



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 18, 2020  
CONSENT

*Record No.:* 2019-007111CUA  
*Project Address:* 1400 17<sup>th</sup> Street  
*Zoning:* Urban Mixed Use (UMU) Zoning District  
48-X Height and Bulk District  
*Block/Lot:* 3952/001A  
*Project Sponsor:* Jim Abrams, J. Abrams Law, P.C.  
One Maritime Plaza, Suite 1900  
San Francisco, CA 94111  
*Property Owner:* Don Hermann, LLC, c/o Howard Properties  
355 Hayes Street  
San Francisco, CA 94102  
*Staff Contact:* Xinyu Liang – (415) 575-9182  
[xinyu.liang@sfgov.org](mailto:xinyu.liang@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed project would authorize a 15,750 square-foot Formula Retail use (d.b.a. West Elm, a branch of Williams-Sonoma, Inc.) for furniture showroom and retail store in a vacant one-story building. The Project includes an interior renovation as well as exterior improvements including a green wall on 17<sup>th</sup> Street facade, new windows, and a gate for the off-street customer loading area. The Project will also help improve the City's public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17<sup>th</sup> and Connecticut Streets and providing new street trees and lighting on sidewalks. There will be no expansion of the existing building.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish a Formula Retail Personal Service use in the UMU (Urban Mixed Use) Zoning District, pursuant to Planning Code Sections 303, 303.1, 843.45, and 843.46.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor conducted a Pre-application on March 7, 2019. To date, the Department has received two letters of support from the Potrero Dogpatch Merchants Association (PDMA) and Friends of Jackson Park.
- **Proposition X:** Since 1400 17<sup>th</sup> Street is located within the Showplace Square/Potrero Hill Area Plan, it is not subject to the requirements of Planning Code Section 202.8 (also known as Proposition X).

Therefore, the Project is not subject to the PDR replacement requirements. As proposed, the Project is proposing to convert 15,7500 square feet of industrial use to retail use.

- **Formula Retail Concentration:** Showplace Square is an important furniture and interior design center that serves a national market. Within a quarter mile radius of 1400 17<sup>th</sup> Street, there are approximately 157 commercial retail storefronts on the ground floor. Eight businesses are Formula Retail which is a concentration of 5.1%. Of approximately 18,651 linear feet of commercial retail storefronts within a quarter mile radius, 1,982 linear feet is Formula Retail which is a concentration of 10.6%. If approved, the Project would increase the concentration of the number of Formula Retail uses in a quarter mile vicinity to 5.7%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 12.0%.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Common Sense Exemption per CEQA Guidelines Section 15061(b)(3).

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Showplace Square/Potrero Hill Area Plan and the Objectives and Policies of the General Plan. Although the Project results in a loss of PDR space, the Project proposes a retail use to activate the vacant building without displacing any existing non-Formula Retail uses and will include a series of streetscape improvements. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Public Correspondence



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JUNE 18, 2020

*Record No.:* 2019-007111CUA  
*Project Address:* 1400 17<sup>TH</sup> STREET  
*Zoning:* UMU (Urban Mixed Use) Zoning District  
48-X Height and Bulk District  
*Block/Lot:* 3952/001A  
*Project Sponsor:* Jim Abrams  
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One Maritime Plaza, Suite 1900  
San Francisco, CA 94111  
*Property Owner:* DonHermann, LLC, c/o Howard Properties  
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*Staff Contact:* Xinyu Liang – (415) 575-9182  
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**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 843.45 AND 843.46, TO ESTABLISH A FORMULA RETAIL USE (D.B.A. WEST ELM, A BRANCH OF WILLIAMS-SONOMA, INC.) IN A VACANT ONE-STORY BUILDING, LOCATED AT 1400 17<sup>TH</sup> STREET, LOT 001A IN ASSESSOR'S BLOCK 3952, WITHIN THE UMU (URBAN MIXED USE) ZONING DISTRICT AND A 48-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On May 23, 2019, Jim Abrams of J. Abrams Law, P.C on behalf of DonHermann, LLC, c/o Howard Properties (hereinafter "Project Sponsor") filed Application No. 2019-007111CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail use (hereinafter "Project"), d.b.a. West Elm, a branch of Williams-Sonoma, Inc., at 1400 17<sup>th</sup> Street, Block 3952 Lot 001A (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as as a Common Sense Exemption per CEQA Guidelines Section 15061(b)(3);

On May 7, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-007111CUA and continued the Project to the public hearing to June 18, 2020.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-007111CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2019-007111CUA, 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 proposed project would authorize a 15,750 square-foot Formula Retail use (d.b.a. West Elm, a branch of Williams-Sonoma, Inc.) for furniture showroom and retail store in a vacant one-story building. The Project includes an interior renovation as well as exterior improvements including a green wall on 17<sup>th</sup> Street facade, new windows, a gate for the off-street customer loading area. The Project will also help improve the City's public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17<sup>th</sup> and Connecticut Streets and providing new street trees and lighting on sidewalks. There will be no expansion of the existing building.
3. **Site Description and Present Use.** The Project Site, Lot 001A in Assessor's Block 3952, is located on the northwest intersection of 17<sup>th</sup> Street and Connecticut Street in the UMU Zoning District in the Showplace Square neighborhood. The Project Site has approximately 90-foot frontage along 17<sup>th</sup> Street and 200-foot frontage along Connecticut Street. The site is developed with a one-story 15,750 square foot building built in 1923. Currently, the existing building is vacant but was previously occupied by an Industrial use for California Casters.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning District in the Showplace Square/Potrero Hill Area Plan. The immediate context is mixed in character with residential, industrial, and entertainment use. The immediate neighborhood includes a four-story mixed-use development currently under construction to the west, a surface parking lot to the north, a Formula Retail store (d.b.a. Bath and Beyond) across Connecticut Street to the east, and one to three-story residential developments and a restaurant across 17<sup>th</sup> Street to the south. Other zoning districts in the vicinity of the project site include P (Public), RH-2 (Residential House, Two-Family), and RH-3 (Residential House, Three-Family) Zoning Districts.
5. **Public Outreach and Comments.** The Project Sponsor conducted a pre-application meeting on March 7, 2019. To date, the Department has received two letters of supports from the Potrero Dogpatch Merchants Association (PDMA) and Friends of Jackson Park.

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. **Retail Sales and Service Use and Use Size.** Planning Code Section 843.45 states that retail sales and service is a principally permitted use within the UMU Zoning District. The Code also establishes size limits for all Retail Sales and Services uses in the UMU District. Within the District, Conditional Use Authorization is required for any new space that exceeds 4,000 square feet.

*The proposed Retail Sales and Service use (d.b.a. West Elm) is a principally permitted use within the UMU Zoning District. The proposal will occupy 15,750 square foot ground floor space and does not require a Conditional Use Authorization for use size because it will continue to occupy an existing legal non-complying space that is greater than 4,000 square feet.*

- B. **Formula Retail.** Planning Code Sections 303.1 and 843.46 require a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the UMU District.

*West Elm currently has more than 120 locations worldwide and is therefore considered a Formula Retail establishment. West Elm seeks a Conditional use Authorization for the establishment of a new Formula Retail use.*

- C. **Off-Street Parking.** Planning Code Section 151.1 states that off-street parking is not required for any use in the UMU District and accessory parking is permitted up to certain limits. Retail uses devoted to the handling of bulky merchandise such as furniture may provide up to one (1) space for each 1,000 square feet of occupied floor area.

*The proposed three off-street parking spaces for customer loading are within the principally permitted amount as accessory parking to the 15,750-square foot retail store.*

- D. **Off-Street Freight Loading.** Planning Section 152.1 of the Planning Code requires one off-street freight loading space for retail sales and service use between 10,001 and 30,000 square feet of occupied floor area.

*The Project includes approximately 15,750 square feet of retail use; therefore, the Project is required to provide one off-street freight loading space. The Project is satisfying this requirement by providing one off-street freight loading space at a dimension of 35 feet by 12 feet for off-hour use.*

- E. **Bicycle Parking.** Planning Code Section 155.2 requires that retail space devoted to the handling of bulky merchandise such as furniture shall provide a minimum of two spaces and one Class 1 space for every 15,000 square feet of occupied floor area; as well as a minimum of two spaces and one Class 2 space for every 10,000 square feet of occupied floor area.

*Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide two Class 1 and two Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement, and number of Class 2 bicycle racks within the public ROW. Prior to issuance of the first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.*

- F. **Signage.** Section 607.2 of the Planning Code permits business signs to be located within Mixed Use Districts with limitations based on the type of signage. In addition to the Planning Code, the *Commission Guide for Formula Retail* provides additional limitations for signs located on formula retail storefronts.

*West Elm is proposing one wall sign on Connecticut Street facade, one on 17<sup>th</sup> Street facade, and one facing the parking and loading space facade, which all will be exterior up lit towards the signs and comply with Article 6 of the Planning Code and the Commission Guidelines for Formula Retail.*

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

- i. The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposal does not include any changes to the square footage or height of the existing building and involves only a change of use from a vacant industrial building. The intensity contemplated by the project is consistent with the fabric of the surrounding neighborhood. The proposed retail use for the sale of furniture and other home goods is compatible with the character of the nearby design district and its association with Showplace Square. The size of the proposed use is in keeping with other storefronts on the block face and would reactivate an existing vacant building. The proposed use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the Showplace Square/Potrero Hill neighborhood by removing a vacant storefront.*

- ii. 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:
- a) 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 size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The establishment of this Formula Retail Use is not anticipated to significantly affect the existing retail uses within the District.*

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

*The proposed project will not be detrimental to the accessibility and traffic patterns for pedestrians and vehicles, nor will it negatively impact traffic volumes or the adequacy of off-street parking and loading. Three customer loading spaces are proposed as part of the project. Class 1 and 2 Bicycle parking spaces will be provided for visitors to the Property and neighborhood. The Project is well-served by public transit, providing both employees and customers with easy access to the property via several Muni lines including the 10, 14X, 19, 22, 55, and 8BX bus lines, all within a quarter mile from the Project Site. The project sponsor anticipates customers utilizing public transportation and visiting the Property during shopping trips with multiple stops in the same neighborhood.*

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

*The Project will comply with all applicable regulations regarding construction noise and dust, and will not produce, or include, any permanent uses that will generate substantial levels of noxious or offensive emissions such as excessive noise, glare, dust, or odor.*

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

*The Project will provide significant façade improvements, including a green wall on the 17<sup>th</sup> Street facade and new windows. The existing parking lot will also be reconfigured to provide 3 parking spaces for customers and will include a new gate to screen the parking area from the pedestrian view. The Project will also help improve the City's public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17<sup>th</sup> and Connecticut Streets and providing new street trees and lighting on sidewalks. Signs will require separate permits and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines.*

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

*The Project complies with all relevant requirements and standards of the Planning Code and is consistent with the Objectives and Policies of the General Plan and Showplace Square/Potrero Hill Area Plan, as detailed below.*

- iv. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

*The project is consistent with the stated purpose of the UMU Zoning District in that the intended use is located on the ground floor and occupies an existing one-story former industrial building, which helps contribute to the overall mixed-use character of the larger neighborhood. The Code allows for the full range of commercial uses.*

- 8. **Formula Retail Use.** Formula Retail uses within the UMU Zoning District require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

*Within a quarter mile radius of 1400 17<sup>th</sup> Street, there are approximately 157 commercial retail storefronts on the ground floor. Eight businesses are Formula Retail which is a concentration of 5.1%. Of approximately 18,651 linear feet of commercial retail storefronts within a quarter mile radius, 1,982 linear feet is Formula Retail which is a concentration of 10.6%. If approved, the Project would increase the concentration of the number of Formula Retail uses in a quarter mile vicinity to 5.7%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 12.0%*

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

*Showplace Square is an important furniture and interior design center that serves a national market. It was originally developed as a warehouse and industrial district serving nearby port facilities, once one of the City's important industries. Office and home furniture showrooms, re-upholstery shops, retail stores, and small shops occupy the Showplace Square area. There are a number of furniture businesses and showrooms in Showplace Square, including but not limited to the Bath and Beyond, EQ3, DZINE, City Lights Lighting Showroom, and Room & Board.*

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

*The Project seeks to occupy an industrial space in an existing one-story building and proposes no major exterior alterations besides new windows and a green wall. The project also includes new signage complying with the Commission Guide for Formula Retail. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the district.*

- d. The existing retail vacancy rates within the District.



*The Project will slightly decrease the existing vacancy rate within a quarter mile radius of the Project Site. 11 of 168 non-residential spaces are vacant, for a vacancy rate of approximately 6.5%. The vacant frontage accounts for 725 feet out of 18,651 feet of total non-residential frontage within a quarter mile radius. Vacancies account for approximately 3.9% of frontage.*

*The Project accounts for one non-residential space and 290 feet of lot frontage, which would decrease the vacancy rate to approximately 6.0%, while the amount of frontage devoted to vacancies would decrease to 2.3%.*

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

*Daily Needs: There are currently 21 daily needs businesses within a quarter mile radius of the subject property. This is approximately 13% of the number of storefronts in this same area.*

*Citywide Services: There are currently 136 citywide service businesses within a quarter mile radius of the subject property. This is approximately 87% of the number of storefronts in this same area.*

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

**Table 1. UMU District and Vicinity Ground Floor Frontage Breakdown per Land Use<sup>1</sup>**

LAND USE TYPE	¼ MILE VICINITY FRONTAGE TOTAL	VICINITY %
Animal Hospital	0	0%
Business / Professional	28	16.7%
Financial	1	0.6%
Limited Restaurant / Restaurant	33	19.6%
Medical	3	3%
Retail	27	16.1%
Personal Service	8	4.8%
Other	55	32.7%
Vacant	11	6.5%
<b>Total</b>	<b>168</b>	<b>100%</b>

<sup>1</sup> The Urban Mixed Use Land Use table was developed using data collected by the project sponsor and reviewed by Planning Department staff in 2019.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section [303\(i\)](#) of the Planning Code.

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

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

#### **OBJECTIVE 3:**

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

#### **Policy 3.1:**

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

*The Project promotes this policy by utilizing a vacant building to establish a new location for West Elm's furniture design business. West Elm will provide employment opportunities for San Francisco residents and will draw increased foot traffic to the neighborhood, thereby growing the base of potential customers who will patronize other nearby businesses.*

*The proposal will provide a necessary and desirable service to both the immediate and surrounding neighborhoods by providing a retail and furniture showroom (d.b.a. West Elm). The proposed retail store providing home furnishings will complement new housing in the vicinity and the City at large. The proposed project is also consistent with the UMU Zoning District in that the use adds to the intended vibrant mix of uses for the district while maintaining the characteristics of this formerly industrialized zone.*

## **TRANSPORTATION ELEMENT**

### **Objectives and Policies**

#### **OBJECTIVE 11:**

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

#### **Policy 11.3:**

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

*The Project is located within the UMU Zoning District and is well-served by public transit, with access to the property via the 10, 14X, 19, 22, 55, and 8BX bus lines. The Project also proposes Class 1 spaces and Class 2 bicycle parking spaces to encourage alternative modes of transportation. The Project's bicycle parking spaces, as well as the site's proximity to public transit, will minimize any potential transit concerns.*

## **SHOWPLACE SQUARE/POTRERO HILL AREA PLAN**

### **LAND USE**

#### **Objectives and Policies**

#### **OBJECTIVE 1.7:**

RETAIN THE ROLE OF SHOWPLACE SQUARE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES, FOCUSING IN PARTICULAR ON DESIGN RELATED ACTIVITIES.

#### **Policy 1.7.3**

Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.

**OBJECTIVE 3.2:**

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

**Policy 3.2.1**

Require high quality design of street-facing building exteriors.

**Policy 3.2.2**

Make ground floor retail and PDR uses as tall, roomy, and permeable as possible.

**Policy 3.2.3**

Minimize the visual impact of parking.

*The Project is consistent with this policy by adding a new furniture showroom and retail business to the neighborhood. The Project also makes productive reuse of an existing building with generous floor-to-floor ceiling heights, such that the building could host a range of various uses into the future.*

*The Project would also substantially improve the existing building façade. With new windows, the use of high-quality materials, a green wall, the new store will bring a modern yet complementary aesthetic to the neighborhood. The Project will minimize the visual impact of the existing parking lot by adding a modern gate to the parking entrance on Connecticut Street. The Project will also help improve the City's public realm by adding a large bulb out with sidewalk landscaping and street furniture at the northwest intersection of 17<sup>th</sup> and Connecticut Streets and providing new street trees and lighting on sidewalks.*

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

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

*The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would enhance the District by providing a convenient location for a use which supports the viability of other businesses in the area.*

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

*The project site does not possess any existing housing, nor would the Project have any effect on the housing stock. Instead, the Project would provide home furnishing supplies for residential uses in the*

*City. For this reason, the proposed retail use would complement, protect, and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing nor is it required to provide housing. Therefore, the Project will not affect the stock of affordable housing units in the City.*

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

*The Project Site is served by nearby public transportation options. The Project is located near Muni bus lines including 10, 14X, 19, 22, 55, and 8BX bus lines, all within 1/4 mile from 1400 17<sup>th</sup> Street. Future employees and customers would be afforded proximity to a bus line. The Project also provides off-street parking within the principally permitted amounts and sufficient bicycle parking for employees and store guests.*

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

*The Project does not include commercial office development. The Project incorporates a new retail use; thus, assisting in diversifying the neighborhood character.*

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

*The Project will be designed and will be altered to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project is not proposing any additional height; instead, the Project is proposing interior tenant improvements and exterior alterations such as window replacements. Therefore, no additional study of shadow impacts was required per Planning Code Section 295.*

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-007111CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 27, 2020, 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 June 18, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 18, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail use (d.b.a. West Elm, a branch of Williams-Sonoma, Inc.) for furniture showroom and retail store located at 1400 17<sup>th</sup> Street, Block 3952, and Lot 001A, pursuant to Planning Code Sections 303, 303.1, 843.45 and 843.46 within the UMU Zoning District and a 48-X Height and Bulk District; in general conformance with plans, dated March 27, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-007111CUA and subject to conditions of approval reviewed and approved by the Commission on June 18, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission **June 18, 2020** on under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Transformer Vault Location.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Project Sponsor shall work with the Planning Department in consultation with Public Works to determine the appropriate location(s) for transformer vault(s) for this project. The above requirement shall adhere to the Memorandum of Understanding regarding Electrical Transformer Locations for Private Development Projects between Public Works and the Planning Department dated January 2, 2019.

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

11. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and species of plant materials shall be as approved by the Department of Public Works. Landscaping shall be maintained and replaced as necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

12. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than two (2) Class 1 and two (2) Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

13. **Parking Maximum.** Pursuant to Planning Code Section 151.1, the Project shall provide no more than three (3) off-street parking spaces.

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

14. **Off-Street Loading.** Pursuant to Planning Code Sections 152.1, the Project will provide one (1) off-street loading space.

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

15. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## PROVISIONS

16. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
17. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

## OPERATION

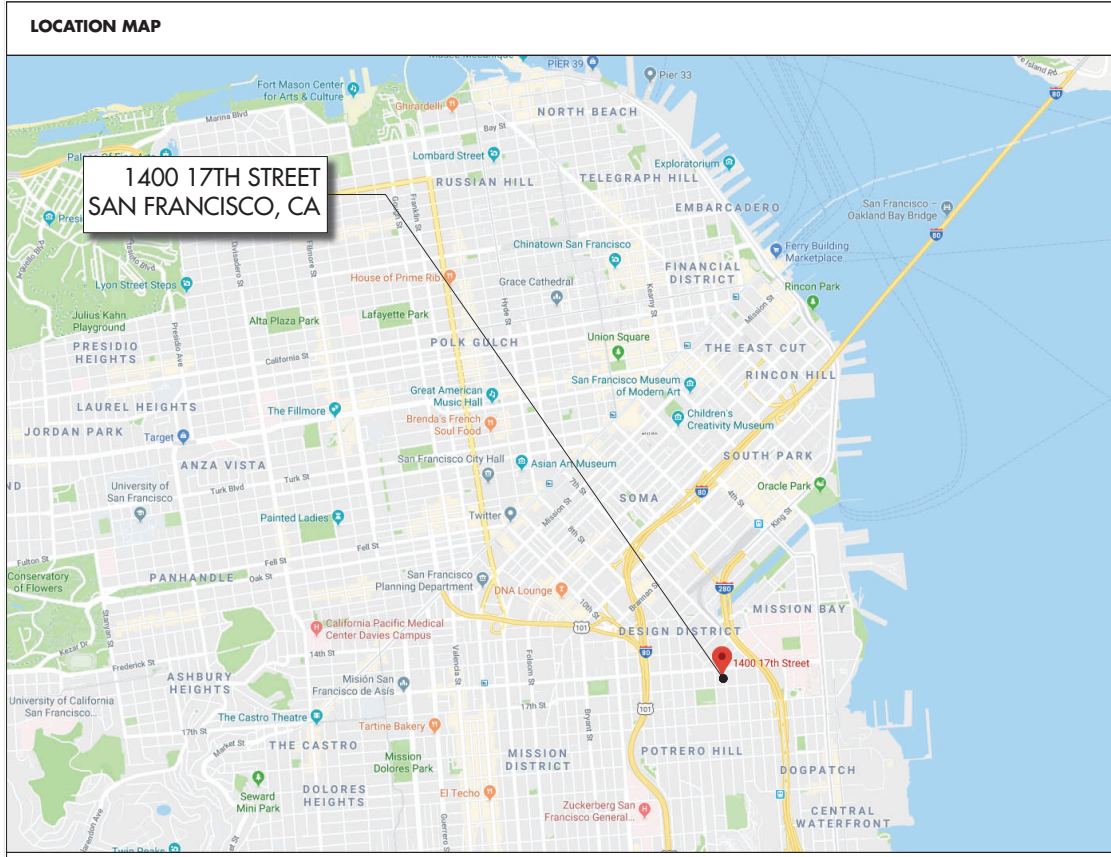
20. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
21. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made

aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

# west elm

## CONDITIONAL USE APPLICATION



**PROJECT DIRECTORY**

**TENANT:**  
 WILLIAMS-SONOMA STORES, INC.  
 3250 VAN NESS AVENUE  
 SAN FRANCISCO, CA 94109  
 TEL: 415.616.8453  
 CONTACT: JOSHUA GEURTSSEN  
 EMAIL: JGEURTSSEN@WSGC.COM

**ARCHITECT OF RECORD:**  
 CROME ARCHITECTURE  
 905 FOURTH STREET  
 SAN RAFAEL, CA 94901  
 TEL: 415.453.0700  
 CONTACT: MAX CROME  
 EMAIL: MAX@CROMEARCHITECTURE.COM

**LANDSCAPE ARCHITECT:**  
 INTERSTICE ARCHITECTS  
 1173 SUTTER STREET  
 SAN FRANCISCO, CA 94109  
 TEL: 415.285.3960 X102  
 CONTACT: ZOE E ASTRACHAN  
 EMAIL: ZA@INTERSTICEARCHITECTS.COM

**CIVIL ENGINEER:**  
 BKF ENGINEERS  
 255 SHORELINE DRIVE, SUITE 200,  
 REDWOOD CITY, CA 94065  
 TEL: 650.482.6462  
 CONTACT: LOKELANI YEE  
 EMAIL: LYEE@BKF.COM

**MEP ENGINEERS:**  
 INTEGRAL GROUP  
 427 13TH STREET  
 OAKLAND, CA  
 TEL: 510.663.2070 X 2063  
 CONTACT: IVY DWIGGINS  
 EMAIL: IDWIGGINS@INTEGRALGROUP.COM

**SIGNAGE:**  
 SIGANTECH ELECTRICAL ADVERTISING, INC.  
 FEDERAL BLDG.  
 SAN DIEGO, CA 92102  
 TEL: 619.527.6100 X 137  
 CONTACT: JESSICA WELLS  
 EMAIL: JWELLS@SIGANTECH.COM

**PROJECT DATA**

PROJECT ADDRESS:  
 1400-1450 17TH STREET  
 SAN FRANCISCO, CALIFORNIA  
 APN NO.: 3952001A  
 SCOPE OF WORK: CUP APPLICATION

CODES: CBC 2016, CEC 2016, CPC 2016, CMC 2016, CFC 2016, CALIFORNIA GREEN BUILDING STANDARD (WHERE APPLICABLE), TITLE 24, CALIFORNIA RETAIL FOOD CODE

BUILDING TYPE: NO CHANGE, SPRINKLERED, MASONRY & CONCRETE

ZONING DISTRICT:  
 UMU - URBAN MIXED USE

HEIGHT/BULK DISTRICT: 48-X

YEAR BUILT: 1923

USE (E): INDUSTRIAL

USE (N): RETAIL

OCCUPANCY GROUP: M

EXISTING SF: 15,750 S.F.

PARCEL AREA SF: 18,000 S.F.

NUMBER OF STORIES: 1

**SCOPE OF WORK**

THE PROPOSED PROJECT IS A CHANGE OF USE WITH INTERIOR AND EXTERIOR RENOVATIONS TO TRANSITION THE EXISTING BUILDING ON-SITE TO A WEST ELM RETAIL LOCATION. THE PROJECT SITE IS CURRENTLY DEVELOPED WITH A 15,750 SQUARE-FOOT, ONE-STORY COMMERCIAL WAREHOUSE/SHOWROOM BUILDING THAT ENCOMPASSES MOST OF THE PROPERTY. THE PROPOSED PROJECT WOULD PRESERVE THE EXISTING BUILDING SHELL AND MAKE INTERIOR IMPROVEMENTS. NO EXCAVATION OR DEMOLITION ACTIVITIES ARE PROPOSED. WITH THE PROPOSED PROJECT, THE BUILDING INTERIOR WOULD INCLUDE A RETAIL FLOOR WITH DIFFERENT SECTIONS (E.G. BEDDING, UPHOLSTERY, ETC.), A STOCKROOM, AND AN EMPLOYEE BREAK AREA. IN ADDITION, THE PROJECT INCLUDES THREE OFF-STREET CUSTOMER LOADING AREAS ALONG THE NORTHERN PROPERTY BOUNDARY AND ACCESSED FROM CONNECTICUT STREET. THIS LOADING AREA WOULD ALSO BE USED FOR STORE DELIVERIES OUTSIDE OF PEAK RETAIL HOURS. THERE IS EXISTING STREET PARKING ALONG 17TH STREET AND CONNECTICUT STREET THAT WOULD LARGELY BE RETAINED. THE PROJECT PROPOSES TO REMOVE APPROXIMATELY TWO SPACES TO PROVIDE THE BULB OUT AND POTENTIALLY 1 MORE SPACE FOR A PROPOSED FUTURE PARKLET.

