



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MAY 7, 2020

CONSENT

Record No.: 2019-022072CUA
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: Sheryl Brady, Permit Place
13499 Riverside Drive, #202
Sherman Oaks, CA 91423
Property Owner: Archstone Concourse, LLC
Two North Riverside Plaza, Suite 400
Chicago, IL 60606
Staff Contact: Claire Feeney – (415) 575-9174
claire.feeney@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The proposed project would authorize a 2,818 square-foot Formula Retail Retail-Sales and Service use (d.b.a. Trek Bicycle) 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 Retail-Sales and Services 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 November 21, 2019. To date, the Department has received no comments or feedback.
- **Subject Space:** The subject tenant space is permitted as a “Retail Sales and Service” space in the previously approved Building Permit Application No. 201309045886. 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 44 commercial retail storefronts on the ground floor. Eleven businesses are Formula

Retail uses which is a concentration of 25.6%. Of approximately 5,098 linear feet of commercial storefronts within the 300 feet radius, 846 linear feet is vacant while 1,058 linear feet is Formula Retail which is a concentration of 20.7%. 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 21.9%.

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, pedestrian-friendly Retail Sales and 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

HEARING DATE: MAY 7, 2020

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 843.46, TO ESTABLISH A FORMULA RETAIL RETAIL-SALES AND SERVICE USE (D.B.A. TREK BICYCLE) MEASURING APPROXIMATELY 2,818 GROSS SQUARE FEET, 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 December 2, 2019, Sheryl Brady of Permit Place (hereinafter "Project Sponsor") filed Application No. 2019-022072CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Retail-Sales and Service Use (hereinafter "Project"), d.b.a. Trek Bicycle 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 May 7, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization No. 2019-022072CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022072CUA 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. 2019-022072CUA, 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 2,818 square-foot Formula Retail Retail-Sales and Service use (d.b.a. Trek Bicycle) in a vacant ground-floor tenant space in a newly constructed six-story, mixed-use building. The Project will also include a new signage. Trek Bicycle offers retail sales of bikes, accessories, and apparel, rents out bicycles, and operates a bike repair shop. There is one Trek Bicycle in San Francisco at 3001 Steiner Street, as well as three partner retail establishments that also sell and/or service Trek products. There are no other bicycle sales and or service business 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. The lots across the street from Brannan and Townsend are located in the UMU Zoning District, while lots across the street from 8th Street are located in the PDR-1-G Zoning District, while lots across from 7th Street are located in the SALI and RED-MX Zoning Districts.
5. **Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application Meeting on November 21, 2019. To date, the Department has received no comments or feedback.
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 - Sales and Services, Retail.** Planning Code Section 890.104 defines Retail Sales and Services as “A commercial use which provides goods and/or services directly to the consumer and not for resale and is accessible to the general public.”

Trek Bicycle offers retail sales of bikes, accessories, and apparel, rents out bicycles for temporary use, and provides replacement bike parts, and operates a bike repair shop. Trek Bicycle is considered a Retail Sales and Services use, as defined in Planning Code Section 890.116, which is a principally permitted use in the UMU Zoning 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 2,818 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.

Trek Bicycle currently has more than 148 locations worldwide and is therefore considered a Formula Retail establishment.

- 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 Trek Bicycle will have approximately 59 feet 2 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.

Trek Bicycle is proposing business signs that will be installed on the exterior façade and will be internally illuminated, as well as window decals. 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:

- 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 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 2,818 square feet.

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

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

Within the 300 feet radius of 855 Brannan Street, there are approximately 44 commercial retail storefronts on the ground floor. Eleven businesses are Formula Retail which is a concentration of 25.6%. Of approximately 5,098 linear feet of commercial retail storefronts within the 300 feet radius, 1,058 linear feet is Formula Retail which is a concentration of 20.7%. 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 21.9%.

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

There are no other dedicated bicycle service and supply business in the vicinity, but there is one outdoor and sporting goods store. REI is located across the street from 855 Brannan Street and it also sells bicycles and bike accessories and offers bicycle repair services. Trek Bicycle is the only dedicated bicycle service and supply business in the vicinity and will operate complimentary to REI and its wide array of goods and services. 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

- 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. Five of 44 non-residential spaces are vacant, for a vacancy rate of approximately 11.4%. The vacant frontage accounts for 846 feet out of 5,098 feet of total non-residential frontage within 300 feet. Vacancies account for approximately 16.6% of frontage with 300 feet of the Project Site.

The Project accounts for one non-residential space and 59 feet 2 inches of lot frontage, which would decrease the vacancy rate to approximately 9.1%, while the amount of frontage devoted to vacancies would decrease to 15.4%, 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 28 daily needs businesses within a 300 feet vicinity of the subject property. This is approximately 65% of the number of storefronts in this same area.

Citywide Services: There are currently 10 citywide service businesses within a 300 feet vicinity of the subject property. This is approximately 23% 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	2261	44.4%
Financial	110	2.2%
Limited Restaurant / Restaurant	292	5.7%
Medical	0	0%
Other Retail	1513	29.7%
Personal Service	76	1.4%
Vacant	846	16.6%
Total	5098	100%

The use mix is varied within the 300 feet vicinity. Businesses providing Business and Professional uses comprise 44.4% of the ground floor frontage, followed by Other Retail uses comprising 29.7% of the ground floor frontage and vacant storefronts comprising 16.6%. 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.

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

¹ 855 Brannan Formula List, prepared by Radius Services on behalf of the Project Sponsor.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE

1:

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

Policy

1.1:

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

Policy

1.2:

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

Policy

1.3:

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

OBJECTIVE

2:

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

Policy

2.1:

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

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.

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

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would enhance the District by providing a convenient location for a 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 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-022072CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 10, 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 May 7, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 7, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Retail-Sales And Service use (d.b.a. Trek Bicycle), located at 855 Brannan Street, Lots 001-014 pursuant to Planning Code Sections 303, 303.1, and 843.46 within the UMU Zoning District and a 68-X Height and Bulk District; in general conformance with plans, dated October 10, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-022072CUA and subject to conditions of approval reviewed and approved by the Commission on May 7, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 7, 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.

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.** 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

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.

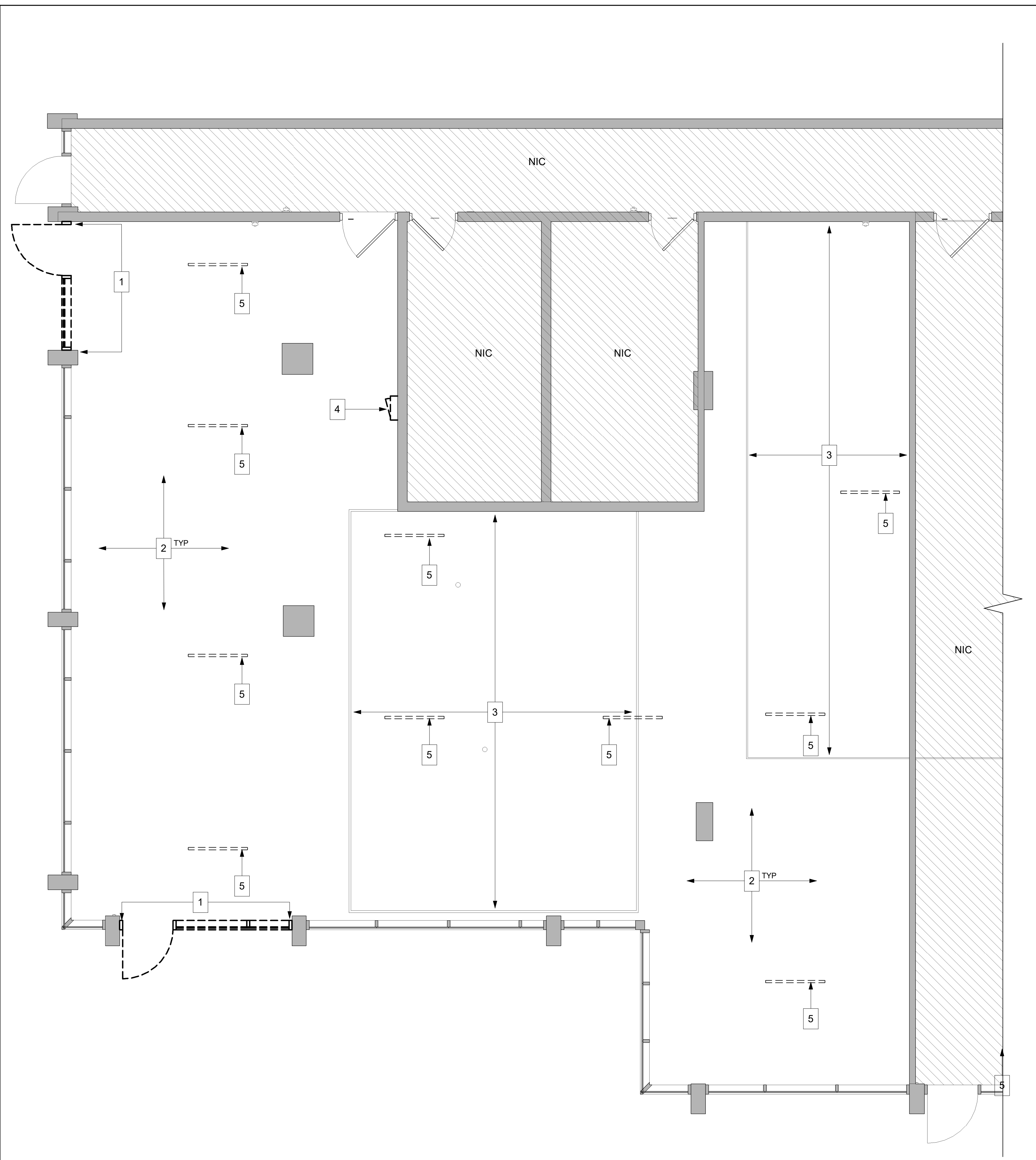
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

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

13. **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



- DEMO PLAN NOTES**
- NIC INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL
1. DASHED LINES INDICATE REMOVAL OF EXISTING WALLS, ASSOCIATED DOORS AND FIXTURE(S), IN PREPARATION OF NEW WORK. SEE PARTITION PLAN FOR NEW WORK.
 2. PREPARE EXISTING CONCRETE FLOORS TO RECEIVE NEW FLOORING, TYPICAL THROUGHOUT.
 3. PREPARE EXISTING SUNKEN FLOOR LEVELS WITHIN SCOPE TO MATCH HEIGHT OF SURROUNDING FLOOR. SEE PARTION AND PLUMBING PLANS FOR ADDITIONAL INFORMATION.
 4. EXISTING ELECTRICAL PANEL(S) TO BE RELOCATED IN PREPARATION OF NEW WORK. SEE POWER DATA PLAN FOR NEW LOCATION.
 5. EXISTING LIGHTING TO BE REMOVED. SEE REFLECTED CEILING PLAN FOR NEW LAYOUT.

