



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 1/30/2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: January 17, 2020
Record No.: **2019-006316CUA**
Project Address: **645 IRVING STREET**
Zoning: Inner Sunset Neighborhood Commercial Zoning District
40-X Height and Bulk District
Block/Lot: 1762/044
Project Sponsor: William Alonso, Yosemite LLC
Yi Fang Taiwan Fruit Tea
645 Irving Street
San Francisco, CA 94122
Property Owner: 647 Irving Street LLC
5038 Anza Street
San Francisco, CA 94121
Contact: Ivan Lee
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 to establish a Formula Retail Use within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 square foot ground floor commercial space which was recently occupied by another non-formula retail limited restaurant use (d.b.a. Mi Tea). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope or storefront modifications proposed. New business signage will be filed under separate permit.

According to the project sponsor, there are currently approximately 600 Yi-Fang Taiwan Fruit Tea store locations worldwide. The existing San Francisco Bay Area Yi-Fang Taiwan Fruit Tea store locations include: San Francisco - Stonestown (3251 - 20th, San Francisco); San Francisco - Chinatown (870 Washington Street, San Francisco), Millbrae - Downtown (325 El Camino Real, Millbrae), Berkeley - University of California (2516 Bancroft Way, Berkeley), and Colma - Serra Center (4923 Junipero Serra Boulevard, Colma). The proposed project will allow for the establishment of a new Yi-Fang Taiwan Fruit Tea store location within the Inner Sunset 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. Yi Fang Taiwan Fruit Tea) within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District pursuant to Planning Code Sections 303, 303.1, 703.4, and 730.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received correspondence from two people as of the date of this Executive Summary. The adjacent commercial tenant San Francisco Women’s Artists expressed concerns whether the existing projecting sign which has been there for over 60 years would be removed since it is vital to their business as it currently shares business signage on the opposite side of the existing projecting sign; former Supervisor Brown’s office (Supervisor District 5) had expressed support of retaining the existing projecting sign. The project sponsor conducted a pre-application meeting on the proposed project on March 19, 2019; no other persons besides the project sponsor was present at the pre-application meeting. The project sponsors have submitted a petition with 126 signatures and four letters in support of the proposed project.
- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Interior tenant improvements are proposed, as well as signage alterations. The proposed business signage on one side of the existing projecting sign will be required to have a separate sign permit for the change in sign copy. The existing projecting sign complies with the Planning Code although it is inconsistent with the Formula Retail sign guidelines but will not have a significant adverse effect on the architectural and aesthetic character of this portion of the Inner Sunset Neighborhood Commercial Zoning District which has a pattern of similar projecting signs. Therefore, Planning supports retention of the projecting sign with new copy.
- **Restaurant Concentration.** Planning Code Section 303(o) states that in addition to the criteria set forth in Section 303(c), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area of a site requesting Conditional Use Authorization for a new eating and drinking use, and that such concentration should not exceed 25% of the commercial frontage in the immediate area, defined as all properties within 300 feet of the subject property and within the same zoning district. Although the existing concentration of eating and drinking uses exceeds 25% of the commercial frontage in the immediate area, the Project will not have a net increase in the existing concentration of eating and drinking uses in the area with a change of ownership of an existing limited restaurant use on the project site.

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 (limited restaurant use) in the neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The proposed project will allow for the establishment of a new Yi Fang Taiwan Fruit Tea store location within the Inner Sunset neighborhood.

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: JANUARY 30, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
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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 730 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. YI FANG TAIWAN FRUIT TEA) AT 645 IRVING STREET, LOT 044 IN ASSESSOR'S BLOCK 1762, WITHIN THE INNER SUNSET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 3, 2019, William Alonso (hereinafter "Project Sponsor") filed Application No. 2019-006316CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 730 to establish a Formula Retail Use (d.b.a. Yi Fang Taiwan Fruit Tea) within a vacant ground floor commercial space at 645 Irving Street (hereinafter "Project"), Lot 044 within Assessor's Block 1762 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-006316CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-006316CUA.

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. 2019-006316CUA, 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 730 to establish a Formula Retail Use within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 square foot ground floor commercial space which was recently occupied by another non-formula retail limited restaurant use (d.b.a. Mi Tea). The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope or storefront modifications proposed. New business signage will be filed under separate permit.

According to the project sponsor, there are currently approximately 600 Yi-Fang Taiwan Fruit Tea store locations worldwide. The existing San Francisco Bay Area Yi-Fang Taiwan Fruit Tea store locations include: San Francisco - Stonestown (3251 - 20th, San Francisco); San Francisco - Chinatown (870 Washington Street, San Francisco), Millbrae - Downtown (325 El Camino Real, Millbrae), Berkeley - University of California (2516 Bancroft Way, Berkeley), and Colma - Serra Center (4923 Junipero Serra Boulevard, Colma). The proposed project will allow for the establishment of a new Yi-Fang Taiwan Fruit Tea store location within the Inner Sunset neighborhood.

In September 2019, Planning Complaint 2019-017670ENF and Department of Building Inspection Complaint No. 201987161 was filed on the subject building with an alleged violation that there was a change of use to formula retail use d.b.a. Sharetea Milk Tea. The project sponsor provided supporting evidence abating the violation in November 2019 that there was no violation on the project site as the subject Conditional Use Application for formula retail use is d.b.a. Yi Fang Taiwan Fruit Tea and not d.b.a. Sharetea Milk Tea.

3. **Site Description and Present Use.** The project site at 645 Irving Street is located on the south side of Irving Street between 7th and 8th Avenues, Assessor's Block 1762 Lot 044. It is located within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The subject lot is 2,500 square feet (25 feet wide by 100 feet deep) in size and is occupied by a one-story commercial

building constructed in 1923. The subject property at 645 Irving Street is one of two commercial tenant spaces located on the ground floor of the commercial building. Between 2015 to mid-2019, the subject commercial tenant space was occupied by a non-formula limited restaurant use (d.b.a. Mi Tea, which specialized in beverages and snacks). The other commercial tenant space at 647 Irving Street, is currently occupied by a non-profit organization d.b.a. San Francisco Women's Artists. Prior to 2015, the project site was previously occupied by a retail store d.b.a. Irving Variety before it was subdivided into two separate commercial tenant spaces under Building Permit Application No. 201312043308.

4. **Surrounding Properties and Neighborhood.** The project site is located within the Inner Sunset Neighborhood Commercial Zoning District within the Inner Sunset neighborhood. The surrounding development consists of a variety of commercial, residential, and mixed-use buildings. The scale of development in the area consists primarily of one- to four-story structures. The shopping area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments. On 7th & 8th Avenues running north and south of the project site consists primarily of a mix of residential, commercial, and mixed-use buildings within the Inner Sunset Neighborhood Commercial and RH-2 (Residential, House, Two-Family) Zoning Districts.
5. **Public Outreach and Comments.** The Planning Department has received correspondence from two people as of the date of this Draft Motion. The adjacent commercial tenant San Francisco Women's Artists expressed concerns whether the existing projecting sign which has been there for over 60 years would be removed since it is vital to their business as it currently shares business signage on the opposite side of the existing projecting sign; former Supervisor Brown's office (Supervisor District 5) had expressed support of the retaining the existing projecting sign. (Please see discussion under Finding G.) The project sponsor conducted a pre-application meeting on the proposed project on March 19, 2019; no other persons besides the project sponsor was present at the pre-application meeting. The project sponsors have submitted a petition with 126 signatures and four letters in support of the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the Inner Sunset Neighborhood Commercial 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. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 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. **Limited Restaurant Use within the Inner Sunset NCD.** Section 730 of the Planning Code states that a limited restaurant use (defined under Planning Code Sections 102 and 202.2a) is permitted on the 1st story, and not permitted on the second and third stories and above.

A *limited restaurant use* is defined under Planning Code Section 102 as a Retail Sales and Service Use that serves ready-to-eat foods and/or drinks to customers for consumption on or off the premises, that may or may not have seating. It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on the premises as an Accessory Use as set forth in Sections [204.3](#) or [703\(d\)](#), [803.2\(b\)\(1\)\(C\)](#), [803.3\(b\)\(1\)\(C\)](#) and [825\(c\)\(1\)\(C\)](#) depending on the zoning district in which it is located. It includes, but is not limited to, foods provided by sandwich shops, coffee houses, pizzerias, ice cream shops, bakeries, delicatessens, and confectioneries meeting the above characteristics, but is distinct from a Specialty Grocery, Restaurant, and Bar. Within the North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section [780.3\(b\)](#). It shall not provide on-site beer and/or wine sales for consumption on the premises, but may sell beer and/or wine for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), if all areas devoted to the display and sale of alcoholic beverages that¹ occupy less than 15% of the Occupied Floor Area of the establishment. Such businesses shall operate with the specified conditions in Section [202.2\(a\)\(1\)](#).

The current proposal is to establish a 'limited restaurant use' (also a formula retail use d.b.a. Yi Fang Taiwan Fruit Tea) on the ground (1st) floor of the one-story commercial building.

- C. **Eating and Drinking Uses.** Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and

- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

As stated in the Conditions of Approval #7, the proposed formula retail limited restaurant use will be required to comply with the conditions outlined in Section 202.2, as it relates to keeping the main entrance and surrounding streets and sidewalks clear of trash and debris; ensuring that the space is properly insulated to prevent noise in excess of the noise levels specified in the San Francisco Noise Control Ordinance; installation of proper odor control equipment to prevent any noxious or offensive odors from escaping the premises; and the proper storage and disposal of garbage, recycling and composting.

- D. **Hours of Operation.** Section 730 of the Planning Code allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the Inner Sunset Neighborhood Commercial Zoning District.

According to the project sponsor, the proposed hours of operation of the proposed formula retail use d.b.a. Yi Fang Taiwan Fruit Tea are Sunday through Thursday 11 a.m. to 10 p.m., and Friday and Saturday 11 a.m. to 11 p.m. which are within the permitted hours of operation within the Inner Sunset Neighborhood Commercial Zoning District under Planning Code Section 730.

- E. **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 1,000 square feet in floor area, does not require any off-street or loading parking spaces.

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire

mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 80% (10 feet) of the street frontage of the commercial space at the ground level on Irving 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. 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. According to the project sponsor, the proposed store will meet the storefront transparency requirements.

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

Department staff and the Project Sponsor have worked together in reviewing the sign requirements for Neighborhood Commercial Districts under Planning Code Section 607.1 as well as the Performance Based Design Guidelines for Formula Retail Establishments for design alternatives which included a new business wall sign. The original projecting sign (approximately 3 feet high by 7 feet, double-faced internally illuminated sheet metal cabinet sign) was originally erected for the previous business d.b.a. Irving Variety remains on the subject building and is shared by d.b.a. San Francisco Women's Artists and the previous business d.b.a. Mi Tea. According to the project sponsor, the existing projecting sign has historical significance, is consistent with other businesses within the Inner Sunset Neighborhood Commercial Zoning District which have similar types of projecting signs, and a new wall sign would be obstructed from public view because of existing street trees.

Upon further review, Department staff is recommending that the existing projecting sign be retained and allow for the change in copy (business name) on one side of the sign so that it can continue to share the existing projecting sign with the adjacent commercial tenant space. The proposed business signage on one side of the existing projecting sign will be required to have a separate sign permit for the change in sign copy. The existing projecting sign complies with the Planning Code although it is inconsistent with the Formula Retail sign guidelines but does not have a significant adverse effect on the architectural and aesthetic character of this portion of the Inner Sunset Neighborhood Commercial Zoning District which has a pattern of similar projecting signs.

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 N-Judah and 44-O'Shaughnessy) is located within walking distance of the project site; a bus stop is located at the corner of 7th Avenue and Irving Street. 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 Inner Sunset NCD 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 9 existing ground-story Formula Retail establishments out of 66 ground floor retail establishments within a 300-foot radius of the project site. This comprises approximately 13.6% of the businesses. The length of the total linear frontage of buildings with formula retail uses is approximately 18.8% (406 feet of 2,159 feet) of the commercial frontage at the ground floor. Some of these formula retail businesses include Posh Bagel, Starbucks, Lemonade, Crossroads, First Republic Bank, Citibank, Jamba Juice, Supercuts, and Wells Fargo. The proposed Yi Fang Taiwan Fruit Tea store would nominally increase the number of formula retail establishments to approximately 15.2% from 13.6% to 15.2% of businesses (from 9 to 10 formula retail businesses) and formula retail linear commercial street frontage to approximately 19.4% from 18.8% to 19.4% (from 406 to 419 linear feet).

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

According to the project sponsor's formula retail survey, there are approximately 20 existing limited restaurant uses of the businesses surveyed within a 300-foot radius. The proposed project involves a change of business ownership and would not result in an increase of the number of limited restaurants since it would replace a similar non-formula retail limited restaurant use d.b.a. Mi Tea which vacated the project site. Of the businesses surveyed within a 300-foot radius, there are four existing formula retail limited restaurant uses (d.b.a. Starbucks, Lemonade, Jamba Juice, and Posh Bagel).

