Executive Summary Conditional Use Authorization

HEARING DATE: JULY 16, 2020 CONTINUED FROM: JUNE 11, 2020

CONSENT

Record No.: 2019-021084CUA

Project Address: 355 Bay Shore Boulevard

Zoning: PDR-2 (Core Production, Distribution, and Repair) Zoning District

65-J Height and Bulk District

Bayshore Boulevard Home Improvement Special Use District

Block/Lot: 5598/030

Project Sponsor: Justin A. Zucker, Reuben, Junius & Rose, LLP

1 Bush street, Ste. 600 San Francisco, CA 94104

Property Owner: Bayshore Center II, LLC

1929 Van Ness Avenue San Francisco, CA 94109

Staff Contact: Claire Feeney - (415) 575-9174

claire.feeney@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

The proposed project would authorize a 14,792 square-foot General Grocery Formula Retail Use (d.b.a. Grocery Outlet) in a vacant ground-floor tenant space in a two-unit, double-height one-story commercial building. The tenant space was previously occupied by Smart & Final, a national-chain grocery store, until approximately 2018. 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 Use (General Grocery Store) in the Bayshore Boulevard Home Improvement Special Use District, pursuant to Planning Code Sections 249.65, 303, and 303.1.

ISSUES AND OTHER CONSIDERATIONS

• **Public Comment & Outreach.** The Project Sponsor conducted a Pre-Application on October 16, 2019. To date, the Department has received one letter of support and no messages of opposition.

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** Executive Summary Hearing Date: July 16, 2020

- **Use:** General Grocery Store uses are permitted within the PDR-2 Zoning District. The subject tenant space was previously occupied by Smart & Final, a national chain grocery store, until approximately 2018.
- **Formula Retail Concentration:** Within the 300-foot radius of 355 Bay Shore Boulevard, there are approximately 33 commercial storefronts on the ground floor. Eight businesses are Formula Retail uses which is a concentration of 24.2%. Of approximately 12,024 linear feet of commercial storefronts within the 300 feet radius, 184 liner feet is vacant while 1,290 linear feet is Formula Retail which is a concentration of 10.7%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 27.2%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 11.7%
- Bayview Hunters Point Citizens Advisory Committee (CAC). The subject property is within the Bayview Hunters Point Redevelopment Project Area: Zone 2 and is therefore within the jurisdiction of the Bayview Hunters Point Citizens Advisory Committee. Projects that require a Conditional Use Authorization must be noticed to the CAC for comment. The Department referred the Project to the CAC and the applicant emailed the CAC twice on June 10th and June 16th, introducing the project and offering to make a presentation and answer questions. The CAC stopped holding meetings in compliance with the Shelter in Place order which was issued by the City on March 17, 2020, and as of publication they have not held any digital meetings. The CAC did not respond to outreach by the applicant.

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 PDR-2 Zoning District, Bayshore Boulevard Home Improvement Special Use District, and the Objectives and Policies of the General Plan. The project will increase the availability of healthy affordable food in 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

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Planning Commission Draft Motion

HEARING DATE: JULY 16, 2020

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.65, 303, AND 303.1, TO ESTABLISH A FORMULA RETAIL USE (D.B.A. GROCERY OUTLET) MEASURING APPROXIMATELY 14,792 GROSS SQUARE FEET IN THE BAYSHORE BOULEVARD HOME IMPROVEMENT SPECIAL USE DISTRICT, LOCATED AT 355 BAY SHORE BOULEVARD, LOTS 030 IN ASSESSOR'S BLOCK 5598, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, AND REPAIR) ZONING DISTRICT AND A 65-J HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 12, 2019, Justin A. Zucker of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2019-021084CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a General Grocery Formula Retail Use (hereinafter "Project"), d.b.a. Grocery Outlet at 355 Bay Shore Boulevard, Block 5598 Lot 030 (hereinafter "Project Site").

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

On June 11, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization No. 2019-021084CUA. At this public hearing, the Project was continued to the public hearing on July 16, 2020.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-021084CUA 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. 2019-021084CUA, 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 14,792 square-foot General Grocery Formula Retail Use (d.b.a. Grocery Outlet) in a vacant ground-floor tenant space in a two-unit, double-height one-story commercial building. The tenant space was previously occupied by Smart & Final, a national-chain grocery store, until approximately 2018. Grocery Outlet specializes in selling products that have been discounted. There are four existing Grocery Outlet's in San Francisco. There are no other grocery stores in the vicinity.
- 3. **Site Description and Present Use.** The Project Site, Lot 030 in Assessor's Block 5598, is located on the east side of Bay Shore Boulevard, between Flower and Waterloo Streets in the PDR-2 Zoning District in the Bayview Hunters Point neighborhood. The site is developed with a two-unit double-height one-story commercial building that is approximately 20,640 square feet and has 58 parking spaces. The building was completed in 1994. The building has street frontages on Bay Shore Boulevard and Loomis Street. The subject's main storefront is located on Bay Shore Boulevard.
- 4. Surrounding Properties and Neighborhood. The neighborhood is characterized by one- and two-story commercial and industrial buildings. There are numerous one-story double-height warehouses in the area. The west side of Bay Shore Boulevard, opposite the Project Site, includes several one-story commercial buildings that immediately abut Highway 101. All lots surrounding the Project Site are in the PDR-2 Zoning District.
- 5. **Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on October 16, 2019. To date, the Department has received no comments or feedback.
 - a. The subject property is within the Bayview Hunters Point Redevelopment Project Area: Zone 2 and is therefore within the jurisdiction of the Bayview Hunters Point Citizens Advisory Committee. Projects that require a Conditional Use Authorization must be

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noticed to the CAC for comment. The Department referred the Project to the CAC and the applicant emailed the CAC twice on June 10th and June 16th, introducing the project and offering to make a presentation and answer questions. The CAC stopped holding meetings in compliance with the Shelter in Place order which was issued by the City on March 17, 2020, and as of publication they have not held any digital meetings. The CAC did not respond to outreach by the applicant.

- 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 General Grocery.** Planning Code Section 102 defines the General Grocery use as "a Retail Sales and Services that:
 - Offers a diverse variety of unrelated, non-complementary food and non-food commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, frozen foods, household products, and paper goods;
 - ii. May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) that occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to the display and sale of alcoholic beverages);
 - iii. May prepare minor amounts of food on site for immediate consumption;
 - iv. Markets the majority of its merchandise at retail prices; and
 - v. Shall operate with the specified conditions in Section 202.2(a)(1).
 - vi. Such businesses require Conditional Use authorization for conversion of a General Grocery use greater than 5,000 square feet, pursuant to Section 202.3 and 303(l)."

Grocery Outlet offers retail sales of discounted groceries, food, beverages, and products. No to-order food is prepared for consumption on sire and to-order prepared foods for consumption off site are not a primary service. Grocery Outlet is considered a General Grocery use, as defined in Planning Code Section 102, which is a principally permitted use in the PDR-2 Zoning District per Planning Code Section 210.3.

b. **Use Size.** Section 210.3A establishes size limits for all Retail and Office Uses in the PDR-2 Zoning District. Retail and Office Uses are cumulatively limited to 5,000 square feet.

The proposal will occupy a 14,792 square-foot vacant ground-floor establishment that was previously a General Grocery Formula Retail use. While this is over the 5,000 square foot limit, Section 202.3 of the Planning Code is designed to preserve General Grocery stores over 5,000 square feet, requiring a Conditional Use Authorization to demolish them. Therefore, the Project is compliant with Planning Code overall.

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.

Grocery Outlet currently has approximately 320 locations worldwide and is therefore considered a Formula Retail establishment. Grocery Outlet seeks a Conditional use Authorization for the establishment of a new Formula Retail use.

d. Signage. Section 607 of the Planning Code permits business signs to be located within Commercial and Industrial 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.

