



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 11, 2019

Record No.: 2019-004597CUA
Project Address: 1509-1511 Sloat Boulevard
Zoning: Neighborhood Commercial, Shopping Center (NCS) Zoning District
24-40-X Height and Bulk District
Lakeshore Plaza NC Special Use District
Block/Lot: 7255/002
Project Sponsor: David Glassman
1111 Sartori Avenue
Torrance, CA 90501
Staff Contact: Stephanie Cisneros – (415) 575-9186
stephanie.cisneros@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 a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 713, and 780.1 to expand an existing Formula Retail Use (Limited Restaurant dba Peet's Coffee) within the NC-S (Neighborhood Commercial, Shopping Center) District, the Lakeshore Plaza Special Use District and a 26-40-X Height and Bulk District. The existing approximately 900 square foot formula retail use (dba Peet's Coffee) will expand into an adjacent 900 square foot vacant commercial space previously occupied by another formula retail use (Limited Restaurant dba Ahi Poke Bowl). The space occupied by Peet's Coffee will increase from 900 square feet to 1,800 square feet total after the expansion. The project involves interior tenant improvements and minor modifications to the storefront at the east elevation and new signage.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to allow the expansion of the existing Formula Retail Use (dba Peet's Coffee) within the NC-S (Neighborhood Commercial, Shopping Center) District, 26-40-X Height and Bulk District, and the Lakeshore Plaza Special Use District pursuant to Planning Code Sections 303, 303.1, 713 and 780.1.44.

ENVIRONMENTAL REVIEW

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

ISSUES AND OTHER CONSIDERATIONS

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Lakeshore Plaza Special Use District Controls, the Neighborhood Commercial Shopping Center District Zoning Controls and the Objectives and Policies of the General Plan. The proposed expansion of Peet's Coffee will continue to contribute to the variety of retail goods and services provided to the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Public Correspondence

Exhibit G – Project Applications



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 713, AND 780.1 TO PERMIT THE EXPANSION OF AN EXISTING FORMULA RETAIL LIMITED RESTAURANT (DBA PEET'S COFFEE) AT 1509 SLOAT BOULEVARD INTO AN ADJACENT VACANT COMMERCIAL SPACE AT 1511 SLOAT BOULEVARD, LOT 002 IN ASSESSOR'S BLOCK 7255, WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER DISTRICT), LAKESHORE PLAZA SPECIAL USE DISTRICT, AND 26-40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 2, 2019, David Glassman of Glassman Planning Associates, Inc. (hereinafter "Project Sponsor") filed Application No. 2019-004597CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization Conditional Use Authorization under Planning Code Sections 303, 303.1, 713, and 780.1 to expand an existing Formula Retail Use (dba Peet's Coffee) at 1509 Sloat Boulevard into an adjacent vacant commercial space at 1511 Sloat Boulevard (hereinafter "Project"), Lot 002 within Assessor's Block 7255 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004597CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On July 11, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004597CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-004597CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 713, and 780.1 to expand an existing Formula Retail Use (dba Peet’s Coffee) into an adjacent vacant commercial storefront previously occupied by a formula retail use (dba Ahi Poke Bowl) within the Neighborhood Commercial, Shopping Center (NC-S) District and 26-40-X Height and Bulk District. The project is located within the Lakeshore Plaza Special Use District. The limited restaurant will continue to serve coffee, tea, and pre-packaged food items, with no cooking and no hood. The project involves interior tenant improvements, new signage, and minor storefront modifications. Bicycle, vehicle, and ADA parking area already provided by the Lakeshore Plaza Shopping Center. The storefront will be approximately 1,800 square feet after the expansion and will operate Monday through Saturday 5:30 a.m. to 8:00 p.m. and Sunday 6:30 a.m. to 8:00 p.m.
3. **Site Description and Present Use.** The Project Site is located at the northwest corner of the easternmost building within the Lakeshore Plaza Shopping Center at 1509-1511 Sloat Boulevard between Clearfield Drive and Evergreen Drive. Lakeshore Plaza provides a variety of neighborhood serving storefronts comprised of a mix of larger one-story department and grocery stores and two-levels of smaller storefronts. The Plaza consists of four parcels occupying approximately 122,864 square feet in combined area with a surface parking lot of 559 spaces. The existing one-story commercial storefront occupies a space of approximately 900 square feet and will be expanded to approximately 1,800 square feet. The adjacent vacant storefront to be used for the expansion was occupied by a formula retail use (dba Ahi Poke Bowl) since 2017 but has since closed.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Lakeshore Plaza Special Use District and a Neighborhood Commercial Shopping Zoning District. The plaza is surrounded by mostly single-family homes in RH-1 and RH-1(D) Zoning Districts. The plaza

has historically had a large concentration of Formula Retail uses. Of the 40 tenants in the plaza, approximately 58 percent are formula retail uses.

5. **Public Outreach and Comments.** The Department has received no public comments as of this date.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Lakeshore Plaza SUD – Formula Retail.** Planning Code Sections 303.1 and 780.1 state that in the Lakeshore Plaza SUD, a Conditional Use Authorization is required for the expansion of a formula retail use.

The project proposes to expand an existing Formula Retail Use (dba Peet's Coffee, a limited restaurant).

- B. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the Neighborhood Commercial Shopping Center zoning district and Lakeshore Plaza Special Use District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 713 and 780.1. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses

The current proposal is to allow the expansion of an existing Formula Retail Use (dba Peet's Coffee, a limited restaurant) into an adjacent commercial space currently occupied by another Formula Retail Use (dba Ahi Poke Bowl). Expansion of a Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 780.1.

- C. **Hours of Operation.**

The proposed hours of operation for 'Peet's Coffee' are Monday through Saturday 5:30 a.m. to 8:00 p.m. and Sunday 6:30 a.m. to 8:00 p.m. Lakeshore Plaza is generally open from 9 a.m. to 9 p.m. everyday, however, each tenant may determine their own hours.