① 01.0 Demo Plan
1/4" = 1'-0"

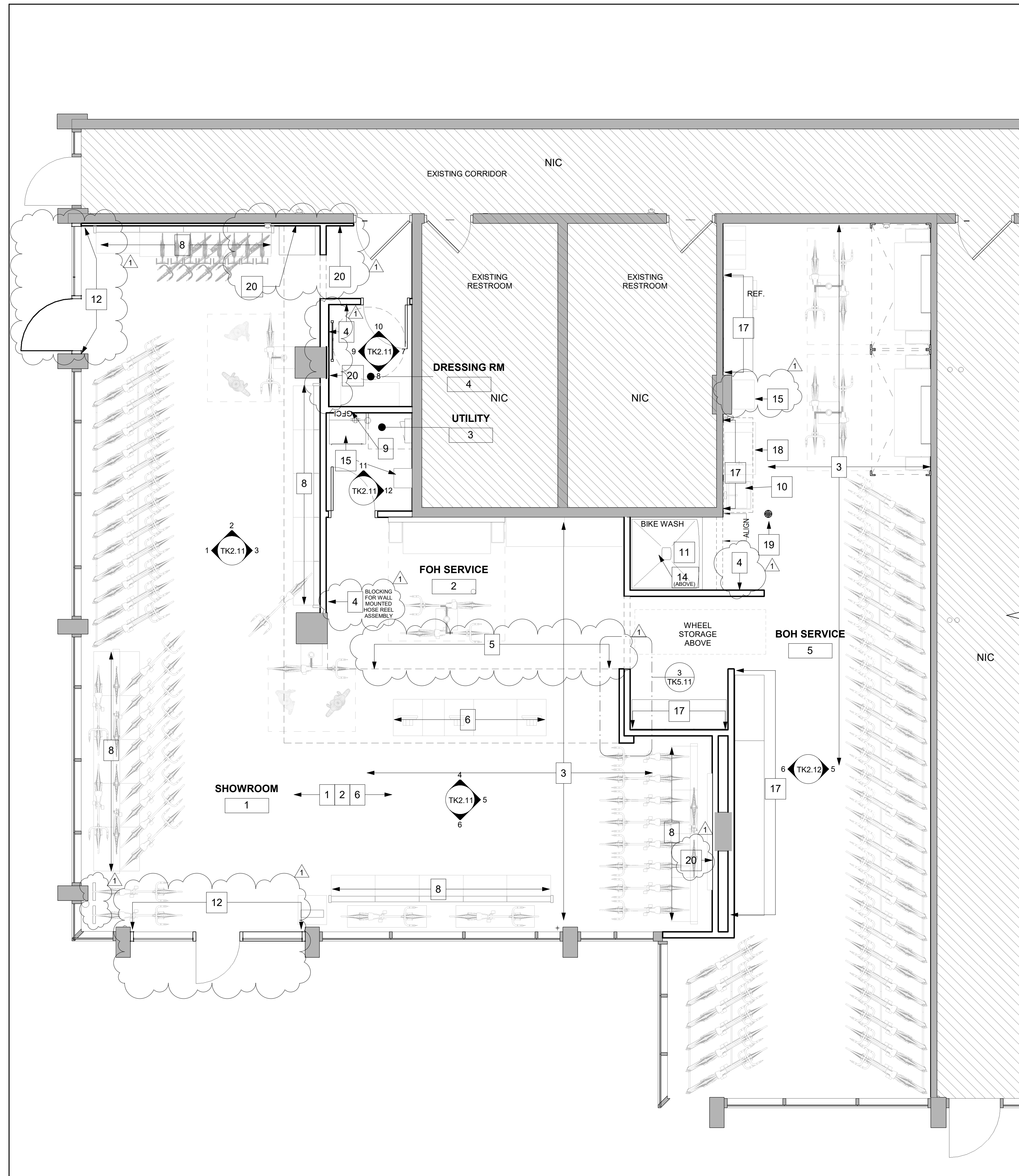
FOR PRICING PLAN ONLY - NOT FOR CONSTRUCTION

No.	Description	Date

PROJECT NUMBER	
DATE	10/11/2019
DRAWN BY	JM/AD
CHECKED BY	RS

SHEET NAME
Demo Plan

SHEET #
TK1.01



1 FLOOR PLAN
1/4" = 1'-0"

PARTITION PLAN KEY NOTES

- NIC** INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL
- ALL PARTITIONS TO BE FULL HEIGHT UON. TYP.
 - ALL WALLS TO RECEIVE PAINT, PATCH AND REPAIR AS REQUIRED TO PREP WALLS FOR LIKE NEW APPEARANCE. TYP.
 - AREAS WHERE FLOOR IS LOWER TO BE RAISED AND MATCH FLUSH TO FLOOR AROUND IT. CHANGE-UP TO DETAIL. NEW FLOOR SHOULD BE PREPPED TO RECEIVE NEW LVT FLOORING.
 - PROVIDE FULLY CONCEALED WOOD BLOCKING AT AREAS INDICATED ON PLAN.
 - WALL ABOVE TO RECEIVE (1) ROW OF 2X6 WOOD BLOCKING WITH 18" LONG X 1" STEEL, INSTALLED 36" ON CENTER. SEE ELEVATION 3/TK2.12 FOR ADDITIONAL INFO.
 - NEW PRE-ASSEMBLED MILLWORK PROVIDED BY TENANT, INSTALLED BY GC. MILLWORK TO RECEIVE NEW POWER/TEL/DATA. SEE POWER DATA PLAN FOR ADDITIONAL INFORMATION.
 - LIGHT GRAY ELEMENTS ON PLAN INDICATE NEW FIXTURES/EQUIPMENT PROVIDED BY TENANT, INSTALLED BY CONTRACTOR. SEE FIXTURE PLAN FOR ADDITIONAL INFORMATION.
 - AREA INDICATES LOCATION OF FOR NEW WALL FIXTURES PROVIDED BY TENANT, INSTALLED BY CONTRACTOR. AT LOCATIONS AT THESE LOCATIONS PROVIDE POWER EVERY 12'-0".
 - PROVIDE 3'X4' PLYWOOD PANEL TO SUPPORT NEW TEL-DATA RACK. SEE POWER DATA PLAN FOR ADDITIONAL INFORMATION.
 - NEW UTILITY SINK. PROVIDE PLUMBING/FIXTURES AS REQUIRED, CFCI.
 - NEW 5'X5' SHOWER ENCLOSURE BIKE WASH. GC TO INSTALL PLUMBING, LIGHTING, FAUCET AND CONCRETE BUILT-UP BASE. PROVIDE CONCEALED BLOCKING IN SHOWER CEILING TO SUPPORT TENANT PROVIDED CEILING MOUNTED SWIVEL HOOK. SEE ADDITIONAL DETAILS FOR FURTHER INFORMATION.
 - NEW STOREFRONT GLAZING SYSTEM & DOOR TO MATCH EXISTING.
 - NOT USED
 - HOT WATER HEATER MOUNTED ABOVE BIKE WASH.
 - SPECIALTY EQUIPMENT, SEE POWER/DATA PLAN FOR ADDITIONAL INFORMATION.
 - NOT USED
 - NEW HEAVY DUTY WALL STANDARDS BY CROWN METAL OR SIM, OFCI. WHITE MELAMINE SHELVING, CFCI. PROVIDE CONCEALED BLOCKING AS REQUIRED. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
 - LOCATION FOR PARTS WASHER. PROVIDE SPECIALTY POWER AND PLUMBING AS REQUIRED. SEE POWER DATA PLAN FOR ADDITIONAL INFORMATION.
 - NEW FLOOR DRAIN LOCATION. COORDINATE WITH EXISTING PLUMBING PRIOR TO FLOOR BUILD-UP.
 - NEW FURR WALL.

