



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: JUNE 24, 2021

Record No.: 2020-001973CUA
Project Address: 1737 POST STREET SUITE #367 (AKA 11 PEACE PLAZA -
LOCATED WITHIN THE INTERIOR OF JAPAN CENTER WEST KINTETSU MALL)
Zoning: Japantown Neighborhood Commercial District (NCD)
Japantown Special Use District
50-X Height and Bulk District
Block/Lot: 0700/009
Project Sponsor: Thomas Jia Liang, Fresh Legend LLC
Yi Fang Taiwan Fruit Tea
2288 Noriega Street
San Francisco, CA 94122
Property Owner: Japan Center West Associates LP
468 North Camden Drive #300
Beverly Hills, CA 90210
Staff Contact: Sharon M. Young – (628) 652-7349
sharon.m.young@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is for Conditional Use Authorization to establish a Formula Retail Use within the Japantown Neighborhood Commercial District, Japantown Special Use District, and a 50-X Height and Bulk District. The proposal is to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 580 square foot ground floor commercial space with was occupied by another non-formula retail limited restaurant use (d.b.a. Moyo's Yogurt). The Project will involve interior tenant improvements to the ground floor commercial space located within the existing shopping center Japan Center West (Kintetsu) Mall. There will be no expansion of the existing building envelope or storefront modifications proposed. New business signage will be filed under separate permit.

According to the project sponsor, there are currently approximately 1500 Yi-Fang Taiwan Fruit Tea store locations worldwide. The existing San Francisco store locations include: 3251 - 20th Avenue (Lakeshore neighborhood); 870 Washington Street (Chinatown neighborhood), and 645 Irving Street (Inner Sunset

neighborhood). The proposed project will allow for the establishment of a new Yi-Fang Taiwan Fruit Tea store location within the Japantown Planning Area and the Western Addition neighborhood.

Required Commission Action

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to establish the proposed Formula Retail Use (d.b.a. Yi Fang Taiwan Fruit Tea) within the Japantown Neighborhood Commercial District, Japantown Special Use District, and a 50-X Height and Bulk District pursuant to Planning Code Sections 249.31, 303, 303.1, 703.4, and 721.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Planning Department has received 1 letter in support submitted from the project sponsor and 0 letter in opposition to the Project as of the date of this Executive Summary; the Planning Department also received correspondence from the Japantown Task Force who requested for additional time to review the proposed project.
 - The business owner of Oma San Francisco Station located in the Japan Center West Mall indicated “I am writing this letter with the purpose of highly supporting bringing in Yi Fang Taiwan Fruit Tea into the Japan Center. I have been to Yi Fang in Taiwan, Los Angeles and San Francisco (Stonestown) and love their fruit tea. I believe their presence would be beneficial to other merchants in the area.”
- **Outreach:** The project sponsors conducted a pre-application meeting on the proposed project on March 17, 2020; no persons other than the project sponsors were present at the pre-application meeting. The project sponsor indicated that they would conduct additional outreach efforts to the Japantown Task Force.

- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Interior tenant improvements are proposed, as well as signage alterations located within the interior of the commercial space. No exterior alterations to the building is proposed in the Project. The Project complies with the guidelines and does not have an adverse effect on the architectural and aesthetic character of the District. The proposed signage for the interior commercial space located within the Japan Center West (Kintetsu) Mall will be required to have a separate sign permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines.

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 Objectives and Policies of the General Plan. The Project will not significantly change the number of formula retail establishments, not change the existing amount of linear frontage dedicated to formula retail, it will lower the commercial vacancy rate, and provide an active commercial use in the neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or

adjacent properties in the vicinity. The proposed project will allow for the establishment of a Yi Fang Taiwan Fruit Tea store location with a change of ownership of an existing limited restaurant use at the project site.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Submittal



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.31, 303, 303.1, 703.4, AND 721 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. YI FANG TAIWAN FRUIT TEA) AT 1737 POST STREET SUITE #367, LOT 009 IN ASSESSOR’S BLOCK 0700, WITHIN THE JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT, JAPANTOWN SPECIAL USE DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 4, 2020, Jia Liang (hereinafter "Project Sponsor") filed Application No. 2020-001973CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.31, 303, 303.1, 703.4 and 721 to establish a Formula Retail Use (d.b.a. Yi Fang Taiwan Fruit Tea) within a vacant ground floor commercial space at 1737 Post Street Suite 367 (hereinafter "Project"), Lot 009 within Assessor’s Block 0700 (hereinafter "Project Site").

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

On June 24, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001973CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001973CUA is located at 49 South Van Ness, Suite 1400, 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. 2020-001973CUA, 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 Project is for Conditional Use Authorization pursuant to Planning Code Sections 249.31, 303, 303.1, 703.4, and 721 to establish a Formula Retail Use within the Japantown Neighborhood Commercial District, Japantown Special Use District, and a 50-X Height and Bulk District. The proposal is to establish a Formula Retail Limited Restaurant Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 565 square foot vacant ground floor commercial space with was occupied by another non-formula retail limited restaurant use (d.b.a. Moyo’s Yogurt). The Project will involve interior tenant improvements to the ground floor commercial space located within the existing shopping center Japan Center West (Kintetsu) Mall. There will be no expansion of the existing building envelope or storefront modifications proposed. New business signage will be filed under separate permit.

According to the project sponsor, there are currently approximately 1500 Yi-Fang Taiwan Fruit Tea store locations worldwide. The existing San Francisco store locations include: 3251 - 20th Avenue (Lakeshore neighborhood); 870 Washington Street (Chinatown neighborhood), and 645 Irving Street (Inner Sunset neighborhood). The proposed project will allow for the establishment of a new Yi-Fang Taiwan Fruit Tea store location within the Western Addition neighborhood.

- 3. Site Description and Present Use.** The project site at 1737 Post Street Suite #367 is located on the on the south side of Post Street between Webster and Buchanan Streets; Assessor’s Block 0700; Lot 009. The irregular ‘U-shaped’ subject lot is 45,275 square-feet in size and is occupied by Japan Center West (Kintetsu) Mall within the Japantown Neighborhood Commercial District, Japantown Special Use District, and a 50-X Height and Bulk District. The project site is also located within the Japantown Planning Area and within ¼ mile of an Existing Fringe Finance Service Restricted Use District. The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to Laguna Street, and

Buchanan Street from Post Street to midway between Sutter Street and Bush Street. The proposed formula retail limited restaurant use d.b.a. Yi Fang Taiwan Fruit Tea will be located in an approximately 565 square foot ground floor commercial space (previously occupied by another non-formula retail limited restaurant use d.b.a. Moyo's Frozen Yogurt) located within the interior of the shopping mall.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Western Addition Neighborhood and the southwest corner of the Japantown Special Use District. The Project Site is bounded by Kinokuniya Mall and Kabuki/Sundance Theater to the west and Peace Plaza, Japan Center East Miyako Mall and Miyako Hotel (Hotel Kabuki) to the east, JPOP Center to the north, and Geary Boulevard to the south. The site south of Geary Boulevard is zoned RM-3 (Residential, Mixed, Medium Density) and east of Laguna Street is zoned RM-4 (Residential, Mixed, High Density). Some of the existing commercial establishments adjacent to the proposed limited restaurant use within the Japan Center West (Kintetsu) Mall include: The Face Shop, Izumi Sushi, Daikoku, Sakura Sakura, Asakichi, Yumi Boutique, Miseki Jewelry, Japan Video, K-Pop Beauty, Amiko, Café Hana, Osakaya, Nande-ya, Amiko, Belly Good, Candy Doll, Kushi Tsuru, Chocolate Chair, Benihana, Nippon-Ya, Anderson Bakery, Kohshi, Mee, Katchi Gifts, Moritaya, Playland, and Oma SFS.
- 5. Public Outreach and Comments.** The Planning Department has received 1 letter in support submitted from the project sponsor from the business owner of Oma San Francisco Station located in the Japan Center West Mall and 0 letter in opposition to the Project as of the date of this Draft Motion; the Planning Department also received correspondence from the Japantown Task Force who requested for additional time to review the proposed project. The project sponsors conducted a pre-application meeting on the Project on March 17, 2020; no persons other the project sponsor was present at the pre-application meeting. The project sponsor indicated that they would conduct additional outreach efforts to the Japantown Task Force.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the Japantown Neighborhood Commercial Zoning District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 703.4. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

The Project is to allow the establishment of a Formula Retail Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 565 square foot vacant ground floor commercial space on the project site. A

Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 703.4.

- B. Limited Restaurant Use within the Japantown Neighborhood Commercial Zoning District.** Section 721 of the Planning Code states that a limited restaurant use (defined under Planning Code Sections 102 and 202.2a) is permitted on the 1st and 2nd stories and requires conditional use authorization on the third stories and above.

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

The current proposal is to establish a 'limited restaurant use' (also a formula retail use d.b.a. Yi Fang Taiwan Fruit Tea on the ground (1st) floor of the one-story commercial building. The proposed formula retail limited restaurant use will be located within the interior commercial space of Japan Center West (Kintetsu) Mall.

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

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

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

- D. Limited Restaurant Use in the Japantown Special Use District.** Under Planning Code Section 249.31(b) for any use subject to Conditional Use authorization and for any activity that the Planning Commission considers under its discretionary review power, the Planning Commission shall make the following additional findings:

Planning Code Section 249.31(b)(2)(i) - The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District; and

Planning Code Section 249.31(b)(2)(ii) - The use supports one or more of the purposes for establishing the Japantown Special Use District.

The proposal will not be incompatible with the neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District since the proposed formula retail limited restaurant use will be located within the interior of Japan Center West (Kintetsu) Mall; the storefront entrance is located within the interior courtyard of the mall. No changes to the exterior of the subject building is proposed. In addition, the project sponsors has indicated that Yi Fang Taiwan Fruit Tea brand shares similar characteristics with the Japanese from the architecture style of the store to the brand history and has indicated that there are Yi Fang Taiwan Fruit Tea store locations in the cities of Tokyo, Osaka, Hokuriku, and Hyogo in Japan.

Planning Code Section 249.31(b)(3) - Any change in use or establishment of a new use in the neighborhood commercial zones within this Special Use District shall require notice pursuant to Planning Code Section 311.

The proposal requires Section 311 neighborhood notification, which was conducted in conjunction with the conditional use notification process.

- E. Hours of Operation.** Section 721 of the Planning Code allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the Japantown Neighborhood Commercial District.

According to the project sponsor, the proposed hours of operation of the proposed formula retail use d.b.a. Yi Fang Taiwan Fruit Tea are Monday through Thursday 12 p.m. to 7 p.m., Friday 12 p.m. to 8 p.m., and Saturday and Sunday 11 a.m. to 8 p.m. which are within the permitted hours of operation within the Japantown Neighborhood Commercial District under Planning Code Section 721. The current business operating hours of the Japan Center Mall are between 7 a.m. to 12 a.m., seven days a week.

- F. **Off-Street Parking.** Section 151 of the Planning Code requires off-street parking for eating and drinking uses at a maximum of 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.

The subject ground floor commercial space, with approximately 565 square feet in floor area, does not require any off-street parking spaces.

- G. **Off-Street Freight Loading.** Section 152 does not require loading spaces if gross floor area is less than 10,000 square feet.

The subject commercial tenant space on the ground (1st) floor with approximately 565 square feet of floor area does not exceed 10,000 square feet and will not require any loading spaces.

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

The subject ground floor vacant commercial space, located within the interior of Japan Center West (Kintetsu) Mall, has approximately 12 feet of frontage devoted to the entrance facing the interior courtyard of the shopping mall and will not affect the existing street frontage on Post Street. The entrance of the subject commercial space will also include a sliding open grillwork security gate.

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

The proposed business signage for Yi Fang Taiwan Fruit Tea will be required to have a separate sign permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines. The Project proposes a wall sign and projecting sign on the corner commercial tenant space located within the interior of the shopping mall. The proposed project generally complies with the guidelines and Planning Code and will not have a significant adverse effect on the architectural and aesthetic character of the District.

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 size and shape of the site and the arrangement of the structures on the site are adequate for the Project. There will be no physical expansion of the existing building. The proposed project is desirable because it will continue the existing use as a limited restaurant and will be compatible with the surrounding commercial nature of the Japantown Neighborhood Commercial District. The project sponsor has submitted one letter of support of the project from another merchant within the Japan Center Mall.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size of the proposed use with approximately 565 square feet of floor area is in keeping with the other storefronts within the Japan Center Mall and is adequate for the proposed project. No expansion of the existing building (subject ground floor commercial space) is proposed.

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

It is not anticipated that existing traffic patterns will be significantly affected by the proposed project. Public transit that is in close proximity to the proposed eating and drinking establishment includes Muni lines 2, 3, 22, 38, and 38R within walking distance of the project site. There is on-street parking in front of the subject shopping mall and in the surrounding neighborhood. There are also two parking garages (Japantown Center Main Garage and Fillmore Street Annex Garage) within the shopping mall and surrounding neighborhood.

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

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the Project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the

Planning Code. The existing subject commercial building has exterior lighting directed onto the project site and immediately surrounding sidewalk area.

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

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

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of the Japantown Neighborhood Commercial District in that the intended use is a neighborhood-serving business.

- 8. Formula Retail Use.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering and Conditional Use pursuant to Planning Code Section 303.1, Formula Retail Uses:

[Note: This formula retail survey is hereinafter referred to as “the District” is a study area of ground floor commercial businesses within a 300-foot radius of the project site. The formula retail survey calculation of lineal commercial street frontage may be distorted by the nature of the District, which is primarily occupied by the Japan Center mall. Most of the businesses within the Japan Center mall are internally oriented and therefore do not have street frontage, including the proposed Yi Fang Taiwan Fruit Tea location.]

- A. The existing concentrations of formula retail uses within the district.

According to the project sponsor’s survey, there are 8 existing ground-story Formula Retail establishments out of 65 ground floor commercial retail establishments within a 300-foot radius of the project site. This comprises approximately 12.3% of the businesses. Some of these commercial establishments that may be considered formula retail uses include Benihana, The Face Shop, Anderson Bakery, K-Pop Beauty, Nijiya Market, Daiso, Ichiban Kan, and The UPS Store. The total lot frontage that has commercial uses within 300 feet of the project site is approximately 565 lineal feet since most of the businesses within the formula retail survey area are located within the Japan Center mall do not have street facing commercial frontage. Of the 565 lineal feet of commercial uses, 45 lineal feet (approximately 8% of commercial) has commercial uses that would be considered formula retail and 520 lineal feet are non-formula retail commercial uses.

The proposed Yi Fang Taiwan Fruit Tea store would nominally increase the number of formula retail establishments approximately 1.5% to 13.8% of the businesses (from 8 to 9 formula retail businesses) and no change to the existing formula retail linear commercial street frontage since the subject commercial space does not have commercial street frontage.

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

According to the project sponsor's formula retail survey within a 300-foot radius, there are four other existing limited restaurant uses. Some of these commercial businesses include Café Hana, Takoaki Yamachan, Chocolate Chair, and Uji Time Dessert.

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

According to the project sponsor, the Project would not alter any of the existing exterior details of the subject building. The proposal will involve interior tenant improvements (such as new interior partitions, counter and sink area). The Project will be compatible with the existing architectural and aesthetic character of the District as no exterior changes to the subject commercial building are proposed.

- D. The existing retail vacancy within the district.

According to the project sponsor's survey, there are currently five vacant commercial spaces (approximately 8%) within 300 feet of the project site.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

The proposed formula retail use will be a neighborhood-servicing and City-wide serving use which will complement the mix of goods and services currently available within this portion of the Japantown Neighborhood Commercial District, which primarily includes a mixture of eating and drinking establishments, personal service and medical service establishments, and small retail establishments. According to the project sponsor's formula retail survey, approximately 98.3% (59 locations) of the ground floor commercial uses in the District are neighborhood "Daily-Needs" and approximately 13.3% (8 locations) of the ground floor commercial uses in the District are Citywide-serving "Daily-Needs". The Project will complement the mix of goods and services currently available within this portion of the Japantown Neighborhood Commercial District within a 300-foot mile radius of the project site since it will replace an existing limited restaurant use which vacated the project site.

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

The proposed use is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. The subject project would provide a nominal change to the number of existing formula retail establishments and no change existing formula retail commercial frontage within the district.

- G. For formula retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

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

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

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

Policy 1:

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

The Project would be compatible with and complementary to the types of uses characterizing this portion of the Japantown Neighborhood Commercial District, which includes a mixture of eating and drinking establishments, small retail establishments, and a few medical and personal service establishments.

OBJECTIVE 1

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

Policy 3:

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

Approval of the Project would be consistent with the mixed commercial-residential character of this portion of the Japantown Neighborhood Commercial District. The Project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6

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

Policy 1:

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

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

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

Policy 3:

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

The Project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with another limited restaurant use.

Policy 4:

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

The Project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space within the existing neighborhood shopping mall that will be accessible to all residents.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

No exterior modifications are proposed and there will be no expansion of the existing building envelope with the Project which preserves the existing commercial building.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

It is not anticipated that the Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the Project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

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 will be complementary to the existing commercial establishments within the immediate neighborhood and will provide new job opportunities to the City. According to the project sponsor, the eating and drinking establishment will have a minimum of four employees working during the business hours.

- 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 will maintain a limited restaurant use in the area to help preserve and enhance the cultural and economic diversity of the neighborhood. Existing housing will not be affected by the Project.

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

The Project will not displace any affordable housing.

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

It is not anticipated that the Project would significantly increase the automobile traffic congestion and parking problems in the neighborhood. 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.

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

There is no commercial office development associated with the Project and there would be no displacement of any existing industrial or service businesses in the area.

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

The Project will comply with all applicable earthquake safety standards.

- G. That landmarks and historic buildings be preserved.

No exterior alterations to the existing building is proposed with the Project to preserve the

existing commercial building.

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

The Project will not affect any city-owned park or open space.

- 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. 2020-001973CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 24, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 24, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:

EXHIBIT A

Authorization

This authorization is for conditional use to allow a Formula Retail Use (d.b.a. Yi Fang Taiwan Fruit Tea) in an approximately 565 square foot ground floor commercial space at 1737 Post Street Suite #367 in Assessor's Block 0700, Lot 009 pursuant to Planning Code Sections 249.32, 303, 303.1, 703.4, and 721 within the Japantown Neighborhood Commercial District, Japantown Special Use District, and a 50-X Height and Bulk District in general conformance with plans, dated December 10, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-001973CUA and subject to conditions of approval reviewed and approved by the Commission on June 24, 2021 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

- 6. Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code for signage and Formula Retail guidelines for signage.

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

Operation

- 7. Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpwpublicworks.org.

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

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublishworks.org

- 8. Hours of Operation.** The subject establishment will operate between Monday through Thursday 12 p.m. to 7 p.m., Friday 12 p.m. to 8 p.m., and Saturday and Sunday 11 a.m. to 8 p.m., which are within the current hours of operation within the Japan Center Mall. The current business operating hours of the Japan Center Mall are between 7 a.m. to 12 a.m., seven days a week.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

- 11. 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 628.652.7463, www.sfplanning.org

Exhibit B - Plans

Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

YIFANG TAIWAN FRESH FRUIT TEA

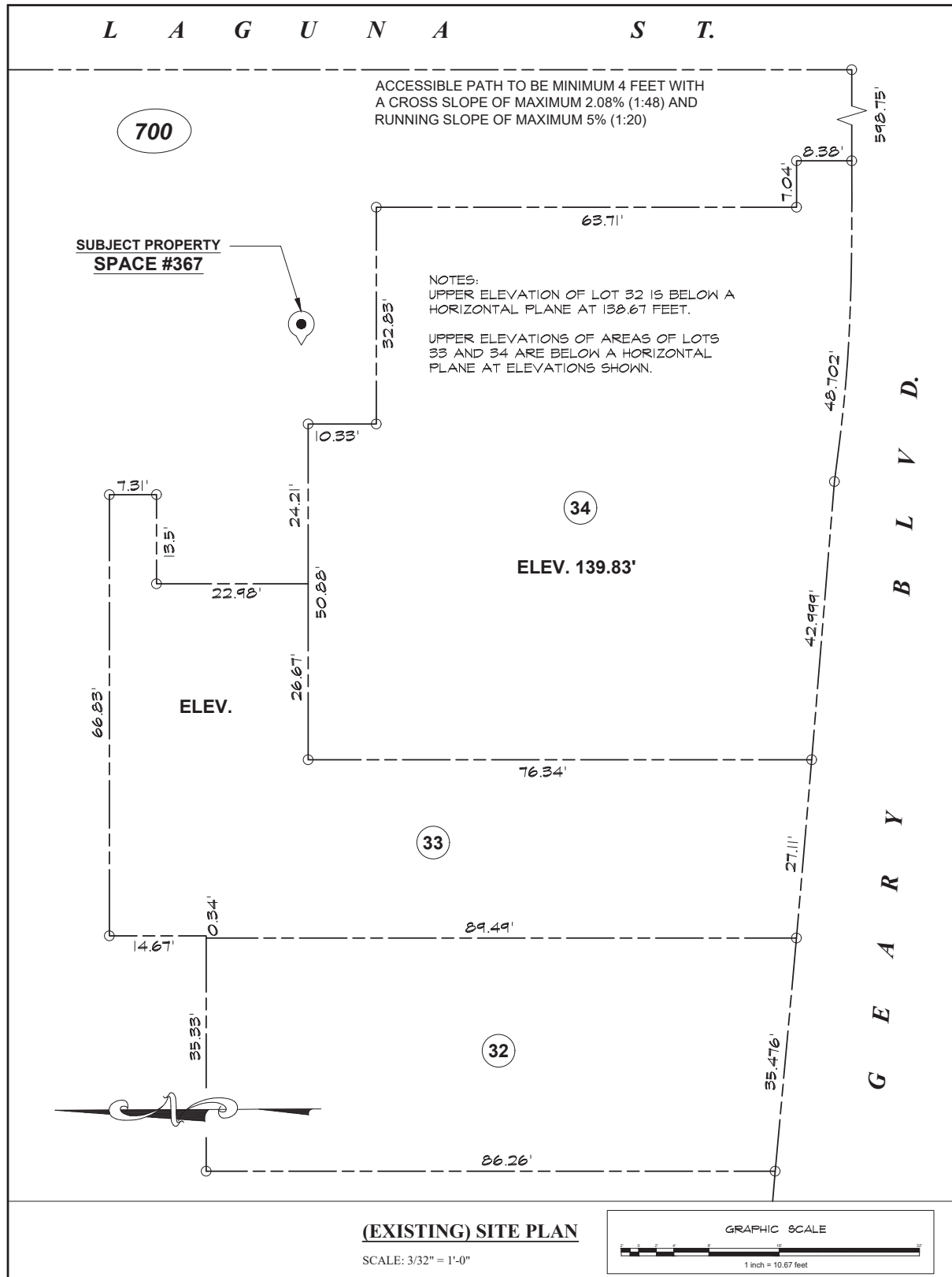
1737 POST STREET - SPACE #367 COMMERCIAL TENANT IMPROVEMENTS
 SAN FRANCISCO JAPAN CENTER WEST CALIFORNIA



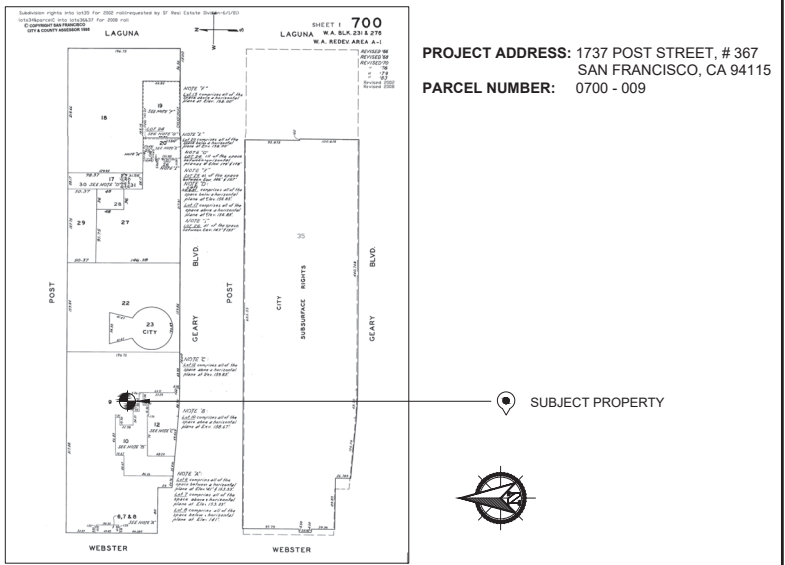
ETERNAL GREEN PROPERTIES, LLC
 2958 AMADOR STREET
 HAYWARD, CA 94541
 TELEPHONE NO.: 415-202-3405
 FAX NO.: 510-608-0567
 EMAIL: constructionpermits@gmail.com