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

The expanded commercial space is located along at the corner of the easternmost building and will have approximately 94 feet of frontage facing the Lakeshore Plaza parking lot; this frontage is devoted to either the entrance or window space. The windows will be clear and unobstructed. One of the storefront systems at the east elevation will be replaced with a slightly modified, new storefront system.

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

The proposed signage will be required to have a separate sign permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines. The proposed project generally complies with the guidelines and Planning Code and does not have a significant adverse effect on the architectural and aesthetic character of the District. The proposed business sign will involve new signage along each frontage of the corner location.

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

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

The size of the proposed use is in keeping with other within the shopping plaza as there are other commercial tenants whose storefront linear frontage exceeds that of the proposed project. The proposed expansion of the existing limited restaurant will not impact traffic or parking in the District because the parking lot was designed to accommodate many customers to the Lakeshore Plaza Shopping

Center. This expansion will complement the mix of goods and services currently available in the district and will contribute to the economic vitality of the neighborhood.

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

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

The size and shape of the site and arrangement of the structures on the site are adequate for the proposed project. The proposed work will consist of interior tenant improvements. Exterior work is limited to the east façade of the expanded storefront and consists of slight modifications and in-kind replacement of the storefront to accommodate the expansion. There will be no physical expansion of the existing building

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

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

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

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

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

The project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open spaces, or service areas are proposed at the subject property. All project signage will be consistent with the controls of the Planning Code.

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

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

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

The proposed project is consistent with the stated purpose of NC-S Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

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

There are 24 existing formula retail establishments out of 40 storefronts within the Lakeshore Plaza Shopping Center, including approximately 13 general retail locations and 3 restaurants. The existing intensity of formula retail uses is approximately 81% of all business store frontage within the district. The proposed expansion would not increase the concentration of formula retail establishments. Some of the existing better-known formula retail businesses include but are not limited to Lucky's, Wells Fargo, FedEx, Petco, Century 21, Edward Jones, Noah's Bagels, Sally Beauty Supply, and Super Cuts.

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

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

There is no other Peet's locations located within the plaza. There are 4 other Limited Restaurants located in the plaza that are separate from the subject tenant space. They include Subway, Chipotle, Noah's Bagels, and Ono Hawaiian. The plaza serves the growing, immediate residential neighborhood, as well as commuters and workers in the area. Currently, these residents, commuters and workers have only the available eating establishments located in the plaza. This project will provide additional services for patrons of Peet's Coffee.

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

The proposed project is an expansion of an existing formula retail use (dba Peet's Coffee) into an existing adjacent location occupied by another formula retail limited restaurant (dba Ahi Poke Bowl) which has vacated. The proposed project will include interior tenant improvements (new interior partitions, finishes, mechanical systems, plumbing and electrical

work), new business signage for the commercial space, and minor alterations of the existing storefront. There will be no expansion of the existing building envelope.

- d. The existing retail vacancy within the district.

According to the project sponsor, the vacancy rate was approximately 12% (5 vacant commercial spaces of the 40 total businesses) within the Lakeshore Plaza Shopping Center. The project will expand an existing Formula Retail use into an adjacent vacant tenant space most recently occupied by another Formula Retail use (dba Ahi Poke Bowl) since 2017.

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

Lakeshore Plaza Shopping Center is comprised of a mix of neighborhood-serving retail uses that include a grocery store, electronics, restaurants, dry cleaners, banks, clothing and apparel, offices, and a post office. This project will not alter the historic mix of these uses because the plaza has always had formula retail uses onsite.

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

The proposed use is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. The project would not change the number of existing formula retail establishments or the existing formula retail commercial frontage within the district.

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

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

Vacant	116	3.9%	0	0
Total	2,967	100.08%	2,080	100.07%

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

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

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

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1.1:

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

The proposed project would be compatible with and complimentary to the types of uses characterizing the NC-S District and Lakeshore Plaza Special Use District, which includes a mixture of restaurants, limited-restaurants, personal service uses, professional service uses, and medical service uses.

Policy 1.3:

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

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.1:

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

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

Policy 6.4:

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

The proposed project will be accessible to all residents in the surrounding residential districts.

Policy 6.9:

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

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since the Lakeshore Plaza Shopping Center currently contains a surface parking lot to accommodate patrons of the plaza.

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

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

The Lakeshore Plaza Shopping Center provides many neighborhood-serving retail uses. The project is to expand an existing formula retail use into an adjacent vacant storefront previously occupied by a formula retail use and will continue to be complimentary to the existing commercial establishments within the immediate neighborhood.

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

The project will expand an existing limited restaurant, which is compatible with the existing neighborhood character and will preserve the cultural and economic diversity of the neighborhood.

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

The proposed project will not displace any affordable housing.

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

The project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Lakeshore Plaza Shopping center provides a surface parking lot for patrons. The project site is also well-served by public transit.

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

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

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

The proposed project will not impact the property's ability to withstand an earthquake and all tenant improvements will conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-004597CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 25, 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 July 11, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of a Formula Retail Use (dba Peet's Coffee) into an adjacent vacant commercial space located at 1511 Sloat Boulevard, Assessor Block 7255, Lot 002 pursuant to Planning Code Section(s) 303, 303.1, 713, and 780.1 within the **Neighborhood Commercial Shopping Center Zoning, Lakeshore Plaza Special Use District**, and a **26-40-X** Height and Bulk District; in general conformance with plans, dated **March 25, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-004597CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 11, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **July 11, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

DESIGN – COMPLIANCE AT PLAN STAGE

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-575-9186, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

OPERATION

10. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:
 - A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

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

- B. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- C. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

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

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

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

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

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

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

14. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Saturday 5:30 a.m. to 8:00 p.m. and Sunday 6:30 a.m. to 8:00 p.m.