- 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 new business signage (change in sign business sign copy on one side of the existing projecting sign) and interior tenant improvements. The existing projecting sign is consistent in size and shape with other commercial tenants on the subject and opposite blocks

within the Inner Sunset Neighborhood Commercial Zoning District. 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. This represents approximately 65 linear feet of 2,159 linear feet of buildings with commercial frontage, or approximately 3% 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.

The proposed formula retail use will be a neighborhood-serving and City-wide serving use which will complement the mix of goods and services currently available within this portion of the Inner Sunset Neighborhood Commercial Zoning District, which primarily includes a mixture of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments. According to the project sponsor, approximately 71.2% (47 locations) of the ground floor commercial uses in the district are "Daily-Needs" or neighborhood serving. Approximately 25.8% (17 locations) of the ground floor commercial uses in the district are considered "Citywide-serving". The proposed formula retail use will complement the mix of goods and services currently available within this portion of the Inner Sunset Neighborhood Commercial 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 formula retail use is less than 20,000 square feet, an economic impact study is not required for the proposed project.

9. **Additional Conditional Use Criteria for Eating and Drinking Uses.** Planning Code Section 303(o) establishes additional criteria for a Conditional Use Authorizations for a Limited Restaurant use. Section 303(o) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(o), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Based on the land use survey completed by the project sponsor, there are 29 eating and drinking establishments out of 66 commercial businesses located within 300 feet of the Project Site. This comprises approximately 43.9.6% of the businesses. The existing total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 49% (1060 feet of 2159 feet) of the total commercial frontage as measured in linear feet. The proposed project will not increase the existing concentration of eating and drinking uses in the area since the proposed project is a change of ownership of an existing limited restaurant use on the project site.

10. **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 Inner Sunset Neighborhood Commercial Zoning District, which includes a mixture of which include restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service 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 Inner Sunset Neighborhood Commercial Zoning District along Irving Street. The proposed project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

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

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

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses which can serve similar functions and create similar land use impacts include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

Balance of retail sales and services;

- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20 percent of the total occupied commercial frontage." The current proposal will not result in a net change in of the total occupied commercial frontage within the Inner Sunset Neighborhood Commercial Zoning District since the proposed formula retail limited restaurant use will replace a similar eating and drinking establishment which recently vacated the premises.

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 another limited restaurant 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 Inner Sunset Neighborhood Commercial 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 since it will replace a similar limited restaurant use (d.b.a. Mi Tea) which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

11. **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 and will provide new job opportunities to the City.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to maintain a limited restaurant 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.

12. 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.
13. 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. 2019-006316CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 15, 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 January 30, 2020.

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. Yi Fang Taiwan Fruit Tea) in an approximately 1,000 square foot ground floor commercial space at 645 Irving Street in Assessor's Block 1762, Lot 044 pursuant to Planning Code Sections 303, 303.1, 703.4, and 730 within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated April 15, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2019-006316CUA and subject to conditions of approval reviewed and approved by the Commission on January 30, 2020 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 **January 30, 2020** 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 for signage.

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

OPERATION

7. **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. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. 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

D. 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>.

8. **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>

9. **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

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.

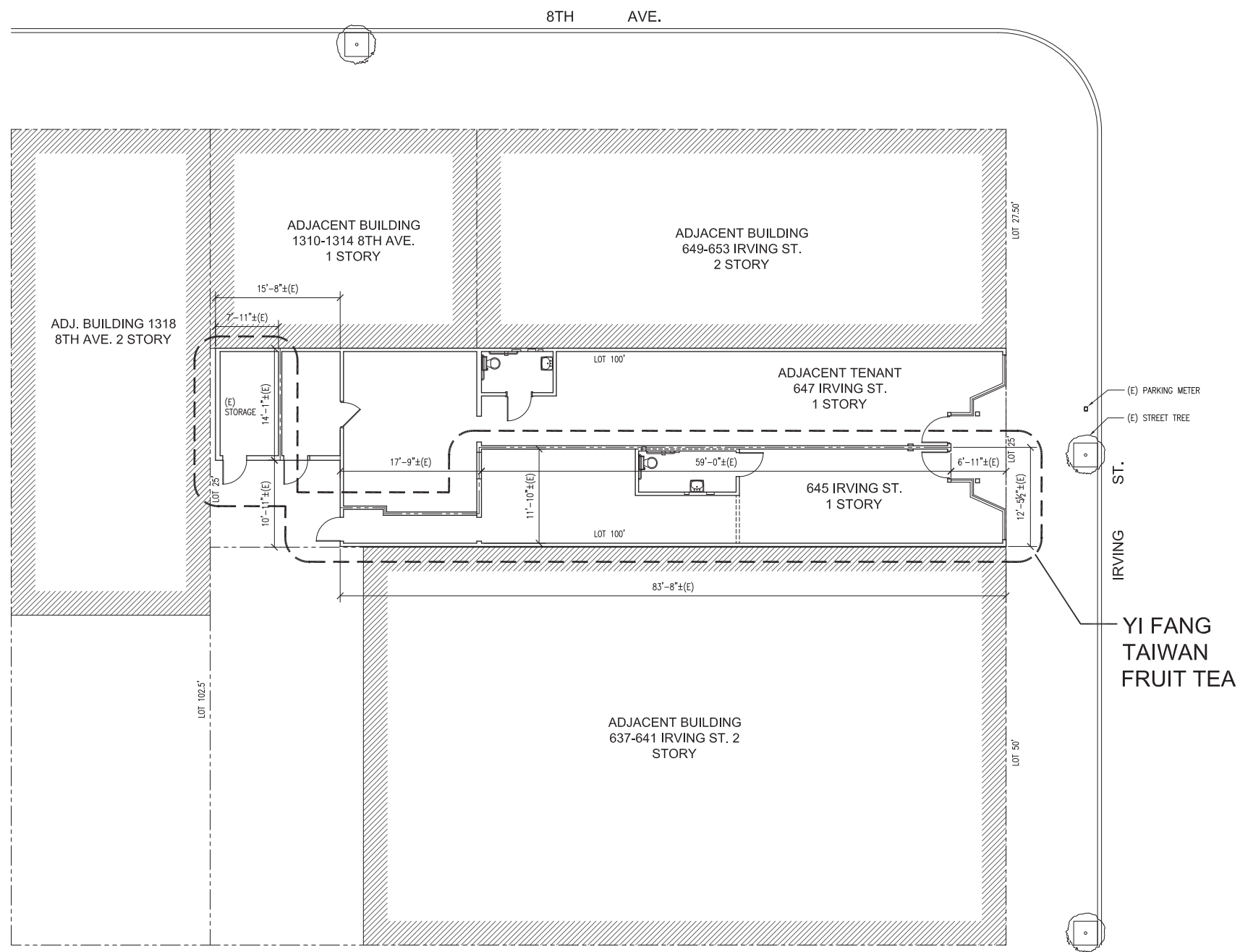
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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



1
A1

EXISTING SITE PLAN

1/8" = 1'-0"



PROJECT DATA

BLOCK/LOT: 1762/044
 ZONING: INNER SUNSET NCD
 OCCUPANCY: M
 NUMBER OF STORIES: 1
 TYPE OF CONSTRUCTION: V-B
 LEASE SQUARE FOOTAGE:
 STORE: 862 S.F.
 STORAGE: 114 S.F.
 TOTAL: 976 S.F.

VICINITY MAP



YI FANG TAIWAN FRUIT TEA

WILL ALONSO
 30 CALEDONIA DRIVE, #9
 SAN FRANCISCO, CA 94131
 (415) 645-5006

HAYASHIDA ARCHITECTS

832 BANCROFT WAY
 BERKELEY, CA 94710
 (510) 428-2491
 www.hayashida-architects.com

YI FANG TAIWAN FRUIT TEA
 645 IRVING STREET
 SAN FRANCISCO, CA 94122

No.	Description	Date	By
1	CUP SUBMITTAL	04/15/19	

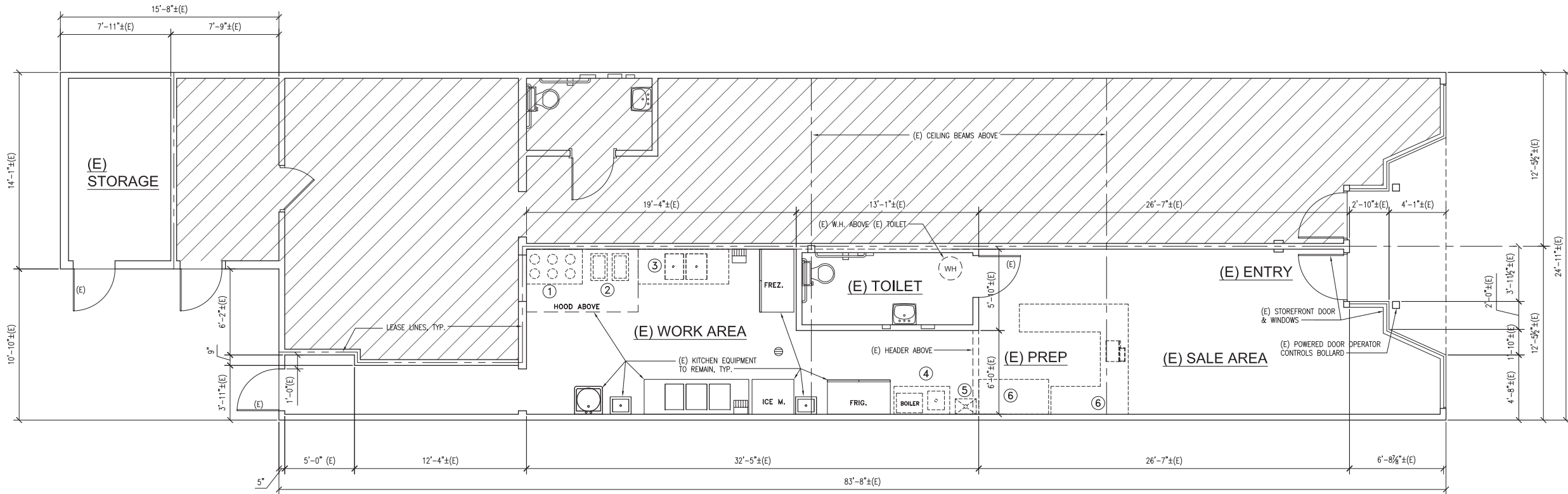


EXISTING SITE PLAN

Project number	19-0070-02
Date	04/15/2019
Drawn by	
Checked by	SH

DEMOLITION NOTES:

- ① DEMO EXISTING GAS RANGE & CAP GAS PIPING
- ② DEMO EXISTING FRYERS & CAP GAS PIPING
- ③ DEMO EXISTING POT SINKS AND GREASE TRAP & CAP PLUMBING
- ④ DEMO EXISTING PREP SINK & CAP PLUMBING FOR CUSTOM PREP SINK
- ⑤ DEMO EXISTING ICE CHEST
- ⑥ REMOVE EXITING UNDER-COUNTER REFRIGERATOR
- ⑦ DEMO EXISTING FRONT COUNTER



1
A2 EXISTING/DEMOLITION FLOOR PLAN

1/4" = 1'-0"



