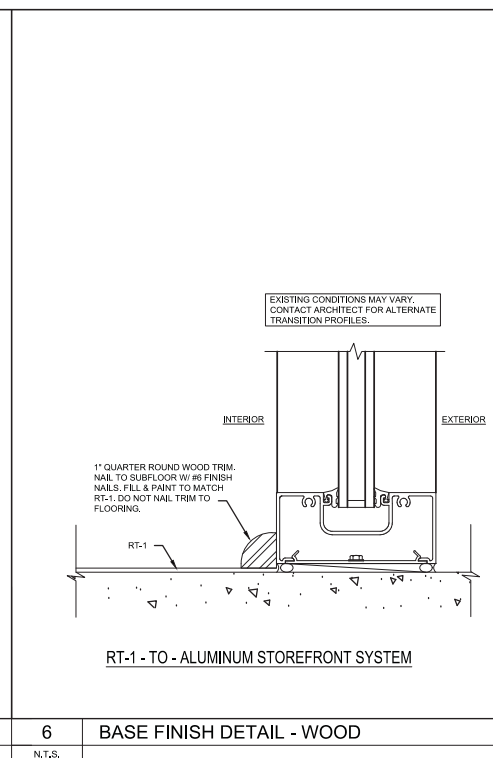
3 RIGHT ELEVATION
SCALE 1/4"=1'-0"



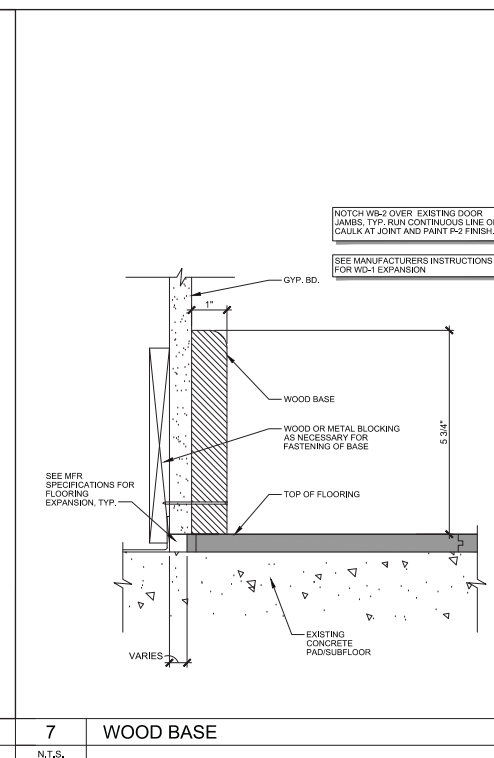
4 REAR ELEVATION
SCALE 1/4"=1'-0"



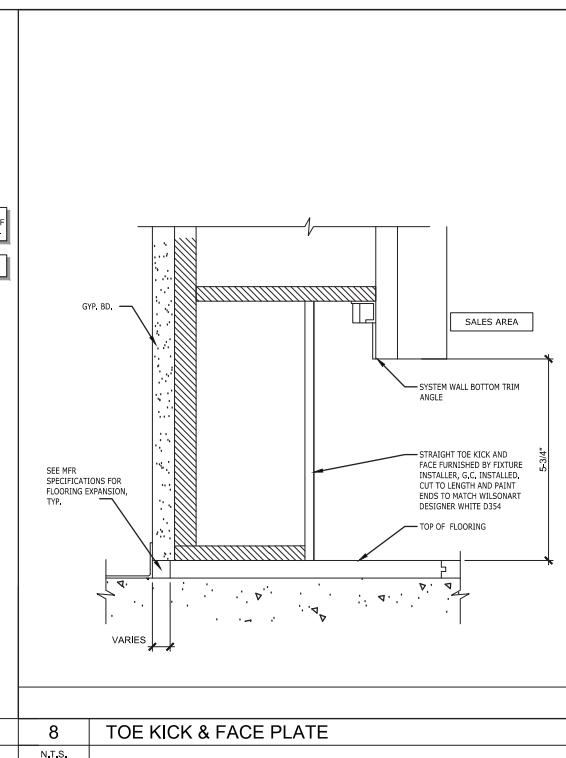
5 FLOORING TRANSITION DETAILS
N.T.S.



6 BASE FINISH DETAIL - WOOD
N.T.S.



7 WOOD BASE
N.T.S.



8 TOE KICK & FACE PLATE
N.T.S.

T Mobile

SIGN SUBMITTAL PACKAGE

SAP 677E

REQUIRES VARIANCE:

SITE ID: 32737

CHANNEL: CORPORATE **STATUS:** FUTURE LAUNCH

LOCATION: **GEARY & STANYAN**
3501 GEARY STREET
SAN FRANCISCO, CA 94118

SITE SUMMARY

STOREFRONT LENGTH:	78'-0"
MAX SIGN HEIGHT:	N/A
MAX SIGN LENGTH:	N/A
MAX # SIGNS:	2
COLOR VARIANCE:	N/A
PYLON AVAILABLE:	NO
BLADE AVAILABLE:	YES
AWNING AVAILABLE:	NO
BACKER ALLOWED:	NO

SUMMARY NOTES

Landlord will only approve silver letters

SIGN SUMMARY

SIGN TYPE	SQ FT (CAL)	SQ FT (PRO)	MATERIAL	COLOR
12" Aluminum Flat Cut Outs	150	4.8	TBV	TBV

OVERALL SIGN CALCS

MAX ALLOWED	TOTAL
150	9.6

**SQ. FT. (CAL): THE CALCULATED SQ FT OF A SIGN WILL MAXIMIZE ALLOWABLE AREA AND MEET REQUIREMENTS
 **SQ FT (PRO): THE PROPOSED SQ FT OF THE SIGN THE SIGN MANF. IS PROPOSING
 **MATERIAL: MATERIAL OF FACADE THE SIGN IS BEING INSTALLED UPON
 **COLOR: COLOR OF FACADE THAT THE SIGN IS BEING INSTALLED UPON

TABLE OF CONTENTS

12" FCO LETTERS	PAGE 2
NORTH ELEVATION	PAGE 3
EAST ELEVATION	PAGE 4
WINDOW VINYL	PAGE 5
INTERIOR PLAQUE	PAGE 6

CONTACTS

PROJECT MANAGER:

Keith Patterson
 Keith.Patterson@theMCgroup.com
 (440) 209-6200 ext. 502

T-MOBILE PROJECT MANAGER:

Al Cervantes

T-MOBILE DESIGN MANAGER:

Carly Byfield

SIGN MANUFACTURER



8959 Tyler Boulevard
 Mentor, Ohio 44060
 440.209.6200
 800.627.4460
 theMCgroup.com

APPROVAL STAMP

ADDITIONAL INFORMATION:

GENERAL NOTES & PERMIT TIMES:

Permit process time is about 2 months

ELECTRICAL ACCESS:

TBV; MC Sign will connect within 6' provided that access exists. Dealer is responsible for running power.

LANDLORD CRITERIA:

- Interior Window decals
- Metal lettering above the metal canopies located above the storefront entry (see attached image – areas 1,2,3). Font and size to be approved by landlord. Color must be silver.

LOCAL CODE:

3 sq. ft. per linear ft of building frontage. Max 150 sq. ft.

VARIANCE PROCESS:

-

REVISIONS:

DATE:	DESCRIPTION:
05/30/19 DN	Updated with new sign standards

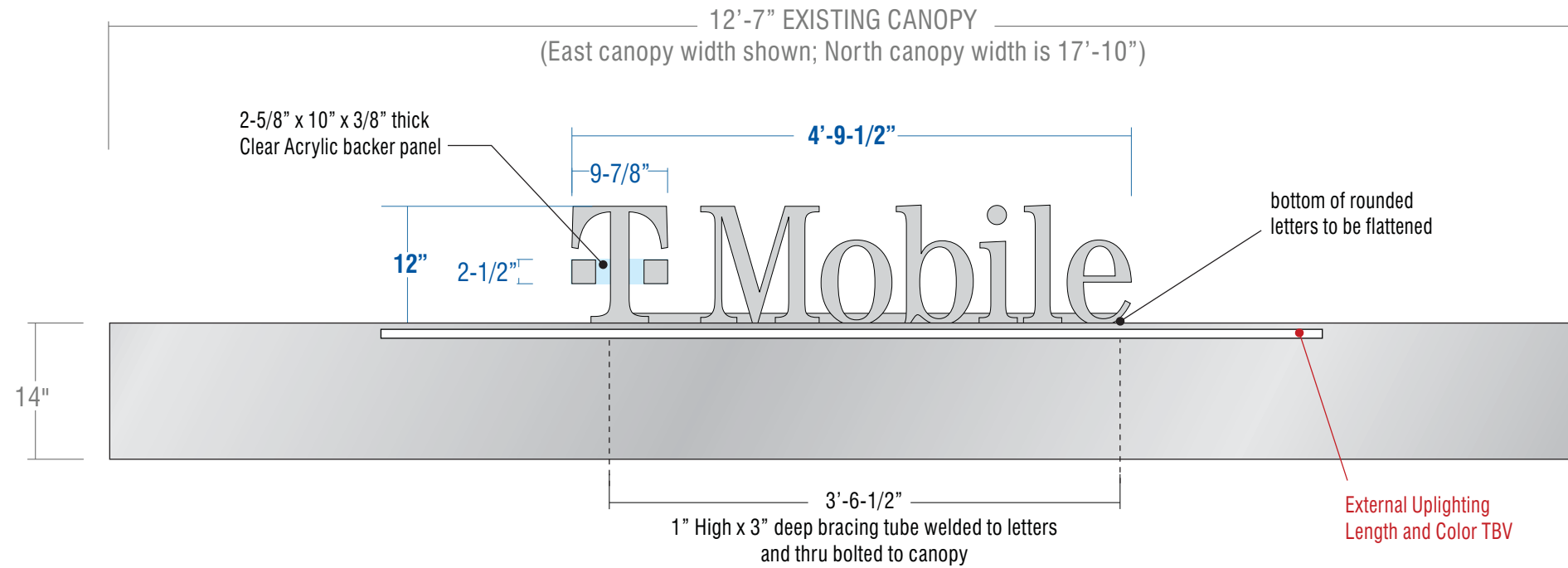


NON-ILLUMINATED FLAT CUT OUT LETTERS

Scale: 3/4" = 1'-0"
4.8 square feet

**SITE SURVEY
REQUIRED**

12"