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



SOUTH ELEVATION

1 : 36

2



EAST ELEVATION

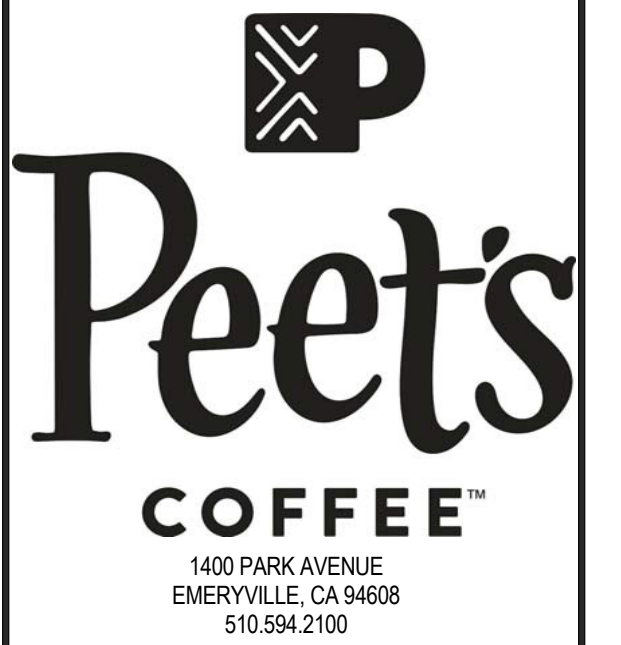
1 : 36

1

KEYNOTES

- 1 EXISTING DOOR TO REMAIN.
- 2 EXISTING STOREFRONT/WINDOW TO REMAIN, U.O.N.
- 3 EXISTING STOREFRONT/DOOR TO REMAIN, U.O.N.
- 4 EXISTING EXTERIOR LIGHT FIXTURE TO REMAIN, U.O.N.
- 5 EXISTING EXTERIOR FINISH TO REMAIN, U.O.N.
- 6 EXISTING AWNING TO REMAIN, U.O.N.
- 7 NEW STOREFRONT/WINDOW TO BE INSTALLED
- 8 NEW STOREFRONT/DOOR TO BE INSTALLED
- 9 NEW SIGNAGE UNDER SEPARATE PERMIT BY SIGNAGE VENDOR
- 10 EXISTING ADJACENT TENANT SIGN TO REMAIN

NOTE: ALL SIGNAGE, WINDOW GRAPHICS, ETC. MUST BE SUBMITTED TO LANDLORD FOR REVIEW AND APPROVAL VIA SEPARATE SUBMITTAL



ARCHITECT



960 Atlantic Avenue
Alameda, CA 94501
510 865 8663
mbharch.com

DRAWN BY: XX

REVIEWED BY: XX

AOR PROJECT #: 53272

SEAL

CONSULTANT

PROJECT ADDRESS

1509 & 1511 SLOAT
BOULEVARD, SAN
FRANCISCO, CA 94132

STORE NUMBER

185

ISSUED DATES

NO. DATE: DESCRIPTION:

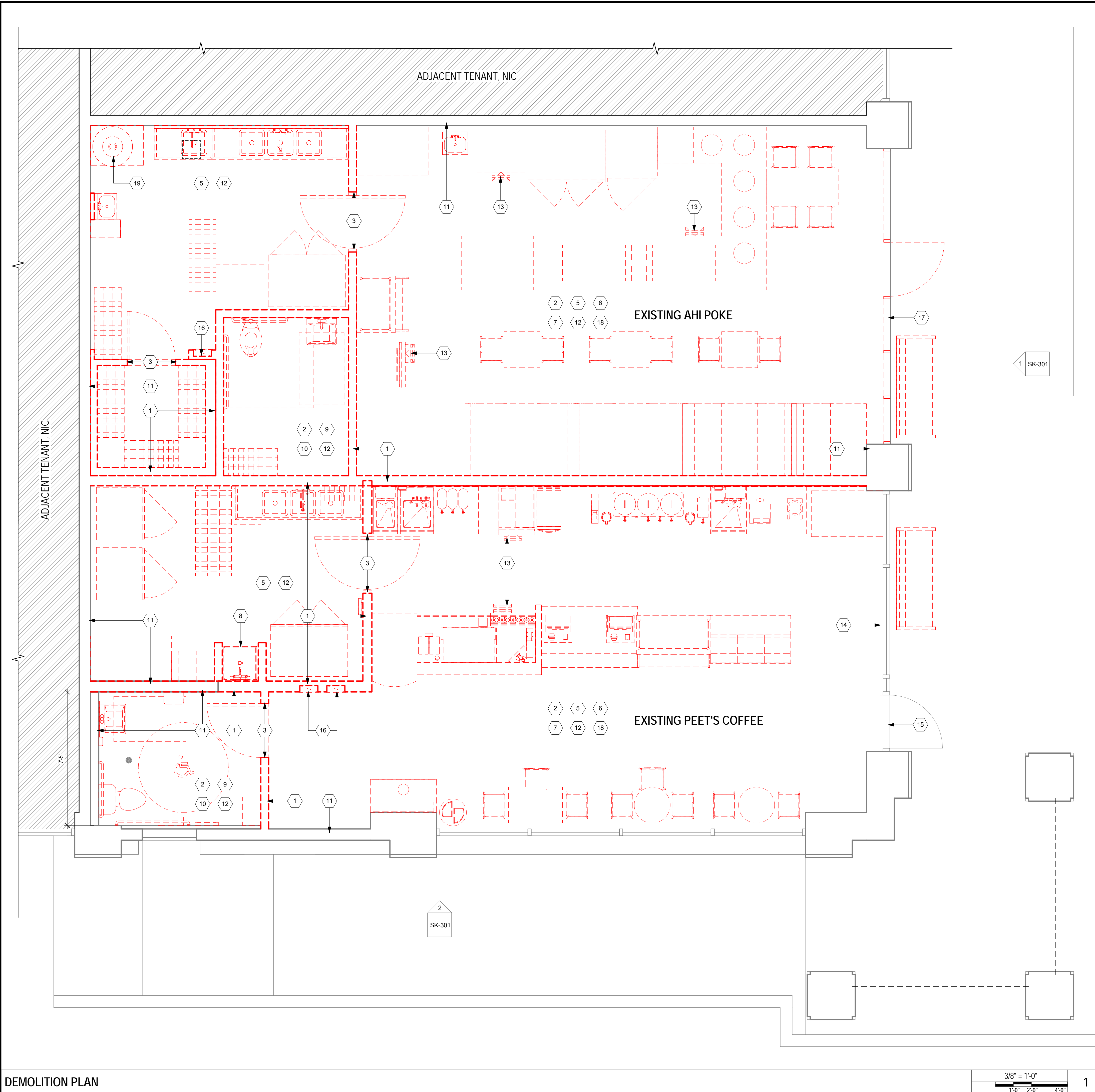
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EXTERIOR ELEVATIONS