CUSTOMERS WOULD BE ABLE TO ACCESS THE STORE THROUGH THREE ENTRYWAYS: ONE ON 17TH STREET AND TWO ON CONNECTICUT STREET. TWO EXISTING DRIVEWAYS ON CONNECTICUT STREET WOULD REMAIN. TWO NEW CLASS II BICYCLE PARKING SPACES WOULD BE PROVIDED ALONG CONNECTICUT. BIKE PARKING WILL BE AVAILABLE IN THE STOCKROOM FOR EMPLOYEES.

**DRAWING INDEX**

ARCHITECTURAL	
A0.0	COVER SHEET
A0.1	SITE/LOT PLAN
A0.2	SITE/LOT PLAN PROPOSED
A0.3	300' NEIGHBORHOOD STUDY
A0.4	BLOCK & LOT MAP
A0.4a	BLOCK & LOT MAP
A0.4b	BLOCK & LOT MAP
A0.4c	BLOCK & LOT MAP
A0.4d	BLOCK & LOT MAP
A0.5	STREET CONTEXT PHOTOGRAPHS
A0.6	STREET CONTEXT PHOTOGRAPHS
A0.7	STREET CONTEXT PHOTOGRAPHS
A1.1	SITE PLAN
A1.2	PROPOSED FLOOR PLAN
A1.3	ROOF PLAN
A3.1	EXISTING/PROPOSED EXTERIOR ELEVATION
A3.2	EXISTING/PROPOSED EXTERIOR ELEVATION
A3.3	EXISTING/PROPOSED EXTERIOR ELEVATION
A3.4	EXISTING/PROPOSED EXTERIOR ELEVATION
A3.5	PROPOSED EXTERIOR ISO
A3.5b	PROPOSED EXTERIOR ISO
A3.6	EXISTING/PROPOSED EXTERIOR SECTION
A3.7	EXISTING/PROPOSED EXTERIOR SECTION

LANDSCAPE	
L-0.00	GENERAL NOTES AND SHEET INDEX
L-1.00	LANDSCAPE SITE PLAN

ELECTRICAL	
E1.1	PHOTOMETRIC SITE PLAN
E1.2	STREET LIGHT SPECIFICATION
E1.3	LIGHT FIXTURE CUT SHEET

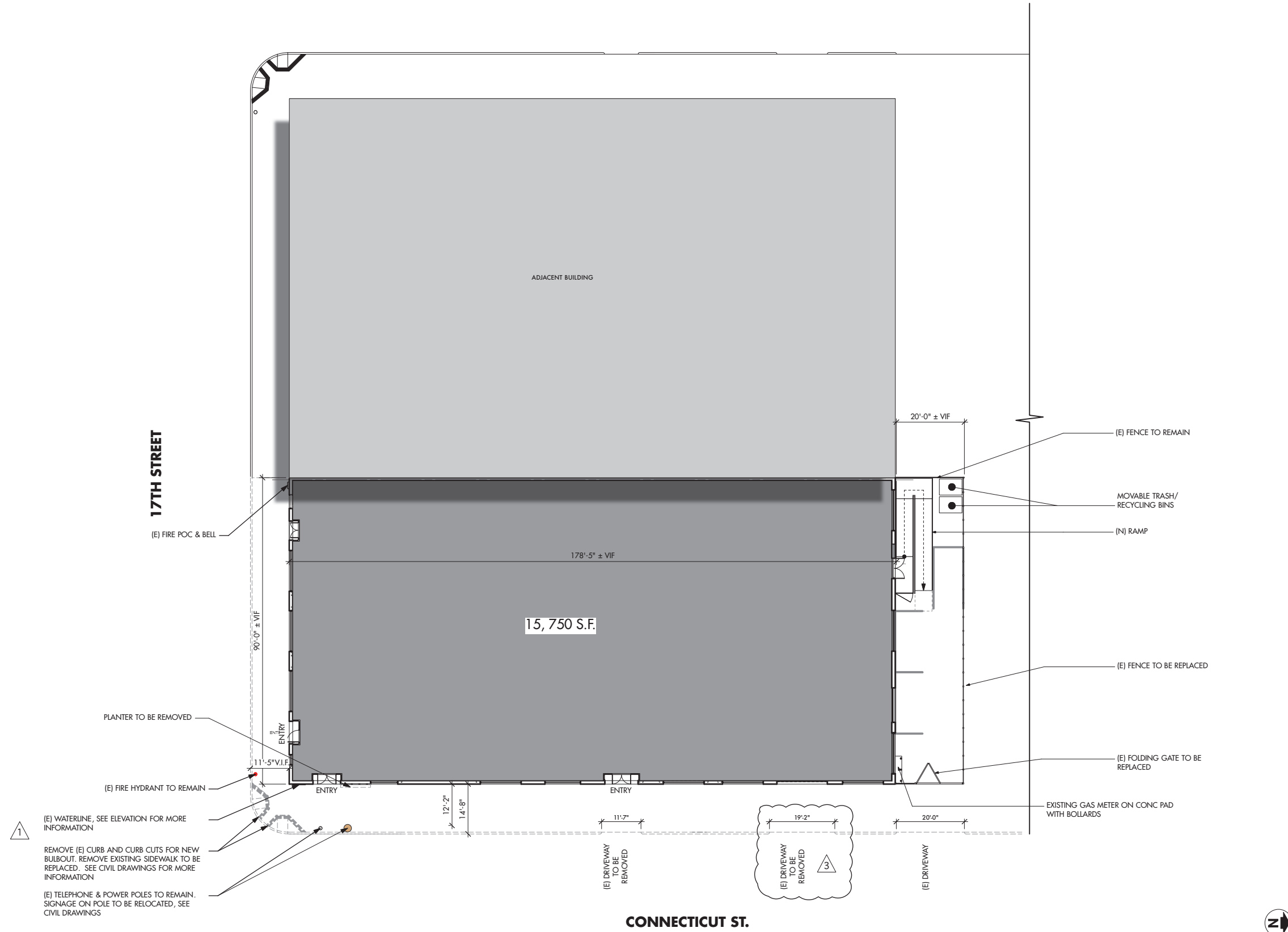
CIVIL	
C1.0	EXISTING SITE PLAN
C2.0	PROPOSED SITE PLAN
C3.0	GRADING PLAN
C4.0	TRUCK TURNING PLAN
C4.1	TRUCK TURNING PLAN
C5.0	SIGNAGE AND STRIPING PLAN
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS

SIGNAGE	
1	COVER SHEET
2	AERIAL VIEW
3	SITE PLAN
4	PROPOSED ELEVATION
5	PROPOSED ELEVATION
6	SIGNAGE DETAILS
7	SIGNAGE DETAILS
8	VINYL DETAILS
9	VINYL DETAILS

ARKANSAS ST.

17TH STREET



1 (E) & Demo Site Plan  
 1/16" = 1'-0"

	SUBMITTAL	DATE
CUP SUBMITTAL		5/20/2019
CUP RESUBMITTAL		12/16/2019
CUP RESUBMITTAL #3		3/27/2020

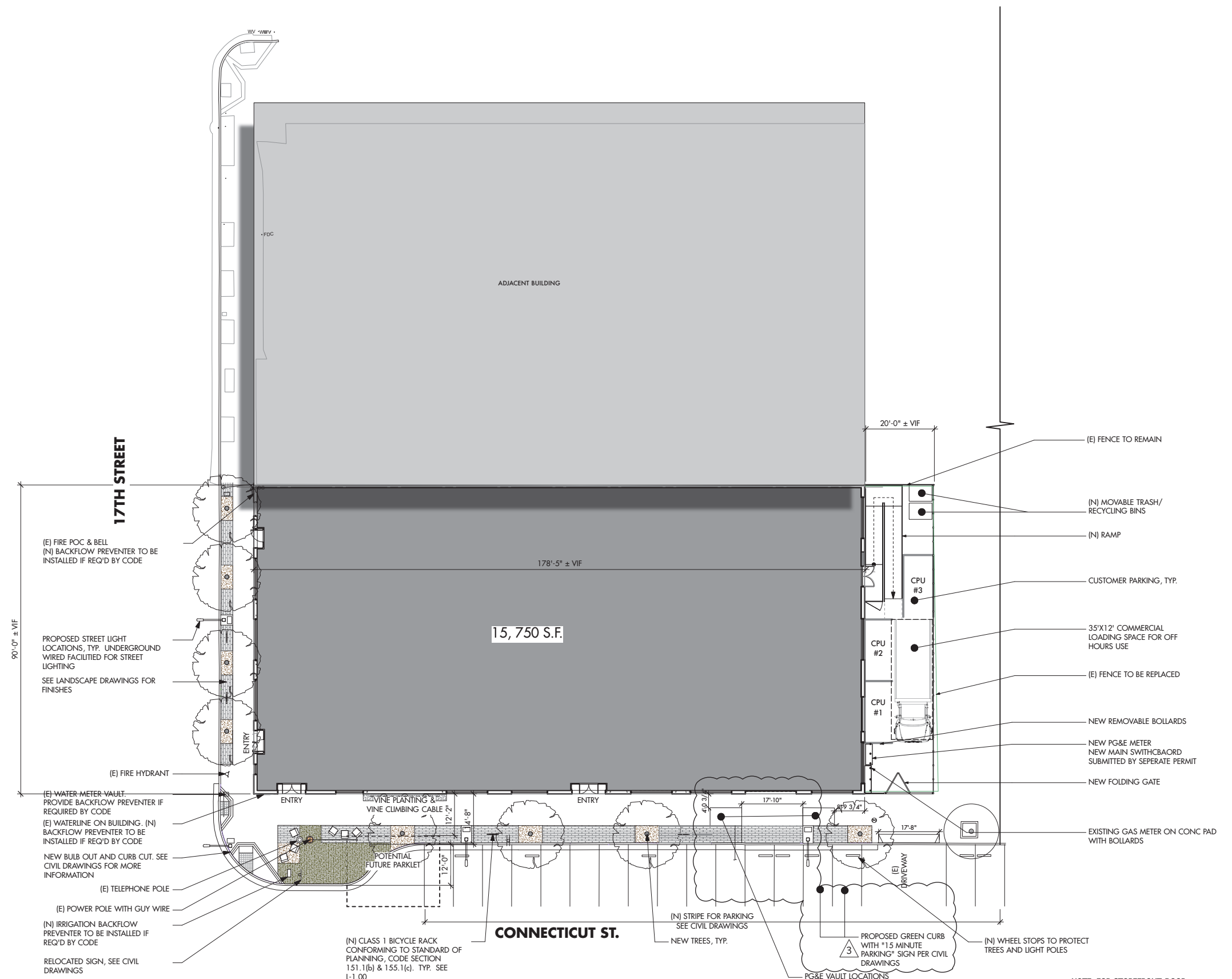


(E) SITE/LOT DEMO PLAN

SHEET NUMBER

A0.1

ARKANSAS ST.



17TH STREET

90'-0" ± VIF

(E) FIRE POC & BELL  
(N) BACKFLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

PROPOSED STREET LIGHT LOCATIONS, TYP. UNDERGROUND WIRED FACILITATED FOR STREET LIGHTING  
SEE LANDSCAPE DRAWINGS FOR FINISHES

(E) FIRE HYDRANT

(E) WATER METER VAULT. PROVIDE BACKFLOW PREVENTER IF REQUIRED BY CODE

(E) WATERLINE ON BUILDING. (N) BACKFLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

NEW BULB OUT AND CURB CUT. SEE CIVIL DRAWINGS FOR MORE INFORMATION

(E) TELEPHONE POLE

(E) POWER POLE WITH GUY WIRE

(N) IRRIGATION BACKFLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

RELOCATED SIGN, SEE CIVIL DRAWINGS

1 Proposed Site Plan  
1/16" = 1'-0"

(N) CLASS 1 BICYCLE RACK CONFORMING TO STANDARD OF PLANNING, CODE SECTION 151.1(b) & 155.1(c). TYP. SEE L-1.00

CONNECTICUT ST.

15,750 S.F.

178'-5" ± VIF

20'-0" ± VIF

- (E) FENCE TO REMAIN
- (N) MOVABLE TRASH/RECYCLING BINS
- (N) RAMP
- CUSTOMER PARKING, TYP.
- 35'X12' COMMERCIAL LOADING SPACE FOR OFF HOURS USE
- (E) FENCE TO BE REPLACED
- NEW REMOVABLE BOLLARDS
- NEW PG&E METER  
NEW MAIN SWITCHBOARD  
SUBMITTED BY SEPERATE PERMIT
- NEW FOLDING GATE

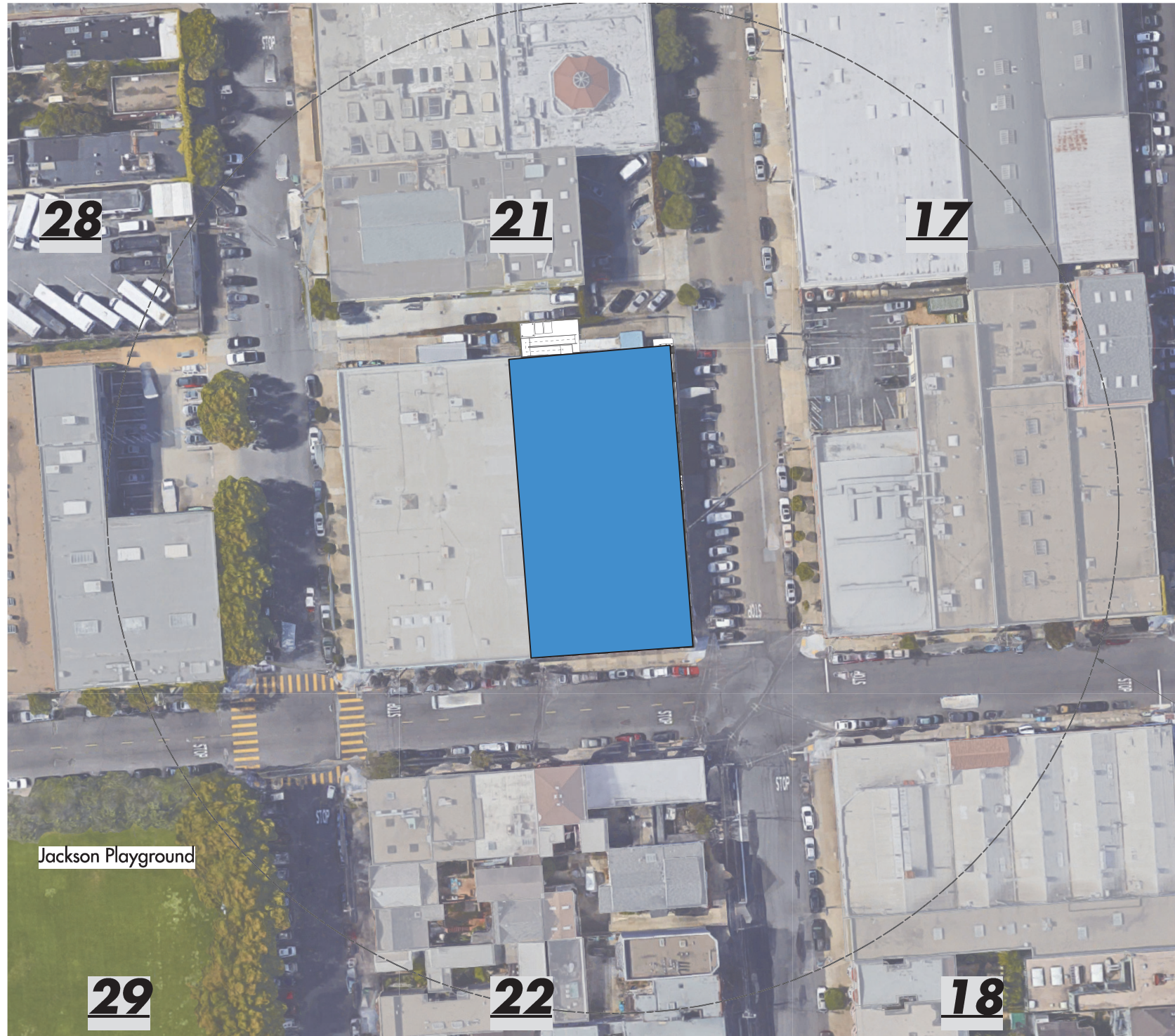
EXISTING GAS METER ON CONC PAD WITH BOLLARDS

(N) WHEEL STOPS TO PROTECT TREES AND LIGHT POLES

NOTE: FOR STOREFRONT DOOR SIZES AND USE, PLEASE SEE SHEETS A3.1-A3.4. ALL WINDOWS ARE FIXED AND NON-OPERABLE. SEE MATERIAL BOARD FOR FINISHES.

SUBMITTAL		DATE
CUP SUBMITTAL		5/20/2019
CUP RESUBMITTAL		12/16/2019
CUP RESUBMITTAL 3		3/27/2020





**BLOCK A28**  
 - BELMONT HARDWARE  
 - LUTOS BLEU DESIGN  
 - SOKO  
 - BIG DADDY'S ANTIQUES  
 - THOMAS INGALLS & ASSOCIATES

**BLOCK 21**  
 - TEA COLLECTION  
 - GLOBAL TILE DESIGN  
 - CONCERTA URGENT CARE

**BLOCK 17**  
 - DESMOTO SPORT  
 - BRING A TRAILER  
 - FITNESS URBANO  
 - WO CHONG CO  
 - THE BATH AND BEYOND

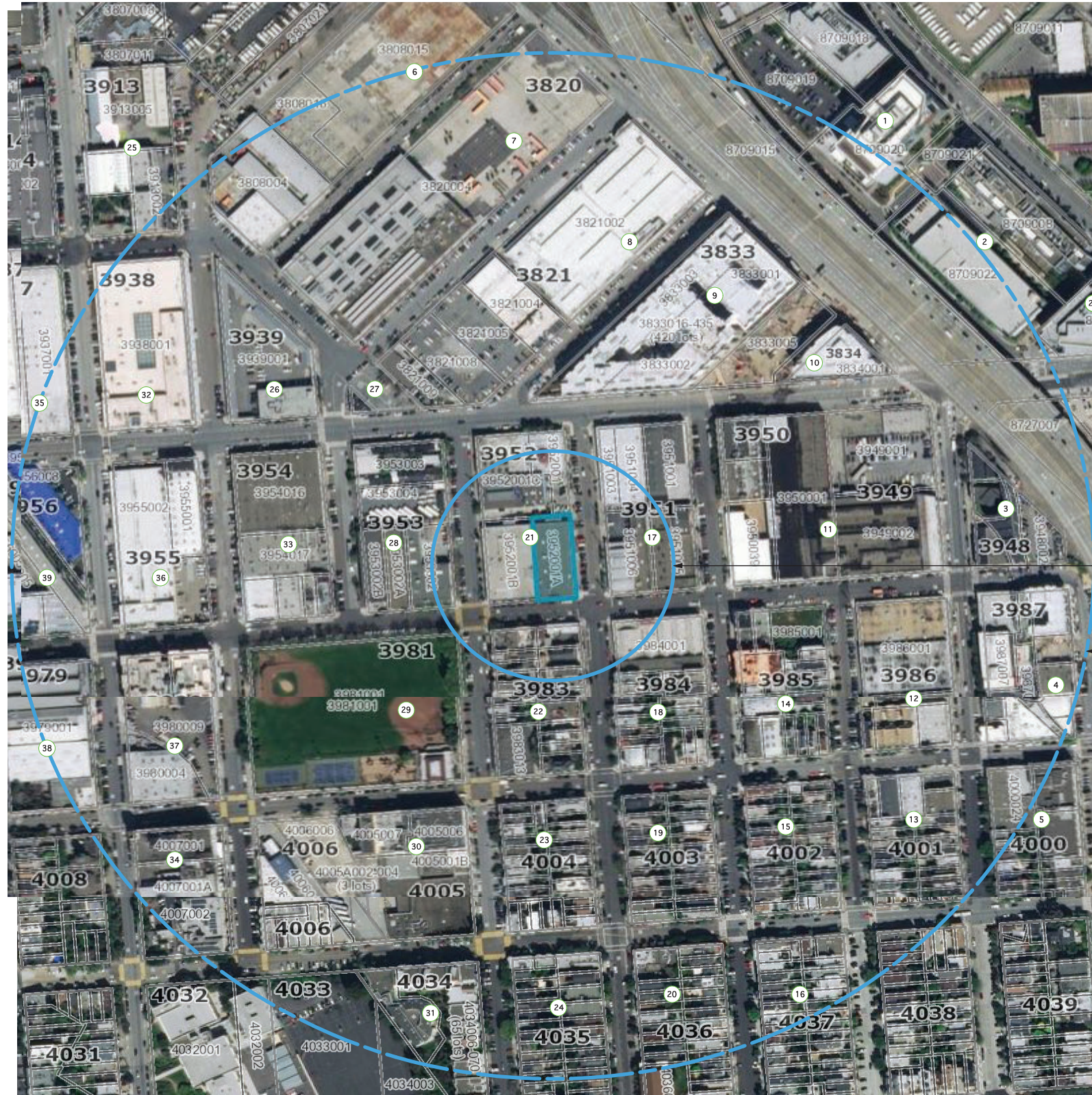
**BLOCK 29**  
 JACKSON PLAYGROUND

**BLOCK 22**  
 - JB'S PLACE  
 - CALIFORNIA MODEL & DESIGN  
 - CONNECTICUT YANKEE  
 - SKYTECH SOLAR  
 - FIRST SPICE MIXING

**BLOCK 18**  
 - JOVINAS UPHOLSTERY  
 - WATERFRONT AUTOMOTIVE  
 - METRONOME DANCE IN POTRERO HILL  
 - WARREN SHEET DESIGN  
 - VACANT WAREHOUSE  
 - VACANT STOREFRONT

300' RADIUS OF  
 1400 17TH  
 STREET





Total Lot Frontage (Buildings w/ Commercial Frontage)	13,957
Total Commercial Lot Frontage	18,451
Total Formula Retail Business Frontage	1,982
Total Non-Formula Retail Business Frontage	15,744
Total Vacant Lot Frontage	725
% Formula Retail Business Frontage	11%
% Non-Formula Retail Business Frontage	85%
% Total Vacant Lot Frontage	4%