TREK

TREK BICYCLES
801 W. MADISON STREET
WATERLOO, WI 53594

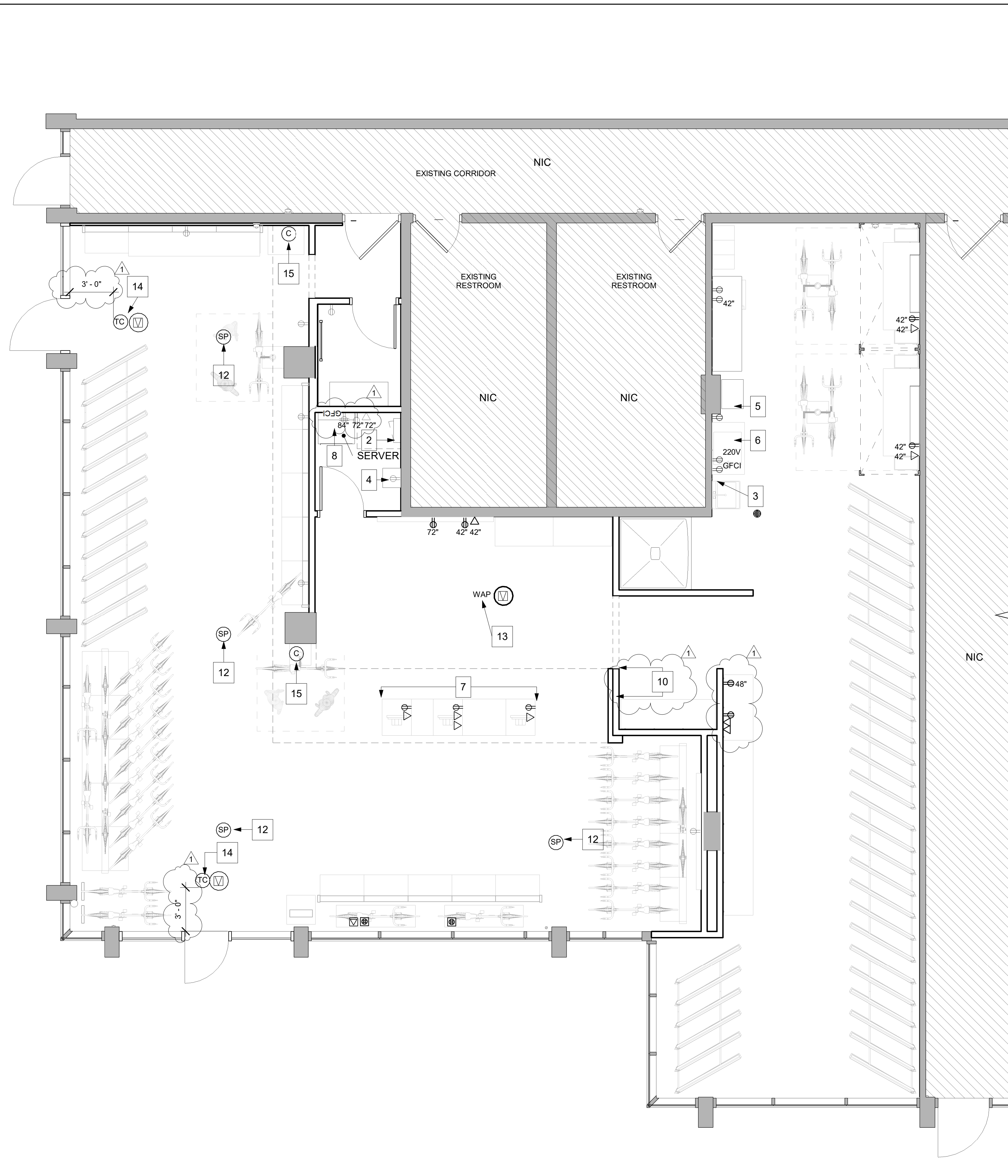
TREK-SOMA
SAN FRANCISCO, CA 94103

No.	Description	Date
1	Revision 1	10/11/2019

PROJECT NUMBER
DATE 10/11/2019
DRAWN BY JM/AD
CHECKED BY RS

SHEET NAME
Partition Plan

SHEET #
TK1.11



SPECIALTY POWER & DATA KEY NOTES

- NIC INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL
- 1. THIS PLAN DOES NOT INCLUDE CONVENIENCE OUTLETS OR OTHERS REQUIRED TO MEET INDUSTRY CODES IN THE AREA. PROVIDE NEW WALL RECEPTACLE(S) AS SHOWN. LOCATION IS FOR DESIGN INTENT ONLY. REFER TO ENGINEER DRAWING FOR CIRCUITING AND SWITCHING.
- 2. PROPOSED LOCATION FOR RELOCATED EXISTING ELECTRICAL PANEL.
- 3. PROVIDE DUPLEX GF POWER FOR PARTS WASHER. OFCI.
- 4. PROVIDE POWER FOR AIR COMPRESSOR. OFCI.
- 5. PROVIDE POWER FOR BENCH GRINDER. OFCI.
- 6. PROVIDE DEDICATED 220V POWER FOR FUTURE AUTOMATIC PARTS WASHER.
- 7. TENANT SUPPLIED MILLWORK, RUN 1 1/4" CONDUIT FOR POWER AND DATA PRIOR TO FLOOR BUILD-UP. FASTEN DATA AND DUPLEX OUTLET(S) INSIDE OF MILLWORK.
- 8. PROVIDE 3'X4' PLYWOOD PANEL IN SUPPORT OF NEW TELE/DATA AND TENANT PROVIDED SERVER RACK. PROVIDE (1) QUADPLEX OUTLET (TO BE PLACED INSIDE OF CABINET) AT APPROX. 80" AND (1) DATA PORT AT APPROX. 96" AFF - ABOVE SERVER RACK TO REDUCE ACCIDENTAL DISCONNECT.
- 9. PROVIDE POWER AND DATA FOR SECURITY CAMERA AS REQUIRED. MOUNT DROP POST WITH JUNCTION BOX FOR SUBCONTRACTOR INSTALL TO APPROXIMATELY 10'-0". CONTRACTOR TO COORDINATE CONDUIT LOCATIONS FOR TENANT PROVIDED SECURITY CAMERAS. DESIGN INTENT: CONCEALED CONDUIT WITHIN EXISTING CEILING, SUSPEND SECURITY CAMERA WITH (1) 4" SQUARE J-BOX AS INDICATED ON PLAN AS PER MANUFACTURER INSTRUCTION. CONTRACTOR TO SUPPLY CONDUIT AND J-BOX, PAINTED TO MATCH CEILING. CONFIRM WITH TENANT PRIOR TO INSTALLATION.
- 10. TENANT PROVIDED VOLUME AND LIGHTING CONTROL(S) TO BE INSTALLED BY GC.
- 11. NOT USED.
- 12. CEILING MOUNTED SPEAKERS. OFCI.
- 13. WIRELESS ACCESS POINT (WAP), TENANT FURNISHED, SUBCONTRACTOR INSTALLED. DATA ABOVE FOR (WAP). CONTRACTOR TO COORDINATE LOCATION(S) FOR (WAP), DESIGN INTENT: CONCEALED CONDUIT WITHIN EXISTING CEILING, SUSPEND (WAP) WITH (1) 4" SQUARE J-BOX AS INDICATED ON PLAN AS PER MANUFACTURER INSTRUCTION. CONTRACTOR TO SUPPLY CONDUIT AND J-BOX, PAINTED TO MATCH CEILING. CONFIRM WITH TENANT PRIOR TO INSTALLATION.
- 14. DATA LOCATION ABOVE ENTRY DOOR FOR TRAFFIC COUNTER; GC TO MOUNT CONDUIT DROP WITH JUNCTION BOX TO SECURE TRAFFIC COUNTER UNIT.
- 15. TENANT PROVIDED SUB CONTRACTOR INSTALLED CAMERA. PROVIDE CONCEALED 3/4" CONDUIT WITH JBOX.

SPECIALTY DATA LEGEND

⊖	DUPLEX OUTLET_STANDARD HEIGHT U.O.N.
⊖	QUAD OUTLET_STANDARD HEIGHT U.O.N.
⊖	FLOOR QUAD OUTLET
⊖ GFCI	GROUND FAULT CIRCUIT INTERRUPTOR DUPLEX OUTLET
⊖ 220V	220 VOLT DUPLEX OUTLET STANDARD HEIGHT U.O.N.
⊖ WAP	CEILING MOUNTED WIRELESS ACCESS POINT WITH DATA PORT
▷	DATA OUTLET_STANDARD HEIGHT U.O.N.
▷	FLOOR DATA OUTLET
⊖ C	CEILING MOUNTED CAMERA WITH DATA PORT MOUNTED
⊖ SP	CEILING MOUNTED SPEAKER. PROVIDE CONDUIT
⊖ TC	CEILING TRAFFIC COUNTER WITH DATA PORT_12'-0" AFF.

03.0 Power & Data Plan
1/4" = 1'-0"

FOR PRICING PLAN ONLY - NOT FOR CONSTRUCTION



TREK BICYCLES
801 W. MADISON STREET
WATERLOO, WI 53594

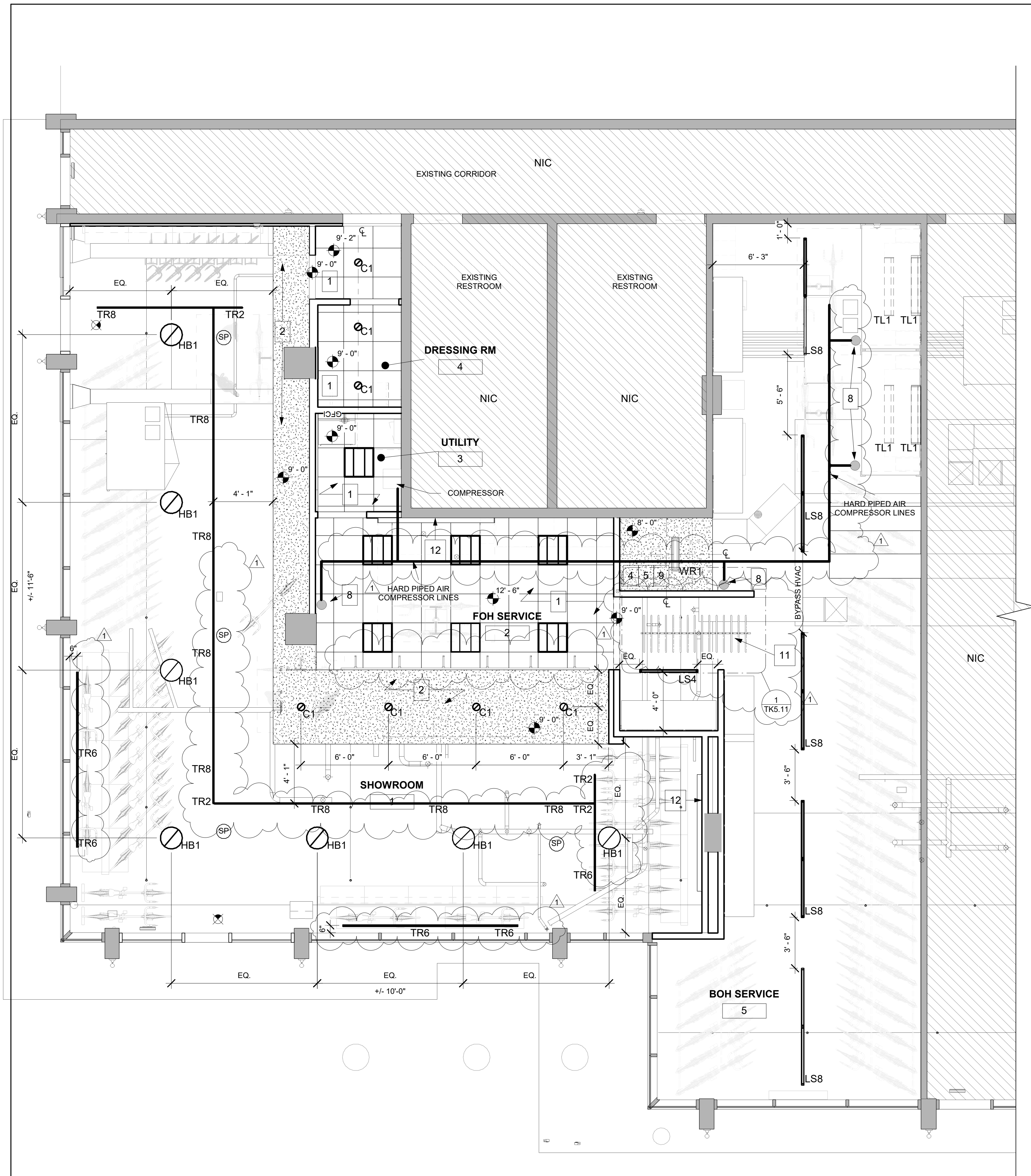
TREK-SOMA
SAN FRANCISCO, CA 94103

No.	Description	Date
1	Revision 1	10/11/2019

PROJECT NUMBER
DATE 10/11/2019
DRAWN BY JM/AD
CHECKED BY RS

SHEET NAME
Specialty Power & Data Plan

SHEET #
TK1.12



REFLECTIVE CEILING PLAN KEY NOTES

- NIC** INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL
- 1. INSTALL NEW 2'X2' ACT CEILING AS INDICATED. DIFFUSERS AND RETURNS IN ALL ACOUSTICAL CEILING TILE TO BE CENTERED IN TILE AND PAINTED TO MATCH ADJACENT FINISHES, TYPICAL. CEILING HEIGHTS AS INDICATED.
- 2. INSTALL NEW GYP. CEILING AS INDICATED.
- 3. EXISTING EXPOSED CEILING TO REMAIN, TYP. U.O.N.. PREPARE TO RECEIVE NEW FINISH. PAINT ALL EXPOSED HVAC DUCTS, HVAC DIFFUSERS, RECESSED SPEAKERS, LIGHT TRIM RINGS, PIPING, CONDUIT, AND JUNCTION BOXES AS SAME COLOR AS SPECIFIED CEILING OR SOFFIT UON. TYPICAL THROUGHOUT RETAIL AREA OF STORE. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
- 4. NEW WATER RESISTANT GYPSUM CEILING IN BIKE WASH. PROVIDE ADDITIONAL BLOCKING AS REQUIRED TO SUPPORT TENANT PROVIDED SWIVEL HOOK, BELOW, AND WATER HEATER ABOVE.
- 5. NOT USED.
- 6. EXISTING FIRE SPRINKLER SYSTEM TO REMAIN. RELOCATE/ADJUST HEADS AS REQUIRED FOR NEW LAYOUT. GC TO PROVIDE FIRE SAFETY DRAWINGS UNDER DEFERRED SUBMITTAL.
- 7. CEILING MOUNTED SPEAKERS. OFCI. SEE SPECIALTY DATA PLAN FOR MORE INFORMATION.
- 8. AT LOCATION ON PLAN, SYMBOL INDICATES CEILING MOUNTED RETRACTABLE AIR HOSE REEL, COMPRESSOR LINES, AND NOZZLE ASSEMBLY TO RUN FROM COMPRESSOR LOCATED IN UTILITY CLOSET.
- 9. WATER HEATER LOCATED ABOVE BIKE WASH. SEE ELEVATIONS FOR ADDITIONAL INFO.
- 10. CONTRACTOR TO COORDINATE CONDUIT LOCATIONS FOR OFCI SECURITY CAMERA(S), WIRELESS ACCESS POINT (WAP), AND TRAFFIC COUNTER(S) WITH TENANT SUBCONTRACTOR. SEE TK1.12.
- 11. AREA INDICATED ON PLAN INDICATES NEW CEILING MOUNTED UNISTRUT/HOOK AND STEEL ROD INSTALLATION IN SUPPORT OF TENANT RETAIL PRODUCT. SEE ADDITIONAL DETAILS ON TK5.11.
- 12. NEW GRAPHIC LIGHTBOX, OFCI.