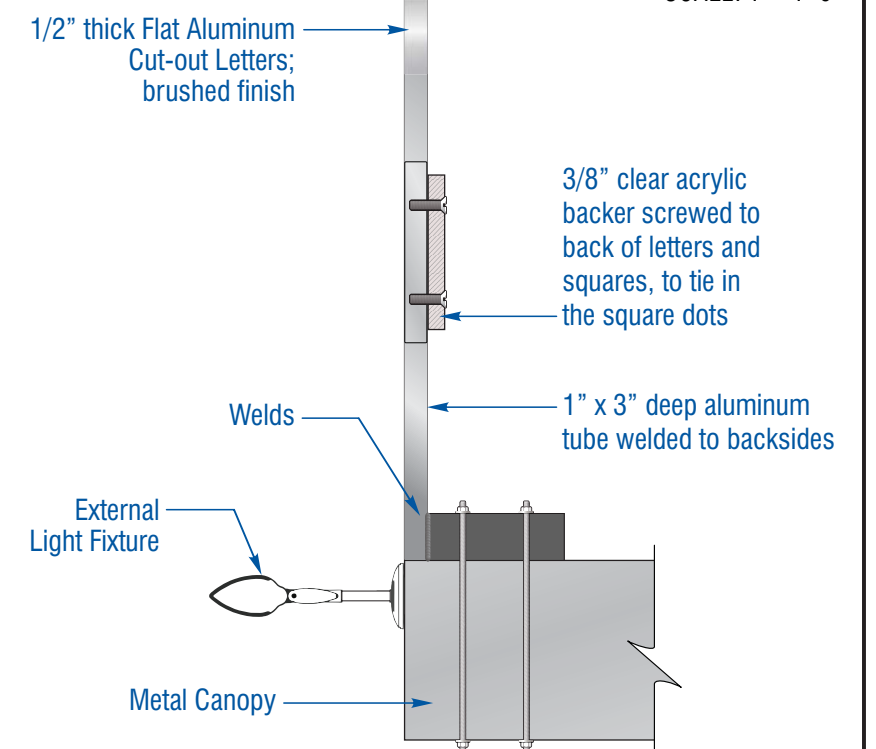


COLOR PALETTE

Background behind letters TBV

SIDE VIEW FCO LETTERS

SCALE: 1"=1'-0"



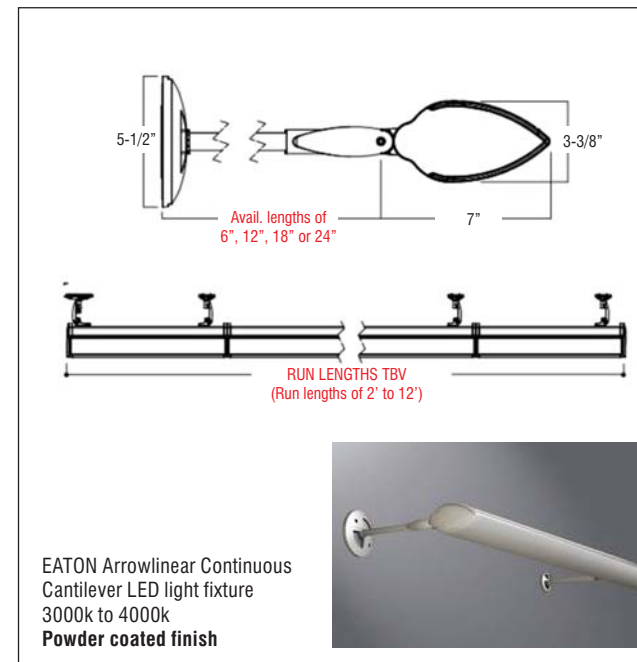
GRAPHICS: 1/2" thick flat cut out aluminum letters, mill finish

MOUNTING: 1" x 3'-6-1/2" x 3" deep aluminum tube welded to the backside of the letters painted to match bkgd. behind; tube to be thru bolted into canopy; 2-5/8" x 10" x 3/8" thick clear acrylic backer to be screwed into letters and square digits for support;

SIZE AND MATERIAL DETAILS FOR CANOPY TO BE PROVIDED

EXTERNAL UPLIGHTING: Eaton ArrowLinear Continuous LED Low Profile light fixtures - Powder coated finish; Color TBV; Run and extension lengths TBV

QUANTITY: (2) Two lettersets required for North and East elevation



EATON Arrowlinear Continuous Cantilever LED light fixture 3000k to 4000k Powder coated finish



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT:

T Mobile

ADDRESS:

GEARY & STANYAN
3501 GEARY ST
SAN FRANCISCO, CA 94118

PAGE NO.

2

TICKET NO.:

468921

DATE:

12/20/17

PROJECT MANAGER:

KEITH PATTERSON

DESIGNER:

DN

ELECTRONIC FILE NAME:

TMO\2017\CA\MOBILE ONE\SAN FRANCISCO - GEARY & STANYAN

REVISION HISTORY:

12/28/17 JR	REVISED TO BRUSHED ALUM.
01/04/18 DM	Revised side view to show letters on canopy
03/28/18 MD	Revised size, and finish of the letters
07/12/18 DB	Removed width of canopy - varies
08/16/18 MD	Added Uplighting option
06/04/19 DN	update new standards
09/18/19 DN	update to 12" letterset

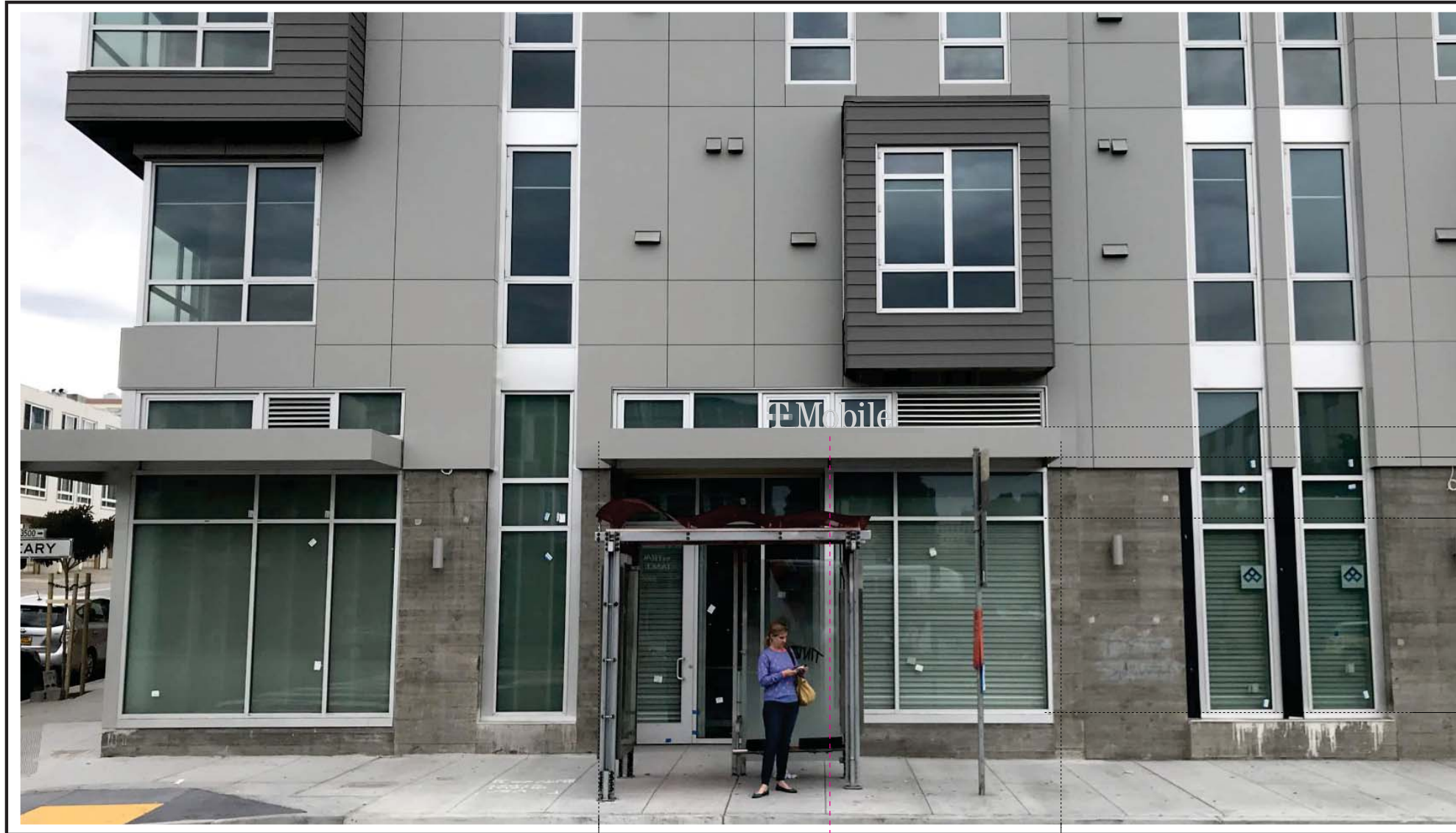
CLIENT SIGNATURE:

APPROVAL DATE:

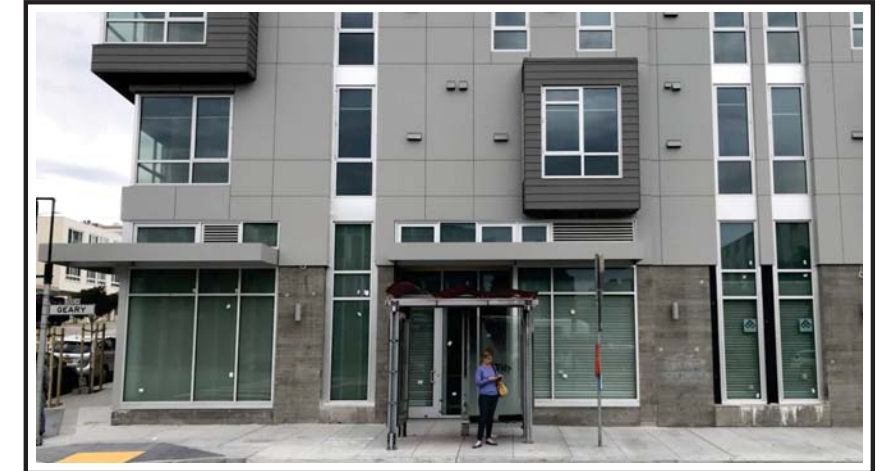


PROPOSED NORTH (GEARY) ELEVATION

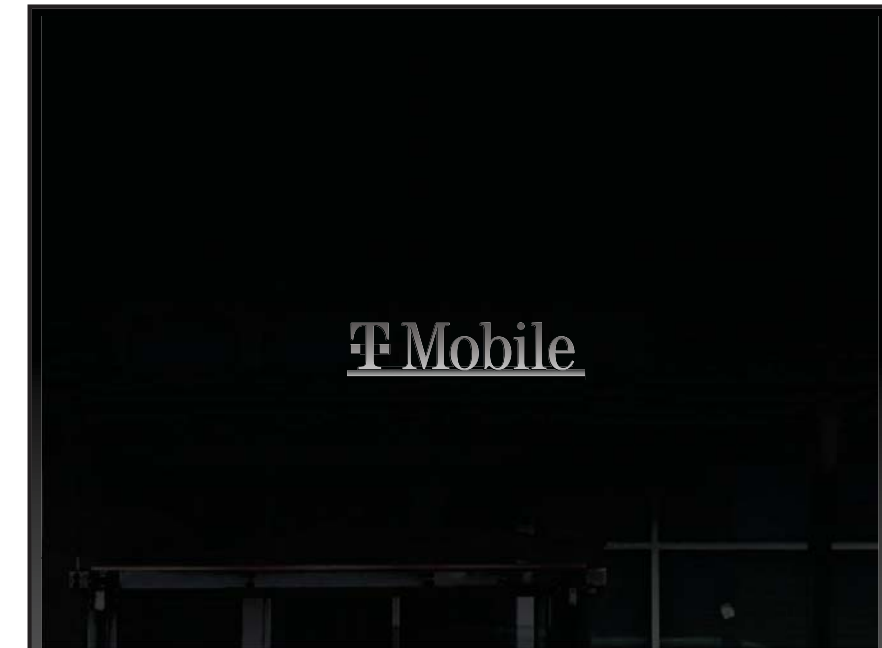
Scale: 3/16" = 1'-0"



EXISTING CONDITIONS



SIMULATED NIGHT VIEW



8959 Tyler Boulevard
Mentor, Ohio 44060

440.209.6200
800.627.4460

theMCgroup.com

CLIENT:



ADDRESS:

GEARY & STANYAN
3501 GEARY ST
SAN FRANCISCO, CA 94118

PAGE NO.:

3

TICKET NO.:

468921

DATE:

12/20/17

PROJECT MANAGER:

KEITH PATTERSON

DESIGNER:

DN

ELECTRONIC FILE NAME:

TMO\2017\CA\MOBILE ONE\SAN FRANCISCO - GEARY & STANYAN

REVISION HISTORY:

12/28/17 JR	REVISED TO BRUSHED ALUM.
01/04/18 DM	Revised to show letters on canopy better
03/28/18 MD	Revised size
07/12/18 DB	Updated elevation photo & dimensions
07/26/18 DN	add blade sign
08/16/18 MD	Added lighting option
06/04/19 DN	update new standards
09/18/19 DN	update to 12" letterset

CLIENT SIGNATURE:

APPROVAL DATE:



PROPOSED EAST (STANYAN) ELEVATION

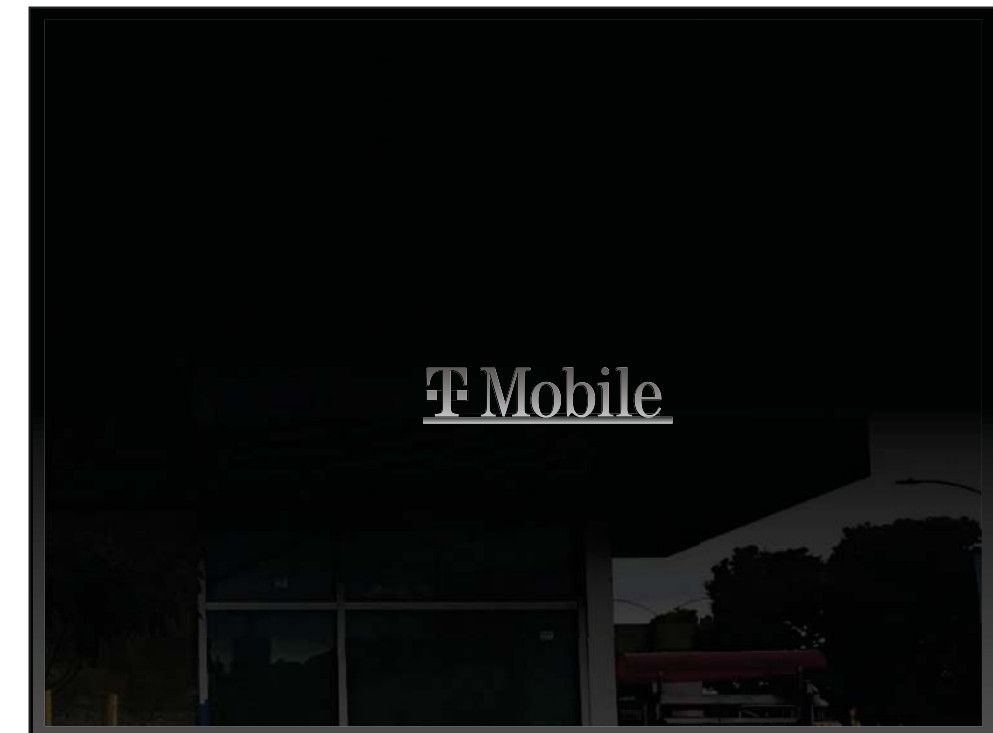
Scale: 3/16" = 1'-0"



EXISTING CONDITIONS



SIMULATED NIGHT VIEW



CLIENT:
T Mobile

ADDRESS:
GEARY & STANYAN
3501 GEARY ST
SAN FRANCISCO, CA 94118

PAGE NO.:
4

TICKET NO.:
468921

DATE:
12/20/17

PROJECT MANAGER:
KEITH PATTERSON

DESIGNER:
DN

ELECTRONIC FILE NAME:
TMO\2017\CA\MOBILE ONE\SAN FRANCISCO - GEARY & STANYAN

REVISION HISTORY:

12/28/17 JR	REVISED TO BRUSHED ALUM.
01/04/18 DM	Revised to show letters on canopy better
03/28/18 MD	Revised size
07/12/18 DB	Updated elevation photo & dimensions
07/26/18 DN	add blade sign
08/16/18 MD	Added lighting option
06/04/19 DN	update new standards
09/18/19 DN	update to 12" letterset

CLIENT SIGNATURE:

APPROVAL DATE:



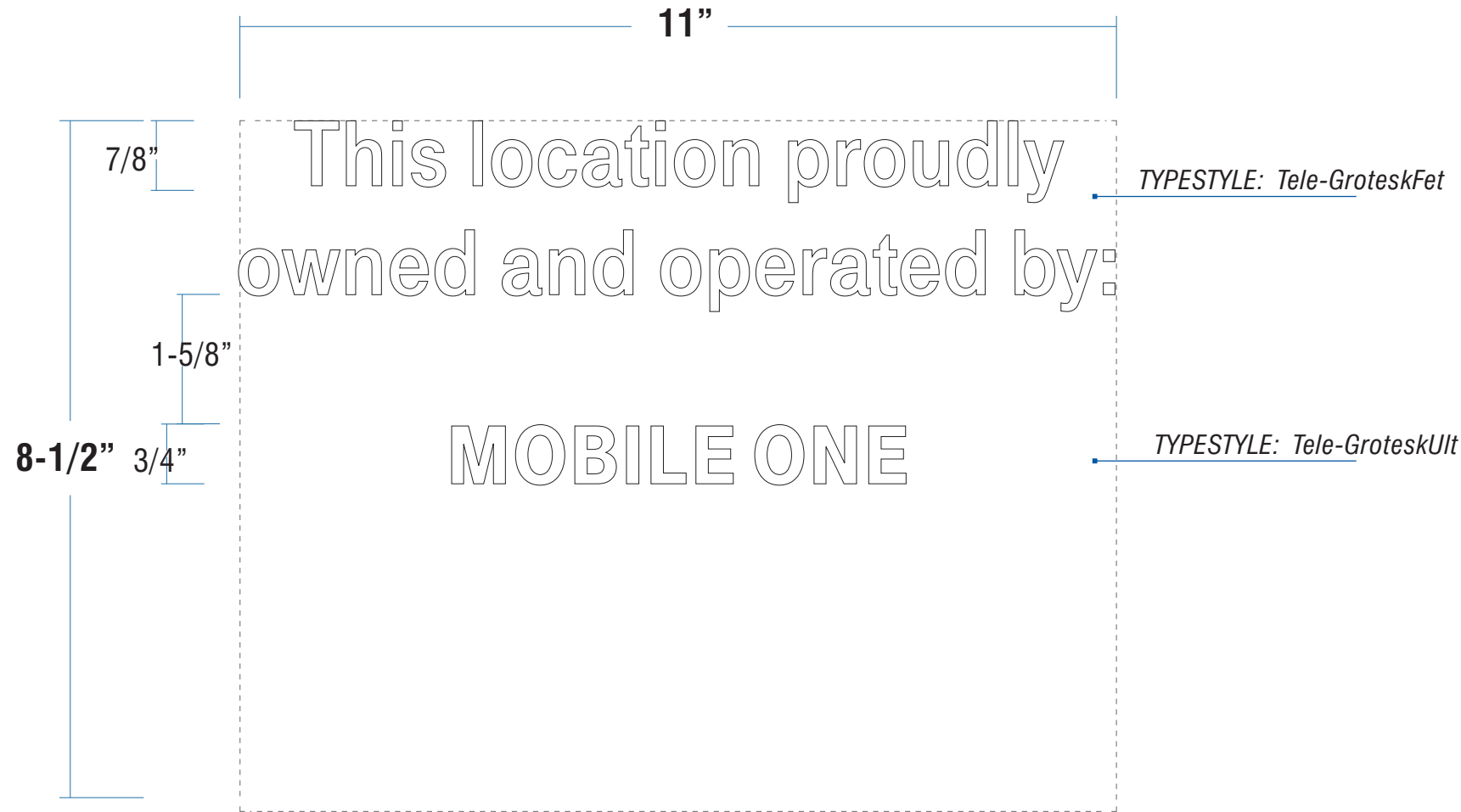
8959 Tyler Boulevard
Mentor, Ohio 44060
440.209.6200
800.627.4460
theMCgroup.com