# west elm

1400 17th Street, San Francisco, CA 94107

905 Fourth Street, San Rafael, California 94901 | 415.453.0700 | 415.453.0675

Crome Architecture

	SUBMITTAL	05/20/2019
1	CUP SUBMITTAL	12/16/2019
	CUP RESUBMITTAL	

BLOCK & LOT MAP

SHEET NUMBER  
**A0.4**

No.	Block/Lot	Business Name	Address	Use	Lot Frontage	Business Frontage	FR 1 = Yes	Vacant 1 = Yes	Zoning	Citywide or Daily Need	FR Bus Frontage	Vacant Frontage
1	8709/020	KAISER PERMANENTE SAN FRANCISCO MISSION BAY MEDICAL OFFICES	1600 Owens St San Francisco, CA 94158	Hospital	±165	550			MB-RA	City-Wide Servicing		
	8709/022	KAISER PERMANENTE SAN FRANCISCO MISSION BAY PARKING GARAGE	1670 Owens St San Francisco, CA 94158	Parking Garage, Public	±420	778			MB-RA	City-Wide Servicing		
2A	8709/008	GLADSTONE INSTITUTES	1650 Owens St San Francisco, CA 94158	Office, General	±380	650			MB-RA	City-Wide Servicing		
	8709/008	SYNERGENICS	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/008	NURIX THERAPEUTICS	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/008	ORBIMED ADVISORS	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/008	COLUMN GROUP	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/008	SR ONE	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/008	MERCK & CO IN	1700 Owens St. San Francisco, CA 94158	Office, General		NO STREETFRONT			MB-RA	City-Wide Servicing		
	8709/007	STARBUCKS COFFEE	1700 Owens St. San Francisco, CA 94158	Restaurant, limited	±280	55	1		MB-RA	Daily-needs	55	
3	3948/003C	DSEGNARE (FURNATURE DESIGN)	1 Mississippi St. San Francisco, CA 94107	Design Professional	94.833	95			UMU	City-Wide Servicing		
	3948/002	REGENTS CAB COMPANY	98 Pennsylvania Ave. San Francisco, CA 94107	Parking Garage, Private	88.65	90			UMU	City-Wide Servicing		
3	3948/002B	SAN FRANCISCO SCRAP METAL	99 Mississippi St San Francisco, CA 94107	Metal Working	114.58	165			UMU	City-Wide Servicing		
	3987/008	SMART THREADS INC.	1045 17th St. San Francisco, CA 94017	Sales and Services, Retail	83.7	NO STREETFRONT			UMU	City-Wide Servicing		
	3987/007	PCH DESIGNS	135 Mississippi St. San Francisco, CA 94107	Service, non-retail professional	135	135			UMU	City-Wide Servicing		
	3987/003A	VACANT SPACE	165 Mississippi St. San Francisco, CA 94017	Vacant	50.05	50		1	UMU			50
	3987/003A	AUTO SHOP	185 Mississippi St. San Francisco, CA 94107	Automotive Repair	48	45			UMU	City-Wide Servicing		
	3987/036-03B	PAWTRERO HILL BATH HOUSE AND FEED	199 Mississippi St. San Francisco, CA 94017	Sales and Services, Retail	52	75			UMU	Daily-needs		
	3987/009A	HILTI STORE	180 Pennsylvania Ave. San Francisco, CA 94017	Sales and Services, Retail	147	80	1		UMU	City-Wide Servicing	80	
	3987/009A	SAN FRANCISCO PAINT SOURCE	150 Pennsylvania Ave. San Francisco, CA 94017	Sales and Services, Retail	75	75			UMU	City-Wide Servicing		
4	4000/024	DIRECT MAIL CENTER	1099 Mariposa St. San Francisco, CA 94107	Service, Business	100	140			UMU	Daily-needs		
	4000/024	WILDLIFE CONSERVATION NETWORK	209 Mississippi St. San Francisco, CA 94107	Office, General					UMU	City-Wide Servicing		
	4000/022	4S9 FILMS, LLC	223 Mississippi St. San Francisco, CA 94107	Arts Activities	150	150			RH-2	City-Wide Servicing		
	4000/024	LETTERFORM ARCHIVE	1001 Mariposa St. #307 San Francisco, CA 94107	Arts Activities	100	NO STREETFRONT			UMU	City-Wide Servicing		
5	3808/004	CCA GRADUATE CENTER	184 Hooper St. San Francisco, CA 94107	Institutional Educational Use	N/A	NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3808/016	SWOPE DESIGN SOLUTIONS	150 Hooper St. Unit 101 San Francisco, CA 94107	Service, non-retail professional		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3808/016	SF MADE	150 Hooper St. Unit 200 San Francisco, CA 94107	Office, General		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3808/016	APROE - ADVANCE PROTOTYPE ENGINEERING	150 Hooper St. Unit 102 San Francisco, CA 94107	Service, non-retail professional	140	NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3808/015	ARC DOCUMENT SOLUTIONS	100 Hooper St. San Francisco, CA 94107	Service, Business		1320	1		PDR-1-D	City-Wide Servicing	1320	
	3808/015	SEVEN STILLLS	100 Hooper St. Ste. 4 San Francisco, CA 94106	Bar	543.02	NO STREETFRONT			PDR-1-D	City-Wide Servicing		
6	3820/004	ASIAN CONTEMPORARY ARTS CONSORTIUM	1111 8 th. St. San Francisco, CA 94107	Arts Activities		1034			PDR-1-D	City-Wide Servicing		
	3820/004	A 2 CAFÉ	1111 8th St. San Francisco, CA 94107	Restaurant, Limited		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3820/004	CALIFORNIA COLLEGE OF ARTS	1111 8th St. San Francisco, CA 94107	Institutional Educational Use	240	235			PDR-1-D	City-Wide Servicing		
7	3820/004	FREEBORD	455 Irwin St. #104 San Francisco, CA 94107	Restaurant		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3820/004	CALIFORNIA COLLEGE OF ARTS	455 Irwin St. San Francisco, CA 94107	Institutional Educational Use	100	100			PDR-1-D	City-Wide Servicing		
	3821/004	PAGANINI ELECTRIC CORP.	190 Hubbell St. #200 San Francisco, CA 94107	Office, General	100	100			PDR-1-D	City-Wide Servicing		
	3821/002	TRIMARK ECONOMY RESTAURANT FIXTURES	1200 7th St. San Francisco, CA 94107	Sales and Services, Retail	450	1005			PDR-1-D	City-Wide Servicing		
8	3833/002	BOBA GUYS POTRERO	1002 16th St. San Francisco, CA 94017	Restaurant, Limited		25	1		UMU	City-Wide Servicing	25	
	3833/002	ROCKSALT (PILATES)	1010 16th St. San Francisco, CA 94107	Gym		40			UMU	City-Wide Servicing		
	3833/002	ZIPCAR	1010 16th St. San Francisco, CA 94107	Sales and Services, Retail	299.688	NO STREETFRONT			UMU	City-Wide Servicing		
9	3833/003	CCA HUBBLE STREET GALLERIES	161 Hubbel St. San Francisco, CA 94107	Institutional Educational Use	641.421	NO STREETFRONT			UMU; PDR-1-D	City-Wide Servicing		
	3834/004-074	TRULY MEDITERRANEAN	900 16th St. San Francisco, CA 94107	Restaurant	262	90			UMU	City-Wide Servicing		
10	3949/001	FARMGIRL FLOWERS	901 16th St. San Francisco, CA 94107	Sales and Services, Retail	240	175			UMU	City-Wide Servicing		
	3950/007-018	COUNTERREALITY ART AND GIFT SHOP	49 Missouri St. # 5 San Francisco, CA 94107	Sales and Services, Retail		NO STREETFRONT			UMU	City-Wide Servicing		
	3950/007-018	POTS & CO	49 Missouri St. San Francisco, CA 94107	Sales and Services, Retail	100	NO STREETFRONT			UMU	City-Wide Servicing		
	3950/039	VACANT SPACE	1240 17th St. San Francisco, CA 94107	Vacant		50		1	UMU			50
	3950/039	VACANT SPACE	1250 17th St. San Francisco, CA 94107	Vacant	100	50		1	UMU			50
	3950/039	VACANT SPACE	99 Missouri St San Francisco, CA 94107	Vacant	200	220		1	UMU			220
	3950/001	VACANT SPACE	975 16th St. San Francisco, CA 94107	Vacant	100	135		1	UMU			135
	3949/002	VACANT SPACE	1199 17th St. San Francisco, CA 94107	Vacant	240	50		1	UMU			50
11	3950/001	VACANT SPACE	1210 17th St. San Francisco, CA 94107	Vacant	140	100		1	UMU			100
	3986/001	DELUXE DISTRIBUTION	1111 17th Street, Ste. A San Francisco, CA 94107	Arts Activities	200	420			UMU	City-Wide Servicing		
12	3986/008	BEAR IMAGE PHOTOGRAPHIC	198 Mississippi St. San Francisco, CA 94107	Sales and Services, Retail	100	110			UMU	City-Wide Servicing		
	4001/024	LINEA COFFEE ROASTING	1125 Mariposa St. San Francisco, CA 94107	Restaurant, limited	50	50			UMU	Daily-needs		
13	4001/002	ASBATLE CO	224 Mississippi St. San Francisco, CA 94107	Manufacturing, Light	25	25			RH-2	City-Wide Servicing		
	3985/028	BOTTOM OF THE HILL	1233 17th St. San Francisco, CA 94107	Entertainment, Nighttime	37.5	18			UMU	City-Wide Servicing		
	3985/031	MURAL ARTS	161 Missouri St. San Francisco, CA 94107	Trade shop	50	45			RH-2	City-Wide Servicing		
	3985/016	HCM COMMERCIAL PROPERTIES	1234 Mariposa St. San Francisco, CA 94107	Service, non-retail professional	50	150			RH-2	City-Wide Servicing		
	3985/027	VACANT WAREHOUSE	1239 17th St. San Francisco, CA 94107	Vacant	37.5	37		1	UMU			37
14	3985/027	WESTERN METAL FABRICATORS	105 Missouri St. San Francisco, CA 94107	Metal Working	100	55			UMU	City-Wide Servicing		

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SURVEY DATA

1 SHEET NUMBER  
A0.4 a

No.	Block/Lot	Business Name	Address	Use	Lot Frontage	Business Frontage	FR 1 = Yes	Vacant 1 = Yes	Zoning	Citywide or Daily Need	FR Bus Frontage	Vacant Frontage
15	4002/014	UMI	1328 18th St. San Francisco, CA 94107	Restaurant	100	45			NC-2	City-Wide Servng		
	4002/013B	BLOOMS SALOON	1318 18th St. San Francisco, CA 94107	Bar	25	25			NC-2	City-Wide Servng		
16	4037/029	COLLAGE GALLERY	1345 18th St. San Francisco, CA 94107	Sales and Services, Retail		18			NC-2	City-Wide Servng		
	4037/029	JAMES COLGAN	1331 18th St. San Francisco, CA 94107	Service, personal		14			NC-2	Daily-needs		
	4037/029	PARKER POTRERO	1399 18th St. San Francisco, CA 94107	Restaurant		50			NC-2	City-Wide Servng		
	4037/029	HAZEL'S KITCHEN	1319 18th St. San Francisco, CA 94107	Restaurant	100	15			UMU	City-Wide Servng		
	4037/002	FARLEY'S	1315 18th St. San Francisco, CA 94107	Restaurant, limited	35	20			NC-2	Daily-needs		
	4037/001	NEW POTRERO MARKET	1301 18th St. San Francisco, CA 94107	General Geocry Agricultural and Beverage Processing 1	65	65			NC-2	Daily-needs		
	3951/001	WO CHONG CO	1001 16th St. San Francisco, CA 94107	Automotive Repair	200	490			UMU	City-Wide Servng		
17	3983/023	DESMOTO-SPORT	1310 17th St. San Francisco, CA 94107	Automotive Repair	100	50			UMU	City-Wide Servng		
	3951/006	THE BATH AND BEYOND	77 Connecticut St. San Francisco, CA 94107	Sales and Services, Retail	100	185			UMU	City-Wide Servng		
	3951/005	BRING THE TRAILER	1300 17th St. San Francisco, CA 94107	Office, General		176			UMU	City-Wide Servng		
	3951/005	FITNESS URBANO	80 Missouri St. San Francisco, CA 94107	Gym	200	75			UMU	City-Wide Servng		
	3985/041	PORTO LLC ITALIAN KNITWEAR	132 Missouri St. San Francisco, CA 94107	Sales and Services, Retail	130	55			UMU	City-Wide Servng		
18	3984/001A	METRONOME DANCE IN POTRERO HILL	136 Missouri St. San Francisco, CA 94107	Service, Instructional	32.5	32.5			RH-3	City-Wide Servng		
	3983/023	WATERFRONT AUTOMOBILI, INC.	1301 17th St. San Francisco, CA 94107	Automotive Repair					UMU	City-Wide Servng		
	3984/001	VACANT WAREHOUSE	1301 17th St. San Francisco, CA 94107			200			UMU	City-Wide Servng		
	3984/001	JOVINAS UPHOLSTERY	1345 17th St. San Francisco, CA 94107	Trade Shop		170				City-Wide Servng		
	1772/004	VACANT STORE FRONT	1329 17th St. San Francisco, CA 94107	Vacant	200	33		1	RH-2			33
	3984/008	WARREN SHEETS DESIGN	155 Connecticut St. San Francisco, CA 94107	Design Professional	50	110			RH-3	City-Wide Servng		
	19	4003/042-044	ANITA 8 SPA	291 Connecticut St. San Francisco, CA 94107	Service, Personal	25	20			NC-2	Daily-needs	
4003/033		CHRISTOPHER'S BOOKS	1400 18th St. San Francisco, CA 94107	Sales and Services, Retail	100	36			NC-2	Daily-needs		
4003/042-044		CRACKED & BATTERED	1434 18th St. San Francisco, CA 94107	Restaurant	100	40			NC-2	City-Wide Servng		
4003/033		POTRERO HILL ARCHIVES PROJECT	298 Missouri St. San Francisco, CA 94107	Art Activities	25	NO STREETFRONT			NC-2	City-Wide Servng		
4003/016		HUGEMOTO	1426 18th St. San Francisco, CA 94107	Design Professional	100	130			NC-2	City-Wide Servng		
4003/029		REITER PRESERVATION CONSULTING	217 Connecticut St. San Francisco, CA 94107	Service, Retail Professional	25	25			RH-3	City-Wide Servng		
20		4036/027	PAPITO	1469 18th St. San Francisco, CA 94107	Restaurant	75	20			NC-2	City-Wide Servng	
	4036/027	MOCHICA	1457 18th St. San Francisco, CA 94107	Restaurant		92			NC-2	City-Wide Servng		
	4036/027	PERA	1453 18th St. San Francisco, CA 94107	Restaurant		27			NC-2	City-Wide Servng		
	4036/027	MAC DADDY	1459 18th St. San Francisco, CA 94107	Restaurant		14			NC-2	City-Wide Servng		
	4036/027	POST & PARCEL SHOP	1401 18th St. San Francisco, CA 94107	Service, Business	100	15			NC-2	City-Wide Servng		
	4036/001	CHEZ MAMAN	1411 18th St. San Francisco, CA 94107	Restaurant		45			NC-2	City-Wide Servng		
	4036/001	BELL & TRUNK	1419 18th St. San Francisco, CA 94107	Sales and Services, Retail		12			NC-2	City-Wide Servng		
	4036/001	RUBY WINE	1415 18th St. San Francisco, CA 94107	Liquor Store		20			NC-2	City-Wide Servng		
	4036/001	PROVEDER COFFEE	1415 18th St. San Francisco, CA 94107	Restaurant, Limited	100	15			NC-2	Daily-needs		
	4036/006	STYLE REHAB	332 Missouri St. San Francisco, CA 94107	Service, Retail Professional	25	25			RH-2	City-Wide Servng		
21	3952/001C	TEA COLLECTION	1 Arkansas St Std b San Francisco, CA 94107	Office, General		NO STREETFRONT			UMU	City-Wide Servng		
	3952/001C	GLOBAL TILE DESIGN	37 Arkansas St. San Francisco, CA 94107	Design Professional	200	40			UMU	City-Wide Servng		
22	3952/001	CONCERTRA URGENT CARE	2 Connecticut St. San Francisco, CA 94107	Service, Health	200	190			UMU	Daily-needs		
	3983/001	CONNECTICUT YANKEE	100 Connecticut St. San Francisco, CA 94107	Restaurant	50	95			UMU	City-Wide Servng		
	1836/004	JB'S PLACE	1435 17th St. San Francisco, CA 94107	Restaurant, Limited		30			RH-2	Daily-needs		
	3983/023	CLAY ROOM	1431 17th St. San Francisco, CA 94107	Service, Instructional	100	72			RH-3	City-Wide Servng		
	3983/013	CALIFORNIA MODEL & DESIGN	1450 Manposia St. San Francisco, CA 94107	Service, Retail Professional	100	45			UMU	City-Wide Servng		
	3983/013	FIRST SPICE MIXING	195 Arkansas St. San Francisco, CA 94107	Agricultural and Beverage Processing 1		155			RH-3	City-Wide Servng		
	3983/013	SKYTECH SOLAR	185 Arkansas St. San Francisco, CA 94107	Industrial Use	70	170			RH-3	City-Wide Servng		
23	4004/014	SUNFLOWER VIETNAMESE	288 Connecticut St. San Francisco, CA 94107	Restaurant	24.5	60			UMU	City-Wide Servng		
	4035/001	GOAT HILL PIZZA	300 Connecticut St. San Francisco, CA 94107	Restaurant	41.447	50			NC-2	City-Wide Servng		
	4035/031	CHATZ ROASTING COMPANY	301 Arkansas St. San Francisco, CA 94107	Restaurant, Limited	25	40			RH-2	Daily-needs		
	4035/001	DOLCI SALON	1521 18th St. San Francisco, CA 94107	Service, Personal	100	50			NC-2	Daily-needs		
24	4035/045-046	BARBARA'S CUSTOM EMBROIDERY	341 Arkansas St. San Francisco, CA 94107	Trade Shop	25	20			RH-2	Daily-needs		
	3913/004	CROSSFIT POTRERO HILL	175 De Haro St. San Francisco, CA 94107	Gym		40			PDR-1-D	City-Wide Servng		
	3913/004	LOC2DESIGN	175 De Haro St. San Francisco, CA 94103	Design Professional	100	60			PDR-1-D	City-Wide Servng		
	3913/005	ARCH ART SUPPLIES	80 Carolina St. San Francisco, CA 94103	Sales and Services, Retail	219.26	150			PDR-1-G	Daily-needs		
25	3913/002	CCA ADMINISTRATIVE OFFICES	80 Carolina St. San Francisco, CA 94103	Institutional Educational Use	200	260			PDR-1-D	City-Wide Servng		
	3913/005	VOLTA CHARGING HEADQUARTERS	155 De Haro St. San Francisco, CA 94103	Office, General	200	180			PDR-1-G	City-Wide Servng		
26	-	-	-	-	-	-			-	-	-	
27	3939A/001	WOLFE'S LUNCH	1220 16th St. San Francisco, CA 94107	Restaurant	±60	±200			PDR-1-D	City-Wide Servng		

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SURVEY DATA

SHEET NUMBER  
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No.	Block/Lot	Business Name	Address	Use	Lot Frontage	Business Frontage	FR 1 = Yes	Vacant 1 = Yes	Zoning	Citywide or Daily Need	FR Bus Frontage	Vacant Frontage
	3953/003	SOKO	10 Arkansas St. Ste. 10 San Francisco, CA 94107	Sales and Services, Retail		25			UMU	City-Wide Servicing		
	3953/003	LOTUS BLEU DESIGN	10 Arkansas St. Ste. 9 San Francisco, CA 94107	Design Professional		30			UMU	City-Wide Servicing		
	3953/003	THOMAS INGALLS & ASSOCIATES	10 Arkansas St. Ste. #E San Francisco, CA 94107	Design Professional	100	NO STREETFRONT			UMU	City-Wide Servicing		
	3953/003	BELMONT HARDWARE	115 Wisconsin St. San Francisco, CA 94107	Sales and Services, Retail	100	150			UMU	City-Wide Servicing		
28	3953/002B	BIG DADDY'S ANTIQUES	1550 17th St. San Francisco, CA 94107	Sales and Services, Retail	50	250			UMU	City-Wide Servicing		
29	-	-	-	-	-	-			-	-		
	4005/006	SIX FINGER FILM	1501 Mariposa St. #420 San Francisco, CA 94107	Arts Activities		NO STREETFRONT			UMU	City-Wide Servicing		
	4005/006	TESLAGEN BIOTECHNOLOGY INC.	1501 Mariposa St. #312 San Francisco, CA 94107	Laboratory		NO STREETFRONT			UMU	City-Wide Servicing		
	4005/006	BOOMBOTIX	1501 Mariposa St. San Francisco, CA 94107	Design Professional	129.67	NO STREETFRONT			UMU	City-Wide Servicing		
	4005/007	LIVE OAK SCHOOL	1555 Mariposa St. San Francisco, CA 94107	School	164.58	380			UMU	City-Wide Servicing		
	4006/018	SKONA	499 Carolina St. San Francisco, CA 94107	Service, Retail Professional	25	25			UMU	City-Wide Servicing		
	4006/011	IDF STUDIO	1736A 18th St. San Francisco, CA 94107	Service, Retail Professional	50	50			UMU	City-Wide Servicing		
	4006/017	D K DESIGN	1796 18th St. Ste. D San Francisco, CA 94107	Design Professional	25	NO STREETFRONT			UMU	City-Wide Servicing		
30	4006/013	BARRIOS MARTIAL ARTS	1756 18th St. San Francisco, CA 94107	Gym	25	25			UMU	City-Wide Servicing		
	4034/071-100	POTRERO STAGE	1695 18th St. San Francisco, CA 94107	Arts Activities		70			UMU	City-Wide Servicing		
	4034/071-100	GOLDEN THREAD PRODUCTIONS	1695 18th St. San Francisco, CA 94107	Arts Activities		NO STREETFRONT			UMU	City-Wide Servicing		
31	4034/071-100	CROWDED FIRE THEATER	1695 18th St. San Francisco, CA 94107	Arts Activities	94	NO STREETFRONT			UMU	City-Wide Servicing		
32	3938/001	INVITAE	1400 16th St. San Francisco, CA 94107	Office, General	200	700			PDR-1-D	City-Wide Servicing		
	3954/017	CHILTON AUTO BODY	166 Wisconsin St. San Francisco, CA 94107	Automotive Repair	107	100			UMU	City-Wide Servicing		
	3954/009	ZESTY	277 Carolina St. San Francisco, CA 94103	Non-Retail Sales and Service Us	100	125			UMU	City-Wide Servicing		
	3954/005	THEE PARKSIDE	1600 17th St. San Francisco, CA 94107	Bar		130			UMU	City-Wide Servicing		
	3954/005	LA LUCHA COFFEE BAR	1600 17th St. San Francisco, CA 94107	Restaurant, Limited	35	NO STREETFRONT			UMU	City-Wide Servicing		
	3954/018	BOOK DONATION CENTER FRIENDS OF THE SAN FRANCISCO LIBRARY	1630 17th St. San Francisco, CA 94107	Public Facility	60	60			UMU	City-Wide Servicing		
33	3954/016	VACANT WAREHOUSE	125 Carolina St. San Francisco, CA 94103	Vacant	193	NO STREETFRONT			UMU	City-Wide Servicing		
	4007/001A	ANCHOR STEAM BREWING COMPANY	1705 Mariposa St. San Francisco, CA 94107	Agricultural and Beverage Processing 1	200	590			PDR-1-G	City-Wide Servicing		
	4007/002	RECESS URBAN RECREATION	470 Carolina St. San Francisco, CA 94107	Institutional Community Use	130	250			PDR-1-G	City-Wide Servicing		
34	4007/002	K2A ARCHITECTURE + INTERIORS	555 De Haro St. #380 San Francisco, CA 94107	Service, Retail Professional	200	NO STREETFRONT			PDR-1-G	City-Wide Servicing		
	3937/001	WORLD GYM	290 De Haro St. San Francisco, CA 94013	Gym	400	160	1		PDR-1-D	City-Wide Servicing	160	
	3937/001	SONDER	101 15th St. San Francisco, CA 94103	Office, General	100	280			PDR-1-D	City-Wide Servicing		
	3937/001	YOGA TREE PORTRERO HILL	1500 16th St. San Francisco, CA 94103	Gym	100	55			PDR-1-D	City-Wide Servicing		
	3937/002A	SOUND SPEECH AND HEARING CLINIC	251 Rhode Island #101 San Francisco, CA 94103	Service, Health		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3937/002A	EYES ON YOU OPTOMETRY	251 Rhode Island #110 San Francisco, CA 94103	Service, Health		20			PDR-1-D	City-Wide Servicing		
	3937/002A	DOS PINAS	251 Rhode Island St. San Francisco, CA 94103	Restaurant		20			PDR-1-D	City-Wide Servicing		
	3937/002A	CLIMB REAL ESTATE	251 Rhode Island #207 San Francisco, CA 94103	Service, Non-Retail Professional		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
	3937/002A	REALSCOUT	251 Rhode Island San Francisco, CA 94103	Office, General		NO STREETFRONT			PDR-1-D	City-Wide Servicing		
35	3937/002A	BUSINESS CREDIT INFORMATION	251 Rhode Island #105 San Francisco, CA 94103	Service, Business	400	NO STREETFRONT			PDR-1-D	City-Wide Servicing		
36	3955/001	FUSEPROJECT	1401 16th St. San Francisco, CA 94103	Service, Retail Professional	75	310			UMU	City-Wide Servicing		
	3980/090-115	SEARS APPLIANCE REPAIR	310 Carolina St. San Francisco, CA 94103	Trade Shop	127.347	75	1		UMU	City-Wide Servicing	75	
	3980/090-115	MONARK PREMIUM APPLIANCE CO	1701 17th St. San Francisco, CA 94103	Sales and Services, Retail		140	1		UMU	City-Wide Servicing	140	
	3980/057-081	PHILZ COFFEE	1775 17th St. San Francisco, CA 94103	Restaurant, Limited		22	1		UMU	Daily-needs	22	
	3980/057-081	MILKBOMB ICE CREAM	1717 17th St. San Francisco, CA 94103	Restaurant, Limited	100	NO STREETFRONT			UMU	Daily-needs		
	3980/004	ANCHOR PUBLIC TAPS	495 De Haro St. San Francisco, CA 94107	Bar	186.65	265			PDR-1-G	City-Wide Servicing		
37	3980/057-081	UMPQUA BANK	415 De Haro St. San Francisco, CA 94107	Service, Financial	127.347	105	1		UMU	City-Wide Servicing	105	
	3979/001	PACIFIC REPRODUCTIVE SERVICES	444 De Haro St #222 San Francisco, CA 94107	Office, General					UMU	City-Wide Servicing		
	3979/001	SAN SERIF	444 De Haro St #218 San Francisco, CA 94107	Service, Retail Professional					UMU	City-Wide Servicing		
	3979/001	CREATIVELIVE	444 De Haro St. San Francisco, CA 94107	Office, General					UMU	City-Wide Servicing		
38	3979/001	INVUITY, INC.	444 De Haro St. San Francisco, CA 94107	Office, General	400	860			UMU	City-Wide Servicing		
	3956/004	TIEMPO INTERIOR INC.	383 Rhode Island St. San Francisco, CA 94103	Service, Retail Professional	100	80			UMU	City-Wide Servicing		
	3956/011-012	BERNHARDT CONTRACT FURNITURE	370 De Haro St. #A4 San Francisco, CA 94103	Service, Retail Professional	100.312	NO STREETFRONT			UMU	City-Wide Servicing		
	3956/008	TIPTOES NAIL SPA	300 De Haro St. San Francisco, CA 94103	Service, Personal		NO STREETFRONT			UMU	Daily-needs		
	3956/008	SALLY'S	300 De Haro St. Ste 332 San Francisco, CA 94103	Restaurant		100			UMU	City-Wide Servicing		
	3956/008	EL SUR	300 De Haro St. Ste 342 San Francisco, CA 94103	Restaurant, Limited		20			UMU	Daily-needs		
	3956/008	TORRAKU RAMEN	300 De Haro St. Ste 338 San Francisco, CA 94103	Restaurant		50			UMU	City-Wide Servicing		
	3956/008	DENIM UNSPUN	300 De Haro St. Ste 352 San Francisco, CA 94103	Sales and Services, Retail		65			UMU	City-Wide Servicing		
39	3956/008	BUN MIKE	300 De Haro St. San Francisco, CA 94103	Restaurant, Limited	299.688	20			UMU	Daily-needs		