ABBREVIATIONS AND SYMBOLS

∠	Angle	KIT.	Kitchen		PLAN, SECTION, DETAIL NUMBER SHEET ON WHICH IT OCCURS
Φ	Diameter or Round	K.P.	Kick Plate		SECTION CUT, DETAIL NUMBER SHEET ON WHICH IT OCCURS
⊥	Perpendicular	LAB.	Laboratory		EXTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
#	Pound or Number	LAM.	Laminate		INTERIOR ELEVATION NUMBER SHEET ON WHICH IT OCCURS
(E)	Existing	LAV.	Lavatory		REVISION NUMBER
A.B.	Anchor Bolt	LCKR.	Locker		DOOR NUMBER SEE RESPECTIVE SCHEDULE
A.C.	Air Conditioning	LT.	Light		WINDOW NUMBER SEE RESPECTIVE SCHEDULE
ACOUS.	Acoustical	LT. WGT.	Light Weight		GRID LINE IDENTIFICATION
A.D.	Adjustable or Adjacent	MAX.	Maximum		WASHER
A.F.	Above Finished Floor	M.C.	Medicine Cabinet		DRYER
AGGR.	Aggregate	MECH.	Mechanical		HEAT PUMP
AL.	Aluminum	MEMB.	Membrane		WATER HEATER
ANOD.	Anodized	MFR.	Manufacturer		ELECTRICAL PANEL BOARD
APPROX.	Approximate	MANHOLE	Manhole		MEDICINE CABINET
ARCH.	Architectural	MIN.	Minimum or Minutes		FLOOR DRAIN
ASB.	Asbestos	MISC.	Miscellaneous		SHOWER HEAD
ASPH.	Asphalt	MOLDG.	Moulding		SMOKE DETECTOR
		MASONRY	Masonry Opening		THERMOSTAT
		MTD.	Mounted		DATUM ELEVATION
BD.	Board	MTL.	Metal		EARTH
B.L.D.G.	Building	MULTI.	Multiton		AGGREGATE BASE ROCK
BLK.	Block	N.	North		SAND MORTAR PLASTER
B.L.G.	Blocking	N.I.C.	Not In Contract		CONCRETE MASONRY UNITS - C.M.U.
BM.	Beam	NO. OR #	Number		BRICK MASONRY
BOT.	Bottom	NOM.	Nominal		FINISH WOOD
B.U.	Build-Up	N.R.	Non-Rated		ROUGH WOOD - CONTINUOUS
		N.S.F.	Net Square Feet		ROUGH WOOD - BLOCKING
		N.T.S.	Not To Scale		INSULATION - BATT
C.	Compact Car Parking	N.T.S.	Not To Scale		INSULATION - RIGID
CAB.	Cabinet	O.A.	Overall		PLYWOOD
C.B.	Catch Basin	O.C.	On Center		PARTICLE BOARD
CER.	Ceramic	O.D.	Outside Diameter or Dimension		GYPSUM BOARD
C.G.	Corner Guard	OFF.	Office		ACOUSTICAL TILE OR BOARD
CLG.	Ceiling	OPNG.	Opening		GLASS
CLKG.	Clacking	OPP.	Opposite		
CLR.	Clear	P.	Pole		
C.M.U.	Concrete Masonry Unit	P.B.	Particle Board		
COL.	Column	PL.	Plate		
CONC.	Concrete	P.L.	Property Line		
CONN.	Connection	P.LAM.	Plastic Laminate		
CONSTR.	Construction	PLAS.	Plaster		
CONT.	Continuous	PLYWD.	Plywood		
CTR.	Center	PR.	Pair		
D.	Dryer	PRCST.	Pre-Cast		
DBL.	Double	PT.	Point		
DEPT.	Department	P.T.	Post Tensioned		
DET.	Detail	P.T.D.	Paper Towel Dispenser		
D.F.	Drinking Fountain	PTN.	Partition		
DIA.	Diameter	P.W.	Plumbing Wall		
DIM.	Dimension	Q.T.	Quarry Tile		
DISP.	Dispenser	R.	Riser		
DMPFG.	Damp proofing	RAD.	Radius		
DN.	Down	R.D.	Road Drain		
DR.	Door	REF.	Reference		
DS.	Downspout	REFR.	Refrigerator		
D.S.P.	Dry Stand Pipe	REFR.	Refrigerator		
DW.	Dishwasher	REQ.	Required		
DWG.	Drawing	RESIL.	Resilient		
DWR.	Drawer	REV.	Revision or Reverse		
E.	East	R.F.	Resilient Flooring		
E.A.	Each	RM.	Room		
E.J.	Expansion Joint	R.O.	Rough Opening		
E.L.	Elevation	R.S.S.	Rod & Sulfur		
ELEC.	Electrical	R.W.L.	Rain Water Leader		
ELEV.	Elevator	S.	South or Shelf		
EMER.	Emergency	S.B.	Splash Board		
ENCL.	Enclosure	S.C.	Solid Core		
ENG.	Engineer	SCHED.	Schedule		
E.P.	Electrical Panel board	S.D.	Soap Dispenser or Smoke Detector		
EQ.	Equal	SECT.	Section		
EQPT.	Equipment	S.H.	Shower		
E.W.C.	Electric Water Cooler	SHR.	Shower		
EXP.	Expansion	SHT.	Sheet		
EXPD.	Exposed	SHTG.	Sheathing		
EXST.	Existing	SIM.	Similar		
EXT.	Exterior	S.M.D.	Sanitary Napkin Dispenser		
F.A.	Fire Alarm	S.P.	Sump Pump		
F.A.U.	Forced Air Unit	SPEC.	Specification		
F.D.	Floor Drain	S.Q.	Square		
FDN.	Foundation	STD.	Standard		
F.E.	Fire Extinguisher	STL.	Steel		
F.E.C.	Fire Extinguisher Cab.	STOR.	Storage		
F.C.L.	Fixed Glass	STR.	Structural		
F.F.	Finished Floor	SUSP.	Suspended		
F.H.C.	Fire Hose Cabinet	SYM.	Symmetrical		
FIN.	Finish	SW.	Shear Wall		
FL.	Floor	T.	Title, Top or Tread		
FLASH.	Flashing	T. & G.	Tongue and Groove		
FLOUR.	Fluorescent	T.B.	Towel Bar		
F.O.C.	Face of Concrete	T.C.	Top of Curb		
F.O.F.	Face of Finish	TEL.	Telephone		
F.O.S.	Face of Sluds or Structure	TER.	Terrazzo		
FRF.	Fireproof	T.H.	Thin		
FT.	Foot or Feet	THK.	Threshold		
FTG.	Footing	T.P.	Top of Pavement		
FURR.	Furring	T.P.D.	Toilet Paper Dispenser		
G.	Gas	TRANS.	Transparent		
GA.	Gage	T.V.	Television		
GALV.	Galvanized	T.W.	Top of Wall		
G.B.	Grab Bar	TYP.	Typical		
G.D.	Garbage Disposal	UNF.	Unfinished		
G.L.	Glass	U.O.N.	Unless Otherwise Noted		
GND.	Ground	VERT.	Vertical		
GR.	Grade	VEST.	Vestibule		
G.S.F.	Glass Square Feet	V.I.F.	Verify in Field		
G.S.M.	Galvanized Sheet Metal	W.	West, Washer or Water		
GYP.	Gypsum Board	W.	With		
H.	Handicapped Parking	W.C.	Water Closet		
H.B.	Hose Bibb	WD.	Wood		
H.C.	Hollow Core or Hose Cabinet	W.H.	Water Heater		
HDWD.	Hardwood	W x H.	Width By Height		
HDWR.	Hardware	W/O	Without		
HT.	Height	WP.	Waterproof		
H.M.	Hollow Metal	W.R.	Water Resistant		
H.P.	Heat Pump	WNDG.	Window		
HORIZ.	Horizontal	WSC.	Wainscot		
HR.	Hour	W.S.P.	Wet Stand Pipe		
I.D.	Inside Diameter or Dimension	WT.	Weight		
INSUL.	Insulation	W.W.F.	Welded Wire Fabric		
INT.	Interior				
JAN.	Janitor				
JT.	Joint				



VICINITY MAP



PROJECT INFORMATION

PROPERTY INFORMATION:
 PARCEL NUMBER: 0700 - 009
 ZONING: NCD - JAPANTOWN NEIGHBORHOOD COMMERCIAL DIST.
 GROUP OF OCCUPANCY: B
 TYPE OF CONSTRUCTION: V-B OVER I-B

PREVIOUS USE: YOGURT STORE
PROPOSED USE: FRUIT TEA SHOP

SITE AREA: EXISTING
IMPROVEMENT AREA: 565 SQ. FT.

PARKING ANALYSIS:
 STANDARD PARKING: EXISTING (NO CHANGE)
 ACCESSIBLE PARKING: EXISTING (NO CHANGE)
 TOTAL PARKING: EXISTING (NO CHANGE)

BUILDING SETBACKS:
 FRONT SETBACK: EXISTING (NO CHANGE)
 SIDE SETBACKS: EXISTING (NO CHANGE)
 REAR SETBACK: EXISTING (NO CHANGE)

AUTO FIRE SPRINKLER SYSTEM: YES

PROJECT DIRECTORY

BUSINESS OWNER	MR. LIANG, JIA 8822 MONROE AVENUE SAN FRANCISCO, CA 94133	(415) 519-5872
ARCHITECT	SY-CHENG TSAI 3082 COLCLOUGH DRIVE, #10 SAN JOSE, CA 95131	(408) 781-5568 (408) 321-9987 F

CODE REQUIREMENTS

2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING CODE
 CITY AND COUNTY OF SAN FRANCISCO ORDINANCE

CONSTRUCTION PRACTICES AND NOTICING:
 CONSTRUCTION HOURS: WEEKDAYS: 8:00 a.m. - 6:00 p.m.
 SATURDAYS: 9:00 a.m. - 5:00 p.m.
 SUNDAYS AND HOLIDAYS: NO WORK ALLOWED.

CONSTRUCTION HOURS IN THE CITY PUBLIC RIGHT-OF-WAY ARE LIMITED TO WEEKDAYS AND NON-CITY HOLIDAYS BETWEEN 8:00 a.m. AND 5:00 p.m.

* ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION.

SCOPE OF WORK

SINGLE STORY COMMERCIAL TENANT IMPROVEMENT:

- WE ARE PREPARING A VACANT TENANT SPACE INSIDE THE SAN FRANCISCO JAPAN CENTER WEST SHOPPING MALL TO ESTABLISH A FORMULA RETAIL USE D.B.A. YIFANG TAIWAN FRUIT TEA. A TAIWANESE STYLE FRESH FRUIT TEA SHOP.
- PROPOSED TENANT IMPROVEMENTS TO INCLUDE NEW LIGHTING SYSTEM, SWITCHES, ELECTRICAL OUTLETS, AND PLUMBING WORK. EXISTING MECHANICAL WORK SHALL REMAIN UNCHANGED.
- THE PROPOSED TENANT SPACE SHALL BE PARTITIONED AND HAVE A KITCHEN, SERVICE AREA, WASHING AREA, A STORAGE ROOM AND AN ORDER & PICK UP AREA.
- RELOCATE A HAND SINK, A REFRIGERATOR, AND A FREEZER PER CODE REQUIREMENTS.
- PROVIDE NEW BAR SINK COMBOS, WATER BOILER, ICE MAKER, CUP SEALING MACHINES, AND STEAMERS IN KITCHEN AND SERVICE AREAS.

DEFERRED APPROVAL ITEMS

DRAWING INDEX

ARCHITECTURAL	
A1.0	COVER SHEET AND (E) SITE PLAN
A1.1	CURRENT PHOTOGRAPHS
A1.2	(E) SHOPPING MALL FLOOR PLAN
A2.0	EXISTING FLOOR PLAN / DEMO PLAN AND PROPOSED FLOOR PLAN
A3.0	ELEVATIONS
A4.0	M.E.P. PLAN
A5.0	DETAILS
E01.0	EQUIPMENT LIST
E01.1	EQUIPMENT LIST CONT.
E01.2	EQUIPMENT LIST CONT.
E01.3	EQUIPMENT LIST CONT.
E01.4	EQUIPMENT LIST CONT.
E01.5	EQUIPMENT LIST CONT.
G1.0	CALGREEN MANDATORY MEASURES
ELECTRICAL & MECHANICAL	
E-1.1	GENERAL NOTES AND LEGEND
E-1.2	SINGLE LINE DIAGRAM AND SCHEDULE
E-2.1	LIGHTING PLAN
E-3.1	POWER PLAN
E-4.1	TITLE 24 ENERGY COMPLIANCE FORMS
E-4.2	TITLE 24 ENERGY COMPLIANCE FORMS
M-1.0	ENERGY COMPLIANCE FORMS
STRUCTURAL	

REVISIONS	DATE

PROJECT TITLE:
 MR. LIANG, JIA'S
 SINGLE-STOREY COMMERCIAL
 TENANT'S IMPROVEMENT
 - YIFANG TAIWAN FRESH FRUIT TEA -
 ADDRESS: 1737 POST STREET, SPACE #367
 SAN FRANCISCO, CA 94115

PROJECT NUMBER:
 PLAN #: 2019C0304

DRAWING TITLE:
 COVER SHEET

SCALE:
 AS SHOWN
 24 x 36d

PLOT DATE:
 12.10.2020

SHEET NUMBER:
 A1.0

YIFANG TAIWAN FRESH FRUIT TEA

1737 POST STREET - SPACE #367 COMMERCIAL TENANT IMPROVEMENTS

SAN FRANCISCO

JAPAN CENTER WEST

CALIFORNIA



**ETERNAL GREEN
PROPERTIES, LLC**

22958 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermits@eternalgreen.com

PARCEL NUMBER: 0700 / 009

REVISIONS DATE



PROJECT TITLE:
MR. LIANG, JIA'S
SINGLE-STORY COMMERCIAL
TENANT'S IMPROVEMENT
- YIFANG TAIWAN FRESH FRUIT TEA -
ADDRESS: 1737 POST STREET, SPACE #367
SAN FRANCISCO, CA 94115

PROJECT NUMBER:
PLAN #: 2019C0304

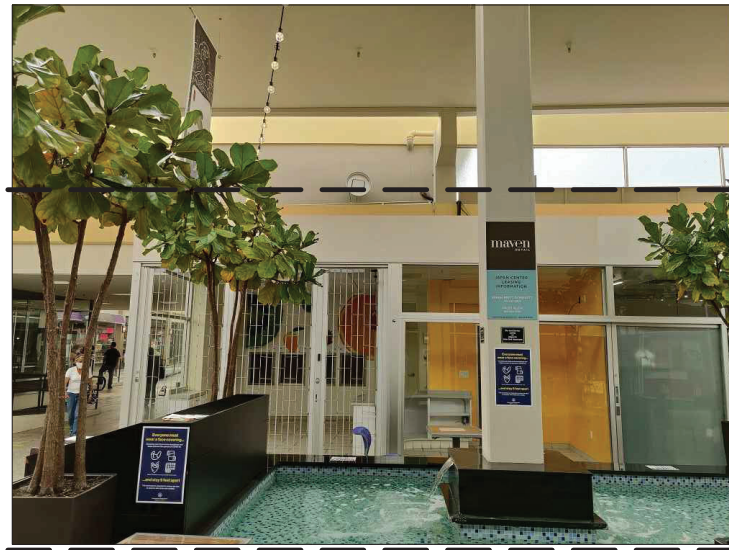
DRAWING TITLE:
CURRENT
PHOTOGRAPHS

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: SY-CHENG TSAI

SCALE:
AS SHOWN
24 x 36d

PLOT DATE:
12.10.2020

SHEET NUMBER:
A1.1

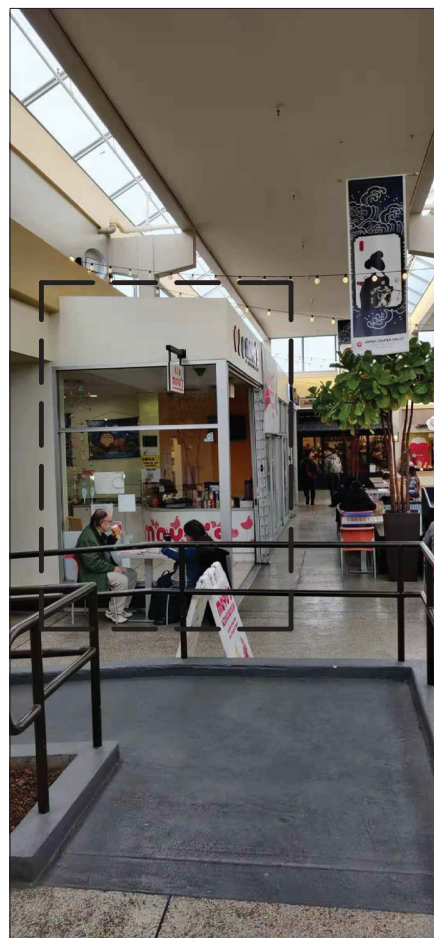


FRONT VIEW



FRONT LEFT SIDE

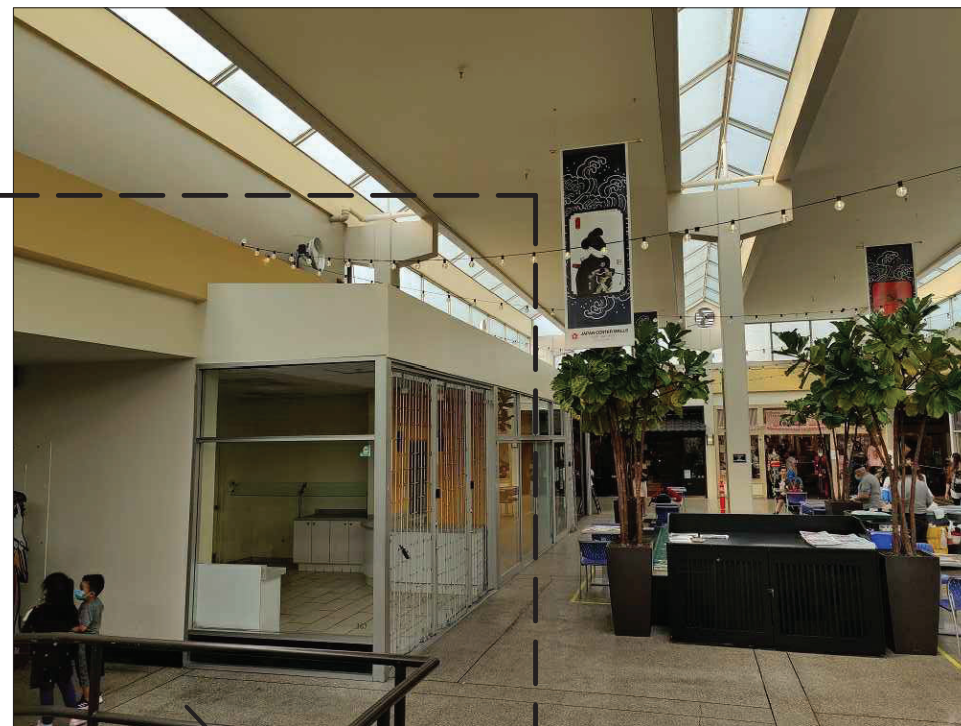
SUBJECT PROPERTY



LEFT SIDE



FRONT LEFT SIDE



LEFT SIDE

SUBJECT PROPERTY

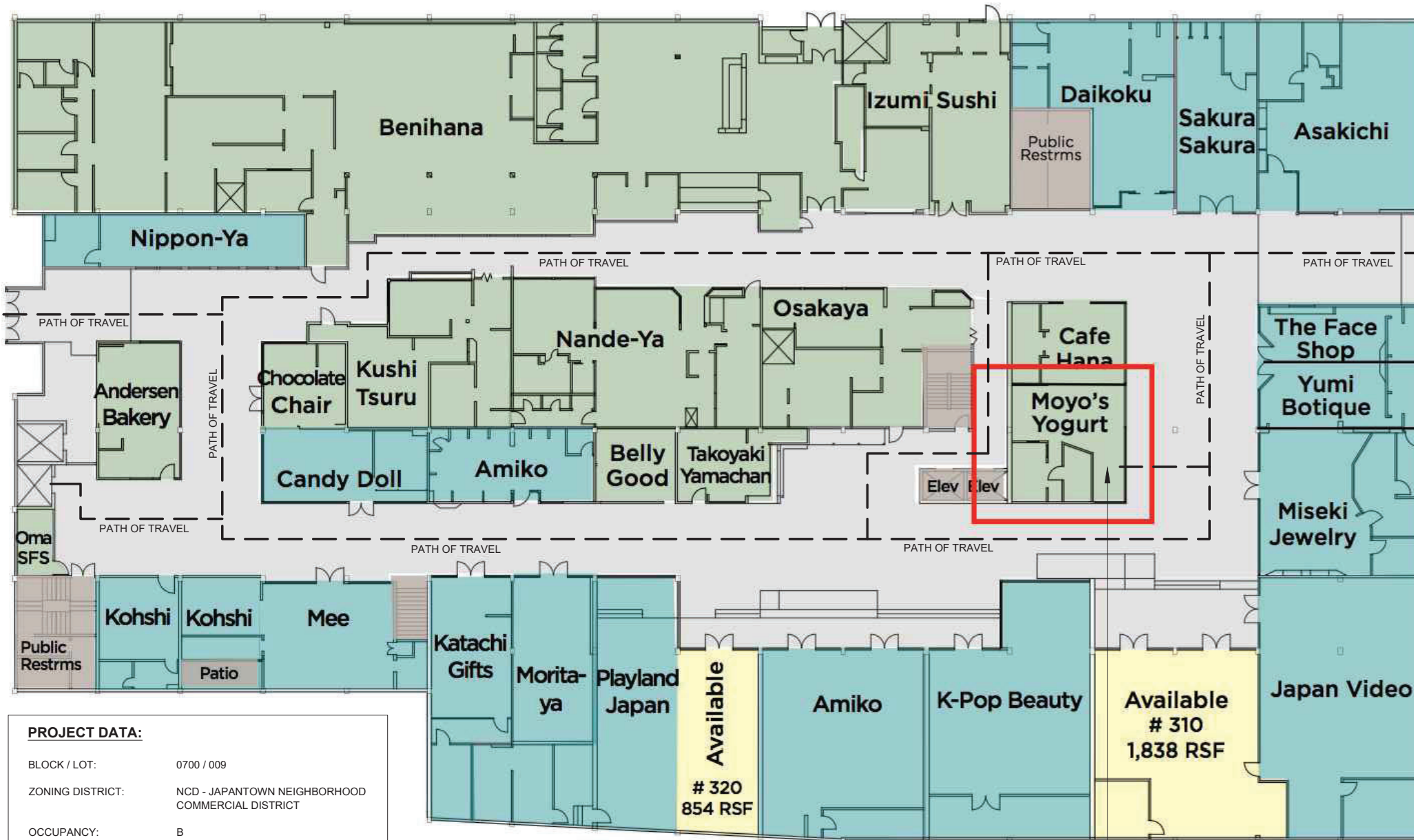


FRONT RIGHT SIDE

SUBJECT PROPERTY



JAPAN CENTER WEST | 1737 POST STREET - SAN FRANCISCO



Legend:

- Retail
- Food
- Available

--- Accessible Path



PROJECT DATA:

BLOCK / LOT: 0700 / 009

ZONING DISTRICT: NCD - JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

OCCUPANCY: B

TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I-B

PROJECT DESCRIPTION: CONVERT (E) YOGURT STORE TO A TAIWANESE FRANCHISE TEA SHOP; TO ESTABLISH A FORMULA RETAIL USING d.b.a.

LEASE SQUARE FOOTAGE: 565 SQ. FT.

