



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use – Formula Retail

HEARING DATE: FEBRUARY 6, 2020

CONSENT

Record No.: 2019-016911CUA
Project Address: 855 Brannan Street
Zoning: UMU (Urban Mixed Use) Zoning District
68-X Height and Bulk District
Block/Lot: 3783/011-014
Project Sponsor: Sharon Cox, Plinth Architecture Urban Design Interiors
58 West Portal Ave # 328
San Francisco, CA, 94110
Property Owner: DeeDee Schroeder, StretchLab
27A Dorland Street
San Francisco, CA, 94127
Staff Contact: Xinyu Liang – (415) 575-8182
Xinyu.liang@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project would authorize an 887 square-foot Formula Retail Personal Service use (d.b.a. StretchLab) in a vacant ground-floor tenant space in a newly constructed six-story, mixed-use building. The Project will include a new sign under a separate signage permit. There will be no expansion of the existing building envelope or storefront modifications proposed.

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, and 843.46.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Project Sponsor conducted a Pre-application on September 5, 2019. To date, the Department has received one letter of support from the South Of Market Business Association (SomBa).
- **Subject Space:** The subject tenant space is permitted as a “Retail Sales and Service” space in the previously approved Building Permit Application No. 200508170499. The subject tenant space has never been occupied as the building is newly constructed.

- **Formula Retail Concentration:** Within the 300 feet radius of 855 Brannan Street, there are approximately 38 commercial retail storefronts on the ground floor. Nine businesses are Formula Retail uses which is a concentration of 23.7%. Of approximately 3,252 linear feet of commercial retail storefronts within the 300 feet radius, 1,545 linear feet is Formula Retail which is a concentration of 47.5%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 26.3%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 47.9%.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the intent of the UMU Zoning District and the Objectives and Policies of the General Plan. The Project will provide a specialized, Personal Service use to the surrounding neighborhood without displacing any existing non-Formula Retail uses. 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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 843.45 AND 843.46, TO ESTABLISH A FORMULA RETAIL PERSONAL SERVICE USE (DBA. STRETCHLAB), LOCATED AT 855 BRANNAN STREET, LOTS 001 – 014 IN ASSESSOR'S BLOCK 3783, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 17, 2019, Sharon Cox of Plinth Architecture Urban Design Interiors (hereinafter "Project Sponsor") filed Application No. 2019-016911CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Personal Service use (hereinafter "Project"), d.b.a. StretchLab, at 855 Brannan Street, Block 3783 Lots 011-014 (hereinafter "Project Site").

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

On February 6, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-016911CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-016911CUA 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. 2019-016911CUA, 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 an 887 square-foot Formula Retail Personal Service use (d.b.a. StretchLab) in a vacant ground-floor tenant space in a newly constructed six-story, mixed-use building. The Project will also include a new signage. StretchLab offers one-on-one assisted stretching that is geared to all age groups and activity levels. Stretches are performed on custom-designed benches by trained Flexologists. There is no other StretchLab in San Francisco or any other fitness studio dedicated to assisted stretching in the vicinity.
3. **Site Description and Present Use.** The Project Site, Lot 011-014 in Assessor's Block 3783, is located on the southeast side of Brannan Street, between 7th and 8th Streets in the UMU Zoning District in the Showplace Square neighborhood. The site is developed with a newly constructed six-story mixed-use building consisting of 432 dwelling units, approximately 19,650 square feet of retail and 422 off-street parking spaces approved on January 31, 2013, per Planning Commission Motion No. 18793 (See Case No. 2012.0700X for 801 Brannan Street). The building was completed in 2018. The building has street frontages on Brannan, 7th, and 8th Streets. The subject's main storefront is located on Brannan Street.
4. **Surrounding Properties and Neighborhood.** The neighborhood is characterized by one- to six-story industrial, commercial, office, and mixed-use buildings. The north side of Brannan Street, opposite the subject site, includes several two to four stories mixed-use buildings including office and retail uses. Lots across the street from Brannan and Townsend are zoned UMU while lots across the street from 8th Street are zoned PDR-1-G and lots across from 7th Street are zoned SALI and RED-MX.
5. **Public Outreach and Comments.** The Project Sponsor conducted a Pre-application on September 5, 2019. To date, the Department has received one letter of support from the South Of Market Business Association (SomBa).
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. **Use – Personal Service.** Planning Code Section 890.116 defines a Personal Service use as “a retail use which provides grooming services to the individual, including salons, cosmetic services, tattoo parlors, and health spas, excluding instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.”

StretchLab offers one-on-one assisted stretching that is geared to all age groups and activity levels. Stretches are performed on custom-designed benches by trained Flexologists. StretchLab is considered a Personal Service use, as defined in Planning Code Section 890.116, which is a principally permitted use in the UMU District per Planning Code Section 843.45.

- B. **Use Size.** Section 843.45 establishes size limits for all Retail Sales and Services uses in the UMU District. Within the District, Conditional Use Authorization is required for any Retail Sales and Services use that exceeds 25,000 square feet.

The proposal is going to occupy an 887 square-foot vacant ground-floor establishment. The proposed use size is below the 25,000 square-foot size limit and is therefore principally permitted.

- C. **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.

StretchLab currently has more than 73 locations worldwide and is therefore considered a Formula Retail establishment. StretchLab seeks a Conditional use Authorization for the establishment of a new Formula Retail use.

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

The proposed StretchLab will have approximately 14 feet 6 inches of frontage along Brannan Street with more than 60 percent devoted to transparent window space. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article

6 of the Planning Code and the Formula Retail sign guidelines. There are no changes proposed to the commercial frontage.

- E. **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. One sign per tenant is permitted, unless the establishment is a corner storefront, in which case it may have one sign per frontage.

StretchLab is proposing one business sign on an existing awning, which will be internally illuminated. The proposed signage complies with Article 6 of the Planning Code and the Commission Guidelines for Formula Retail.

5. **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 proposed Formula Retail use is compatible with and desirable for the surrounding community because it would allow active use of a ground floor tenant space in a mixed-use building in the Showplace Square/Potrero Hill neighborhood. The authorization of this business would not result in the displacement of any existing tenant since the proposed tenant would occupy a vacant storefront in a newly constructed mixed-use building and would activate a new 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. The 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 Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing off-street commercial parking will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be within an enclosed building, providing ample sound insulation.

- 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 not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit 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, 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 at the ground floor and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours; the Formula Retail use will provide a compatible business for the immediately surrounding neighborhoods. The Code allows for the full range of commercial uses provided that the use size generally is limited to 25,000 square feet; the proposed use is 887 square feet.

- 6. **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 the 300 feet radius of 855 Brannan Street, there are approximately 38 commercial retail storefronts on the ground floor. Nine businesses are Formula Retail which is a concentration of 23.7%. Of approximately 3,252 linear feet of commercial retail storefronts within the 300 feet

radius, 1,545 linear feet is Formula Retail which is a concentration of 47.5%. The high linear frontage concentration is largely due to the presence of several large Formula Retail furniture showrooms and banks. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 26.3%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 47.9%.

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

There is one fitness business in the vicinity, Club Pilates. There are also exercise facilities inside the 855 Brannan apartment building for the use of the tenants. However, StretchLab offers one-on-one assisted stretching that is geared to all age groups and activity levels. Stretches are performed on custom-designed benches by trained Flexologists. There is no other StretchLab in San Francisco or any other fitness studio dedicated to assisted stretching in the vicinity. Assisted stretching is a fitness program that is complementary to, not a substitute for, other fitness programs. Therefore, this use will support and enhance and not displace other fitness uses in the vicinity.

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

The Project seeks to occupy a commercial space in a new development and no major exterior alterations are proposed. The project includes new signage. Proposed signage will be limited to one sign on top of the existing canopy to comply 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 300-foot radius of the Project Site. Seven of 38 non-residential spaces are vacant, for a vacancy rate of approximately 18.4%. The vacant frontage accounts for 446 feet out of 3,252 feet of total non-residential frontage within 300 feet. Vacancies account for approximately 13.7% of frontage with 300 feet of the Project Site.

The Project accounts for one non-residential space and 14 feet 6 inches of lot frontage, which would decrease the vacancy rate to approximately 15.8%, while the amount of frontage devoted to vacancies would decrease to 13.3%, within 300 feet of the Project Site.

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

Daily Needs: There are currently 13 daily needs businesses within a 300 feet vicinity of the subject property. This is approximately 42% of the number of storefronts in this same area.

Citywide Services: There are currently 18 citywide service businesses within a 300 feet vicinity of the subject property. This is approximately 58% 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 Use¹

LAND USE TYPE	300 FEET VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%
Business / Professional	75	2%
Financial	612	19%
Limited Restaurant / Restaurant	315	10%
Medical	0	0%
Other Retail	1751	54%
Personal Service	53	2%
Vacant	446	14%
Total	3252	100%

The use mix is varied within the 300 feet vicinity. Businesses providing Other Retail use comprise 54% of the ground floor frontage, followed by Financial establishments comprising 19% of the ground floor frontage and vacant storefronts comprising 14%. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

- 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.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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

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.