Grocery Outlet is proposing three signs, one on the rear of the building, one over the entrance, and a pole sign. The location and size of all three signs matches that of the previously existing signs for Smart & Final. The proposed signage complies 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:
 - a. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed Formula Retail use is compatible with and desirable for the surrounding community because it would will reactivate a currently vacant store front, create 25 to 35 new jobs, and increase options and access to healthy foods in the Bayview Hunters Point 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 that was previously a General Grocery Formula Retail use.

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

ii. 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 Planning Code does not require off-street parking for Retail Sales and Service uses, which includes General Grocery Stores. The Planning Code does require at least one off-street freight loading space for Retail Sales and Service uses which are between 10,001 and 60,000 square feet. The Project Site has one freight loading space and dock on the rear of the building facing Loomis Street. The proposed use is designed to meet the needs of the surrounding neighborhoods and is not a citywide or regional destination. In addition, there are numerous existing businesses in the area that serve customers from throughout San Francisco so traffic generated by Grocery Outlet will not be proportionally significant.

iii. 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 sound insulation.

iv. 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.

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

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

d. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and.

The Project is within the PDR-2 Zoning District and the Bay Shore Boulevard Home Improvement SUD. General Grocery Stores are a permitted use within both Districts. Formula Retail businesses

are permitted within the PDR-2 Zoning District and are allowed with a Conditional Use Authorization within the SUD. The Project Sponsor is applying for a CUA.

Grocery Outlet offers retail sales of discounted groceries, food, beverages, and products. No to-order food is prepared for consumption on sire and to-order prepared foods for consumption off site are not a primary service. Grocery Outlet is considered a General Grocery use, as defined in Planning Code Section 102, which is a principally permitted use in the PDR-2 Zoning District per Planning Code Section 210.3.

- 8. Formula Retail Use. Formula Retail uses within the Bayshore Boulevard Home Improvement SUD 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 355 Bay Shore Boulevard, there are approximately 33 commercial retail storefronts on the ground floor. Eight businesses are Formula Retail which is a concentration of 24.4%. Of approximately 12,024 linear feet of commercial retail storefronts within the 300 feet radius, 1,290 linear feet is Formula Retail which is a concentration of 10.73%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 27.3%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 11.8%.

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

There are no other General Grocery Stores in the Vicinity. Therefore, this use will support and enhance and not displace other grocery 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 an existing two-unit one-story double-height building and no major exterior alterations are proposed. The project includes new signage. Proposed signage will be limited to three signs, one on the rear of the building, one over the entrance, and a pole sign. The location and size of all three signs matches that of the previously existing signs for Smart & Final. 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. Six of the 33 commercial spaces are vacant, for a vacancy rate of approximately 18.1%. The vacant frontage accounts for 184 feet out of 12,024 feet of total commercial frontage within 300 feet.

Vacancies account for approximately 1.5% of frontage with 300 feet of the Project Site. The Project accounts for one commercial space and 125 feet 2 inches of lot frontage, which would decrease the vacancy rate to approximately 15.2%, while the amount of frontage devoted to vacancies would decrease to 0.5%, 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 10 daily needs businesses within a 300 feet vicinity of the subject property. This is approximately 30% of the number of storefronts in this same area.

Citywide Services: There are currently 17 citywide service businesses within a 300 feet vicinity of the subject property. This is approximately 50% 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.

LAND USE TYPE	300 FEET VICINITY FRONTAGE TOTAL (FT.)	VICINITY %		
Animal Hospital	0	0%		
Business / Professional	0	0%		
Financial	0	0%		
Limited Restaurant / Restaurant	407	3.4%		
Medical	0	0%		
Other Retail	11,433	95.1%		
Personal Service	0	0%		
Vacant	184	1.5%		
Total	5098	100%		

The use mix is varied within the 300 feet vicinity. Businesses providing Other Retail services, such as furniture, automobile, and hardware retail, comprise 95.1% of the ground floor frontage. 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.

An economic impact study is not required for this project because the subject formula retail use is a General Grocery Store.

- 9. **Bayshore Boulevard Home Improvement Special Use District Findings.** Planning Code Section 249.65 outlines additional criteria for the Planning Commission to consider when evaluating any Conditional Use Authorization Application in the Bayshore Boulevard Home Improvement Special Use District. On balance, the Commission finds:
 - 1) The proposal is in conformity with the purpose and intent of the Bayshore Boulevard Home Improvement Special Use District;

The primary purpose of the Bayshore Boulevard Home Improvement SUD is "to encourage and promote businesses of varying types that are focused on home improvement." The SUD is also intended to "create a mixed commercial district, which includes retail and production, distribution and repair businesses" and "local hiring is an explicitly stated goal." Grocery Stores are a retail use per the Planning Code. The Project will create 25 to 35 new jobs and the Project Sponsor intends to host a job to encourage local hiring. Therefore, the project is in conformity with the purpose and intent of Bayshore Boulevard Home Improvement SUD.

2) The proposal contributes to the sustainable character and function of the Bayshore Boulevard Home Improvement SUD;

The Project will further bolster this section of Bay Shore Boulevard as a convenient destination for household goods, ranging from home improvement resources at the adjacent Lowe's Home Improvement Store to affordable pantry staples at Grocery Outlet. The subject tenant space is currently vacant, an active retail space that sells essential goods and products for families will benefit all business in the area.

3) The proposal is consistent with the policies and guidelines of the Bayshore Boulevard Home Improvement District Design Guidelines.

The Project is part of the Bayshore Boulevard Home Improvement SUD and is subject to the Urban Design Guidelines. No exterior work or façade improvements are proposed, excluding signage. The primary façade of the building will continue to be oriented towards Bayshore Boulevard, the parking area is still configured to accommodate vehicle queues on site, signage is scaled appropriately to the building, and landscaped areas are all remaining. Therefore, the Project is consistent with Design Guidelines.

10. **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 WORKINIG 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, PARTICULAR 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.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

Objective 6:

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

Policy 6.3:

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

Policy 6.4:

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

BAYVIEW HUNTERS POINT AREA PLAN

Objective 9:

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AD BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

Policy 9.1:

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

Policy 9.2:

Encourage the local business community to play a larger role in Bayview's industrial sector.

The Project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Grocery stores are an essential service that residents of San Francisco depend on. The Project will not negatively impact major local industries or work in the construction, shipping, and industrial trades because the tenant space is currently vacant and adjacent retail businesses serving these industries successfully cohabitated with the previously existing Smart & Final grocery store. 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.

- 11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

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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 retail 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 Project Site is served by nearby public transportation options. The Project is located along multiple Muni bus lines (9-San Bruno, 9R-San Bruno Rapid, and 23 Monterey). The Project also provides offstreet parking in the existing 58-space surface parking lot on site. The area around the Project has multiple businesses that serve customers from throughout San Francisco and outside of the City. This portion of Bay Shore Boulevard is already intended to accommodate and serve people beyond the immediate neighborhood, therefore traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-021084CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 28, 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 July 16, 2020.

Jonas P. Ionin
Commission Secretary

AYES:
NAYS:

ADOPTED: July 16, 2020

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ABSENT:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. Grocery Outlet) in the Bayshore Boulevard Home Improvement Special Use District, located at 355 Bay Shore Boulevard, Assessor's Block 5598 Lot 030 pursuant to Planning Code Sections 249.65, 303, and 303.1 within the PDR-2 Zoning District and 65-J Height and Bulk District; in general conformance with plans, dated January 28, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2019-021084CUA and subject to conditions of approval reviewed and approved by the Commission on July 16, 2020, under Motion No XXXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on July 16, 2020 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.

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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. **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
- 9. **Signage.** A sign permit(s) and compliance with Article 6 and Section 145 of the Planning Code will be required.
 - For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

- 10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at* 415-575-6863, www.sf-planning.org
- 11. **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.