RCP LEGEND

	HARD WIRED TASK LIGHTING (UNDER PALLETTE RACKS)
	8'-0" LINEAR STRIP LED HEIGHT = 14'-0" AFF.
	4'-0" LINEAR STRIP LED HEIGHT = 14'-0" AFF.
	8'-0" SUSPENDED TRACK LIGHT REFER TO ELEVATIONS FOR HEIGHTS
	6'-0" SUSPENDED TRACK LIGHT REFER TO ELEVATIONS FOR HEIGHTS
	2'-0" SUSPENDED TRACK LIGHT REFER TO ELEVATIONS FOR HEIGHTS
	6" RECESSED CAN LIGHT
	CEILING MOUNTED SPEAKER
	EXIT SIGN
	HIGH BAY LIGHT HEIGHT = 15'-8" AFF.
	WATER RESISTANT LED STRIP LIGHT
	2' X 2' ACT CEILING LIGHT
	HARD PIPED AIR COMPRESSOR LINE

CEILING TYPE

	GYPSUM BOARD CEILING
	2'X2' ACOUSTICAL CEILING TILE



TREK BICYCLES
801 W. MADISON STREET
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TREK-SOMA
SAN FRANCISCO, CA 94103

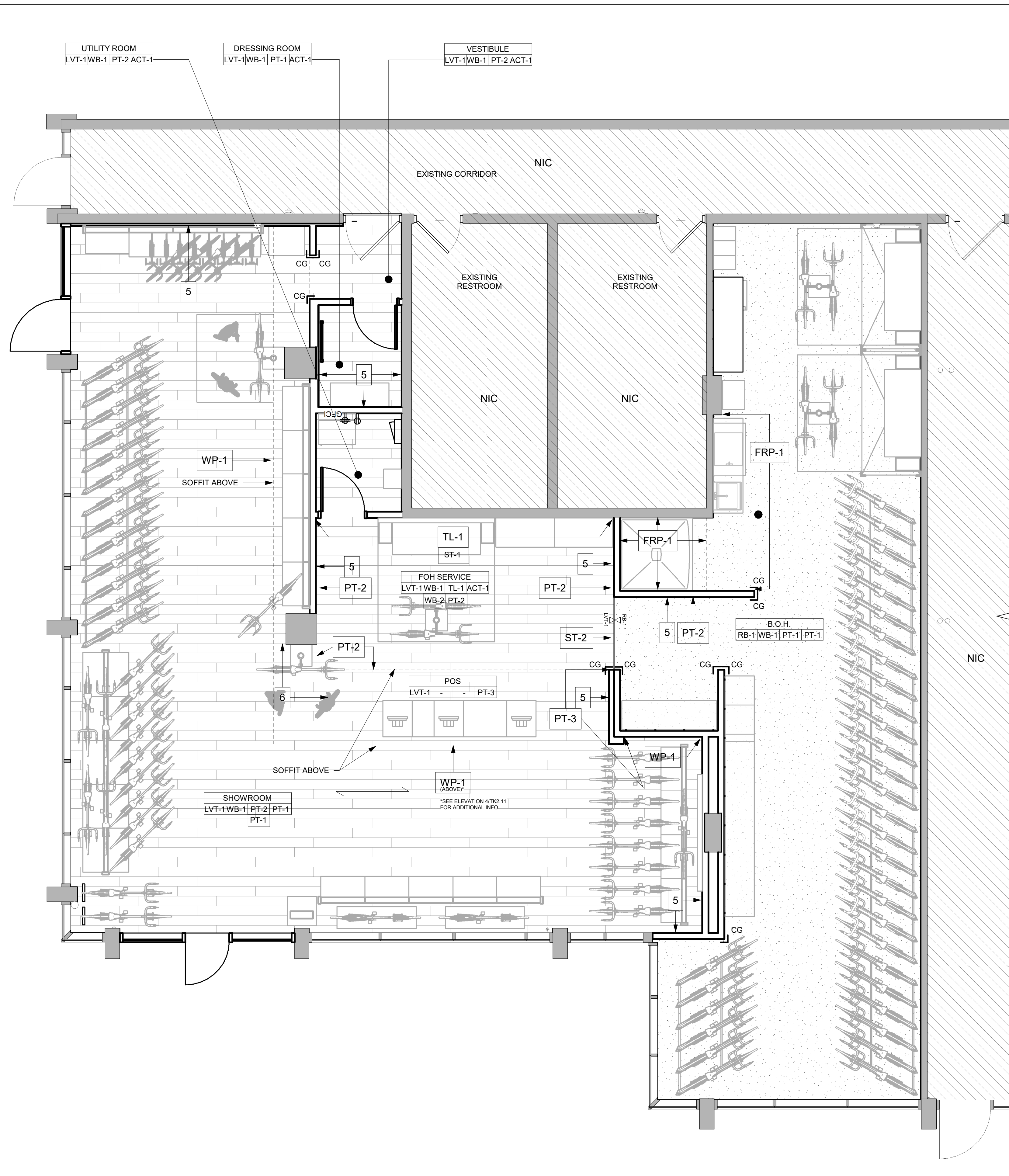
No.	Description	Date
1	Revision 1	10/11/2019

PROJECT NUMBER
DATE 10/11/2019
DRAWN BY JM/AD
CHECKED BY RS

SHEET NAME
Reflected Ceiling Plan

SHEET #
TK1.13

1 Reflected Ceiling Plan-New
1/4" = 1'-0"



- ### FINISH PLAN NOTES
- NIC INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL
1. ALL WALLS TO RECEIVE NEW PAINT U.O.N.
 2. ALL CORNER GAURDS TO MATCH ADJACENT WALL COLOR.
 3. ALL DOORS/DOOR TRIM TO BE PAINTED SEMI-GLOSS PT-3.
 4. EXISTING CONCRETE COLUMNS SHOULD NOT RECEIVE PAINT, TYP.
 5. PROVIDE LEVEL 4 FINISH AT GWB IN PREPARATION FOR TENANT PROVIDED AND INSTALLED GRAPHICS AND/OR SPECIALTY PAINT WHERE INDICATED.
 6. GYP. CEILING @ POS SOFFIT TO BE PAINTED PT-3.

FINISH SYMBOL LEGEND

#	NEW WORK KEYNOTE
PT-2	EXTENT OF ACCENT FINISH
FLR2 FLR1	FLOOR TRANSITION ETR=EXISTING TO REMAIN
└┘	CORNER GUARD
→	FLOORING DIRECTION
[Pattern]	LVT1
[Pattern]	RB1 - RUBBER TILE FLOORING

FOR REFERENCE ONLY - CHANGE UP TO INCLUDE IN SCHEDULE.

KEY NOTE	PRODUCT	MANUFACTURER/FINISH
ACT-1	ACOUSTICAL CEILING TILE	2'x2', WHITE
LVT-1	LUXURY VINYL TILE	KARNDEAN, OPUS, ARGEN WP414 48"x9"
RB-1	RUBBER FLOOR TILE	MANNINGTON 660 ROCKY COLOR
PT-1	PAINT	SHERWIN WILLIAMS SW 7006 EXTRA WHITE, EGGSHELL @ WALLS, FLAT @ CEILINGS
PT-2	PAINT	SHERWIN WILLIAMS SW 7673 PEWTER CAST, EGGSHELL
PT-3	PAINT	SHERWIN WILLIAMS SW 7069 IRON ORE, EGGSHELL @ WALLS, FLAT @ CEILINGS, SEMI-GLOSS @ DOORS AND TRIM
TL-1	PORCELAIN TILE	DALTILE RITTENHOUSE SQUARE, 3"x6", RUNNING BOND, K101 GLOSSY WHITE, DOVE GRAY GROUT.
WP-1	3/4"x8" FURNITURE GRADE UNFINISHED PINE	BEHR BULLSEYE 123 - PRIMER TO BE (2) PARTS WATER TO (1) PRIMER PAINT WALL BEHIND BOARDS PT-1.
FRP-1	FRP_RIGID WALL PANEL	INPRO CORP, FEATHER 238
WB-1	VINYL WALL BASE	JOHNSONITE 4" COVE, BURNT UMBER
WB-2	TILE WALL BASE	DALTILE RITTENHOUSE SQUARE, 3"x6", MATCHED GLOSS WHITE TILE BASE
ST-1	SCHLUTER TILE WALL STRIP	TILE Schluter® RONDEC PRO60W WHITE
ST-2	SCHLUTER FLOOR STRIP	Schluter®-VINPRO-T BLACK