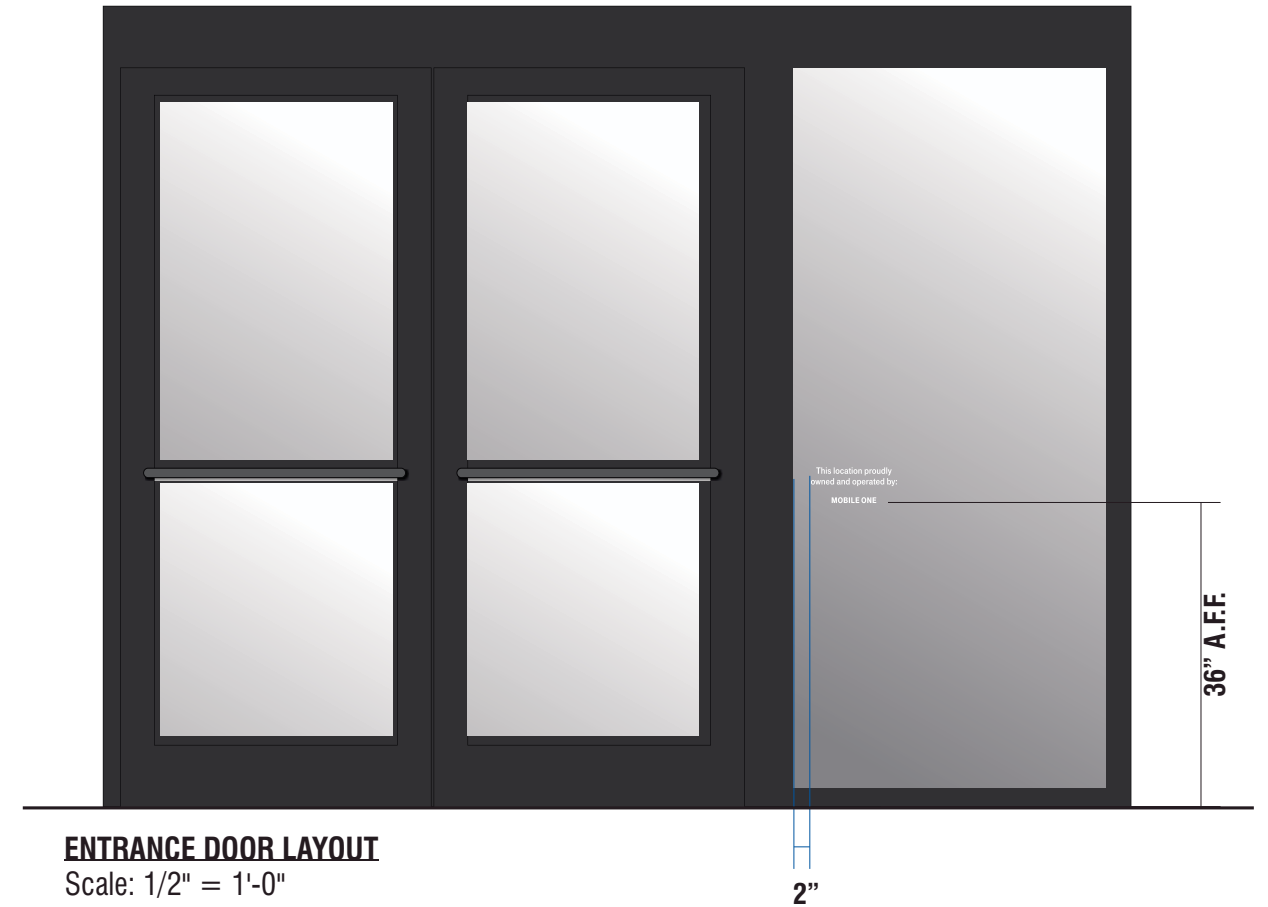
DEALER WINDOW DECAL

Scale: HALF SIZE

WINDOW DECAL SHOULD BE PLACE ON THE WINDOW NEAR THE ENTRANCE, FACING OUT



NO OTHER GRAPHICS OR SIGNAGE TO BE PLACED ANYWHERE ON DOOR OR OTHER WINDOWS UNLESS SHOWN ON THE MERCHANDISING GUIDELINES



APPLICATION: Install second surface die cut White vinyl ready to apply to window

COLOR PALETTE



NOTE:

No dealer name abbreviations will be permitted; Full business name must be used in all cases



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SAN FRANCISCO, CA 94118

PAGE NO.

5

TICKET NO.:

468921

DATE:

12/20/17

PROJECT MANAGER:

KEITH PATTERSON

DESIGNER:

DN

ELECTRONIC FILE NAME:

TMO\2017\CA\MOBILE ONE\SAN FRANCISCO - GEARY & STANYAN

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

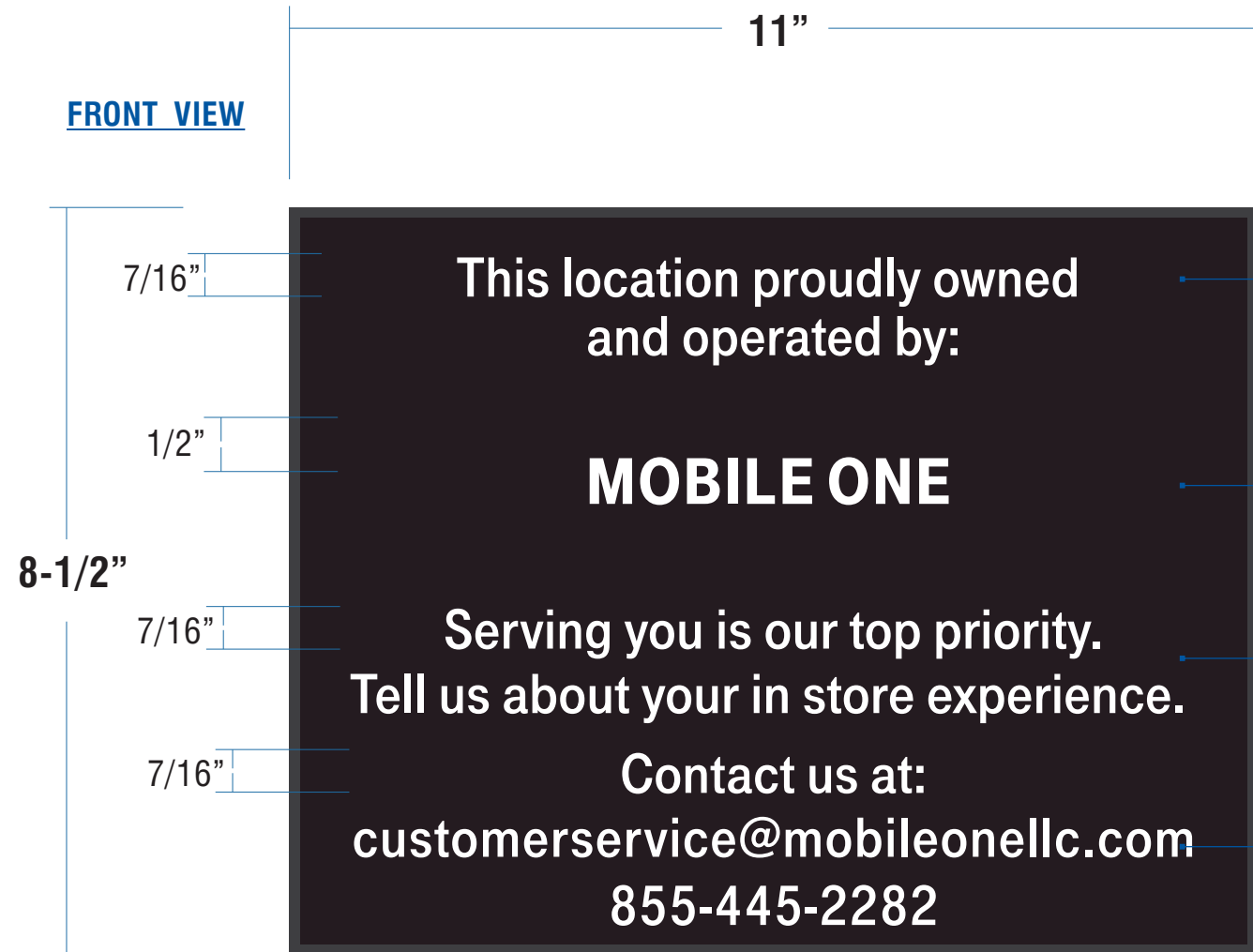


INTERIOR DEALER WALL PLAQUE

Scale: HALF SIZE

PLAQUE SHOULD BE PLACED ON THE BACK WALL NEAR THE BACK OF THE HOUSE ENTRY FACING THE SALES FLOOR

FRONT VIEW



TYPESTYLE: *Tele-GroteskFet*

TYPESTYLE: *Tele-GroteskUlt*

TYPESTYLE: *Tele-GroteskFet*

TYPESTYLE: *Tele-GroteskFet*

SIDE VIEW

1/4" THICK BLACK ACRYLIC W/ BEVELED EDGES
FLAME POLISH FOR GLOSS APPEARANCE

INSTALL: Mount flush to wall using D/F tape & Silicone

COLOR PALETTE

- BLACK ACRYLIC or equivalent
- 3m 7725-10 WHITE opaque

NOTE:

No dealer name abbreviations will be permitted; Full legal dealer name must be used in all cases, no DBA's allowed.

Dealer must use dealer domain email address

(No TMO email address nor any free subscription email like gmail or hotmail)

NOTE:

No dealer name abbreviations will be permitted; Full business name must be used in all cases



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T Mobile

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SAN FRANCISCO, CA 94118

PAGE NO.
6

TICKET NO.:
468921

PROJECT MANAGER:
KEITH PATTERSON

ELECTRONIC FILE NAME:
TMO\2017\CA\MOBILE ONE\SAN FRANCISCO - GEARY & STANYAN

DATE:
12/20/17

DESIGNER:
DN

REVISION HISTORY:

CLIENT SIGNATURE:

APPROVAL DATE:

Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3501 GEARY BLVD		1084001B
Case No.		Permit No.
2019-002758PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization to establish a formula retail use d.b.a. T-Mobile.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><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 > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: 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?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: 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.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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.</p>
<p>Comments and Planner Signature (optional):</p> 	

**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"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

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

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

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

<input type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Sharon Young 10/02/2019
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)
3501 GEARY BLVD		1084/001B
Case No.	Previous Building Permit No.	New Building Permit No.
2019-002758PRJ		
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:

Exhibit D - Land Use Data



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3501 GEARY BOULEVARD
RECORD NO.: 2019-002758CUA