No.	Description	Date	By
1	CUP SUBMITTAL	04/15/19	



EXISTING/
DEMOLITION
FLOOR PLAN

Project number	19-0070-02
Date	04/15/2019
Drawn by	
Checked by	SH

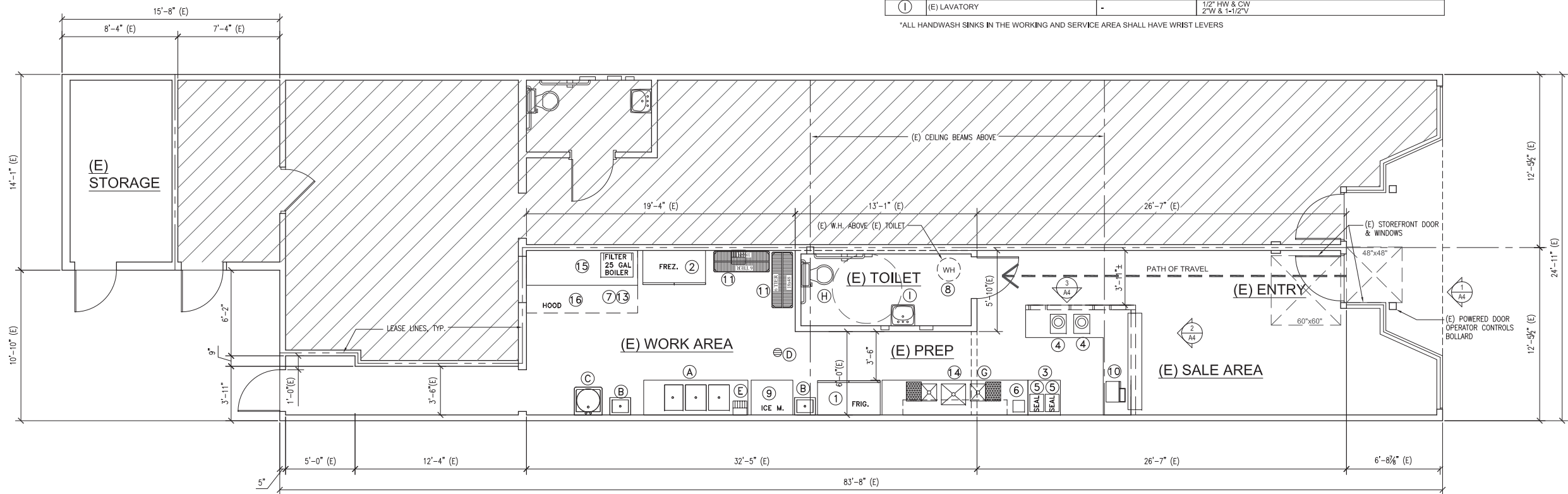
EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	MODEL	NOTE:
①	(E) REACH-IN GLASS DOOR REFRIGERATOR	TRUE MODEL T-49G	115/10/60, 9.1A, NEMA 5-15P, 420 LBS
②	(R) REACH-IN SOLID DOOR FREEZER	TRUE MODEL T-49F	115/10/60, 13.2A, NEMA 5-15P, 270 LBS
③	S.S. REFRIGERATOR FOOD UNIT	TRUE MODEL TUC-27G	115/10/60, 7A, NEMA 5-15P,
④	INDUCTION COUNTERTOP RANGE	WOLLRATH 3500W/1800W	208/10/60, 3500W, NEMA 6-20P, 12.25 LBS
⑤	CUP SEALING MACHINE	-	115/10/60, 352W, 3.2A
⑥	STEAMER FOR HOT DRINKS	-	3/8" WATER CONNECTION, 208/10/60, 2640W, 12A
⑦	WATER BOILER	FETCO H25011	25 GALLON, 208/30/60, 38.2 AMP, 13.8KW, 28LX28WX30H" MOUNT MIN. 6" AFF ON METAL PLATFORM DRAIN TO FLOOR SINK
⑧	(E) WATER HEATER ABOVE ATTIC	-	MOUNT ABOVE ADA BATHROOM
⑨	(E) ICE MAKER	HOSHIZAKI KML-351M_H	3/8" WATER CONNECTION, 208/1/60, 7.6 AMP, 185 LBS COMPLETE WITH B-500 ICE STORAGE BIN DRAIN TO FLOOR SINK
⑩	POINT OF SALE	-	COMPLETE LABEL PRINTER, MONITOR, RECEIPT PRINTER
⑪	STAINLESS STEEL RACK	-	AVAILABLE IN 24", 36", 48", & 60" WIDE
⑫	(E) EMPLOYEE'S LOCKER @ STORAGE ROOM	-	NSF APPROVED LEGS OR MOUNT UNIT 6" ABOVE COVERED BASE
⑬	WATER FILTER	-	3/4" CONNECTION, FILTER FOR ICE MAKER & WATER BOILER
⑭	FRUCTOSE DISPENSER	-	115/1/60, 3 AMP
⑮	STAINLESS STEEL WORKING TABLE	-	
⑯	(E) TYPE 1 HOOD	-	

FIXTURE SCHEDULE

ITEM #	DESCRIPTION	MODEL	NOTE:
A	(E) 3 COMPARTMENT SINK	-	1/2" HW & CW DRAIN PER LOCAL CODE
B	(E) HAND SINK*	-	1/2" HW & CW 2"W & 1-1/2"V
C	(E) MOP SINK	-	1/2" HW & CW 3"W & 2"V
D	(E) FLOOR DRAIN	-	TRAP PRIMER 2"W & 1-1/2"V
E	(E) FLOOR SINK	-	3"W & 2"V
G	CUSTOM PREP SINKS	-	COMPLETE WITH PREP SINK & ICE BIN WITH INSULATION CODE MIN. 1 1/2" DRAIN LINE IN-DIRECT TO F.S. CONNECT (2) 1/2" CW&HW CONNECT TO EXISTING PLUMBING
H	(E) ADA WATER CLOSET	-	1/2" CW 3"W & 2"V
I	(E) LAVATORY	-	1/2" HW & CW 2"W & 1-1/2"V

*ALL HANDWASH SINKS IN THE WORKING AND SERVICE AREA SHALL HAVE WRIST LEVERS



1
A3

PROPOSED FLOOR/EQUIPMENT PLAN

1/4" = 1'-0"



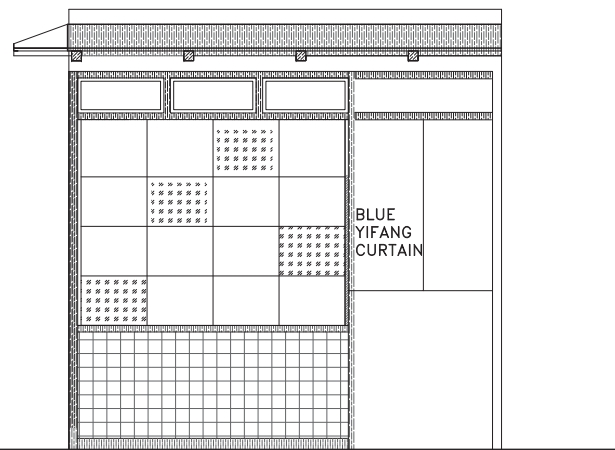
No.	Description	Date	By
1	CUP SUBMITTAL	04/15/19	



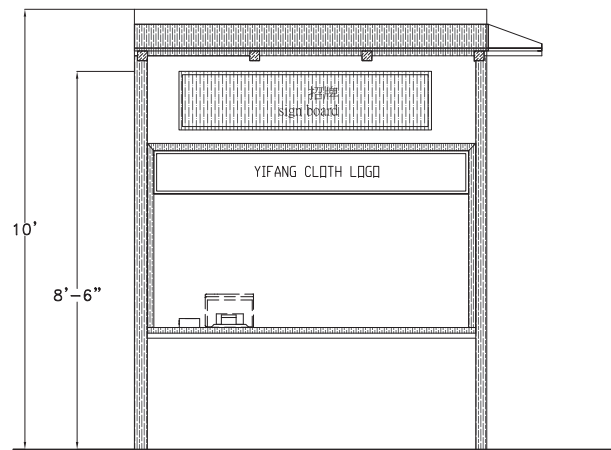
PROPOSED FLOOR/EQUIP PLAN

Project number	19-0070-02
Date	04/15/2019
Drawn by	
Checked by	SH

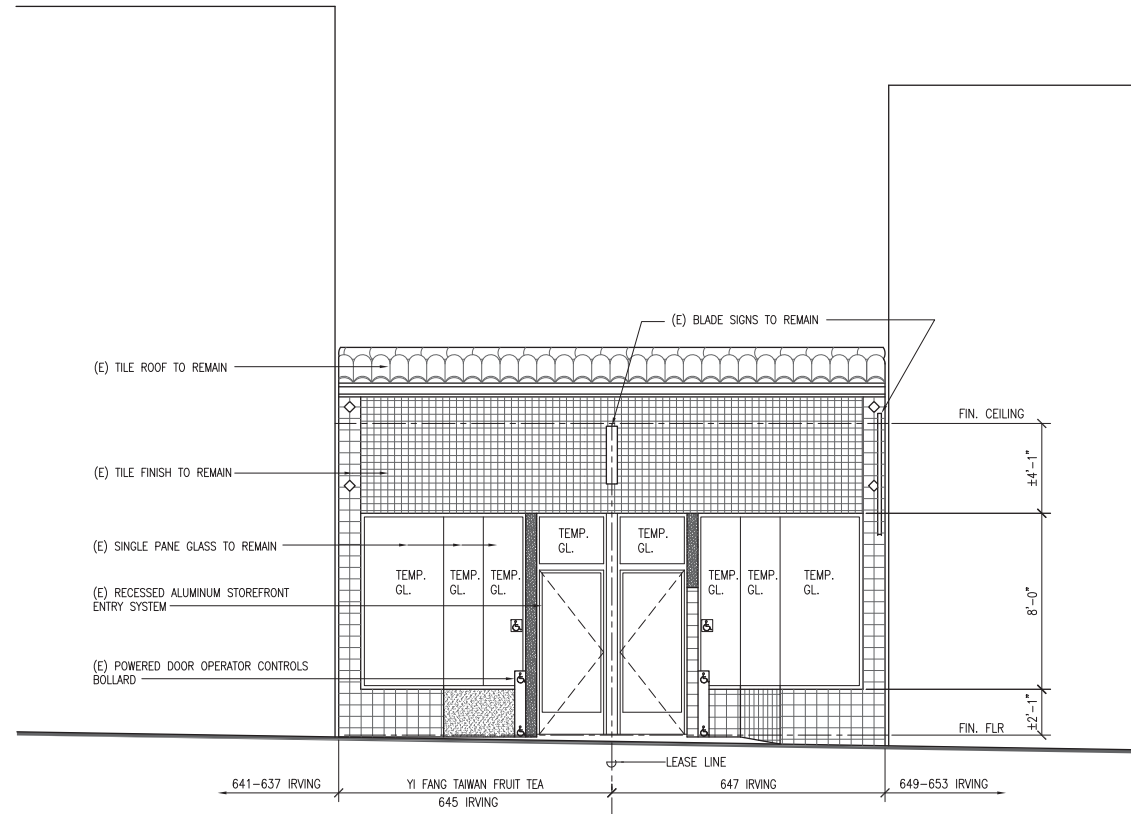
A3



3
A4 PROPOSED SIDE COUNTER ELEVATION
NTS—USE FOR REFERENCE ONLY 1/4" = 1'-0"



2
A4 PROPOSED FRONT COUNTER ELEVATION
NTS—USE FOR REFERENCE ONLY 1/4" = 1'-0"



1
A4 EXISTING EXTERIOR ELEVATION
1/4" = 1'-0"

YI FANG TAIWAN FRUIT TEA
WILL ALONSO
30 CALIFORNIA DRIVE DR. #9
SAN FRANCISCO, CA 94111
(415) 645-5006

HAYASHIDA ARCHITECTS
832 BANCROFT WAY
BERKELEY, CA 94710
(510) 428-2491
www.hayashida-architects.com

YI FANG TAIWAN FRUIT TEA
645 IRVING STREET
SAN FRANCISCO, CA 94122

No.	Description	Date	By
CUP SUBMITTAL		04/15/19	
CUP SUBMITTAL REV		12/09/19	



(E) EXTERIOR & PROPOSED INT ELEVATIONS

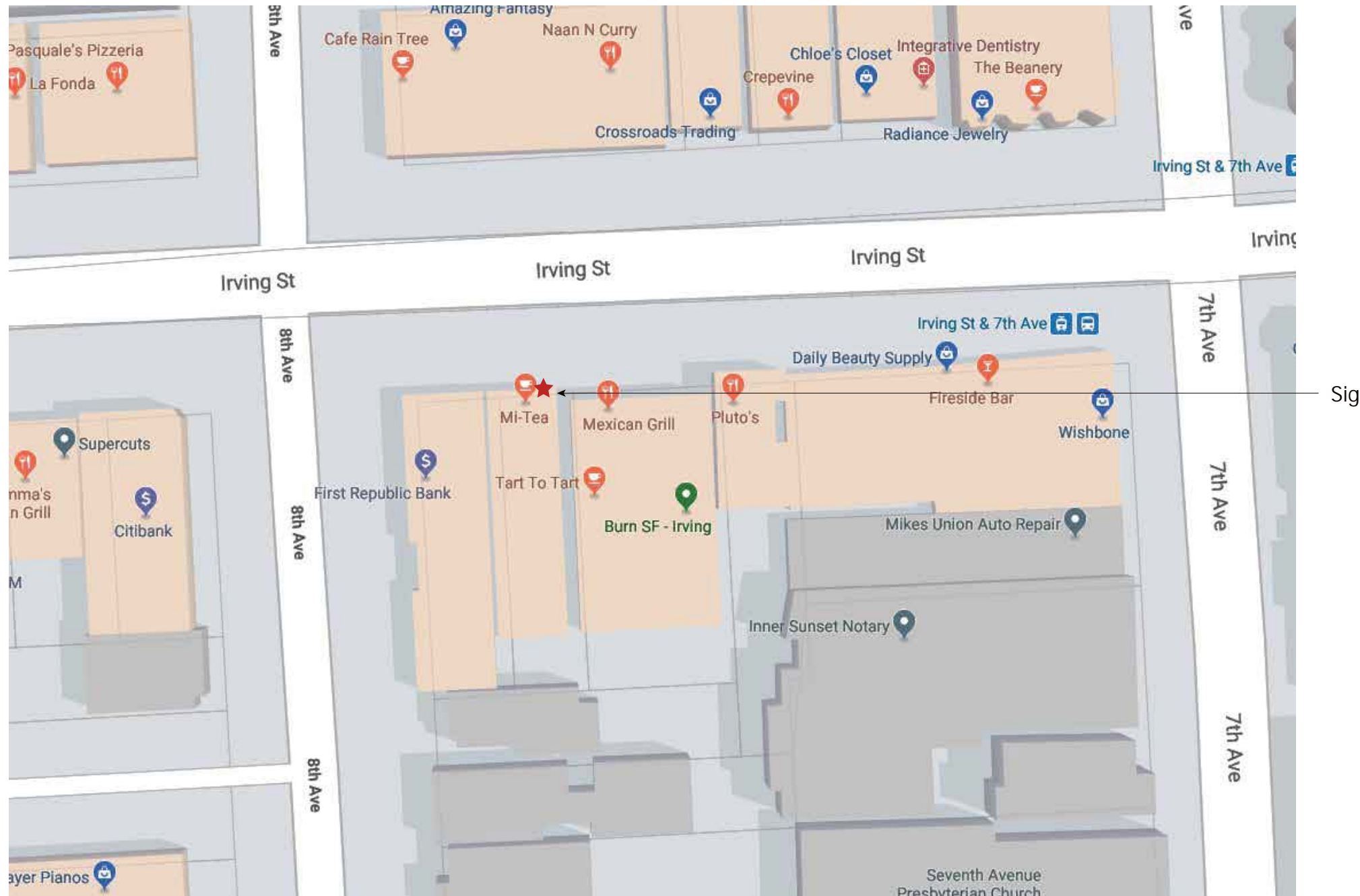
Project number: 19-0070-02
Date: 04/15/2019
Drawn by:
Checked by: SH