NOTE: SLOPE OF ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO THE ENTRANCE IS 2% MAXIMUM IN ANY DIRECTIONS. WIDTH OF ACCESSIBLE PATH IS 48" MINIMUM. (PUBLIC)

(E) SHOPPING CENTER FLOOR PLAN

SCALE: N.T.S



STORE SPACE # 367
SUBJECT RESTAURANT TO BE CONVERTED TO - YIFANG TAIWAN FRESH FRUIT TEA -



ETERNAL GREEN PROPERTIES, LLC

22858 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS DATE

REVISIONS	DATE



PROJECT TITLE:
MR. LIANG JIA'S
SINGLE-STORY COMMERCIAL
TENANT'S IMPROVEMENT
- YIFANG TAIWAN FRESH FRUIT TEA -
ADDRESS: 1737 POST STREET, SPACE #367
SAN FRANCISCO, CA 94115

PROJECT NUMBER:

PLAN #: 2019C1203

DRAWING TITLE:

(E) SHOPPING MALL FLOOR PLAN

Designed By: KENNY YIP
Drawn By: KENNY YIP
Checked By: SY-CHENG TSAI

SCALE:
AS SHOWN
24 x 36"

PLOT DATE:
12.10.2020

SHEET NUMBER:

ROOM FINISH SCHEDULE			
WAITING / DINING AREA FINISHING	WASHING / RESTROOM FINISHING	SERVICE AREA FINISHING	KITCHEN / FOOD PREP. AREA FINISHING:
FLOOR FINISH (PROPOSED): • QUARRY TILE W/ CEMENT GROUT COMBINED WITH TOP SEALED WITH SEALER.	FLOOR FINISH (PROPOSED): • QUARRY TILE W/ CEMENT GROUT COMBINED WITH TOP SEALED WITH SEALER.	FLOOR FINISH (PROPOSED): • QUARRY TILE W/ CEMENT GROUT COMBINED WITH TOP SEALED WITH SEALER. FLOOR SURFACE SHALL BE COVERED AT THE JUNCTURE OF THE FLOOR AND WALL WITH 3/8" MIN. RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST 4".	FLOOR FINISH (PROPOSED): • QUARRY TILE W/ CEMENT GROUT COMBINED WITH TOP SEALED WITH SEALER. FLOOR SURFACE SHALL BE COVERED AT THE JUNCTURE OF THE FLOOR AND WALL WITH 3/8" MIN. RADIUS COVING AND SHALL EXTEND UP THE WALL AT LEAST 4".
WALL FINISH (PROPOSED): • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD W/ 6" WOOD BASE BOARD TO FLOOR.	WALL FINISH (PROPOSED): • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD W/ 6" WOOD BASE BOARD TO FLOOR.	WALL FINISH (PROPOSED): • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD W/ 6" WOOD BASE BOARD TO FLOOR. NOTE: PROVIDE DOUBLE APPROVED SPLASH GUARDS OR FLASHING ON WALLS BEHIND SINKS.	WALL FINISH (PROPOSED): • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD W/ 6" WOOD BASE BOARD TO FLOOR. NOTE: PROVIDE DOUBLE APPROVED SPLASH GUARDS OR FLASHING ON WALLS BEHIND SINKS.
CEILING FINISH: • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF EXISTING T-BAR CEILING	CEILING FINISH: • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF EXISTING T-BAR CEILING	CEILING FINISH: • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD. NOTE: ALL WALL AND CEILING SHALL ALSO BE LIGHT IN COLOR WITH 10% REFLECT IN FOOD AND UTENSIL AREAS	CEILING FINISH: • SEMI-GLOSS PAINT OVER SMOOTH FINISH OF GYPSUM BOARD. NOTE: ALL WALL AND CEILING SHALL ALSO BE LIGHT IN COLOR WITH 10% REFLECT IN FOOD AND UTENSIL AREAS

IMPORTANT NOTES:
 (1) QUARRY TILE COVER BASE WITH FLOOR QUARRY TILES IN ALL AREAS EXCEPT DINING ROOM.
 (2) ALL FLOOR FINISH SHALL HAVE A MIN. COEFFICIENT OF 0.6 FOR SLIP RESISTANCE. ANY NEWLY INSTALLED MACHINERY SHALL NOT PRODUCE NOISE THAT IS MORE THAN 53 DECIBELS AT THE NEAREST PROPERTY PLANE.
 (3) FULL HEIGHT WHITE FRP OR EQUIVALENT THROUGHOUT KITCHEN AND WARE WASHING AREAS.
 (4) INSTALL ALL FLOOR SINKS FLUSH WITH THE FINISHED FLOOR.
 (5) PROVIDE EPOXY GROUT BETWEEN TILES, (EXCEPT DINING ROOM).

OCCUPANT LOAD CALCULATIONS			
FUNCTION OF SPACE	AREA	FLOOR AREA x SQ. FT. PER OCCUPANT	LOAD
A (N) ORDER / PICKUP AREA	82.5 SQ. FT.	1 / 15 SF	6
B (N) KITCHEN & SERVICE AREAS	250 SQ. FT.	100 GROSS	3
C (N) WASHING AREA	152 SQ. FT.	100 GROSS	2
D (N) STORAGE AREA	55.5 SQ. FT.	100 GROSS	1
TOTAL MAXIMUM OCCUPANT LOAD			12

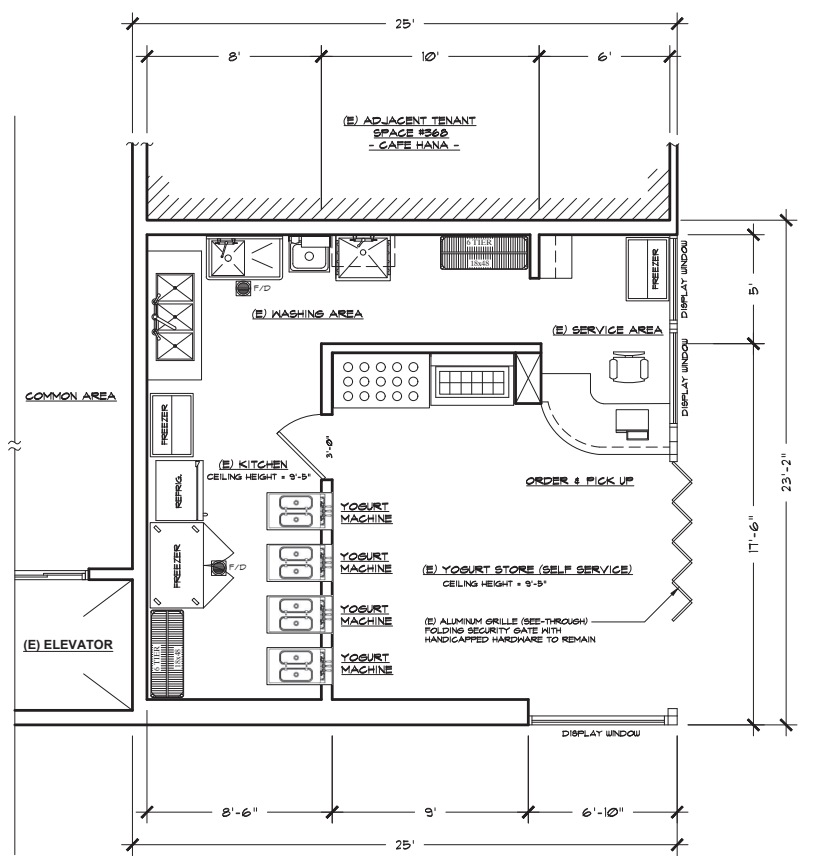
FRONT ENTRY NOTES:

- THE FRONT ENTRY DOOR TO SWING OUT AND TO BE LEVEL, AND 60" DEEP IN THE FRONT AND 24" CLEAR ON THE OPEN SIDE. THE INSIDE DOOR AREA IS LEVEL TO 48" DEEP WITH 12" CLEAR ON THE OPEN SIDE.
*FRONT DOOR IS AN ACCESSIBLE ENTRANCE.
- FRONT ENTRY DOOR REQUIRES ACCESSIBILITY SIGN, 1/2" MAXIMUM THRESHOLD, AND 10" KICK PLATE INSTALLATIONS.
- EXTERIOR LANDING MUST NOT ENCRoACH BEYOND PROPERTY LINES AND MUST NOT BE MORE THAN 2% OF SLOPE IN ANY DIRECTION.
- ACCESSIBILITY SIGN SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. THE FOLLOWING SIGNAGE MUST BE PRESENT: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
- THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR AND INTERIOR DOORS, SUCH ROLL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS PER CBC SECTION 11B-404.2.3.
- THE BOTTOM 10" OF ACCESS ENTRY AND RESTROOM DOORS TO HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION PER CBC SECTION 11B-404.2.10.
- STREET ADDRESS: INSTALL STREET ADDRESS NUMBER ON THE BUILDING WITH MINIMUM OF 6" HIGH CHARACTERS.
- ACCESSIBLE HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOOR SHALL COMPLY WITH SECTION 11B-303.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE CENTERED BETWEEN 34" AND 44" MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND. CBC 11B-404.2.1.

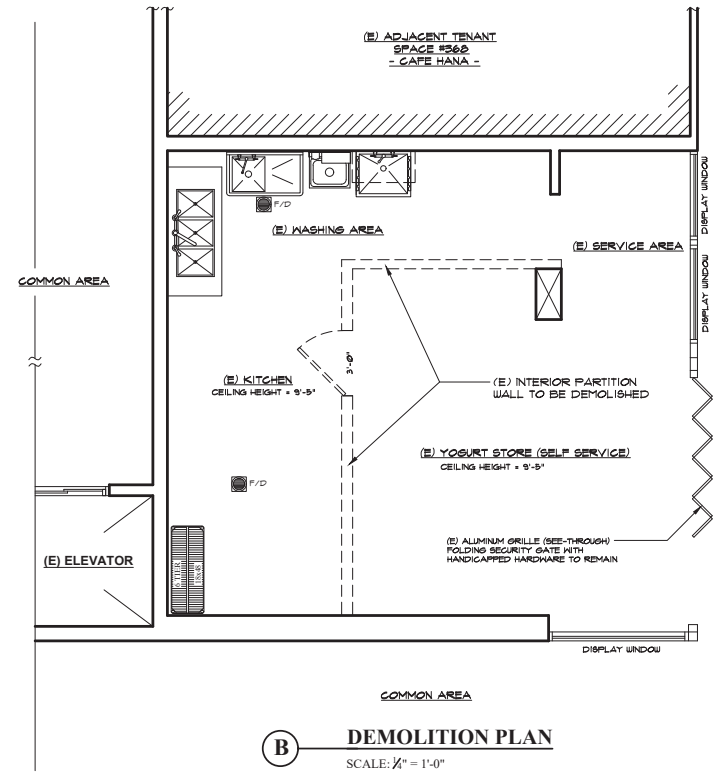
EQUIPMENT SCHEDULE			
ITEM #	DESCRIPTION	MODEL	NOTE:
①	REACH-IN GLASS DOOR REFRIGERATOR	TRUE MODEL T-49G	115/10/60, 9.1A, NEMA 5-15P, 420 LBS
②	REACH-IN SOLID DOOR FREEZER	TRUE MODEL T-49F	115/10/60, 13.2A, NEMA 5-15P, 270 LBS
③	S.S. REFRIGERATOR FOOD UNIT	TRUE MODEL TUC-27	115/10/60, 7A, NEMA 5-15P,
④	INDUCTION COUNTERTOP RANGE	VOLLRATH 3500W/1800W	208/10/60, 3500W, NEMA 6-20P, 12.25 LBS
⑤	CUP SEALING MACHINE	-	115/10/60, 352W, 3.2A
⑥	STEAMER FOR HOT DRINKS	-	3/8" WATER CONNECTION, 208/10/60, 2640W, 12A
⑦	WATER BOILER	FETCO H25011	25 GALLON, 208/30/60, 38.2 AMP, 13.8KW, 28LX28WX30" MOUNT MIN. 6" AFF ON METAL PLATFORM DRAIN TO FLOOR SINK
⑧	ICE MAKER	HOSHIZAKI KML-351M_H	3/8" WATER CONNECTION, 208/10/60, 7.6 AMP, 185 LBS COMPLETE WITH B-500 ICE STORAGE BIN DRAIN TO FLOOR SINK
⑨	FRUCTOSE DISPENSER	-	115/10/60, 3 AMP
⑩	POINT OF SALE	-	COMPLETE LABEL PRINTER, MONITOR, RECEIPT PRINTER
⑪	STAINLESS STEEL RACK	-	AVAILABLE IN 24", 36", 48", & 60" WIDE
⑫	EMPLOYEE'S LOCKER	-	NSF APPROVED LEGS OR MOUNT UNIT 6" ABOVE COVERED BASE
⑬	WATER FILTER	-	3/4" CONNECTION, FILTER FOR ICE MAKER & WATER BOILER
⑭	WATER HEATER	-	TBD

FIXTURE SCHEDULE			
ITEM #	DESCRIPTION	MODEL	NOTE:
(A)	3 COMPARTMENT SINK	TBD	SEE PLUMBING DRAWING
(B)	HAND SINK*	TBD	SEE PLUMBING DRAWING
(C)	MOP SINK	TBD	SEE PLUMBING DRAWING
(D)	FLOOR DRAIN	TBD	SEE PLUMBING DRAWING
(E)	FLOOR SINK	TBD	SEE PLUMBING DRAWING
(F)	BAR SINK	20X18 DROP IN SINK	SEE PLUMBING DRAWING
(G)	PREP. SINK	CUSTOM BUILD	COMPLETE WITH PREP SINK & ICE BIN WITH INSULATION CODE MIN., 1 1/2" DRAIN LINE IN-DIRECT TO F.S. PROVIDE (2) 1/2" CW&HW CONNECTION

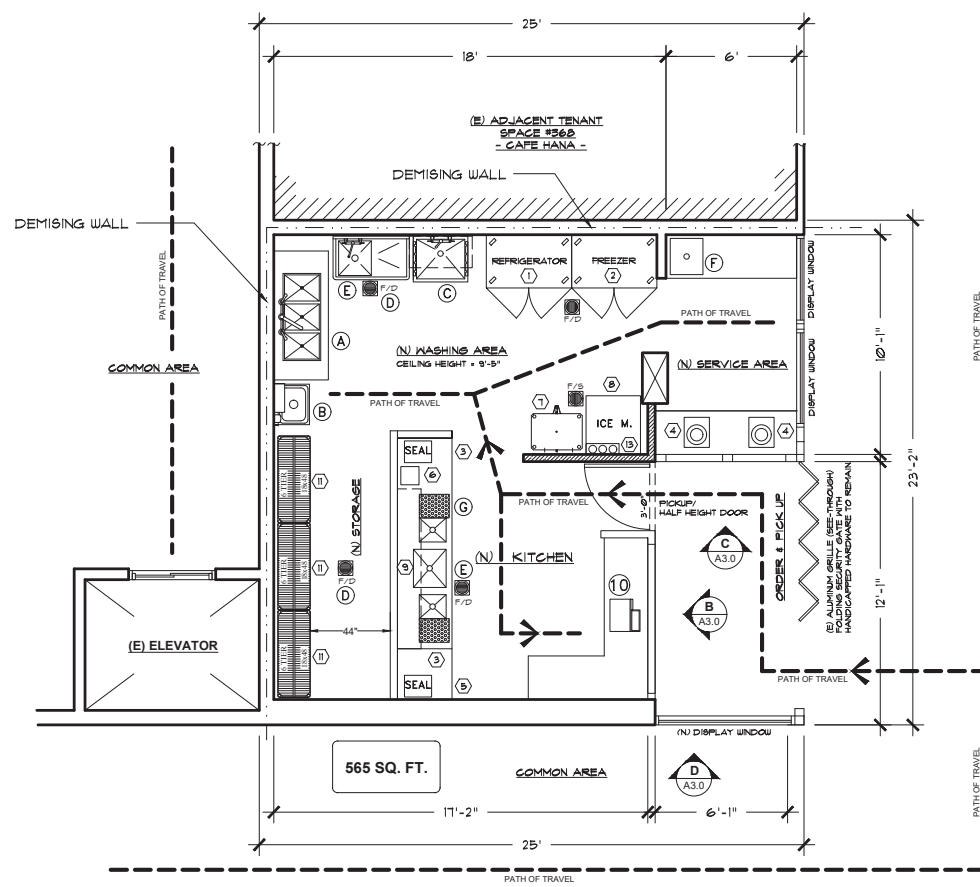
*ALL HANDWASH SINKS IN THE WORKING AND SERVICE AREA SHALL HAVE WRIST LEVERS



(EXISTING) YOGURT STORE FLOOR PLAN
SCALE: 1/8" = 1'-0"



DEMOLITION PLAN
SCALE: 1/8" = 1'-0"



(PROPOSED) TEA SHOP FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND	
-----	DEMOLISHED WALL
=====	(E) WALL TO REMAIN
-----	(N) PARTITION WALL, 20x4 STUD # 16 G.C.

NOTE: ALL EXIT DOORS SHALL BE INSTALLED WITH PANIC HARDWARE.

NOTE: SLOPE OF ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO THE ENTRANCE IS 2% MAXIMUM IN ANY DIRECTIONS. WIDTH OF ACCESSIBLE PATH IS 48" MINIMUM. (PUBLIC)



ETERNAL GREEN PROPERTIES, LLC
 22959 AMADOR STREET
 HAYWARD, CA 94541
 TELEPHONE NO.: 415-202-9405
 FAX NO.: 510-608-0967
 EMAIL: construction@eternalgreen.com

REVISIONS	DATE



PROJECT TITLE:
 MR. LIANG, JIA'S
 SINGLE-STORY COMMERCIAL
 TENANT'S IMPROVEMENT
 - YIFANG TAIWAN FRESH FRUIT TEA -
 ADDRESS: 1737 POST STREET, SPACE #367
 SAN FRANCISCO, CA 94115

PROJECT NUMBER:
 PLAN #: 2019C1203

DRAWING TITLE:
 EXISTING FLOOR PLAN / DEMO PLAN AND PROPOSED FLOOR PLAN

Designed by: KENNY YIP
 Drawn by: KENNY YIP
 Checked by: SY-CHENG TSAI

SCALE:
 AS SHOWN
 24 x 36d

PLOT DATE:
 02.10.2020

SHEET NUMBER:

A2.0

SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

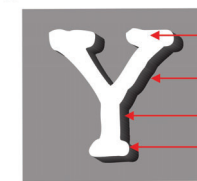
1737 POST STREET #367, SAN FRANCISCO, CA 94115

1 FRONT ELEVATION SCALE: N.T.S.
SIGN#1 AREA: 8.63 SF
EST. WEIGHT: 45LBS

SIGN #1: FRONT AND BACK LIT TRIMLESS CHANNEL LETTERS



2 3D VIEW AND DETAILS



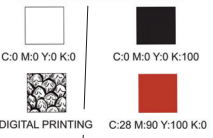
LETTER FACES:
1/8 WHITE TRANSLUCENT ACRYLIC
DIGITAL PRINTING WITH GRAPHICS COLORS

LETTER BACKS:
3/16 CLEAR LEXIN FOR BACKS

LETTER RETURNS:
ALUMINUM SHEET BLACK COLOR FOR RETURNS

TRIMLESS

3 SIGN MATERIAL



OC DESIGN, LLC
PROJECT APPLICANT

Name: [Redacted]
Address: [Redacted]
Phone: 510-906-8888
Contact: Jandy Yu
Contracted To: 101303668
Exp. Date: 12/30/2022

BUSINESS OWNER (or JOINT OWNERS)

Name: Yi Fang
Address: 1737 POST STREET #367
Phone: 415-398-9872
Contact: [Redacted]
Date: 12/01/2020

APPROVAL BY PROPERTY OWNER

Name: [Redacted]
Signature: [Redacted]
Phone: [Redacted]
Date: [Redacted]

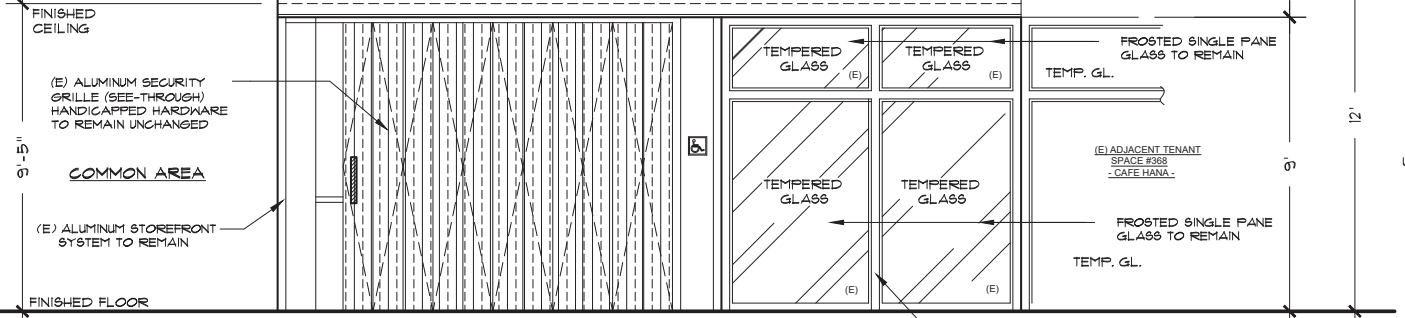
APPROVAL BY CONTRACTOR OR DESIGNER

Name: MINGCHU HU
Signature: [Redacted]
Phone: 510-906-8888
Date: 12/01/2020

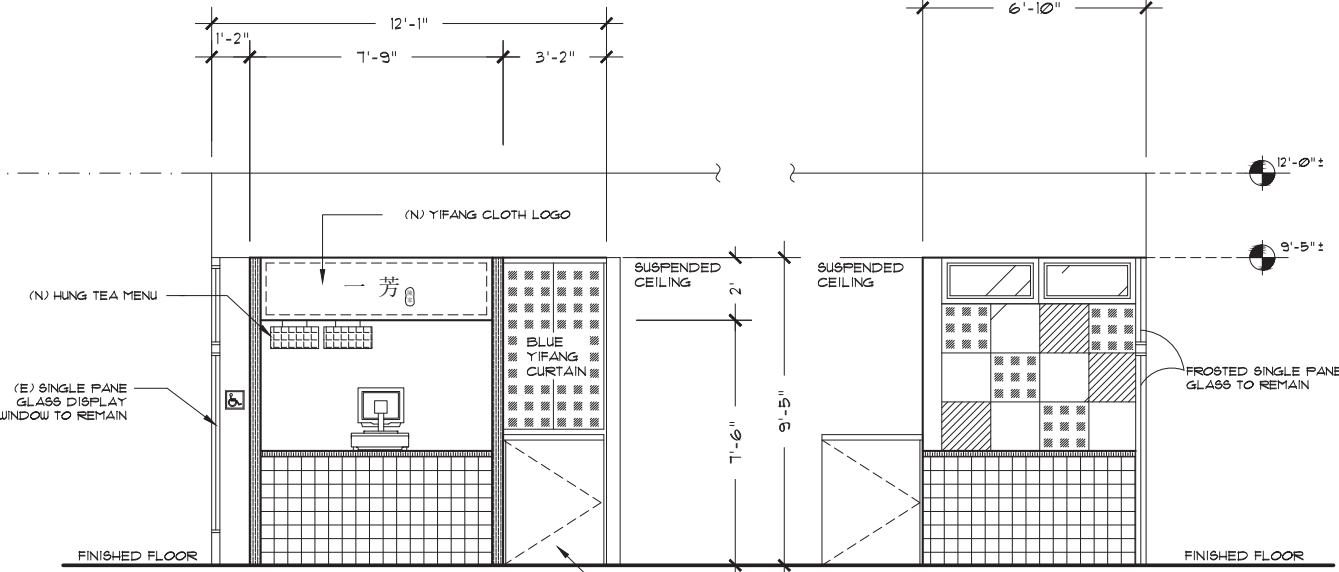
Customer Signature and Date:
This drawing is the property of OC Design, LLC. It is to be used for the project and location specified. It is not to be reproduced, copied, or used for any other project without the written consent of OC Design, LLC. The client is responsible for obtaining all necessary permits and approvals. The client is also responsible for ensuring that the sign meets all applicable codes and regulations. OC Design, LLC is not responsible for any damage to property or injury to persons resulting from the use of this drawing.