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

Reception:
415.558.6378

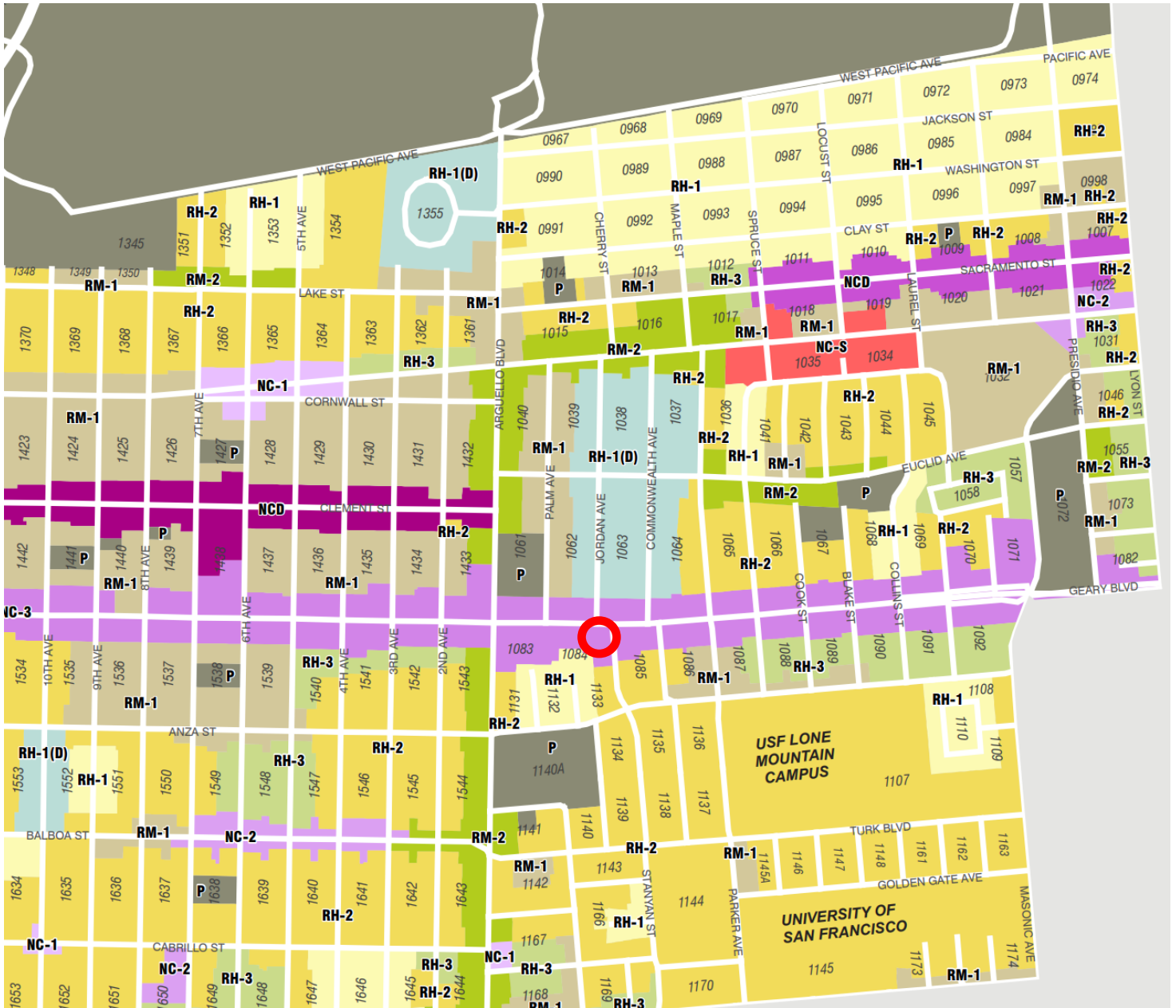
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±7,570	±7,570	No Change
Residential	13	13	No Change
Commercial/Retail (subject commercial space)	±1,866	±1866	No Change
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	±1,866	±1,866	No Change
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	13	13	No Change
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	13	13	No Change
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	4	4	No Change
Height of Building(s) (to roof)	Approx. 45 feet	Approx. 45 feet	No Change
Other ()			

Exhibit E - Maps and Context Photos

Zoning Map



Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard



Parcel Map



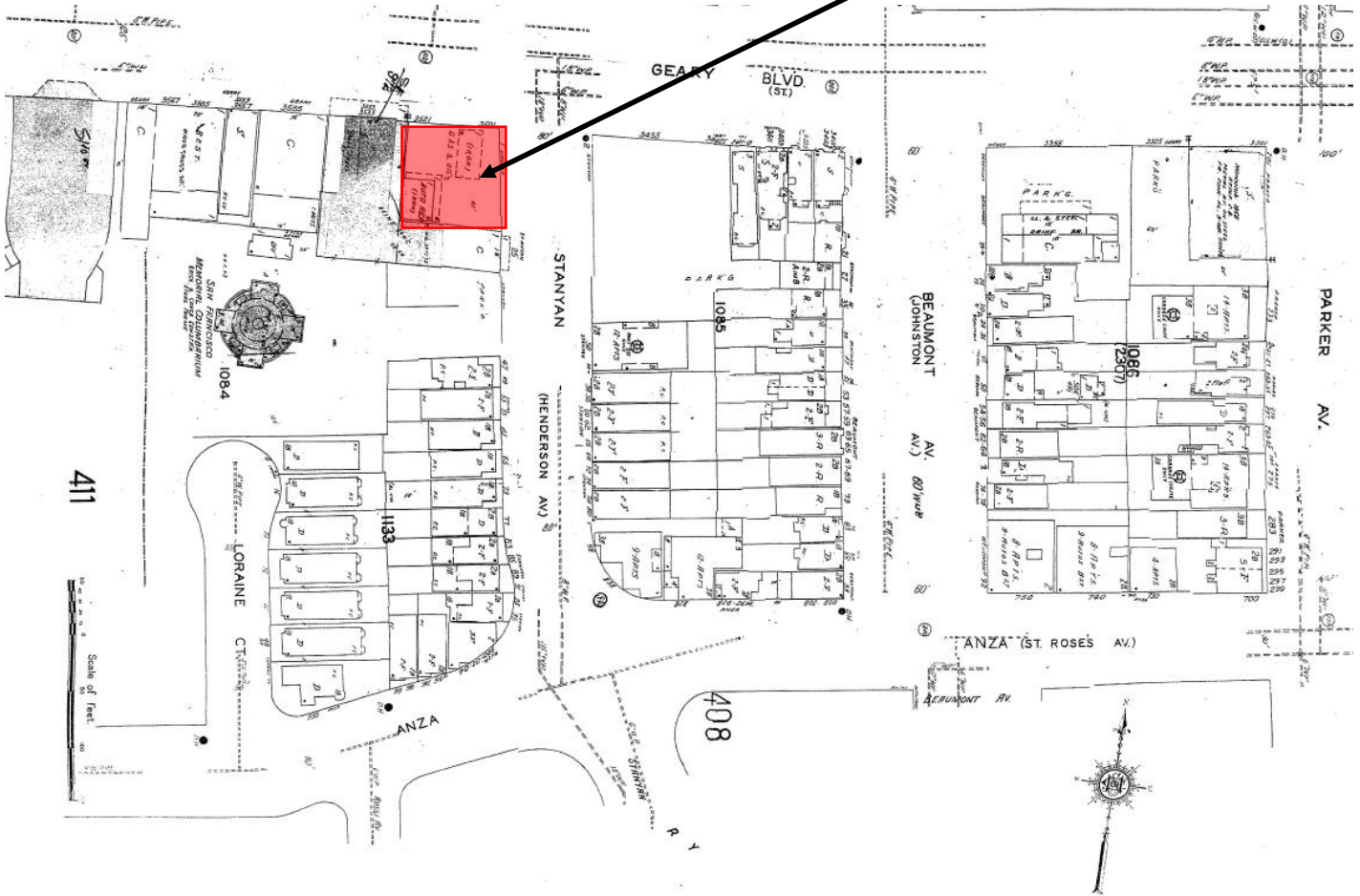
SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2019-002758CUA
 3501 Geary Boulevard