A4

NEW IMAGE DESIGN GROUP PERMIT ILLUSTRATION

★ SIGNAGE LOCATION

645 Irving St San Francisco CA 94122



APPROVAL BY PROPERTY OWNER

Address

Phone

Fax

Signature

Date

Printed Name



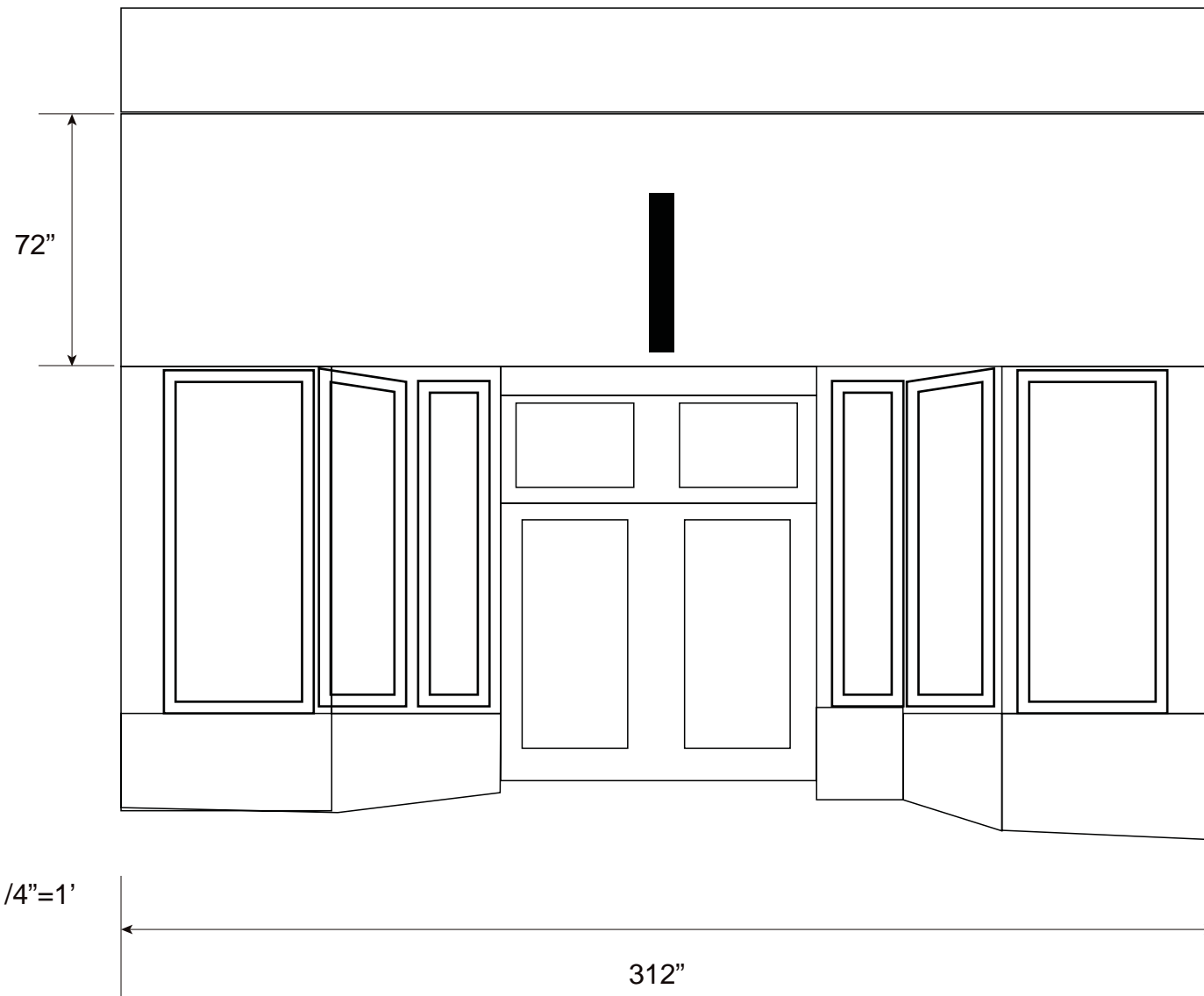
1234 Winton Ave., Hayward, CA 94545
Phone: (510) 828-9354
newimagead2015@gmail.com

Customer: Yi Fang	Proof Date: 08/26/2019	Version:
Company: Yi Fang	Location: 645 Irving St San Francisco CA 94122	Drawn By: TONY
Phone: 510-828-9354	Sign License #: 958377	Client Approval:
E-Mail: william.l.alonso@gmail.com	Project #: 20190826	Approval Date:

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NEW IMAGE DESIGN GROUP PERMIT ILLUSTRATION



TOTAL STORE FRONT LINEAR=26 F TOTAL PROPOSED SIGNAGE SQ FOOTAGE=18.5 SQF



1234 Winton Ave., Hayward, CA 94545
 Phone: (510) 828-9354
 newimagead2015@gmail.com

Customer: Yi Fang	Proof Date: 08/26/2019	Version:
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NEW IMAGE DESIGN GROUP PERMIT ILLUSTRATION

Reface Existing One Side Polycarbonate panel (white). Vinyl cut out letter set and logo on first surface



Proposal



Existing

Existing Copy for adjacent business ←



Mounting Details of Existing Cabinet Light Box

- 3'X7' sheet metal cabinet, Double Faced
- Fluorescent internal illuminated
- 1/2" Dia Lag Screws (4) on plate, wall mounted.



1234 Winton Ave., Hayward, CA 94545
Phone: (510) 828-9354
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Customer: Yi Fang	Proof Date: 08/26/2019	Version:
Company: Yi Fang	Location: 645 Irving St San Francisco CA 94122	Drawn By: TONY
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Exhibit C – Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
645 IRVING ST		1762044
Case No.		Permit No.
2019-006316PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization application to establish a formula retail use for a limited-restaurant d.b.a. Yi Fang Taiwan Fruit Tea.</p>		

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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<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; align-items: flex-start;"> <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	Signature: Sharon Young
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/20/2019
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

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)
645 IRVING ST		1762/044
Case No.	Previous Building Permit No.	New Building Permit No.
2019-006316PRJ		
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: 645 IRVING STREET
RECORD NO.: 2019-006316CUA

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

Reception:
415.558.6378

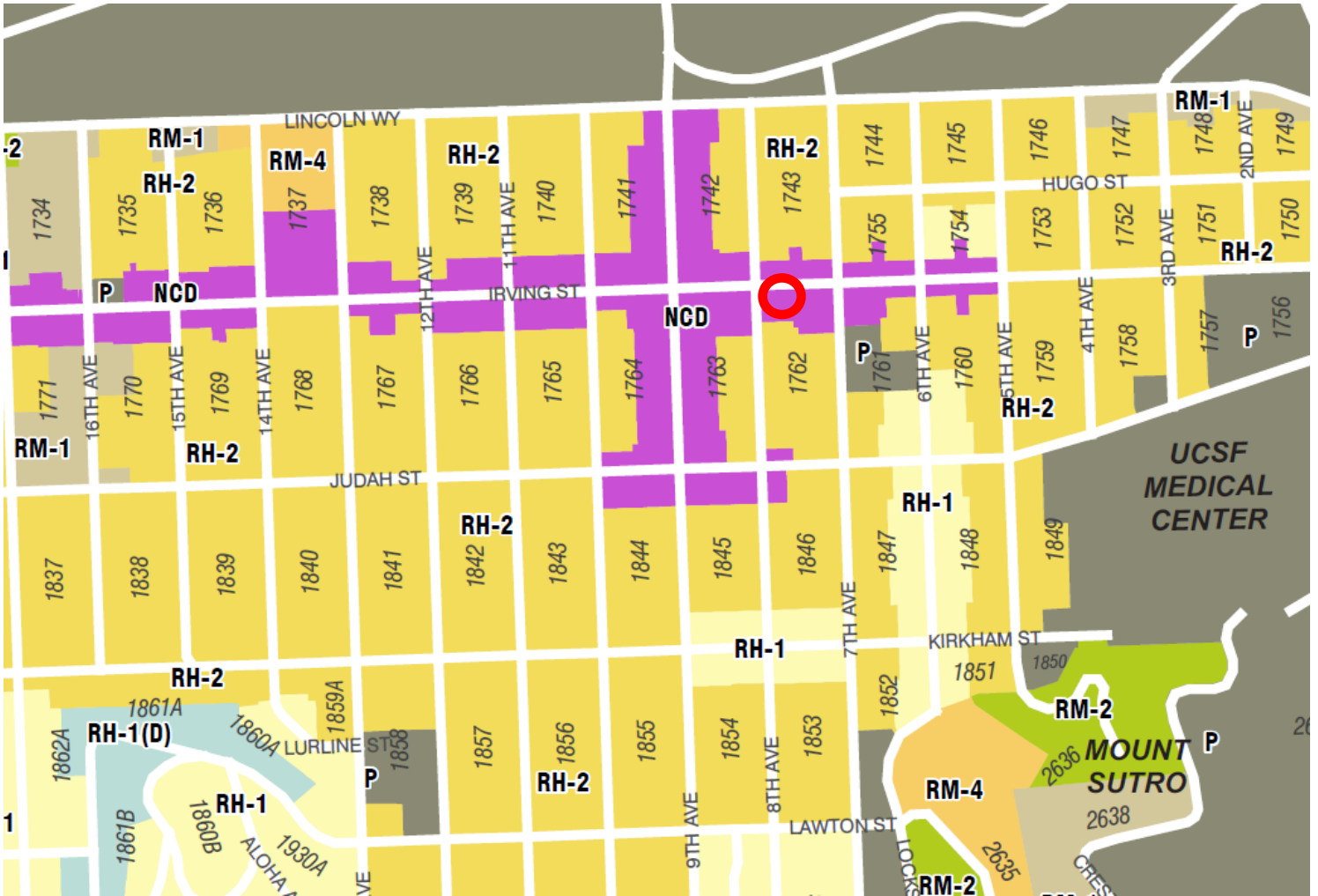
Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±2,500	±2,500	No Change
Residential	--	--	--
Commercial/Retail (subject commercial space)	Approx. ±1,000	Approx. ±1,000	No Change
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	±1,000	±1,000	No Change
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	1	1	No Change
Height of Building(s) (to roof)	Approx. 20 feet	Approx. 20 feet	No Change
Other ()			