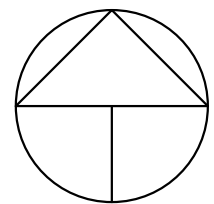
SHEET NUMBER:

SK-301

3/2/2019 2:54:51 PM C:\Revit\653272_185_Skate SF_CAG\3272_Skate Blvd SF_CAG_0010.rvt - Item_L_190312.rvt



- 1 DEMOLISH EXISTING WALLS.
- 1A DEMOLISH PORTION OF EXISTING WALL TO CREATE DOOR OPENING.
- 2 DEMOLISH EXISTING FLOOR FINISHES. PREPARE AREA FOR INSTALLATION OF NEW FLOOR FINISHES.
- 3 DEMOLISH EXISTING DOOR AND DOOR FRAME.
- 5 DEMOLISH EXISTING MILLWORK FRONT LINE INCLUDING ALL COUNTERTOP, CABINET, BASE.
- 6 REMOVE EXISTING PIECES OF FURNITURE AND FIXTURES IN SALES AREA AND SEATING AREA. COORDINATE WITH PEET'S CONSTRUCTION MANAGER.
- 7 DEMOLISH AND DISPOSE EXISTING MENU BOARDS AND HANGING SIGNS. COORDINATE WITH PEET'S CONSTRUCTION MANGER.
- 8 DEMOLISH EXISTING MOP SINK.
- 9 DEMOLISH EXISTING LAVATORY AND TOILET.
- 10 DEMOLISH EXISTING RESTROOM RELATED FIXTURES AND ACCESSORIES, U.O.N. PATCH AND REPAIR WALL FOR NEW SCOPE. COORDINATE WITH PEET'S CONSTRUCTION MANAGER.
- 11 EXISTING WALL TO REMAIN.
- 12 REMOVE EXISTING WALL FINISHES. PREPARE TO RECEIVE NEW FINISHES.
- 13 REMOVE EXISTING FLOOR SINK
- 14 REMOVE WOOD TRIM/ CLADDING FROM STOREFRONT. PATCH & PAINT AS REQUIRED.
- 15 EXISTING DOOR TO REMAIN.
- 16 REMOVE ELECTRICAL PANELS.
- 17 EXISTING STOREFRONT TO BE REPLACED
- 18 REMOVE EXISTING ARTWORKS AND GRAPHICS. COORDINATE WITH PEET'S.
- 19 REMOVE EXISTING WATER HEATER



PROJECT NORTH

DEMOLITION KEYNOTES



Peet's
COFFEE™

1400 PARK AVENUE
EMERYVILLE, CA 94608
510.594.2100

ARCHITECT



960 Atlantic Avenue
Alameda, CA 94501
510.865.8663
mbharch.com

DRAWN BY: XX

REVIEWED BY: XX

AOR PROJECT #: 53272

SEAL

CONSULTANT

PROJECT ADDRESS

1509 & 1511 SLOAT
BOULEVARD, SAN
FRANCISCO, CA 94132

STORE NUMBER

185

ISSUED DATES

NO. DATE: DESCRIPTION:

DRAWING DESCRIPTION:

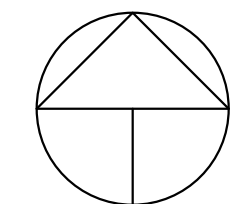
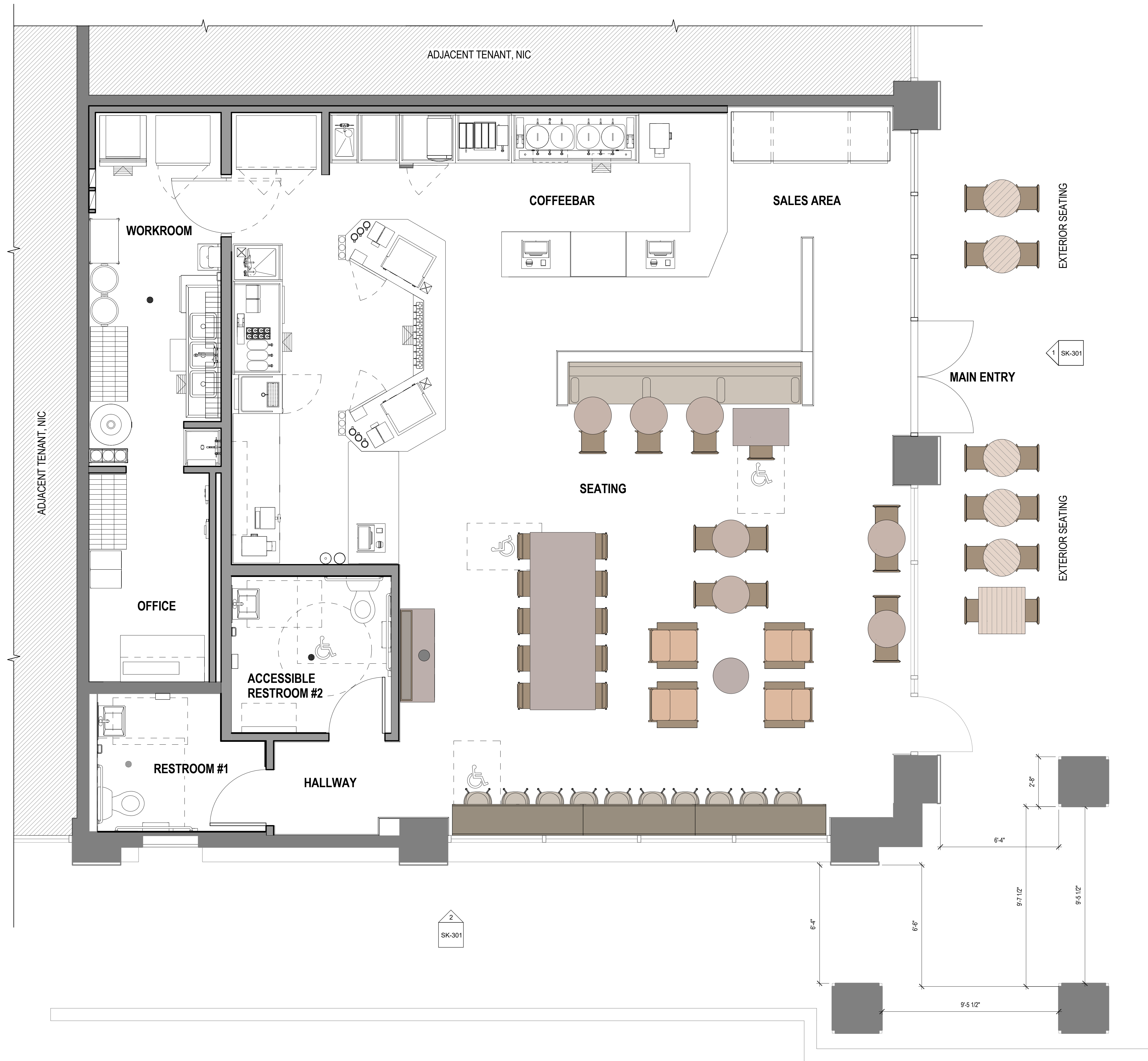
DEMOLITION PLAN

SHEET NUMBER:

SK-D101

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PROPOSED FLOOR PLAN



PROJECT NORTH

3/8" = 1'-0"
1'-0" 2'-0" 4'-0"

1



ARCHITECT



DRAWN BY: XX

REVIEWED BY: XX

AOR PROJECT #: 53272

SEAL

CONSULTANT

PROJECT ADDRESS

1509 & 1511 SLOAT
BOULEVARD, SAN
FRANCISCO, CA 94132

STORE NUMBER

185

ISSUED DATES

NO. DATE DESCRIPTION:

DRAWING DESCRIPTION:

PROPOSED FLOOR PLAN

SHEET NUMBER:

SK-104



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1509-1511 SLOAT BLVD		7255002
Case No.		Permit No.
2019-004597PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization for existing Peet's Coffee located at 1509 Sloat Boulevard to expand into the adjacent formula retail restaurant space at 1511 Sloat Boulevard (currently occupied by Ahi Poke Bowl). Interior TI. Replacement of one existing aluminum storefront with new aluminum storefront.		