Sanborn Map*

SUBJECT PROPERTY

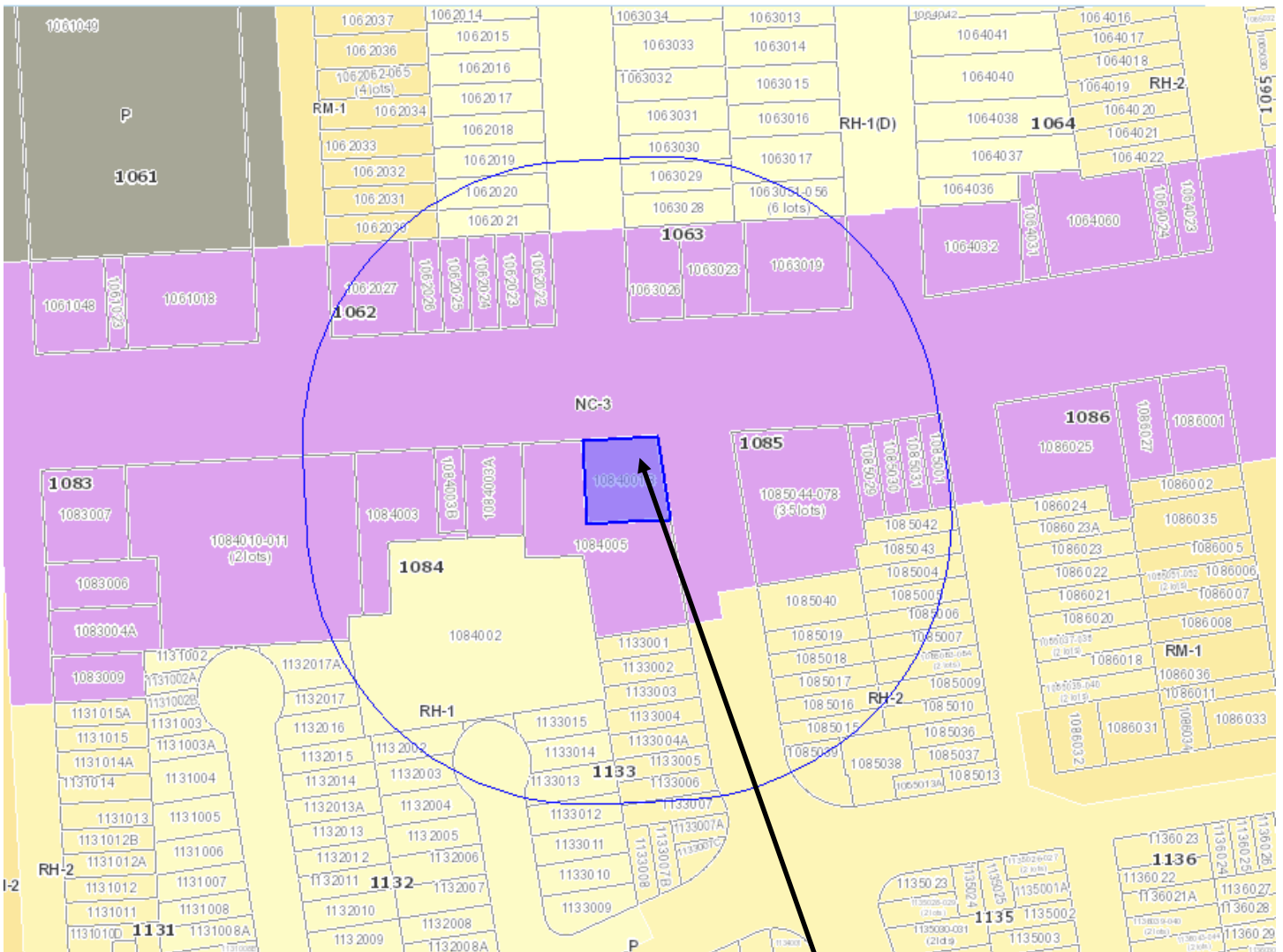


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

300- FOOT MILE RADIUS

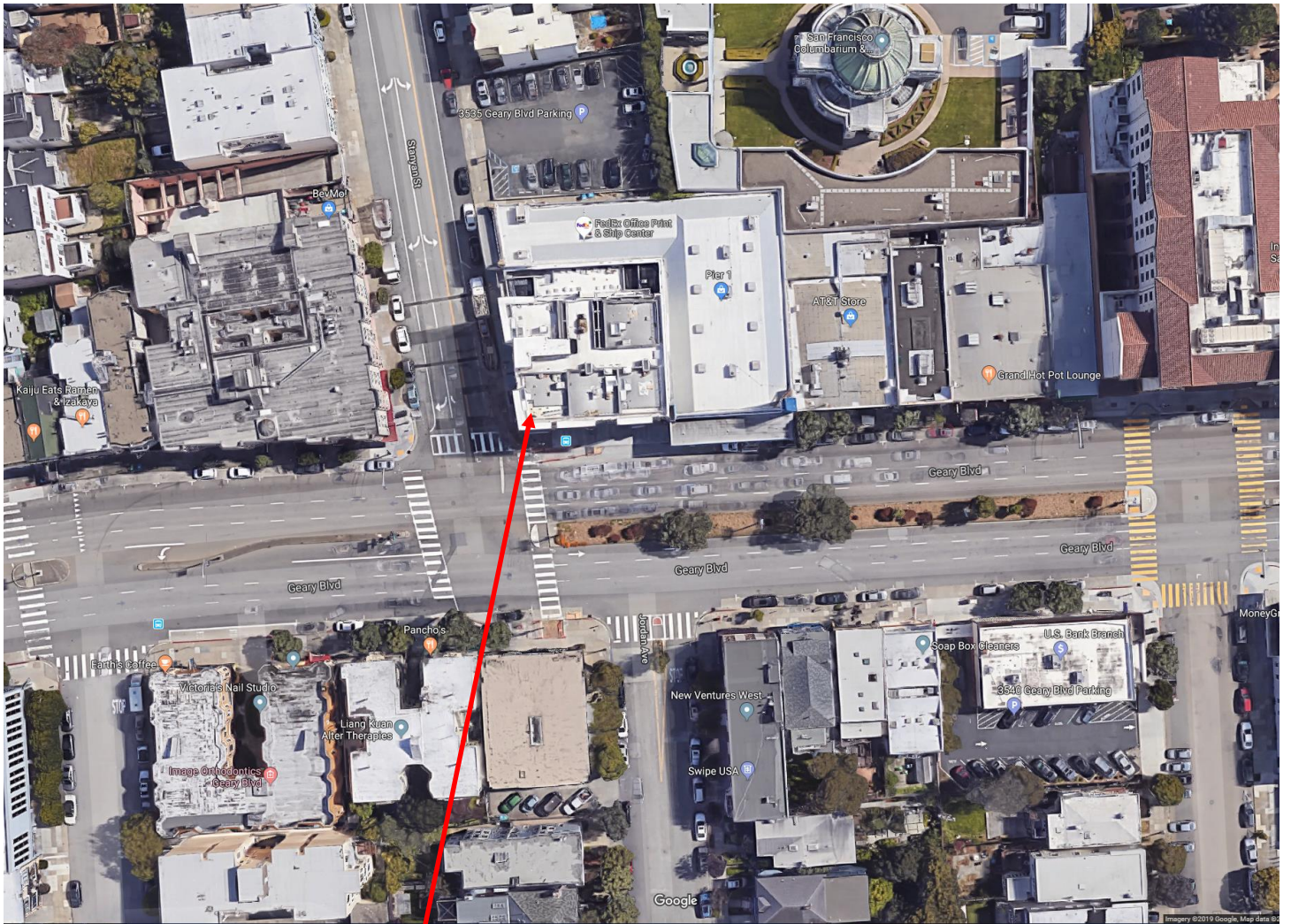


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Aerial Photo

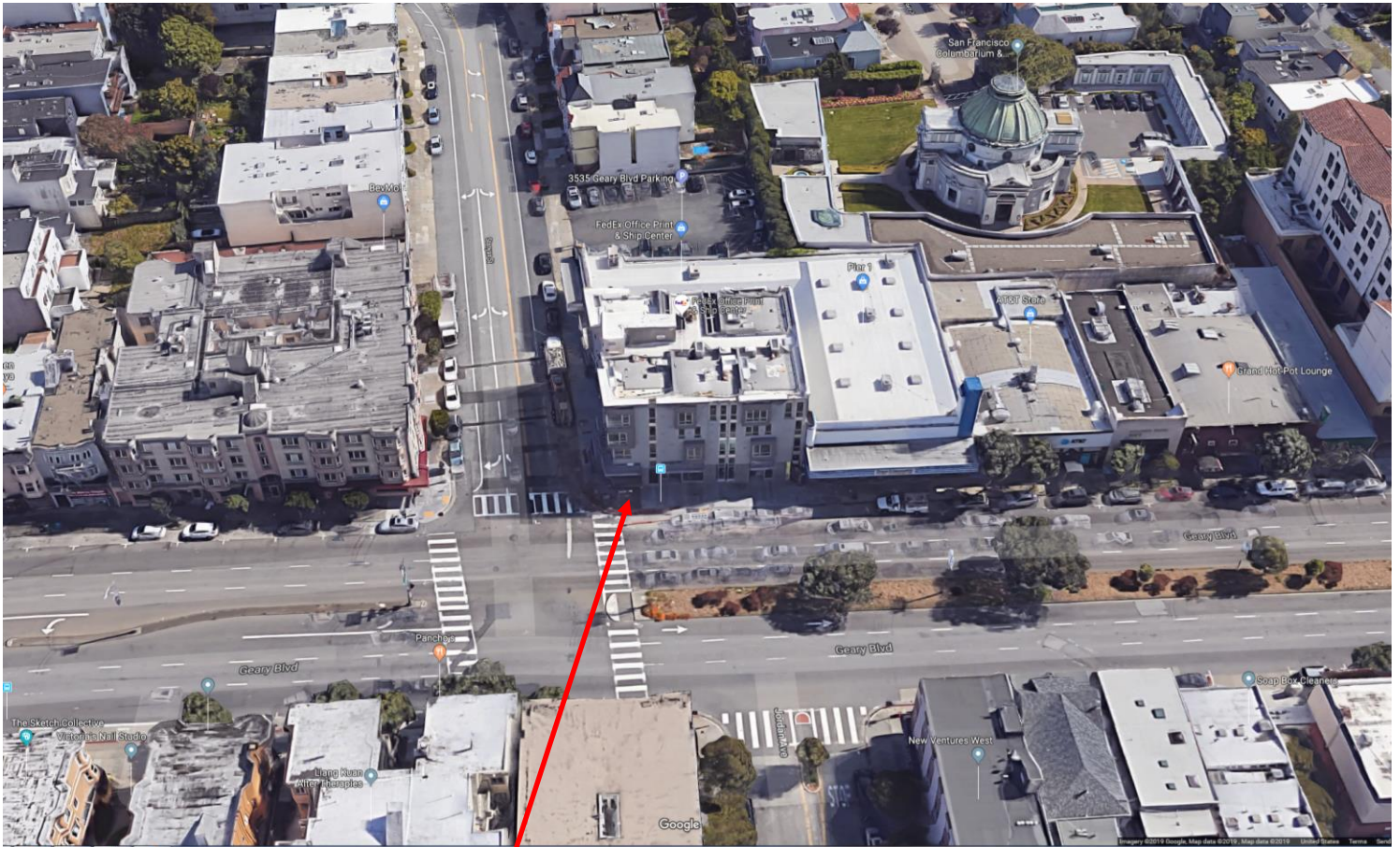


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Aerial Photo

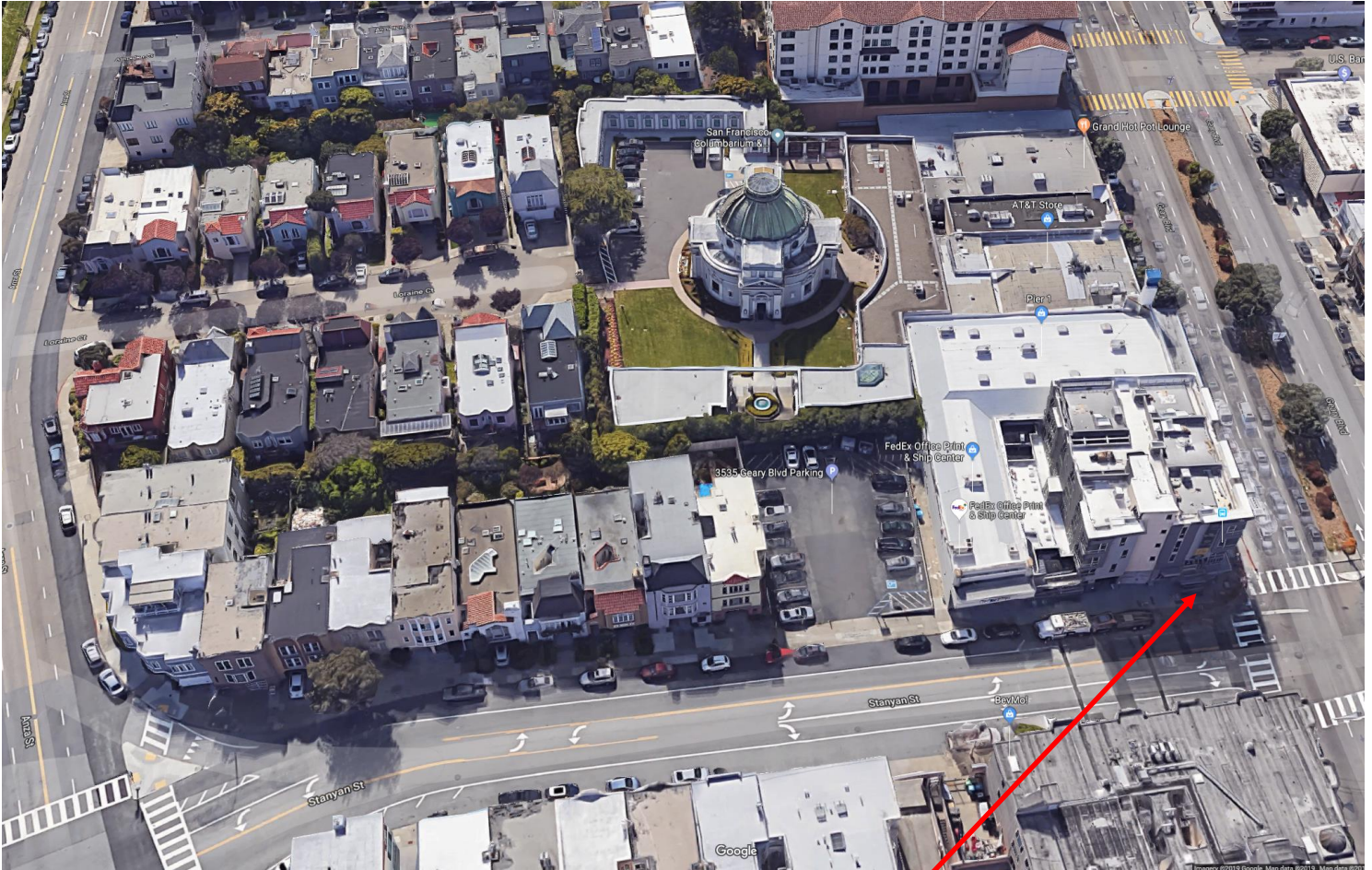


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard



Project Sponsor Site Photos

EXHIBIT 1: View from Geary Boulevard

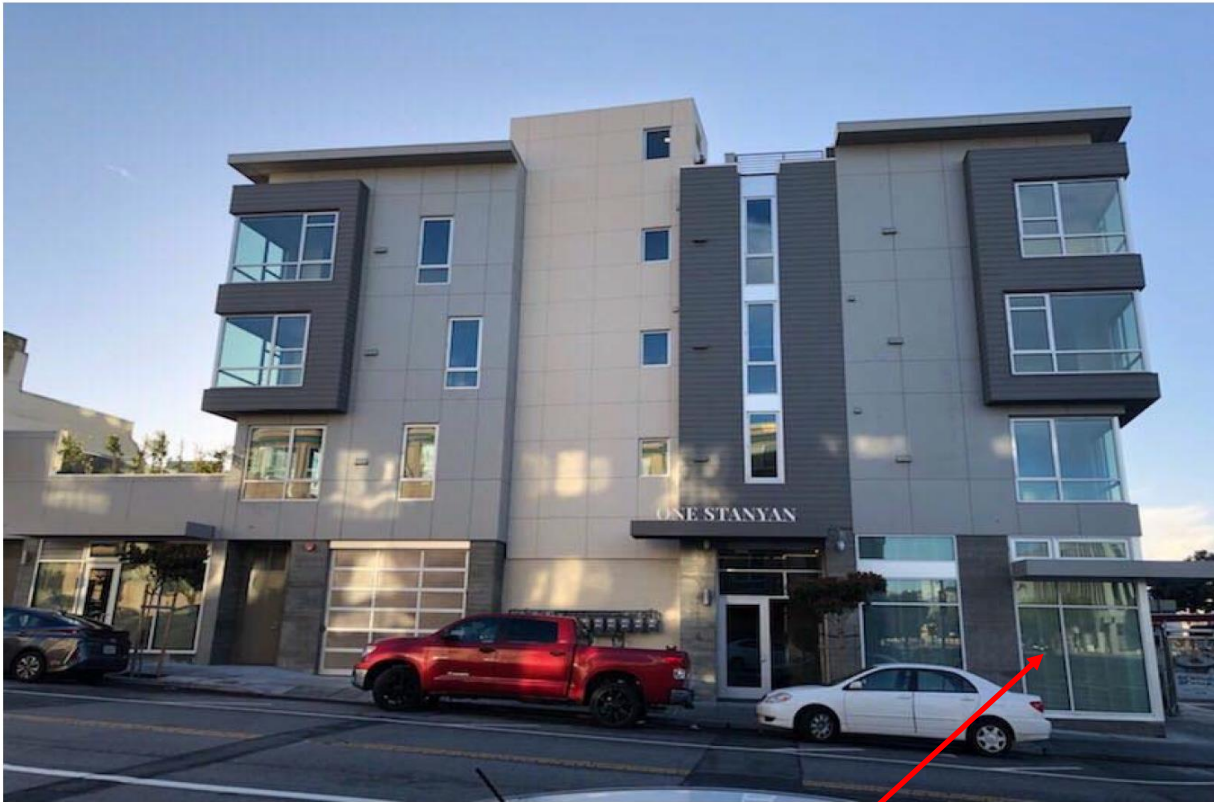


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Project Sponsor Site Photos

EXHIBIT 2: View from Stanyan Street

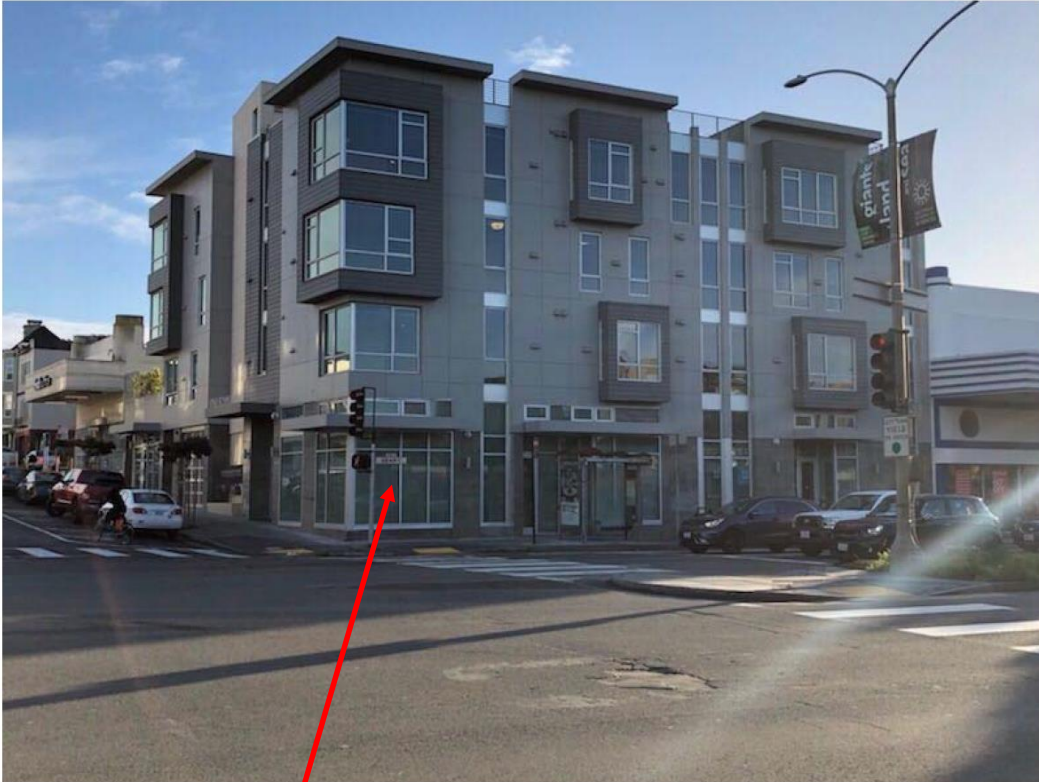


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Project Sponsor Site Photos

EXHIBIT 3: View from corner of Stanyan Street and Geary Boulevard

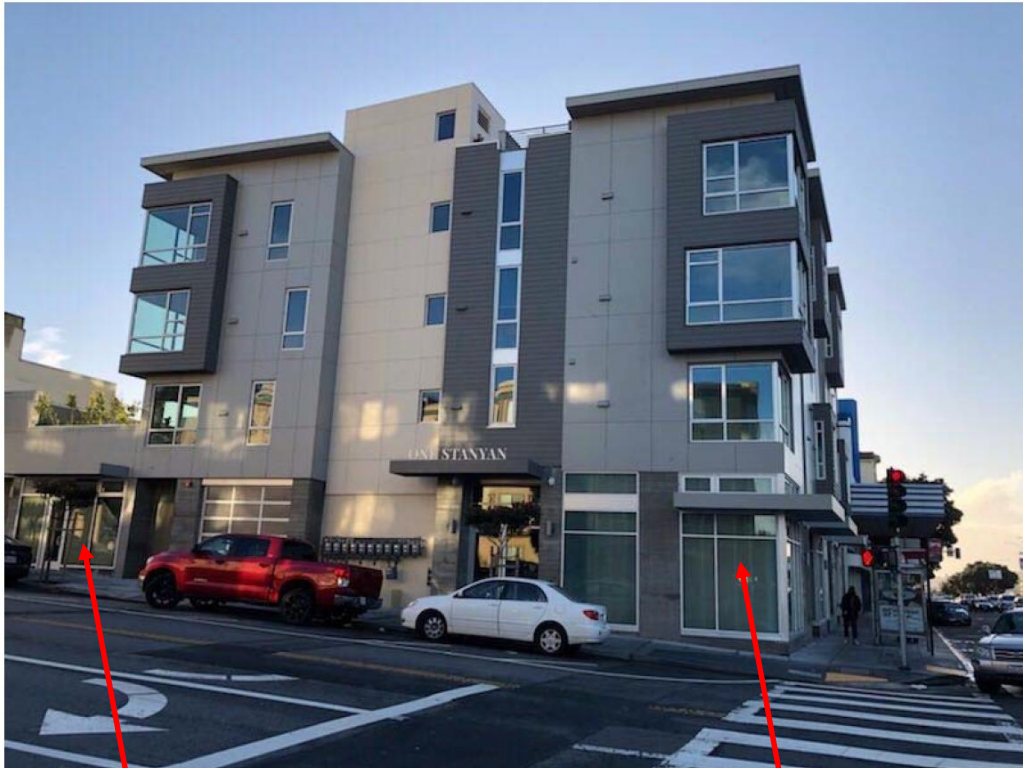


SUBJECT COMMERCIAL SPACE

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Project Sponsor Site Photos

EXHIBIT 4: View from Stanyan Street crosswalk



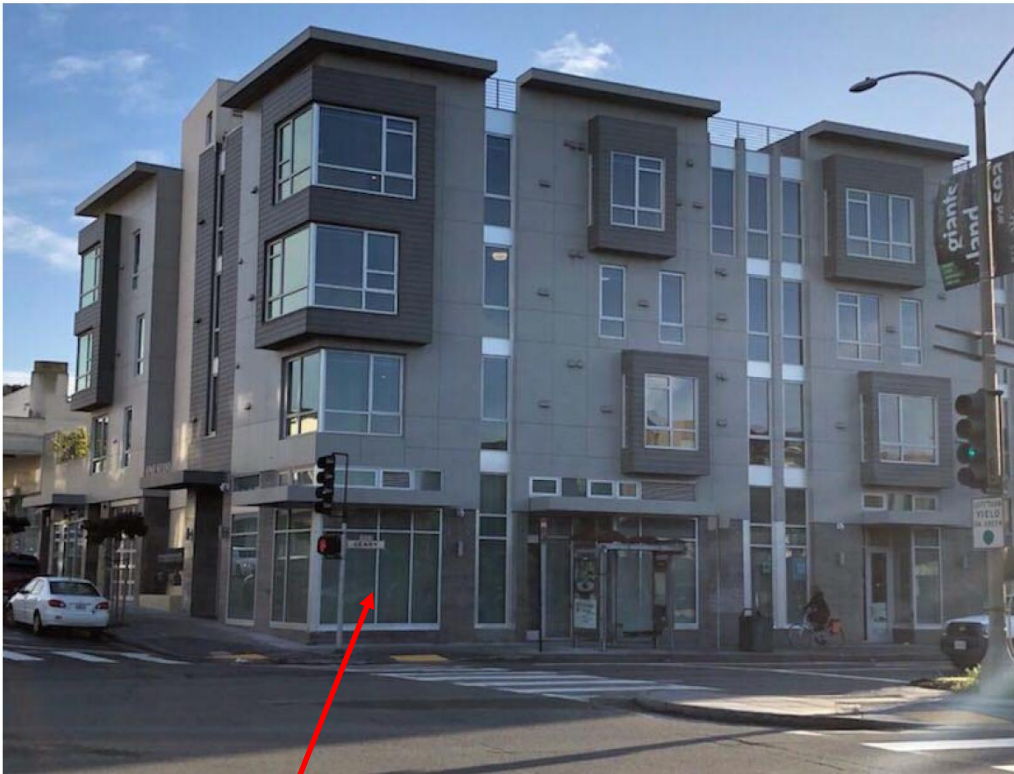
ADJACENT COMMERCIAL SPACE

SUBJECT COMMERCIAL SPACE

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Project Sponsor Site Photos

EXHIBIT 5: View from corner of Stanyan Street and Geary Boulevard



SUBJECT COMMERCIAL SPACE

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard

Exhibit F - Project Sponsor's Brief and Formula Retail Survey

Conditional Use Hearing
Case Number 2019-002758CUA
3501 Geary Boulevard



LUBIN OLSON & NIEWIADOMSKI LLP

THE TRANSAMERICA PYRAMID

600 MONTGOMERY STREET, 14TH FLOOR SAN FRANCISCO, CALIFORNIA 94111

TEL 415 981 0550 FAX 415 981 4343 WEB lubinolson.com

October 21, 2019

CAROLYN J. LEE
Direct Dial: (415) 955-5061
Email: clee@lubinolson.com

VIA ELECTRONIC MAIL

myrna.melgar@sfgov.org
c/o commissions.secretary@sfgov.org
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

Re: **T-Mobile Project at 3501 Geary Blvd, Planning Case No. 2019-002758CUA**

Dear President Melgar and Commissioners:

This office represents MobileOne, LLC (the “Project Sponsor”), which proposes to open a new T-Mobile store at 3501 Geary Blvd (the “Project”). The Project is located at the southwest corner of Stanyan Street and Geary Blvd, within a Neighborhood Commercial, Moderate Scale (NC-3) district. It will occupy a currently vacant storefront located on the ground floor of a multi-use commercial and residential building, which contains a total of 2 commercial units, 13 residential units and 14 parking spaces. The approximate square footage of the Project is 1,866 of interior space on the ground floor of the building.