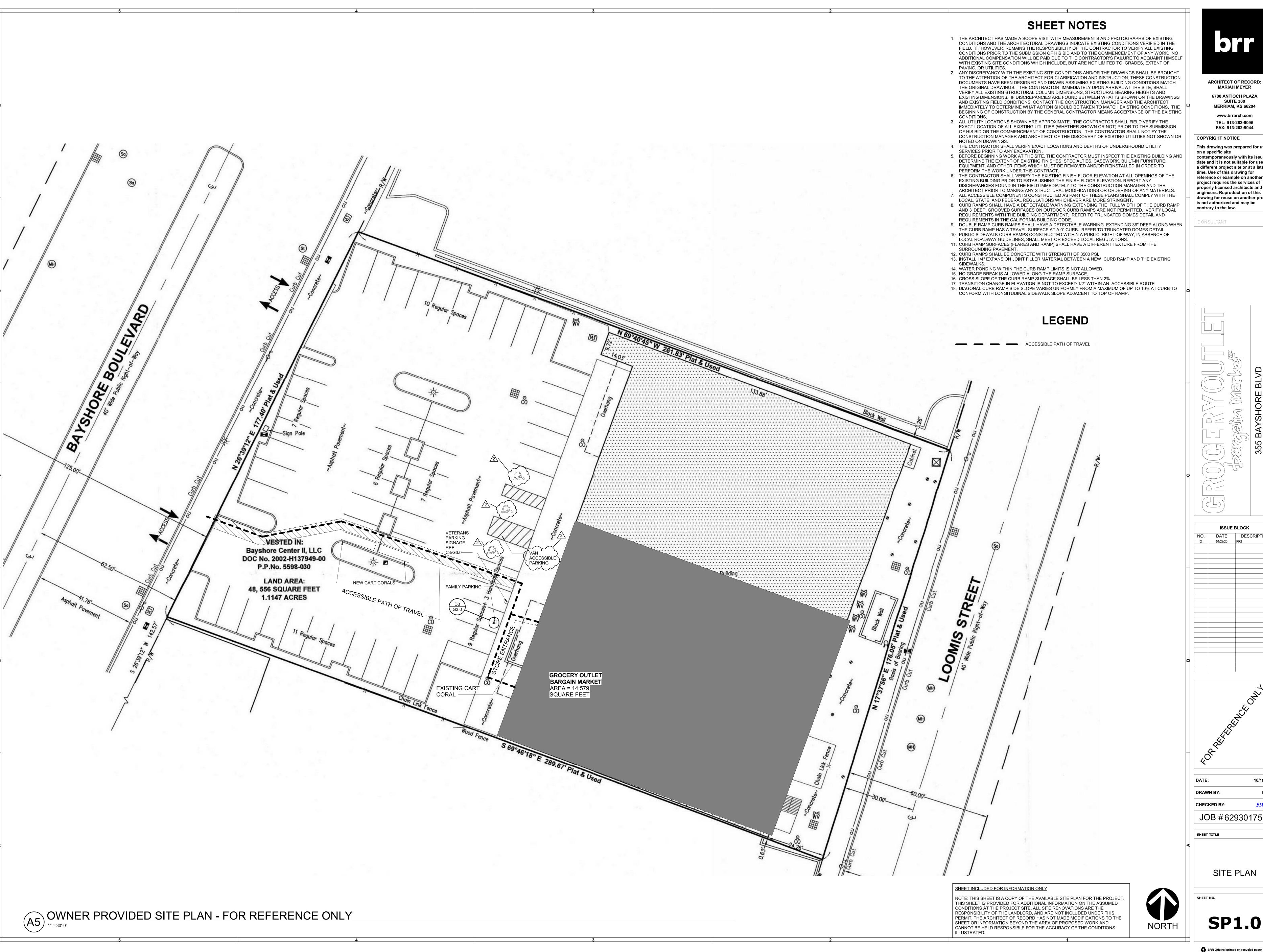
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

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

- 14. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Thursday from 10:00a.m. to 11:00p.m. and Friday through Saturday 10:00a.m. to midnight.
 - For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org