No.	Description	Date

PROJECT NUMBER

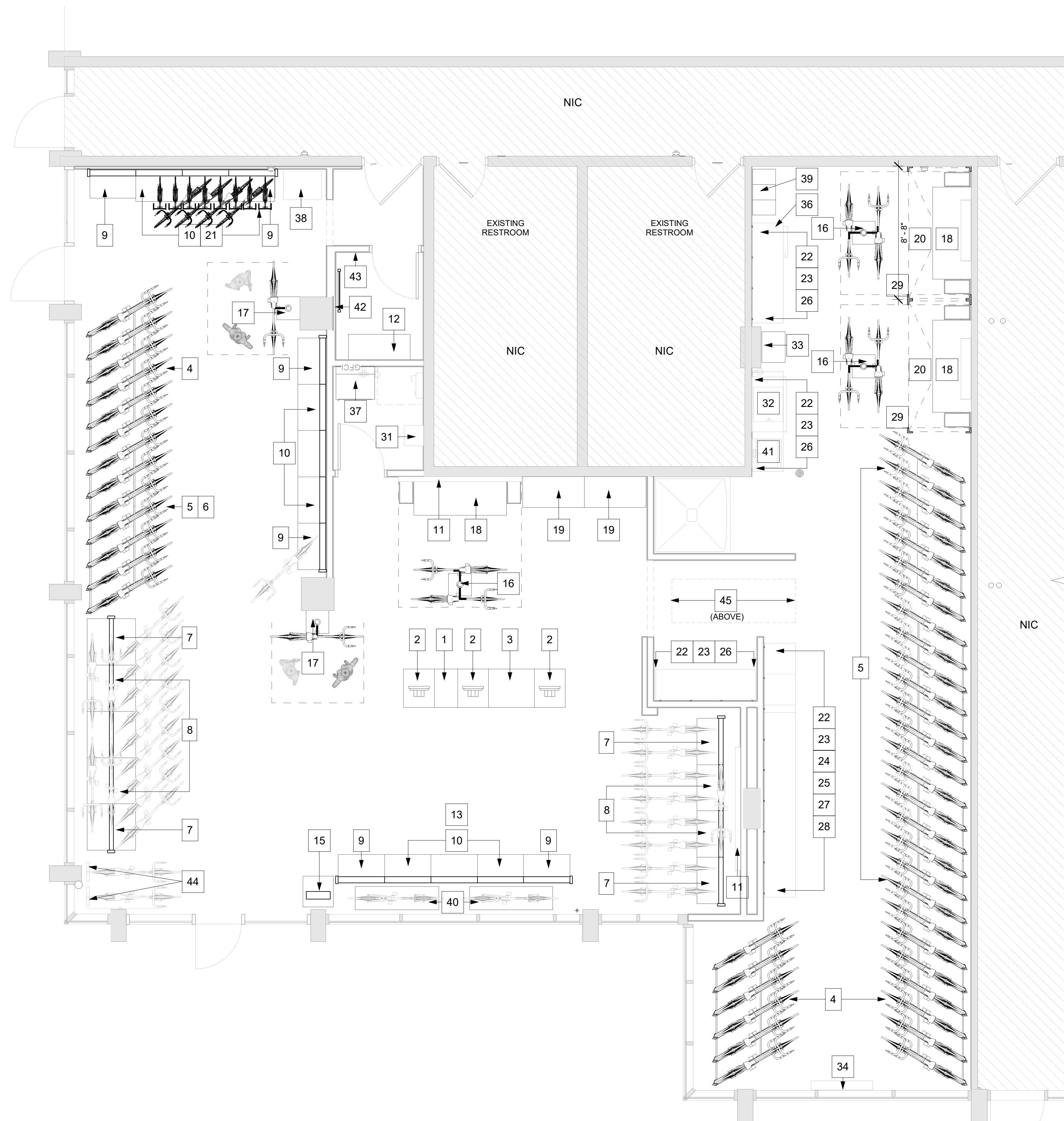
DATE 10/11/2019

DRAWN BY JM/AD

CHECKED BY RS

SHEET NAME
Finish Plan

SHEET #
TK1.14



FIXTURE PLAN NOTES

TAG	QTY.	ITEM
NIC INDICATES AREAS ON PLAN NOT IN CONTRACT FOR REMODEL		
1.	1	NEW VANGUARD POS 18"
2.	3	NEW VANGUARD POS 24"
3.	1	NEW VANGUARD ADA 36"
4.	3	NEW 3 TIER, 6 BIKE RUDY RACK - STRAIGHT FORWARD
5.	4	NEW 3 TIER, 7 BIKE RUDY RACK - STRAIGHT FORWARD
6.	20	NEW RUDY RACK TRAY - STRAIGHT FORWARD FAT BIKE TRAY
7.	4	NEW PROJECT DUO FLOOR BAY END HALF
8.	5	NEW PROJECT DUO FLOOR BAY
9.	4	NEW PROJECT DUO WALL BAY END HALF
10.	5	NEW PROJECT DUO WALL BAY
11.	2	NEW 36" X 96" KENDU LIGHT - WALL MOUNTED
12.	1	NEW HOFFMAN DRESSING ROOM BENCH
13.	1	NEW HOFFMAN SHOE BENCH
14.	?	NEW WALL MOUNTED WHEEL DISPLAY HOLDER -RUDY RACK / DRM TOCONFIRM
15.	1	NEW QUICK FIT KIOSK
16.	3	NEW PARK STAND DOUBLE ARM REPAIR STAND W/HIGH CAP. SLIDING CLAMPS
17.	2	NEW PARK STAND SINGLE ARM REPAIR STAND W/HIGH CAP. SLIDING CLAMP
18.	3	NEW 72" SERVICE BENCH
19.	2	NEW 48" PARTS CABINET
20.	2	NEW PALLET RACK - 104"X48"X144"
21.	8	NEW PROJECT DUO BIKE HOOKS
22.	21	NEW CROWN METAL WALL STANDARDS (5130-144)
23.	98	NEW CROWN METAL BRACKETS (5101-24)
24.	1	WHITE LAMINATE SHELF 14'-6" TOTAL LENGTH X 2' DEPTH (ENDS FINISHED)
25.	4	WHITE LAMINATE SHELF 12'-6" TOTAL LENGTH X 2' DEPTH (ENDS FINISHED)
26.	12	WHITE LAMINATE SHELF 6'-6" TOTAL LENGTH X 2' DEPTH (ENDS FINISHED)
27.	4	WHITE LAMINATE SHELF 4'-6" TOTAL LENGTH X 2' DEPTH (ENDS FINISHED)
28.	1	WHITE LAMINATE SHELF 2'-6" TOTAL LENGTH X 2' DEPTH (ENDS FINISHED)
29.	2	NEW HOSE REELS - CEILING MOUNTED - 35' HOSE
30.	2	NEW HOSE REEL - WALL MOUNTED - 35' HOSE
31.	1	NEW AIR COMPRESSOR
32.	1	NEW PARTS WASHER (MANUAL)
33.	1	NEW BENCH GRINDER WITH PEDESTAL
34.	2	NEW ROLLING FOLDING LADDER
35.	1	NEW FLAMMABLES CABINET
36.	1	NEW COMPACT. FRIDGE
37.	1	NEW DATA CABINET
38.	1	NEW TOOL BOX WITH WHEELS (APPROX. 24"X30"X30")
39.	1	NEW LOCKERS - APPROX. 36"W X 18"D X 72" H
40.	2	NEW FEATURE BIKE DISPLAY _MEDIUM 16" LEGS
41.	1	NEW UTILITY SINK
42.	1	NEW FULL LENGTH MIRROR WOOD TRIM- APPROX. 36" W X 63" H
43.	2	NEW HOOKS FOR CLOTHING
44.	2	NEW RUDY SINGLE BIKE DISPLAY RACKS, BLACK
45.	1	WHEEL STORAGE UNISTRUT SYSTEM (ANCHORED TO CEILING)

No.	Description	Date

PROJECT NUMBER	
DATE	10/11/2019
DRAWN BY	JM/AD
CHECKED BY	RS

SHEET NAME

Fixture Plan

SHEET #

TK1.16

TREK

TREK BICYCLES
801 W. MADISON STREET
WATERLOO, WI 53594

TREK-SOMA
SAN FRANCISCO, CA 94103



① WEST ELEVATION
3/32" = 1'-0"



② SOUTH ELEVATION
3/32" = 1'-0"

FOR PRICING PLAN ONLY - NOT FOR CONSTRUCTION

No.	Description	Date

PROJECT NUMBER
DATE 10/7/2019
DRAWN BY Justin Marshall
CHECKED BY Rachel Steel

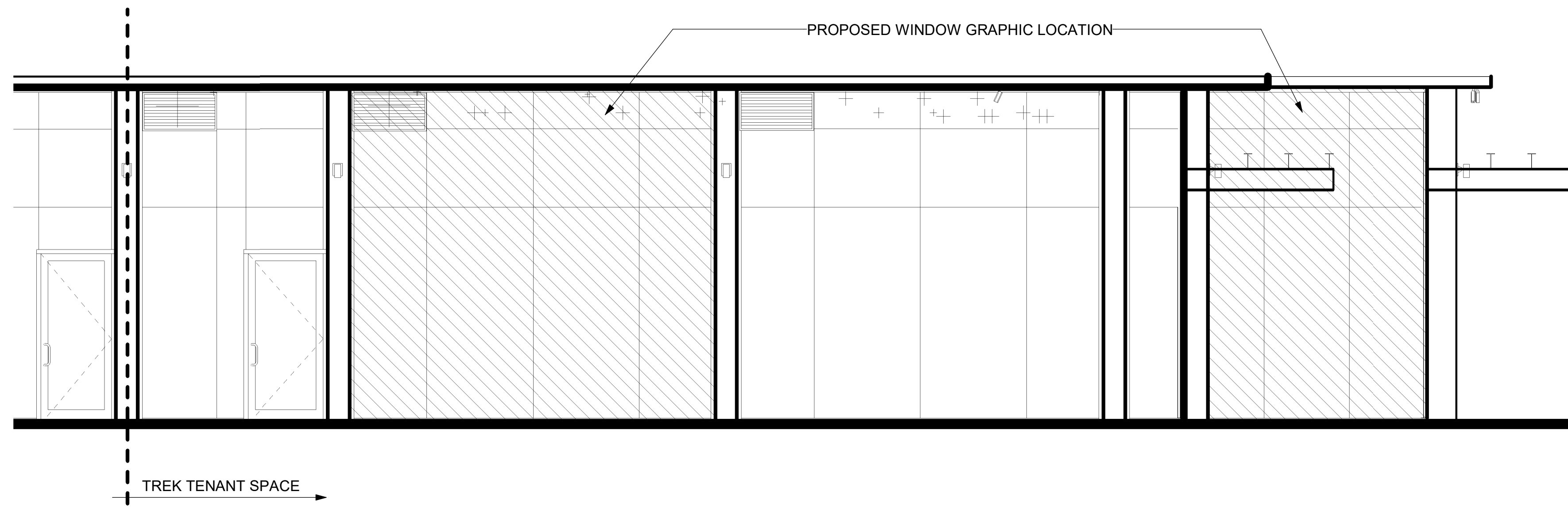
SHEET NAME
Overall Exterior Elevations

SHEET #
TK3.11

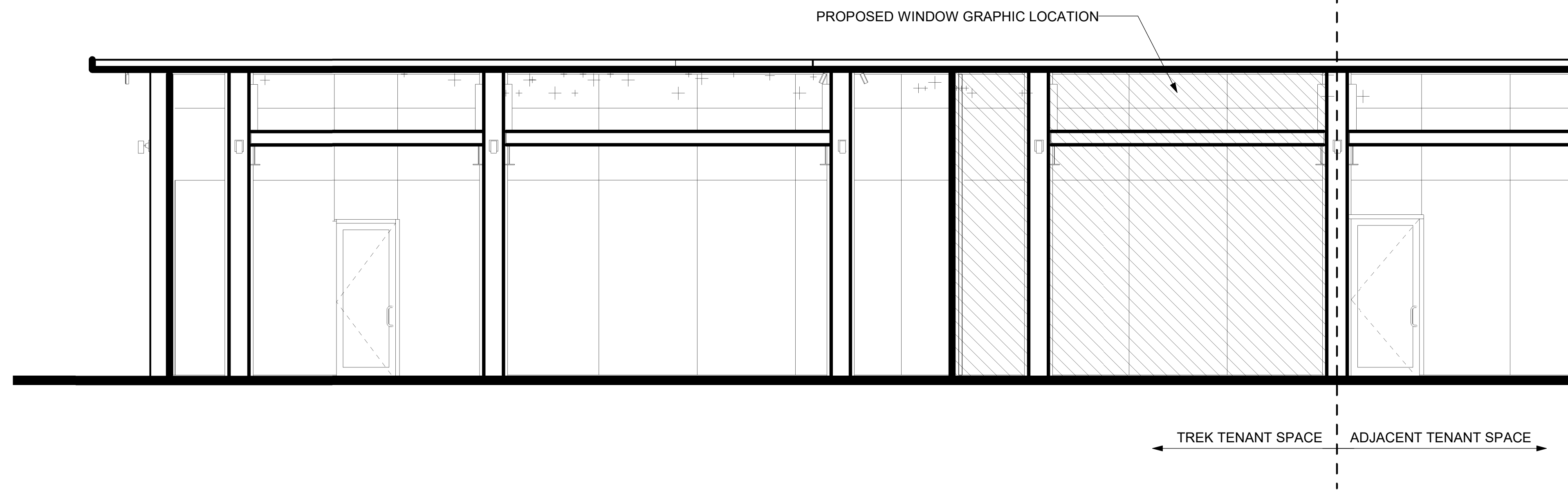
TREK

TREK BICYCLES
801 W. MADISON STREET
WATERLOO, WI 53594

TREK-SOMA
SAN FRANCISCO, CA 94103



① WEST ELEVATION
1/4" = 1'-0"



③ SOUTH ELEVATION
1/4" = 1'-0"

TOTAL WINDOW AREA: 1,765 SQ. FT.
PROPOSED WINDOW GRAPHIC AREA: 722.54 SQ. FT. (40.94%)