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

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER 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 checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Stephanie Cisneros 06/28/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1509-1511 SLOAT BLVD		7255/002
Case No.	Previous Building Permit No.	New Building Permit No.
2019-004597PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

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

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

Reception:
415.558.6378

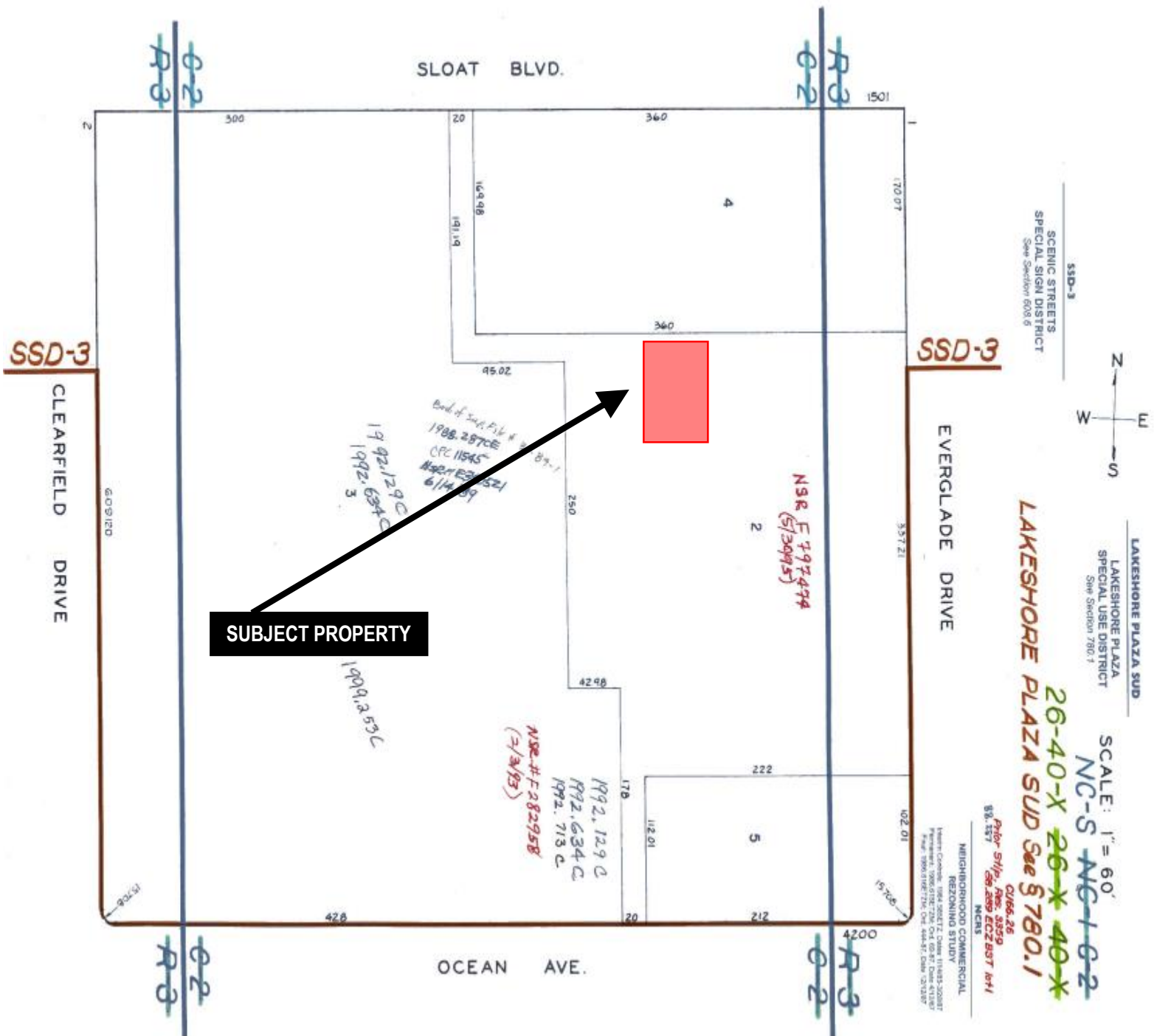
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	900	1,800	900
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ()	N/A	N/A	N/A
TOTAL GSF	900	1,800	900
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	1	1	0
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other ()	N/A	N/A	N/A

