



EXECUTIVE SUMMARY

CONDITIONAL USE - FORMULA RETAIL

HEARING DATE: MARCH 4, 2021

Record No.: 2020-010157CUA
Project Address: 1100 Van Ness Avenue
Zoning: RC-4 – Residential – Commercial, High Density
Van Ness Special Use District
130-V Height and Bulk District
Block/Lot: 0694/029 & 0694/030
Project Sponsor: Sabrina Eshaghi
One Bush Street, Suite 600
San Francisco, CA 94110
Property Owner: PDP San Francisco MOB LLC
3394 Carmel Mountain Rd, #200, San Diego CA - 92121
Staff Contact: Kalyani Agnihotri – (628) 652 7454
kalyani.agnihotri@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes the establishment of a Formula Retail Limited Restaurant Use (d.b.a Starbucks Coffee) within an existing vacant ground-floor retail space, measuring approximately 1,860 square foot, at the recently constructed 10-story medical office building. Minor tenant improvements and signage are proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3, 303.1 and 303 to allow the establishment of a Formula Retail use in the RC-4 zoning district.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** At the time of writing this report, The Department has not received any letters in support or opposition to the Project.
 - **Outreach:** The Sponsor has hosted one pre-application meeting within the community, on October 21, 2020.
- **Tenant History.**
 - The space is currently not occupied by any tenants and the space has been vacant since the construction of the 10-story medical office building.
- **Hours of Operation.**
 - The proposed hours of operation for Starbucks Coffee are 24-hours. The project intends to stay open for 24-hours every day, for seven days of the week because it is part of a medical office building.

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. Although the Project will increase the concentration and linear frontage of storefronts dedicated to Formula Retail, the Project will offer a specialized, daily need-serving use. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 209.3, 303.1 AND 303, TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE AND TO ALLOW 24-HOURS OF OPERATION DAILY AT 1100 VAN NESS AVENUE, LOT 029 AND 030 IN ASSESSOR'S BLOCK 0694, WITHIN THE RC-4 – RESIDENTIAL-COMMERCIAL, HIGH DENSITY ZONING DISTRICT, VAN NESS SPECIAL USE DISTRICT, AND 130-V HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 4, 2020, Chloe Angelis of Rueben, Junius & Rose LLP (hereinafter "Project Sponsor") filed Application No. 2020-010157PRJ (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a new Formula Retail Use in a vacant retail space within a recently constructed 10-story medical office building, (hereinafter "Project") at 1100 Van Ness Avenue, Block 0694 Lots 029, and 020 (hereinafter "Project Site").

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

On March 4, 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. 2020-010157CUA and continued the hearing to June 6, 2015.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-010157CUA is located at 49 South Van Ness Avenue, 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. 2020-010157CUA, 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 proposes the establishment of a Formula Retail Use (d.b.a Starbucks Coffee) within an existing vacant ground-floor retail space, measuring approximately 1,860 square foot, at the recently constructed 10-story medical office building. Minor tenant improvements and signage are proposed.
3. **Site Description and Present Use.** The Project is located on the east side of Van Ness Avenue between Cedar and Geary Streets, Lot 029 of Assessor's Block 0694. The Project Site is located within the RC-4 zoning district, the Van Ness Special Use District and a 130-V height and bulk district. The property is developed as a 10-story medical office building with the retail space on the ground floor. The Project space is currently vacant. The subject parcel has a width of 301.5 feet and a depth of 120 feet, for a total lot area of 36,180 square feet. The subject property was constructed in 2017 and is not a historic resource.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the RC-4 Zoning District, the Van Ness Special Use District, in the Van Ness Corridor. The immediate context is mixed in character with residential, commercial, and institutional uses. The immediate neighborhood includes a three-to-four-story residential use development to the north, the CPMC Van Ness Campus to the west, and a series of two-to-three-story mixed use buildings to the east, and the south. The Project Site occupies the entire block face on Van Ness between Cedar and Geary Streets. The project site is located within the boundaries of the Van Ness Special Use District. Other zoning districts in the vicinity of the project site include: NC-3 (Neighborhood Commercial-Moderate Scale), Polk Street NCD (Neighborhood Commercial District), and the Lower Polk Street NCD (Neighborhood Commercial District).
5. **Public Outreach and Comments.** Per the date of this Motion, the Department has not received any correspondence in opposition or support of the project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 209.3 and 303.1, state that a Conditional Use Authorization is required for a Formula Retail Use, as defined by Planning Code Section 102.
 - B. **Hours of Operation.** Planning Code Section 209.3 does not state that a Conditional Use Authorization is required for maintaining 24- hours of operation, for a Formula Retail Use in the RC-4 zoning district.