SIGNAGE IS TO BE UNDER A SEPARATE PERMIT

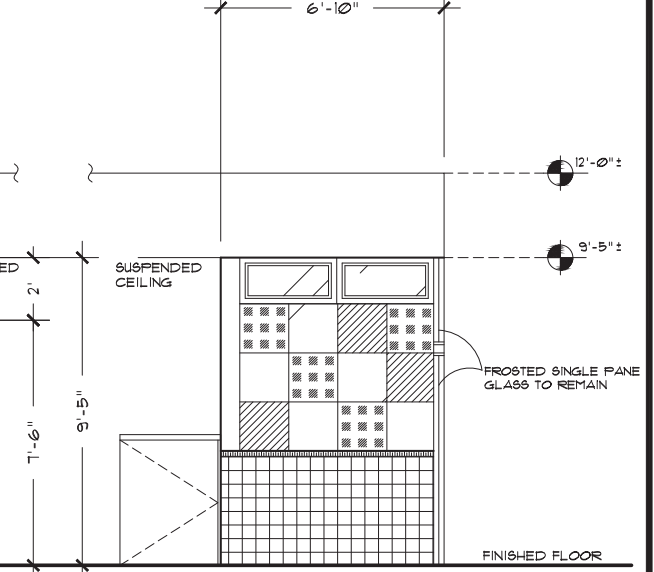
一芳 台灣水果茶
YIFANG TAIWAN FRUIT TEA



(A) (PROPOSED) FRONT ELEVATION
SCALE: 3/8" = 1'-0"

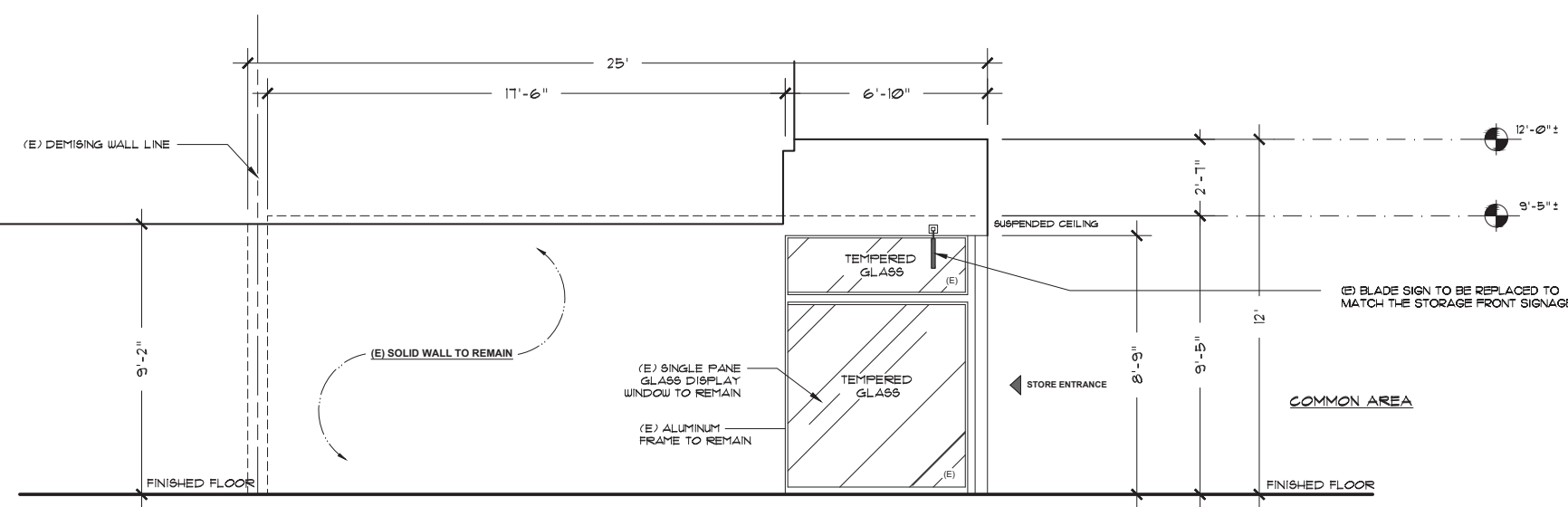


(B) (PROPOSED) FRONT COUNTER ELEVATION
SCALE: 3/8" = 1'-0"



(C) (PROPOSED) SIDE COUNTER ELEVATION
SCALE: 3/8" = 1'-0"

NOTE: THE SECURITY GRILLE SHOULD BE COMPLETELY FOLDED DURING REGULAR BUSINESS HOURS.

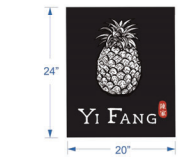


(D) SIDE ELEVATION
SCALE: 3/8" = 1'-0"

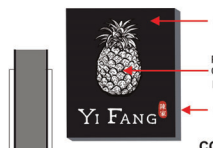
SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

1 FRONT ELEVATION SCALE: N.T.S.
SIGN#1 AREA: 3.33 SF
EST. WEIGHT: 20 LBS

SIGN #2: PUSH THROUGH LETTERS BLADE SIGN



2 3D VIEW AND DETAILS



3 SIGN MATERIAL

ALUMINUM COMPOSITE PANEL

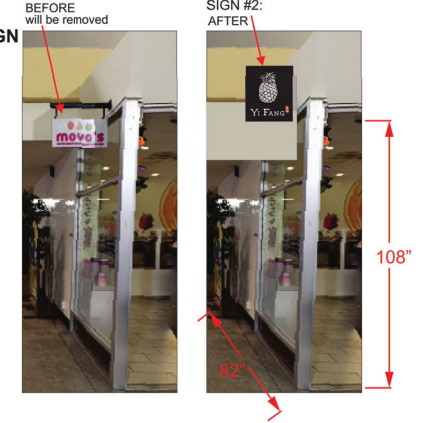
PUSH THRU LETTERS
CLEAR ACRYLIC CUT LETTERS 1/2" THICK
PRINT IN COLORS

INSIDE LED LIGHTING, 12V, 60W.

COLOR SPECIFICATION

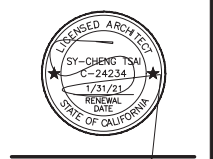


4 PROPOSAL VIEWS



ETERNAL GREEN PROPERTIES, LLC
22858 AMADOR STREET
HAYWARD, CA 94541
TELEPHONE NO.: 415-202-3405
FAX NO.: 510-608-0567
EMAIL: constructionpermitzone@gmail.com

REVISIONS	DATE



PROJECT TITLE:
MR. LIANG JIA'S
SINGLE-STORY COMMERCIAL
TENANT'S IMPROVEMENT
- YIFANG TAIWAN FRESH FRUIT TEA -
ADDRESS: 1737 POST STREET, SPACE #367
SAN FRANCISCO, CA 94115

PROJECT NUMBER:
PLAN #: 2019C1203

DRAWING TITLE:
ELEVATIONS

Designed by: KENNY YIP
Drawn by: KENNY YIP
Checked by: SY-CHENG TSAI

SCALE:
AS SHOWN
24 x 36d

PLOT DATE:
12.10.2020

SHEET NUMBER:

A3.0

SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

1737 POST STREET #367, SAN FRANCISCO, CA 94115

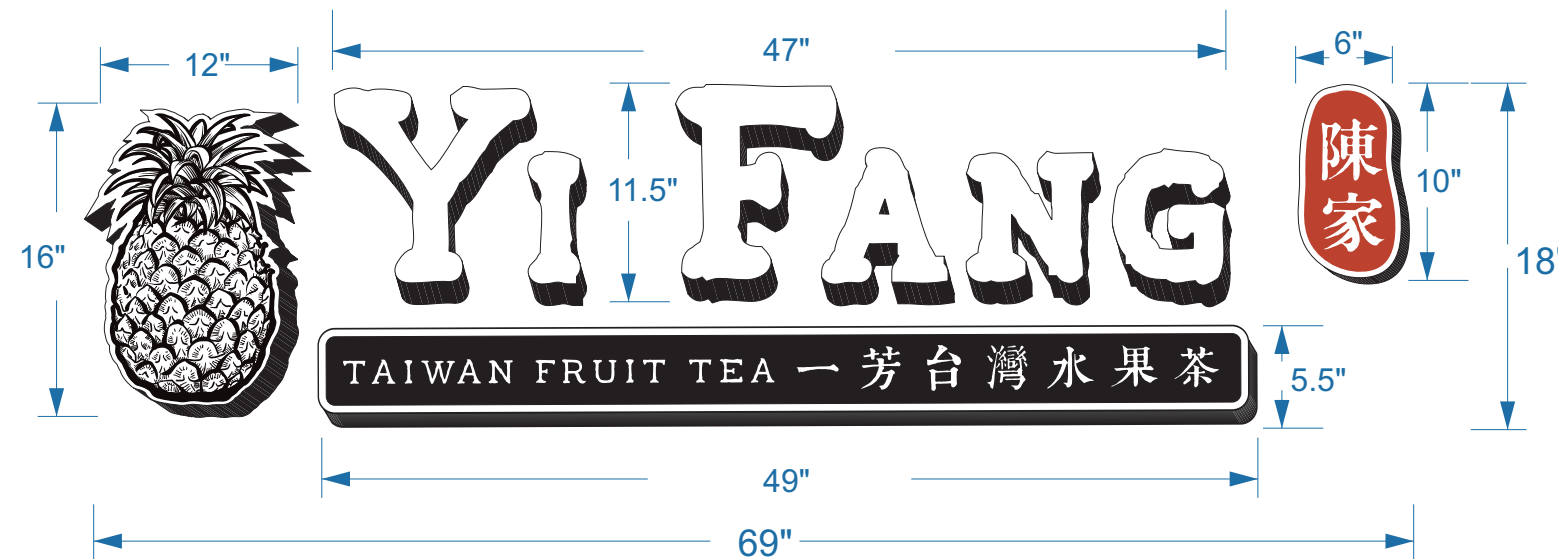


QC DESIGN, LLC

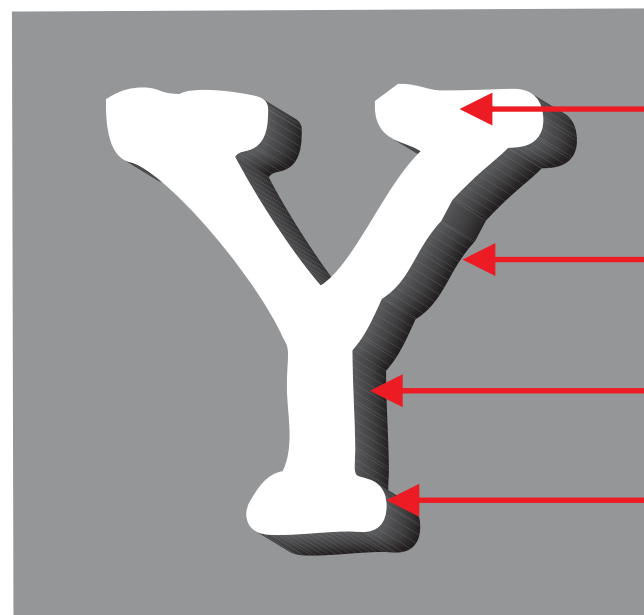
1 FRONT ELEVATION SCALE: 1:10

SIGN#1 AREA: 8.63 SF.
EST. WEIGHT: 45LBS

SIGN #1: FRONT AND BACK LIT TRIMLESS CHANNEL LETTERS



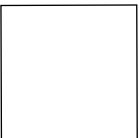



2 3D VIEW AND DETAILS



- LETTER FACES:
1/8 WHITE TRANSLUCENT ACRYLIC
DIGITAL PRINTING WITH GRAPHICS COLORS
- LETTER BACKS:
3/16 CLEAR LEXIN FOR BACKS
- LETTER RETURNS:
ALUMINUM SHEET BLACK COLOR FOR RETURNS
- TRIMLESS

3 SIGN MATERIAL

COLOR SPECIFICATION

	
C:0 M:0 Y:0 K:0	C:0 M:0 Y:0 K:100
	
DIGITAL PRINTING	C:28 M:90 Y:100 K:0

BUSINESS OWNER (SIGN LOCATION)

Name	Yi Fang
Address	1737 POST STREET #367, SAN FRANCISCO, CA 94115
Phone	415-519-5872
Contact	
Date	12/01/2020

APPROVAL BY PROPERTY OWNER

Name	
Signature	
Phone	
Date	

APPROVAL BY CONTRACTOR OR DESIGNER

Name	NINGZHI HU
Signature	<i>Ningzhi Hu</i>
Phone	510-906-8888
Date	12/01/2020

Customer Signature and Date:

This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on your monitor or printer depending on the model. We have made every effort to make this to your specifications, but please take a moment and make sure we have it right. This is an art proof that is designed to meet the approval of the customer, once approval is granted, we (qc design, llc) are no longer liable for typographical and/or design layout errors. Please do not give approval until it meets your requirements.

You will be held financially responsible for this order when we receive your approval.

SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

SIGN #1

4 PROPOSAL VIEWS



BEFORE
will be removed

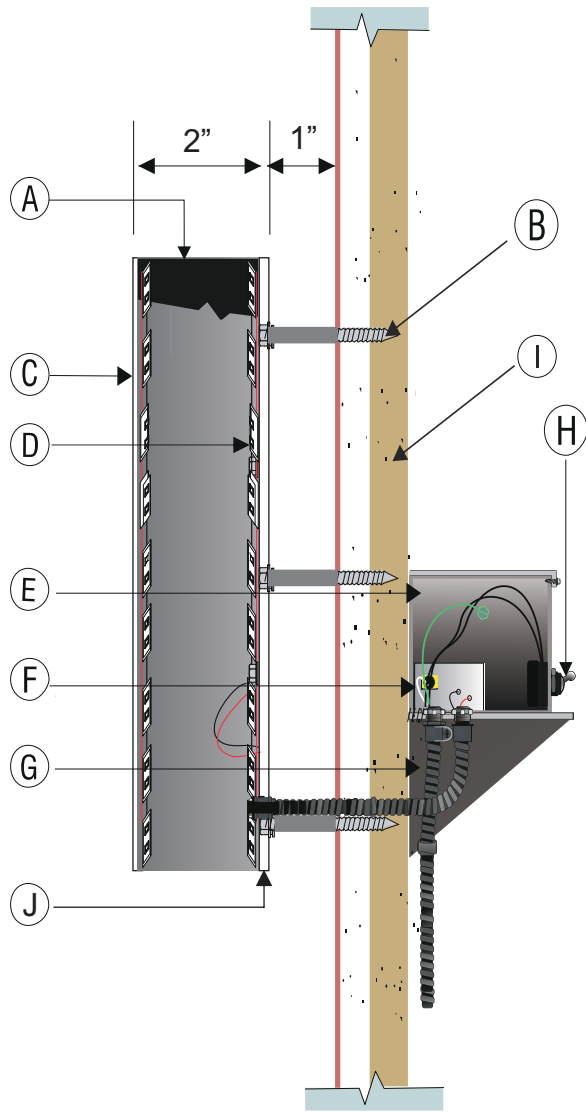
AFTER



113"

144"

5 WIRING



FRONT AND BACK LIT CHANNEL LETTERS

SPECIFICATIONS:

A	ALUMINUM SIDE RETURNS
B	#10X3". PHILIPS POLYMER COATED EXTERIOR SCREW.
C	1/8 WHITE TRANSLUCENT ACRYLIC
D	LED ILLUMINATED MEDULE
E	TRANSFORMING HOUSE
F	LOW VOLT LED POWER SUPPLY 12V
G	PRIMARY ELECTRIC SOURCE
H	SAFETY SWITCH
I	1INCH STUCCO AND 1INCH PLYWOOD
J	3/16 CLEAR LEXIN FOR BACKS

Conduit

ELECTRICAL PRIMARY, SUPPLIED BY
20 AMP/120 VOLT CIRCUIT REQUIRED.

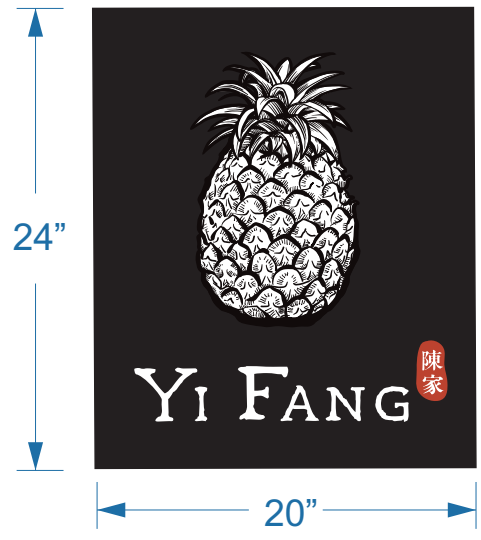
NOTE: Sign to be installed in accordance with the requirements of Artical 600 of the National Electrical Code and/or other applicable local codes.
This includes proper grounding and bonding of the sign.
All wall penetrations to be sealed with UL Listed silicone sealant.
UL Listed (CEC 600.7)

SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

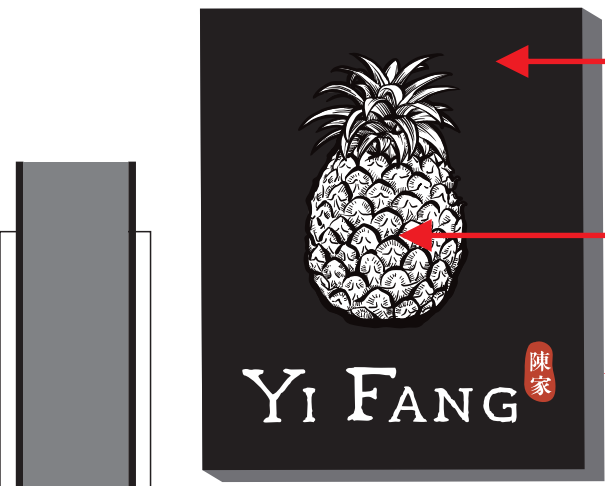
1 FRONT ELEVATION SCALE: 1:10

SIGN#1 AREA: 3.33 SF.
EST. WEIGHT: 20LBS

SIGN #2: PUSH THROUGH LETTERS BLADE SIGN



2 3D VIEW AND DETAILS



- ← ALUMINUM COMPOSITE PANEL
- ← PUSH THRU. LETTERS
CLEAR ARCYLIC CUT LETTERS 1/2" THICK
PRINT IN COLORS
- ← INSIDE LED LIGHTING, 12V, 60W.

COLOR SPECIFICATION

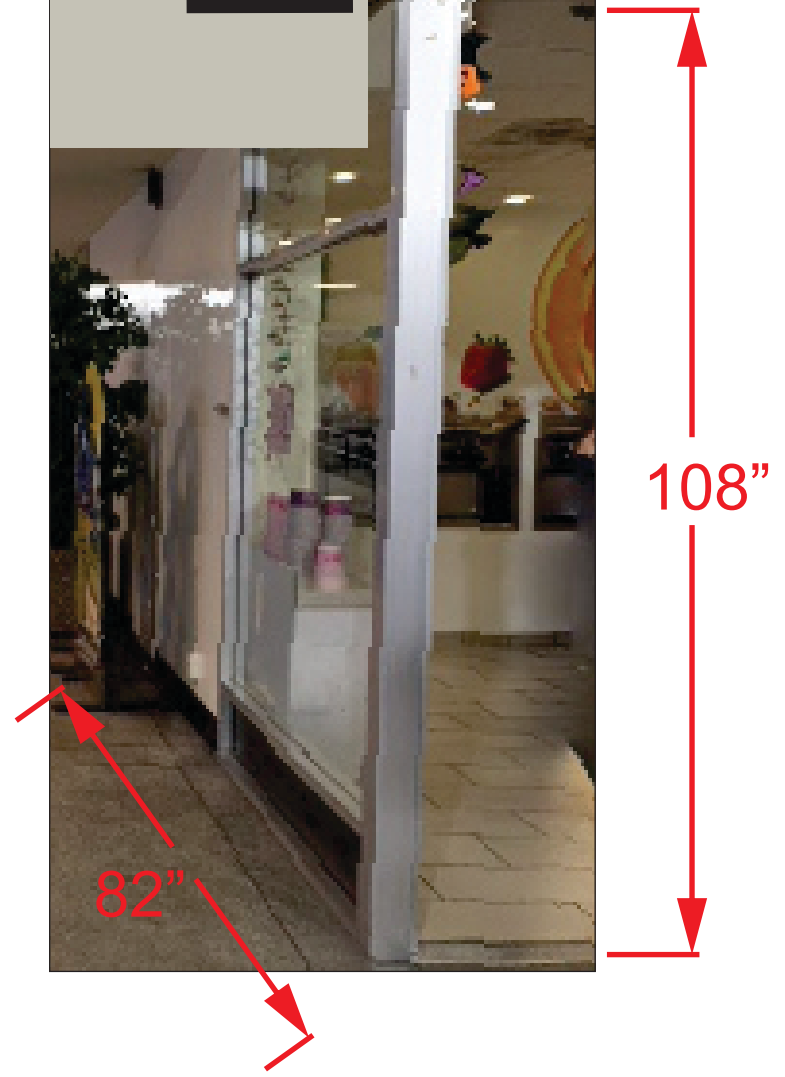
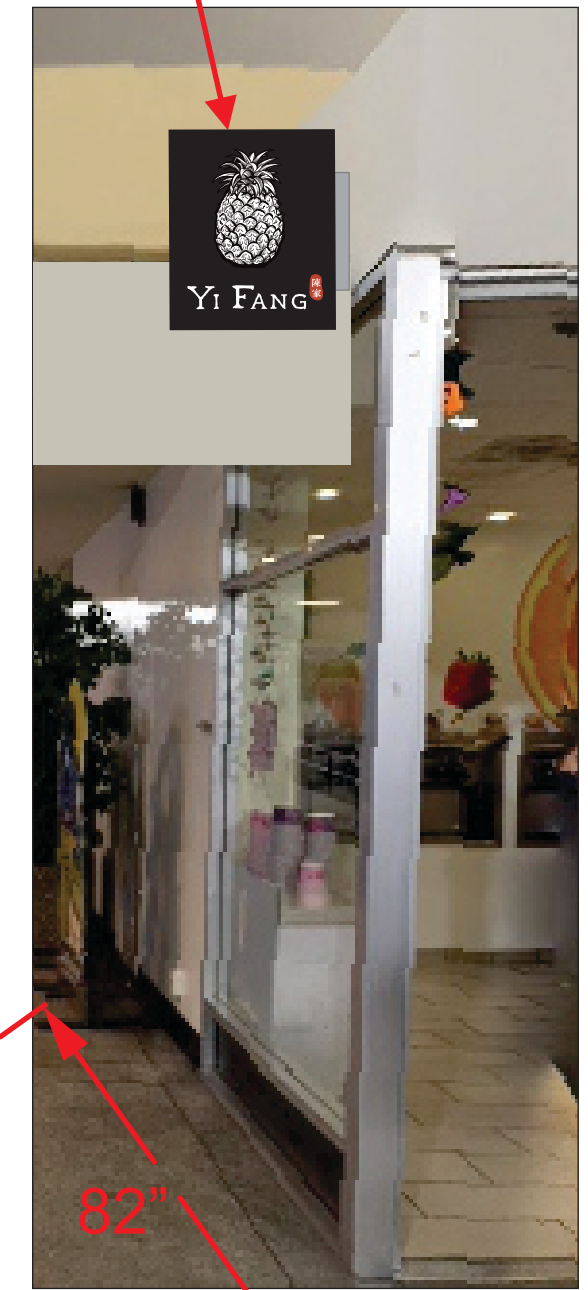