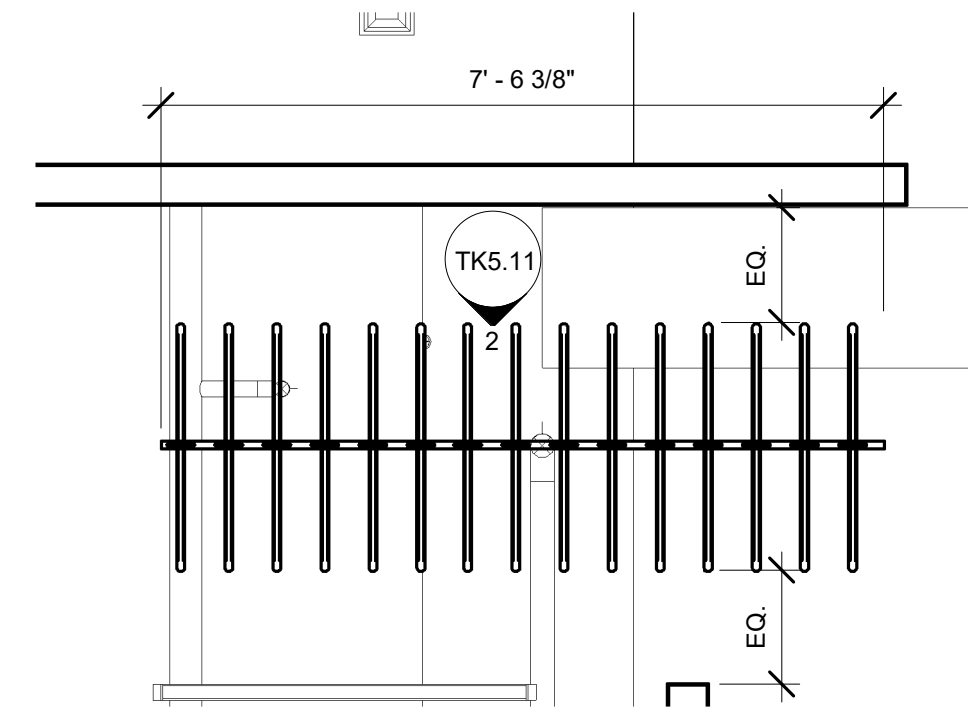
FOR PRICING PLAN ONLY - NOT FOR CONSTRUCTION

No.	Description	Date

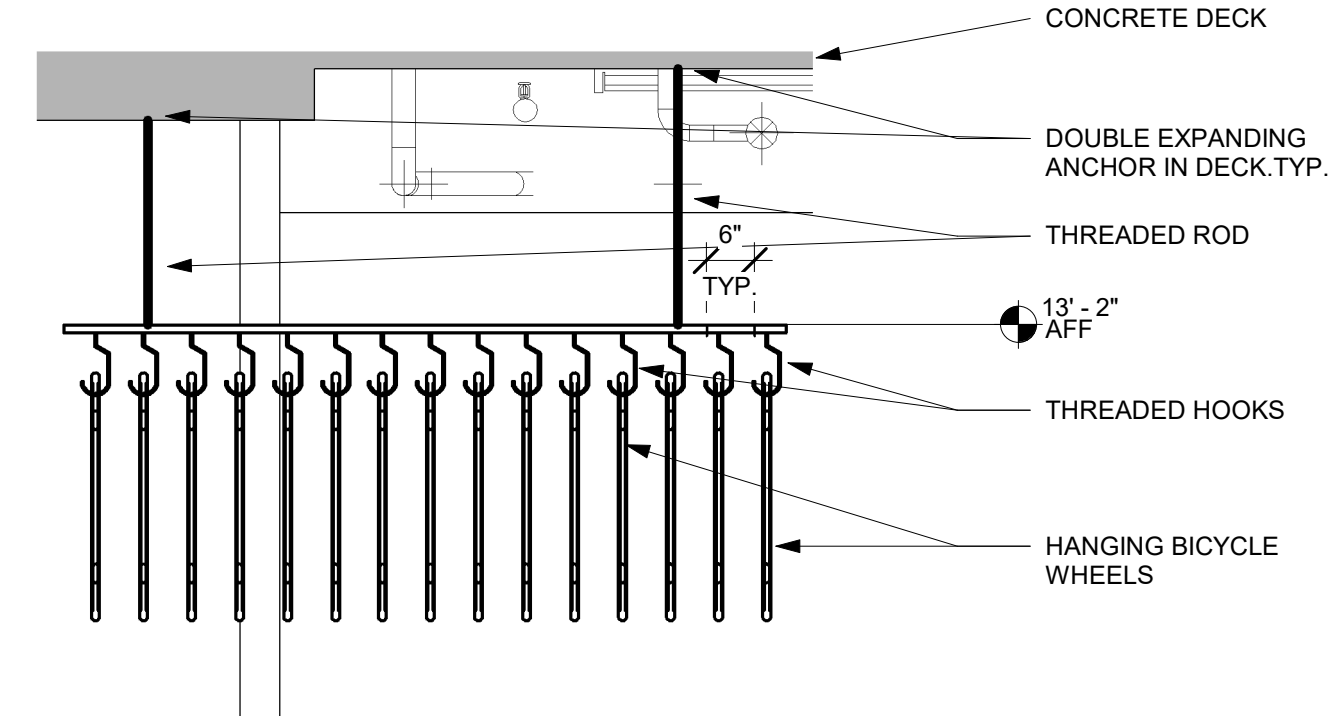
PROJECT NUMBER
DATE 10/7/2019
DRAWN BY Justin Marshall
CHECKED BY Rachel Steel

SHEET NAME
Exterior Elevations

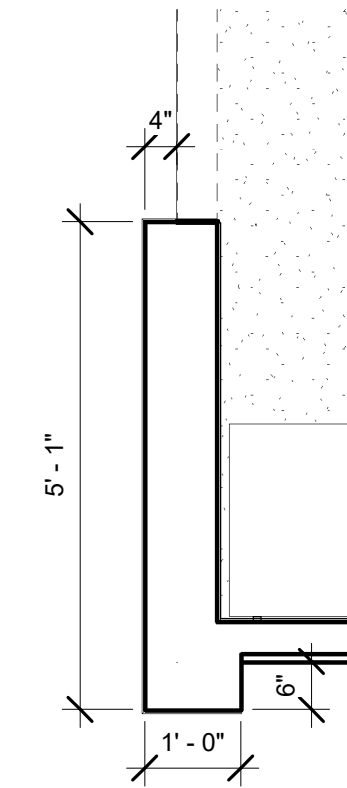
SHEET #
TK3.12



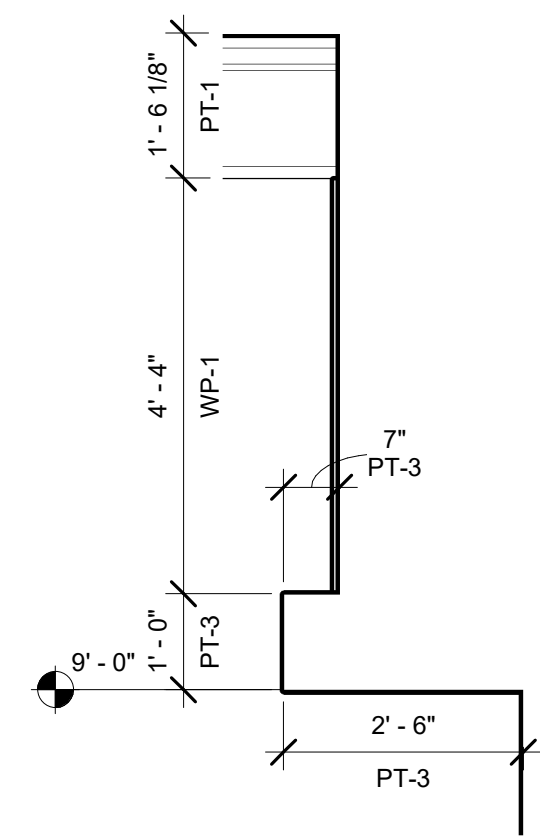
① RCP View- Wheel Storage
1/2" = 1'-0"



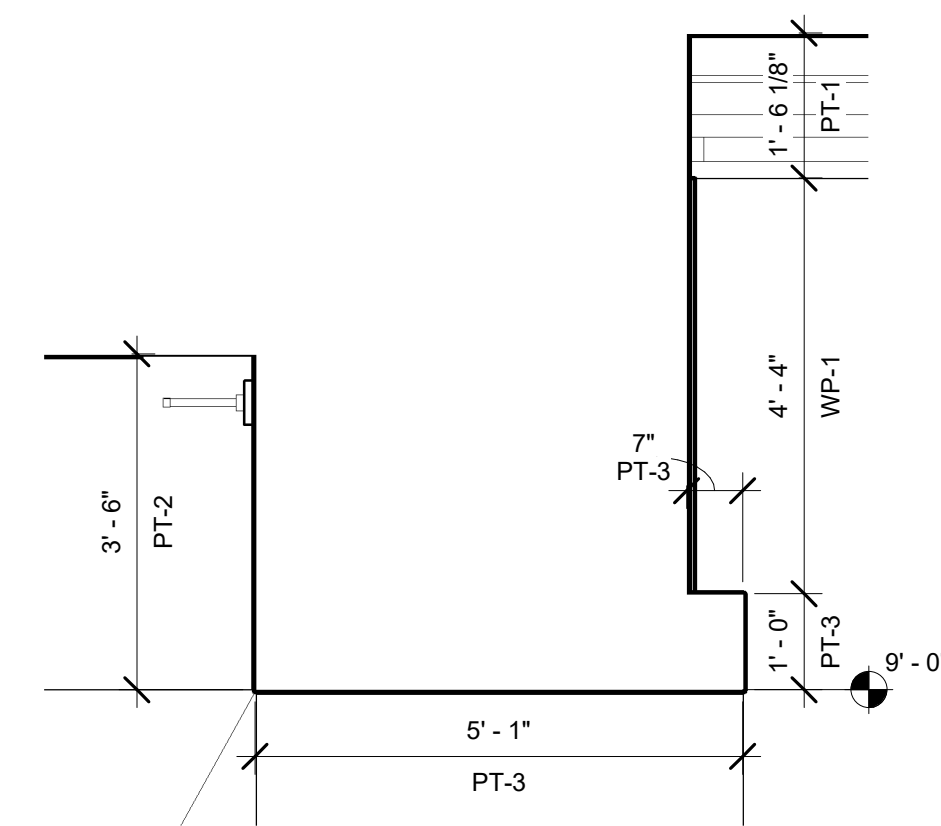
② Elevation-Wheel Storage
1/2" = 1'-0"



③ PLAN - SOFFIT WRAP
1/2" = 1'-0"



④ SHOWROOM SOFFIT
1/2" = 1'-0"



⑤ FOHSERVICE SOFFIT
1/2" = 1'-0"

TREK

TREK BICYCLES
801 W. MADISON STREET
WATERLOO, WI 53594

TREK- SOMA
SAN FRANCISCO, CA 94103

No.	Description	Date

PROJECT NUMBER	
DATE	10/11/2019
DRAWN BY	JM/AD
CHECKED BY	RS

SHEET NAME
Details

SHEET #
TK5.11



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.
2019-022072PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Pursuant to Planning Code Section (PCS), Formula Retail requires a Conditional Use Authorization (CUA). According to PCS 303.1(b), Formula Retail Use is defined by 11 or more retail sales location worldwide. Trek Bicycle has 141 stores worldwide, including a San Francisco location. Therefore, the retailer is classified as Formula Retail.</p> <p>CUA is requested to allow Trek Bicycle, a 2,818sf Formula Retail Use at 855 Brannan Street, Suite B6 with hours of operation:</p> <p>Sunday 11am-5pm Monday-Friday 11am-7pm Saturday 10am-6pm</p> <p>Trek Bicycle is a retail store providing retail bicycle sales including accessories, apparel, and etc., bicycle rental, bicycle repair shop, and bicycle related parts department. Each bicycle is build to last, subjecting them to tough test lab. Every Trek bicycle is backed with a lifetime warranty.</p>		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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; align-items: flex-start; 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%; text-align: right;"> <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: Claire Feeney 04/29/2020
	<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 855 BRANNAN STREET
RECORD NO.: 2019-022072CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (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