The Project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the project site is located within a mixed-use district which promotes a vibrant mix of uses.

The Project will add a new commercial activity into a vacant retail space in a newly constructed mixed-use building and will enhance the diverse economic base of the City. Opening this location will contribute to the overall diversity of retail sales and services within the District and City at large. Furthermore, by establishing a new commercial activity in a vacant space, the neighborhood retains a commercial use at this site and enables the Project to enhance the economic base of the City and immediate area.

SHOWPLACE SQUARE/POTRERO HILL AREA PLAN

LAND USE

OBJECTIVE 1.1

ENCOURAGE THE TRANSITION OF PORTIONS OF SHOWPLACE / POTRERO TO A MORE MIXED USE AND NEIGHBORHOOD-SERVING CHARACTER, WHILE PROTECTING THE CORE OF DESIGN-RELATED PDR USES

Policy 1.1.2

In the northern part of Showplace Square (around 8th and Brannan, east of the freeway and along 16th and 17th Streets) revise land use controls to create new mixed use areas, allowing mixed-income housing as a principal use, as well as limited amounts of retail, office, and research and development uses, while protecting against the wholesale displacement of PDR uses.

Policy 1.1.6

Allow for active ground floor uses and a more neighborhood commercial character in newly designated mixed use areas within Showplace Square.

855 Brannan Street is located in the northern part of Showplace Square and is proposing a limited amount of retail use to further diversify the mixed-use area it is located within. The interior renovations will activate the ground floor, which is currently vacant.

8. **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 Personal Service use which supports the viability of other businesses in the area. The Project will provide desirable services and will provide employment opportunities to those in the community.

- 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 is not anticipated to adversely affect the character or diversity of the neighborhood. There are no changes proposed to the façade other than the new signage.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The subject property does not have any off-street commercial parking, and the Project will not add any new off-street parking. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit including 8, 8AX, 8BX, 9, 9R, 10, 12, 14X, 19, 27, 47, 83X, and 90 MUNI bus lines. The nearest BART station is 0.8-miles away at Civic Center Station. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- 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.

Since the Project does not include any commercial office development, the Project will not displace or adversely affect any service sector or industrial businesses. The Project will occupy a vacant ground floor tenant space in a newly constructed mixed-use building.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The project site does not possess any landmark or historic buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

9. 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.
10. 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. 2019-016911CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 9, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 6, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 6, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Personal Service use (d.b.a. StretchLab) located at 855 Brannan Street, Block 3783, Lots 011-014, pursuant to Planning Code Sections 303, 303.1, and 843.46 within the UMU District and a 68-X Height and Bulk District; in general conformance with plans, dated June 9, 2019, and stamped "EXHIBIT B" included in the docket for Case No. 2019-016911CUA and subject to conditions of approval reviewed and approved by the Commission on February 6, 2020 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 6, 2020 under Motion No. xxx.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

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

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

8. **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

MONITORING - AFTER ENTITLEMENT

9. **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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

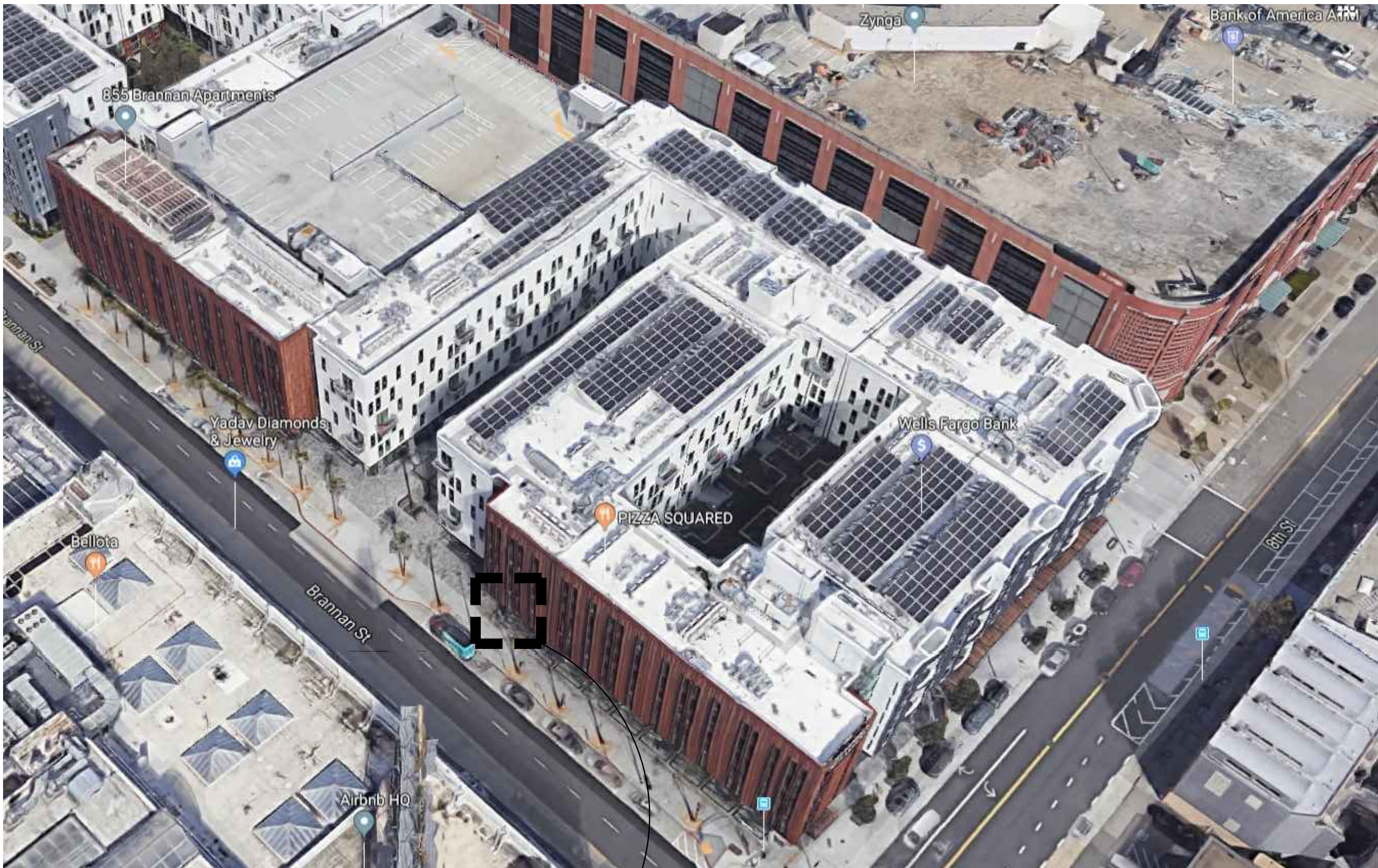
OPERATION

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

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

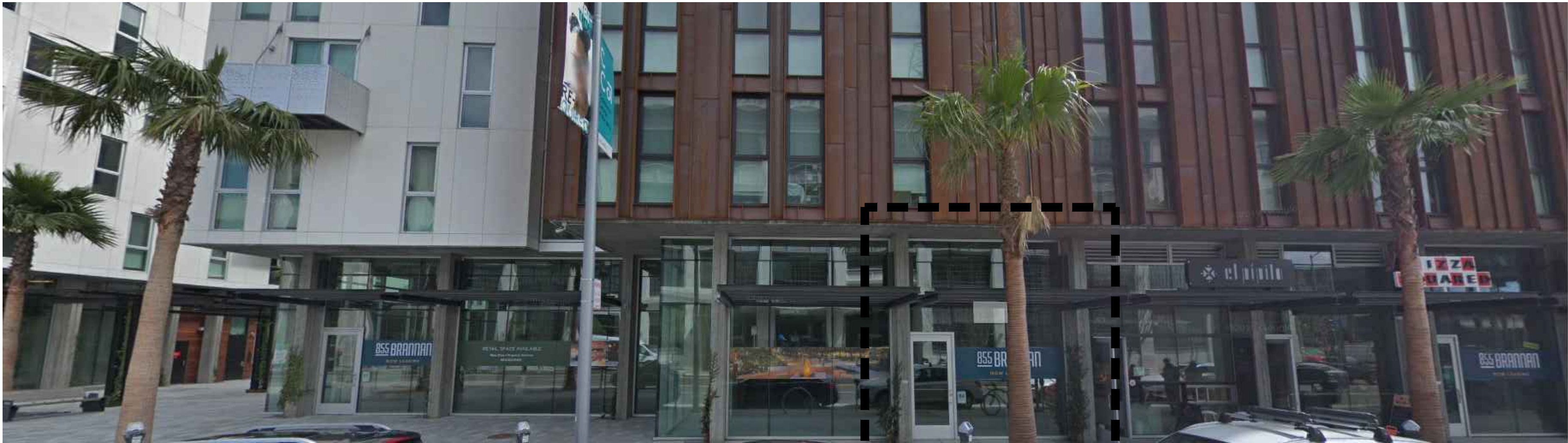
12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