ARCHITECT OF RECORD: MARIAH MEYER **6700 ANTIOCH PLAZA SUITE 300** MERRIAM, KS 66204

www.brrarch.com TEL: 913-262-9095 FAX: 913-262-9044

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be

NSULTANT

ISSUE BLOCK

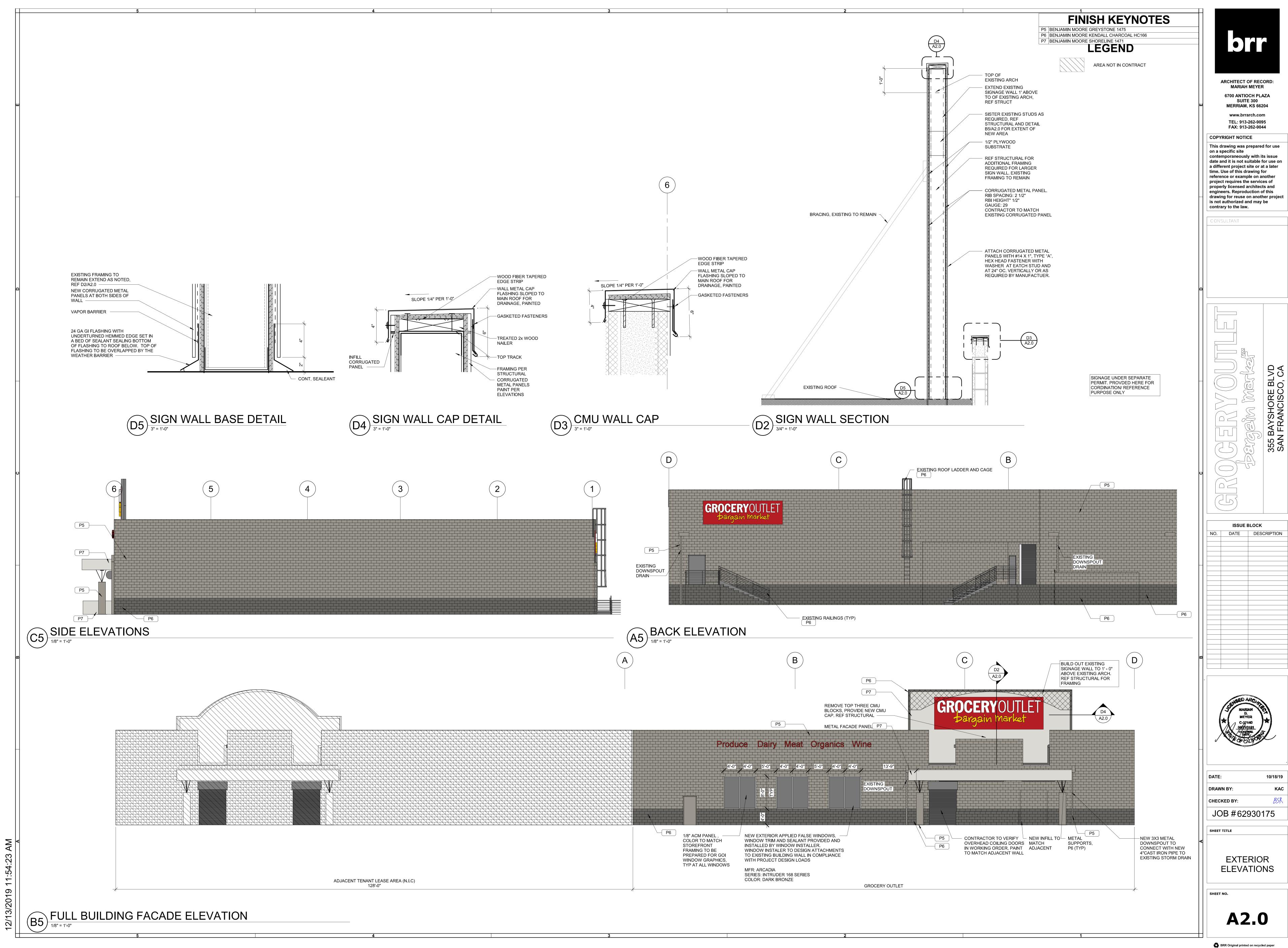
DATE DESCRIPTION

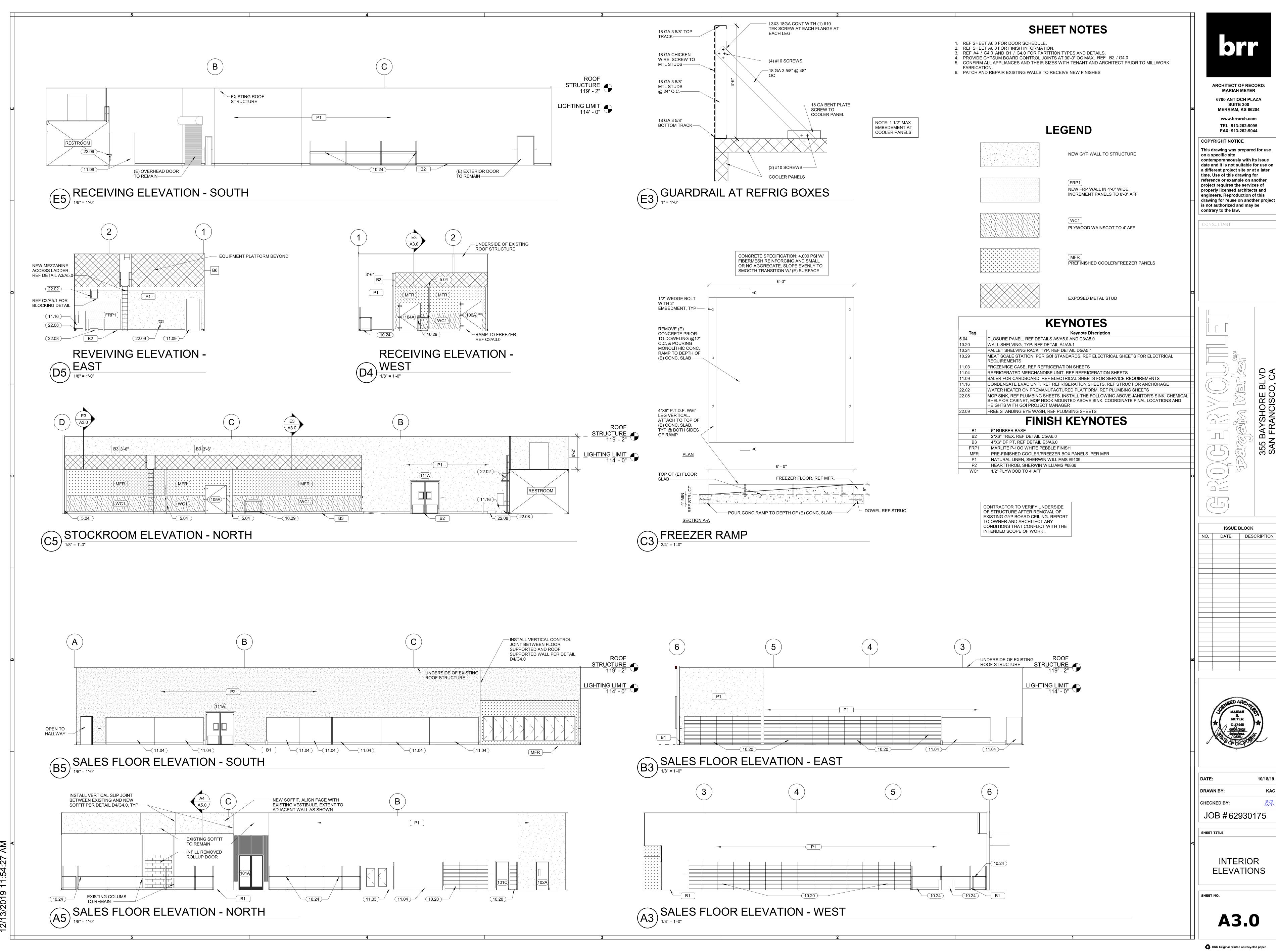
DATE: DRAWN BY: CHECKED BY:

JOB #62930175

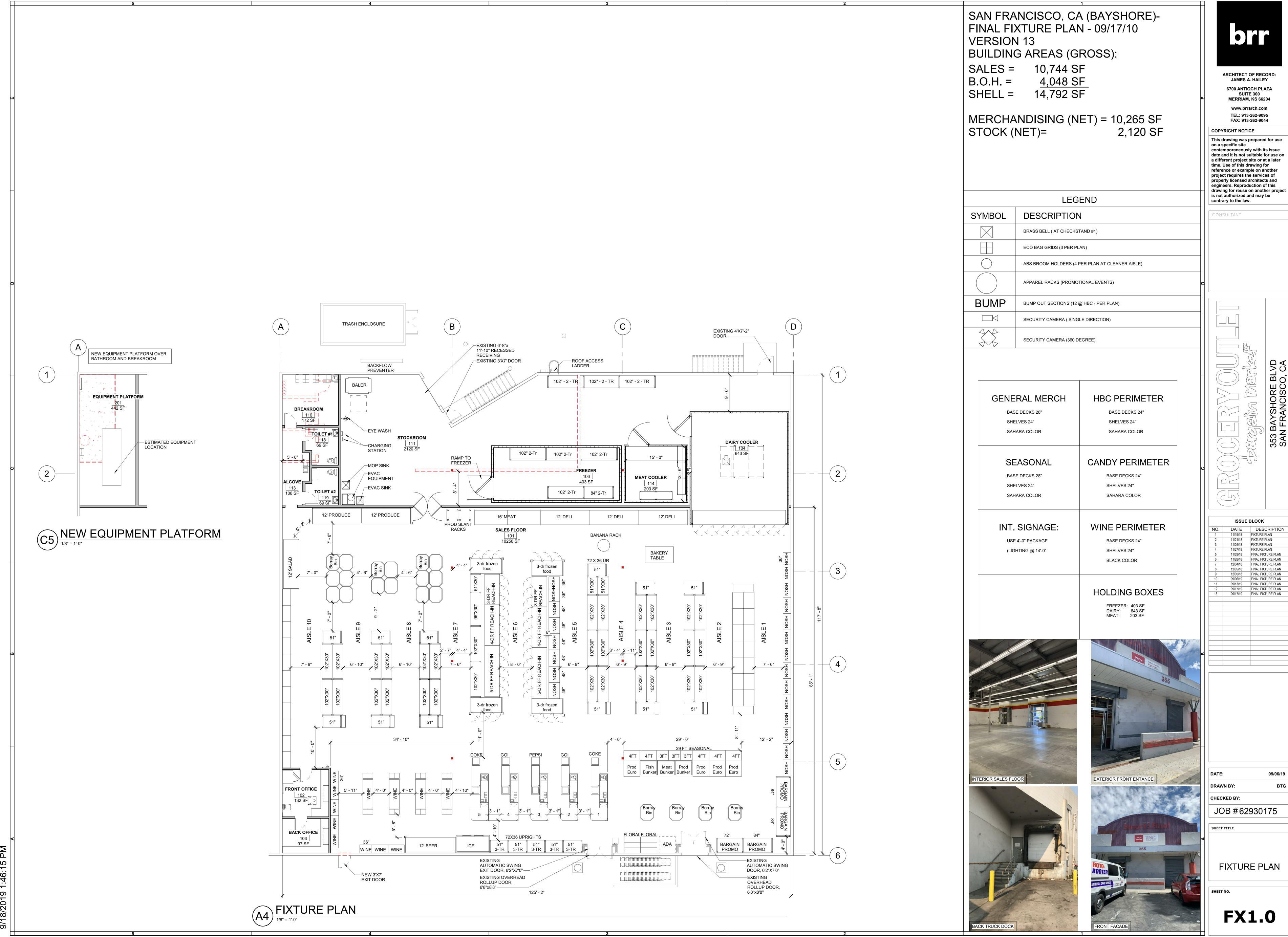
SITE PLAN

SP1.0





BLVD O, CA



BRR Original printed on recycled paper

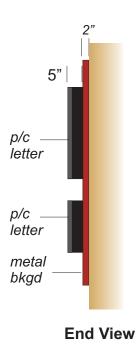


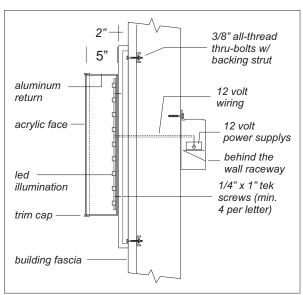
Scale 3/8"=1'-0"