4 PROPOSAL VIEWS

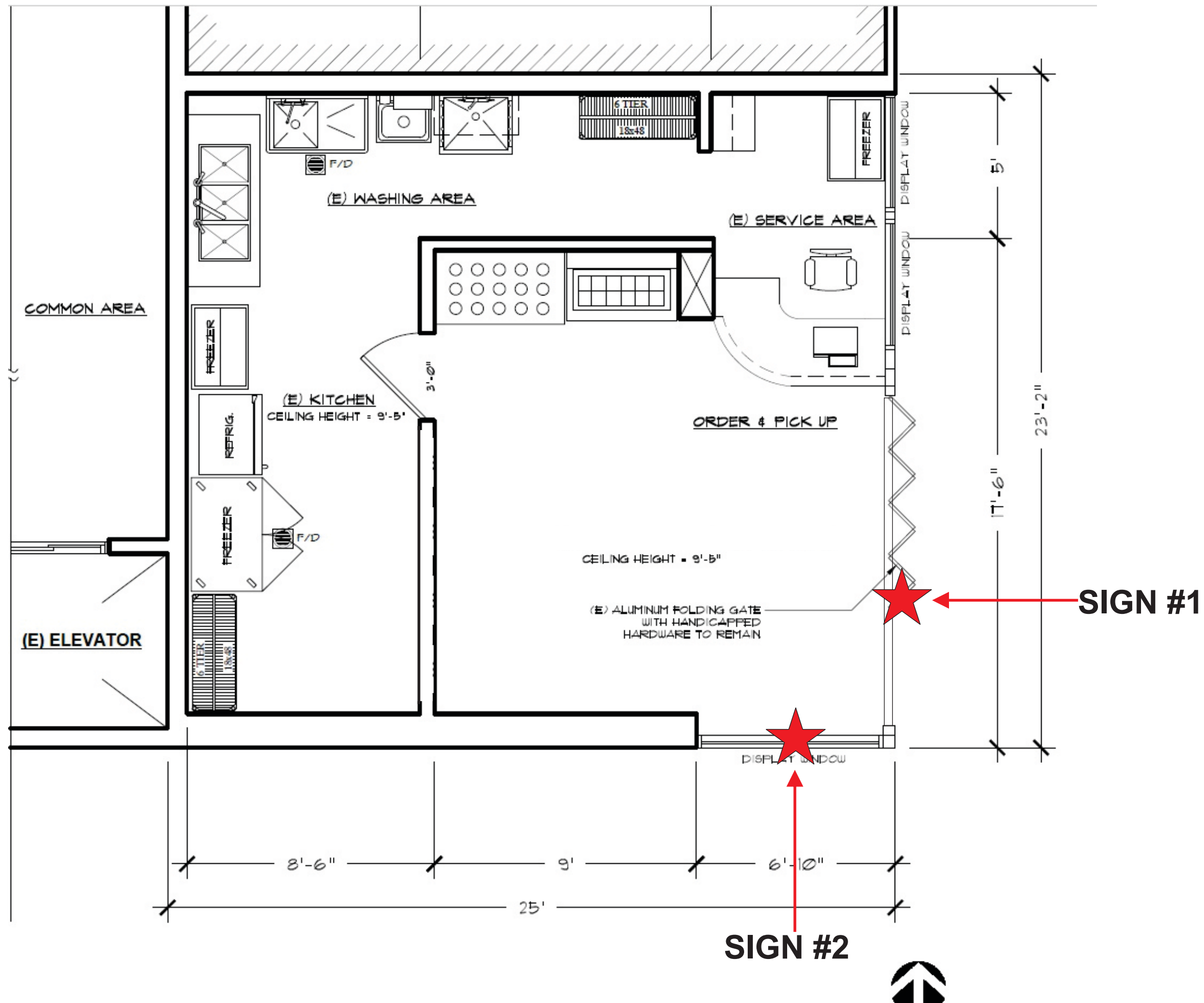
BEFORE
will be removed



SIGN #2:
AFTER

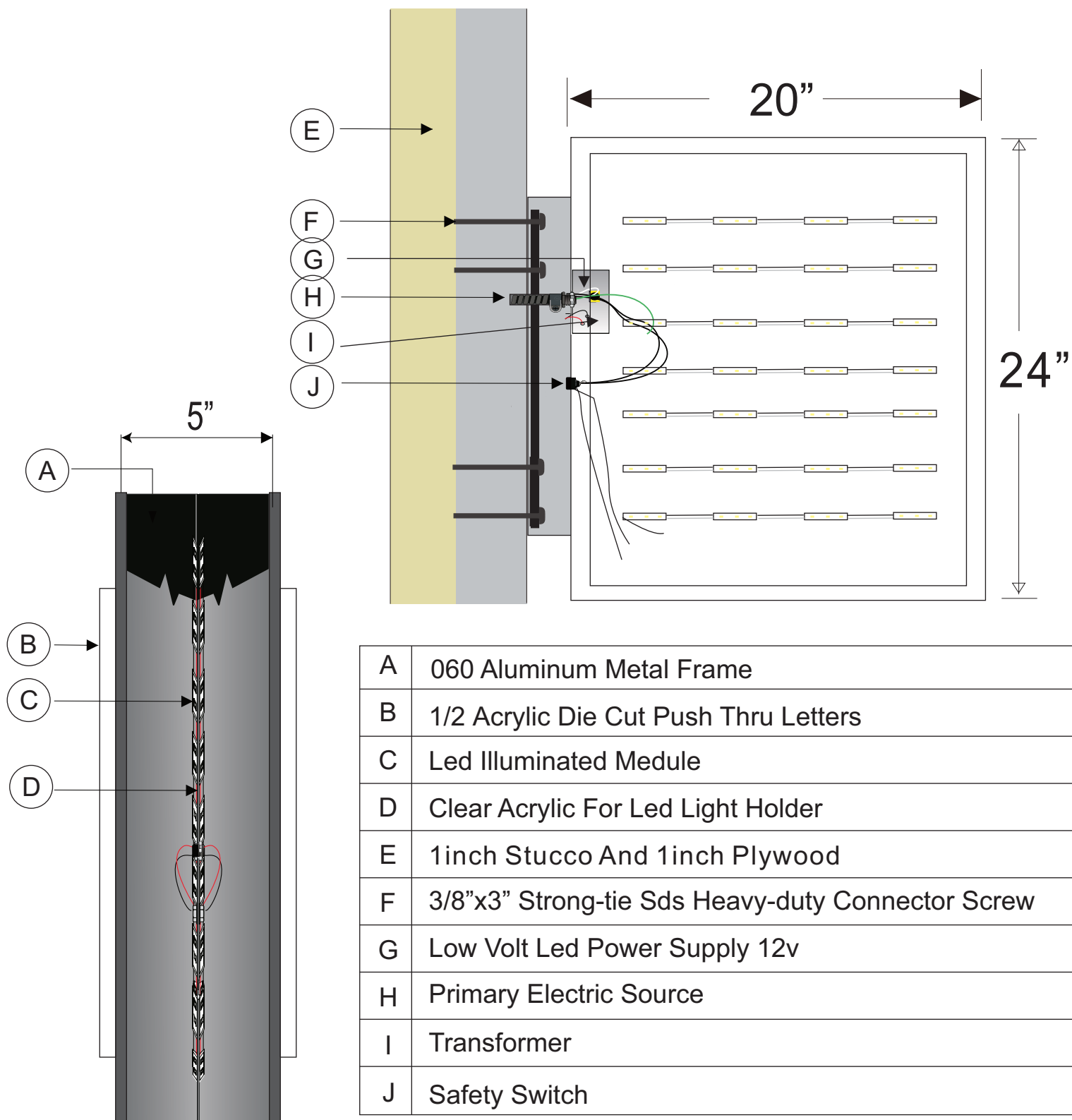


4 STORE FLOOR PLAN



SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA

5 WIRING



Conduit
ELECTRICAL PRIMARY, SUPPLIED BY
20 AMP/120 VOLT CIRCUIT REQUIRED.

6 MAP

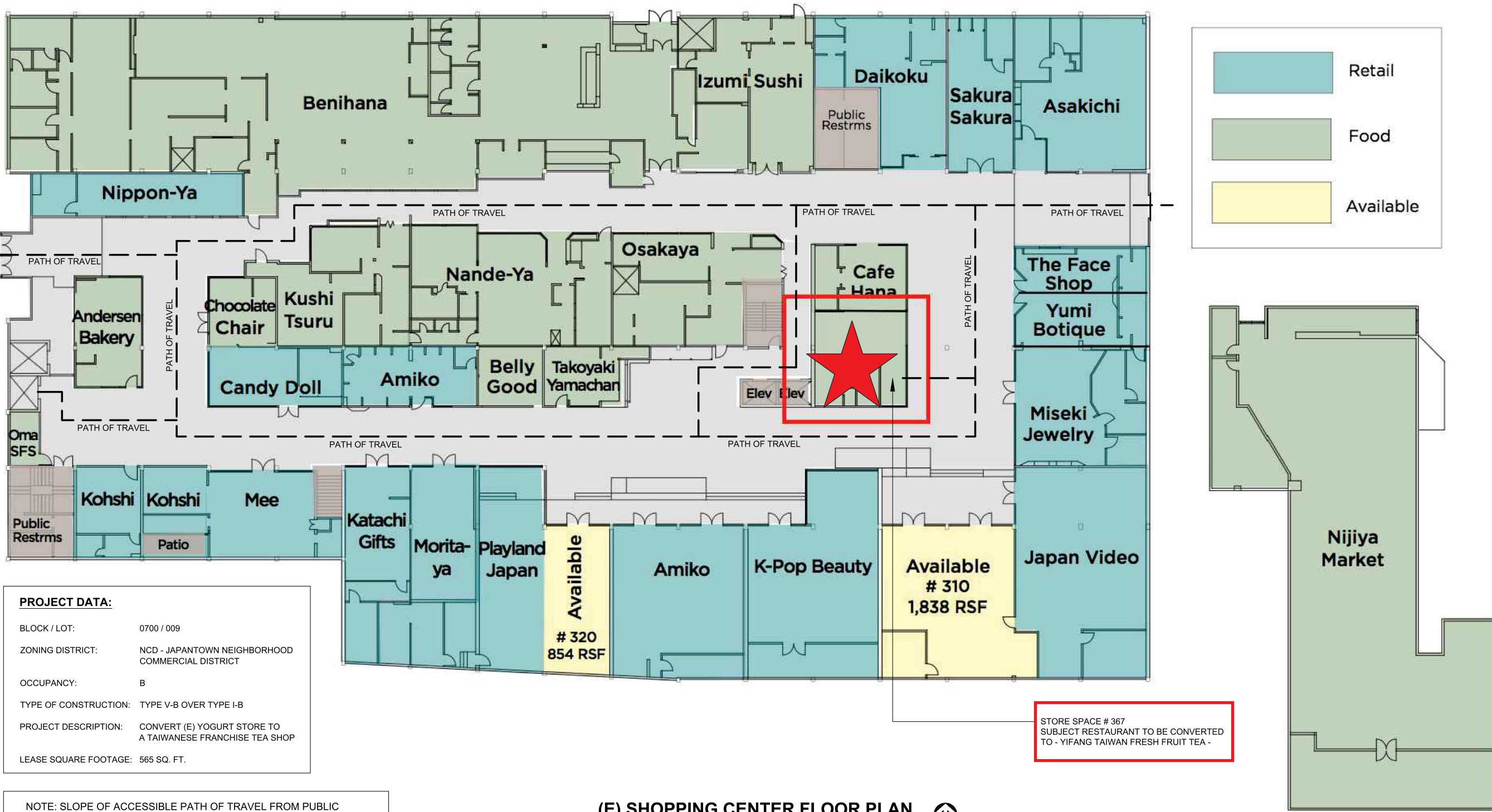


SIGN PROPOSAL DRAWING FOR YI FANG TAIWAN FRUIT TEA



JAPAN CENTER WEST | 1737 POST STREET - SAN FRANCISCO

7 FLOOR PLAN



PROJECT DATA:
 BLOCK / LOT: 0700 / 009
 ZONING DISTRICT: NCD - JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT
 OCCUPANCY: B
 TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I-B
 PROJECT DESCRIPTION: CONVERT (E) YOGURT STORE TO A TAIWANESE FRANCHISE TEA SHOP
 LEASE SQUARE FOOTAGE: 565 SQ. FT.

NOTE: SLOPE OF ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO THE ENTRANCE IS 2% MAXIMUM IN ANY DIRECTIONS. WIDTH OF ACCESSIBLE PATH IS 48" MINIMUM. (PUBLIC)

(E) SHOPPING CENTER FLOOR PLAN 

SCALE: N.T.S

Exhibit C – Environmental Determination



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1737 Post Street Suite 367		0700009
Case No.		Permit No.
2020-001973PRJ		
<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. The proposed project is to establish a formula retail use d.b.a. Yi Fang Taiwan Fruit Tea in a vacant commercial space (previously occupied by a limited restaurant yogurt shop MoYo's yogurt inside Japan Center West Mall. The proposed project would include minor renovations to interior space. (New business signage will be filed under separate permit.)</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese 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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</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, archeology review is required.</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 <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p>	

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

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

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

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

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Sharon Young 05/24/2021
	Once signed or stamped and dated, this document constitutes a n exemption 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 to the Board of Supervisors 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

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:

Exhibit D - Land Use Data



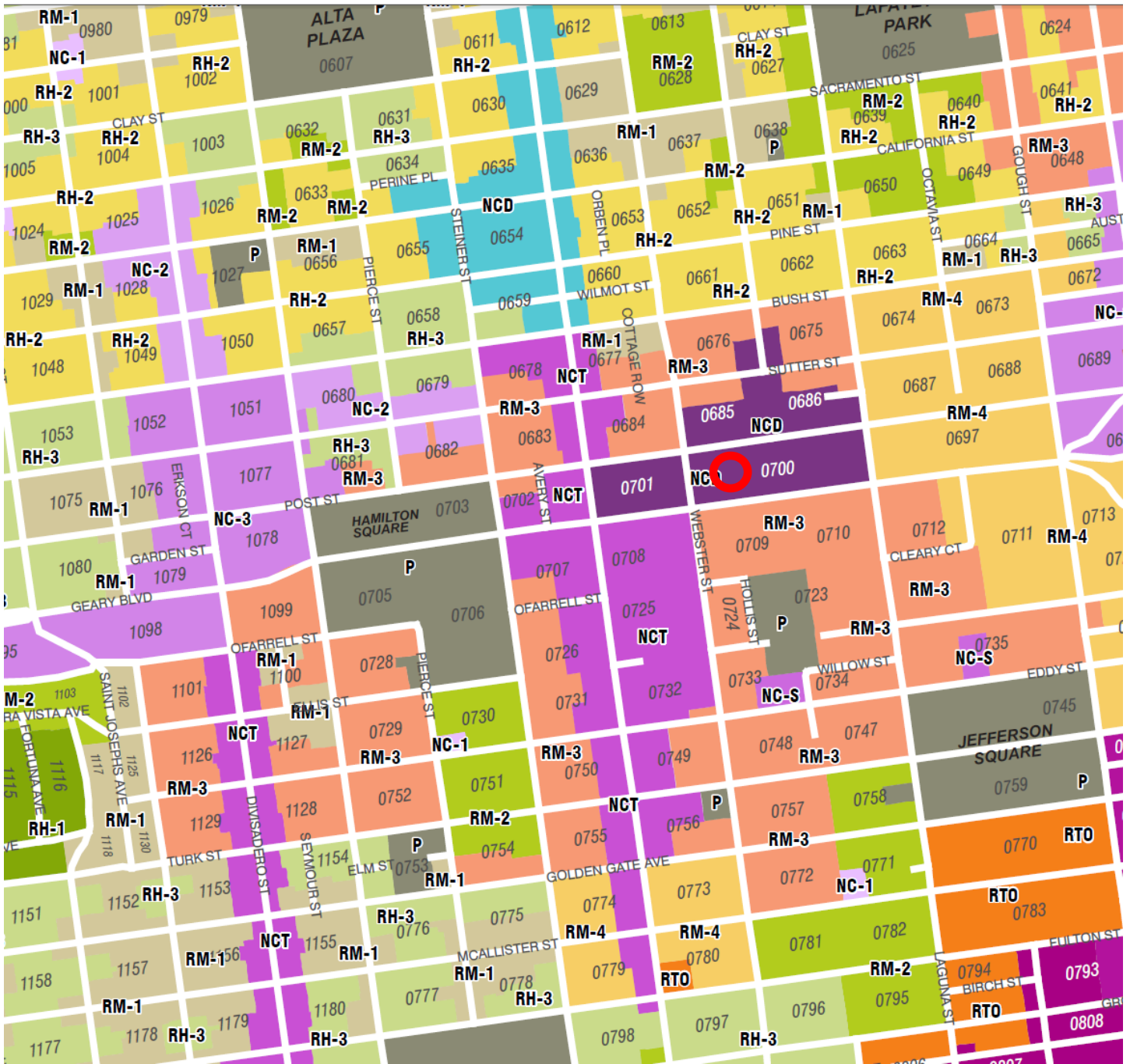
Land Use Information

PROJECT ADDRESS: 1737 POST STREET SUITE 367
RECORD NO.: 2020-001973CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±45,275	±45,275	No Change
Residential	--	--	--
Commercial/Retail (subject commercial space)	Approx. ±565	Approx. ±565	No Change
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
TOTAL GSF	Approx. ±565	Approx. ±565	No Change
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	1	1	No Change
Height (subject commercial space)	Approx. 12 feet	Approx. 12 feet	No Change

Exhibit E - Maps and Context Photos

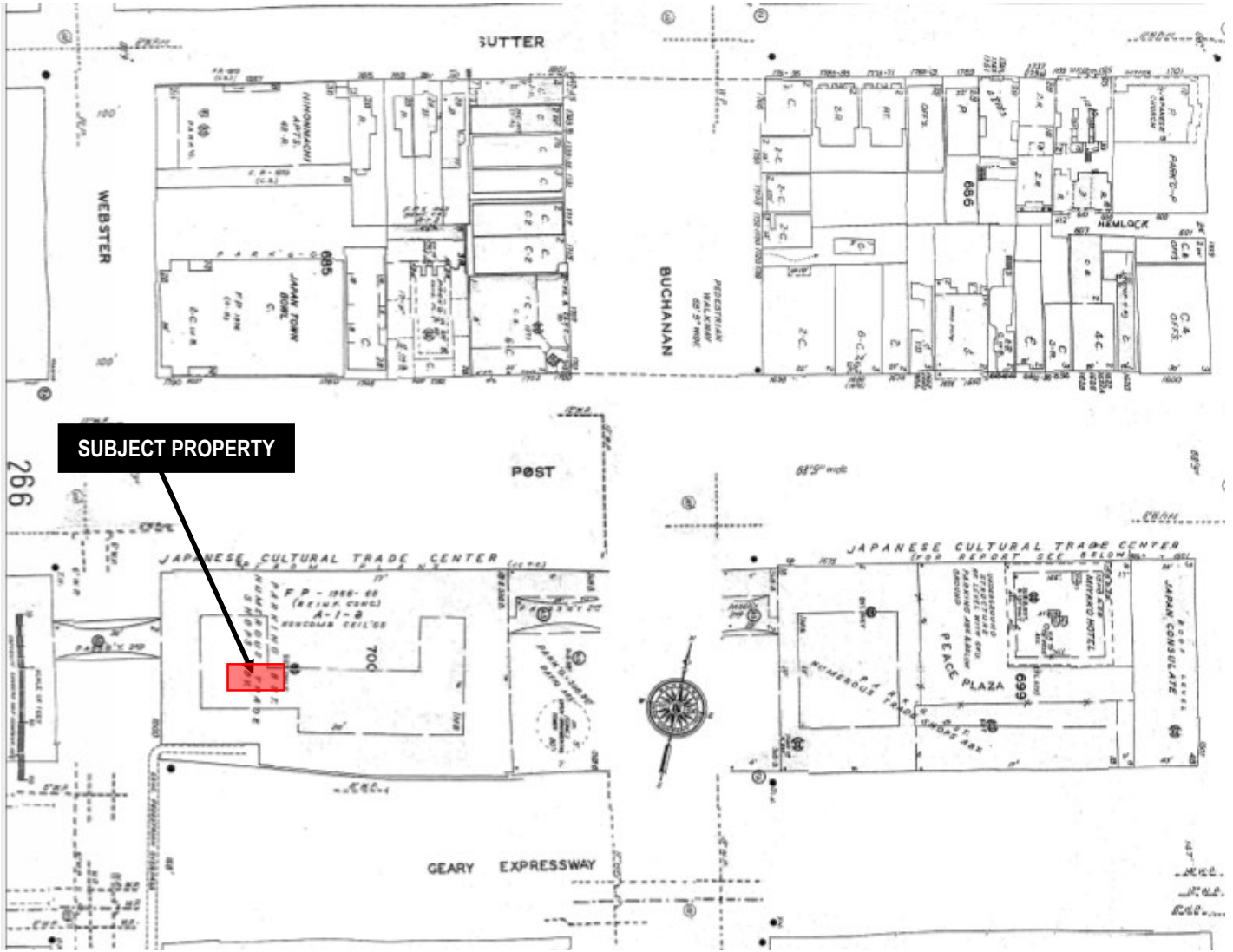
Zoning Map



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367



Sanborn Map*



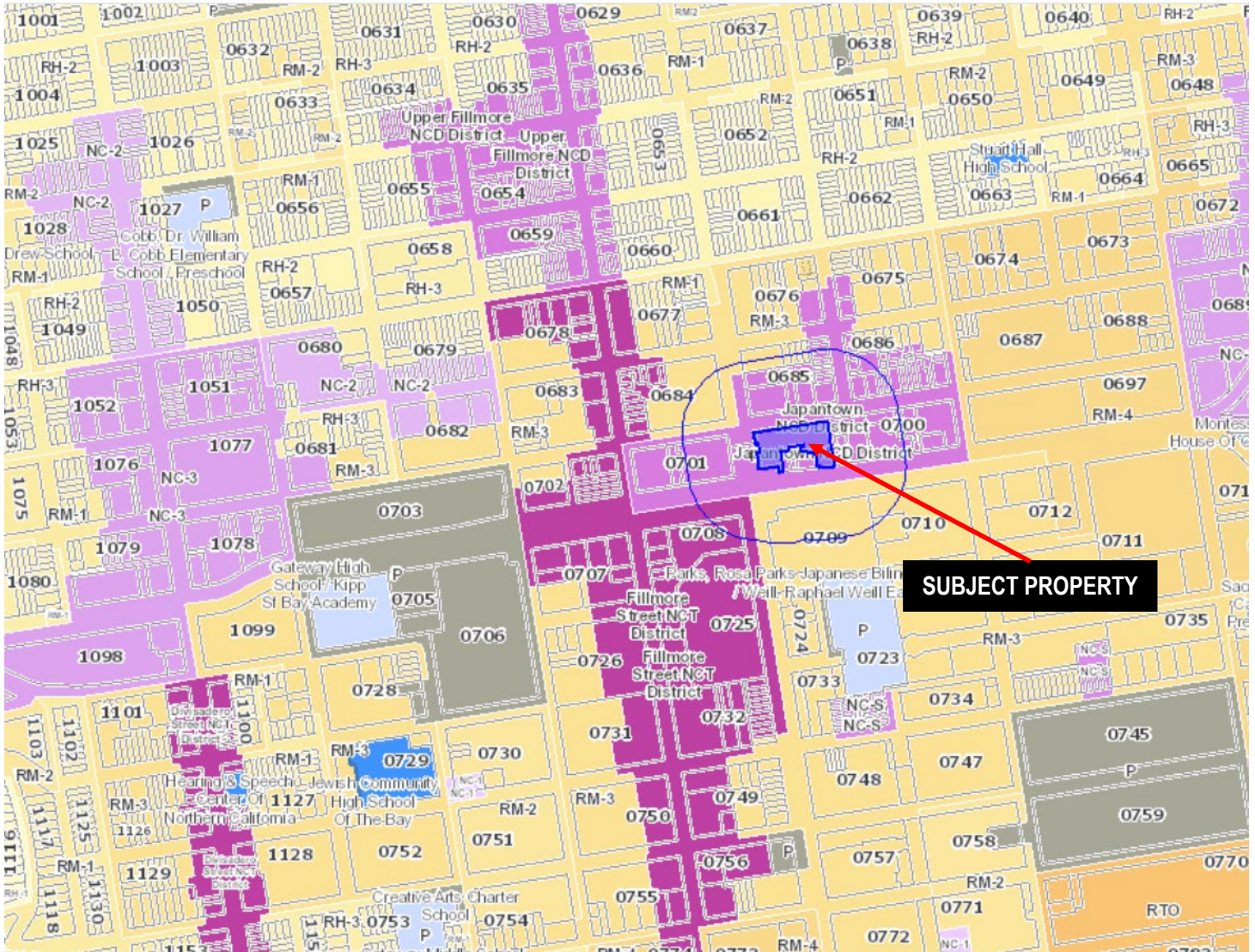
SUBJECT PROPERTY

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

Conditional Use Hearing
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1737 Post Street #367