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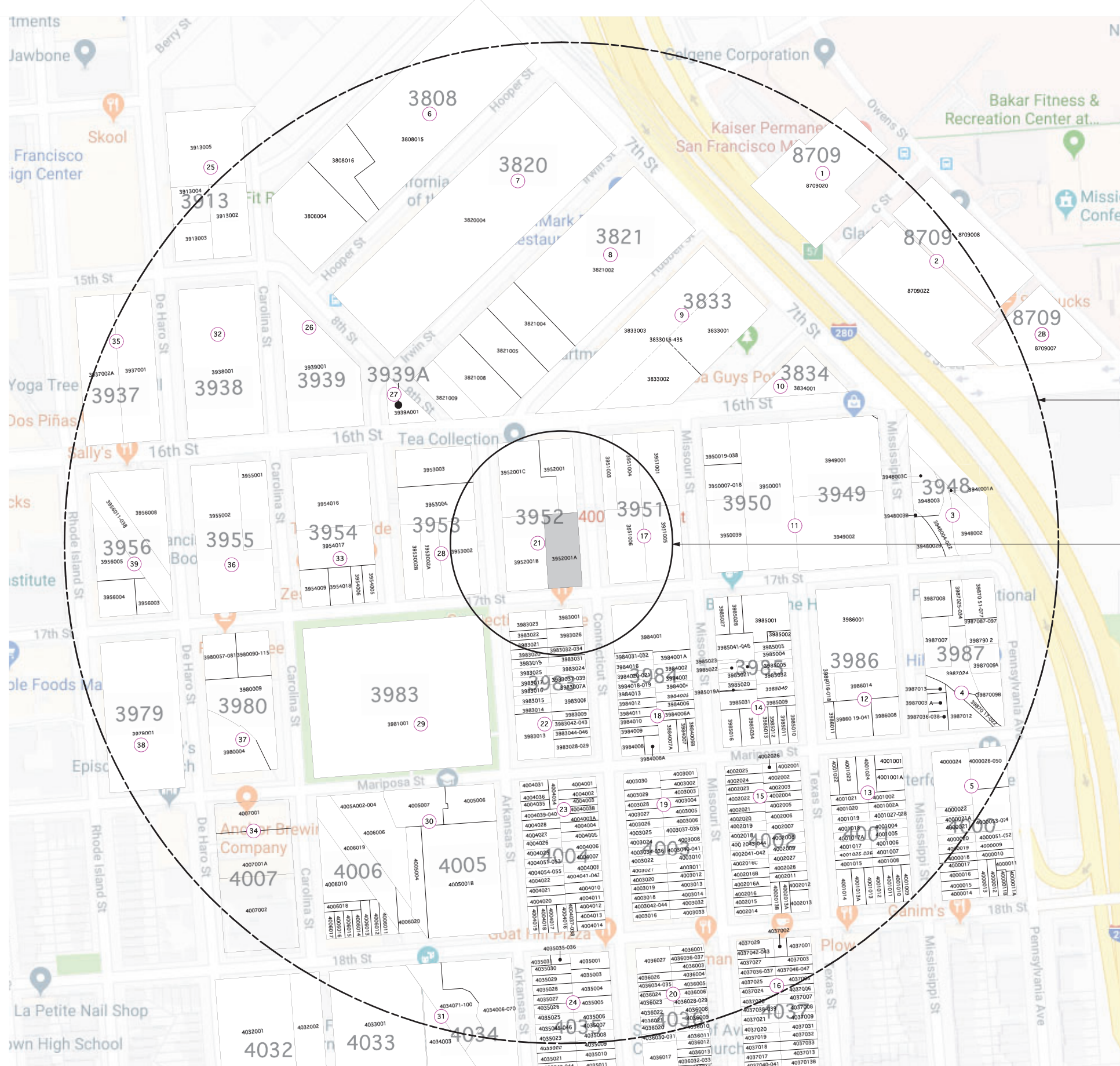
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SURVEY DATA

1 SHEET NUMBER  
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1/4 MILE RADIUS OF  
1400 17TH STREET

300' RADIUS OF 1400  
17TH STREET

Total Lot Frontage (Buildings w/ Commercial Frontage)	13,957
Total Commercial Lot Frontage	18,451
Total Formula Retail Business Frontage	1,982
Total Non-Formula Retail Business Frontage	15,744
Total Vacant Lot Frontage	725
% Formula Retail Business Frontage	11%
% Non-Formula Retail Business Frontage	85%
% Total Vacant Lot Frontage	4%

# west elm

1400 17th Street, San Francisco, CA 94107



CORNER OF 17TH AND ARKANSAS (LOOKING NORTH)



CORNER OF 17TH AND ARKANSAS (LOOKING SOUTH)



17TH ST (LOOKING NORTH)



17TH ST (LOOKING SOUTH)

west elm

1400 17th Street, San Francisco, CA 94107

	SUBMITTAL	05/20/2019
⚠	CUP SUBMITTAL	05/20/2019
	CUP RESUBMITTAL	12/16/2019

STREET CONTEXT

SHEET NUMBER

A0.5



CORNER OF 17TH AND CONNECTICUT (LOOKING NORTH-WEST)



CORNER OF 17TH AND CONNECTICUT (LOOKING NORTH-EAST)



CORNER OF 17TH AND CONNECTICUT (LOOKING SOUTH-WEST)



CORNER OF 17TH AND CONNECTICUT (LOOKING SOUTH-EAST)





17TH & CONNECTICUT-MISSISSIPPI (LOOKING NORTH)



17TH & CONNECTICUT-MISSISSIPPI (LOOKING SOUTH)

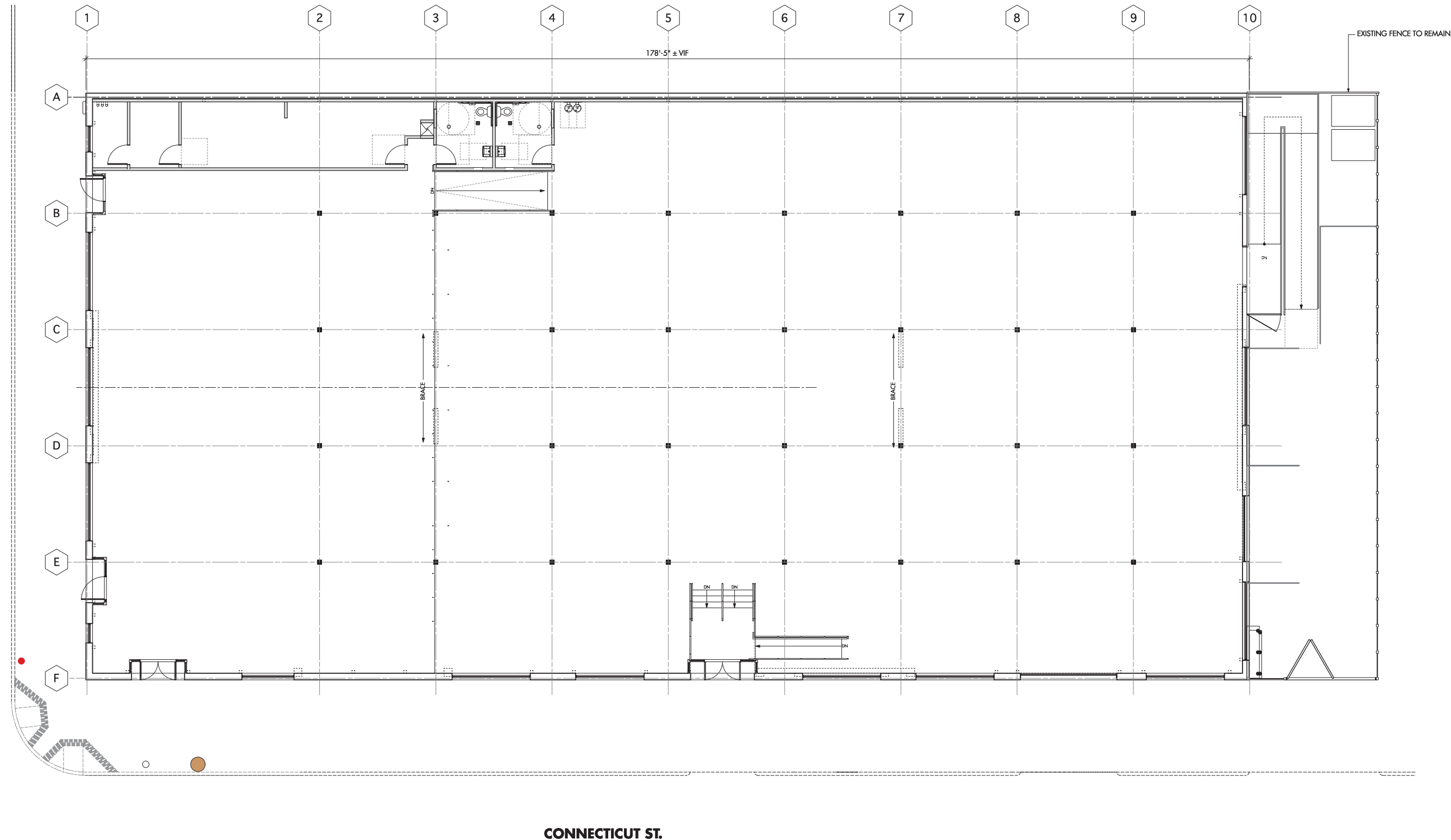


CONNECTICUT & 17TH-16TH STREET(LOOKING EAST)



CONNECTICUT & 17TH-16TH STREET(LOOKING WEST)

17TH STREET



1 Demo/Existing & Site Plan  
 1/8" = 1'-0"



905 Fourth Street, San Rafael, California 94901 | 415.453.0700 | 415.453.0875

Crome Architecture

west elm

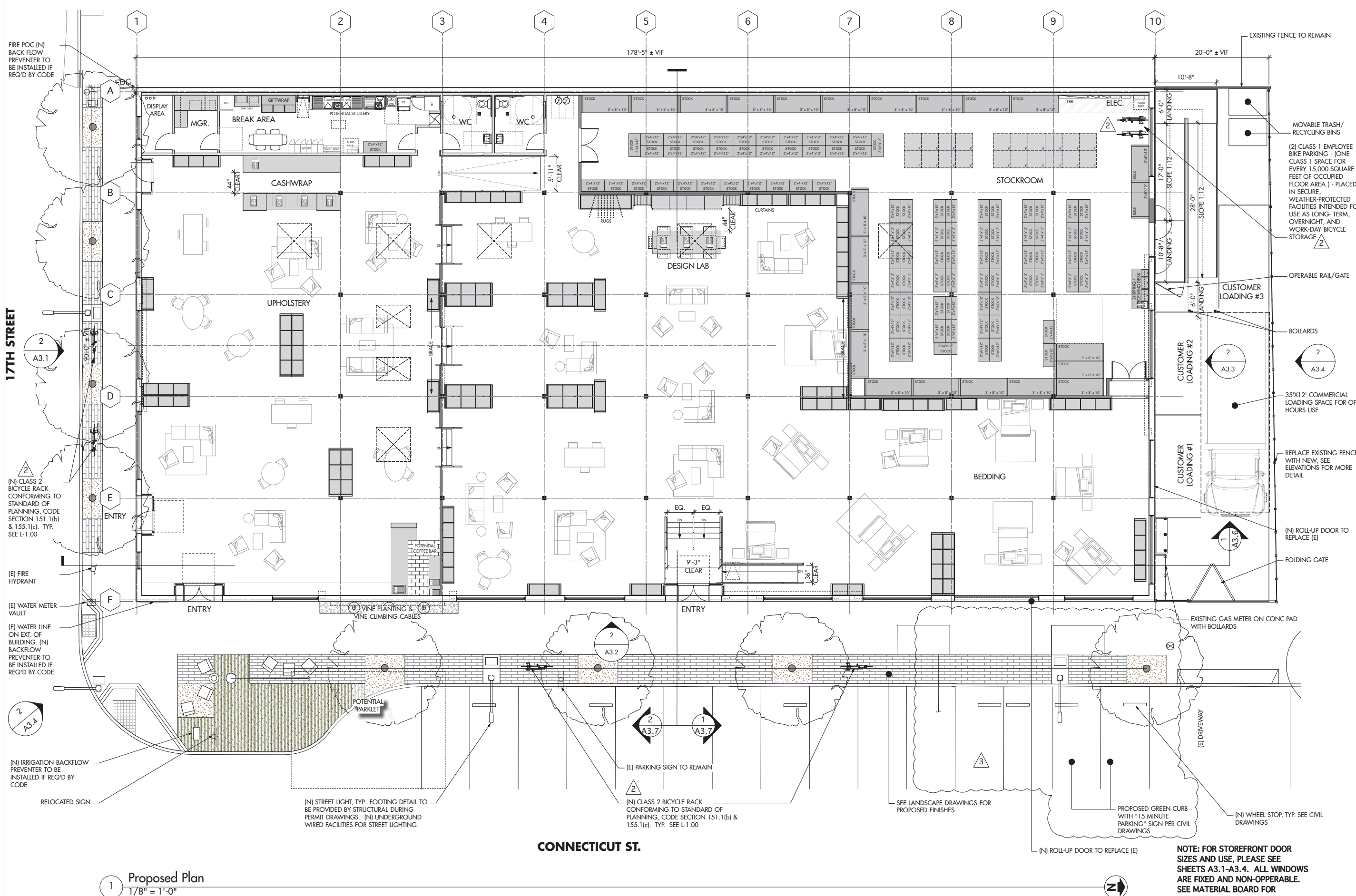
1400 17th Street, San Francisco, CA 94107

	SUBMITTAL	DATE
CUP SUBMITTAL		05/20/2019
CUP RESUBMITTAL		12/16/2019

EXISTING  
SITE PLAN

SHEET NUMBER

A1.1



FIRE POC (N) BACK FLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

17TH STREET

(N) CLASS 2 BICYCLE RACK CONFORMING TO STANDARD OF PLANNING, CODE SECTION 151.1(b) & 155.1(c). TYP. SEE L-1.00

(E) FIRE HYDRANT

(E) WATER METER VAULT

(E) WATER LINE ON EXT. OF BUILDING. (N) BACKFLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

(N) IRRIGATION BACKFLOW PREVENTER TO BE INSTALLED IF REQ'D BY CODE

RELOCATED SIGN

(N) STREET LIGHT, TYP. FOOTING DETAIL TO BE PROVIDED BY STRUCTURAL DURING PERMIT DRAWINGS. (N) UNDERGROUND WIRED FACILITIES FOR STREET LIGHTING.

(N) CLASS 2 BICYCLE RACK CONFORMING TO STANDARD OF PLANNING, CODE SECTION 151.1(b) & 155.1(c). TYP. SEE L-1.00

SEE LANDSCAPE DRAWINGS FOR PROPOSED FINISHES

PROPOSED GREEN CURB WITH \*15 MINUTE PARKING\* SIGN PER CIVIL DRAWINGS

(N) WHEEL STOP, TYP. SEE CIVIL DRAWINGS

NOTE: FOR STOREFRONT DOOR SIZES AND USE, PLEASE SEE SHEETS A3.1-A3.4. ALL WINDOWS ARE FIXED AND NON-OPERABLE. SEE MATERIAL BOARD FOR FINISHES.

1 Proposed Plan  
1/8" = 1'-0"

905 Fourth Street San Rafael, California 94901 | 415.453.0700 | 415.453.0875

west elm

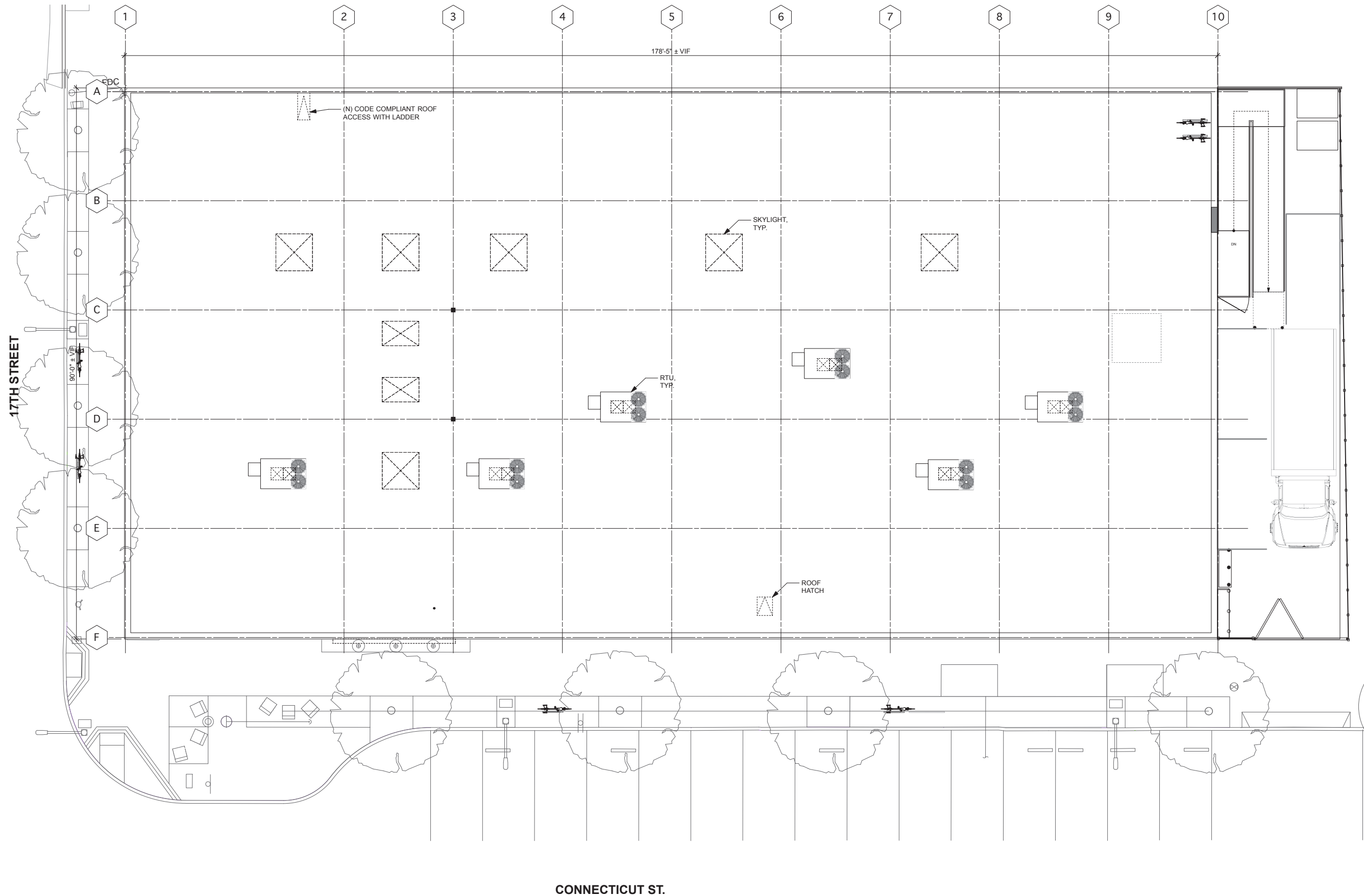
1400 17th Street, San Francisco, CA 94107

SUBMITTAL	
CUP SUBMITTAL	05/20/2019
CUP RESUBMITTAL	12/16/2019
CUP RESUBMITTAL #2	1/24/2020
CUP RESUBMITTAL #3	3/27/2020

PROPOSED FLOOR PLAN

SHEET NUMBER

A1.2



1 Roof Plan  
1/8" = 1'-0"



	SUBMITTAL	05/20/2019
1	CUP SUBMITTAL	
	CUP RESUBMITTAL	12/16/2019

ROOF PLAN

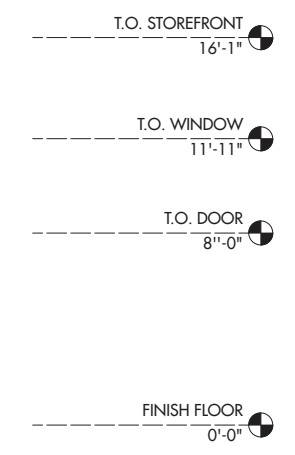
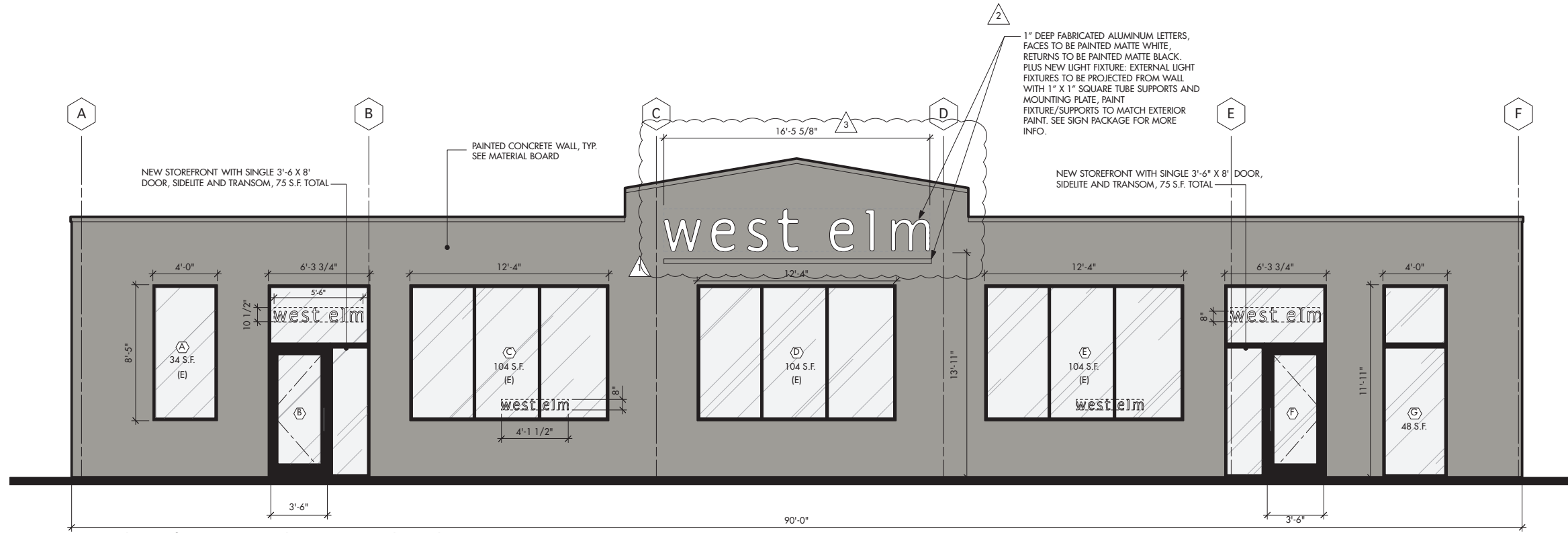
1 SHEET NUMBER

A1.3

SIGNAGE ANALYSIS ALLOWED:	190 S.F.
STOREFRONT SIGN:	+52 S.F.
(4) WINDOW SIGNS:	15.4 S.F.

**PLANNING SIGNAGE NOTE:**

**IN THE URBAN MIXED USE DISTRICT.**  
 THE AREA OF ALL WALL SIGNS SHALL NOT EXCEED THREE SQUARE FEET PER FOOT OF STREET FRONTAGE OCCUPIED BY THE USE MEASURED ALONG THE WALL TO WHICH THE SIGNS ARE ATTACHED FOR UP TO 50 FEET OF STREET FRONTAGE, AND AN ADDITIONAL ONE SQUARE FOOT PER FOOT OF STREET FRONTAGE THEREAFTER; PROVIDED, HOWEVER, THAT IN NO CASE SHALL THE WALL SIGN OR COMBINATION OF WALL SIGNS COVER MORE THAN 75% OF THE SURFACE OF ANY WALL, EXCLUDING OPENINGS. THE HEIGHT OF ANY WALL SIGN SHALL NOT EXCEED 60 FEET, OR THE HEIGHT OF THE WALL TO WHICH IT IS ATTACHED, OR THE HEIGHT OF THE LOWEST OF ANY RESIDENTIAL WINDOWSILL ON THE WALL TO WHICH THE SIGN IS ATTACHED, WHICHEVER IS LOWER. SUCH SIGNS MAY BE NONILLUMINATED, INDIRECTLY ILLUMINATED, OR DIRECTLY ILLUMINATED.