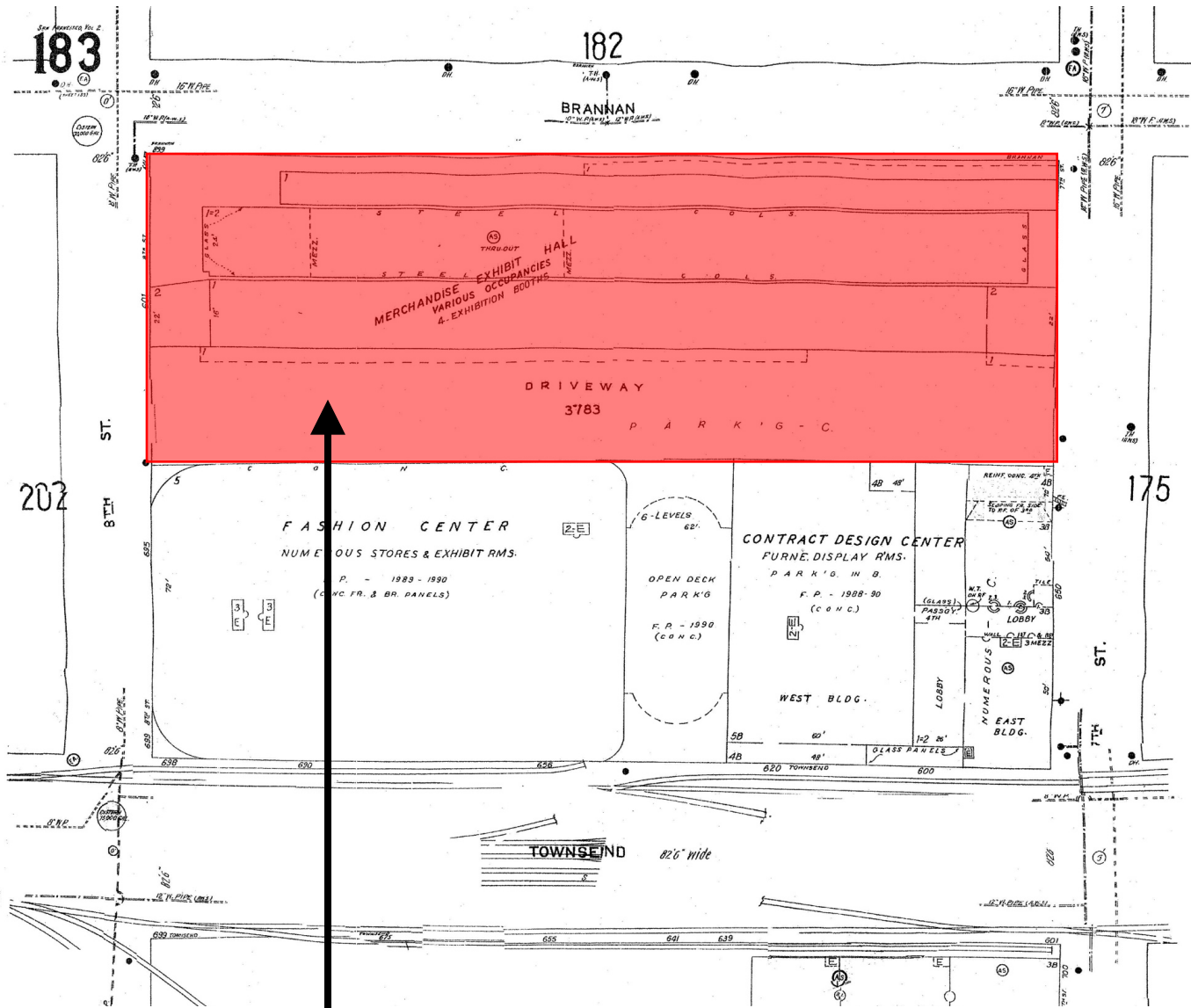


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-022072CUA
Trek Bicycle Formula Retail
855 Brannan Street

Sanborn Map*



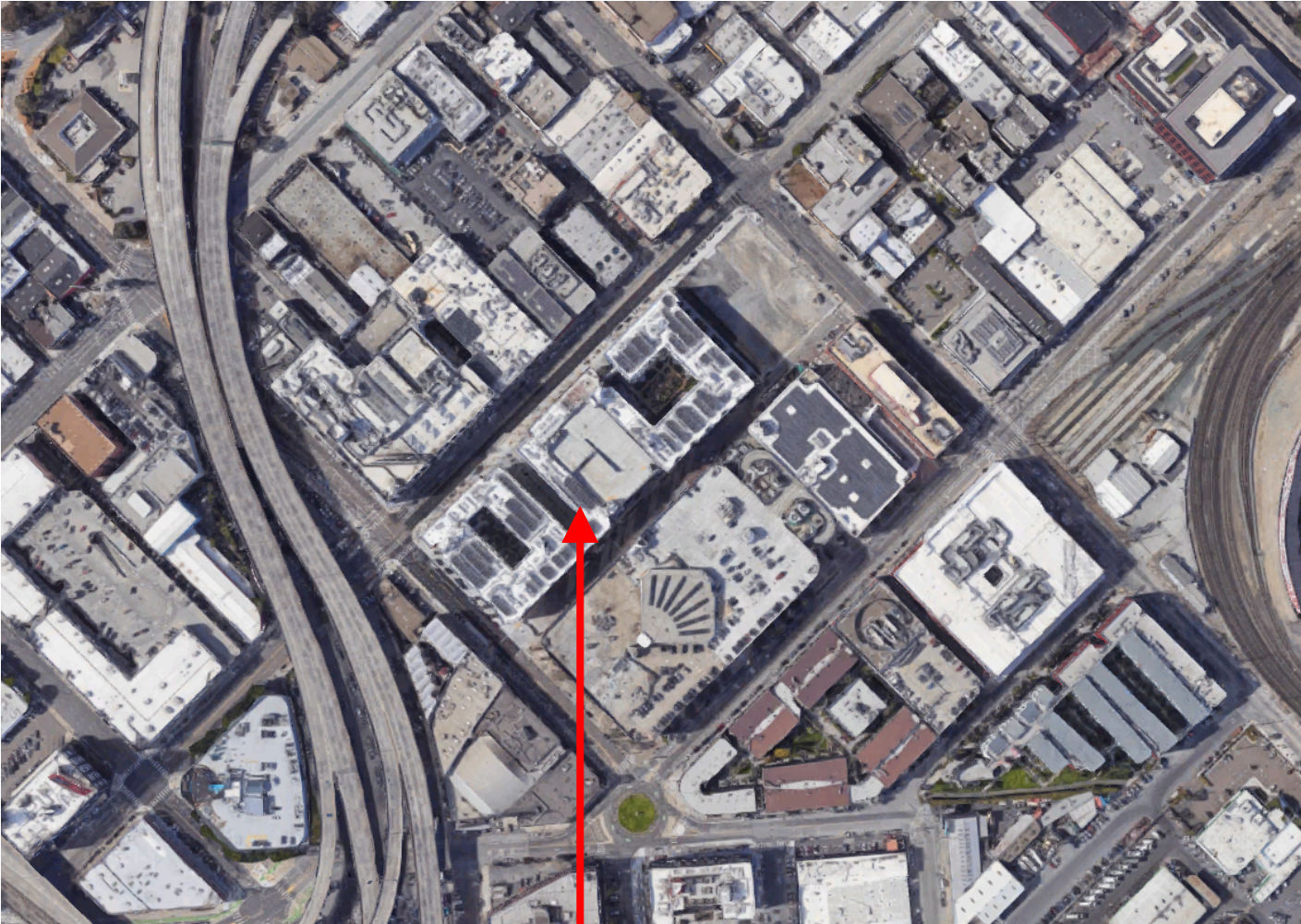
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2019-022072CUA
 Trek Bicycle Formula Retail
 855 Brannan Street

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-022072CUA
Trek Bicycle Formula Retail
855 Brannan Street

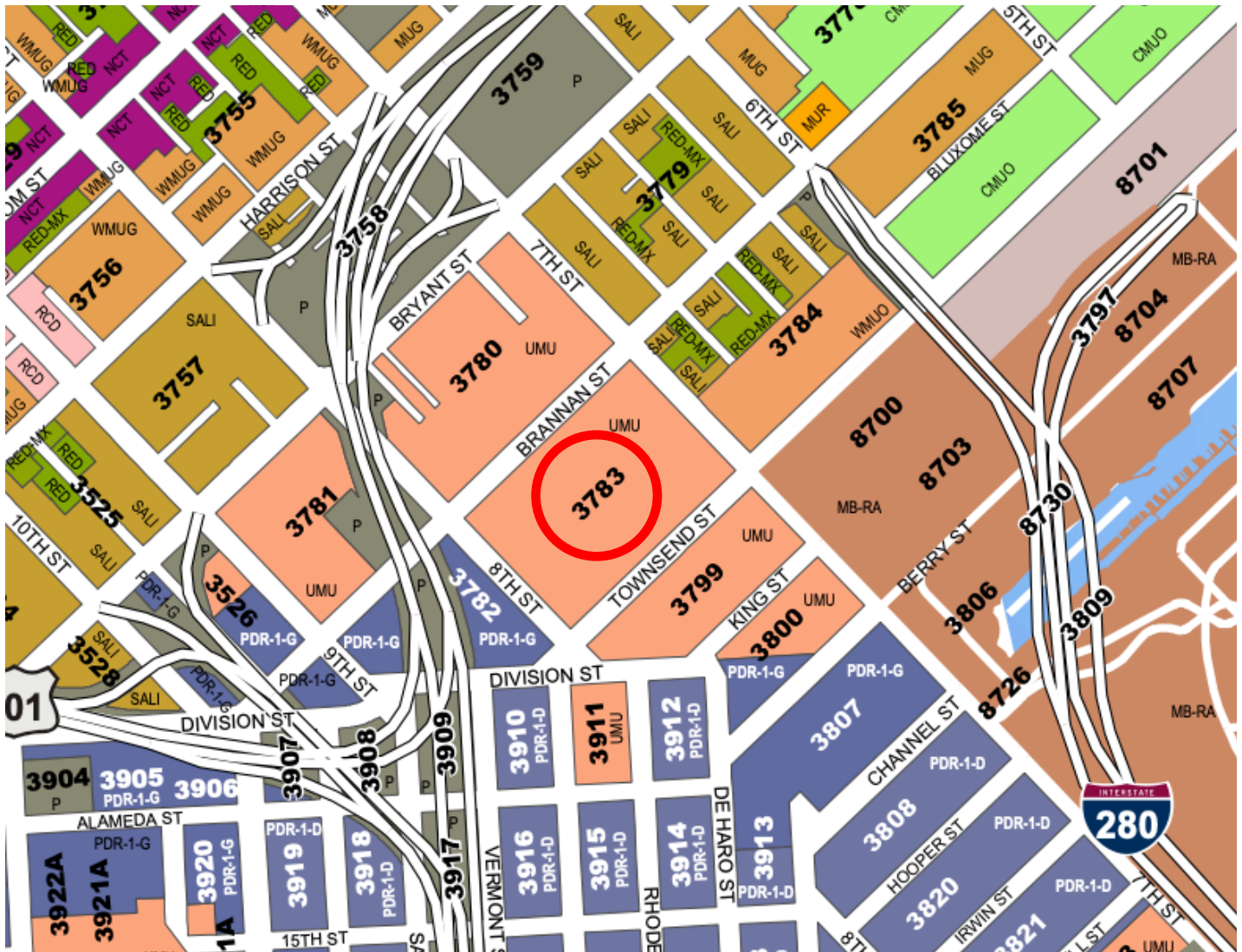
Aerial Photo – View 2



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2019-022072CUA
Trek Bicycle Formula Retail
855 Brannan Street