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

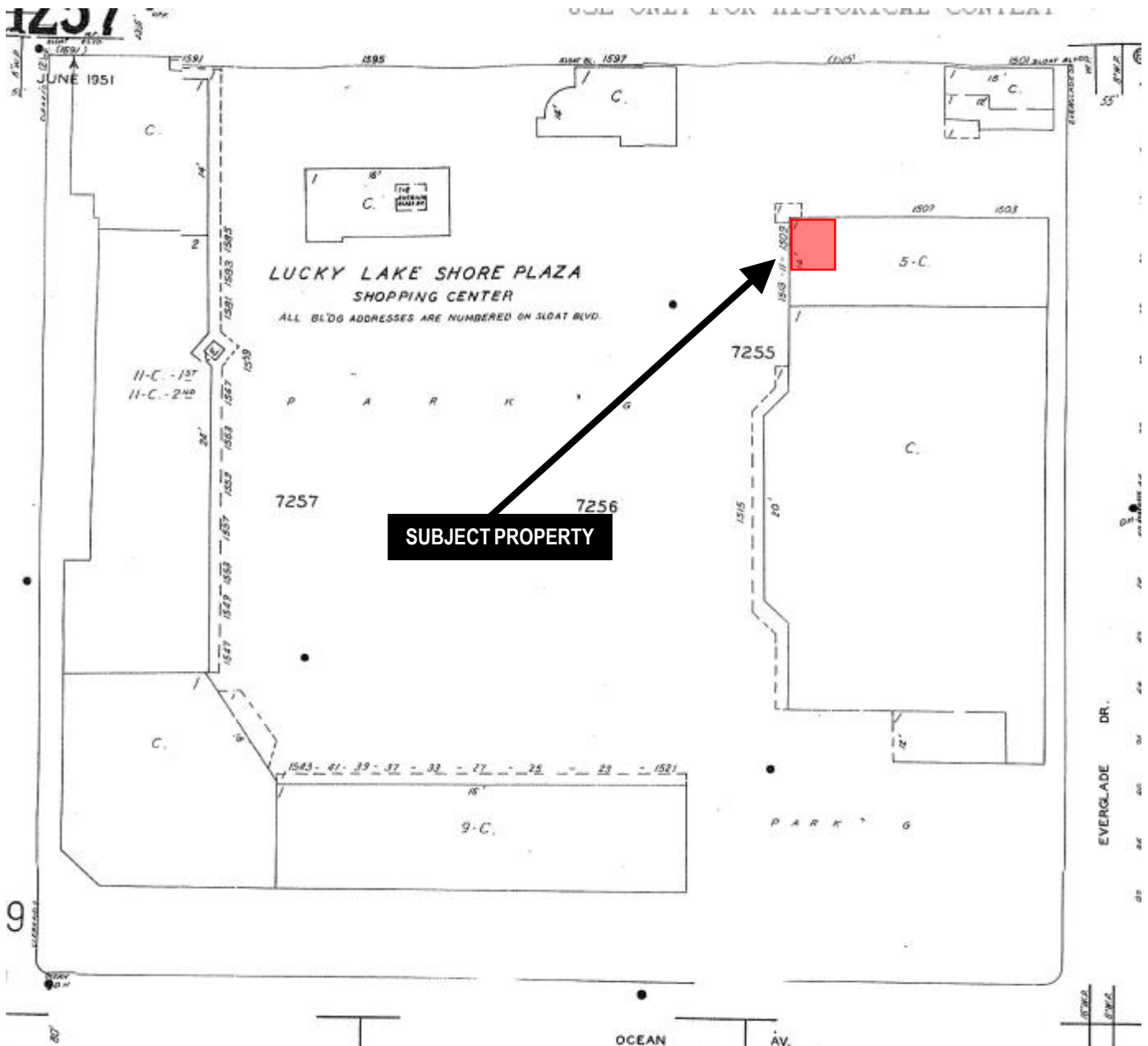
Parcel Map



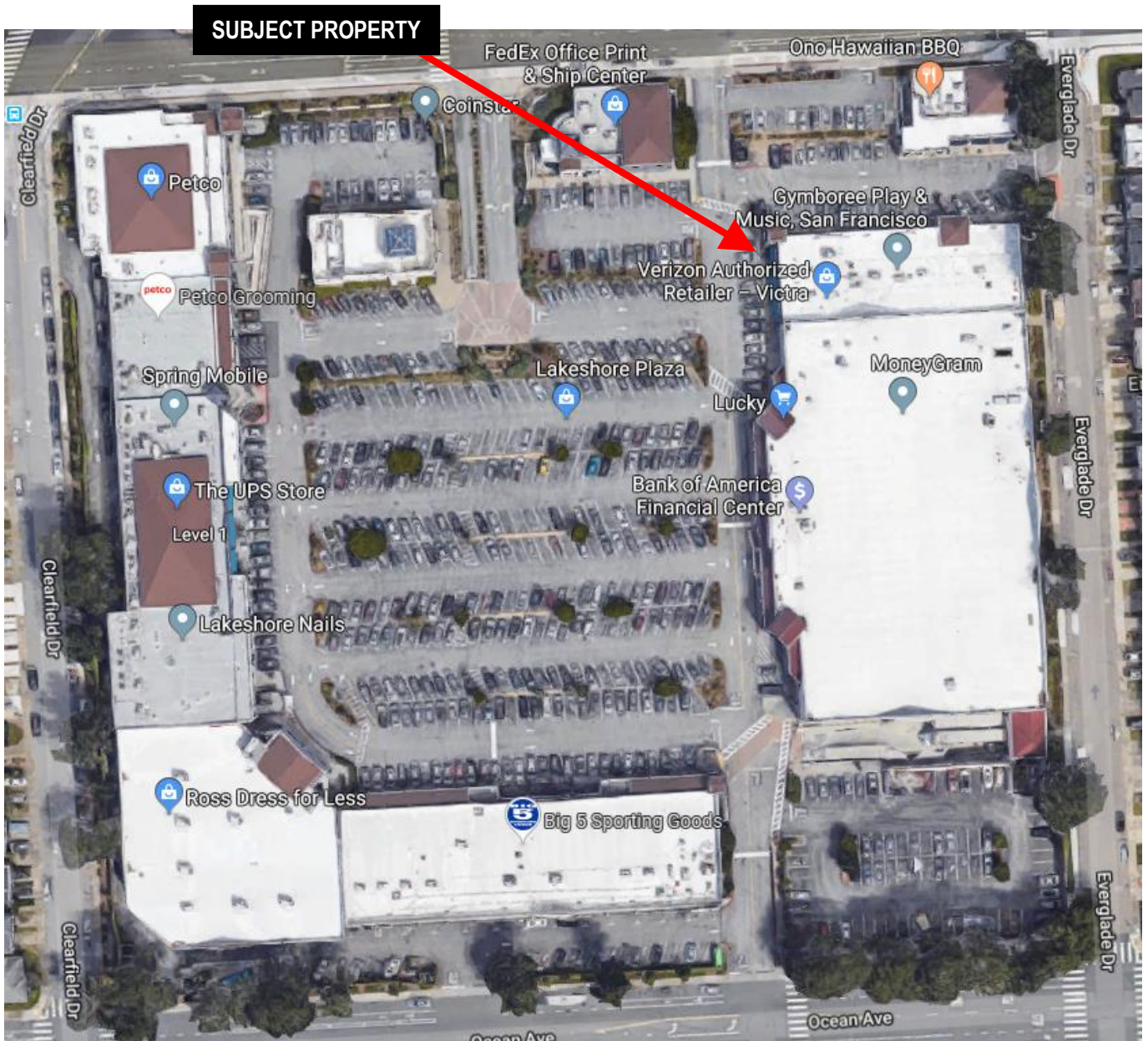
Conditional Use Authorization Hearing
Case Number 2019-004597CUA
 NC-S, Lakeshore Plaza Neighborhood
 Commercial Shopping Zoning District
 1509-1511 Sloat Boulevard