2 Proposed Storefront Exterior Elevation - South (17th Street)  
 1/4" = 1'-0"



1 Existing Exterior Elevation

	SUBMITTAL	DATE
1	CUP SUBMITTAL	05/20/2019
2	CUP RE-SUBMITTAL	12/16/2019
3	CUP RE-SUBMITTAL #2	01/24/2020
	CUP RESUBMITTAL #3	3/27/2020

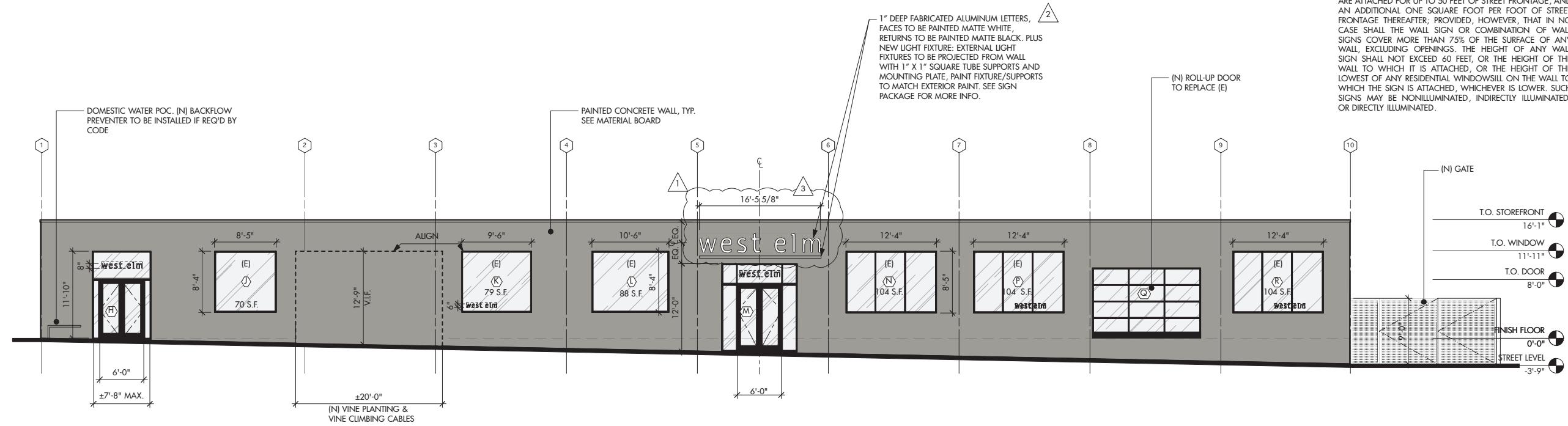
EXISTING/PROPOSED EXTERIOR ELEVATION

SHEET NUMBER  
**A3.1**

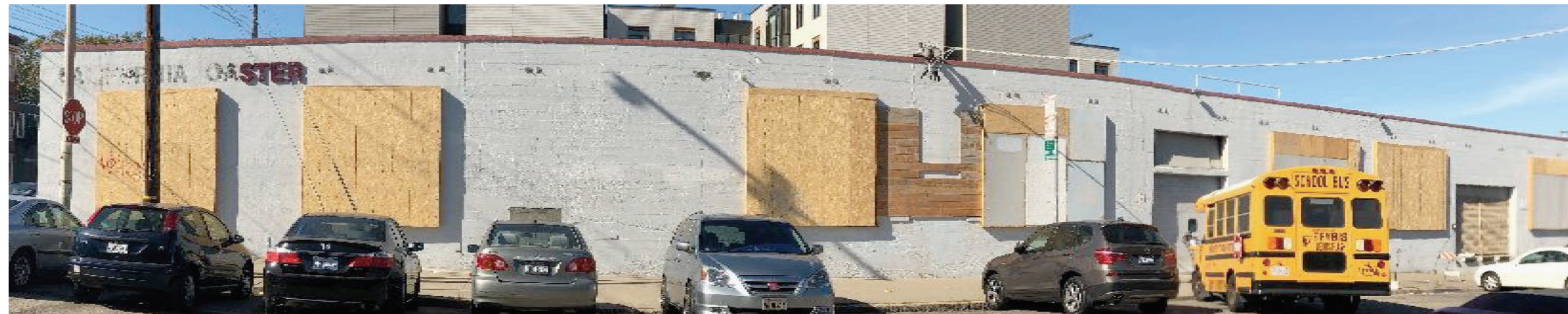
SIGNAGE ANALYSIS	
ALLOWED:	278 S.F.
STOREFRONT SIGN:	+52 S.F.
(S) WINDOW SIGNS:	18 S.F.

**PLANNING SIGNAGE NOTE:**

**IN THE URBAN MIXED USE DISTRICT.**  
 THE AREA OF ALL WALL SIGNS SHALL NOT EXCEED THREE SQUARE FEET PER FOOT OF STREET FRONTAGE OCCUPIED BY THE USE MEASURED ALONG THE WALL TO WHICH THE SIGNS ARE ATTACHED FOR UP TO 50 FEET OF STREET FRONTAGE, AND AN ADDITIONAL ONE SQUARE FOOT PER FOOT OF STREET FRONTAGE THEREAFTER; PROVIDED, HOWEVER, THAT IN NO CASE SHALL THE WALL SIGN OR COMBINATION OF WALL SIGNS COVER MORE THAN 75% OF THE SURFACE OF ANY WALL, EXCLUDING OPENINGS. THE HEIGHT OF ANY WALL SIGN SHALL NOT EXCEED 60 FEET, OR THE HEIGHT OF THE WALL TO WHICH IT IS ATTACHED, OR THE HEIGHT OF THE LOWEST OF ANY RESIDENTIAL WINDOWSILL ON THE WALL TO WHICH THE SIGN IS ATTACHED, WHICHEVER IS LOWER. SUCH SIGNS MAY BE NONILLUMINATED, INDIRECTLY ILLUMINATED, OR DIRECTLY ILLUMINATED.



2 Proposed Storefront Exterior Elevation - East (Connecticut Street)  
 1/8" = 1'-0"



1 Existing Exterior Elevation

west elm

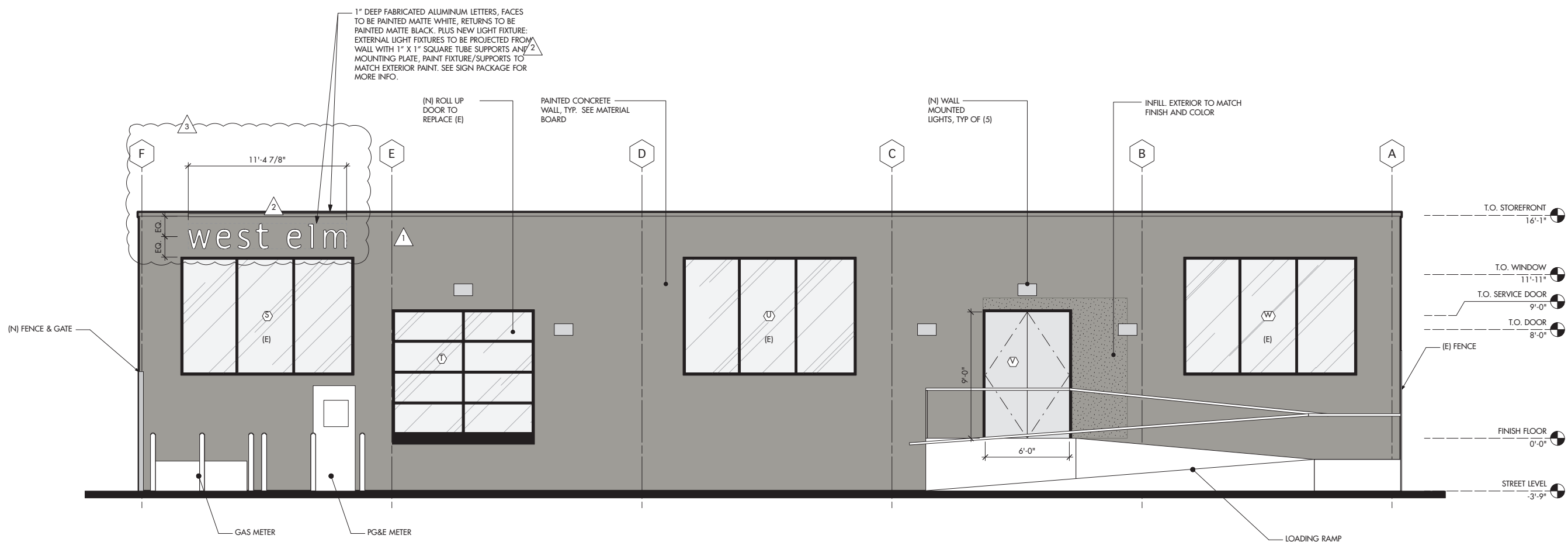
1400 17th Street, San Francisco, CA 94107

Crome Architecture

SUBMITTAL	
CUP SUBMITTAL	05/20/2019
CUP RE-SUBMITTAL	12/16/2019
CUP RE-SUBMITTAL #2	01/24/2020
CUP RESUBMITTAL #3	3/27/2020

EXISTING/PROPOSED EXTERIOR ELEVATION

SHEET NUMBER  
 A3.2



2 Proposed Exterior Elevation - North  
1/4" = 1'-0"



1 Existing Exterior Elevation



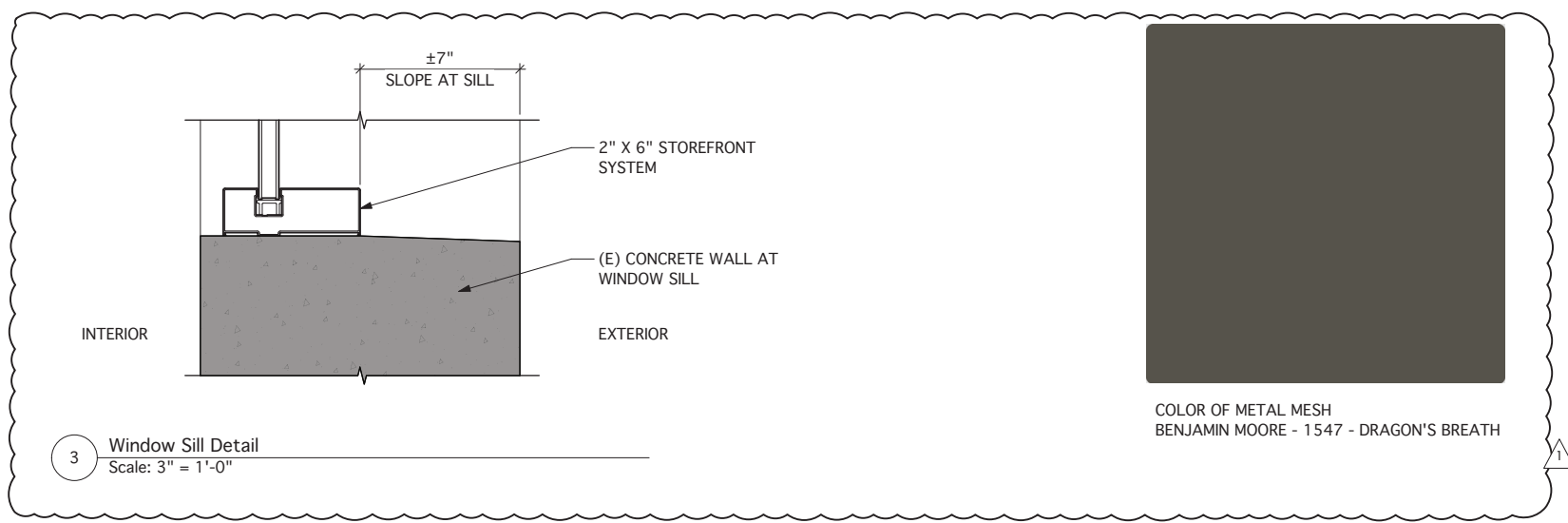
	SUBMITTAL	DATE
▲	CUP SUBMITTAL	05/20/2019
▲	CUP RE-SUBMITTAL	12/16/2019
▲	CUP RE-SUBMITTAL #2	01/24/2020
▲	CUP RESUBMITTAL #3	3/27/2020

EXISTING/PROPOSED EXTERIOR ELEVATION

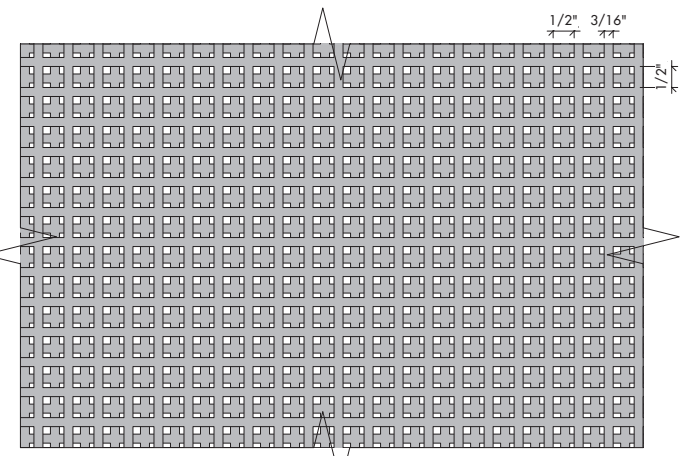
SHEET NUMBER  
**A3.3**



2 Proposed Exterior Elevation - North  
1/4" = 1'-0"



3 Window Sill Detail  
Scale: 3" = 1'-0"



1 Partial Pattern Sample  
Scale: Half Actual Size

	SUBMITTAL	DATE
CUP SUBMITTAL	5/20/19	
CUP RE-SUBMITTAL	12/16/2019	

EXISTING/PROPOSED EXTERIOR ELEVATION

SHEET NUMBER  
A3.4





2 Proposed Storefront Exterior Iso  
1/8" = 1'-0"



1 Existing Exterior

	SUBMITTAL	DATE
CUP SUBMITTAL		05/20/2019
CUP RE-SUBMITTAL		12/16/2019
2 CUP RE-SUBMITTAL #2		01/24/2020

PROPOSED  
EXTERIOR ISO

SHEET NUMBER

A3.5a

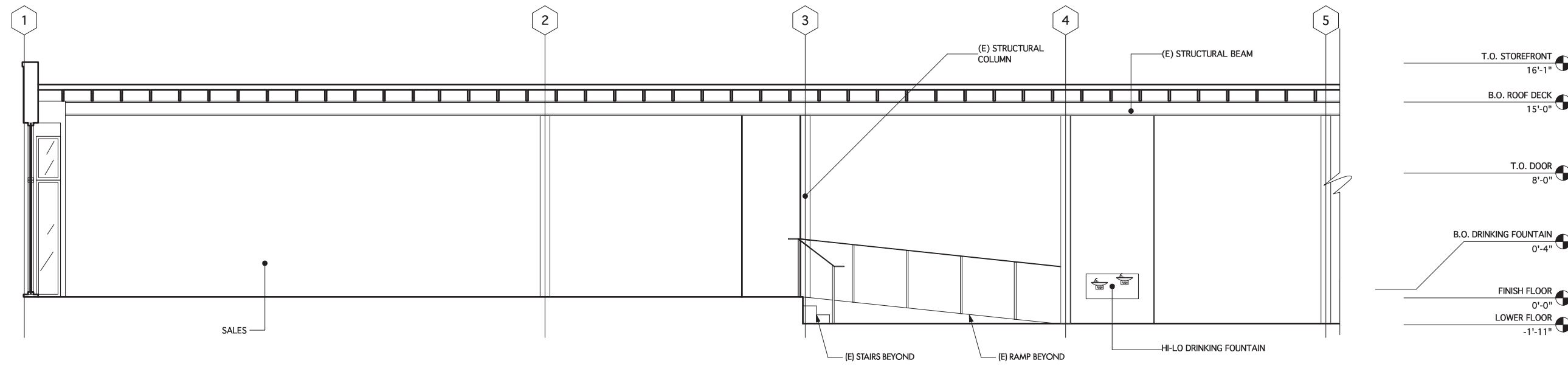


2 Proposed Storefront Exterior Iso  
1/8" = 1'-0"

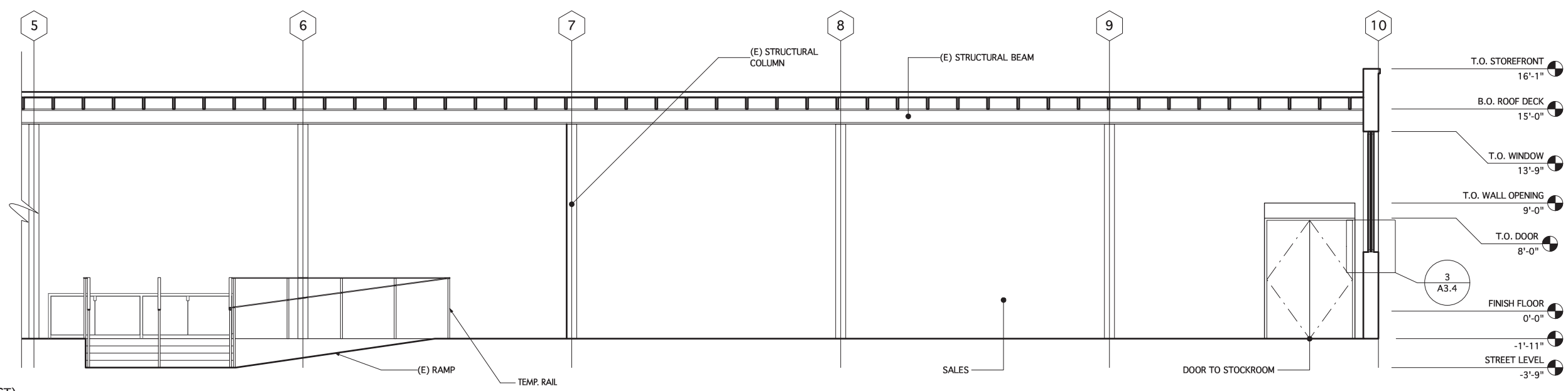


1 Existing Exterior

	SUBMITTAL	DATE
1	CUP SUBMITTAL	05/20/2019
2	CUP RE-SUBMITTAL	12/16/2019
3	CUP RE-SUBMITTAL #2	01/24/2020
3	CUP RESUBMITTAL #3	3/27/2020



2 SECTION A (WEST)  
Scale: 1/4" = 1'-0"

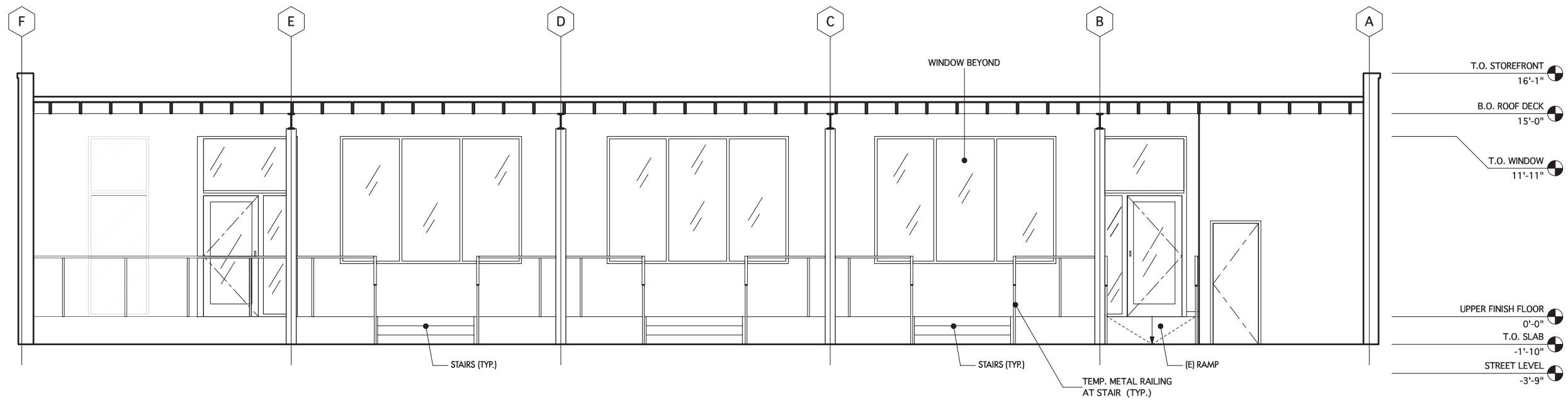


1 SECTION A (WEST)  
Scale: 1/4" = 1'-0"

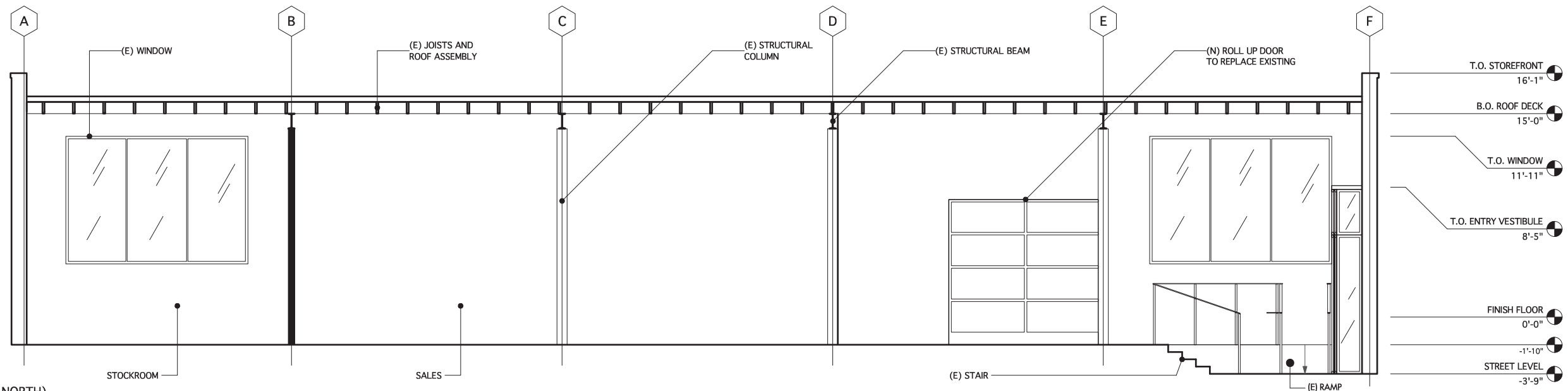
1 SUBMITTAL  
CUP RE-SUBMITTAL 12/16/2019

EXISTING/PROPOSED  
INTERIOR SECTION

SHEET NUMBER  
A3.6



2 SECTION C (FRONT-SOUTH)  
Scale: 1/4" = 1'-0"



1 SECTION B (REAR-NORTH)  
Scale: 1/4" = 1'-0"

**GENERAL NOTES**

1. THIS CONSTRUCTION CONTRACT IS FOR THE CONSTRUCTION OF A COMPLETE AND FULLY FUNCTIONING INSTALLATION. THESE DOCUMENTS DESCRIBE THE DESIGN INTENT AND SPECIFIC REQUIREMENTS OF THE INSTALLATION. THESE DOCUMENTS DO NOT INTEND TO SHOW EVERY ITEM REQUIRED TO CONSTRUCT THE WORK. ITEMS SUCH AS FASTENERS, CONNECTORS, FILLERS, MISCELLANEOUS CLOSURE ELEMENTS, ANCILLARY CONTROL WIRING AND POWER WHERE REQUIRED FOR THE CONTROL OR OPERATION OF THE PROVIDED EQUIPMENT ARE NOT ALWAYS SHOWN BUT ARE CONSIDERED INCLUDED IN THE SCOPE OF THE WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A FULLY FUNCTIONING INSTALLATION WHICH MEETS THE DESIGN INTENT, INCLUDING THE SPECIFIC REQUIREMENTS INCLUDED IN THESE DOCUMENTS.

2. ALL ITEMS SHOWN IN THESE DOCUMENTS ARE NEW UNLESS OTHERWISE NOTED.

3. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS TO REVIEW ALL DRAWINGS, PROJECT MANUAL, ADDENDA, ETC. IN ORDER TO ASSURE THE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW AND COORDINATE ALL CONTRACT DOCUMENTS BY THE GENERAL CONTRACTOR WITH ALL THE SUBCONTRACTORS FOR APPLICABLE ITEMS OF THE WORK SHALL NOT RELIEVE THE RESPONSIBLE PARTY FROM PERFORMING ALL THE WORK SO REQUIRED AS PART OF THE CONTRACT.

4. THE PROJECT MANUAL, WHICH INCLUDES THE TECHNICAL SPECIFICATIONS, IS COMPLEMENTARY WITH THE DRAWINGS AND TOGETHER THEY DESCRIBE THE PROJECT REQUIREMENTS. WHERE THERE ARE DISCREPANCIES BETWEEN THE PROJECT MANUAL AND THE DRAWINGS, THE CONTRACTOR WILL INFORM THE LANDSCAPE ARCHITECT AND REQUEST A CLARIFICATION.

5. REFER TO THE PROJECT MANUAL FOR SPECIFICATIONS FOR GENERAL INFORMATION, PRODUCTS AND EXECUTION REQUIREMENTS. REQUIREMENTS OF THE SPECIFICATIONS APPLY TO ALL ASPECTS OF THE WORK AND ARE INCLUDED AS ADDITIONAL INFORMATION FOR EACH ITEM SPECIFIED. IF DISCREPANCIES EXIST BETWEEN THE SPECIFICATIONS AND THE DRAWINGS, THE GENERAL CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, INFORM THE LANDSCAPE ARCHITECT AND REQUEST A CLARIFICATION.

6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WILL VISIT THE SITE PRIOR TO BIDDING IN ORDER TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND THE IMPACT OF THE PROPOSED NEW WORK, INDICATED ON THE DRAWINGS AND SPECIFICATIONS ON THESE CONDITIONS. ANY QUESTIONS REGARDING THE COORDINATION OF NEW WORK OR EXISTING CONDITIONS MUST BE SUBMITTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE BID SUBMISSION AND WITH ADEQUATE TIME FOR RESPONSE TO ALL BIDDERS. THE OWNER'S REPRESENTATIVE WILL RESPOND TO QUESTIONS SUBMITTED IN A TIMELY MANNER, WITH WRITTEN CLARIFICATIONS FORWARDED TO ALL BIDDERS.

7. THE DRAWINGS SHALL NOT BE SCALED. THE GENERAL CONTRACTOR SHALL REFER TO THE DIMENSIONS INDICATED OR THE ACTUAL SIZES OF THE CONSTRUCTION ITEMS. WHERE NO DIMENSION OR METHOD OF DETERMINING A LOCATION IS GIVEN, VERIFY CORRECT DIMENSION OR LOCATION WITH THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

8. THE DRAWINGS AND REFERENCED DETAILS HAVE BEEN DIMENSIONED IN ORDER TO ESTABLISH THE CONTROL AND GUIDELINES FOR FIELD LAYOUT. WHERE DISCREPANCY EXISTS BETWEEN THE DRAWING AND THE DETAIL THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE FOR CLARIFICATION PRIOR TO INSTALLATION.

9. DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

10. DIMENSIONS ARE TAKEN FROM FACE OF BUILDING, FACE OF CURB OR WALL, OR PROPERTY LINE UNLESS OTHERWISE NOTED.

11. WHERE DIMENSIONS ARE NOTED AS TO BE VERIFIED IN FIELD (V.I.F.) THE DIMENSION SHOWN IS THE DESIGN BASIS, BUT MAY DIFFER FROM ACTUAL CONDITIONS. CONTRACTOR SHALL VERIFY THESE DIMENSIONS WHILE LAYING OUT THE WORK AND REPORT ANY DISCREPANCIES BETWEEN THE DESIGN BASIS AND ACTUAL DIMENSIONS TO THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH THE WORK. WHERE DIMENSIONS ARE NOTED "+/-" FIELD DIMENSIONS MAY VARY FROM THE NOTED DIMENSIONS BY MINOR AMOUNTS, WITHIN TOLERANCE CONVENTION FOR MATERIAL AS SPECIFIED.

12. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS OR REGULATIONS, AND WITH CURRENT, ACCEPTED INDUSTRY CODES, STANDARDS AND PRACTICES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO ANY LAWS, REGULATIONS, CODES, STANDARDS OR PRACTICES. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS OR REGULATIONS, AND WITH CURRENT, ACCEPTED INDUSTRY CODES, STANDARDS AND PRACTICES. NOTHING IN THESE DRAWINGS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO ANY LAWS, REGULATIONS, CODES, STANDARDS OR PRACTICES.

13. THE DRAWINGS ARE FOR INFORMATION ONLY. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT SITE PRIOR TO COMMENCEMENT OF THE WORK. ANY DISCREPANCIES IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER OR OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. NO WORK SHALL PROCEED UNTIL A RESOLUTION HAS BEEN AGREED UPON TO THE SATISFACTION OF THE OWNER.

14. GEOTECHNICAL INVESTIGATION AND OR SURVEYORS REPORT: ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT OR SURVEYORS REPORT. DIMENSIONS AND GRADES SHOWN ON PLANS ARE FOR RELATIVE REFERENCE ONLY AND ARE NOT THE PRODUCT OF A COMPREHENSIVE SURVEY.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSULTING WITH SITE SUPERINTENDENT, APPROPRIATE AGENCIES AND UTILITY DRAWINGS FOR THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITIES.

16. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

17. CONTRACTOR IS RESPONSIBLE FOR ANY MATERIALS THAT ARE DAMAGED DURING CONSTRUCTION.

18. CONTRACTOR SHALL PERFORM ALL PROTECTION, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORKS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.

19. REFER TO ARCHITECTURAL AND CIVIL DRAWINGS FOR ANY ADDITIONAL INFORMATION, FOR LAYOUT OF ROADWAYS, DRIVEWAYS, STREET LIGHT FIXTURES, UTILITIES, GRADING OF ROADWAYS AND SIDEWALKS AND OTHER MISC. ITEMS AS NOTED ON DRAWINGS.

20. ALL SITE WORK SHALL BE IN CONFORMANCE WITH TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE AND WITH THE AMERICANS WITH DISABILITIES ACT, WHICHEVER IS MORE STRINGENT.

21. ENTRANCE RAMPS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON PLANS, IN WHICH CASE THE SLOPE SHALL NOT EXCEED 1:12 (8.33%). CROSS SLOPED PERPENDICULAR TO PATH OF TRAVEL SHALL NOT EXCEED 2%.

22. A 2% MAXIMUM SLOPE LANDING SHALL BE PROVIDED AT PRIMARY ENTRANCES TO BUILDINGS. THE LANDINGS SHALL HAVE A MINIMUM WIDTH OF 60" AND A MINIMUM DEPTH OF 60" WHEN THE DOOR OPENS INTO THE BUILDING AND 42" PLUS THE WIDTH OF THE DOOR WHEN THE DOOR OPENS ONTO THE LANDING.

23. FINE GRADING OF EARTH LANDFORMS TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.

**SYMBOL LEGEND**

	SECTION		PLANTER DRAIN
	ELEVATION		AREA DRAIN
	GRIDLINE		OVERFLOW DRAIN
	ELEVATION		TRENCH DRAIN
	DETAIL PLAN / SECTION		CATCH BASIN
	DETAIL / WALL SECTION		CENTERLINE
	INTERIOR ELEVATION		PROPERTY LINE
	REVISION		LIMITS OF WORK
	ALIGN		MATCH LINE
	DOOR NUMBER		PROPOSED CONTOUR
	WINDOW NUMBER		SOFT GRADE BREAK
	KEY NOTE		HARD GRADE BREAK
	MATERIAL TAG		RIDGE LINE
	EXPANSION JOINT		ISOLATION JOINT

DRAWING INDEX			
SHEET #	SHEET NAME	CUP RESUBMITTAL	CUP RESUBMITTAL #3
LANDSCAPE			
L-0.00	GENERAL NOTES & SHEET INDEX	X	X
L-1.00	LANDSCAPE SITE PLAN	X	X

DATE: 03/27/2020  
 JOB NO: 19-09  
 SCALE: As indicated  
 CHECKED: ZA



west elm  
 1400 17th Street, San Francisco, CA 94107

SUBMITTAL	
CUP SUBMITTAL	05/20/2019
CUP RE-SUBMITTAL	12/16/2019
CUP RE-SUBMITTAL #3	03/27/2020

GENERAL NOTES & SHEET INDEX

SHEET NUMBER

L-0.00

**LANDSCAPE MATERIALS**



UNIT PAVERS



ANGULAR GRAVEL



BIKE RACK



CONCRETE SEATING OPTIONS



CONCRETE SEATING OPTIONS



CONCRETE SEATING OPTIONS

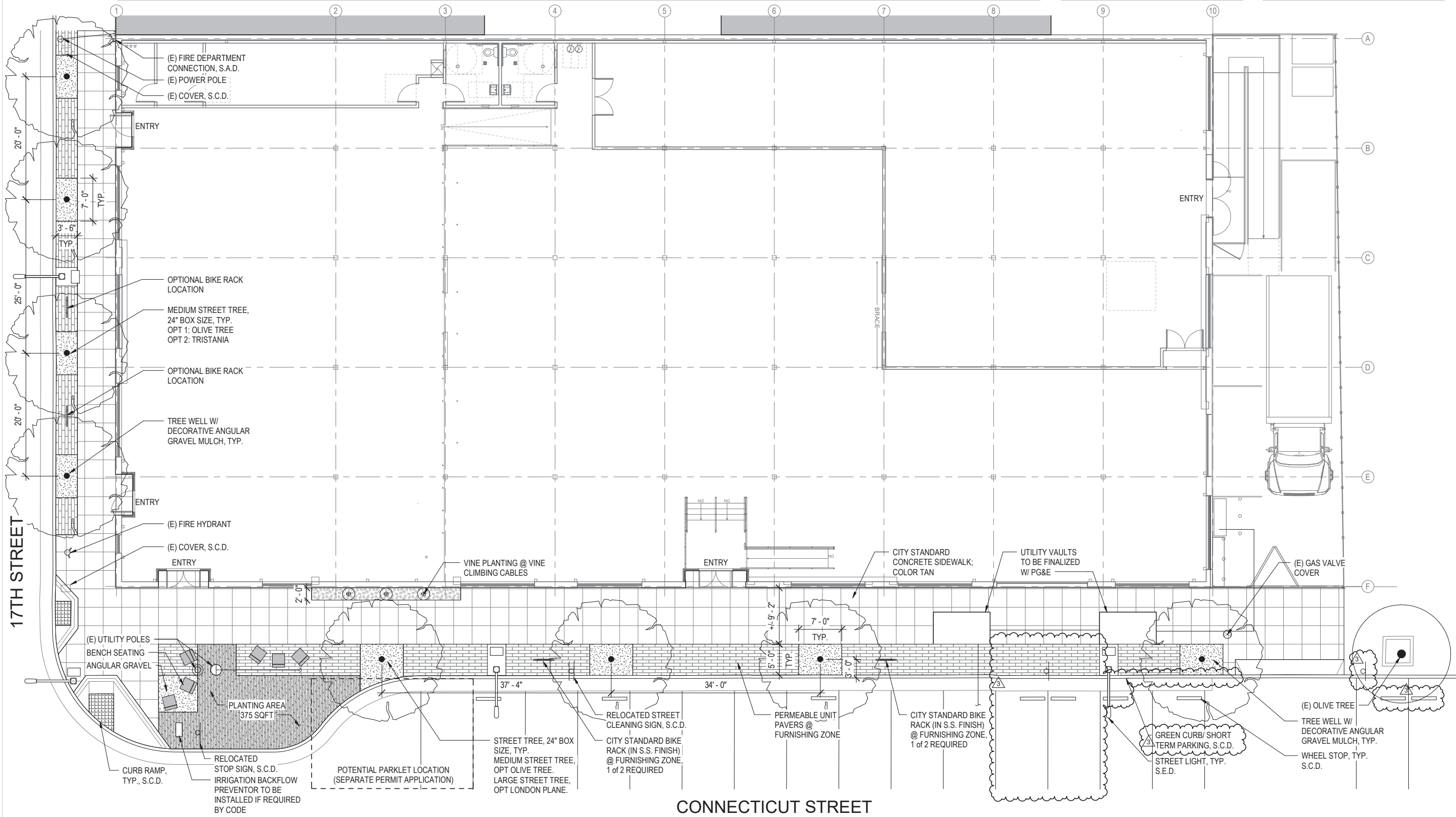
**REQUIRED TREE CALCULATION**

(1) TREE REQUIRED PER 20 FT STREET FRONTAGE  
 STREET FRONTAGE: 269 FT  
 $269 / 20 = 13.45 \rightarrow (13) \text{ TREES REQUIRED}$

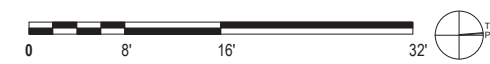
(8) TREES PROPOSED  
 75 SQFT OF PLANTING AREA = (1) TREE IN LIEU  
 PLANTING AREA: 375 SQFT  
 $375 / 75 = 5 \rightarrow (5) \text{ TREES IN LIEU}$   
 TOTAL COUNT = PROPOSED + IN LIEU = 8 + 5  
 $\rightarrow (13) \text{ TOTAL TREES COUNTED}$

**SHEET NOTES**

1. ALL PLANTINGS SHALL HAVE AUTOMATED IRRIGATION SYSTEM, INCLUDING DEDICATED WATER METER, BACKFLOW PREVENTOR, AND CONTROLLER (LOCATED AT BUILDING INTERIOR).
2. SEE CIVIL DRAWINGS FOR EXISTING SURVEY, UTILITIES, AND PROPOSED STREET CURB & CURB RAMP LAYOUT.
3. SEE ARCHITECTURAL SITE PLAN FOR ALL LOADING AREA IMPROVEMENTS.



**1 LANDSCAPE SITE PLAN**  
 1/8" = 1'-0"



# west elm

1400 17th Street | San Francisco, CA 94107



**Signtech™**

4444 Federal Blvd. San Diego CA 92102  
Phone: (619) 527-6100 / Fax: (619) 527-6111  
[www.signtechUSA.com](http://www.signtechUSA.com)



west elm

1400 17th Street  
San Francisco, CA 94107

Initial Date: 11/13/19  
Salesperson: Melissa Saltsgaver  
Coordinator: Jessica Wells  
Designer: kendra murray  
Scale: As noted

### CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

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**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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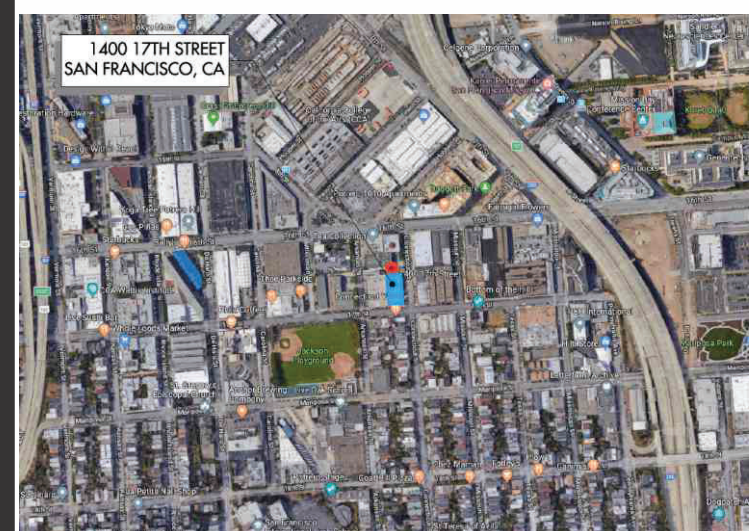
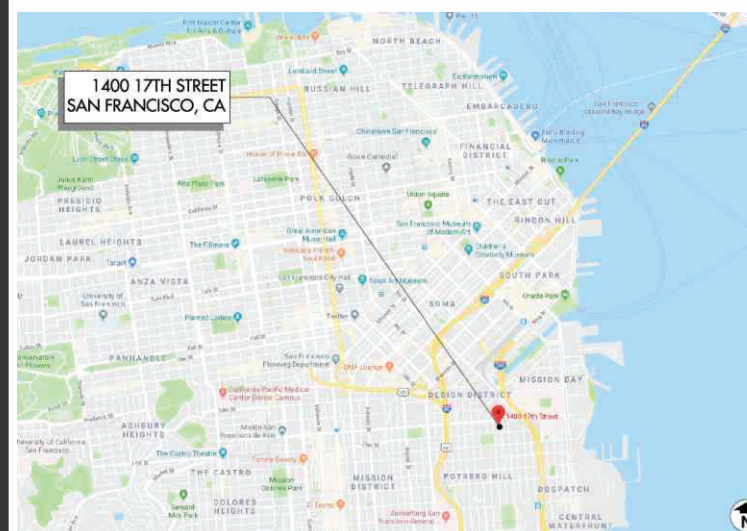
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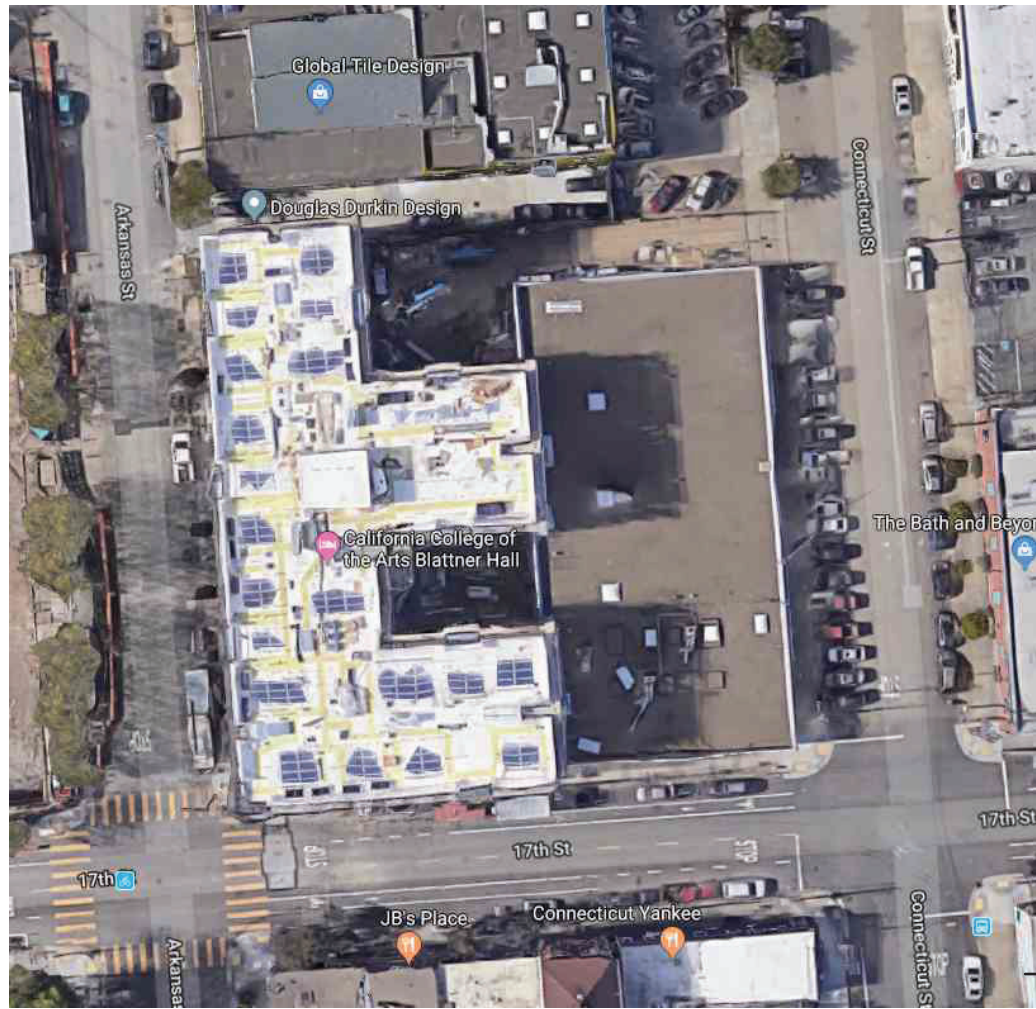
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Page No. 1 03/27/2020

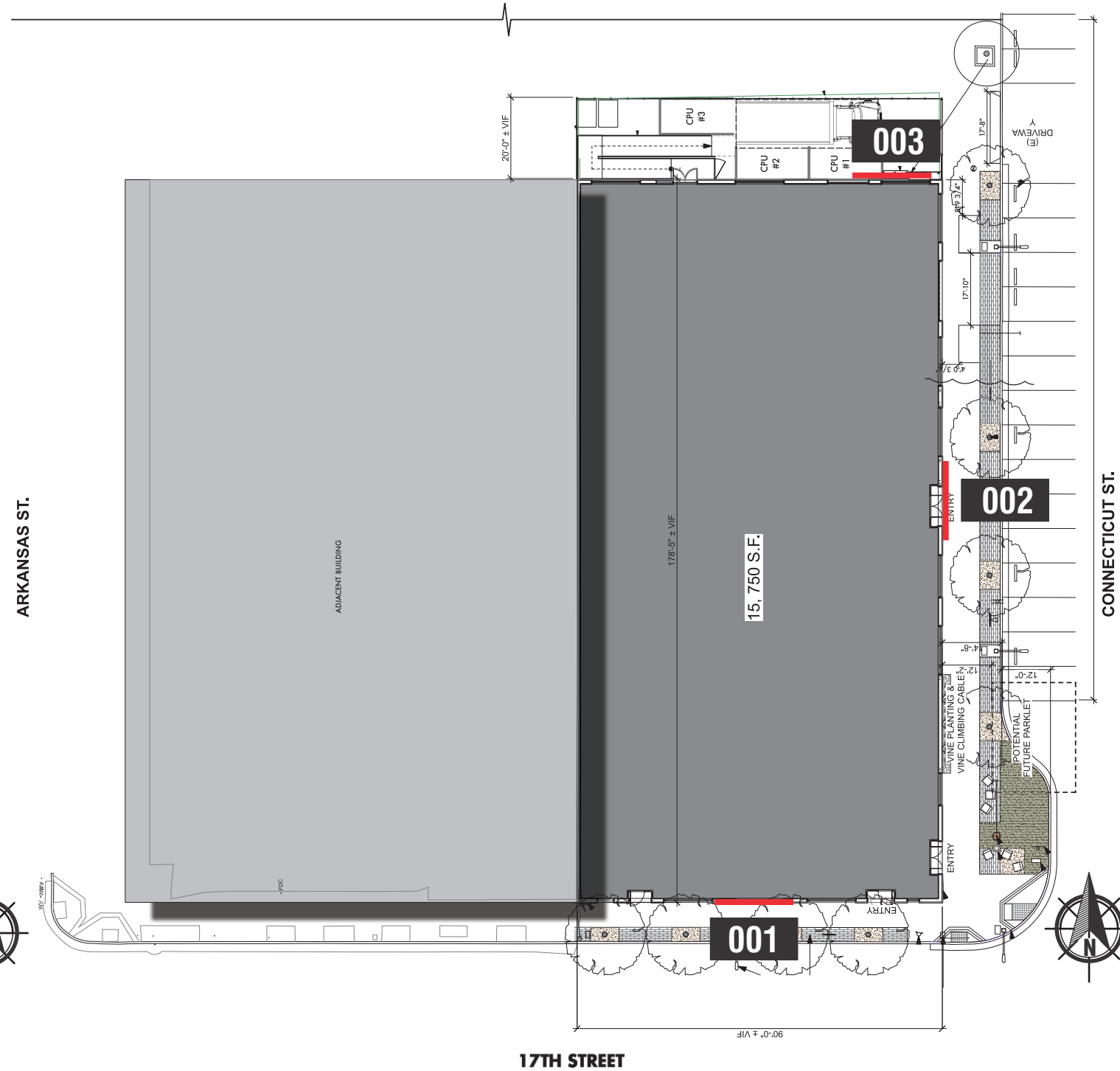
**TENANT:**  
WILLIAMS SONOMA, INC.  
3250 VAN NESS AVENUE  
SAN FRANCISCO, CA 94109  
TEL: 415.616.8675  
FAX: 415.439.8234  
CONTACT: JOSHUA GEURTSSEN  
EMAIL: JGEURTSSEN@WSGC.com

**ARCHITECT OF RECORD:**  
CROME ARCHITECTURE  
905 FOURTH STREET  
SAN RAFAEL, CA 94901  
TEL: 415.453.0700  
CONTACT: MAX CROME  
EMAIL: MAX@CROMEARCHITECTURE.COM





**AERIAL VIEW NOT TO SCALE**



**SITE PLAN NOT TO SCALE**



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**west elm**

1400 17th Street  
 San Francisco, CA 94107

Initial Date: 11/13/19  
 Salesperson: Melissa Saltsgaver  
 Coordinator: Jessica Wells  
 Designer: kendra murray  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

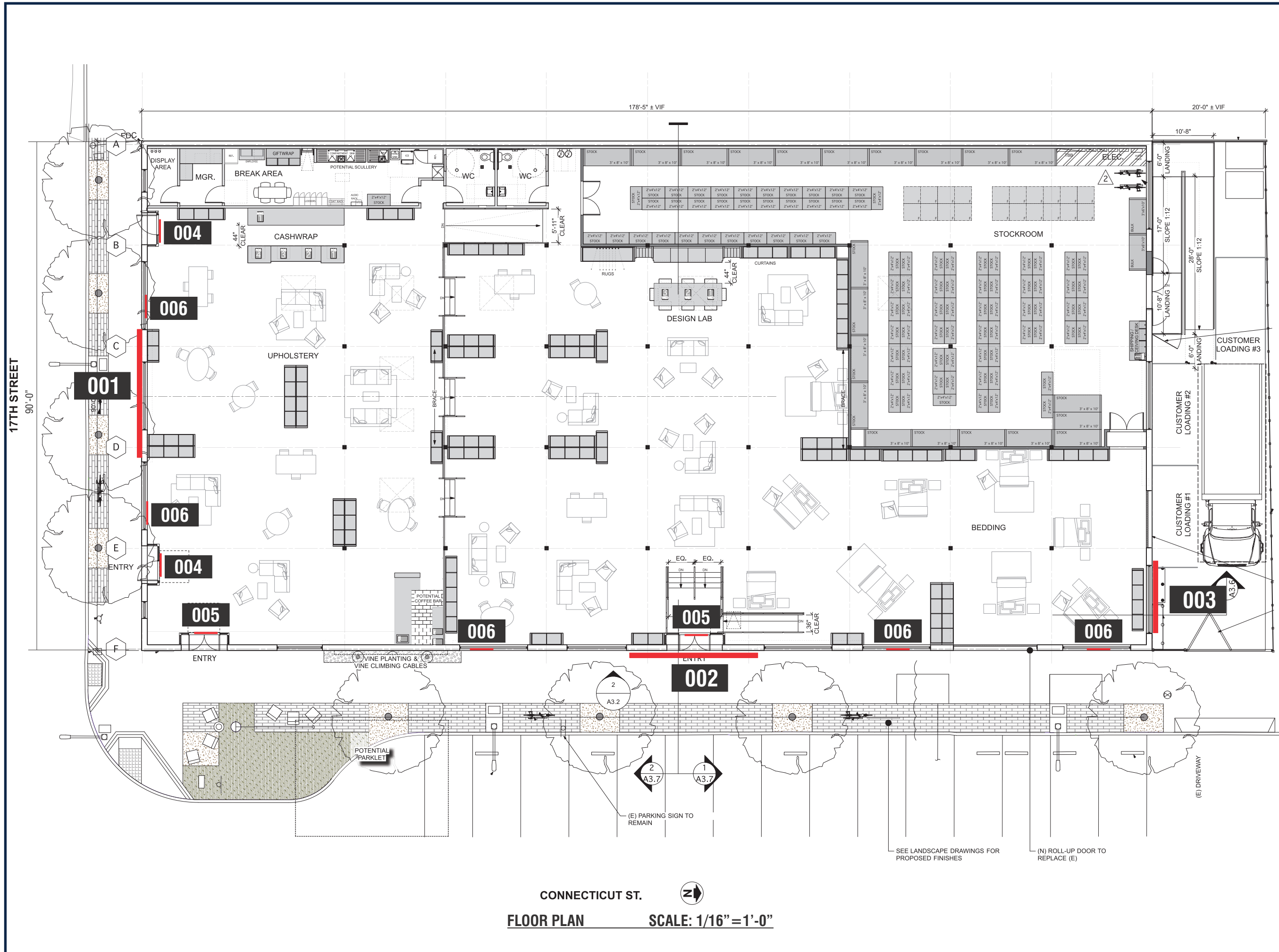
Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

Project ID: WEST\_ELM\_1400\_1





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Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