A. Project Description and Background

The Project consists of a Formula Retail use for a T-Mobile store. T-Mobile is an international retail chain store, having in excess of 5,300 stores world-wide, and 15 locations in San Francisco. T-Mobile provides its customers personal services and products in the telecommunication market. The proposed Project will provide the neighborhood more accessible options for T-Mobile services and products, and will be a welcome alternative to the nearby AT&T store.

Approval of a conditional use authorization for the Formula Retail use will be a desirable addition to the neighborhood. Geary Boulevard is a moderately trafficked 4-lane road with commercial businesses fronting both sides of the street throughout the neighborhood, and residential properties along cross streets. The Project is also located within a few blocks of a large University San Francisco campus. The adjacent properties to the Project are residential apartments, a Pier 1 retail store, a Fedex Print & Ship Center, and BevMo! liquor store. There is also an AT&T retail store next to the Pier 1 retail store. The Project will be well served by public transit and will be located nearby to other retail uses within the district.

The Project Sponsor hosted a pre-application neighborhood meeting on February 14, 2019, and has received some support from neighbors given its respectful signage design.

B. Benefits to the Neighborhood

The addition of a T-Mobile store to the Inner Richmond neighborhood will help fill a vacant store-front, draw foot traffic to the area, and support other neighborhood serving businesses. Customers are expected to primarily be comprised of neighborhood residents and shoppers walking through the commercial corridor on foot. The Project will also provide new retail employment opportunities for San Francisco residents.

C. Conclusion

We look forward to becoming a vibrant contributor to the Inner Richmond commercial community. We respectfully ask for your approval of the Project and thank you for your consideration.

Very truly yours,



Carolyn J Lee

CJL/CJL

cc: Joel Koppel, Vice-President (joel.koppel@sfgov.org)
Frank S. Fung, Commissioner (frank.fung@sfgov.org)
Milicent A. Johnson, Commissioner (milicent.johnson@sfgov.org)
Kathrin Moore, Commissioner (kathrin.moore@sfgov.org)
Dennis Richards, Commissioner (dennis.richards@sfgov.org)
Sharon M. Young, Planner (sharon.m.young@sfgov.org)
Rob Ford, MobileOne LLC (robford@mobileonellc.com)

Count	Block/Lot	Business Name	Business Address	Use	Lot Frontage Ft	Business Frontage Ft	FR Y/N	Vacant	Additional Store Previous Listed Lot?
1	1062/022	Office	3502 Geary Blvd	Office	130	10	N	N	N