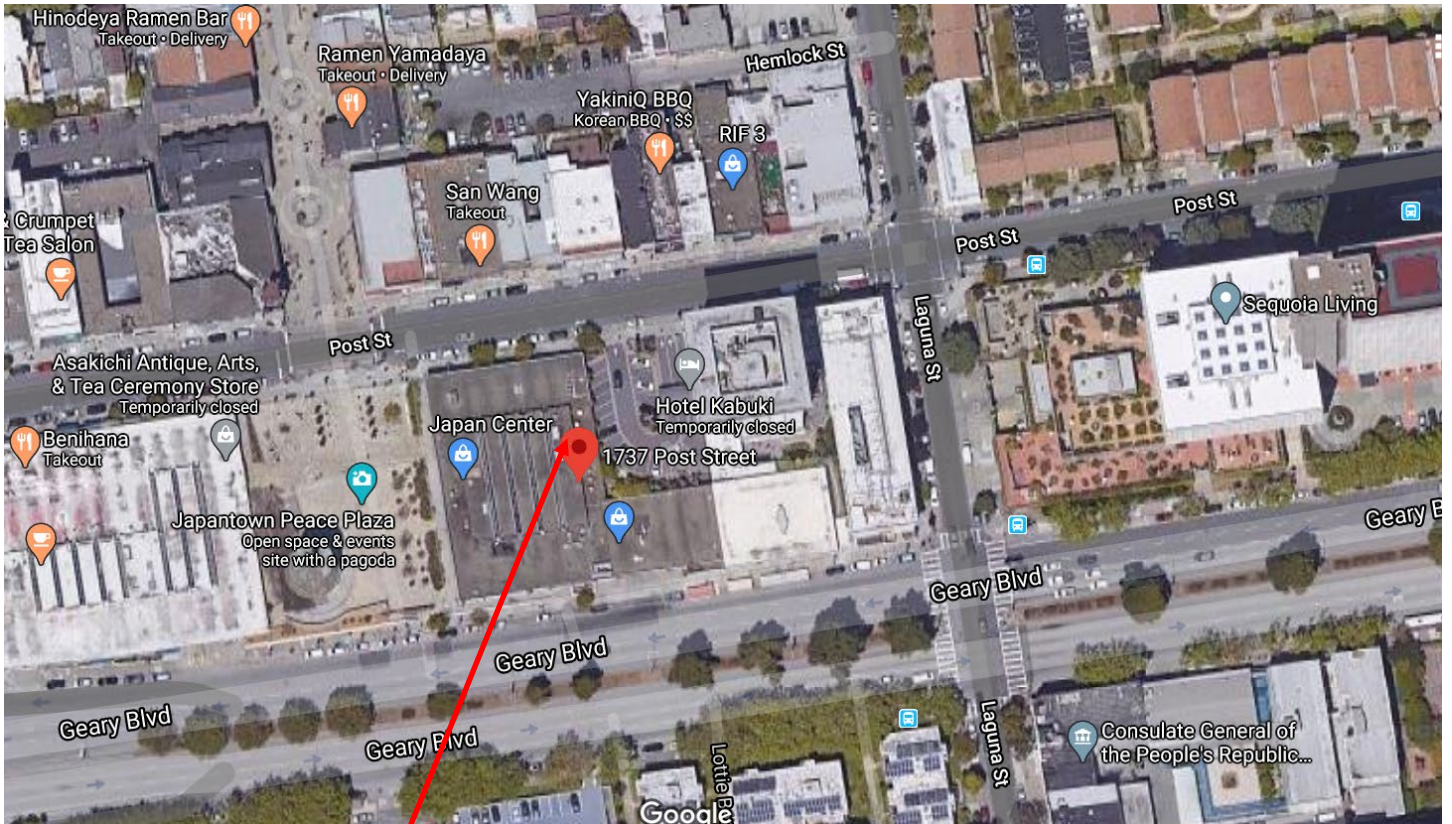


300 FOOT RADIUS MAP



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

Aerial Photo

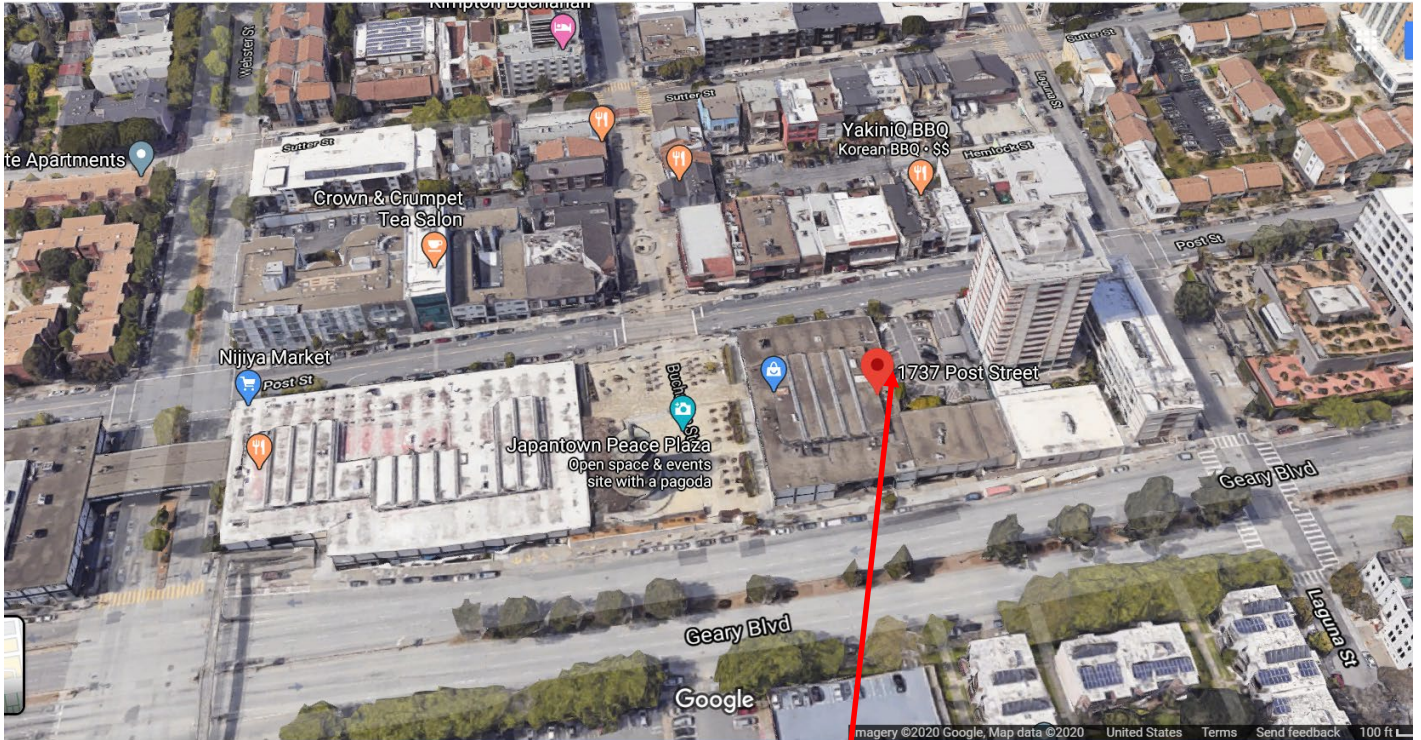


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367



Project Sponsor Site Photos



FRONT VIEW



FRONT LEFT SIDE

PARCEL NUMBER: 0700 / 009

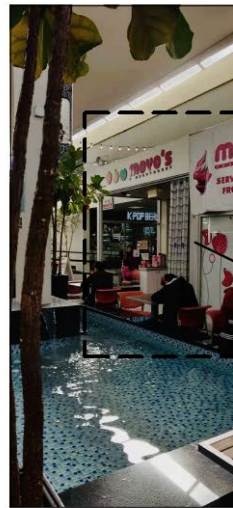
SUBJECT PROPERTY



FRONT LEFT SIDE



SUBJECT PROPERTY



FRONT RIGHT SIDE

SUBJECT PROPERTY

Portion of Subject Block on Post Street

Japan Center Kintetsu West Mall



SUBJECT BUILDING



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

Portion of Opposite Block on Post Street



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

Portion of Block on Geary Boulevard



Conditional Use Hearing
Case Number 2020-00197CUA
1737 Post Street #367

Exhibit F – Project Sponsor Submittal



Fresh Legend LLC
Dba YiFang Taiwan Fruit Tea
1737 Post St #367
San Francisco, CA 94115
freshlegendllc@gmail.com
(415)519-5872

Dec 22, 2020

Honorable Members

San Francisco Planning Department
49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103

Subject: Yifang Taiwan Fruit Tea at 1737 Post St #367
Planning Case No. 2020-001973CUA

Dear Honorable Members of the Commission:

We would like to bring Yifang Taiwan Fruit Tea to the Japantown neighborhood commercial district. We Propose to open Yifang Taiwan Fruit Tea on 1737 Post St #367(the “Project”) located inside Japantown Center West, within the japantown special use district. The proposal is to convert a vacant commercial space with approximately 600 square feet of floor area (previously occupied by “Mo-yo Yogurt”, a beverage retail store) to Formula Retail Use (DBA “Yifang Taiwan Fruit Tea, another beverage retail store). The proposal will involve interior tenant improvement to the commercial tenant space. There will be no expansion of the existing building.

A. Project Description and Background

The Project consists of a Formula Retail use for a Yifang Taiwan Fruit Tea store. “Yifang” is an international retail chain store, with approximately 1,600 store locations worldwide, the majority of which are located in Taiwan. There are only 3 stores in San Francisco. One of the affiliated “Yifang” stores in San Francisco is located at 3251 20th



Fresh Legend LLC
Dba YiFang Taiwan Fruit Tea
1737 Post St #367
San Francisco, CA 94115
freshlegendllc@gmail.com
(415)519-5872

Ave(inside Stonestown Galleria Shopping Mall) and is not subjected to Formula Retail controls. The one located in 645 Irving Street was approved with Conditional Use within the Inner Sunset Neighborhood Commercial District. “Yifang” serves a variety of beverage tea drinks. The drinks are served with real fruit, organic milk and fresh brewed tea. The drinks provide a healthy alternative for San Francisco residents who want a delicious and nutritious drink without consuming artificial favors.

Approval of a conditional use authorization for the Formula Retail use would be a desirable addition to the neighborhood. Japantown is a heavy trafficked central neighborhood with concerned commercial restaurants and businesses located inside Japan Center East and West. The Project is located inside Japan Center West, a four story building with 2 levels of underground parking and 2 stories of specialty shops, grocery stores, personal and business service establishments and restaurants. The project is well served by public transit and will be located nearby to other retail uses within the district. The Project is also located within walking distances of public parks, medical centers, residential apartments and hotels.

We’ve hosted a pre-application neighborhood meeting on 3/17/2020 6-9pm at 1640 Post Street, but no attendees showed-up.

B. Benefits to the Neighborhood

The addition of a “Yifang” store to Japantown special use district will help fill a vacant store-front, draw foot traffic to the area, and support other neighborhood serving businesses. The retro and unique design of “Yifang” store will be a great addition to Japantown, further boosting the cultural richness and distinctive diversity of the neighborhood . The Project will also create new employment opportunities for San Francisco residents.



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San Francisco, CA 94115
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C. Conclusion

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

Sincerely,

Jia Liang (Thomas)
Manager
Fresh Legend LLC

YI FANG

TAIWAN FRUIT TEA
一芳台灣水果茶

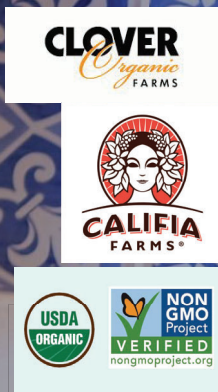
陳家

Hi S.F Japantown Neighbors!

We are excited to present the Yifang Tea to you. To Give you some heads up, we are not your typical bubble tea shop. Get ready to experience the old-fashioned Taiwanese premium tea made with "love" & real ingredients.

We refuse to use any artificial flavorings, powders or syrups.

Yifang S.F Japantown Team



Bringing the genuine taste of Taiwan



一芳
陳家
台灣水果茶
YIFANG TAIWAN FRUIT TEA

The Yifang Brand Story



My grandmother, Yi Fang, married to a young farmer. For three generations, our family has been planting pineapples for a living.

Bending down and working hard all day long, that was their life in miniature. With an epiphany, grandma braised the overripe golden pineapples into preservable homemade jam. Our most sought out drink, Yifang Fruit Tea, inherited not only grandma's name, but also her secret recipe. We have put the early-Taiwan epitome, historic memories and warm hospitality in this one cup of drink -- using homemade organic cane sugar, seasonal fresh fruits, natural ingredients (zero concentrated juice and powders). In every sip, you can taste the freshness of the tea and sweetness of the fruits, recreating the authentic and classic Taiwanese flavor all over again.



一芳
陳家
台灣水果茶
YIFANG TAIWAN FRUIT TEA

Why are we purposing a Japantown location

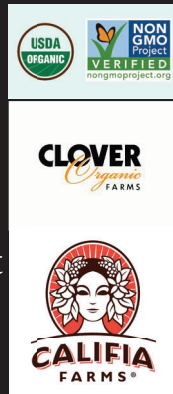
- The Yifang Band share lots of similar characteristics with the Japanese culture, from the architecture of the store to the brand story.
- The founder, Ms. Yifang(Yoshiko) was born in 1920 during the Japanese colonial period in Taiwan.
- There are Yifang stores in Tokyo, Osaka, Hokuriku and Hyogo.
- Yifang carries and preserves traditional values; and believes in the しょくにんきしつ(craftsman spirit)
- Yifang will attract foot-traffic and create employment to the local neighborhood.





What makes Yifang different

- Yifang believes in only using the best and natural ingredients.
- We use Clover organic fresh milk and Califia Non-Gmo oak milk, almond milk and organic soy milk for all our milk-based products.
- We use only fresh fruits to make our fruit tea.
- Unlike other typical bubble tea stores in the US, Yifang never use any artificial syrups or flavoring.
- We make our own sugar daily from USDA organic cane sugar.



Our Signature Drink

Yifang Fresh Fruit Tea



Handcrafted Taiwan
pineapple sauce, passion
fruit, apple, orange &
jade mountain tea.



一芳

陳家

台灣水果茶

YIFANG TAIWAN FRUIT TEA

The Menu

Tea 茶類	Brown Sugar 黑糖	Fruit Tea 水果茶	Tea Latte 鮮奶茶
Sun Moon Lake Black Tea 日月潭黑糖烏龍茶 \$1.25 \$1.75 Pouchong Green Tea 凍頂烏龍茶 \$1.25 \$1.75 Songshih Mountain Tea 凍頂烏龍茶 \$1.25 \$1.75 Lapsa Oolong Tea 凍頂烏龍茶 \$1.25 \$1.75 Traditional 古早味 Green Jelly Tea w/ Green Jelly 綠茶綠果凍 \$1.50 \$2.00 Winter Melon Drink 冬瓜茶 \$1.50 \$2.00 Yakult 養樂多 Yakult Mountain Tea 凍頂烏龍茶 \$1.50 \$2.00 Yakult Passion Fruit Green Tea 百香果綠茶 \$1.50 \$2.00 Yakult Pineapple Green Tea 鳳梨綠茶 \$1.50 \$2.00 Red Bean 蜜紅豆 Red Bean Black Tea Latte 紅豆黑糖奶茶 \$1.50 \$2.00 Purple Rice Red Bean Coconut Latte 紫米紅豆椰奶 \$1.75 \$2.25 Sweetness Milk Substitution Options Ice Level Add-On Toppings	Brown Sugar Pearl Latte 黑糖珍珠奶茶 \$1.75 \$2.25 Brown Sugar Peach Latte 黑糖蜜桃奶茶 \$1.75 \$2.25 Brown Sugar Peach & Blueberry Latte 黑糖蜜桃藍莓奶茶 \$1.75 \$2.25 Brown Sugar Peach & Strawberry Latte 黑糖蜜桃草莓奶茶 \$1.75 \$2.25 Brown Sugar Peach & Orange Latte 黑糖蜜桃柳橙奶茶 \$1.75 \$2.25 Brown Sugar Peach & Lemon Latte 黑糖蜜桃檸檬奶茶 \$1.75 \$2.25 Sugar Cane Latte 甘蔗奶茶 \$1.75 \$2.25 Sugar Cane Mountain Tea 甘蔗凍頂烏龍茶 \$1.75 \$2.25 Mango 芒果 Mango French Sago 芒果法式沙嗲 \$1.75 \$2.25 Mango Sago 芒果沙嗲 \$1.50 \$2.00 Mango Fruit Tea 芒果水果茶 \$1.50 \$2.00 Red Bean Black Tea Latte 紅豆黑糖奶茶 \$1.50 \$2.00 Red Bean Mochi Cake Latte 紅豆麻糬蛋糕奶茶 \$1.75 \$2.25 Red Bean Sago Latte 紅豆沙嗲奶茶 \$1.50 \$2.00 Green Jelly Almond Latte 綠茶杏仁露 \$1.75 \$2.25 Sweetness Milk Substitution Options Ice Level Add-On Toppings	Yifang Fruit Tea 一芳水果茶 \$1.50 \$2.00 Passionfruit Green Tea 百香果綠茶 \$1.50 \$2.00 Pineapple Green Tea 鳳梨綠茶 \$1.50 \$2.00 Watermelon Lemonade 西瓜檸檬水 \$1.50 \$2.00 Lemon Green / Mountain Tea 檸檬綠茶 / 凍頂烏龍茶 \$1.50 \$2.00 Ally Jelly Lemon Green Tea 愛玉檸檬綠茶 \$1.50 \$2.00 Green Plum Green Tea 綠梅綠茶 \$1.50 \$2.00 Cherry Fruit Tea 櫻桃水果茶 \$1.75 \$2.25 Cheese Creamer 芝士奶露 Cheese Creamer Tea 芝士奶露茶 \$1.50 \$2.00 Almond Tea 杏仁露 Almond Jelly Pineapple Mountain Tea 杏仁露鳳梨凍頂烏龍茶 \$1.75 \$2.25 Green Jelly Almond Latte 綠茶杏仁露 \$1.75 \$2.25 Sweetness Milk Substitution Options Ice Level Add-On Toppings	Black Tea Latte 黑糖奶茶 \$1.50 \$2.00 Green Tea Latte 綠茶奶茶 \$1.50 \$2.00 Oolong Tea Latte 烏龍茶奶茶 \$1.50 \$2.00 Kyoko U3 Matcha Latte 京菓U3抹茶奶茶 \$1.50 \$2.00 Pearl Black Tea Latte 珍珠黑糖奶茶 \$1.50 \$2.00 Green Jelly Black Tea Latte 綠茶黑糖奶茶 \$1.50 \$2.00 Watermelon Latte 西瓜奶茶 \$1.50 \$2.00 Fresh Tea Latte 鮮果奶茶 \$1.50 \$2.00 Fresh Tea Green Tea Latte 鮮果綠茶奶茶 \$1.50 \$2.00 Sweet Taro Sago 芋圓沙嗲 \$1.50 \$2.00 Coffee 咖啡 Coffee Mocha Brown Sugar Pearl Latte 咖啡摩卡黑糖珍珠奶茶 \$1.75 \$2.25 Coffee Jelly Black Tea Latte 咖啡綠茶黑糖奶茶 \$1.50 \$2.00 Salted Cream 海鹽奶露 Original Salted Cream Tea 原裝海鹽奶露茶 \$1.50 \$2.00 Sweetness Milk Substitution Options Ice Level Add-On Toppings





Signature Products

YI FANG 陳年
TAIWAN FRUIT TEA
一芳台灣水果茶

黑糖粉圓鮮奶

「濃郁焦糖包覆於Q彈軟韌的古早味粉圓；黑糖厚實香氣於口中久久不散。」

(每天限量100杯供應)

**Brown Sugar Pearl Milk
(Mudflip Tea)**

Limited to 100 Cups/day

YI FANG

一芳

**CLOVER
Organic
FARMS**



一芳

陳家

一芳
台灣水果茶
YIFANG TAIWAN FRUIT TEA

一芳水果茶

現切當季水果盛裝，
以秘方水果醬熬糖入味，
佐以松柏嶺青茶襯托出
鮮果的酸甜清爽風味，
為一芳招牌飲品，
風靡全球的台灣
經典水果茶

Yifang Fruit Tea

Crafted with Taiwan Songboling's top quality mountain tea, infused with traditionally braised passionfruit and pineapple, and freshly cut seasonal fruits to bring the fruit tea's flavor and tartness to its best equilibrium. Lastly, the fruit tea is customized with your desired sweetness using our in-house hand-crafted organic cane sugar.

This is truly a refreshing medley of flavors working in unison.

冬瓜檸檬露

獨家與台南
百年老店合作，
始終堅持遵循古法，
以手工熬煮，
製作冬瓜糖磚，
是對代代相傳技藝的尊重，
也是忠於原味的最高表現。

Winter-melon Lemonade

Wintermelon is one of the few melon family vegetables that is available during winter in areas of deciduous vegetation in Asia, hence its Chinese name literally means 'winter gourd'.

The taste of Wintermelon is very subtle but distinct, and is widely popular in Taiwan and Southeast Asia. We cooked the Wintermelon to extract the best taste from the melon, then blend with fresh lemon juice to create this heavenly refreshing lemonade.



一芳
陳家

溪口甘蔗青茶

選自嘉義溪口甘蔗，
甜味次分明，
甘爽入喉，
搭配青茶甘潤的香氣之中，
生津解渴、回味再三

Fresh Sugarcane Mountain Tea

That sugarcane flavor you are tasting? Yes, it is real freshly pressed sugarcane juice.

Sugarcane is a popular drink during summer in Asia. The flavorful and sweet juice gives an instant kick of energy and quenches the thirst. Sugarcane juice is a good source of glucose that helps to re-hydrate our body and gives it a boost of energy.

This tea is a sweet and thirst-quencher that is not only refreshing but also invigorating.





一芳

陳家

鹿野薑茶 鹿野薑汁檸檬茶

一芳引進農業契作
老薑加入日月潭紅茶，
辛中帶茶香，
韻底更誘人，
暖身效果一級棒，
口感更是獨特過癮。

Hot Luye Ginger Tea Hot Ginger Lemon Tea

Ginger tea is an Asian herbal beverage that is made from ginger root. It has a long history as a herbal medicine in Asia and the Middle East.

We prepare the ginger tea with the traditional recipe to extract the flavor and essence. Ginger tea is usually used to prevent colds and to aid in digestion, upset stomach, diarrhea, nausea, and menstrual cramps. Adding lemon will give you a boost of vitamin C to fight your cold.

包種綠茶

特選南投名間鄉，
海拔四百米茶葉，
如春日雨後的新芽，
色澤翠綠，於淡淡花香，
透出金黃蜜澤色，
回韻甘甜，
是喜愛清幽品茶首選。

Pouchong Green Tea

Pouchong is a lightly oxidized tea, twist shape, with floral notes, and usually not roasted, somewhere between green tea and what is usually considered Oolong tea.

At its best, Pouchong gives off a floral and melon fragrance and has a rich, mild taste. The picking season of this famous Taiwan "spring tea" (春茶) usually begins around the end of March. Pouchong is a popular choice with producers of scented tea, with rose pouchong a particular favourite.



一
芳

陳家

桂圓紅棗茶

古法現熬桂圓、
紅棗果肉，
養生又補血氣，
甘甜適中、
溫熱香醇，
是秋冬高人氣暖熱飲

Longan & Jujube Tea

Longans and Chinese red dates (aka jujubes) are both very nutritious herbs.

Jujubes help replenish and nourish your blood, thus improving blood circulation, balance of inner body energy (氣 qi), and improved immunity.

Longan, believed to be a “heaty” fruit with (陽 yang) property that is supposed to promote relaxation and help you sleep.

This combo helps to replenish vital energy and improve blood circulation, thus keeping the body warm. Great for the winter months!