Exhibit E - Maps and Context Photos

Zoning Map

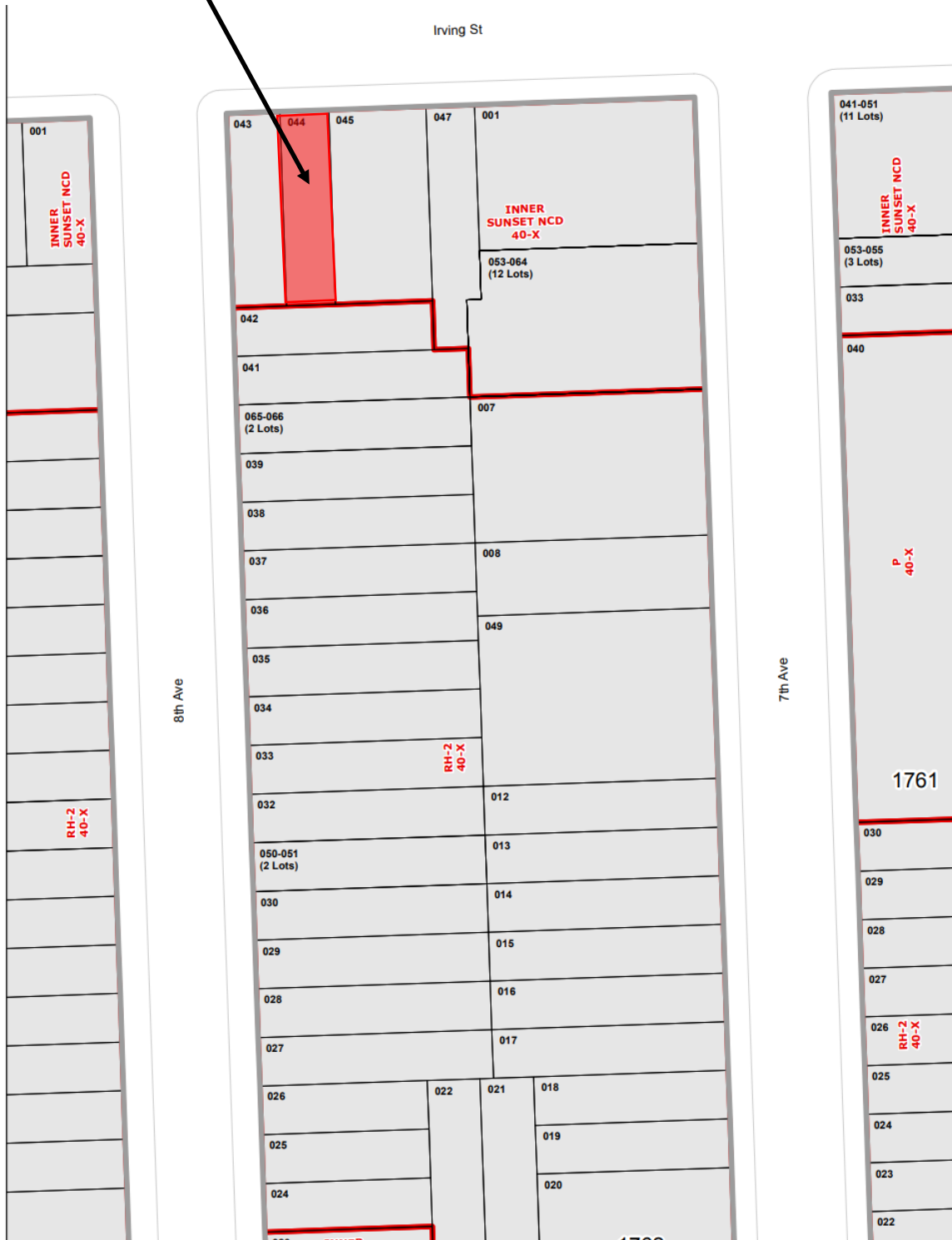


Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street



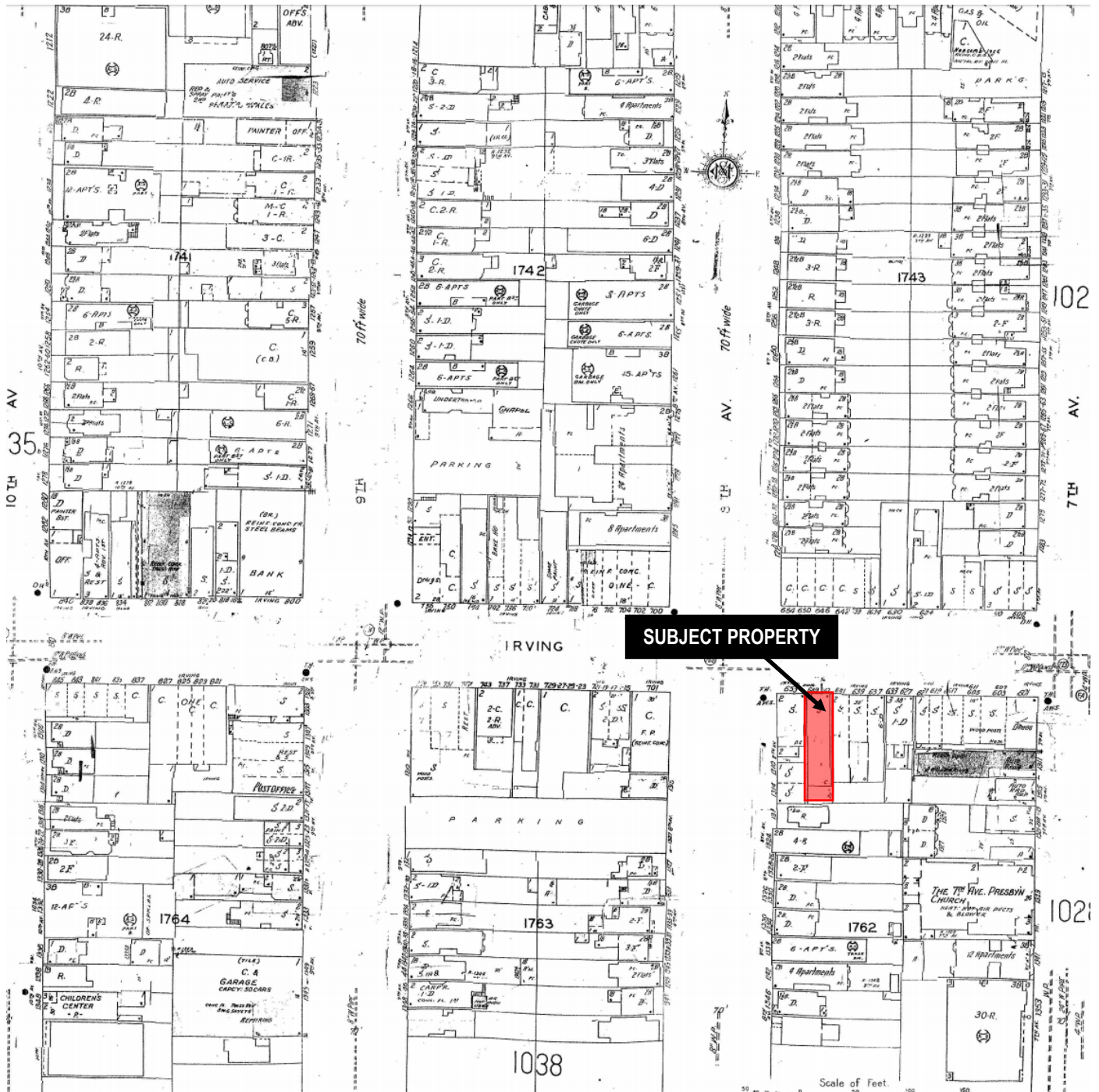
Parcel Map

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Sanborn Map*

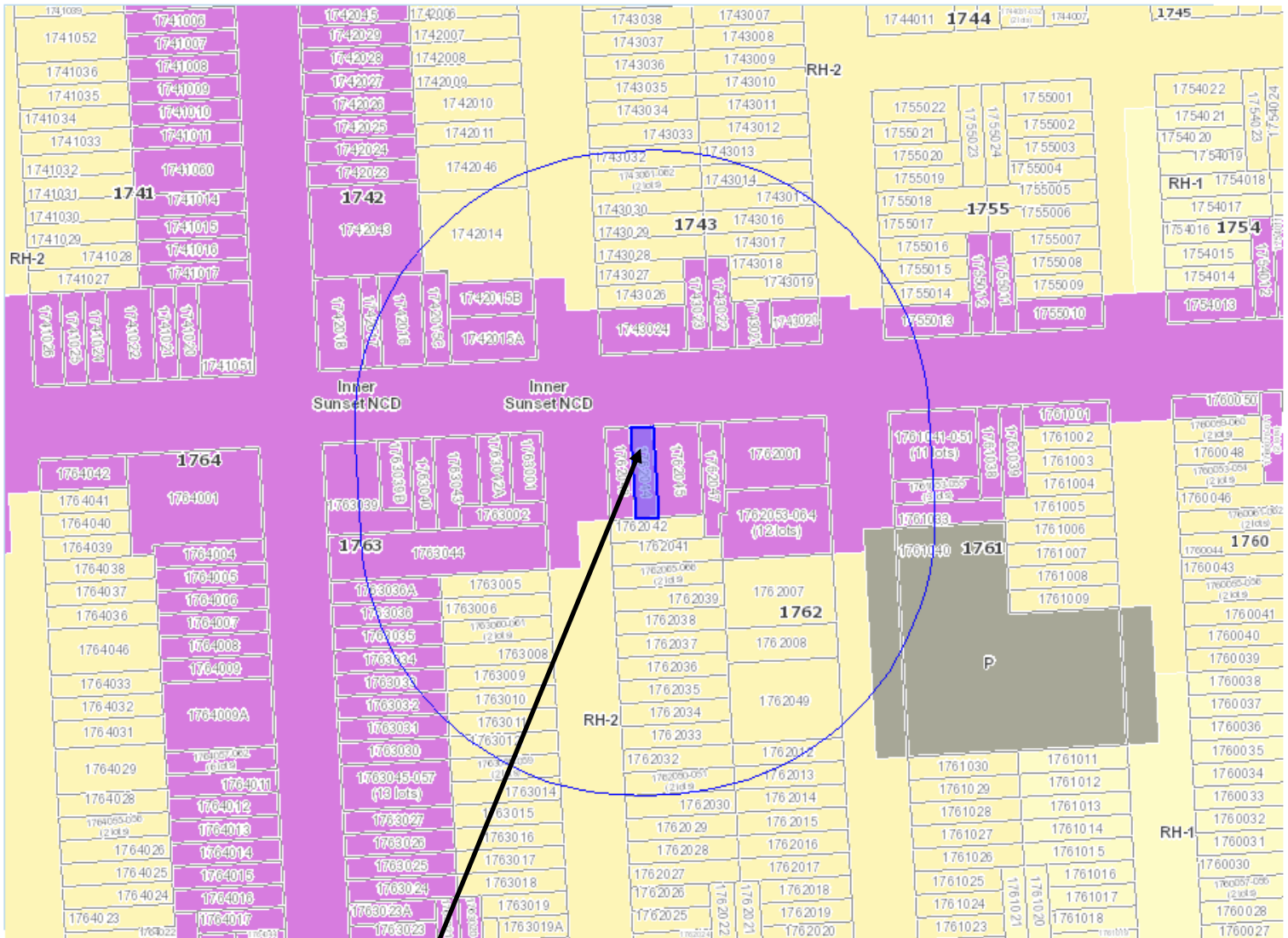


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2019-006316CUA
 645 Irving Street