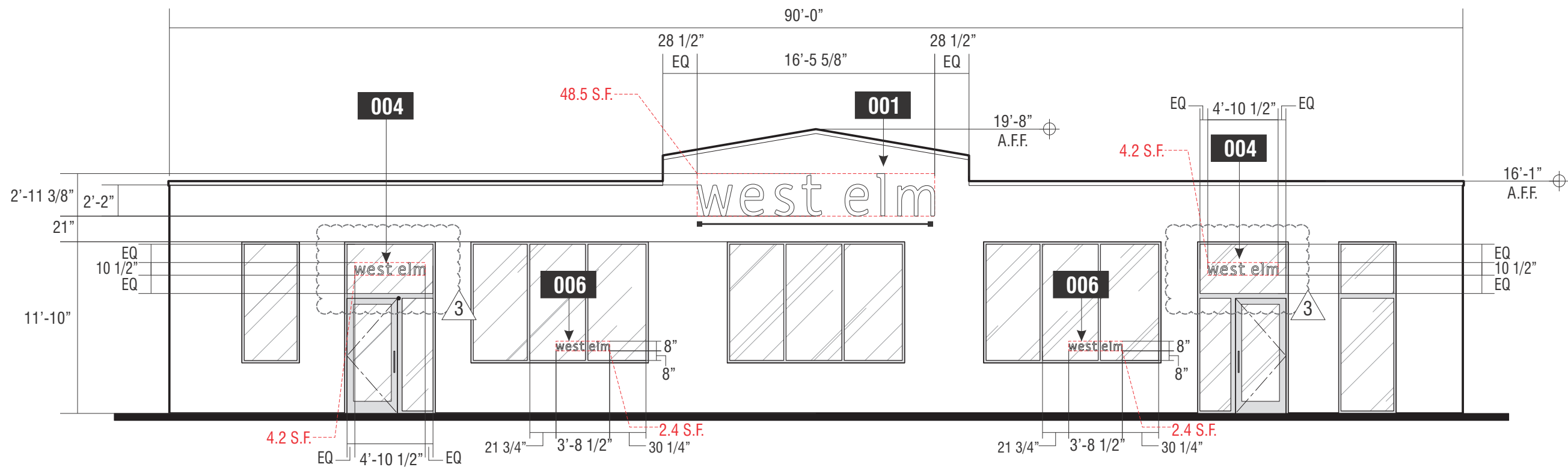
Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

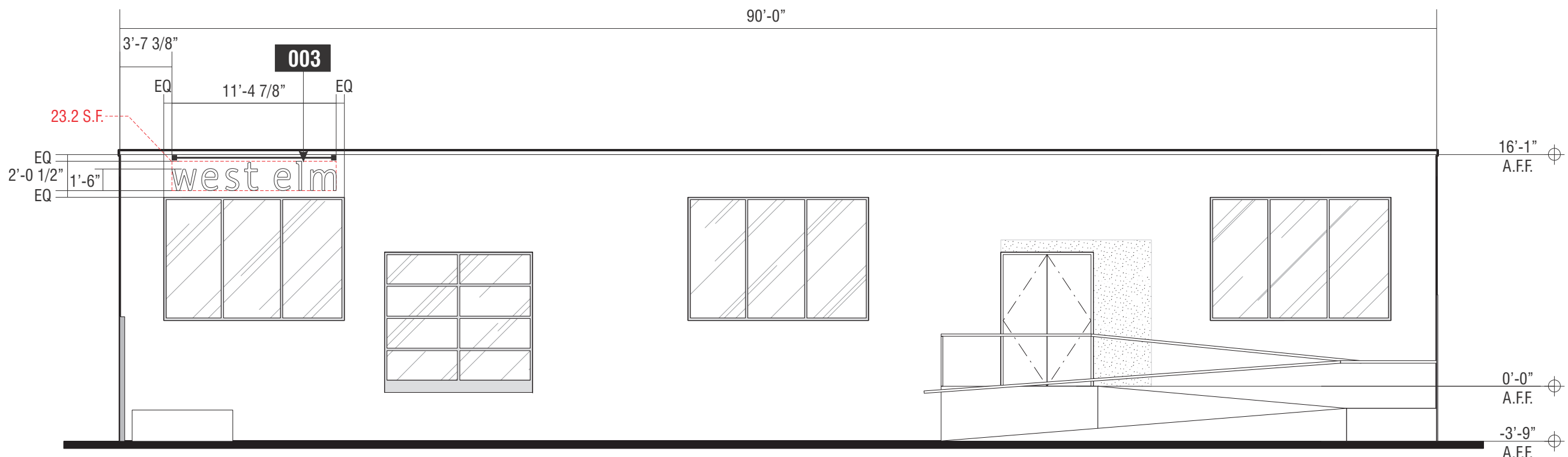
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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



**PROPOSED STOREFRONT ELEVATION (SOUTH - 17TH STREET) SCALE: 1/8" = 1'-0"**



**PROPOSED STOREFRONT ELEVATION (NORTH) SCALE: 1/8" = 1'-0"**



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 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

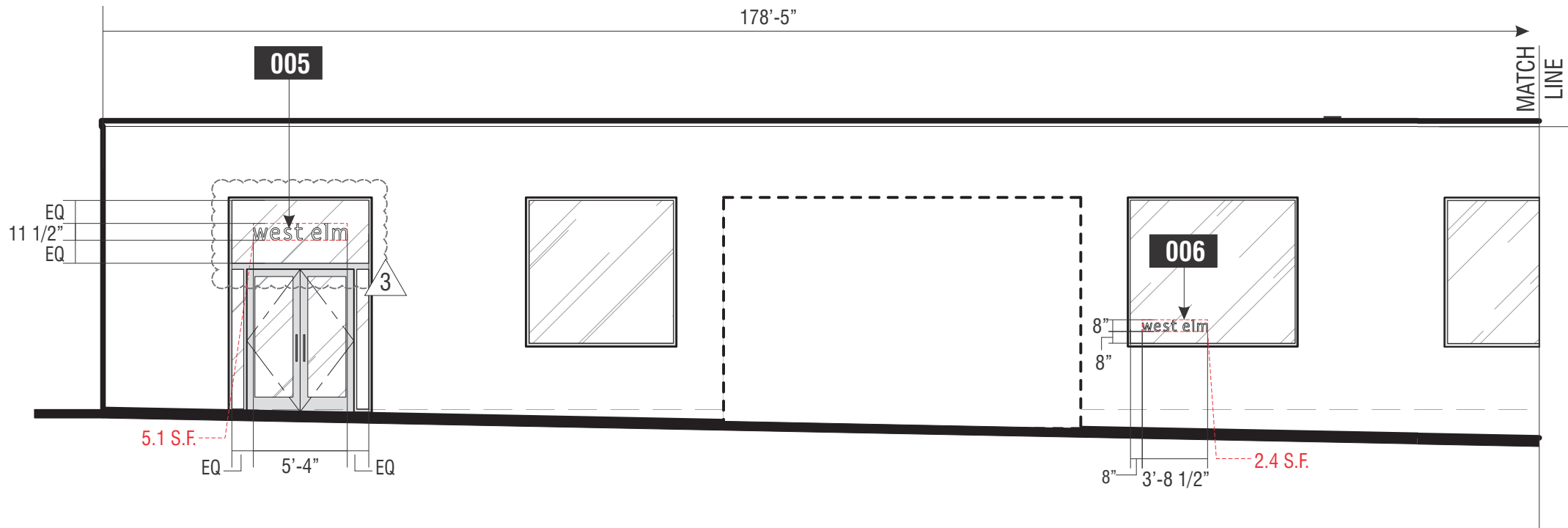
Signtech does NOT provide primary electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

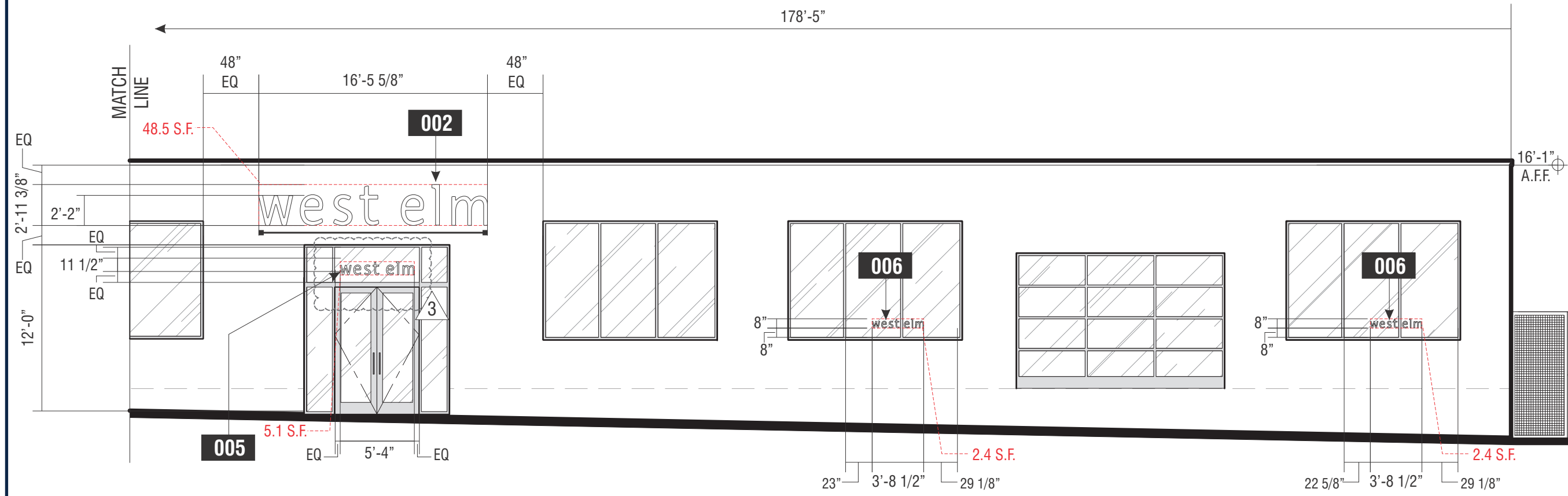
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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



PROPOSED STOREFRONT ELEVATION (EAST) SCALE: 1/8" = 1'-0"



PROPOSED STOREFRONT ELEVATION (EAST) SCALE: 1/8" = 1'-0"



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 Coordinator: Jessica Wells  
 Designer: kendra murray  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



SCALE: 1/2" = 1'-0"  
48.5 SQ FT

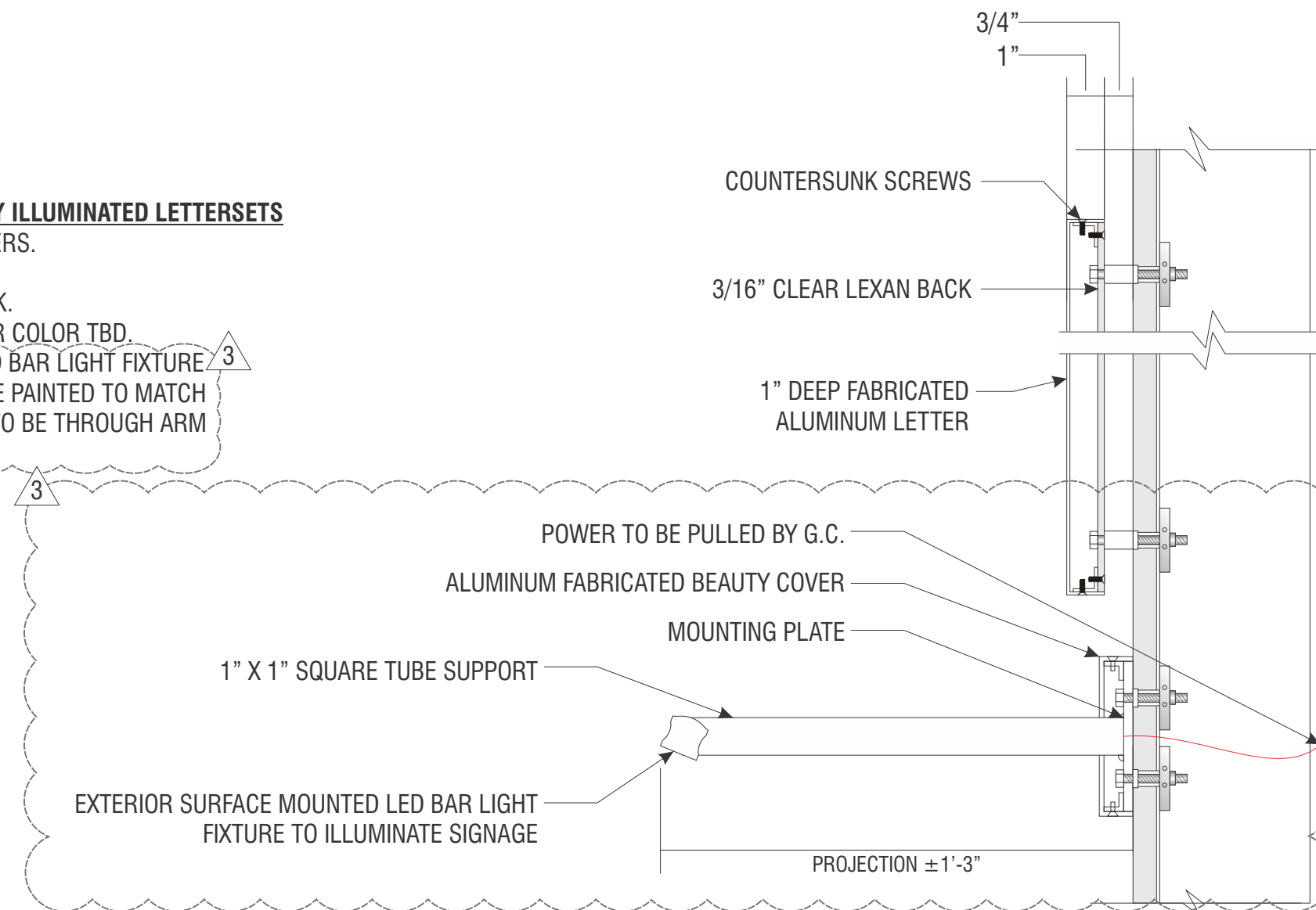
**001 002**

**MANUFACTURE AND INSTALL TWO (2) EXTERNALLY ILLUMINATED LETTERSETS**

**WEST ELM:** 1" DEEP FABRICATED ALUMINUM LETTERS. FACES TO BE PAINTED MATTHEWS MATTE WHITE. RETURNS TO BE PAINTED MATTHEWS MATTE BLACK.

**SPACERS:** TO BE MOUNTED OFF WALL 3/4". SPACER COLOR TBD.

**LIGHT FIXTURE:** EXTERIOR SURFACE MOUNTED LED BAR LIGHT FIXTURE TO ILLUMINATE SIGNAGE. HOUSING AND ARM TO BE PAINTED TO MATCH THE EXTERIOR WALL COLOR. WIRING FOR POWER TO BE THROUGH ARM TO INTERIOR CONTROLS.



SECTION DETAIL SCALE: 3" = 1'-0"



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Coordinator: Jessica Wells  
Designer: kendra murray  
Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



SCALE: 3/4" = 1'-0"  
23.2 SQ FT

**003**

**MANUFACTURE AND INSTALL ONE (1) EXTERNALLY ILLUMINATED LETTERSET**

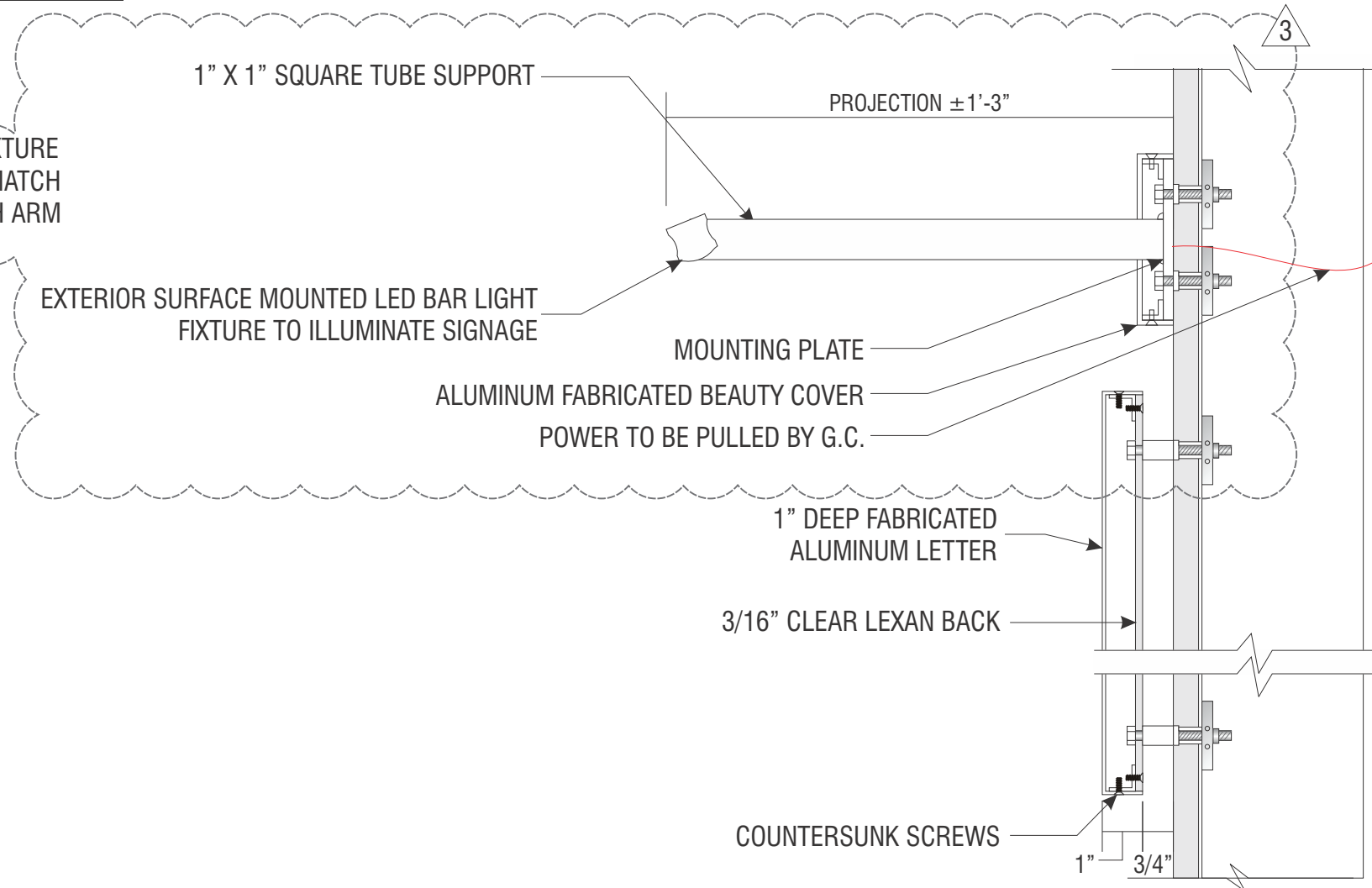
**WEST ELM:** 1" DEEP FABRICATED ALUMINUM LETTERS.

FACES TO BE PAINTED MATTHEWS MATTE WHITE.

RETURNS TO BE PAINTED MATTHEWS MATTE BLACK.

**SPACERS:** TO BE MOUNTED OFF WALL 3/4". SPACER COLOR TBD

**LIGHT FIXTURE:** EXTERIOR SURFACE MOUNTED LED BAR LIGHT FIXTURE TO ILLUMINATE SIGNAGE. HOUSING AND ARM TO BE PAINTED TO MATCH THE EXTERIOR WALL COLOR. WIRING FOR POWER TO BE THROUGH ARM TO INTERIOR CONTROLS.



**SECTION DETAIL** SCALE: 3" = 1'-0"



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Initial Date: 11/13/19  
Salesperson: Melissa Saltsgaver  
Coordinator: Jessica Wells  
Designer: kendra murray  
Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

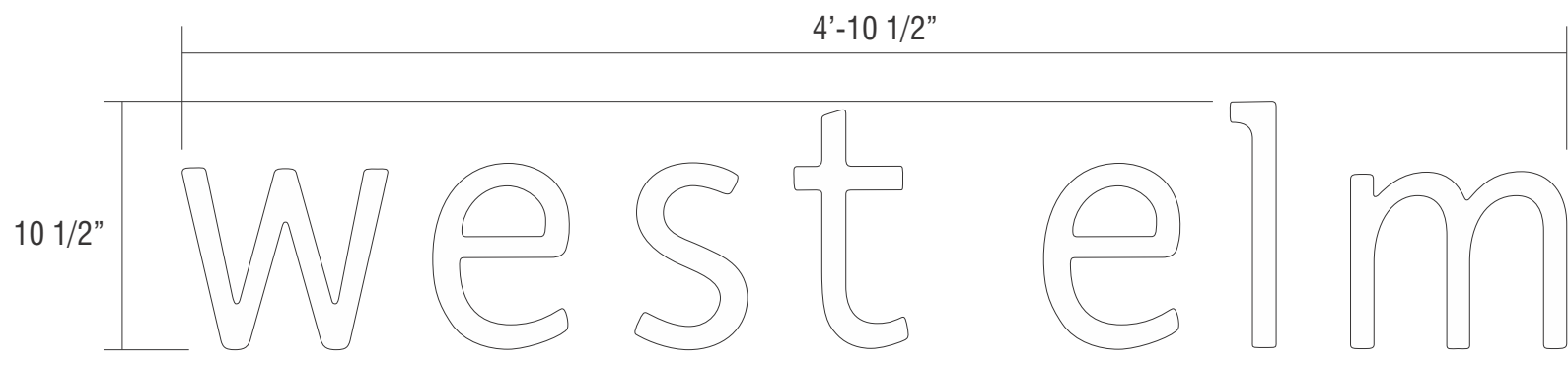
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

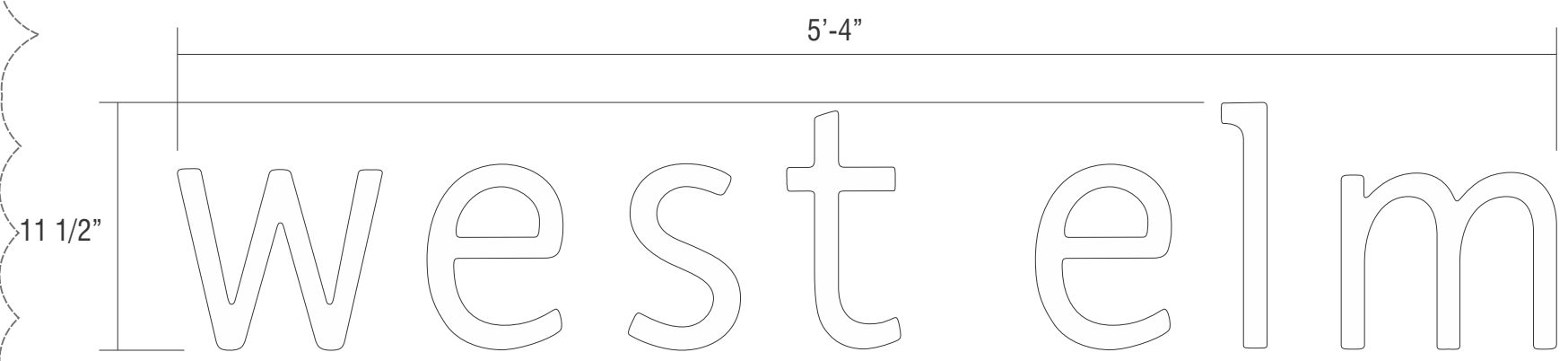
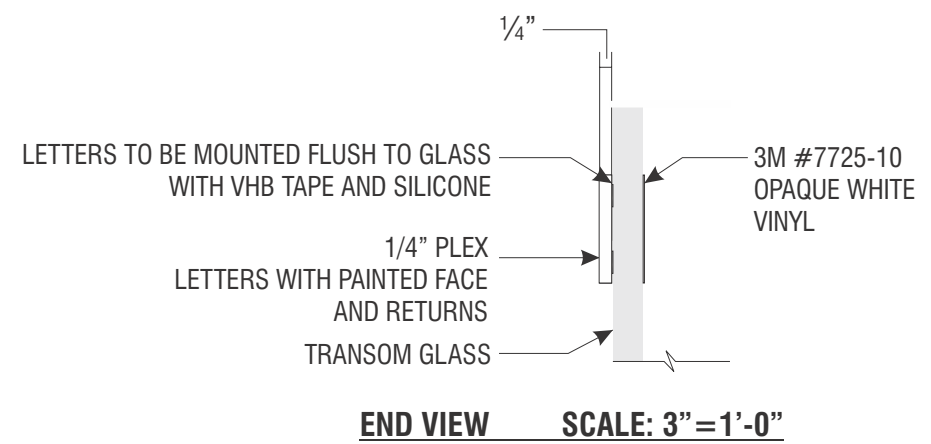
Project ID: WEST ELM\_1400\_1



SCALE: 1 1/2"=1'-0"  
4.2 SQ FT

**004**

**MANUFACTURE AND INSTALL TWO (2) SETS OF FCO LETTERS AND REVERSE CUT VINYL LETTERS**  
**FCO LETTERS:** 1/4" THICK PLEX FCO LETTERS PAINTED MATTHEWS SATIN WHITE.  
 MOUNT FLUSH TO TRANSOM WINDOW WITH VHB TAPE AND SILICONE.  
**REVERSE CUT VINYL LETTERS:** TO BE SECOND SURFACE 3M #7725-10 OPAQUE WHITE VINYL.



SCALE: 1 1/2"=1'-0"  
5.1 SQ FT

**005**

**MANUFACTURE AND INSTALL TWO (2) SETS OF FCO LETTERS AND REVERSE CUT VINYL LETTERS**  
**FCO LETTERS:** 1/4" THICK PLEX FCO LETTERS PAINTED MATTHEWS SATIN WHITE.  
 MOUNT FLUSH TO TRANSOM WINDOW WITH VHB TAPE AND SILICONE.  
**REVERSE CUT VINYL LETTERS:** TO BE SECOND SURFACE 3M #7725-10 OPAQUE WHITE VINYL.