一
芳

陳家

一 芳

陳家

台灣水果茶

YIFANG TAIWAN FRUIT TEA

Nijiya Market, supermarket, San Francisco, United States of America

● Draw a Circle

↻ Resize/Move Circle

🗑 Clear Circle

Radius

91.34 Meters

0.09 Km

0.06 Miles

300 Feet

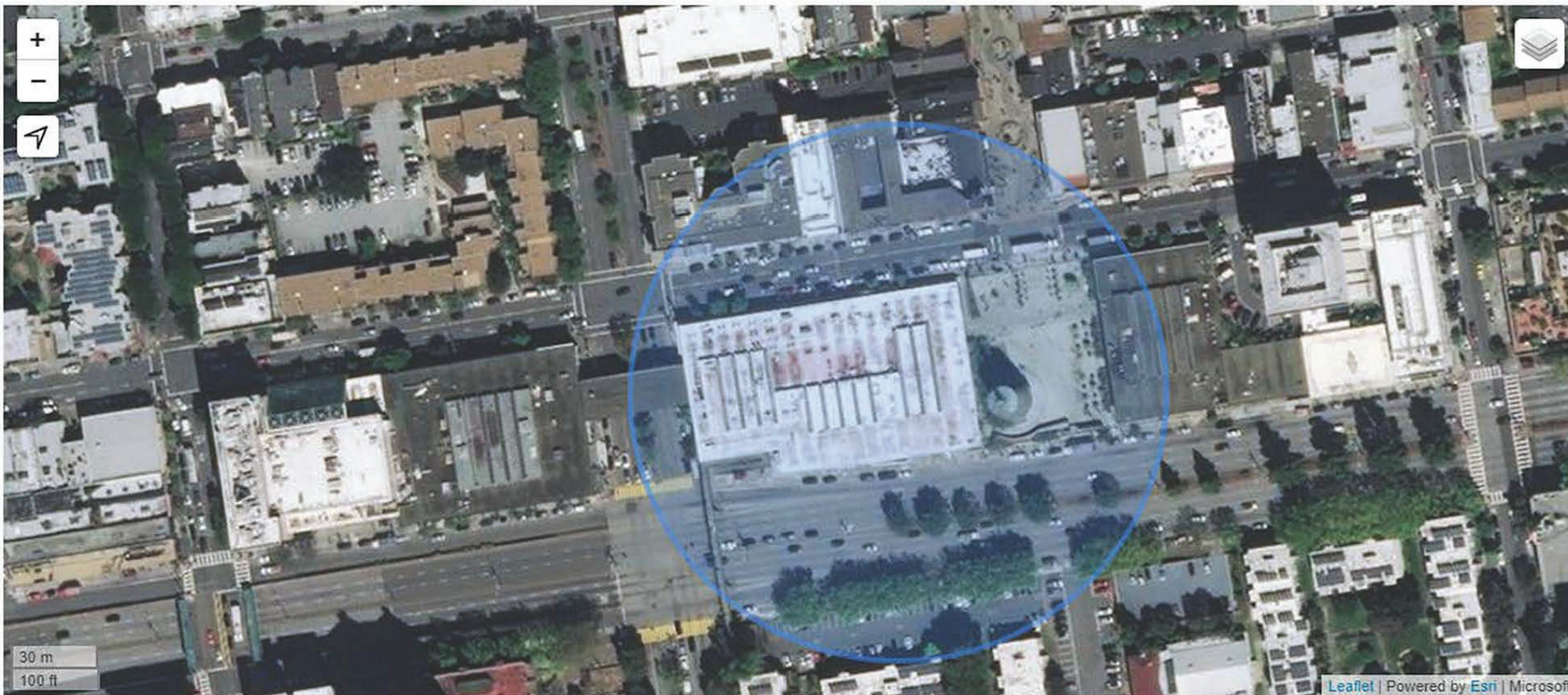
Circle Area

26209.24 Meters²

0.026 Km²

282114 Feet²

0.01012 Miles²



Nijiya Market, supermarket, San Francisco, United States of America

● Draw a Circle

☒ Resize/Move Circle

🗑 Clear Circle

Radius

91.34 Meters

0.09 Km

0.06 Miles

300 Feet

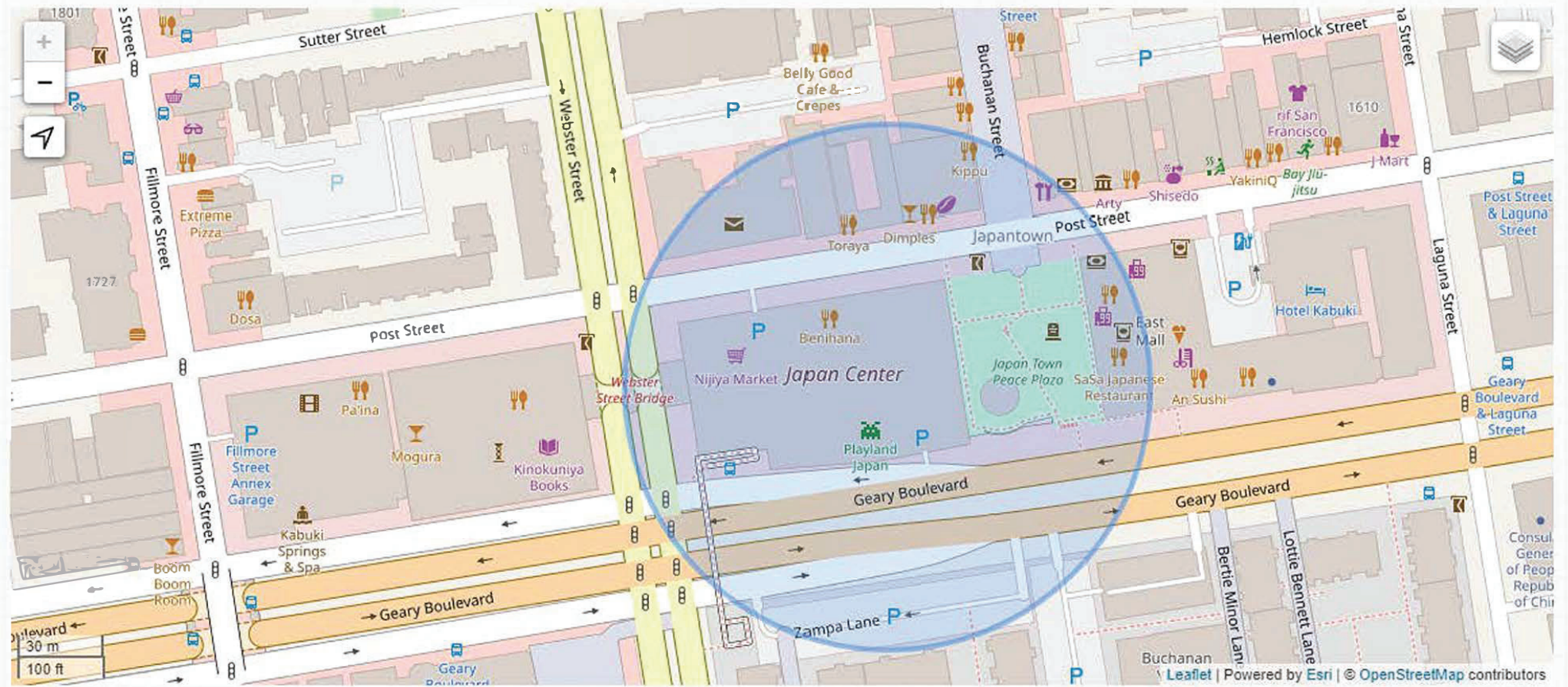
Circle Area

26209.24 Meters²

0.026 Km²

282114 Feet²

0.01012 Miles²



Nijiya Market, supermarket, San Francisco, United States of America

● Draw a Circle

📏 Resize/Move Circle

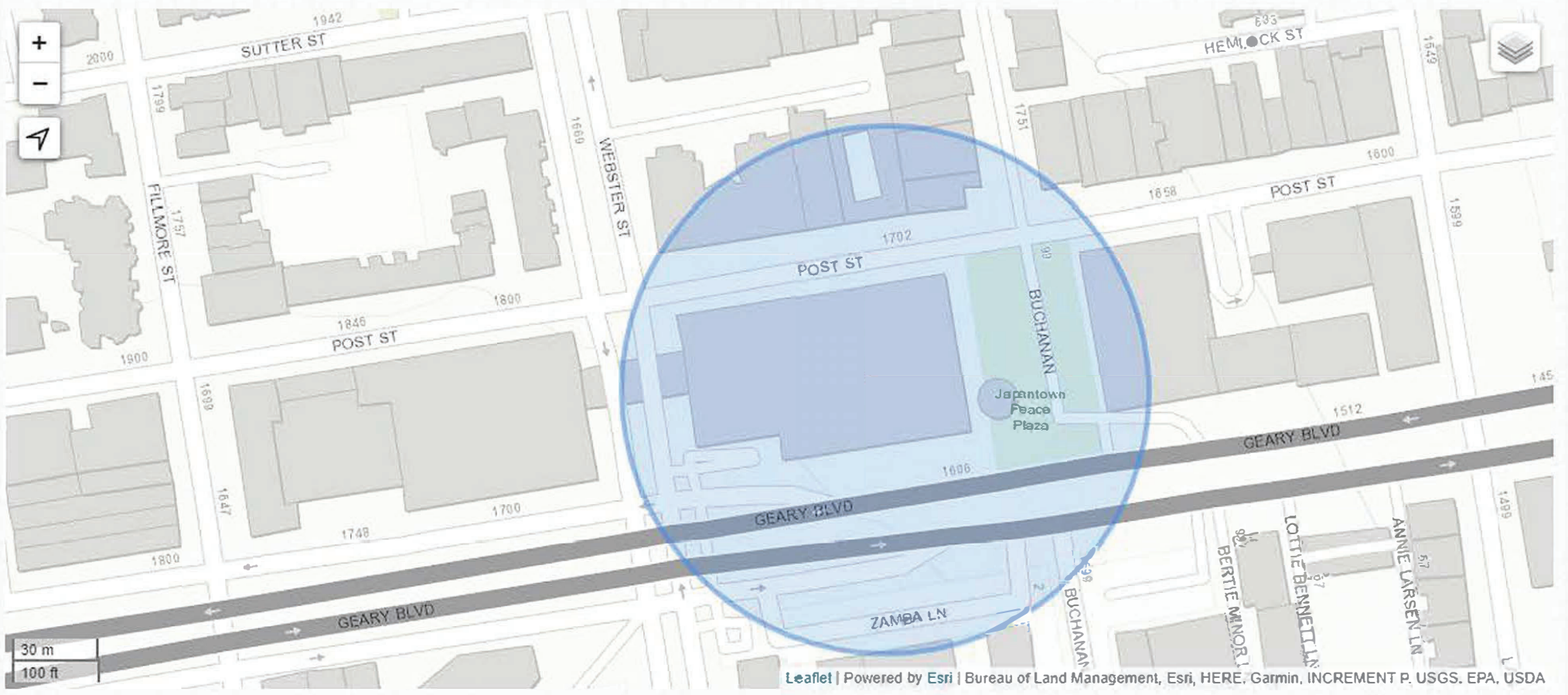
🗑️ Clear Circle

Radius

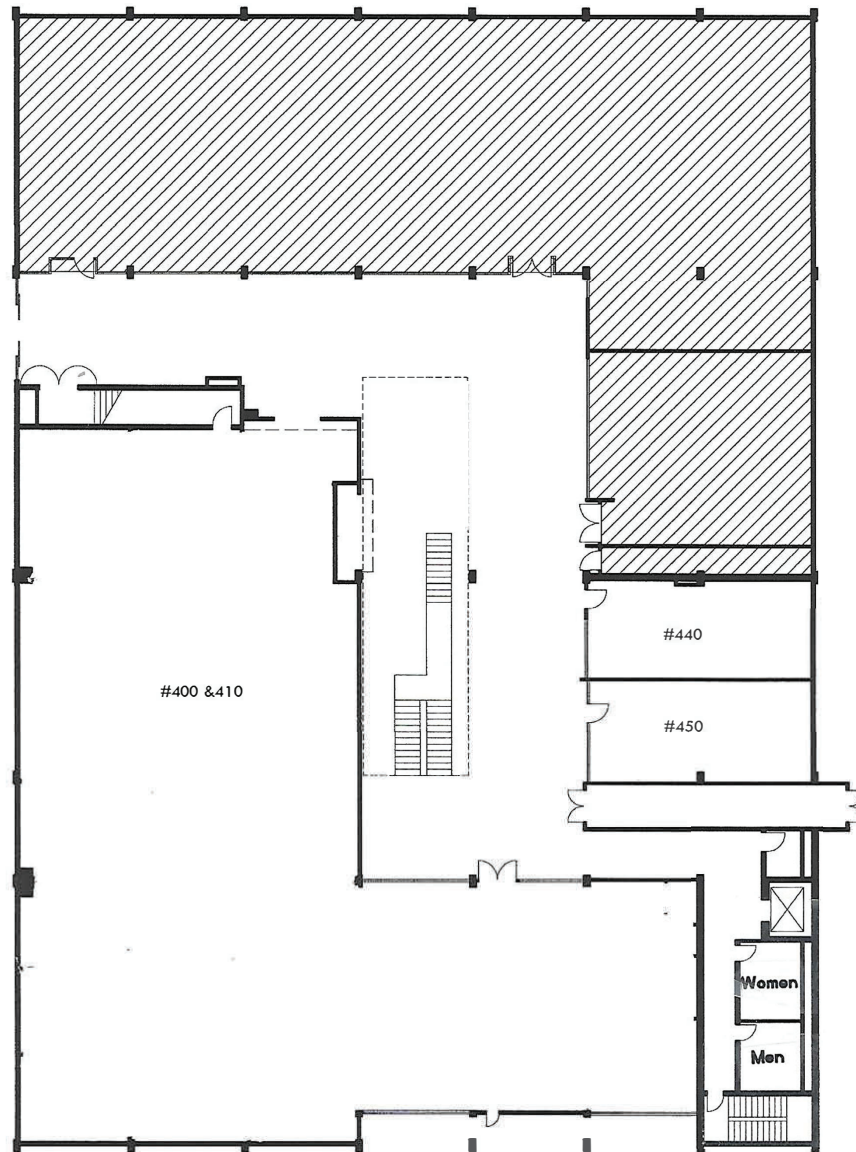
91.34 Meters
0.09 Km
0.06 Miles
300 Feet

Circle Area

26209.24 Meters²
0.026 Km²
282114 Feet²
0.01012 Miles²

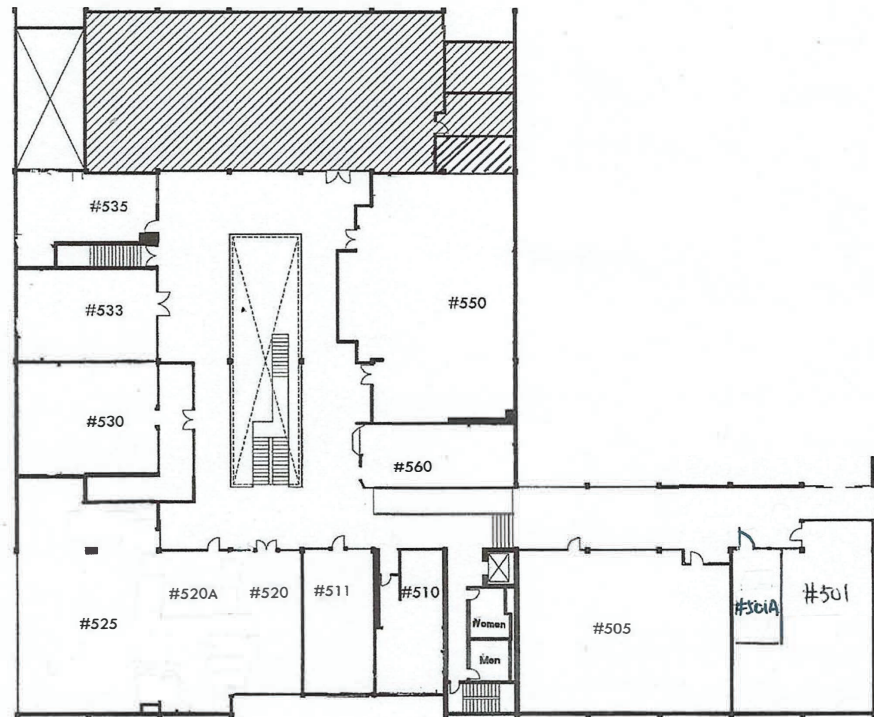


EAST MALL
22 PEACE PLAZA - SAN FRANCISCO, CA



FIRST FLOOR

EAST MALL
22 PEACE PLAZA - SAN FRANCISCO, CA

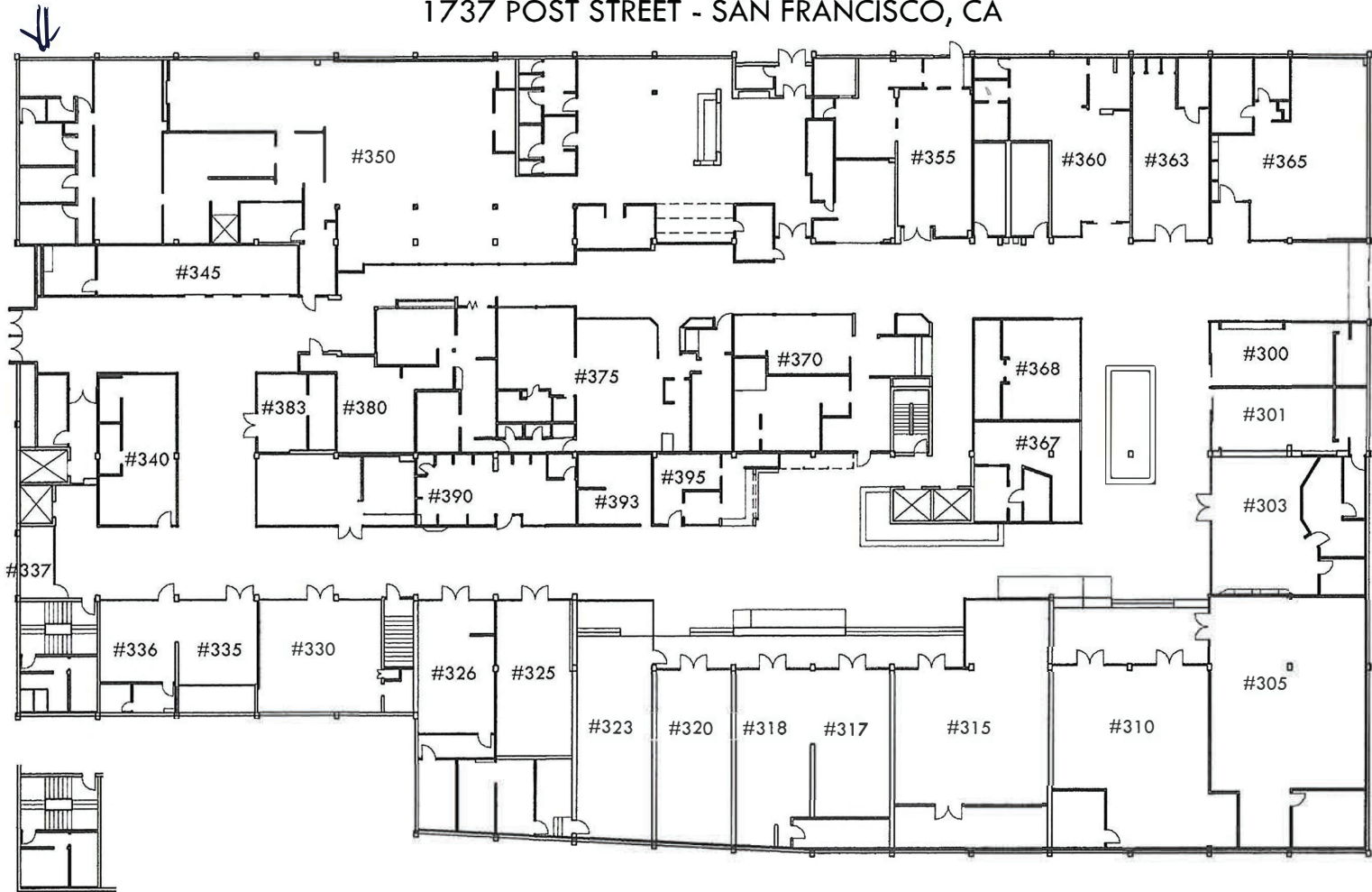


SECOND FLOOR

#333 (underneath at Post Street)

WEST MALL

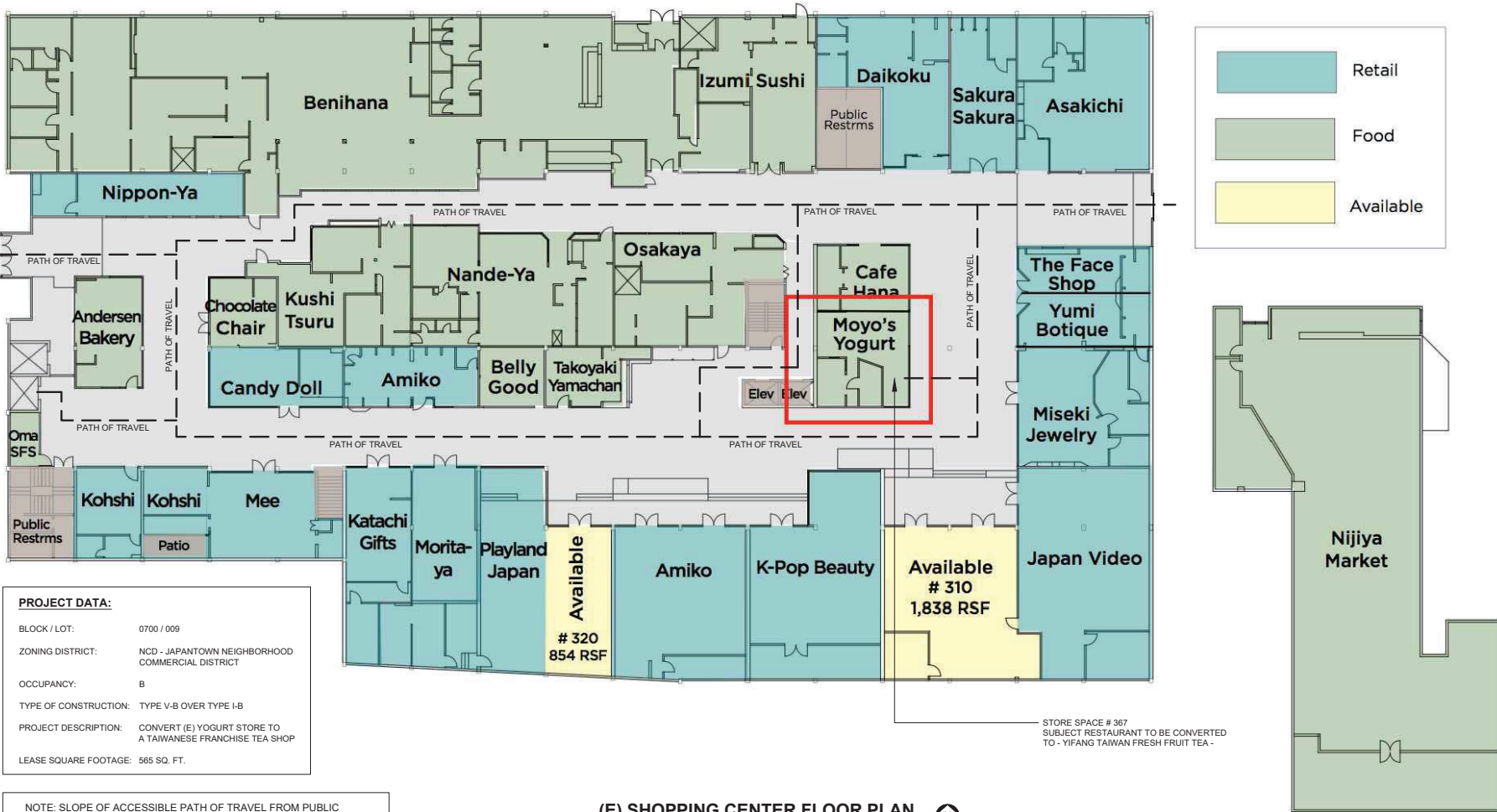
1737 POST STREET - SAN FRANCISCO, CA



FIRST FLOOR



JAPAN CENTER WEST | 1737 POST STREET - SAN FRANCISCO



Legend:

- Retail
- Food
- Available

PROJECT DATA:

BLOCK / LOT: 0700 / 009

ZONING DISTRICT: NCD - JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT

OCCUPANCY: B

TYPE OF CONSTRUCTION: TYPE V-B OVER TYPE I-B

PROJECT DESCRIPTION: CONVERT (E) YOGURT STORE TO A TAIWANESE FRANCHISE TEA SHOP

LEASE SQUARE FOOTAGE: 565 SQ. FT.