Sign A: Led Illuminated P/C Sign (on alum. bkgd)

clear acrylic letter faces w/ 2nd surface vinyl decoration; white, golden yellow #3630-125 & clear protective. 5" deep black returns with black 1" trimcap. ul approved white Led illumination.

6'x19'-7"x 2" deep 0.100 aluminum face. paint dark red #3630-73 mathews. behind the wall raceway: sht/mtl construction paint to match bldg.





Led P/C Sign Detail on Metal Bkgd





Photo Elevation (front view)



DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 JOB #: 00000
CLIENT: GROCERY OUTLET
CONTACT:
DATE: 12-13-18
PROJECT LOCATION:
353 BAYSHORE BLVD
SAN FRANCISCO, CA

OUTLET

SALESPERSON: SEAN CAMPBELL
DRAWN BY: BAM
PAGE 1 OF 6

N:
CLIENT APPROVAL
DATE

A
LANDLORD APPROVAL
DATE

REVISIONS: 00-00-00
3-15-17 bam
7-2-15 bam
7-7-15 bam
9-18-15 bam
9-18-15 bam
00-00-00
SCALE: NOTED
FILE NAME:
GROCERY OUTLET san francisco bayshore

E ELECT.

120 Volt _____

277 Volt ____

Other

LET

one box above

MUST be checked prior to any mfq.

SPECIFICATIONS

See Drawing for Specifications

This Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra charge copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems

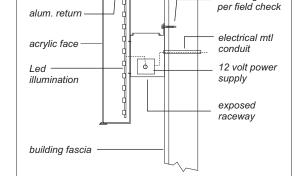
Signs B: Led Illuminated Pan Channel Letters (on exposed R/W's)

Scale: 3/8"=1'-0"

clear acrylic letter faces with 2nd surface vinyl decoration; dark red #3630-73 & clear protective. 5" deep black returns with black 1" trimcap. ul approved red Led illumination.

exposed raceways: sht/mtl construction- paint to match building.





mounting

Led P/C Letter Mount Detail (on Exposed R/W)

5"

Photo Elevation (front view)

DESIGN MANUFACTURING INSTALLATION MAINTENANCE



5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 JOB #: 00000
CLIENT: GROCERY OUTLET
CONTACT:
DATE: 12-13-18
PROJECT LOCATION:
353 BAYSHORE BLVD
SAN FRANCISCO, CA

SALESPERSON: SEAN CAMPBELL
DRAWN BY: BAM
PAGE 2 OF 6

CLIENT APPROVAL

LANDLORD APPROVAL

DATE

REVISIONS: 00-00-00 SCALE: NOTED

3-15-17 bam 7-2-15 bam GROCERY OUTLET san francisco bayshore

ELECT.

120 Volt _____ S

277 Volt ____ Other

one box above
MUST be checked

prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

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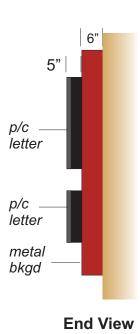


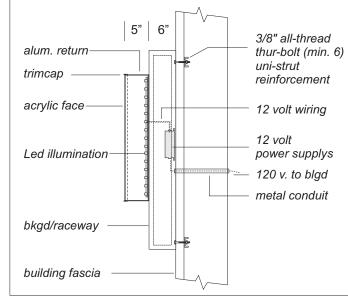
Scale 3/8"=1'-0"

Sign C: Led Illuminated P/C Sign (on 6" deep alum. bkgd)

cabinet/bkgd: 6" deep aluminum construction paint dark red #3630-73

copy: clear acrylic letter faces with 2nd surface vinyl decoration; white, golden yellow #3630-125 and vinyl clear protective. 5" deep black returns with black 1" trimcap. ul approved white Led illumination.





Led P/C Sign Detail (on alum. bkgd/raceway)

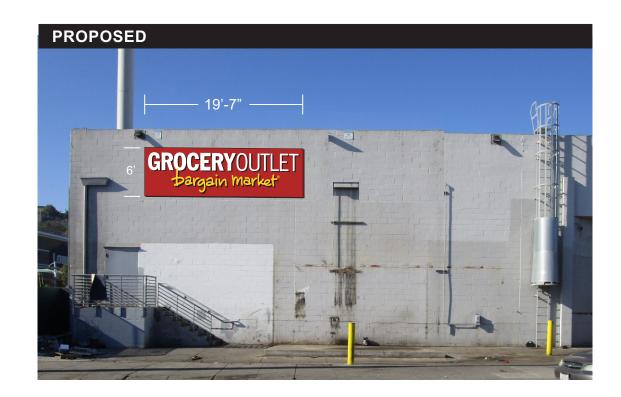




Photo Elevation (rear view)



DESIGN MANUFACTURING INSTALLATION MAINTENANCE

5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 JOB #: 00000
CLIENT: GROCERY OUTLET
CONTACT:
DATE: 12-13-18
PROJECT LOCATION:
353 BAYSHORE BLVD
SAN FRANCISCO, CA

SALESPERSON: SEAN CAMPBELL
DRAWN BY: BAM
PAGE 3 OF 6

CLIENT APPROVAL

LANDLORD APPROVAL

DATE

REVISIONS: 00-00-00

3-15-17 bam
7-2-15 bam
7-7-15 bam
9-18-15 bam
bare SCALE: NOTED

FILE NAME:
GROCERY OUTLET san francisco bayshore

277 Volt ____
Other ____
one box above MUST be checked

prior to any mfg.

SPECIFICATIONS

See Drawing for Specifications

Inis Design Layout is specific to 120 volt electrical power for approved illuminated signage, Any other voltage at job site that requires additional install trips will be an extra charge copyright 2000 USS United Sign Systems This artwork/design is sole peoperty of USS United Sign Systems and cannot be reproduced without written permission of Johnson Sign Systems

10'-6"+- (reface)

GROCERYOUTLET Dargain Market

Sign D: (reface)

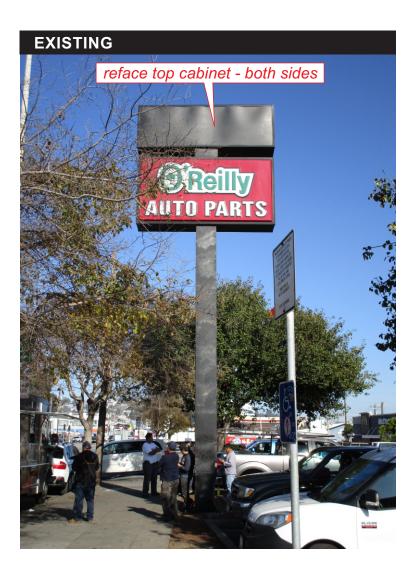
Existing D/F Illuminated Pylon Sign

cabinet: existing @ site (repaint dark red #3630-73)

sign face: clear lexan with 2nd surface vinyl decoration;

dark red #73, golden yellow #125 & white







5201 Pentecost Drive Modesto, Calif. 95356 1-800-481-SIGN FAX (209) 543-1326 JOB #: 00000
CLIENT: GROCERY OUTLET
CONTACT:
DATE: 12-13-18
PROJECT LOCATION:
353 BAYSHORE BLVD
SAN FRANCISCO, CA