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



A

PROJECT
LOCATION

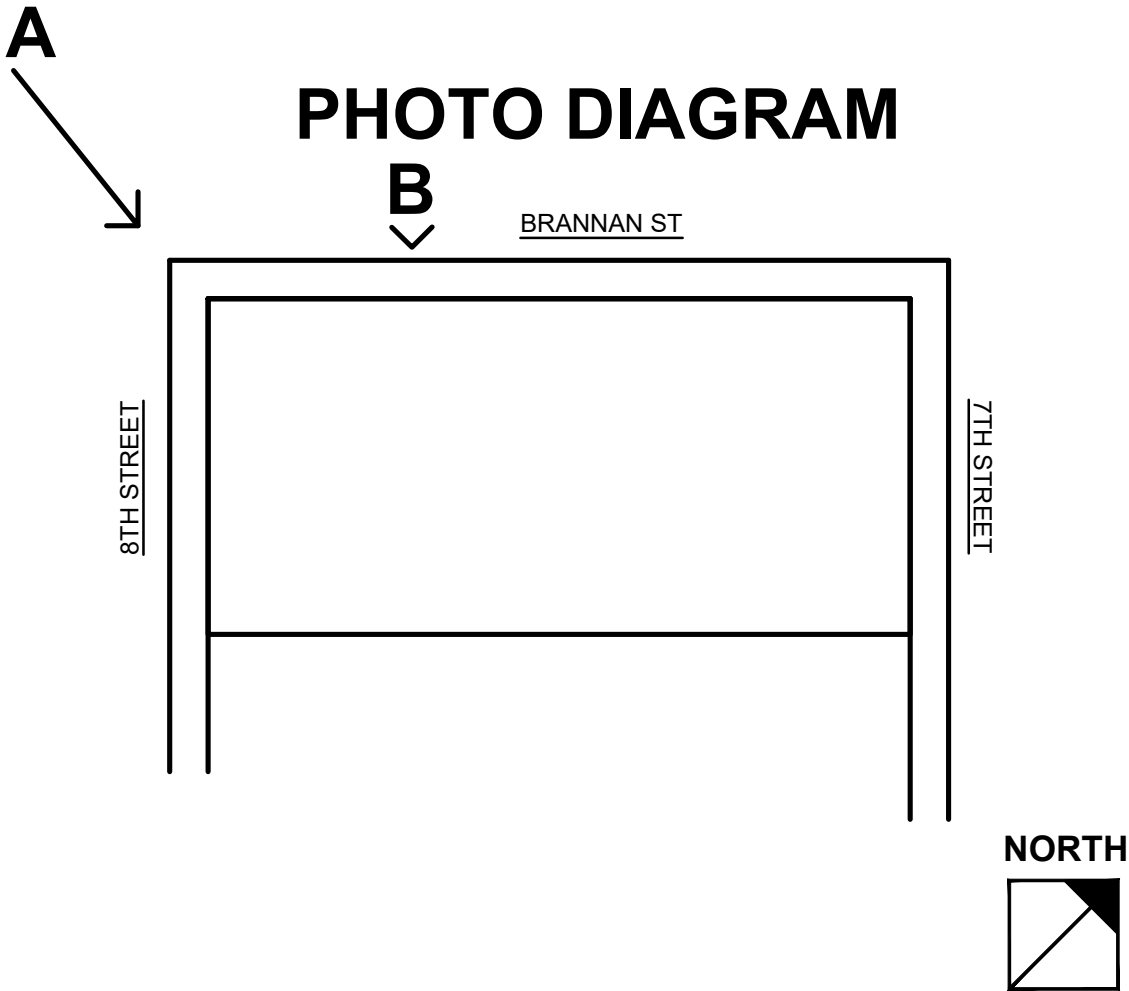


B

VIEW IN FRONT OF THE
PROJECT LOCATION

NO CHANGE OF EXISTING
BUILDING HEIGHT

PROJECT LOCATION



CONDITIONAL USE PERMIT

855 BRANNAN STREET
BLOCK A SUITE B4,
SAN FRANCISCO, CA

ABBREVIATIONS

AB	ANCHOR BOLT
AC	ASPHALTIC CONCRETE
A/C	AIR CONDITIONING
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL TILE
ADJ	ADJUSTABLE/ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ANOD	ANODIZED
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BM	BEAM
BO	BOTTOM OF
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
COL	COLUMN
COMP	COMPOSITION
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DF	DOUGLAS FIR
DIA.	DRINKING FOUNTAIN
DIM	DIAMETER
DR	DIMENSION
DWG	DOOR
(E)	DRAWING
EA	EXISTING
ELECT.	EACH
EQ	ELECTRICAL
FD	EQUAL
FT	FLOOR DRAIN
FTG	FINISH FLOOR
GA	FOOTING
GALV	GAUGE
GC	GALVANIZE (D)
GFI	GENERAL CONTRACTOR
GFRC	GROUND FAULT INTERRUPTER
GI	GLASS FIBER
GTV	REINFORCED CONCRETE
GYP	GALVANIZED IRON
HB	GATE VALVE
HDR	GYPHUM
HDWR	HOSE BIBB
HORIZ	HEADER
HT	HARDWOOD
HVAC	HARDWARE
INSUL	HOLLOW METAL
JAN	HORIZONTAL
LAV	HEIGHT
MATL	HOT WATER
MAX	HEATING VENTILATING
MB	INSULATION
MECH	JANITOR
MIN	LA VATORY
MTL	MATERIAL
(N)	MAXIMUM
NC	MACHINE BOLT
NTS	MECHANICAL
OC	MINIMUM
OD	METAL
OFD	NEW
OFF	NOT IN CONTRACT
OPNG	NOT TO SCALE
OPP	OVER
PL	ON CENTER
PLAM	OUTSIDE DIAMETER
PLAS	OVERFLOW ROOF DRAIN
PLYWD	OFFICE
R	OPENING
(R)	OPPOSITE
RCP	PLATE
RD	PLASTIC LAMINATE
REINF	PLYWOOD
RHMS	RISER
RM	RELOCATE(D)
RO	REINFORCED CONCRETE PIPE
RWL	ROOF DRAIN
SD	REINFORCED
SECT	ROUND HEAD MACHINE SCREW
SIM	ROOM
SND	ROUGH OPENING
SPEC	RAINWATER LEADER
SQ	SOLID CORE
SS	STANDARD
STD	STORM DRAIN
STOR	SECTION
STRUCT	SIMILAR
SUDP	SANITARY NAPKIN DISPENSER
TEL	SPECIFICATION
T & G	SQUARE
THK	SANITARY SEWER
TO	STANDARD
TOS	STORAGE
TYP	STRUCTURAL
T-24	SUSPENDED
UN	TELEPHONE
VERT	TONGUE AND GROOVE
VIF	THICKNESS
W	TOP OF
WD	TOP OF SLAB
WH	TYPICAL
WS	TITLE 24
WWF	UNLESS OTHERWISE NOTED

PROJECT DATA

APN	3783 / 011
ZONING	UMU
JURISDICTION	CITY OF SAN FRANCISCO
CODES	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA RESIDENTIAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA GREEN BUILDING CODE 2016 CALIFORNIA ENERGY CODE ALL RELATED SAN FRANCISCO LOCAL ORDINANCE
LAND USE:	UMU - URBAN MIXED USE
SCOPE OF WORK	CONDITIONAL USE PERMIT FROM VACANT SUITE TO EXERCISE FACILITY
CONSTRUCTION TYPE:	I-B
NUMBER OF EXISTING STORIES:	6 STORY
LOT SIZE:	226,875 SQFT
STORY LOCATION OF PROJECT AREA:	1ST STORY
EXISTING BUILDING AREA:	NOT CHANGE
AUTOMATIC FIRE SPRINKLER:	YES
EXERCISE AREA	= 887 SF