NOTE: SLOPE OF ACCESSIBLE PATH OF TRAVEL FROM PUBLIC SIDEWALK TO THE ENTRANCE IS 2% MAXIMUM IN ANY DIRECTIONS. WIDTH OF ACCESSIBLE PATH IS 48" MINIMUM. (PUBLIC)

(E) SHOPPING CENTER FLOOR PLAN

SCALE: N.T.S



STORE SPACE # 367
SUBJECT RESTAURANT TO BE CONVERTED TO - YIFANG TAIWAN FRESH FRUIT TEA -



ETERNAL GREEN PROPERTIES, LLC
2858 AMADOR STREET
SAN FRANCISCO, CA 94115
TELEPHONE NO. 415-202-3405
FAX NO. 510-408-0587
EMAIL: construction@emgcorp.com

REVISIONS	DATE



PROJECT TITLE:
MR. LIANG, JIA'S
SINGLE-STORY COMMERCIAL
TENANT'S IMPROVEMENT
- YIFANG TAIWAN FRESH FRUIT TEA -
ADDRESS: 1737 POST STREET, SPACE #367
SAN FRANCISCO, CA 94115

PROJECT NUMBER:
PLAN #: 2019C1203

DRAWING TITLE:
(E) SHOPPING MALL FLOOR PLAN

Designed by: KENNY YIP
Drawn by: KENNY YIP
Checked by: SY-CHENG TSAI

SCALE:
AS SHOWN
24 x 36"

PLOT DATE:
02.10.2020

SHEET NUMBER:

A1.1

West Mall									
Block/Lot Number	Common Address	Lot Frontage	Business Name	Formula Retail Use	Use (Per Article 7)	Specific Use	Daily Needs?	Citywide?	Google Map Shortcut
0700/009	1737 Post St #365	N/A within West Mall	Asakichi	No	Retail Sales & Service	Gen. Merch	Yes	No	Asakichi
0700/009	1737 Post St #363	N/A within West Mall	Sakura Sakura	No	Retail Sales & Service	Apparel	Yes	No	Sakura Sakura
0700/009	1737 Post St #360	N/A within West Mall	Daikoku	No	Retail Sales & Service	Pottery	Yes	No	Daikoku
0700/009	1737 Post St #355	N/A within West Mall	Izumi Sushi	No	Restaurant	Restaruant	Yes	Yes	Izumi Sushi
0700/009	1737 Post St	N/A within West Mall	Benihana	Yes	Restaurant	Restaruant	Yes	Yes	Benihana
0700/009	1737 Post St #345	N/A within West Mall	Nippon-Ya	No	Retail Sales & Service	Gifts	Yes	No	Nippon-Ya
0700/009	1737 Post St #300	N/A within West Mall	The Face Shop	Yes	Retail Sales & Service	Cosmetics	Yes	No	The Face Shop
0700/009	1737 Post St #301	N/A within West Mall	Yumi Botique	No	Retail Sales & Service	Apparel	Yes	No	Yumi Botique
0700/009	1737 Post St #303	N/A within West Mall	Miseki Jewelry	No	Retail Sales & Service	Jewelry	Yes	No	Miseki Jewelry
0700/009	1737 Post St #368	N/A within West Mall	Café Hana	No	Limited Restaurant	Coffee	Yes	No	Café Hana
0700/009	1737 Post St #370	N/A within West Mall	Osakaya	No	Restaurant	Restaruant	Yes	Yes	Osakaya
0700/009	1737 Post St #365	N/A within West Mall	Nande-Ya	No	Restaurant	Restaruant	Yes	Yes	Nande-Ya
0700/009	1737 Post St #395	N/A within West Mall	Takoaki Yamachan	No	Limited Restaurant	Street Food	Yes	No	Takoaki Yamachan
0700/009	1737 Post St #393	N/A within West Mall	Belly Good	No	Restaurant	Creperie	Yes	Yes	Belly Good
0700/009	1737 Post St #317	N/A within West Mall	Amiko	No	Retail Sales & Service	Apparel	Yes	No	Amiko
0700/009	1737 Post St #380	N/A within West Mall	Kushi Tsuru	No	Restaurant	Restaruant	Yes	Yes	Kushi Tsuru
0700/009	1737 Post St #385	N/A within West Mall	Candy Doll	No	Retail Sales & Service	Cosmetics	Yes	No	Candy Doll
0700/009	1737 Post St #383	N/A within West Mall	Chocolate Chair	No	Limited Restaurant	Ice Cream	Yes	No	Chocolate Chair
0700/009	1737 Post St #340	N/A within West Mall	Andersen Bakery	Yes	Retail Sales & Service	Bakery	Yes	No	Andersen Bakery
0700/009	1737 Post St #305	N/A within West Mall	Japan Video	No	Retail Sales & Service	Videos	Yes	No	Japan Video
0700/009	1737 Post St #315	N/A within West Mall	K-Pop Beauty	Yes	Retail Sales & Service	Cosmetics	Yes	No	K-Pop Beauty
0700/009	1737 Post St #390	N/A within West Mall	Amiko	No	Retail Sales & Service	Gen. Merch	Yes	No	Amiko
0700/009	1737 Post St #323	N/A within West Mall	Playland Japan	No	Other Entertainment	Arcade	Yes	No	Playland Japan
0700/009	1737 Post St #325	N/A within West Mall	Moritaya	No	Retail Sales & Service	Gen. Merch	Yes	No	Moritaya
0700/009	1737 Post St #326	N/A within West Mall	Katachi Gifts	No	Retail Sales & Service	Gifts	Yes	No	Katachi Gifts
0700/009	1737 Post St #365	N/A within West Mall	Mee	No	Retail Sales & Service	Apparel	Yes	No	Mee
0700/009	1737 Post St #326	N/A within West Mall	Kohshi	No	Retail Sales & Service	Scents	Yes	No	Kohshi
0700/009	1737 Post St #337	N/A within West Mall	Oma SFS	No	Restaurant	Restaruant	Yes	Yes	Oma SFS
0700/009	1737 Post St #333	N/A within West Mall	Nijiya Market	Yes	Retail Sales & Service	Gocery Market	Yes	No	Nijiya Market
0701/006	1825 Post St#	N/A within West Mall	On the Bridge	No	Restaurant	Restaurant	Yes	Yes	On the Bridge
0701/009	1737 Post St #310	N/A within West Mall	Vacant		Vacant	Vacant			Vacant
0701/325	1737 Post St #325	N/A within West Mall	Vacant		Vacant	Vacant			Vacant
East Mall									
0700/028	22 PEACE PZ #2	N/A within East Mall	Kui Shin Bo	No	Restaurant	Restaurant	Yes	Yes	Kui Shin Bo
0700/028	22 PEACE PZ #400	N/A within East Mall	Daiso	Yes	Retail Sales & Service	Gen. Merch	Yes	No	Daiso
0700/028	22 PEACE PZ #410	N/A within East Mall	Daiso	Yes	Retail Sales & Service	Gen. Merch	Yes	No	Daiso
0700/028	22 PEACE PZ #440	N/A within East Mall	Uji Time Dessert	No	Limited Restaurant	Ice Cream	Yes	No	Uji Time Dessert
0700/028	22 PEACE PZ #450	N/A within East Mall	Glam Up	No	Personal Services	Salon	Yes	No	Glam Up
0700/028	22 PEACE PZ #505	N/A within East Mall	Takara Restaurant	No	Restaurant	Restaurant	Yes	Yes	Takara Restaurant
0700/028	22 PEACE PZ #510	N/A within East Mall	An Restaurant	No	Restaurant	Restaurant	Yes	Yes	An Restaurant
0700/028	22 PEACE PZ #511	N/A within East Mall	Harajuku Boutique	No	Retail Sales & Service	Apparel	Yes	No	Harajuku Boutique
0700/028	22 PEACE PZ #520	N/A within East Mall	Akabannaa	No	Retail Sales & Service	Gen. Merch	Yes	No	Akabannaa
0700/028	22 PEACE PZ #530	N/A within East Mall	Sasa Japanese Restaurant	No	Restaurant	Restaurant	Yes	Yes	Sasa Japanese Restaurant
0700/028	22 PEACE PZ #533	N/A within East Mall	Unique Boutique	No	Retail Sales & Service	Apparel	Yes	No	Unique Boutique
0700/028	22 PEACE PZ #535	N/A within East Mall	Kuishinbo Restaurant	No	Restaurant	Restaurant	Yes	Yes	Kuishinbo Restaurant
0700/028	22 PEACE PZ #540	N/A within East Mall	Ichiban Kan	Yes	Retail Sales & Service	Gen. Merch	Yes	No	Ichiban Kan

0700/028	22 PEACE PZ #550	N/A within East Mall	Seoul Garden Restaurant	No	Restaurant	Restaurant	Yes	Yes	Seoul Garden Restaurant
0700/028	22 PEACE PZ #560	N/A within East Mall	Mifune Don Restaurant	No	Restaurant	Restaurant	Yes	Yes	Mifune Don Restaurant
0700/028	22 PEACE PZ #501	N/A within East Mall	Vacant		Vacant	Vacant			Vacant
0700/028	22 PEACE PZ #520	N/A within East Mall	Vacant		Vacant	Vacant			Vacant
0700/028	22 PEACE PZ #525	N/A within East Mall	Vacant		Vacant	Vacant			Vacant
North of West Mall									
0685/083	1600 WEBSTER ST #C	100'	Innovative Dental	No	Service Medical	Dentist	Yes	Yes	Innovative Dental
0685/058	1770 POST ST	45'	The UPS Store	Yes	Bus. or Prof. Services	Shipping	Yes	Yes	The UPS Store
0685/012	1746 POST ST	45'	Crown & Crumpet Tea Shop	No	Restaurant	Tea	Yes	Yes	Crown & Crumpet Tea Shop
0685/011	1734 POST ST	30'	Hikari Bullet Train Sushi & Bar	No	Restaurant	Restaurant	Yes	Yes	Hikari Bullet Train Sushi & Bar
0685/011	1726 POST ST	15'	Sharaku	No	Retail Sales & Service	Apparel	Yes	No	Sharaku
0685/043	1708 POST ST	10'	Dimples Bar	No	Bar	Bar	No	No	Dimples Bar
0685/043	1702 POST ST	60'	Sanppo Restaurant	No	Restaurant	Restaurant	Yes	Yes	Sanppo Restaurant
0683/043	1700 POST ST	45'	OzaOza	No	Restaurant	Restaurant	Yes	Yes	OzaOza
0685/043	1707 BUCHANAN ST	60'	Kippu Sushi Restaurant	No	Restaurant	Restaurant	Yes	Yes	Kippu Sushi Restaurant
0685/041	1721 BUCHANAN ST	5'	Shiatsu	No	Massage Establishment	Massage Parlor	Yes	No	Shiatsu
0685/041	1723 BUCHANAN ST	20'	Do Bu Tofu	No	Restaurant	Restaurant	Yes	Yes	Do Bu Tofu
0685/040	1731 BUCHANAN ST	25'	Aloha Warehouse	No	Retail Sales & Service	Music	Yes	No	Aloha Warehouse
0685/039	1737 BUCHANAN ST	30'	Hinodeya Ramen Bar	No	Restaurant	Restaurant	Yes	Yes	Hinodeya Ramen Bar
0685/038	1743 BUCHANAN ST	30'	Paper Tree	No	Retail Sales & Service	Stationery	Yes	No	Paper Tree
0686/034	1698 POST ST	45'	Soko Hardware	No	Retail Sales & Service	Gen. Merch	Yes	No	Soko Hardware

NOTICE OF PRE-APPLICATION MEETING

Date: 02/27/2020

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1737 Post St Suite 367, cross street(s) Post & Buchanan St (Block/Lot#: 0700/009; Zoning: Japantown NCD), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to filing a Project Application with the Planning Department. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: covert yogurt store into Yi Fang Taiwanese Fruit Tea by leveraging the existing facility, no new construction or change of use.

Existing # of dwelling units:	<u>1</u>	Proposed:	<u>1</u>	Permitted:	<u>1</u>
Existing bldg square footage:	<u>565</u>	Proposed:	<u>565</u>	Permitted:	<u>565</u>
Existing # of stories:	<u>1</u>	Proposed:	<u>1</u>	Permitted:	<u>1</u>
Existing bldg height:	<u>ceiling height 12'</u>	Proposed:	<u>ceiling height 12'</u>	Permitted:	<u>ceiling height 12'</u>
Existing bldg depth:	<u>25'</u>	Proposed:	<u>25'</u>	Permitted:	<u>25'</u>

MEETING INFORMATION:
 Property Owner(s) name(s): JAPAN CENTER WEST, LP
 Project Sponsor(s): JIA LIANG
 Contact information (email/phone): FRESHLEGENDLLC@GMAIL.COM/(650) 246-9330
 Meeting Address*: 1640 POST ST
 Date of meeting: 03/17/2020 Time of meeting**: 6:00PM-9:00PM

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, JIA LIANG, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1640 Post St, SF, CA 94115 (location/address) on 03/17/2020 (date) from 6:00PM-9:00PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, March 17, 2020 IN SAN FRANCISCO.

Signature 

JIA LIANG
Name (type or print)

OWNER
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

1737 Post St, Suite 367
Project Address

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 03/17/2020
Meeting Time: 6:00PM-9:00PM
Meeting Address: 1640 Post Street
Project Address: 1737 Post Street, Suite 367
Property Owner Name: Japan Center West Associates, LP
Project Sponsor/Representative: Jia Liang

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group):

Project Sponsor Response:

Question/Concern #2:

Project Sponsor Response:

Question/Concern #3:

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 03/17/2020
Meeting Time: 6:00PM-9:00PM
Meeting Address: 1640 Post Street
Project Address: 1737 Post Street, Suite 367
Property Owner Name: Japan Center West Associates, LP
Project Sponsor/Representative: Jia Liang

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	<i>No Attendees</i>				<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

Western Addition Neighborhood Group							
FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP
		President	Japantown Merchants Association	1581 Webster Street	San Francisco	CA	94115
Adrienne	Shiozaki Woo	Board Chair	Nihonmachi Little Friends	1830 Sutter Street	San Francisco	CA	94115
Al	Sodini		0 Anza Vista Civic Improvement Club	140 Terra Vista Avenue	San Francisco	CA	94115
Barry	Perkins		0 -	2140 Pine Street	San Francisco	CA	94115
Steve	Nakajo	Executive Director	Japantown Task Force	1765 Sutter Street, 3rd floor	San Francisco	CA	94115
Gus	Hernandez	President	Alamo Square Neighborhood Association	530 Divisadero Street #176	San Francisco	CA	94117
Jan	Bolaffi	President	Western Addition Neighborhood Association	2331 Bush Street	San Francisco	CA	94115
Jason	Henderson	Vice Chariman	Market/Octavia Community Advisory Comm.	300 Buchanan Street, Apt. 503	San Francisco	CA	94102
Lawrence	Li	Land-Use & Transportation Committee Chair	Lower Haight Merchant & Neighbors Association	498 Waller Street, Apt. 9	San Francisco	CA	94117
Dean	Preston	Supervisor, District 5	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #	San Francisco	CA	94102-4689
Catherine	Stefani	Supervisor, District 2	Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #	San Francisco	CA	94102-4689
Marvis	Phillips	Interim Board Chair	District 6 Community Planners	230 Eddy Street #1206	San Francisco	CA	94102-6526
David	Troup	President	Duboce Triangle Neighborhood Association	2261 Market Street PMB #301	San Francisco	CA	94114
Patricia	Vaughey		0 Marina/Cow Hollow Neighbors & Merchants	2269 Chestnut Street #990	San Francisco	CA	94123
Peter	Cohen		0 Noe Street Neighbors	33 Noe Street	San Francisco	CA	94114
Richard	Rabbitt	President	Temescal Terrace Association	55 Temescal Terrace	San Francisco	CA	94118
Russell	Pritchard	Coordinator	Hayes Valley Merchants Association	568 Hayes Street	San Francisco	CA	94102
Vas	Kiniris	President	Fillmore Merchants & Improvement Association	2443 Fillmore Street, #198	San Francisco	CA	94115
Craig	Hamburg	President	Hayes Valley Neighborhood Association	400 Grove Street, #E	San Francisco	CA	94102
James	Fisher		0 -	10495 N De Anza Blvd MS 74-2RC	Cupertino	CA	95014
Billy	Lee		0 Oak Grove Group	2505 Oak Street	Napa	CA	94559
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave. Suite A	San Francisco	CA	94102
Sue	Hestor	Attorney	San Franciscans for Reasonable Growth (SFRG)	870 Market Street #1128	San Francisco	CA	94102
Michael	Nulty	Executive Director	Alliance for a Better District 6	P.O. Box 420782	San Francisco	CA	94142
Michael	Chen	President	Northern Neighbors	1260 Mission Street	San Francisco	CA	94103
Julian	Mackie		0 North of Panhandle Neighborhood Association	1742 Grove Street	San Francisco	CA	94117

Fang Taiwan Fruit Tea | 1737 Post St, Suite 367

Parcel/Lot	Tenant	Address	City, State, Zip
0684/045	OCCUPANT	1820 Post St	San Francisco, CA 94115
0684/045	OCCUPANT	1828 Post St	San Francisco, CA 94115
0684/045	OCCUPANT	1830 Post St	San Francisco, CA 94115
0684/045	OCCUPANT	1870 Post St	San Francisco, CA 94115
0684/045	OCCUPANT	1901 Sutter St	San Francisco, CA 94115
0684/045	OCCUPANT	1945 Sutter St	San Francisco, CA 94115
0684/045	OCCUPANT	1601 Webster St	San Francisco, CA 94115
0684/045	OCCUPANT	1631 Webster St	San Francisco, CA 94115
0684/045	OCCUPANT	1645 Webster St	San Francisco, CA 94115
North			
0685/052	OCCUPANT	1770 Post St	San Francisco, CA 94115
0685/053	OCCUPANT	1600a Webster St	San Francisco, CA 94115
0685/054	OCCUPANT	1600 Webster St #101	San Francisco, CA 94115
0685/055	OCCUPANT	1600 Webster St #102	San Francisco, CA 94115
0685/056	OCCUPANT	1600 Webster St #103	San Francisco, CA 94115
0685/057	OCCUPANT	1600 Webster St #104	San Francisco, CA 94115
0685/058	OCCUPANT	1600 Webster St #105	San Francisco, CA 94115
0685/059	OCCUPANT	1600 Webster St #106	San Francisco, CA 94115
0685/060	OCCUPANT	1600 Webster St #107	San Francisco, CA 94115
0685/061	OCCUPANT	1600 Webster St #108	San Francisco, CA 94115
0685/062	OCCUPANT	1600 Webster St #109	San Francisco, CA 94115
0685/063	OCCUPANT	1600 Webster St #110	San Francisco, CA 94115
0685/064	OCCUPANT	1600 Webster St #111	San Francisco, CA 94115
0685/065	OCCUPANT	1600 Webster St #112	San Francisco, CA 94115
0685/066	OCCUPANT	1600 Webster St #201	San Francisco, CA 94115
0685/067	OCCUPANT	1600 Webster St #202	San Francisco, CA 94115
0685/068	OCCUPANT	1600 Webster St #203	San Francisco, CA 94115
0685/069	OCCUPANT	1600 Webster St #204	San Francisco, CA 94115
0685/070	OCCUPANT	1600 Webster St #205	San Francisco, CA 94115
0685/071	OCCUPANT	1600 Webster St #206	San Francisco, CA 94115
0685/072	OCCUPANT	1600 Webster St #207	San Francisco, CA 94115
0685/073	OCCUPANT	1600 Webster St #208	San Francisco, CA 94115
0685/074	OCCUPANT	1600 Webster St #209	San Francisco, CA 94115
0685/075	OCCUPANT	1600 Webster St #210	San Francisco, CA 94115
0685/076	OCCUPANT	1600 Webster St #211	San Francisco, CA 94115
0685/077	OCCUPANT	1600 Webster St #212	San Francisco, CA 94115
0685/078	OCCUPANT	1600 Webster St #301	San Francisco, CA 94115
0685/079	OCCUPANT	1600 Webster St #302	San Francisco, CA 94115
0685/080	OCCUPANT	1600 Webster St #303	San Francisco, CA 94115

0685/081	OCCUPANT	1600 Webster St #304	San Francisco, CA 94115
0685/082	OCCUPANT	1600 Webster St #305	San Francisco, CA 94115
0685/083	OCCUPANT	1600 Webster St #306	San Francisco, CA 94115
0685/084	OCCUPANT	1600 Webster St #307	San Francisco, CA 94115
0685/085	OCCUPANT	1600 Webster St #308	San Francisco, CA 94115
0685/086	OCCUPANT	1600 Webster St #309	San Francisco, CA 94115
0685/087	OCCUPANT	1600 Webster St #310	San Francisco, CA 94115
0685/088	OCCUPANT	1600 Webster St #311	San Francisco, CA 94115
0685/089	OCCUPANT	1600 Webster St #312	San Francisco, CA 94115
0685/090	OCCUPANT	1600 Webster St #401	San Francisco, CA 94115
0685/091	OCCUPANT	1600 Webster St #402	San Francisco, CA 94115
0685/092	OCCUPANT	1600 Webster St #403	San Francisco, CA 94115
0685/093	OCCUPANT	1600 Webster St #404	San Francisco, CA 94115
0685/094	OCCUPANT	1600 Webster St #405	San Francisco, CA 94115
0685/095	OCCUPANT	1600 Webster St #406	San Francisco, CA 94115
0685/096	OCCUPANT	1600 Webster St #407	San Francisco, CA 94115
0685/097	OCCUPANT	1600 Webster St #408	San Francisco, CA 94115
0685/098	OCCUPANT	1600 Webster St #409	San Francisco, CA 94115
0685/099	OCCUPANT	1600 Webster St #410	San Francisco, CA 94115
0685/100	OCCUPANT	1600 Webster St #411	San Francisco, CA 94115
0685/101	OCCUPANT	1600 Webster St #412	San Francisco, CA 94115
0685/011	OCCUPANT	1726 Post St	San Francisco, CA 94115
0685/011	OCCUPANT	1728 Post St	San Francisco, CA 94115
0685/011	OCCUPANT	1730 Post St	San Francisco, CA 94115
0685/011	OCCUPANT	1732 Post St	San Francisco, CA 94115
0685/011	OCCUPANT	1734 Post St	San Francisco, CA 94115
0685/043	OCCUPANT	1705 Buchanan St	San Francisco, CA 94115
0685/043	OCCUPANT	1707 Buchanan St	San Francisco, CA 94115
0685/043	OCCUPANT	1700 Post St	San Francisco, CA 94115
0685/043	OCCUPANT	1702 Post St	San Francisco, CA 94115
West			
0701/007	OCCUPANT	1750 Geary Blvd	San Francisco, CA 94115
0701/007	OCCUPANT	1581 Webster St	San Francisco, CA 94115
East			
0700/035	OCCUPANT	1610 Geary Blvd	San Francisco, CA 94115
0700/029	OCCUPANT	1675 Post St	San Francisco, CA 94115
South West			
0725/030	OCCUPANT	1335 Webster St	San Francisco, CA 94115
0708/021	OCCUPANT	1502 Fillmore St	San Francisco, CA 94115
0708/021	OCCUPANT	1449 Webster St	San Francisco, CA 94115
0708/021	OCCUPANT	1489 Webster St	San Francisco, CA 94115

0708/021	OCCUPANT	1491 Webster St	San Francisco, CA 94115
0708/022	OCCUPANT	1504 Fillmore St	San Francisco, CA 94115
0708/022	OCCUPANT	1506 Fillmore St	San Francisco, CA 94115
0708/022	OCCUPANT	1775 Geary Blvd	San Francisco, CA 94115
0708/022	OCCUPANT	1489 Webster St	San Francisco, CA 94115
0708/022	OCCUPANT	1493 WebsterSt	San Francisco, CA 94115
0708/024	OCCUPANT	1489 Webster St #301	San Francisco, CA 94115
South West			
0725/030	OCCUPANT	1335 Webster St	San Francisco, CA 94115
south east			
0710/027	OCCUPANT	10 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	12 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	14 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	16 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	18 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	20 Bertie Minor Ln	San Francisco, CA 94115
0710/027	OCCUPANT	1545 Geary Blvd	San Francisco, CA 94115
0710/027	OCCUPANT	1555 Geary Blvd	San Francisco, CA 94115
0710/027	OCCUPANT	1435 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1437 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1439 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1441 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1443 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1445 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1447 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1449 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1451 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1453 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1455 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1457 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1459 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1461 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1463 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	1465 Laguna St	San Francisco, CA 94115
0710/027	OCCUPANT	35 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	37 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	39 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	41 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	43 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	45 Lottie Bennett Ln	San Francisco, CA 94115
0710/027	OCCUPANT	1 Western Shore Ln	San Francisco, CA 94115

0710/027	OCCUPANT	55 Western Shore Ln	San Francisco, CA 94115
0710C/006	OCCUPANT	10 Bertie Minor Ln #6	San Francisco, CA 94115
0710C/008	OCCUPANT	20 Bertie Minor Ln #2	San Francisco, CA 94115
0710C/029	OCCUPANT	1435 Laguna St #5	San Francisco, CA 94115
0710C/050	OCCUPANT	35 Lottie Bennett Ln#2	San Francisco, CA 94115
0710C/053	OCCUPANT	35 Lottie Bennett Ln#5	San Francisco, CA 94115
0710C/096	OCCUPANT	65 Western Shore Ln #1	San Francisco, CA 94115
0710C/097	OCCUPANT	65 Western Shore Ln #2	San Francisco, CA 94115
0710C/098	OCCUPANT	65 Western Shore Ln #3	San Francisco, CA 94115
0710C/099	OCCUPANT	65 Western Shore Ln #4	San Francisco, CA 94115
0710C/100	OCCUPANT	65 Western Shore Ln #5	San Francisco, CA 94115
0710C/101	OCCUPANT	65 Western Shore Ln #6	San Francisco, CA 94115
0710C/106	OCCUPANT	75Western Shore Ln#5	San Francisco, CA 94115
south			
0709/027	OCCUPANT	1535 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1537 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1539 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1541 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1543 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1545 BUCHANAN ST	San Francisco, CA 94115
0709/027	OCCUPANT	1510 OFARRELL ST	San Francisco, CA 94115
0709/027	OCCUPANT	1512 OFARRELL ST	San Francisco, CA 94115
0709/027	OCCUPANT	1520 OFARRELL ST	San Francisco, CA 94115
0709/027	OCCUPANT	1540 OFARRELL ST	San Francisco, CA 94115
0709/027	OCCUPANT	1400 WEBSTER ST	San Francisco, CA 94115
0709/027	OCCUPANT	1420 WEBSTER ST	San Francisco, CA 94115
0709/027	OCCUPANT	1460 WEBSTER ST	San Francisco, CA 94115
0709/027	OCCUPANT	35 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	37 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	39 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	41 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	43 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	45 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	47 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	49 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	51 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	53 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	55 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	57 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	59 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	61 ZAMPA LN	San Francisco, CA 94115

0709/027	OCCUPANT	63 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	65 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	67 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	69 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	71 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	73 ZAMPA LN	San Francisco, CA 94115
0709/027	OCCUPANT	75 ZAMPA LN	San Francisco, CA 94115

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