2	1062/022	Cup & Cake Café	3500 Geary Blvd	Food, Counter Order	130	45	N	N	Y
3	1062/023	Sterling Real Estate	3512 Geary Blvd	Real Estate	30	20	N	N	N
4	1062/024	Drew's K9 Korner	3518 Geary Blvd	Retail	30	7	N	N	N
5	1062/024	Shear Image Salon	3520 Geary Blvd	Personal Service, Hair	30	14	N	N	Y
6	1062/025	State Farm	3524 Geary Blvd	Service, Insurance	30	12	N	N	N
7	1062/025	Soap Box Cleaners	3526 Geary Blvd	Laundry	30	12	N	N	Y
8	1062/025	KC International Travel Service	3522 Geary Blvd	Service, Travel	30	4	N	N	Y
9	1062/027	US Bank	3550 Geary Blvd	Financial Services	190	190	Y	N	N
10	1063/019	Shiatsu Point	195 Commonwealth Ave	Personal Service, Massage	210	17	N	N	N
11	1063/019	Magic Alterations	3416 Geary Blvd	Service, Tailor	210	20	N	N	Y
12	1063/019	Fargotour	3418 Geary Blvd	Service, Travel	210	14	N	N	Y
13	1063/019	Manus Lux Tattoo	3402 Geary Blvd	Personal Service, Tattoo	210	18	N	N	Y
14	1063/019	Earth's Coffee	3400 Geary Blvd	Food, Coffee	210	42	N	N	Y
15	1063/023	Pancho's	3440 Geary Blvd	Food, Counter Order	70	26	N	N	N
16	1063/023	Native Burger	3420 Geary Blvd	Food, Counter Order	70	14	N	N	Y
17	1063/023	Reflexology	3430 Geary Blvd	Personal Service, Massage	70	23	N	N	Y
18	1063/026	Contractor Appliance Source	3460 Geary Blvd	Retail	160	68	N	N	N
19	1063/026	Office	3450 Geary Blvd	Office	160	7	N	N	Y
20	1084/001B	Vacant	3501 Geary Blvd	Vacant	170	103	N	Y	N
21	1084/002	Dignity Health	1 Loraine Ct	Funeral Home	55	55	N	N	N
23	1084/003	Round Table Pizza	3567 Geary Blvd	Food, Counter Order	86	26	Y	N	N
25	1084/003	Grand Lounge Hot Pot	3565 Geary Blvd	Food, Table Order	86	60	N	N	Y
22	1084/003A	AT&T	3555 Geary Blvd	Retail, Cell Phone	59	30	Y	N	N
24	1084/003A	Telegraph Crossfit Gym	3545 Geary Blvd	Gym	59	30	N	N	Y
26	1084/003B	Kuraya	3553 Geary Blvd	Retail	30	10	N	N	N
27	1084/005	Fedex Office	25 Stanyan St	Service	183	35	Y	N	N
28	1084/005	Pier One Imports	3535 Geary Blvd	Retail	183	70	Y	N	Y
29	1085/001	Cairn Construction	3401 Geary Blvd	Office	125	35	N	N	N
30	1085/029	Alegre Home Care	3421 Geary Blvd	Service	25	15	N	N	N
31	1085/030	Kaiju Eats	3409 Geary Blvd	Food, Table Order	25	15	N	N	N
32	1085/031	Thai Café	3407 Geary Blvd	Food, Table Order	25	21	N	N	N
33	1085/044	Vacant	3435 Geary Blvd	Vacant	291	55	N	Y	N
34	1085/044	Bev Mo	3455 Geary Blvd	Retail, Alcohol	291	95	Y	N	Y

Total Lot Frontage (Buildings w/ Commercial Frontage)	1924
Total Formula Retail Business Frontage	446
% Formula Retail Business Frontage	23.18%
Total Non-Formula Retail Business Frontage	772
% Non-Formula Retail Business Frontage	40.12%
Total Retail Business Frontage	1218
% Retail Business Frontage	63.31%
Total Vacant Lot Frontage	158
% Vacant to Total Lot Frontage	8.21%