PROJECT DIRECTORY

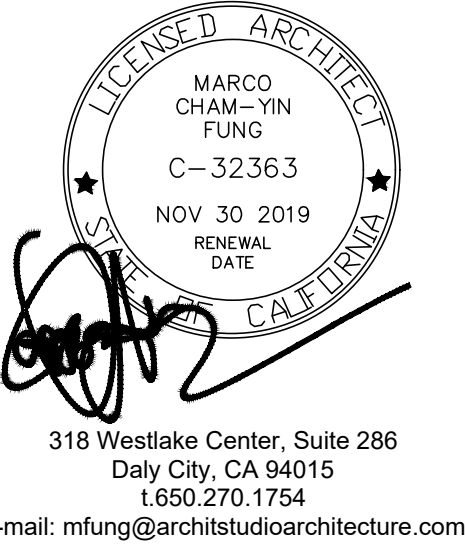
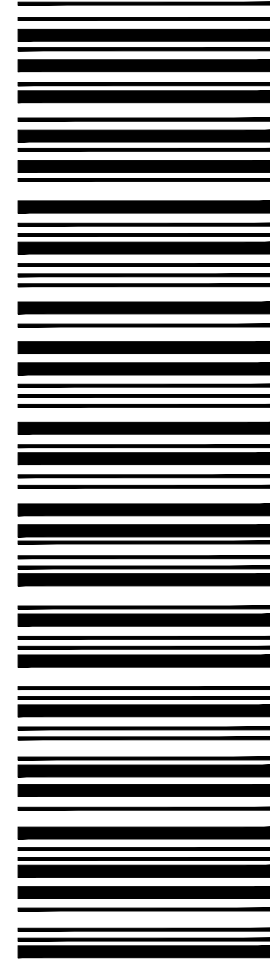
BUILDING OWNER EQUITY OFFICE 390 FREMONT ST. SAN FRANCISCO, CA 94105 T: 415.243.4106	GENERAL CONTRACTOR BHOGAL BROTHERS CONSTRUCTION, INC 21980 MEEKLAND AVENUE HAYWARD, CA 94541 T: 510.468.4620 CONTACT DEE BHOGAL
ARCHITECT ARCHIT STUDIO 318 WESTLAKE CENTER SUITE 286 DALY CITY, CA 94015 T: 650.270.1754 CONTACT: MARCO FUNG	

SHEET INDEX

ARCHITECTURAL SHEETS
A0.01 TITLE SHEET
A1.00 SITE PLAN
A2.01 FLOOR PLAN AND ELEVATION

DEFERRED SUBMITTAL

- FIRE SPRINKLERS
- FIRE PROTECTION SYSTEM
- BUILDING PERMIT FOR CONSTRUCTION AND OCCUPANCY



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Revision Record	
2019.06.28	USE PERMIT SET
2019.08.xx	CLIENT REVIEW
2019.09.13	CLIENT REVIEW

CONDITIONAL USE PERMIT (STRETCH LAB)

855 BRANNAN STREET,
BLOCK A SUITE B4,
SAN FRANCISCO, CA

Date	Project No.
2019.06.09	2019-150
Sheet Title	

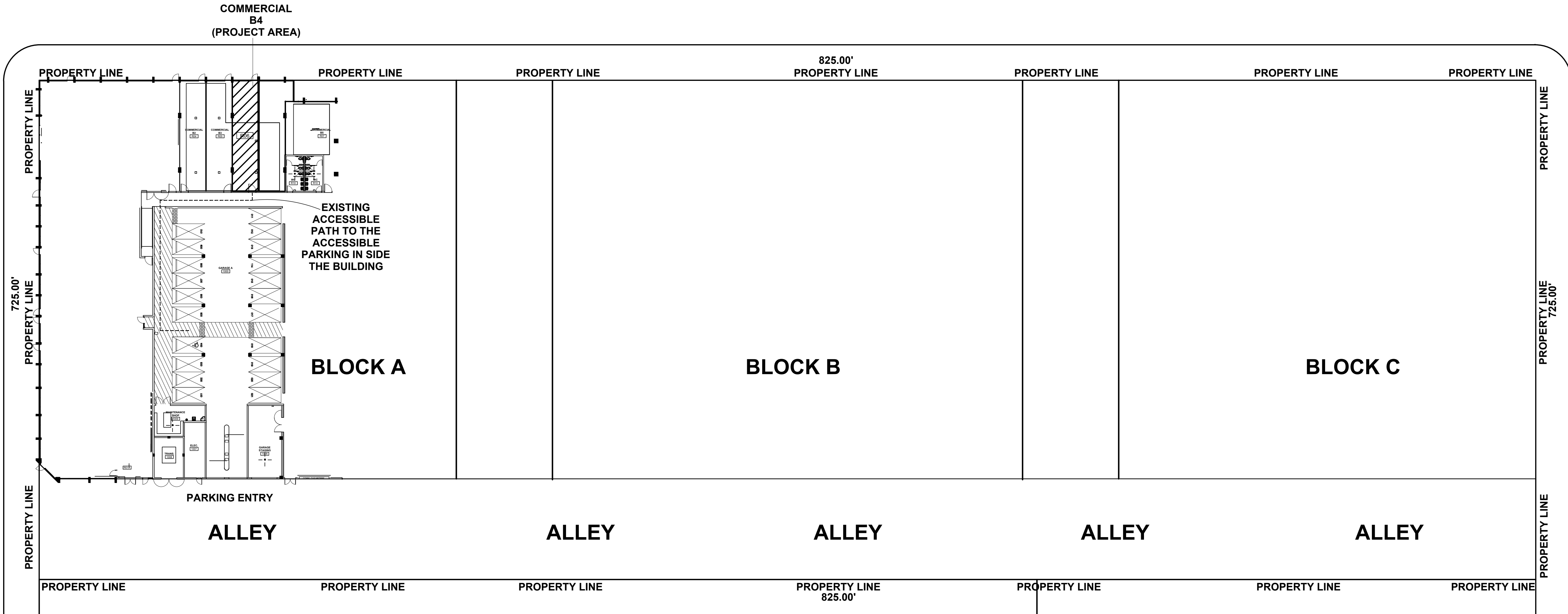
TITLE SHEET

Sheet No.

A0.01

☐ Released for Construction
☒ Not Released for Construction

8TH STREET



1

SITE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

NORTH

NO CHANGE OF EXISTING BUILDING TO PROPERTY LINE



LICENSED ARCHITECT

MARCO CHAM-YIN FUNG

C-32363

NOV 30 2019

RENEWAL DATE

318 Westlake Center, Suite 286

Daly City, CA 94015

1.650.270.1754

e-mail: mfung@architstudioarchitecture.com

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Revision Record	
2019.06.28	USE PERMIT SET
2019.08.xx	CLIENT REVIEW
2019.09.13	CLIENT REVIEW

CONDITIONAL USE PERMIT (STRETCH LAB)