300- FOOT MILE RADIUS

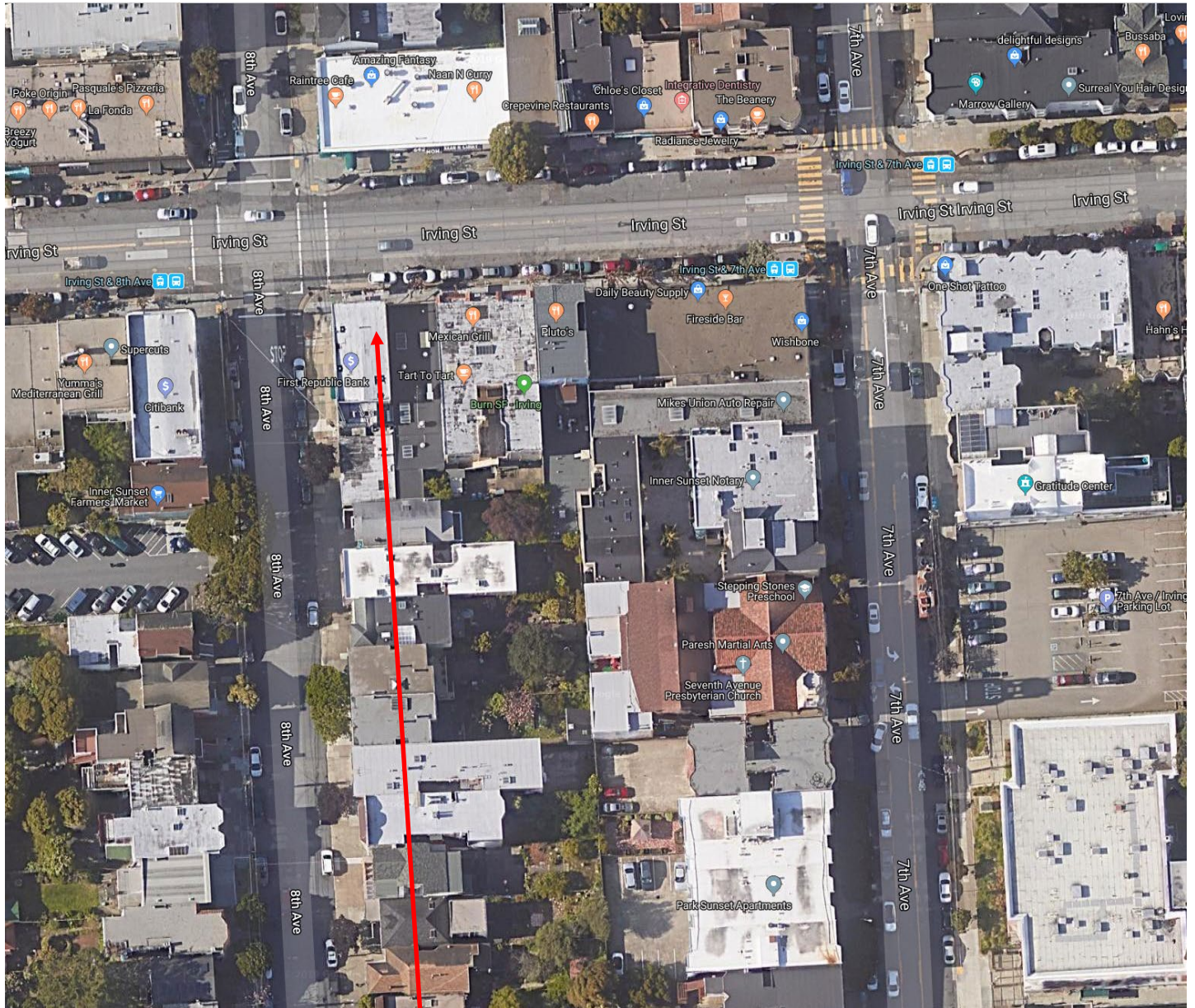


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Aerial Photo

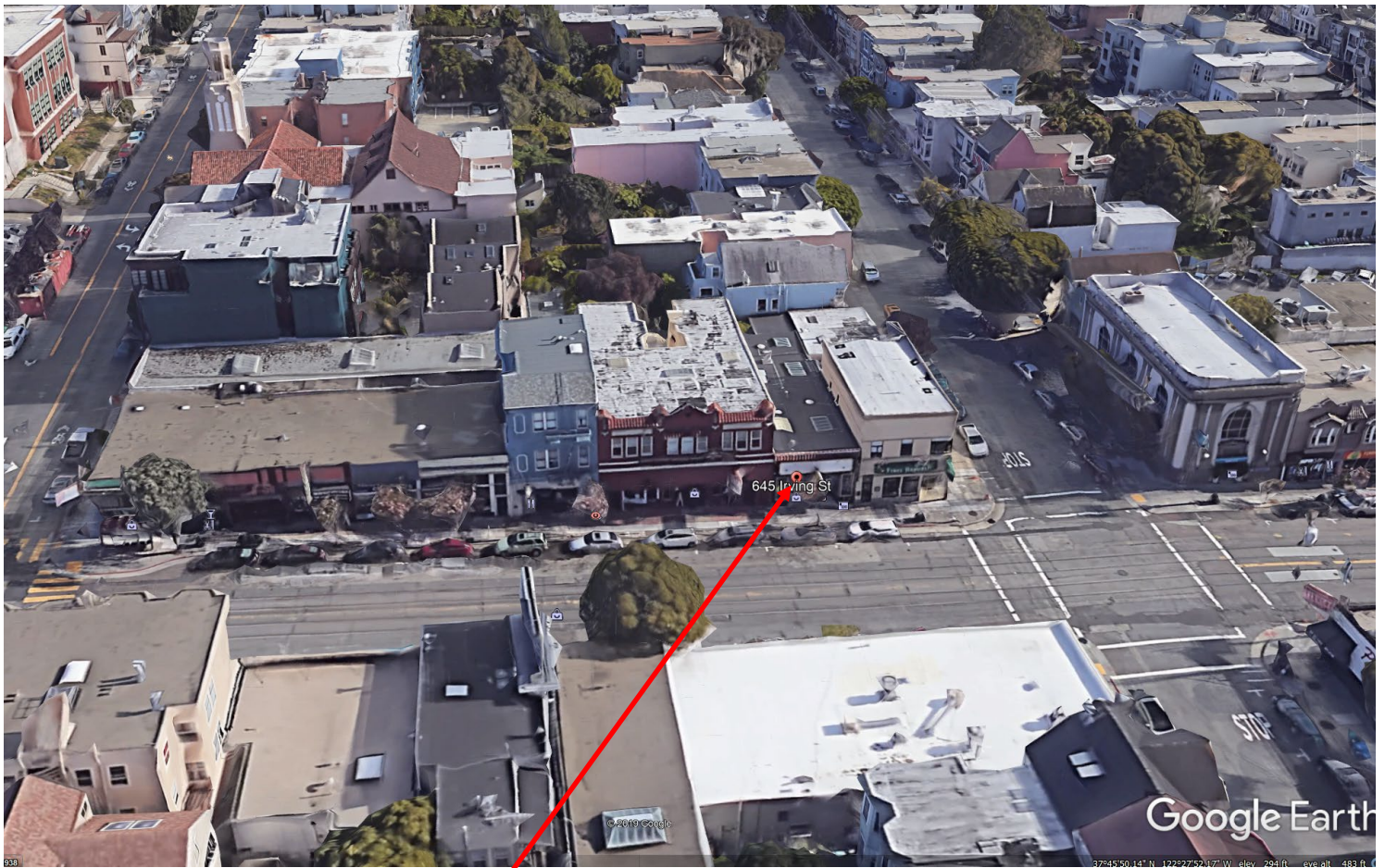


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

PROJECT SPONSOR PHOTOS



SUBJECT PROPERTY

Front



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

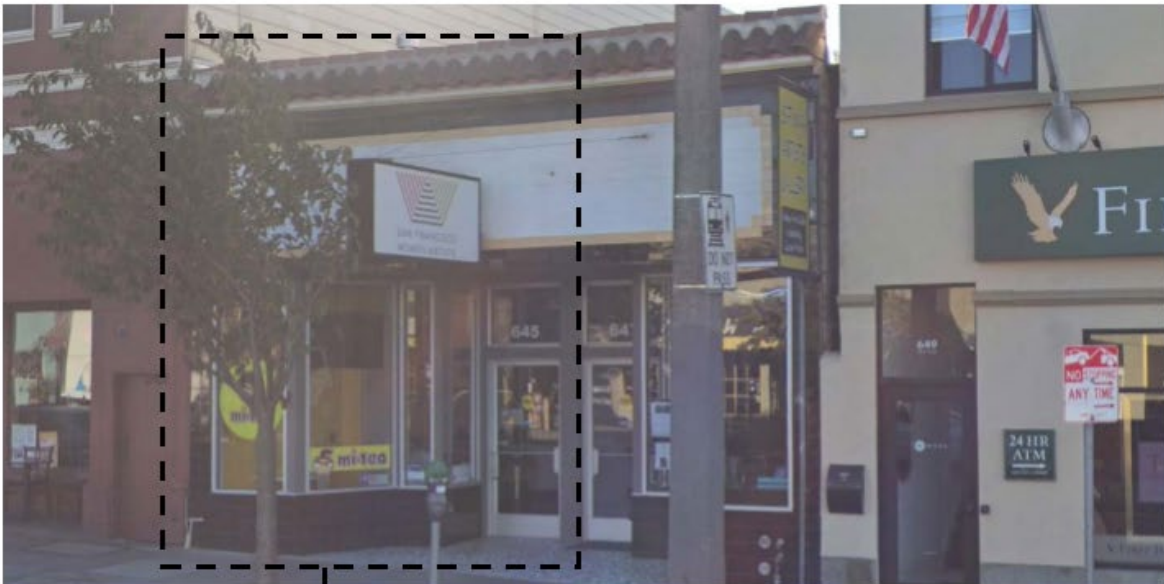
PROJECT SPONSOR PHOTOS

Front Left Side



SUBJECT PROPERTY

Front Left Side



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

PROJECT SPONSOR PHOTOS



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

PROJECT SPONSOR PHOTOS



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

PORTION OF SUBJECT BLOCK



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Site Photo

PORTION OF OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2019-006316CUA
645 Irving Street

Exhibit F – Project Sponsor Submittal



November 22, 2019

Honorable Members
San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

Subject: Yi Fang Taiwan Fruit Tea at 645 Irving Street, Planning Case No. 2019 – 006316CUA

Dear Honorable Members of the Commission:

We would like to bring Yi Fang Taiwan Fruit Tea to the lovely neighborhood of Inner Sunset. We propose to open Yi Fang Taiwan Fruit Tea on 645 Irving Street (the “Project”) located at the northwest corner of 8th Avenue and Irving Street within the Inner Sunset Neighborhood Commercial District. The proposal is to convert a vacant ground floor commercial space with approximately 1,000 square feet of floor area (previously occupied by “Mi-Tea”, a beverage tea retail store) to Formula Retail Use (d.b.a. “Yi Fang Taiwan Fruit Tea”, another beverage tea retail store). The proposal will involve interior tenant improvement to the ground floor commercial tenant space. There will be no expansion of the existing building.

A. Project Description and Background

The Project consists of a Formula Retail use for a Yi Fang Taiwan Fruit Tea store. “Yi Fang” is an international retail chain store, with approximately 1,500 store locations worldwide, the majority of which are located in Taiwan. In the United States, there are currently 8 stores and only 1 store in San Francisco. The only affiliated “Yi Fang” store in San Francisco is located at 3251 20th Avenue (inside Stonestown Galleria Shopping Mall) and is not subject to the Formula Retail controls. “Yi Fang” serves a variety of beverage tea drink. The drinks are served with real fruit, organic milk, and fresh brewed tea. The drinks provide a healthy alternative for San Francisco residents who want a delicious, refreshing, and nutritious drink high in antioxidants and vitamins that’s good for the body.

Approval of a conditional use authorization for the Formula Retail use would be a desirable addition to the neighborhood. Irving Street is a moderately trafficked 4 lane road with commercial restaurants and businesses fronting both sides of the street throughout the neighborhood, and residential properties along the cross streets. The Project is well served by public transit and will be located nearby to other retail uses within the district. The Project is also located within a few blocks of the large University of California San Francisco Parnassus Hospital. The adjacent properties to the Project are a variety of

small-scale convenience businesses which include a mix of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments. Some of the commercial establishments on the subject and opposite block include San Francisco Women’s Artist, First Republic Bank, Tart To Tart, Burn SF, Sunset Shoe Repair, Bank of America, Pasquale’s Pizzeria, Tea 4 You, Café Rain Tree, Naan N Curry, and Citibank. On 7th and 8th Avenues running north and south of the project site, there are one- to two-family dwellings and a few multi-family dwellings.

We’ve hosted a pre-application neighborhood meeting on March 19, 2019 and have received support from neighbors and other restaurant owners.

B. Benefits to the Neighborhood

The addition of a “Yi Fang” store to the Inner Sunset neighborhood will help fill a vacant storefront, 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 employment opportunities for San Francisco residents.

C. Conclusion

We look forward to becoming an active contributor to the Inner Sunset neighborhood. We respectfully ask for your approval of the Project and thank you for your consideration.

Sincerely,



Thank you.

William Alonso
Owner, Manager
Yosemitea LLC, d.b.a “Yi Fang Taiwan Fruit Tea”

Email: william.l.alonso@gmail.com

Mobile: 415-845-5006

Petition Signatures

Subject: Planning Commission Hearing for Yi Fang on Irving Street

From:

Craw Station
1336 9th Ave
San Francisco, CA 94122

Dear Planning Commissioners,

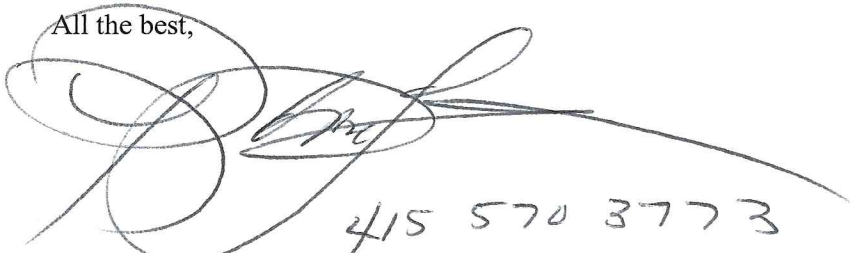
I hope you are doing well. I am the owner of Craw Station, a Cajun seafood restaurant on 1336 9th Ave in Inner Sunset and I wanted to write to you this morning to express my support for opening a Yi Fang on Irving St.

I've been to the Yi Fang in Berkeley and Stonestown Galleria and really enjoyed the fruit tea. From what I can tell, the shops are kept very tidy and clean and the drinks have a subtle taste that reminds me of my hometown. I enjoyed drinking Yi Fang and have been recommending it to my friends. Imagine my surprised and joy when I found out one was in the works for Inner Sunset!

Having a Yi Fang in our neighborhood would certainly benefit us and other local business with increased customers. After all, everyone needs a nice meal from Craw Station to go with the fruit tea.

I look forward to seeing Yi Fang in our neighborhood soon!

All the best,



415 570 3773

Rolanda Law

Dear Planning Commissioners,

I am a manager/business owner in the Inner Sunset neighborhood. I strongly support bringing a new Yi Fang Taiwan Fruit Tea to 645 Irving Street. Yi Fang provides the kinds of healthy, high quality drinks that residents and customers want most, and I believe their presence in the area will be a benefit to the local businesses.

Thank you,

Carbin Tu
Sunflower Garden Restaurant
(415) 571-8850

Dear Planning Commissioners,

I am writing to express San Francisco Women Artist's (SFWA) strong support of Yi Fang Taiwan Fruit Tea in Inner Sunset. I am the Manager of SFWA, founded in 1887 and we are one of the oldest arts organizations in California. We're the direct neighbors of Yi Fang's proposed location and a store like Yi Fang will draw people from around the area which would positively impact our business and other local businesses as well.