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 Designer: kendra murray  
 Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_  
**COPY, COLORS & SIZES**

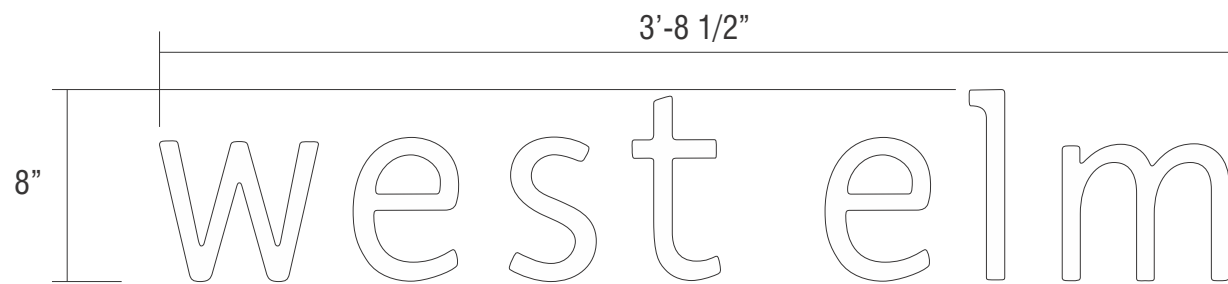
Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



SCALE: 1 1/2" = 1'-0"  
2.4 SQ FT

**006**

**MANUFACTURE AND INSTALL FIVE (5) SETS OF VINYL LETTERS**

**LETTERS:** TO BE SECOND SURFACE 3M #7725-10 OPAQUE WHITE VINYL.



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Coordinator: Jessica Wells

Designer: kendra murray

Scale: As noted

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

**COPY, COLORS & SIZES**

Signtech does NOT provide primary  
electrical to sign location -  
**RESPONSIBILITY OF OTHERS!**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_

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Drawing Number: 19-02526

Project ID: WEST ELM\_1400\_1



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1400 17TH ST		3952001A
<b>Case No.</b>		<b>Permit No.</b>
2019-007111ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The proposed project is involves the change of use of an existing building at 1400 17th Street from an existing industrial use to a West Elm retail use. The proposed renovations would include interior and exterior renovations to convert the building to retail use. The project site is currently developed with a 15,750-sf, one-story commercial warehouse/showroom building that encompasses most of the property. The proposed project would preserve the existing building shell and make interior improvements. No excavation or demolition activities are proposed. Upon project completion, the building interior would include a retail floor, a stockroom, and an employee check out and break area. In addition, the project includes three off-street customer loading spaces along the northern property boundary and accessed from Connecticut Street. This loading area would also be used for store deliveries outside of peak retail hours. There is existing street parking along 17th and Connecticut Streets that would largely be retained. The project proposes to remove approximately three on-street parking spaces to accommodate a parklet. Customers would be able to access the store through four entryways: two on 17th Street and two on Connecticut Street. Three existing driveways on Connecticut Street would remain. Five new class II bicycle parking</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input checked="" type="checkbox"/>	<p><b>Class ____</b></p> <p>Common Sense Exemption per CEQA Guidelines Section 15061 (b)(3)</p>



**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input checked="" type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?  <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input checked="" type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Ryan Shum          PLEASE SEE ATTACHED</p>	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Ryan Shum
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	05/27/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

## Full Project Description

The proposed project involves the change of use of an existing building at 1400 17th Street from an existing industrial use to a West Elm retail use. The proposed renovations would include interior and exterior renovations to convert the building to retail use. The project site is currently developed with a 15,750-sf, one-story commercial warehouse/showroom building that encompasses most of the property. The proposed project would preserve the existing building shell and make interior improvements. No excavation or demolition activities are proposed. Upon project completion, the building interior would include a retail floor, a stockroom, and an employee check out and break area. In addition, the project includes three off-street customer loading spaces along the northern property boundary and accessed from Connecticut Street.

This loading area would also be used for store deliveries outside of peak retail hours. There is existing street parking along 17th and Connecticut Streets that would largely be retained. The project proposes to remove approximately three on-street parking spaces to accommodate a parklet. Customers would be able to access the store through four entryways: two on 17th Street and two on Connecticut Street. Three existing driveways on Connecticut Street would remain. Five new class II bicycle parking spaces off Connecticut Street would also be provided, consistent with planning code bicycle parking requirements.

## CEQA Impacts

**Hazardous Materials:** The project site is subject to the Maher Ordinance and on the State Geotracker database as a "COMPLETED — CASE CLOSED" site. However, the proposed project would not include excavation activities and consists primarily of interior modifications to the existing building. Moreover, no residential or other types of sensitive uses are proposed on the site. Therefore, the project is not required to enroll in the Maher program. Furthermore, the site is designated as "COMPLETED - CASE CLOSED," which means that a closure letter or other formal closure decision has been issued for the site because corrective action to ensure protection of human health, safety, and the environment, in accordance with standards set by the State, has been completed for the site.

**Liquefaction:** The project site is located in a liquefaction hazard zone. However, the proposed project consists primarily of interior modifications to the existing building and would not modify the existing building shell. Therefore, the project is not required to prepare a Geotechnical Study.

**Air Quality:** The project site is located in the Air Pollution Exposure Zone. However, the project consists primarily of interior modifications to the existing building and would not include excavation activities. Furthermore, no residential uses are proposed on-site. Therefore, the project is not subject to the requirements of Article 38 or clean construction equipment.

## 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.

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code;   |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312;  |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)?   |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

**If at least one of the above boxes is checked, further environmental review is required.**

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1400 17<sup>TH</sup> STREET  
RECORD NO.: 2019-007111CUA

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

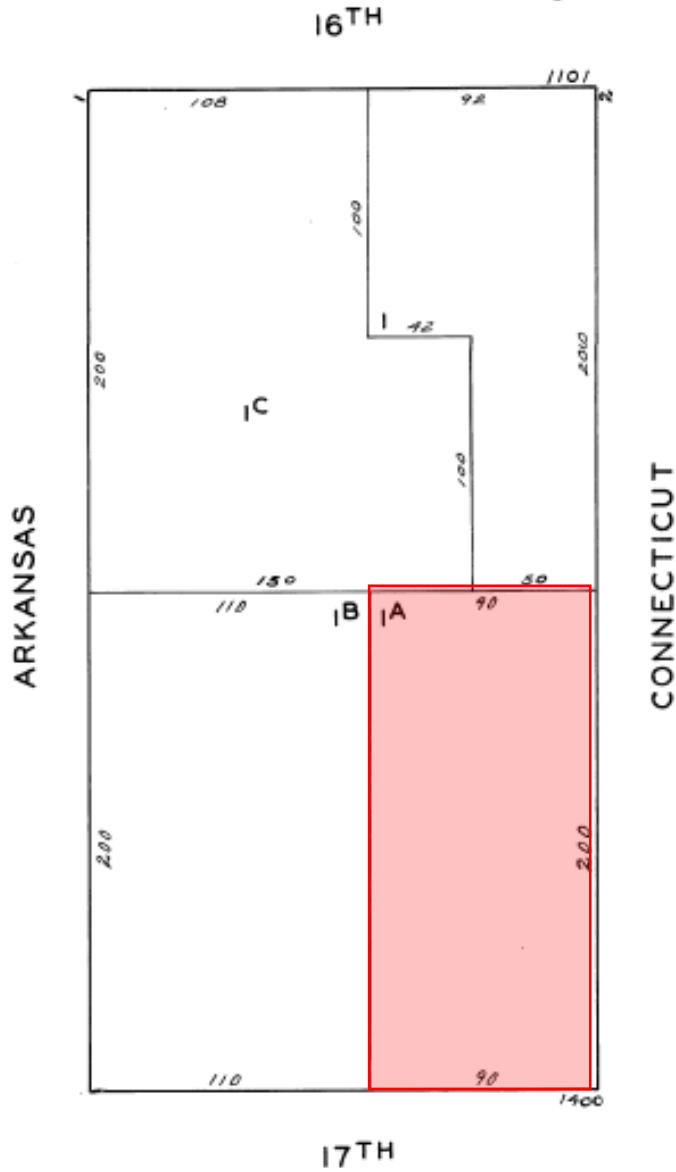
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

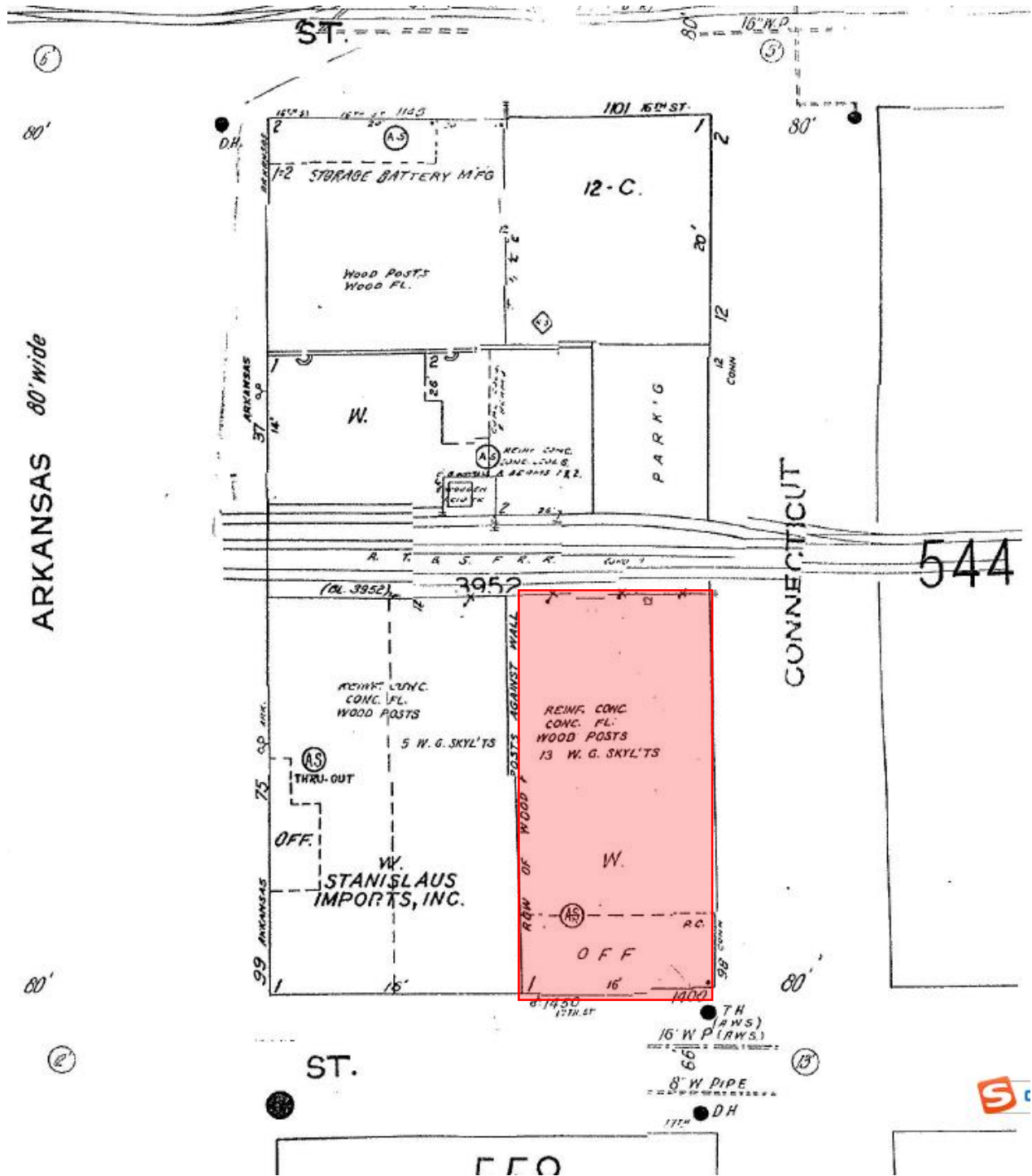
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking (accessory) GSF	0	0	0
Residential GSF	0	0	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	15,750	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	0	0	15,750
<b>TOTAL GSF</b>			
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	0	1
Parking Spaces	0	3	3
Loading Spaces	1	0	1
Bicycle Spaces	0	4	4
Car Share Spaces	0	0	0
Other ( )			

# Parcel Map



Conditional Use Authorization  
Case Number 2019-007111CUA  
West Elm Formula Retail  
1400 17<sup>th</sup> Street

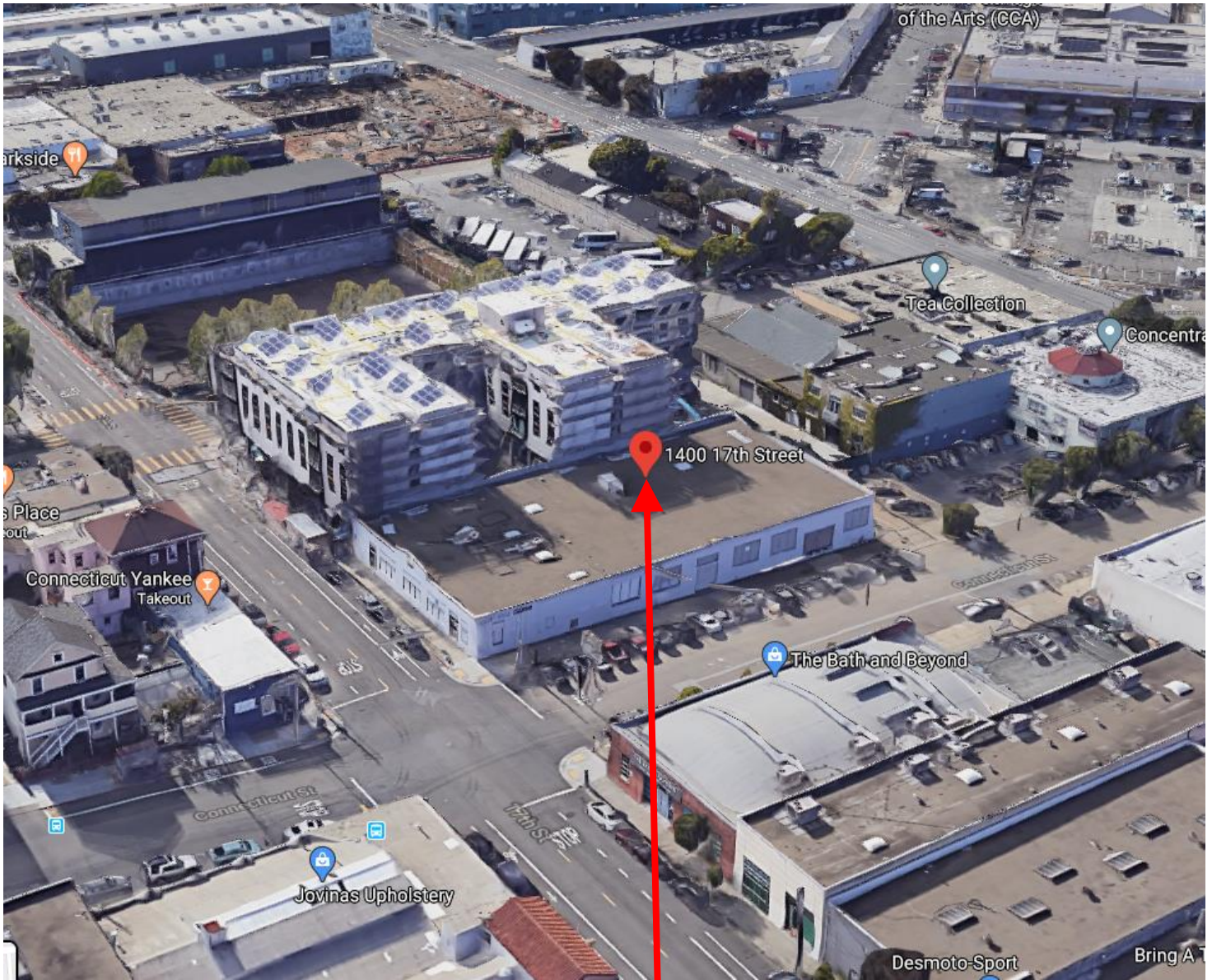
# Sanborn Map



Conditional Use Authorization  
 Case Number 2019-007111CUA  
 West Elm Formula Retail  
 1400 17<sup>th</sup> Street



# Aerial Photo

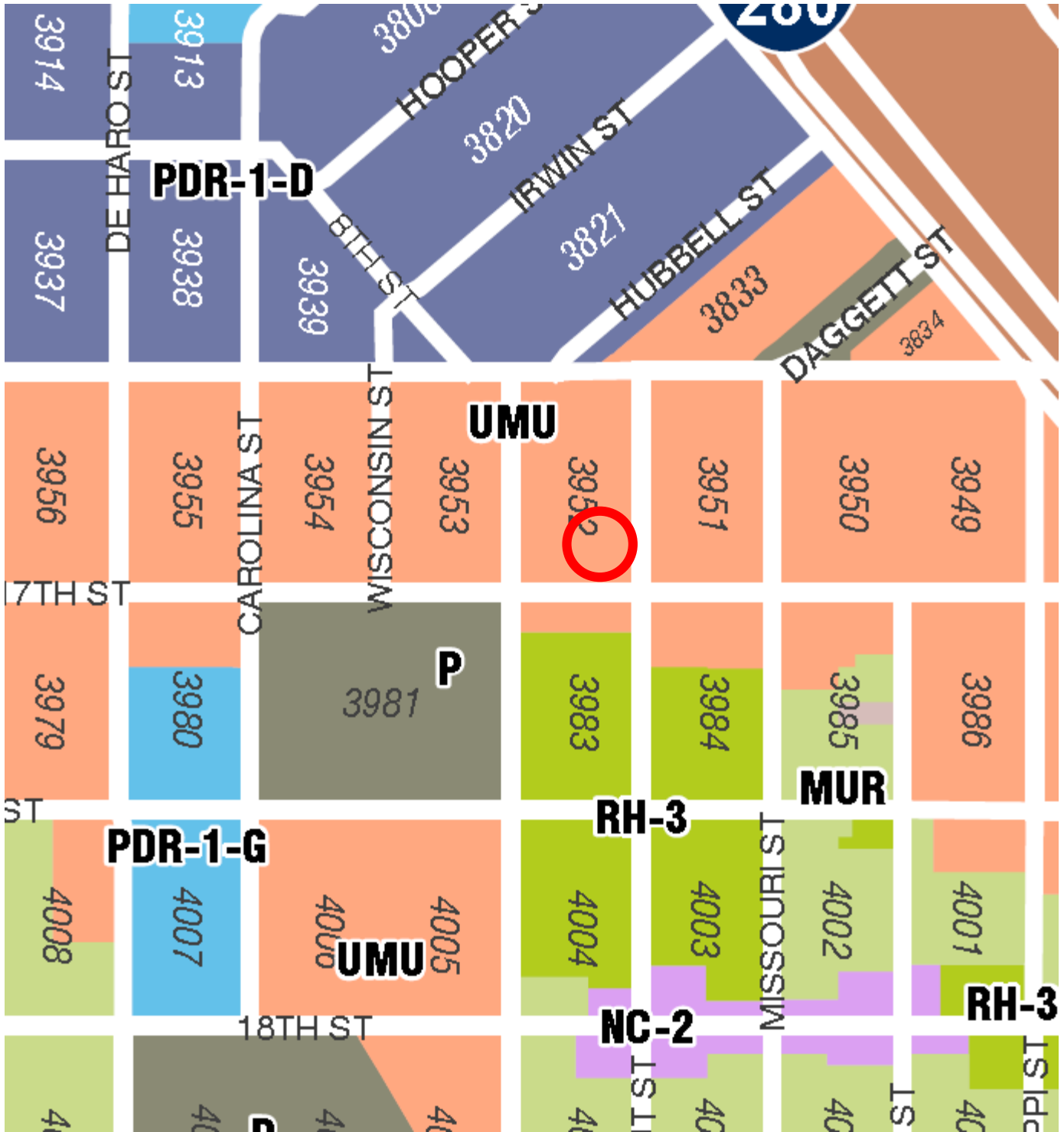


**SUBJECT PROPERTY**



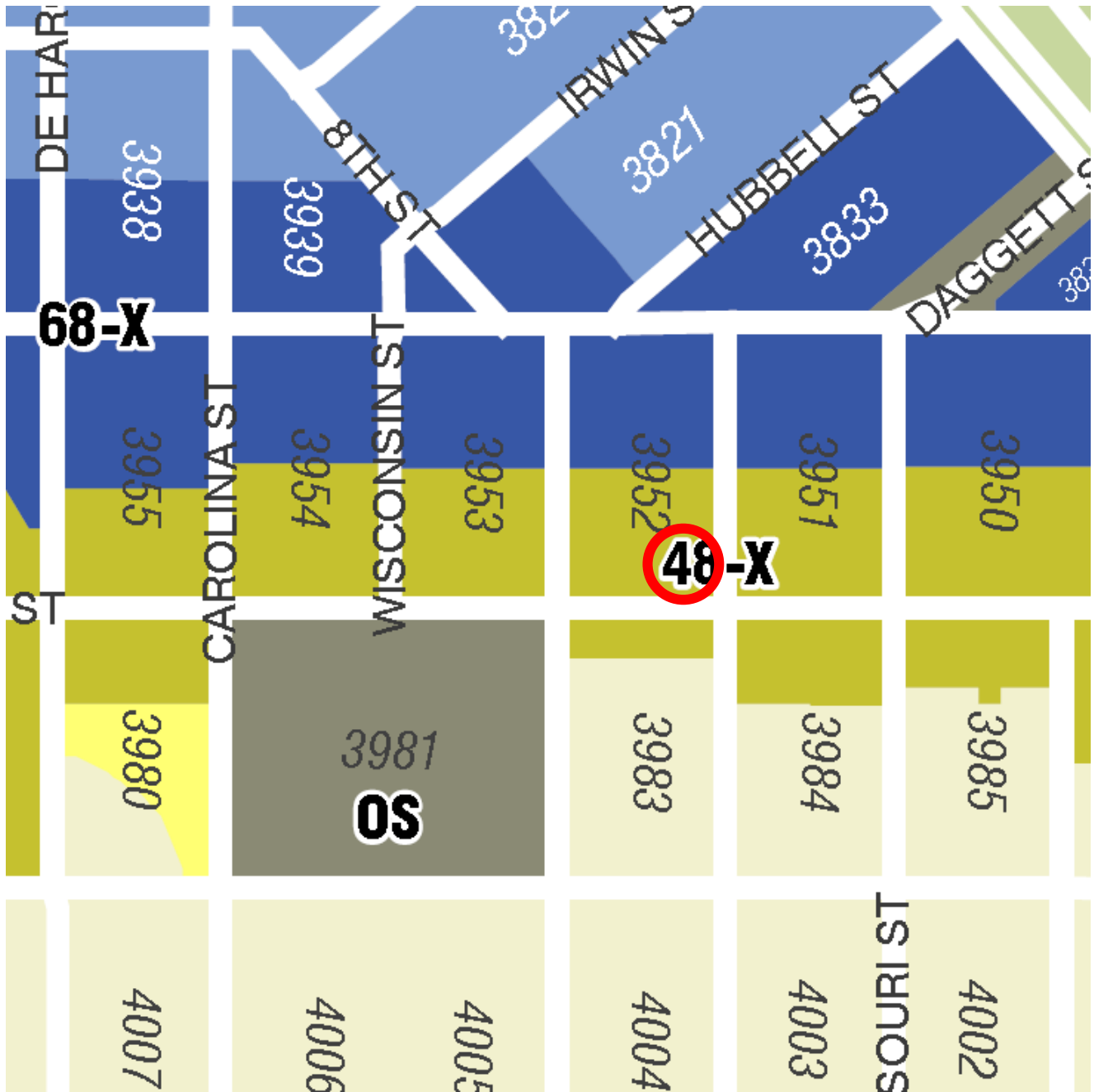
Conditional Use Authorization  
Case Number 2019-007111CUA  
West Elm Formula Retail  
1400 17<sup>th</sup> Street

# Zoning Map



Conditional Use Authorization  
Case Number 2019-007111CUA  
West Elm Formula Retail  
1400 17<sup>th</sup> Street

# Height & Bulk District Map



Conditional Use Authorization  
 Case Number 2019-007111CUA  
 West Elm Formula Retail  
 1400 17<sup>th</sup> Street

# Site Photo



**SUBJECT PROPERTY**

Conditional Use Authorization  
Case Number 2019-007111CUA  
West Elm Formula Retail  
1400 17<sup>th</sup> Street



September 1, 2019

Dear President Melgar and Members of the Planning Commission,

I am pleased to share that The Potrero Dogpatch Merchants Association is in full support of Williams-Sonoma's application to bring a new West Elm store to 1400 17<sup>th</sup> Street. We believe West Elm will activate a long-empty corner storefront location, and will offer goods and services that are complimentary to the nature and needs of the neighborhood.

In listening to the desires of the community, West Elm will be including a green wall to help beautify the neighborhood, and will be applying to add a new parklet outside of the store for community use. Further, Williams-Sonoma has a history of involvement with their communities, and to that end have pledged to be sponsors for the 2020 Potrero Hill Festival.

We look forward to welcoming West Elm into the neighborhood and are excited for their opening next year.

Please do not delay in granting approval for this project.

Sincerely,

Keith Goldstein  
Potrero Dogpatch Merchants Association (PDMA), President

September 30th, 2019

Dear President Melgar and Members of the Planning Commission,

Friends of Jackson Park (FoJP) is happy to show our support of Williams-Sonoma's application to bring a new West Elm store to 1400 17<sup>th</sup> Street. We believe West Elm will activate a long-empty corner storefront location, and will offer goods and services that are complementary to the nature and needs of the neighborhood.

In listening to the desires of the community, West Elm will include a green wall to help beautify the neighborhood, and will apply to add a new parklet outside of the store for community use. FoJP is particularly happy with this feature as there currently is a dearth of outside seating in the area. Further, Williams-Sonoma has shown its dedication to the future of the neighborhood by pledging a donation to FoJP to support the future Jackson Park renovation project.

We look forward to welcoming West Elm into the neighborhood and are excited for their opening next year.

Sincerely,

*Jude Deckenbach*

Jude Deckenbach  
Executive Director  
Friends of Jackson Park  
[www.friendsofjacksonpark.org](http://www.friendsofjacksonpark.org)