855 BRANNAN STREET, BLOCK A SUITE B4, SAN FRANCISCO, CA

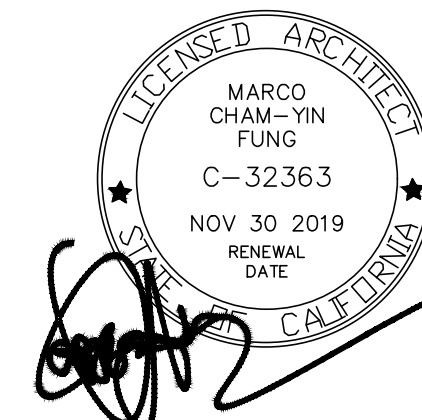
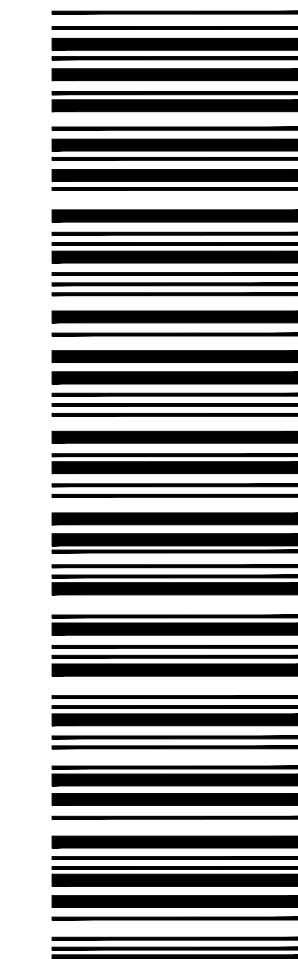
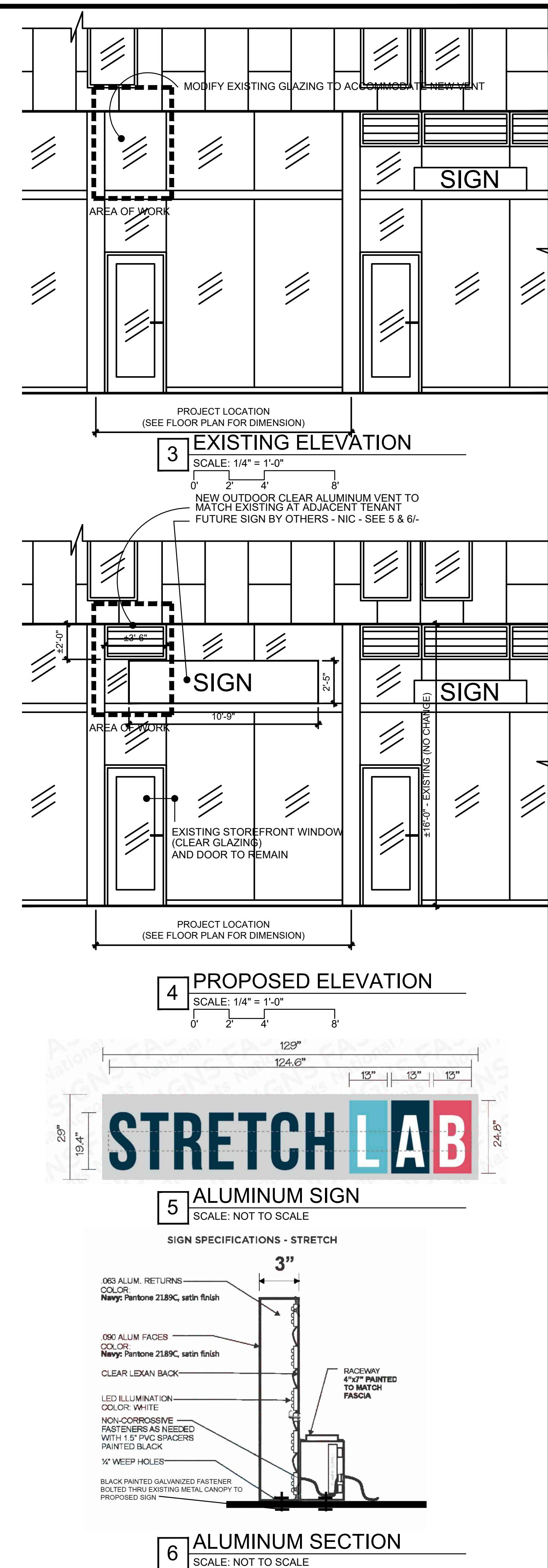
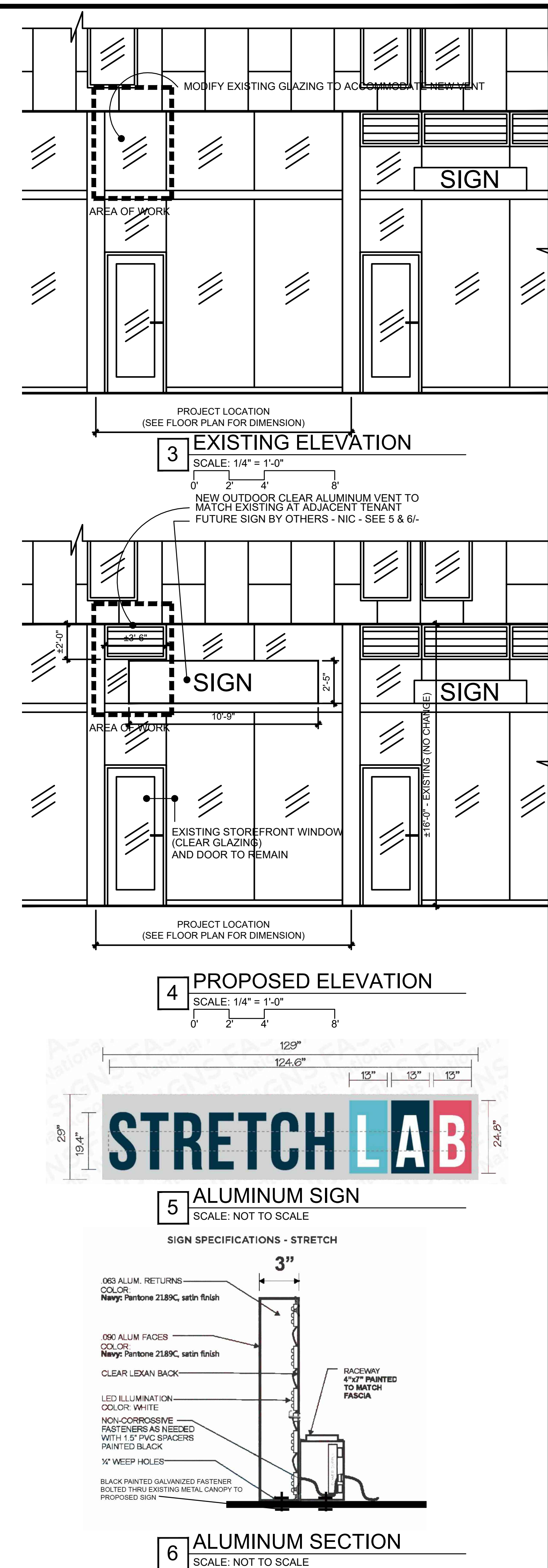