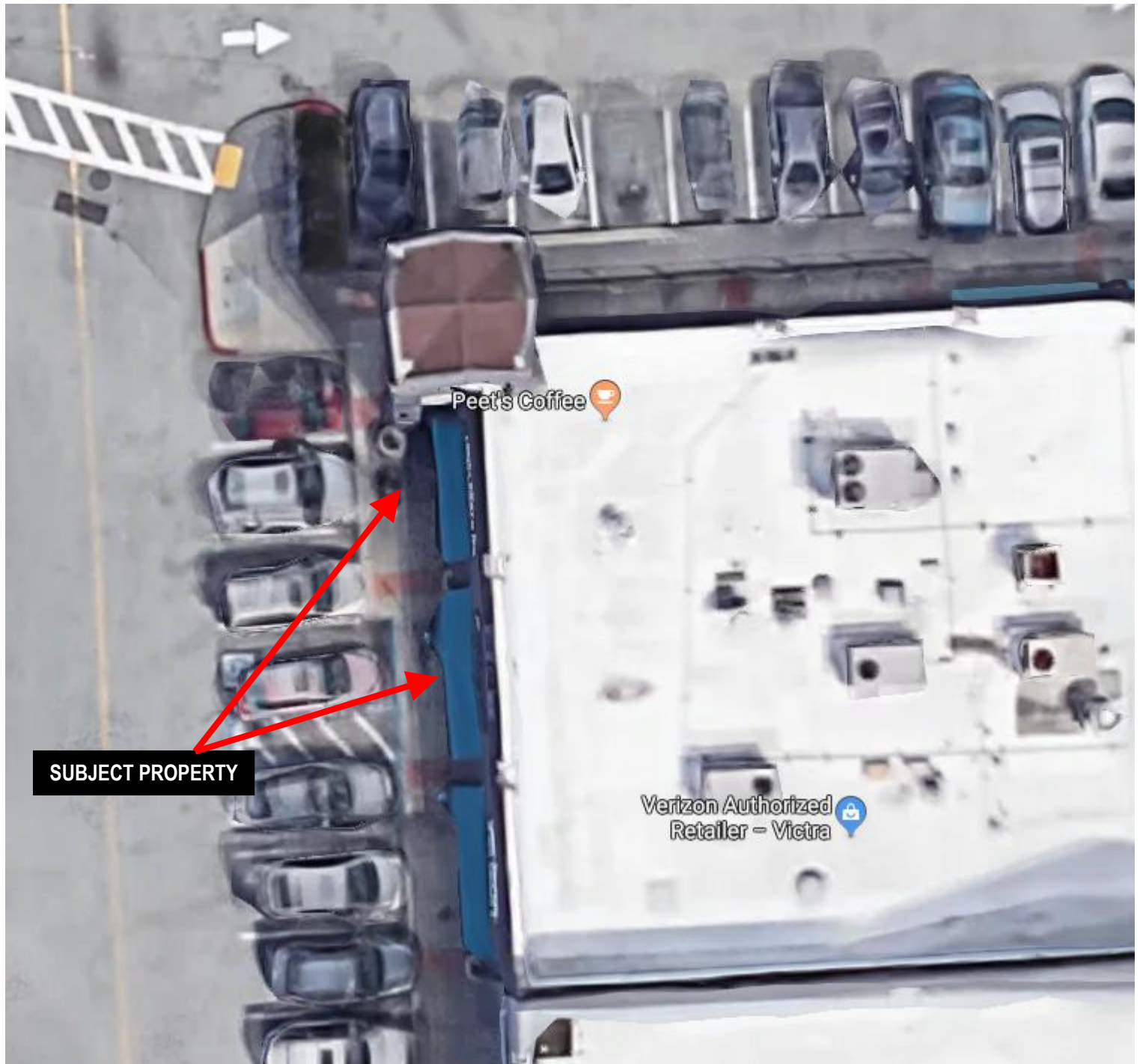
Sanborn Map*



Aerial Photo – View 1



Aerial Photo – View 2



Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-004597CUA
NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District
1509-1511 Sloat Boulevard



Site Photo – View 1

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2019-004597CUA
NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District
1509-1511 Sloat Boulevard

Site Photo – View 2



Conditional Use Authorization Hearing
Case Number 2019-004597CUA
NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District
1509-1511 Sloat Boulevard

Exhibit F – Public Correspondence



PROJECT APPLICATION (PRJ)

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

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

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

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

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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

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

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

ENTITLEMENTS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 1509 & 1511 Sloat Blvd, San Francisco, CA 94132

Block/Lot(s): 7255/002

Property Owner's Information

Name: Lakeshore Plaza Shopping Center

c/o Crosspoint Realty Services
Address: 303 Sacramento Street 3/F
San Francisco, CA 94111

Email Address: jakeland@crosspointrealty.com

Telephone: 415-288-6888

Applicant Information

☐ Same as above

Name: David Glassman

Company/Organization: Glassman Planning Associates, Inc. (GPA, Inc.) - Agent for Architect

Address: 1111 Sartori Ave, Torrance, CA 90501

Email Address: david@gpan.com

Telephone: 310-781-8250 x2

Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☐ N/A

Building Permit Applications No(s): _____

Related Preliminary Project Assessments (PPA)

☐ N/A

PPA Application No(s): _____

PPA Letter Date: _____

Project Description:

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

The applicant is desiring a Conditional Use Authorization to allow the existing Peet's Coffee at 1509 Sloat Blvd. to expand into the adjacent formula retail restaurant "Ahi Poki" (1511 Sloat Blvd.) at Lakeshore Plaza.

Project Details:

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

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

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

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

Estimated Construction Cost: \$300,000

PROJECT AND LAND USE TABLES

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


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





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

This form will determine if further environmental review is required.

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

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> • The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. • The project involves a lot split located on a slope equal to or greater than 20 percent. <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

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

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

Project consistent with other formula tenants in the shopping center.

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

No change in character

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

N/A

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

No change in Muni Service anticipated

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

This project promotes the expansion of a coffee shop within the shopping center which contributes to the viability of the overall shopping center.

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

No change in structure

7. That landmarks and historic buildings be preserved; and

No change in landmarks or historic buildings

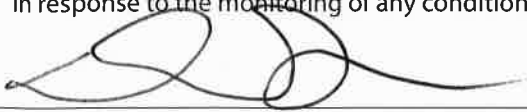
8. That our parks and open space and their access to sunlight and vistas be protected from development.

No change in physical impact on sunlight and vistas

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

David Glassman

Name (Printed)

3/12/19

Date

Agent for Architect

310-781-8250 x2

david@gpan.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

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

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

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

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

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

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

WHAT IS A CONDITIONAL USE AUTHORIZATION?

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

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

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

Fees

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

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



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1509 & 1511 Sloat Blvd, San Francisco, CA 94132 Block/Lot(s): 7255/002

Action(s) Requested

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

Conditional Use Authorization: The proposal requires Conditional Use Authorization from the Planning Commission, pursuant to Planning Code Sections 303, 303.1, 703.3 and 703.4 to establish a Formula Retail use at the ground floor of a commercial building located in the NC-S, Neighborhood Commercial, Shopping Center District and a 26-40-X Height and Bulk District.

Conditional Use Findings

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

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

The project is desirable in that it expands an existing Coffee shop to better accommodate it's local and loyal customer base. It will enhance a successful much needed existing use within the Shopping Center. There will no increase in the amount of Formula Retail because the previous use "Ahi Poki" was also formula retail.

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

A)The size and shape of the site and the size, shape and arrangement of the shopping center will not be altered as part of this project. The proposed work will not affect the building envelope.

B)The Project will not affect public transit or the existing supply of parking in the neighborhood. The Project is replacing an existing Formula Retail Restaurant, so there is no increase in required parking or traffic expected. The shopping center has adequate parking.

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

D)The project would not alter the sites landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.

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

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

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


The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the Planning Code as described below:

The proposed project is consistent with the stated purpose of the NC-S District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours, and is consistent with the limitations on certain uses within the Lakeshore Plaza SUD.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

David Glassman

Name (Printed)

Agent for Architect

310-781-8250 x2

david@gpan.com

Relationship to Project


Phone

Email

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

APPLICANT'S SITE VISIT CONSENT FORM

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



Signature

David Glassman

Name (Printed)

3/12/19

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____