SALESPERSON: SEAN CAMPBELL DRAWN BY: BAM PAGE 4 OF 6

CLIENT APPROVAL DATE

CLIENT APPROVAL DATE

LANDLORD APPROVAL DATE

REVISIONS: SCALE: NOTED

00-00-00
NOTED

FILE NAME:
GROCERY OUTLET
san francisco
bayshore

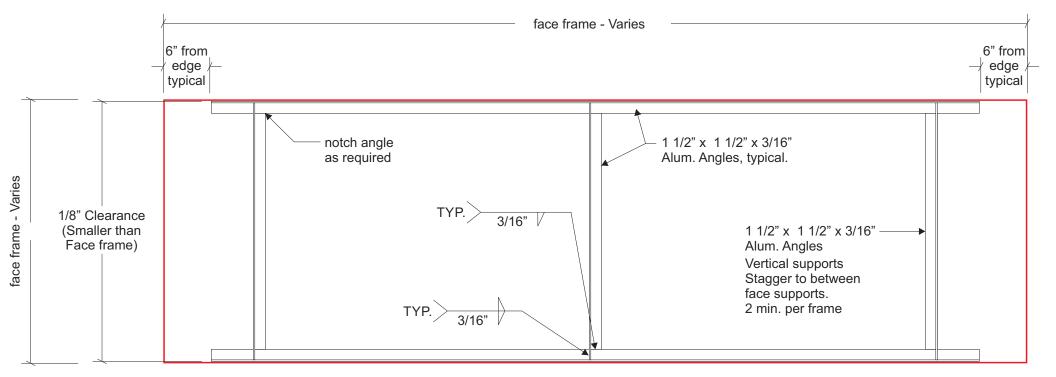
120 Volt ____ 277 Volt ____ Other

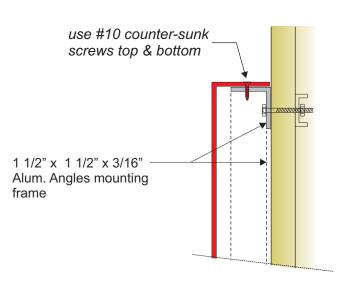
one box above MUST be checked prior to any mfg. SPECIFICATIONS

See Drawing for Specifications

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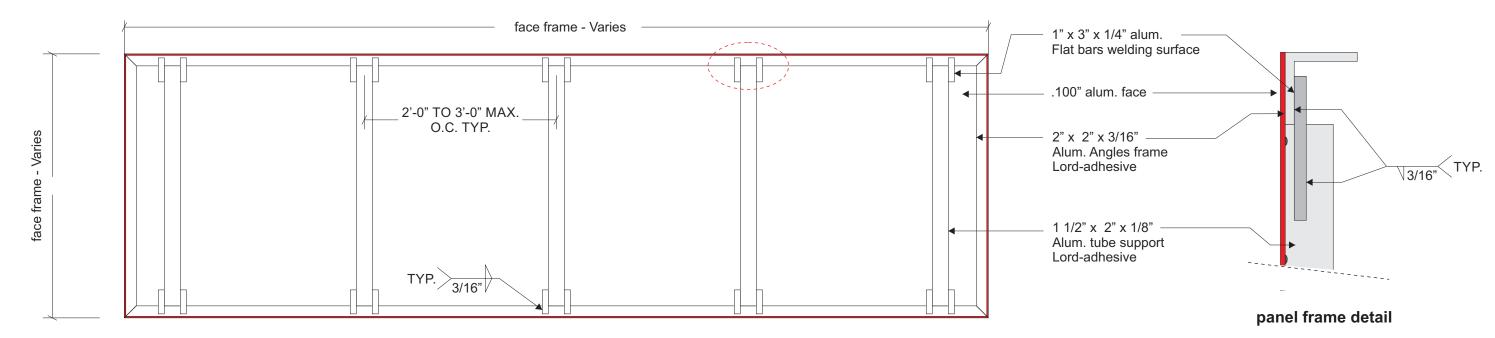
DESIGN MANUFACTURING INSTALLATION MAINTENANCE



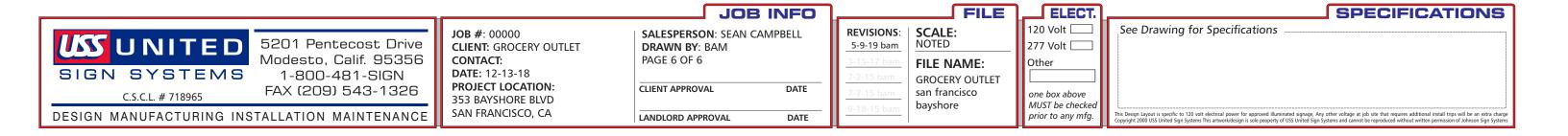


typ. bracket mount to bldg wall

Mounting Frame - Typical Detail n.t.s.



Background Frame - Backside View Typical Detail n.t.s.



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address			Block/Lot(s)		
355 BAY SHORE BLVD			5598030		
Case No.			Permit No.		
2019-021084PRJ					
Addition/ Demolition (requires HRE for		Demolition (requires HRE for	New		
Al	Alteration Category B Building)		Construction		
Proje	ct description for	Planning Department approval.			
		zation to permit replacement of an existing grocery			
) with a new grocer ope or retail space	y formula retail store (d.b.a. Grocery Outlet). No e.	xpansion of the existing building		
Ciivei	ope of retail space	то ргорозец.			
1					
STE	P 1: EXEMPTIO	ON CLASS			
	P 1: EXEMPTIC		California Environmental Quality		
The p		ON CLASS etermined to be categorically exempt under the	California Environmental Quality		
The p	project has been d CEQA).				
The p	oroject has been d CEQA). Class 1 - Existin	etermined to be categorically exempt under the	ions under 10,000 sq. ft.		
The p	croject has been d CEQA). Class 1 - Existin Class 3 - New Co building; comme	g Facilities. Interior and exterior alterations; addit onstruction. Up to three new single-family resider reial/office structures; utility extensions; change of	ions under 10,000 sq. ft.		
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The p	Class 1 - Existin Class 3 - New Co building; commented or with Class 32 - In-Fill 10,000 sq. ft. and (a) The project is policies as well at (b) The proposed	g Facilities. Interior and exterior alterations; addit construction. Up to three new single-family resider reial/office structures; utility extensions; change of a CU. I Development. New Construction of seven or mod meets the conditions described below: a consistent with the applicable general plan designs with applicable zoning designation and regulation development occurs within city limits on a project	ions under 10,000 sq. ft. nces or six dwelling units in one use under 10,000 sq. ft. if principally re units or additions greater than nation and all applicable general plan ons.		
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STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)			
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? 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 > Maher layer).			
	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?			
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)			
	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.			
	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.			
	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.			
Comments and Planner Signature (optional): Claire Feeney				

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map) Category A: Known Historical Resource. GO TO STEP 5. Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4. 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. 1. Change of use and new construction. Tenant improvements not included. 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building. 3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations. 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines. 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way. 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way. 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows. 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 П 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. Project is not listed. GO TO STEP 5. Project does not conform to the scopes of work. GO TO STEP 5. Project involves four or more work descriptions. GO TO STEP 5. 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. 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. 2. Interior alterations to publicly accessible spaces. 3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character. 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

5. Raising the building in a manner that does not remove, alter, or obscure character-defining

6. Restoration based upon documented evidence of a building's historic condition, such as historic

中文詢問請電: 415.575.9010

photographs, plans, physical evidence, or similar buildings.

features.