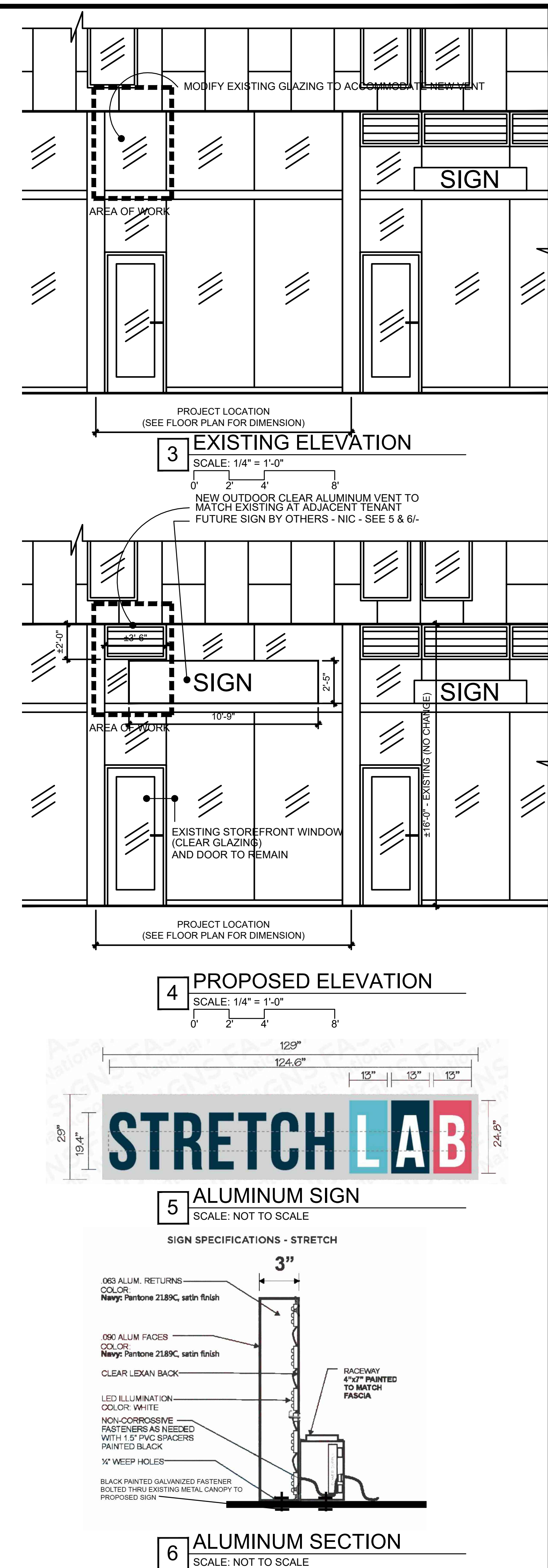
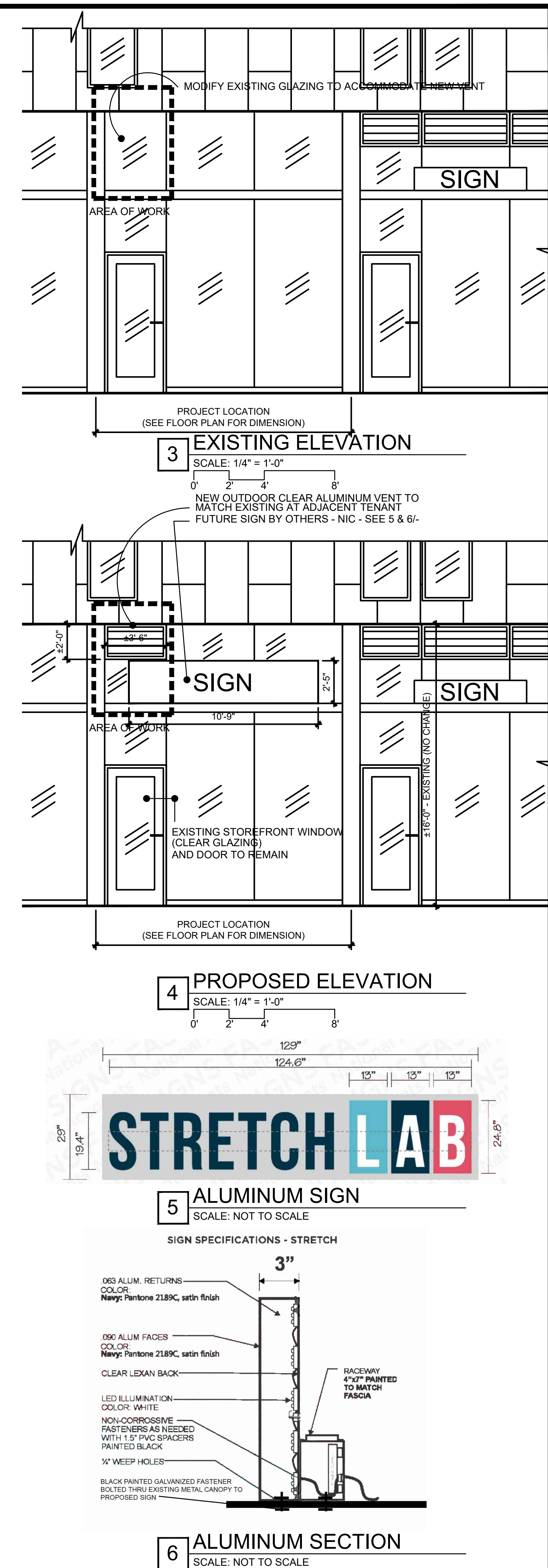
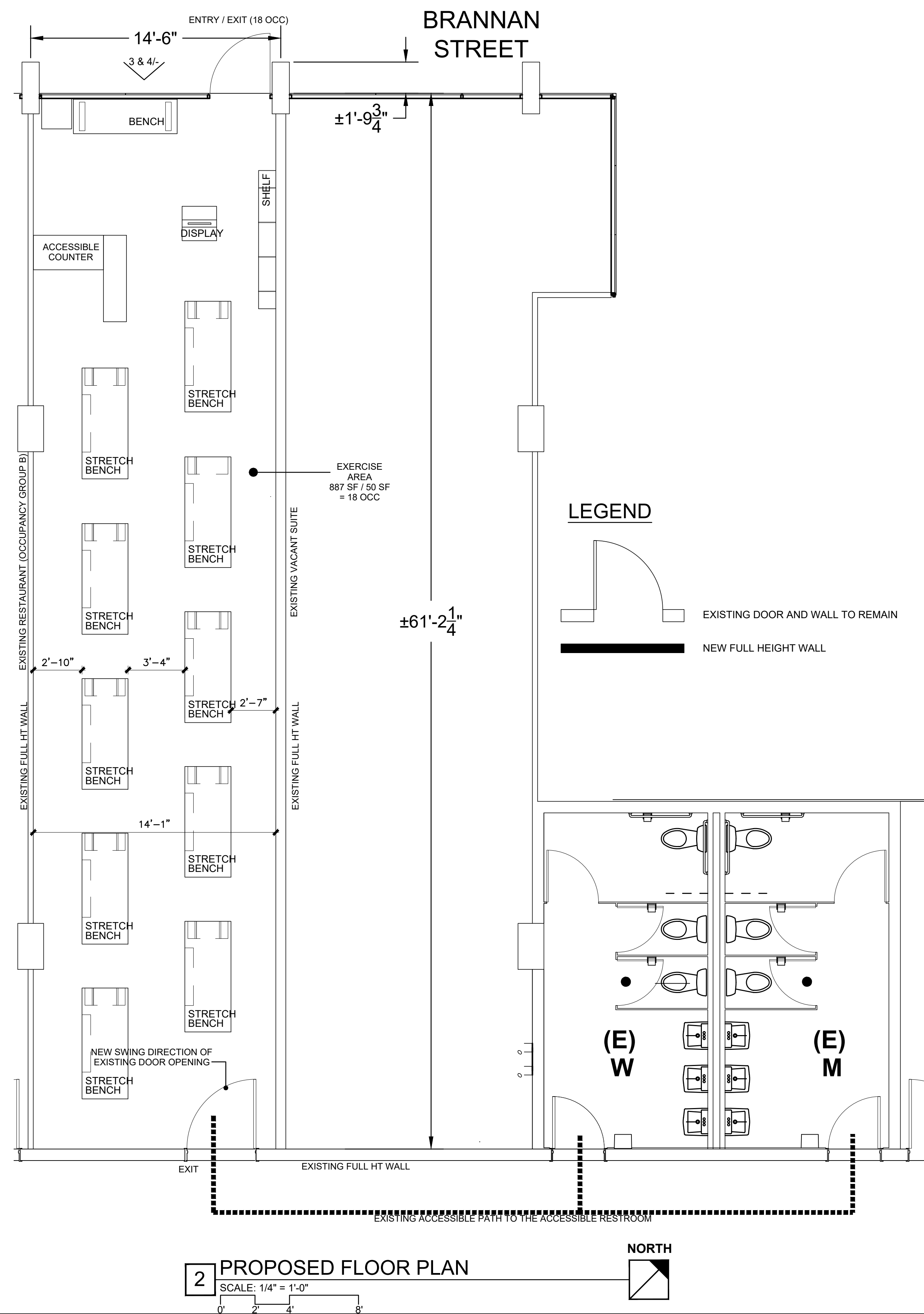
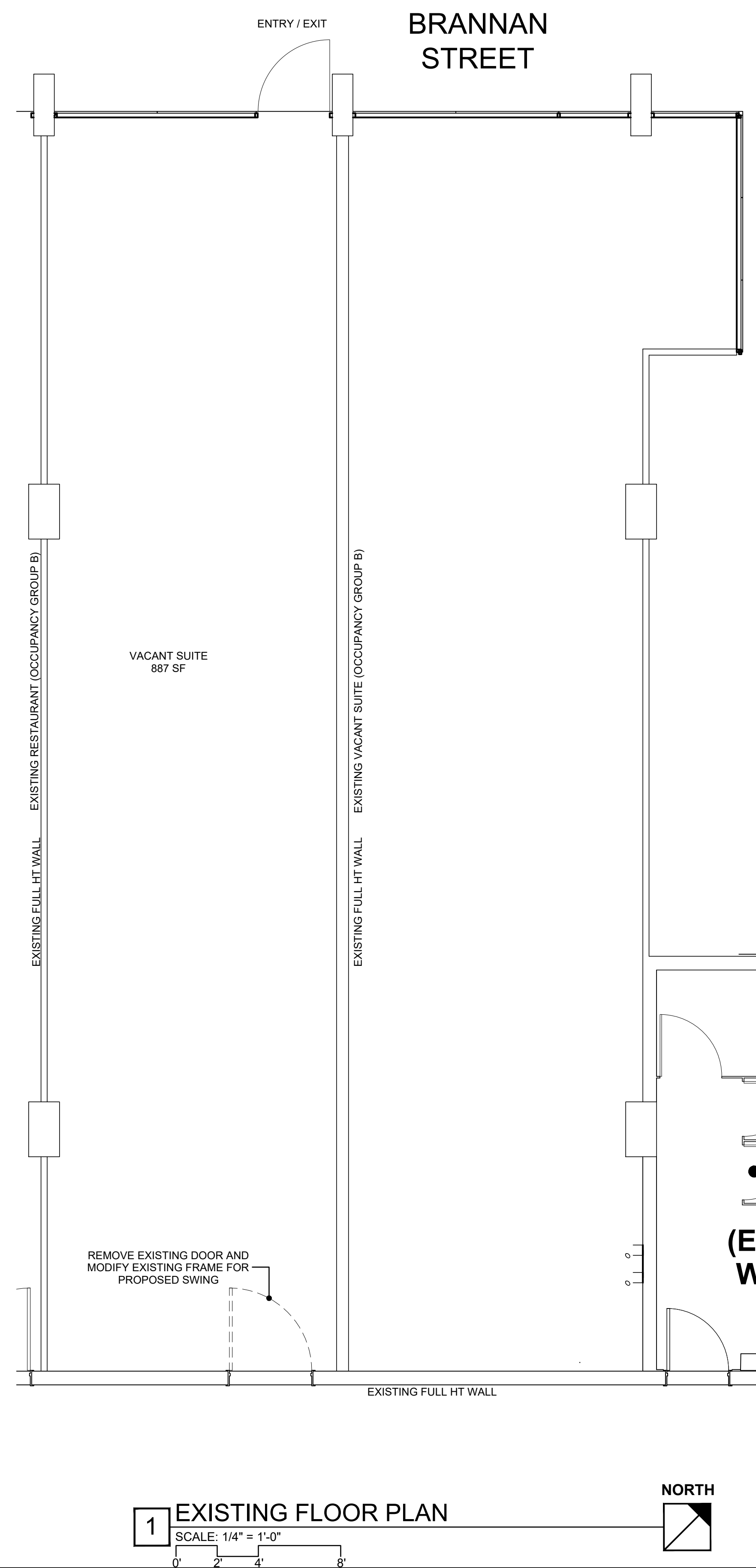
Date: 2019.06.09 Project No.: 2019-150