Zoning Map



Conditional Use Authorization
Case Number 2019-022072CUA
Trek Bicycle Formula Retail
855 Brannan Street

Site Photo



SUBJECT PROPERTY

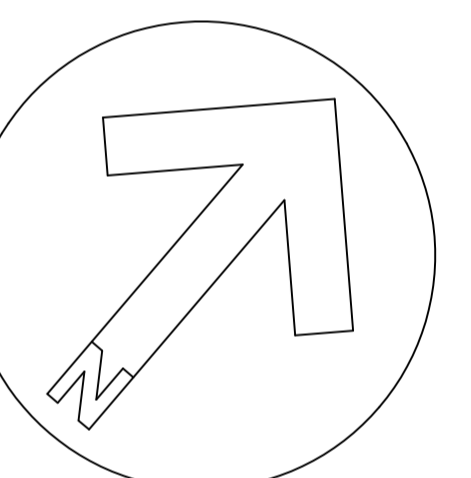
Conditional Use Authorization
Case Number 2019-022072CUA
Trek Bicycle Formula Retail
855 Brannan Street



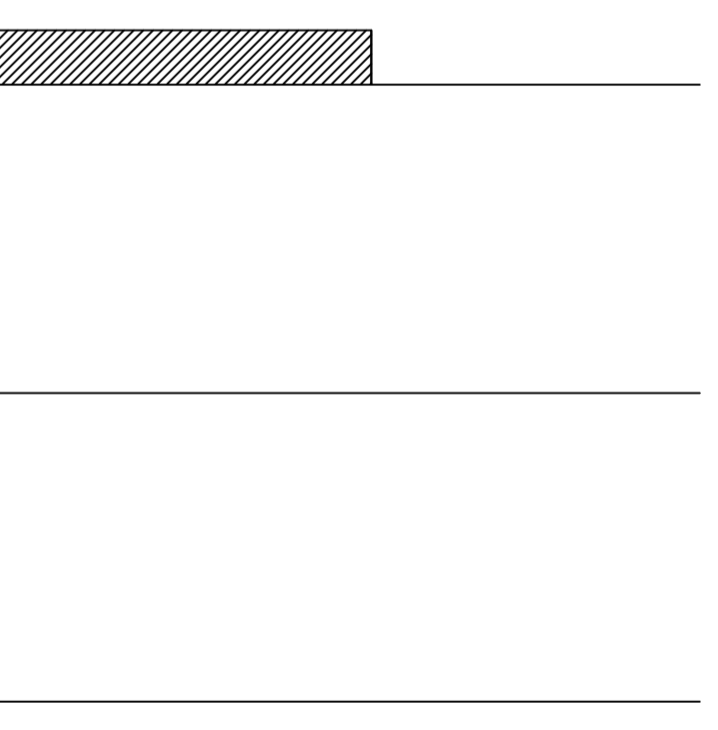
1221 Harrison Street Suite 18
San Francisco CA 94103-4449
(415) 391-4775

BLOCK 3783 LOT 11

San Francisco, CA

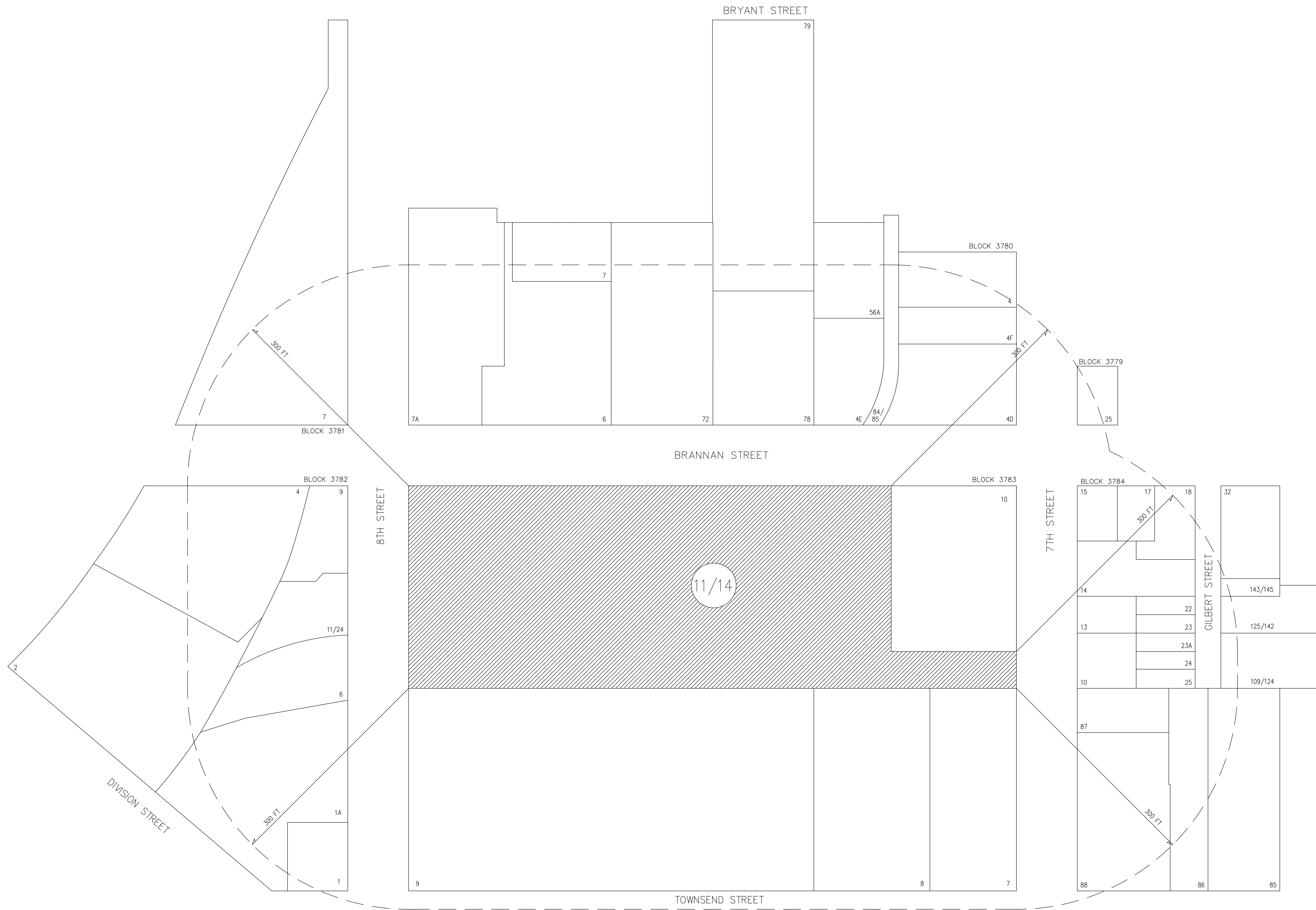


SCALE: 1" = 75' - 0"



JOB NO:	DATE: 200220
3783011W	DRAWN: DC
	CHECKED: 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									
Count	Block/Lot	Business Name	Business Address	Use	Lot Frontage Ft	Business Frontage Ft	FR Y/N	Vacant	Additional Store Previous Listed Lot?
1	3779/025	Mars Bar	798 Brannan St	Bar	135	135	N	N	N
31	3783/011	Pete's Coffee	625 8th St	Coffee	980	68	Y	N	N
24	3783/009	Union Bank	640 Townsend St	Financial Institution	825	48	Y	N	N
33	3783/011	Wells Fargo	655 8th St	Financial Institution	980	62	Y	N	Y
13	3782/001	Hardwood Bar & Smokery	680 8th St	Food, Counter Order	657	46	N	N	N
28	3783/011	El Pipila	879 Brannan St	Food, Counter Order	980	14	N	N	Y
29	3783/011	Pizza Squared	885 Brannan St	Food, Counter Order	980	14	N	N	Y
8	3780/006	Bellota	888 Brannan St	Food, Table Order	707	15	N	N	N
32	3783/011	Club Pilates	635 8th St	Gym	980	25	Y	N	Y
3	3780/004D	Office	808 Brannan St	Office	295	295	N	N	N
5	3780/004F	Office	808 Brannan St	Office	50	50	N	N	N
9	3780/006	Office	888 Brannan St	Office	707	569	N	N	Y
10	3780/056A	Office	360 Langton St	Office	130	130	N	N	N
12	3780/079	Office	945 Bryant St	Office	137	137	N	N	N
22	3783/007	Office	600 Townsend St	Office	550	550	N	N	N
23	3783/009	Office	699 8th St	Office	825	350	N	N	Y
35	3784/010	Office	643 7th St	Office	50	50	N	N	N
39	3784/017	Office	787 Brannan St	Office	50	50	N	N	N
40	3784/032	Office	775 Brannan St	Office	80	80	N	N	N
15	3782/001	Organic Shimmer Blowouts & Bronze	680 8th St	Personal Service, Hair	657	23	N	N	Y
30	3783/011	The District Barbers	897 Brannan st	Personal Service, Hair	980	28	N	N	Y
2	3780/004	MacMurray Pacific Hardware	568 7th St	Retail	75	75	N	N	N
7	3780/006	Gift Center	888 Brannan St	Retail	707	8	N	N	Y
11	3780/078	REI	840 Brannan St	Retail	137	115	Y	N	N
14	3782/001	Pedini	680 8th St	Retail	657	17	Y	N	Y
16	3782/001	Pak Oriental Rugs	680 8th St	Retail	657	75	N	N	Y
17	3782/001	Miele Center	680 8th St	Retail	657	85	Y	N	Y
18	3782/001	Sliding Door Company	680 8th St	Retail	657	16	Y	N	Y
19	3782/001	Domicile	680 8th St	Retail	657	27	N	N	Y
20	3782/001	Studio Becker	680 8th St	Retail	657	200	Y	N	Y
21	3782/009	Fireclay Tile	901 Brannan St	Retail	175	175	N	N	N
25	3783/009	Poggenpohl	650 Townsend St	Retail	825	82	Y	N	Y
34	3784/010	Michael Thompson Framing	647 7th St	Retail	75	25	N	N	Y
36	3784/013	Mainline Security	617 7th St	Retail	50	50	N	N	N
41	3784/085	Ana Furniture	570 Townsend St	Retail	97	97	N	N	N
42	3784/086	Townsend Showroom	590 Townsend St	Retail	51	51	N	N	N
43	3784/088	Room & Board	685 7th St	Retail	340	340	Y	N	N
37	3784/014	Hoogasian Flowers	615 7th St	Retail, Florist	75	75	N	N	N
4	3780/004E	Vacant	828 Brannan St	Vacant	210	210	N	Y	N
6	3780/006	Vacant	888 Brannan St	Vacant	707	15	N	Y	Y
26	3783/010	Vacant	NA	Vacant	400	400	N	Y	N
27	3783/011	Vacant	NA	Vacant	980	91	N	Y	Y
38	3784/015	Vacant	799 Brannan St	Vacant	130	130	N	Y	N

Front Elevation



Partial Front Elevation and
East Elevation





Interior view looking towards Front Elevation



Interior view looking
towards Front/East
Elevation