We're really excited, and look forward to sharing the same building and neighborhood as Yi Fang.

Regards,

Janice Rumbaugh
Janice Rumbaugh
Gallery Director SFWA
647 Irving St 94122
415.566.8550.

Dear Planning Commissioners,

My husband and I are the owners of Malasa, an Inner Sunset Filipino Breakfast & Brunch restaurant located on 1336 9th Ave. As local business owners, we are writing to show our strong support for Yi Fang Taiwan Fruit Tea on Irving St.

At Malasa, we pride ourselves on using as many organic locally-sourced ingredients as possible. We care strongly about giving our customers the best tasting food experience that's also good for their health. Bringing Yi Fang to the neighborhood will be great for locals who are looking for a healthy drink.

Personally, I have tried the drinks and think they are delicious. I can assure you, I would be a regular customer!

I look forward to seeing Yi Fang in our neighborhood!

Thank you,



DINO SEVERINO
MALASA
1336 9th AVE.
SF, CA. 94122
(310) 600-2872 (CELL)



YI FANG

TAIWAN FRUIT TEA
一芳台灣水果茶

Dear President and Planning Commissioners,

As a local neighbor, I am contacting you to express my support to bring Yi Fang Taiwanese Fruit Tea to 645 Irving St. Yi Fang will be a perfect addition to the Inner Sunset Neighborhood.

Please vote in favor of the proposed Yi Fang at 645 Irving Street!

Name (Printed)	Address	Phone	Email
1 Eric You	946 Stockton Street, San Francisco, CA, 94108	781-454-9438	bmtyou@gmail.com
2 Jason Chen	1170 Alabama Street, SF, CA 94110	801-946-4589	cheson@stanford.edu
3 Sarah Heffer	1890 Washington Street SF, CA 94109	952-923-4544	sarahheffer1@gmail.com
4 Jesse Tipton	868 Potrero Ave SF, CA 94110	682-351-8635	jessetipton@icloud.com
5 Charlie Jacobson	1642 Hyde St SF CA 94109	(201) 290-2454	charlie.m.jacobson@gmail.com
6 Matt McFarland	1840 Washlyin Street SF, CA 94109	952-356-6061	mmcfarland@gmail.com
7 Christine Wang	338 Spear St # 10E SF CA 94105	408 8383218	canofcoolbeans@gmail.com
8 JAMES CHU	962 HAMPSHIRE ST SF, CA 94110	909-510-1374	james-y-chu@gmail.com
9 Justin Graham	1401 CHESTNUT ST APT 4 SF, CA 94123	425-208-1290	Justin.graham10@gmail.com
10 Michelle McFarland	3085 HANSON ST #1 SF, CA 94122	858 922 2615	MichelleMcFarlandca91@gmail.com



YI FANG



TAIWAN FRUIT TEA

一芳台灣水果茶

Dear President and Planning Commissioners,

As a local neighbor, I am contacting you to express my support to bring Yi Fang Taiwanese Fruit Tea to 645 Irving St. Yi Fang will be a perfect addition to the Inner Sunset Neighborhood.

Please vote in favor of the proposed Yi Fang at 645 Irving Street!

Name (Printed)	Address	Phone	Email
1 Nanfing Yang	6400 Christie Ave.	415 580-5694	nanfingyang@gmail.com
2 Darryll Drexler	370 Oakland ave	925-330-5303	darryll.drexler@gmail.com
3 Nana Peprah	1389 Jefferson St	224-678-4477	nanakwesi.peprah@gmail.com
4 Annie Phan	602 Mason St.	408-613-9883 962	aphan208@gmail.com
5 Yi Wang	33 Tehama	508-416-4166	yiw@uber.com
6 Mahyar McDonald	629 Grafton Ave.	424-262-4927	pet@s.hmmfn.com
7 Rudro Samanta	1 Acacia Dr	510 761-6602	rudro1@yahoo.com
8 Ben Pious	1340 Market Street	914-866-3196	benpious@gmail.com
9 HENRI SWEERS	1386 McAllister St.	650-289-8115	zac.sweers@gmail.com
10 Leland Takamine	2000 Post Street	650-793-2145	leland.takamine@gmail.com



YI FANG



TAIWAN FRUIT TEA
一芳台灣水果茶

Dear President and Planning Commissioners,
As a local neighbor, I am contacting you to express my support to bring Yi Fang Taiwanese Fruit Tea to 645 Irving St. Yi Fang will be a perfect addition to the Inner Sunset Neighborhood.
Please vote in favor of the proposed Yi Fang at 645 Irving Street!

	Name (Printed)	Address	Phone	Email
1	CRYSTAL YANG	999 FELL ST #5, SF	714 6068349	crystal@formatech.com
2	SHAOHUA ZHOU	701 China Basin St, SF	415 763 0618	shaohua@howtox.com
3	Zen Chiang	351 King St #483, SF	415 629 0334	ben tai formatech.com
4	Katevika Padri	93 Navajo Ave, SF	415 9679245	jevit3x@gmail.com
5	Kevin Chant	1812 Delaware St	714 471 7673	chant.kevin@yahoo.com
6	Lewis Aen	41506 Via San Miguel	510 320 4704	lewis@formatech.com
7	Dennis Tan	1 Bayside Village Pl, SF	408-647-5170	dennis@formatech.com
8	Yangyang Sun	2658 44th AVE	(415) 30-5177	east-yinye@hotmail.com
9	Dennis Ng	17108 Via Media, Sanborn 20	(510) 414-6007	dennisngdesign@gmail.com
10	Yizi Yang	855 Brannan St. #834, SF	(310) 929-0630	yizi.yang@gmail.com

YI FANG

陳家



TAIWAN FRUIT TEA
一芳台灣水果茶

Dear President and Planning Commissioners,

As a local neighbor, I am contacting you to express my support to bring Yi Fang Taiwanese Fruit Tea to 645 Irving St. Yi Fang will be a perfect addition to the Inner Sunset Neighborhood.

Please vote in favor of the proposed Yi Fang at 645 Irving Street!

Name (Printed)	Address	Phone	Email
Xinzhao An	1231 16th AVE	612-412-7466	anxinzhao@gmail.com
LIANYANG	KTS Sutter	857-928-2738	priti_775@hotmail.com
Haibei Peng	836 Lombard St.	617-987-5628	haibei.peng@gmail.com
Sean Lam	1190 Mission	734-891-4111	kindredlam@gmail.com
Jie Zhang	351 Brighton Ave Apt 244	320-329-4899	tulipzhangjie@gmail.com
Jerry Yang	351 Brighton Ave. Apt 244	516-300-3388	jerryyang@gmail.com
Zach Anker	508 Linden St. Unit C	650-440-3004	zach.anker@gmail.com
Andrew	2 Bay Side Village Pl	574-238-5489	andrewlitwiler@gmail.com
Keping	3405 Kenyon Dr. Santa Clara	(510) 829-0592	HEL824@aol.com
Letty Chan	660 3rd St.	949-378-4476	lettylane@gmail.com



YI FANG
TAIWAN FRUIT TEA
 一芳台灣水果茶

Dear President and Planning Commissioners,

As a local neighbor, I am contacting you to express my support to bring Yi Fang Taiwanese Fruit Tea to 645 Irving St. Yi Fang will be a perfect addition to the Inner Sunset Neighborhood.

Please vote in favor of the proposed Yi Fang at 645 Irving Street!

Name (Printed)	Address	Phone	Email
1 Sarah Gorring	1142 Plymouth Ave	(936) 697-7354	sarahgorring@gmail.com
2 Ryan Smith	1189 Trent Ave	(319) 899-0190	ryan.smith.p@gmail.com
3 Josh Campoverde	190 Guerrero St	(617) 763-2917	jcampoverde@gmail.com
4 Eugene Beyer	150 Gardenside Dr	(415) 215-7911	eugenebeyer7@gmail.com
5 Ada Jang	518 Oak St.	(510) 862-3806	adajang27@gmail.com
6 Hunter Novak	2250 24 th St.	(714) 742-9147	hunter.novak13@gmail.com
7 Eric Goebels	949 Jackson St.	(949) 233-0138	egoebels@gmail.com
8 Stephen Busch	725 Clayton St	(415) 370-4920	stephen.busch@gmail.com
9 Vadim Litvak	2082 42 nd Ave	415-606-3830	vlitvak@gmail.com
10 Avery	577 Guerrero St	703-336-2731	avery@eppo.com



YI FANG 陳家
 TAIWAN FRUIT TEA
 一芳台灣水果茶

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Please vote in favor of the proposed Yi Fang at 645 Irving Street!

Name (Printed)	Address	Phone	Email
1 Tom Medhurst	2913 Fillmore St	6282240537	thomas.medhurst@gmail.com
2 Sisi Yao	1400 7th St	609 462 1392	sisiyao@gmail.com
3 Christian Acuna	625 8th Street Unit 601	(415) 966-5530	cauna0828@gmail.com christian
4 Emily Chao	2827 Folsom Street	408-655-9784	echao@alumni.risd.edu
5 Dana Lindsay	130 Pierce St.	216 932 4155	danadlindsay@gmail
6 Junie Yee	1264 9th Ave #15	415-215-3493	junie.yee@gmail.com
7 ASRANIZAMI	615 JOHNMURDER APT 705	2176074930	asra.nizami.92@gmail.com
8 Brian Zhang	1401 Mission St.	217-417-3520	realbrian94@gmail.com
9 John Flinn	201 Mallorca Way Apt 12	917855 5841	john.d.flinn@gmail
10 Monica	1930 Mission St	415-609-7205	monicaflinn89@gmail



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Name (Printed)	Address	Phone	Email
1 Weibo He	32 Windcrest Ln SSF, CA 94080	281-536-8316	weibo.he@yahoo.com
2 Frank Lin	146 McAllister St. CA 94102	412-805-6433	frankspain@gmail.com
3 Rui Dar	147 Arroyo C. CA, 94002	385-2168370	my.ads.only.email@gmail.com
4 Peggy Zheng	32 Windcrest Ln. SSF, CA 94080	650-797-7073	peggy.zheng ⁴¹³ @gmail.com
5 Ru zhu Chen	151 HOWTH ST	415-307-9532	390121687@qq.com
6 Yee Hing Chen	151 HOWTH ST	415-828-8555	jjack@684@qq.com
7 Yi Qing Chen	135 HOWTH ST	415-307-9532	390121687@qq.com
8 Guan Hua Chen	135 HOWTH ST	415-307-9532	390121687@qq.com
9 Raymond Chim	135 HOWTH ST	415-307-9532	390121687@qq.com
10 Siyuan Zhou	1155 4th St.	734-272-9291	541878440@qq.com



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Name (Printed)	Address	Phone	Email
1 <u>SARA KONDO</u>	<u>401 26th St SF, CA</u>	<u>415 225 3212</u>	<u>saraluna@gmail.com</u>
2 <u>Belle Lee</u>	<u>472 3rd St SF CA</u>	<u>628 666 7760</u>	<u>bellaoli801@hotmail.com</u>
3 <u>Janie McHenry</u>	<u>414 Faxon Ave Apt B</u>	<u>(415) 524-0537</u>	
4 <u>Zile</u>	<u>151 Hawth St</u>	<u>206 673-7486</u>	
5 <u>Wangji Hu</u>	<u>151 Hawth St</u>	<u>917-868-8316</u>	
6 <u>Qiuhua Wang</u>	<u>151 Hawth St</u>	<u>650-924-5523</u>	<u>qjj2684@qq.com</u>
7 <u>Dor zhi Murgatroyd</u>	<u>1179 Hayes St</u>	<u>415-602-9036</u>	
8 <u>Chris Noel</u>	<u>1390 Market St</u>	<u>650 644 8757</u>	
9 <u>Jiaoyu Hu</u>	<u>8 10th St</u>	<u>213-880-5206</u>	
10 <u>Shuo Xie</u>	<u>30 Garden side #9</u>	<u>650 666 7365</u>	



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Name (Printed)	Address	Phone	Email
1 Greg Kurkin	2660 35th St SF, CA	914 420 5800	Gregory.L.Kurkin@gmail.com
2 Jian Xie	/	646 204 7634	jxie215@gmail.com
3 Alex Fang	/	415 613 9515	fzhfzh123@gmail.com
4 Sratha S.	/	925 688 9009	srathas@msu.edu
5 Eric Li	/	415-373-7865	eric.li.06@gmail.com
6 Ankush Agrawal	1475 Mission St, SF CA	714-276-4739	ankushagrawal94@yahoo.com
7 Xinyi Chen	1390 Market St. SF CA	717-440-7896	chenxinyi.cxy@hotmail.com
8 Pearl Juang	2594 Post St., SF CA	970-412-2149	pearljuang@hotmail.com
9 Rosita Wong	299 Fremont St, SF CA	347 674 8293	aquafeb216@gmail.com
10			