Sheet Title: SITE PLAN

Sheet No.:

A1.00

- ☐ Released for Construction
- ☒ Not Released for Construction



318 Westlake Center, Suite 286
Daly City, CA 94015
t.650.270.1754
e-mail: mfung@architstudioarchitecture.com

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[illegible]

**CONDITIONAL USE
PERMIT
(STRETCH LAB)**

855 BRANNAN STREET
BLOCK A SUITE B4,
SAN FRANCISCO, CA

Date	Project No.
2019.06.09	2019-150
Sheet Title	

FLOOR PLAN
ELEVATION

Sheet No. _____

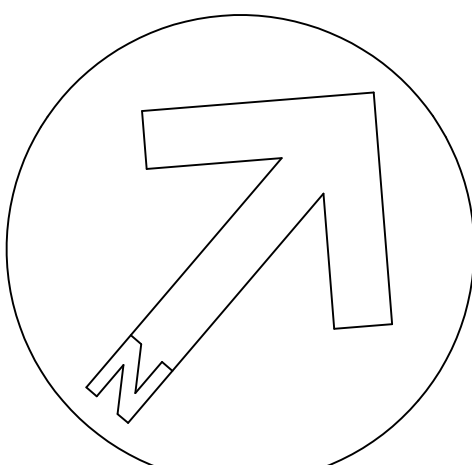
A2.01

☐ Released for Construction
☒ Not Released for Construction



1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775

BLOCK 3783
LOT 1
San Francisco, CA

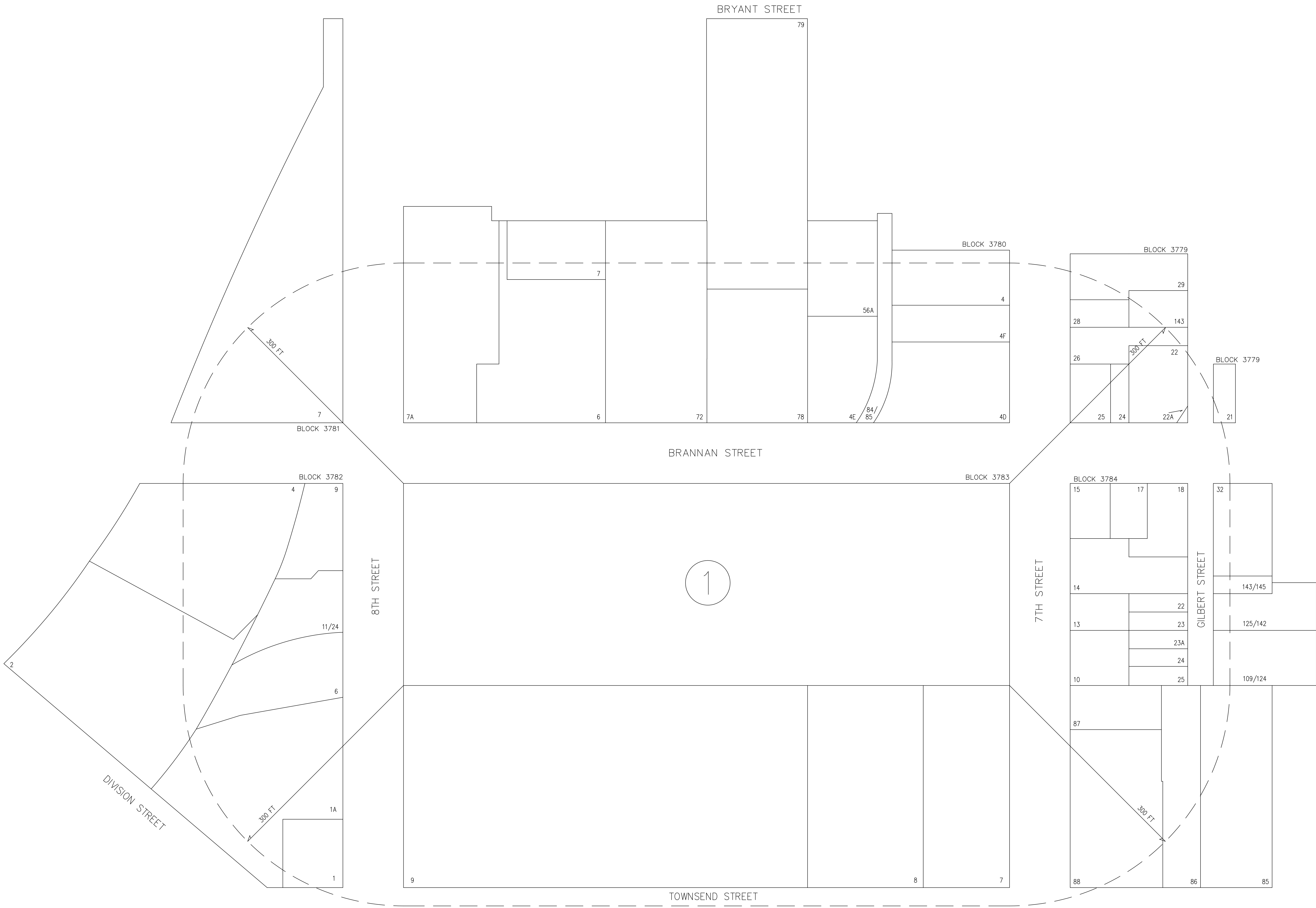


SCALE: 1" = 75' - 0"

<div></div>	
<div></div>	
<div></div>	
<div></div>	

JOB NO:	DATE:
378301WU	191011
DRAWN:	CHECKED:
DC	DC

300 FOOT
RADIUS MAP



The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

855 Brannan

Block&Lot	Address #	Street	Business Name	Formula Retail?	Total Commercial Frontage (ft)	Use	Specification
3779021	778	BRANNAN	National Blinds & Flooring/34		110	Retail	Citywide
3779024	790	Brannan	Oscar's Photo Lab/30		25	Professional Services	Citywide
3779025	798	Brannan	Mars Bar & Restaurant/130		135	Restaurant	Daily Needs
3779143	68	Gilbert	Anderson Audio/50		50	Professional Services	Citywide
3780004	568	7TH	MacMurray Pacific Wholesale Hardware / 75		75	Retail	Citywide
3780004E	828	BRANNAN	Vacant		210	Vacant	
3780006	888	BRANNAN	Vacant		15	Vacant	
3780006	888	BRANNAN	Gift Center		8	Retail	Citywide
3780006	888	BRANNAN	Bellota		15	Restaurant	Daily Needs
3780078	868	BRANNAN	REI / 137	Y	137	Retail	Citywide
3782001	680	8TH	Hardwood Bar & Smokery		46	Limited Restaurant	Daily Needs
3782001	680	8TH	Pedini	Y	17	Retail	Citywide
3782001	680	8TH	Organic Shimmer Blowouts & Bronze		23	Limited Restaurant	Daily Needs
3782001	680	8TH	Pak Oriental Rugs		75	Retail	Citywide
3782001	680	8TH	Miele Center	Y	85	Retail	Citywide
3782001	680	8TH	Sliding Door Company	Y	16	Retail	Citywide
3782001	680	8TH	Domicile		27	Retail	Citywide
3782001	680	8TH	STUDIOBECKER/158	Y	200	Retail	Citywide
3782009	901	8TH	FIRECLAY TILE/77		175	Retail	Citywide
3783001	855	BRANNAN	Vacant		20	Vacant	
3783001	855	BRANNAN	Vacant		40	Vacant	
3783001	855	BRANNAN	Vacant		17	Vacant	
3783001	855	BRANNAN	Vacant (subject property)		14	Vacant	
3783001	879	BRANNAN	El Pipila		14	Limited Restaurant	Daily Needs
3783001	885	BRANNAN	Pizza Squared		14	Limited Restaurant	Daily Needs
3783001	897	BRANNAN	The District Barbers		28	Personal Services	Daily Needs
3783001	625	8TH	Pete's Coffee		68	Limited Restaurant	Daily Needs
3783001	635	8TH	Club Pilates		25	Gym	Daily Needs
3783001	655	8TH	Wells Fargo	Y	62	Financial Services	Daily Needs
3783009	640	TOWNSEND	Union Bank / 110	Y	550	Financial Services	Daily Needs
3783009	650	TOWNSEND	POGGENPOHL/112	Y	138	Retail	Daily Needs
3787010	647	7th	Michael Thompson Framing		75	Retail	Citywide
3787013	617	7th	Mainline Security		50	Retail	Citywide
3787014	614	7th	Hoogasian Flowers		75	Retail	Daily Needs
3787015	799	Brannan	Vacant		130	Vacant	
3787085	570	TOWNSEND	Ana Furniture		97	Retail	Citywide
3787086	590	TOWNSEND	Townsend Showroom		51	Retail	Citywide
3787088	685	7th	Room & Board	Y	340	Retail	Citywide



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
855 BRANNAN ST		3783011
Case No.		Permit No.
2019-016911PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization for Formula Retail Personal Services Use (per Planning Code Section 303.1) (d.b.a. StretchLab). Interior renovations on the ground floor and signage		

STEP 1: EXEMPTION CLASS

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

TO BE COMPLETED BY PROJECT PLANNER

Comments and Planner Signature (optional):

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Xinyu Liang
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/02/2020
	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.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
855 BRANNAN ST		3783/011
Case No.	Previous Building Permit No.	New Building Permit No.
2019-016911PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 855 BRANNAN STREET
RECORD NO.: 2019-016911CUA