	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> .					
	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):					
	9. Other work that would not materially impair a historic district (specify or add comments):				
Ш						
	(Requires approval by Senior Preservation Planner/Preservation	Coordinator)				
	10. Reclassification of property status . (Requires approval by Planner/Preservation	Senior Preservation				
	Reclassify to Category A	Reclassify to Category C				
	a. Per HRER or PTR dated	(attach HRER or PTR)				
	b. Other (specify):					
	Note: If ANY box in STEP 5 above is checked, a Prese	rvation Planner MUST sign below.				
	Project can proceed with categorical exemption review . The preservation Planner and can proceed with categorical exemption	· · · · · · · · · · · · · · · · · · ·				
Comm	ents (optional):					
Preser	vation Planner Signature:					
STE	P 6: CATEGORICAL EXEMPTION DETERMINATION					
TO E	BE COMPLETED BY PROJECT PLANNER					
	No further environmental review is required. The project is ca There are no unusual circumstances that would result in a rea					
	effect.					
	Project Approval Action:	Signature:				
	Planning Commission Hearing	Claire Feeney				
		06/02/2020				
	Once signed or stamped and dated, this document constitutes a categorical exer	mption pursuant to CEQA Guidelines and Chapter				
	31of 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.

MODIFIED PROJECT DESCRIPTION

Modi	fied Project Description:					
DE	TERMINATION IF PROJECT (CONSTITUTES SUBSTANTIAL MODIFICATION				
Com	pared to the approved project, w	ould the modified project:				
	Result in expansion of the buil	ding envelope, as defined in the Planning Code;				
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;					
	Result in demolition as defined	d under Planning Code Section 317 or 19005(f)?				
	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.						
DET	ERMINATION OF NO SUBSTA	NTIAL MODIFICATION				
	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						
website	e and office and mailed to the applicant	ew is required. This determination shall be posted on the Planning Department, City approving entities, and anyone requesting written notice. In accordance				
	napter 31, Sec 31.08j of the San Francis posting of this determination.	sco Administrative Code, an appeal of this determination can be filed within 10				
Plan	ner Name:	Date:				

Land Use Information

PROJECT ADDRESS: 355 Bay Shore Boulevard RECORD NO.: 2019-021084CUA

	EXISTING	PROPOSED	NET NEW			
GROSS SQUARE FOOTAGE (GSF)						
Parking (accessory) GSF	19,244	0	19,244			
Residential GSF	0	0	0			
Laboratory GSF	0	0	0			
Office GSF	0	0	0			
Industrial/PDR GSF Production, Distribution, & Repair	0	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)	14,792	0	14,792			
TOTAL GSF	34,036		34,036			
	EXISTING	NET NEW	TOTALS			
	PROJECT FEATURES (Units of	r Amounts)				
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	Approx. 58	0	Approx. 58			
Loading Spaces	1	0	1			
Bicycle Spaces	0	0	0			
Car Share Spaces	0	0	0			
Other ()	0		0			

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

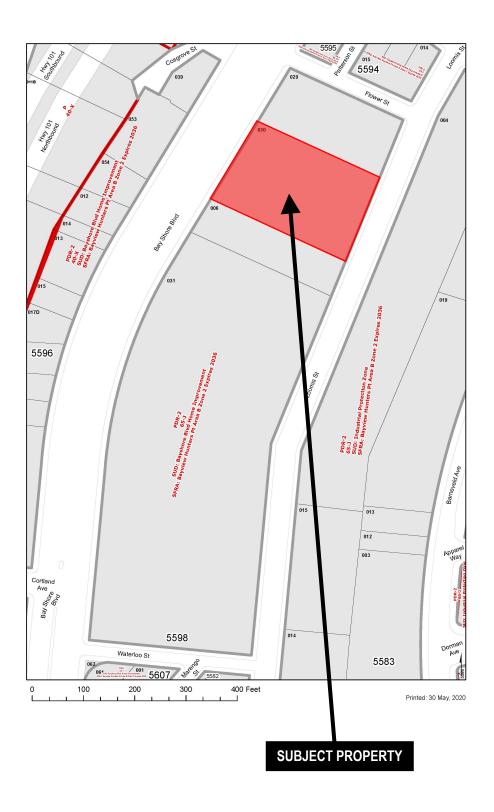
Reception: **415.558.6378**

Fax:

415.558.6409

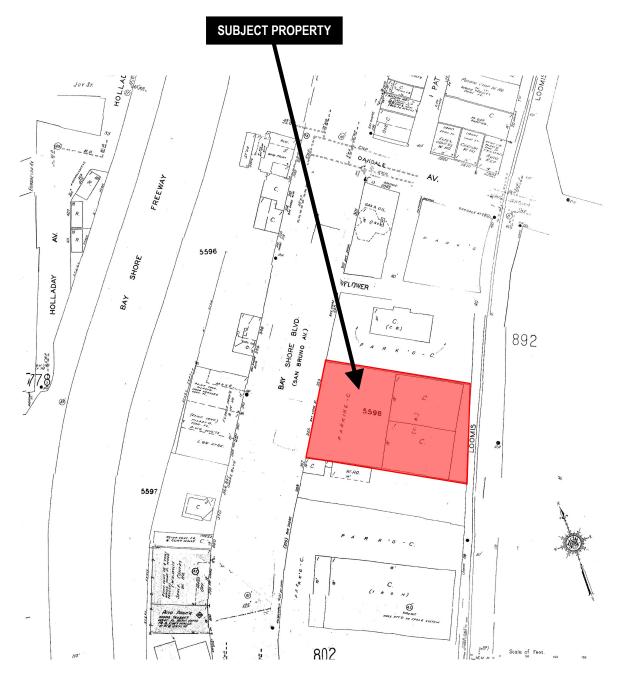
Planning Information: **415.558.6377**

Parcel Map

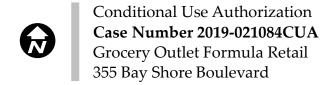




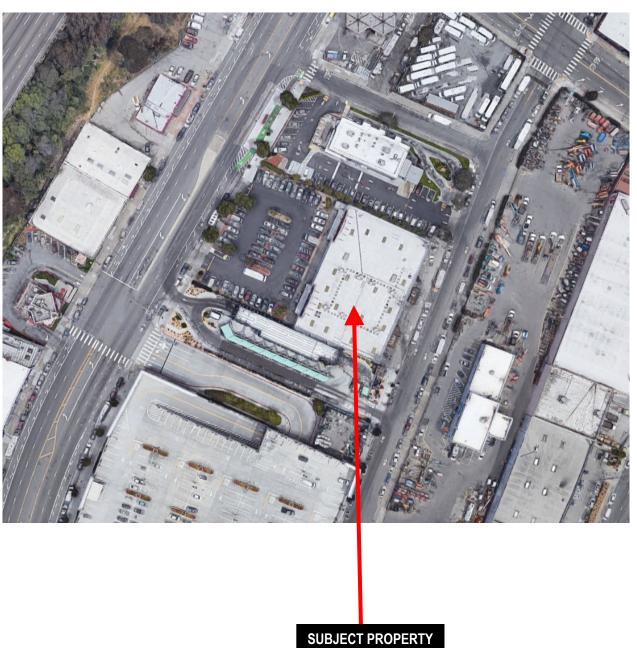
Sanborn Map*



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

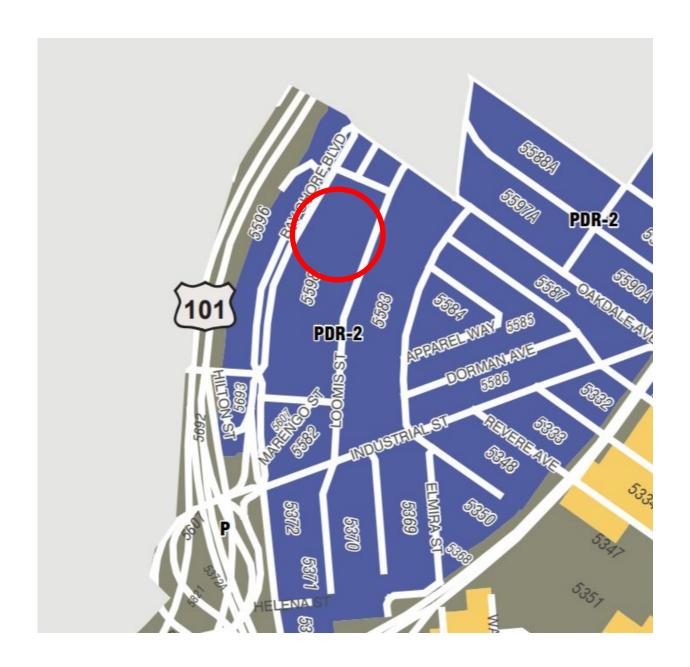


Aerial Photo – View 1





Zoning Map





Site Photo



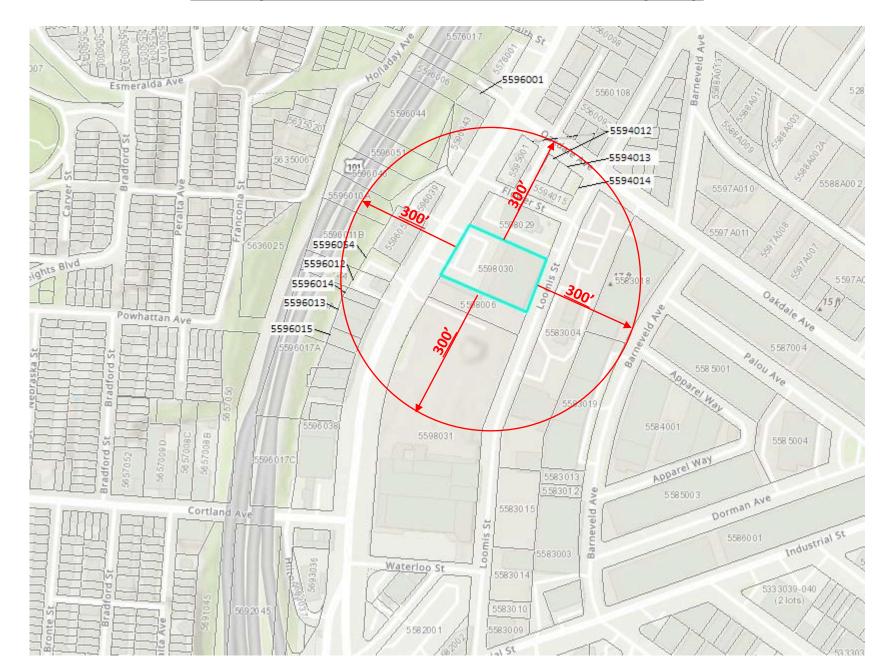
Site Photo



Site Photo



355 Bayshore Boulevard Formula Retail Survey Map



355 Bay Shore Boulevard

						Business Frontage			Additional Store
Count	Block/Lot	Business Name	Business Address	Use	Lot Frontage Ft	Ft	FR Y/N	Vacant	Previous Listed Lot?
1	5595/001	Shell	319 Bayshore Blvd.	Gas Station	440.4	61	Υ	N	N
2	5598/029	McDonald's	345 Bayshore Blvd.	Food, Retail	120.26	50	Υ	N	N
3	5598/030	O'Reilly Auto Parts	353 Bayshore Blvd.	Auto, Retail	177.4	88.7	Υ	N	N
4	5598/030	Vacant - last occupied by Smart & F	r 355 Bayshore Blvd.	Grocery	177.4	88.7	Υ	Υ	Υ
5	5598/006	Shine-N-Seal Car Wash	367 Bayshore Blvd.	Car Wash, Auto Service	74.862	48	N	N	N
6	5598/031	Lowes	491 Bayshore Blvd.	Hardware, Retail	1887.235	787	Υ	N	N
7	5596/001	Bayshore Taqueria	300 Bayshore Blvd., #A	Food, Retail	80	25	N	N	N
8	5596/001	Bay Shore Market	300 Bayshore Blvd., #B	Food, Retail	80	55	N	N	Υ
9	5569/043	JR Seafood	310 Bayshore Blvd.	Food, Retail	194.473	50	N	N	N
10	5596/043	Domino's Pizza	320 Bayshore Blvd.	Food/Retail	194.473	40	Υ	N	Υ
11	5596/039	Silver Crest Donut Shop	348 Bayshore Blvd.	Food, Retail	281.605	69	N	N	N
12	5596/053	Grand Central Station Antiques	360 Bayshore Blvd.	Furniture Retail	151.54	59	N	N	N
13	5596/053	Golden Gate Interiors - Carpet	362 Bayshore Blvd.	Retail	151.54	91	N	N	Υ
1.4	5596/054	look in the Day	2CC 270 Dayshara Dlyd	Food Datail	CC C3	40	V	NI	N.
14	5596/012	Jack in the Box	366-370 Bayshore Blvd.	Food, Retail	66.62	40	Y	IN	N
15	5596/014	Dennis Auto Repair	380 Bayshore Blvd.	Auto Services	30.29	30.29	N	N	N
16	5596/013	American Gymnastic Club	390 Bayshore Blvd.	Instructional Services, Reta	100.12	100.12	N	N	N
17	5596/015	Kelley Painting & Waterproofing	400 Bayshore Blvd.	Painting Trade Shop, Retail	50.163	50.163	N	N	N
	5594/012								
10	5594/013	2024 Oakdala Avra Dadkina	110 La avecia Ch	Daulius I at	245 77	0	N.I	.	
18	5594/014	2821 Oakdale Ave. Parking	110 Loomis St.	Parking Lot	215.77	0	IN	IN	N .
	5594/015]							
19	5583/004	United Rentals	123 Loomis St.	Equipment Rental	1148.264	135	Υ	N	N
20	5583/018	Professional Contractor Supply	2725 Oakdale Ave.	Hardware, Retail	498.622	420	N	N	N
21	5583/018	The Chairman	2723 Oakdale Ave.	Food, Retail	498.622	78	N	N	Υ
22	5583/019	Vacant	540 Barneveld Ave. # A	PDR	450.361	19	N	Υ	Υ
23	5583/019	Switchgear Inc.	540 Barneveld Ave. # B	PDR	450.361	19	N	N	Υ
24	5583/019	Juice Shop	540 Barneveld Ave. # C	PDR	450.361	19	N	N	Υ
25	5583/019	Osheka, Inc.	540 Barneveld Ave. # D	PDR	450.361	19	N	N	Υ
	5583/019	Vacant	540 Barneveld Ave. # E	PDR	450.361	19		Υ	Υ
27	5583/019	Vacant	540 Barneveld Ave. # F	PDR	450.361	19	N	Υ	Υ
28	5583/019	Conrad Imports, Inc.	540 Barneveld Ave. # G	PDR	450.361	19	N	N	Υ
29	5583/019	Conrad Imports, Inc.	540 Barneveld Ave. # H	PDR	450.361	19	N	N	Υ
30	5583/019	Vacant	540 Barneveld Ave. # J	Vacant	450.361	19	N	Υ	Υ
31	5583/019	August West Wines LLC	540 Barneveld Ave. # K	PDR	450.361	19	N	N	Υ
32	5583/019	Vacant	540 Barneveld Ave. # L	Vacant	450.361	19	N	Υ	Υ
33	5583/019	Franciscan Interiors	540 Barneveld Ave. # M	PDR	450.361	19	N	N	Υ