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Name (Printed)	Address	Phone	Email
1 ELIZABETH CAREY	817 Kansas St. San Francisco, CA	650.207.4861	lizcarey13@gmail.com
2 Vineet Jain		408 608 8273	vineel09@yahoo.com
3 Bruce Conner		330 206 2545	bruce.conner.ii@gmail
4 Stephanie Siou		650644 7388	stephanie-siou@gmail
5 Brett Dupree		415 8068770	brett.dupree@gmail.com
6 JAMES ARMOND		(510) 759-7977	Jm50RMOND@GMAIL.COM
7 CHRIS HAUGLI		415-322-0048	haugli@gmail.com
8 ASHWIN NEURUPANKAR		557 689 4676	ashwin@gmail.com
9 Luke Verges	1188 Mission St San Francisco	510 610 5458	luke.verges@gmail.com
10			



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	Name (Printed)	Address	Phone	Email
1	Angela Cheng	2016 Pacific, SF	—	angpoon@yahoo.com
2	Trisha Bantigue	299 Fremont St.	—	trisha7494@gmail.com
3	Tony Jing	1683 27th Ave	—	tony.xy.jing@gmail.com
4	Elisha	275 Hom Rd	—	elisha@gmail.com
5	Shuli	1190 Mission St.	—	shuli@gmail.com
6	Novah	22 Terra Vista Ave	—	Novah1068@gmail.com
7	Som	116 CLAYTON ST	—	somayan1994@yahoo.ca
8	Haylee	810 Eddy St	—	haylee.jug@gmail.com
9	GABRIEL	49 BARTLETT ST	—	LGCONTRERAS94@GMAIL.COM
10	DAN	1630 Jones, SF	—	djindholm@gmail.com



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	Name (Printed)	Address	Phone	Email
1	Dan Hacker	1442 16th Ave		drh@uber.com
2	Evan Katz	1425 Fillmore St.		evan.katz@uber.com
3	Karen Wang	100 Baden Ave.		wangk@uber.com
4	Liu Yang	117 Guerrero St	84.753.0615	lzy5045@gmail.com
5	Tianhao Hou	117 Guerrero St	857.316.5286	hou.tianhao111@gmail.com
6	DINO SEVERINO	1190 MISSION ST	310)600-2872	dino.severino@gmail.com
7	Jialiang Li	2162 Quesada Ave	(415)439 9371	michaellitang@gmail.com
8	Kwok Yu	Gettling 974		
9	Walter Gou	40 EL VERANO WAY	(415)999-8125	
10	Bobo Dang	387 Athens Street	773-791-3047	bobodang12@gmail.com



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	Name (Printed)	Address	Phone	Email
1	<u>TRESTAN HENSEL</u>	<u>2306 42nd St AVE, SAN FRANCISCO, CA</u>	<u>650-690-2304</u>	<u>TRESTAN.HENSEL@GMAIL.COM</u>
2	<u>Melissa Thai</u>	<u>939 Vermont St</u>	<u>703-881-1188</u>	
3	<u>Matt Bogant</u>	<u>1600 15th St</u>	<u>415-737-3683</u>	
4	<u>Ben Kraft</u>	<u>1073 Treat Ave</u>	<u>4848947105</u>	<u>s@benkraft.org</u>
5	<u>Susan Rohaltz</u>	<u>2752 Cortez Ct Castro Valley</u>	<u>(510) 677-5347</u>	
6				
7				
8				
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10				



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	Name (Printed)	Address	Phone	Email
1	Allan Wong	2255 38th Ave	(415) 699-4361	allan.wong@thermo-fisher.com
2	Jason Xu	1378 15th Ave	(415) 867-5669	Jasonx1226@gmail.com
3	JUSTIN PINK	1264 9th AVE	714-390-1707	three3iii333@yahoo.com
4				
5				
6				
7				
8				
9				
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Count	Block/Lot	Business Name	Business Address	Use Category	Business Type	Lot Frontage Ft	Business Frontage Ft	FR Y/N	Vacant	Additional Store Previous Listed Lot?	Notes
1	1742/015A	Pasquales	700 Irving St	Restaurant, Limited	Food, Counter Order	145	95	N	N	N	
2	1742/015A	La Fonda	712 Irving St	Restaurant, Limited	Food, Counter Order	145	15	N	N	Y	
3	1742/015A	Poke Origin	716 Irving St	Restaurant, Limited	Food, Counter Order	145	15	N	N	Y	
4	1742/015A	Easy Breezy	718 Irving St	Restaurant, Limited	Food, Counter Order	145	17	N	N	Y	
5	1742/015C	Progress Hardware	724 Irving St	Retail Use	Retail	28	28	N	N	N	
6	1742/016	Posh Bagel	742 Irving St	Restaurant, Limited	Food, Counter Order	47	15	Y	N	N	
7	1742/016	Yanncy's Salon	734 Irving St	Bar	Bar	47	31	N	N	Y	
8	1742/017	Starbucks	744 Irving St	Restaurant, Limited	Food, Coffee	20	20	Y	N	N	
9	1742/018	Optometrix	750 Irving St	Retail Use	Retail	150	21	N	N	N	
10	1742/018	Ambiance	756 Irving St	Retail Use	Retail	150	47	N	N	Y	
11	1742/018	SF Hometown Creamery	1290 9th Ave	Restaurant, Limited	Food, Counter Order	150	22	N	N	Y	
12	1742/043	Lemonade	1266 9th Ave	Restaurant, Limited	Food, Counter Order	100	57	Y	N	N	
13	1743/020	Sunsilk Nail Spa	600 Irving St	Service, Personal	Personal Service, Nails	102	25	N	N	N	
14	1743/020	Beanery	602 Irving St	Restaurant, Limited	Food, Coffee	102	14	N	N	Y	
15	1743/020	Radiance Jewelry Co	610 Irving St	Retail Use	Retail	102	16	N	N	Y	
16	1743/021	Dentist	614 Irving St	Service, Health	Office	40	20	N	N	N	
17	1743/021	Chloe's Closet	616 Irving St	Retail Use	Retail	40	20	N	N	Y	
18	1743/022	Crepevine	624 Irving St	Restaurant, Limited	Food, Counter Order	28	20	N	N	N	
19	1743/023	Crossroads	630 Irving St	Retail Use	Retail	25	25	Y	N	N	
20	1743/024	Naan N' Curry	642 Irving St	Restaurant, Limited	Food, Counter Order	145	35	N	N	N	
21	1743/024	Salon J	634 Irving St	Service, Personal	Personal Service, Hair	145	14	N	N	Y	
22	1743/024	Café Rain Tree	654 Irving St	Restaurant	Food, Table Order	145	31	N	N	Y	
23	1743/024	Amazing Fantasy	650 Irving St	Retail Use	Retail	145	15	N	N	Y	
24	1743/024	Tea 4 You	646 Irving St	Restaurant, Limited	Food, Counter Order	145	14	N	N	Y	
25	1755/013	Vacant	560 Irving St	Vacant	Vacant	130	30	N	Y	N	
26	1755/013	Sterling Premier Properties	550 Irving St	Service, Retail Professional	Office	130	16	N	N	Y	
27	1755/013	Wang Wealth Management	536 Irving St	Service, Retail Professional	Office	130	10	N	N	Y	
28	1755/013	Surreal You	538 Irving St	Service, Personal	Personal Service, Hair	130	10	N	N	Y	
29	1755/013	Marrow Gallery	548 Irving St	Retail Sales and Services, General	Art Gallery	130	16	N	N	Y	
30	1761/033	Office	1320 7th Ave	Office, General	Office	25	12	N	N	N	
31	1761/041	Inner Fog	545 Irving St	Bar	Bar, Wine	170	24	N	N	N	
32	1761/041	Poki Time	549 Irving St	Restaurant, Limited	Food, Counter Order	170	23	N	N	Y	
33	1761/041	One Shot Tattoo	555 Irving St	Service, Personal	Tattoo	170	55	N	N	Y	
34	1762/001	Sunset Shoe Repair	621 Irving St	Service, Personal	Service	187	10	N	N	N	
35	1762/001	Pacific Rims	619 Irving St	Retail Use	Retail	187	10	N	N	Y	
36	1762/001	Sherry's Cleaners	617 Irving St	Neighborhood-Servicing Business	Cleaners	187	18	N	N	Y	
37	1762/001	One Stop Beauty	605 Irving St	Retail Use	Retail	187	18	N	N	Y	
38	1762/001	Fireside	603 Irving St	Bar	Bar	187	24	N	N	Y	
39	1762/001	Wishbone	601 Irving St	Retail Use	Retail	187	55	N	N	Y	
40	1762/001	Mike's Union	1311 7th Ave	Automotive Repair	Mechanic	187	25	N	N	Y	
41	1762/043	Vacant	1310 8th Ave	Vacant	Vacant	127	35	N	Y	N	
42	1762/043	First Republic Bank	653 Irving St	Service, Financial	Financial Services, Bank	127	75	Y	N	Y	
43	1762/043	Office	649 Irving St	Office, General	Office	127	3	N	N	Y	
44	1762/044	Mi-Tea	645 Irving St	Restaurant, Limited	Food, Counter Order	25	13	N	N	N	
45	1762/044	SFWA Art Gallery	647 Irving St	Retail Sales and Services, General	Art Gallery	25	11	N	N	Y	
46	1762/045	Burn Pilates	637 Irving St	Service, Personal	Gym	50	12	N	N	N	
47	1762/045	Tart to Tart	641 Irving St	Restaurant, Limited	Food, Counter Order	50	26	N	N	Y	
48	1762/047	Pluto's	627 Irving St	Restaurant, Limited	Food, Counter Order	25	18	N	N	N	
49	1763/001	Citibank	701 Irving St	Service, Financial	Financial Services, Bank	110	99	Y	N	N	
50	1763/031	Snowbird	1352A 9th Ave	Restaurant, Limited	Food, Coffee	25	11	N	N	N	
51	1763/032	Crystal Way	1348 9th Ave	Retail Use	Retail	25	11	N	N	N	
52	1763/032	Bija Yoga Studio	1348 9th Ave	Service, Personal	Gym	25	8	N	N	Y	
53	1763/033	Office	1342 9th Ave	Office, General	Office	25	10	N	N	N	
54	1763/034	Oriental Art Gallery	1340 9th Ave	Retail Use	Retail	25	17	N	N	N	
55	1763/035	Craw Station	1336 9th Ave	Restaurant	Food, Table Order	25	18	N	N	N	
56	1763/036	Baiano Pizza	1330 9th Ave	Restaurant	Food, Table Order	25	18	N	N	N	
57	1763/036A	Social	1326 9th Ave	Restaurant	Food, Table Order	25	15	N	N	N	
58	1763/039	Jamba Juice	1300 9th Ave	Restaurant, Limited	Food, Counter Order	160	50	Y	N	N	
59	1763/039	On The Run	1310 9th Ave	Retail Use	Retail	160	44	N	N	Y	
60	1763/039	Citi Shoes	751 Irving St	Retail Use	Retail	160	29	N	N	Y	
61	1763/039	Art's Café	747 Irving St	Restaurant, Limited	Food, Counter Order	160	10	N	N	Y	
62	1763/039B	Fresca	737 Irving St	Restaurant	Food, Table Order	35	35	N	N	N	
63	1763/040	LaLe	731 Irving St	Restaurant	Food, Table Order	25	25	N	N	N	
64	1763/042A	Yumma's	721 Irving St	Restaurant, Limited	Food, Counter Order	35	15	N	N	N	
65	1763/042A	Supercuts	715 Irving St	Service, Personal	Personal Service, Hair	35	15	Y	N	Y	
66	1763/043	Wells Fargo	725 Irving St	Service, Financial	Financial Services, Bank	50	50	Y	N	N	

Use Category	300 Feet Vicinity Frontage Total (feet)	Vicinity %
Automotive Repair	0	0.0%
Bar	170	7.9%
Neighborhood-Servicing Business	0	0.0%
Office, General	50	2.3%
Restaurant	135	6.3%
Restaurant, Limited	755	35.0%
Retail Sales and Services, General	0	0.0%
Retail Use	253	11.7%
Service, Financial	160	7.4%
Service, Health	40	1.9%
Service, Personal	339	15.7%
Service, Retail Professional	0	0.0%
Vacant	257	11.9%
Total	2159	100.0%

Formual Retail Vicinity Analysis			
	Existing	New	Difference
Total Lot Frontage (Buildings w/ Commercial Frontage)	2159	2159	0
Total Formula Retail Buisness Frontage	406	419	13
% Formula Retail Business Frontage	18.8%	19.4%	0.6%
Total Number of Commercial Business	66	66	0
Total Number of Formula Retail Business	9	10	1
% of Formula Retail Business	13.6%	15.2%	1.5%

Other Vicinity Analysis			
	Existing	New	Difference
Total Non-Formula Retail Business Frontage	1255	1239	-16
% Non-Formula Retail Business Frontage	58.1%	57.4%	-0.7%
Total Retail Business Frontage	1661	1661	0
% Retail Business Frontage	76.9%	76.9%	0
Total Vacant Lot Frontage	65	65	0
% Vacant to Total Lot Frontage	3.0%	3.0%	0