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	N/A to subject application	0	N/A to subject application
Residential GSF	N/A to subject application	0	N/A to subject application
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	N/A to subject application	0	N/A to subject application
Public Open Space	N/A to subject application	0	N/A to subject application
Other (Retail Sales and Services)	Approx. 8000	0	Approx. 8000
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A to subject application	0	N/A to subject application
Dwelling Units - Market Rate	N/A to subject application	0	N/A to subject application
Dwelling Units - Total	Approx. 560	0	Approx. 560
Hotel Rooms	0	0	0
Number of Buildings	2	0	2
Number of Stories	6	0	6
Parking Spaces	Approx. 438	0	Approx. 438
Loading Spaces	N/A to subject application	0	N/A to subject application
Bicycle Spaces	N/A to subject application	0	N/A to subject application
Car Share Spaces	N/A to subject application	0	N/A to subject application
Other ()			

Parcel Map

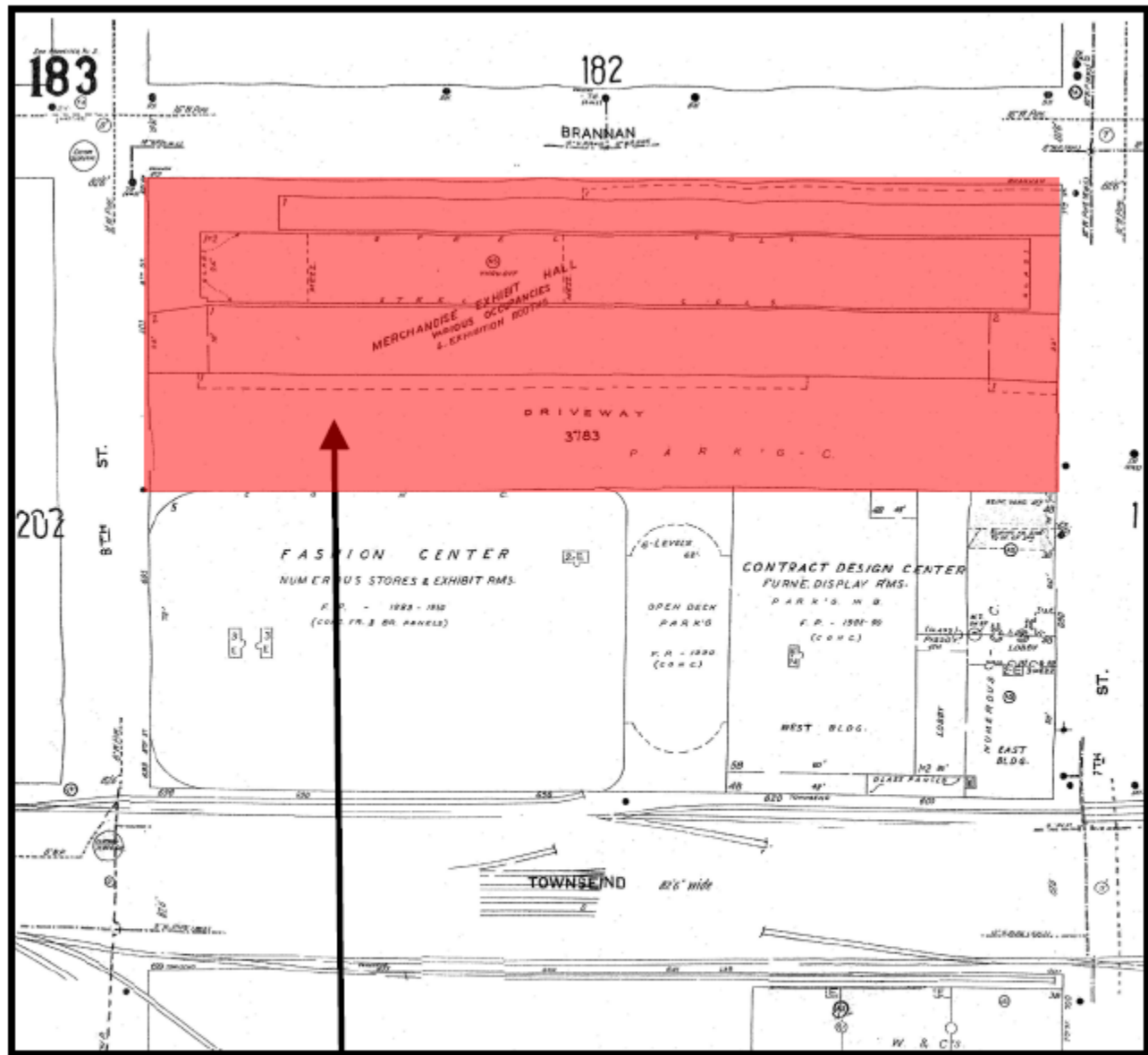


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-016911CUA
StretchLab Formula Retail
855 Brannan Street

Sanborn Map*



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

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-016911CUA
StretchLab Formula Retail
855 Brannan Street

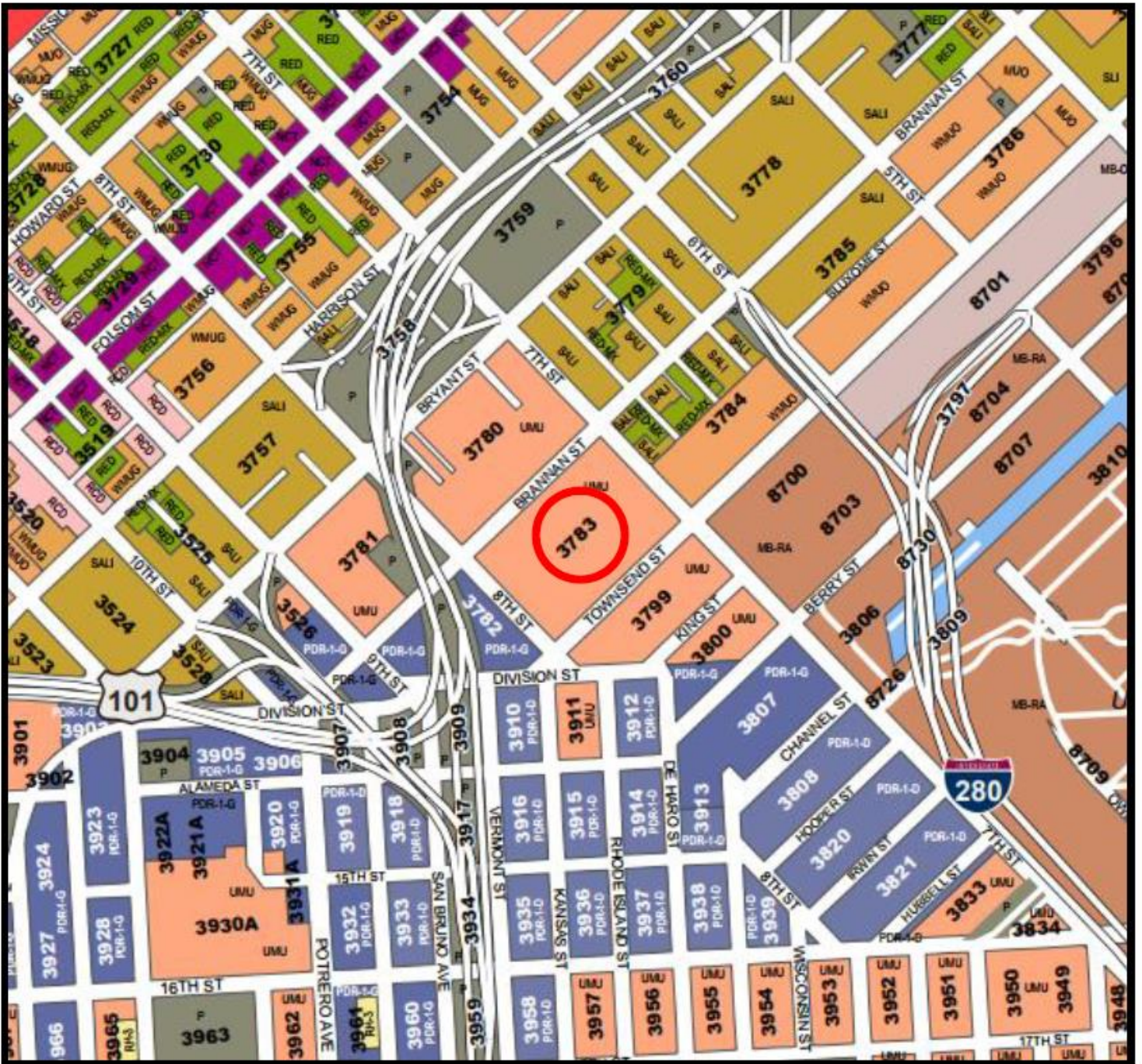
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization
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Site Photo



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