The proposed hours of operation for Starbucks Coffee are 24-hours. The project intends to stay open for 24-hours every day, for seven days of the week because it is part of a medical office building, if this Conditional Use Authorization is granted.
 - C. **Street Frontage in Residential Commercial Districts.** Section 145.1 of the Planning Code requires that

within RC 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 commercial space has approximately 42 feet of frontage on Van Ness Avenue and 39 feet of frontage on Geary Street with approximately total linear feet of 66 feet devoted to either the entrance or window space for the Formula Retail Use. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage, except for signage.

- D. **Use Size.** Planning Code Section 209.3 principally permits non-residential uses up to 6,000 square feet in the RC-4 District. Non-residential uses 6,001 square feet or larger require Conditional Use Authorization.

The Project proposes to establish a Formula Retail Use of approximately 1,860 square feet. No enlargement of the space is proposed.

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 of the proposed Formula Retail use is in keeping with other storefronts on the block face. The proposed use will not impact traffic or parking in the neighborhood and will provide a convenient and walkable location for those using the adjacent medical uses. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope

- (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;

The Planning Code does not require parking or loading for a 1,860 square-foot Formula Retail Use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for Formula Retail uses and limited-service restaurants and outlined in Exhibit A.

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

The proposed Formula Retail use requires minor tenant improvements such as addition of interior seating, counters, bathroom, and signage, and the Department shall review all lighting and signs proposed for the new use in accordance with be reviewed for compliance with the Planning Code and Commission Guide for Formula Retail uses.

- 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 proposed project is consistent with the stated purposes of RC-4 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods.

- 8. Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any application for Conditional Use Authorization of a Formula Retail use:

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

There are approximately 4 Formula Retail uses out of 22 occupied retail storefronts within 300 feet

of the Project Site. The existing concentration of Formula Retail uses within 300 feet of the Project Site is approximately 18%. The 22 Formula Retail uses within 300 feet account for approximately 246 feet of lot frontage, out of 8083 feet total for retail uses. The existing concentration of Formula Retail uses frontage within 300 feet of the Project Site is approximately 3.04%. The Project accounts for one retail storefront and 81 feet of lot frontage.

If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 22%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 4.04%.

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

Of the 22 occupied retail storefronts within 300 feet of the Project Site, none (0) are occupied by similar limited-restaurant uses. The proposed use will serve the neighborhood, in whole or in significant part.

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

The Project proposes only signage alterations to the front and side façade since it is a corner location. Any sign alterations will require a Building Permit Application and comply with the requirements of both the Planning Code and Commission Guide for Formula Retail. Storefront transparency guidelines are met, with greater than 60% of the ground floor street frontage transparent. Additionally, the subject property is not a historic resource. As such, the Project is compatible within, and will have no adverse effect on, the architectural and aesthetic characters of the District.

- D. The existing vacancy rates within the District.

The Project will decrease the existing vacancy rate within a 300-foot radius of the Project Site. Twenty Six (26) of 48 non-residential spaces are vacant, for a vacancy rate of approximately 54%. The vacant frontage accounts for 1,874 feet out of 8,083 feet of total non-residential frontage within 300 feet. Vacancies account for approximately 23.18% of frontage with 300 feet of the Project Site.

The Project accounts for one non-residential space and 81 feet of lot frontage, which would decrease the vacancy rate to approximately 52%, while the amount of frontage devoted to vacancies would decrease to 22%, within 300 feet of the Project Site.

- E. The existing mix of Citywide-serving retail uses, and daily needs-serving retail uses within the District.

The RC-4 zoning District, in which the Project Site is located, is designed to retain existing daily needs-serving retail uses. The proposed Formula Retail use is considered a daily needs-serving use, as such uses are not mutually exclusive from Formula Retail uses. Of the 22 active non-residential spaces within 300 feet of the Project Site, approximately all are daily needs-serving uses. The Project would increase the number of daily need-serving uses to 23 and increase the number of active non-

residential spaces to 23.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1

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

Policy 1.1

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

Policy 1.2

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

Policy 1.3

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

OBJECTIVE 2

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

Policy 2.1

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

OBJECTIVE 6

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

Policy 6.1

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.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the

marketplace and society.

Policy 6.3

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

POLICY 6.7

Promote high quality urban design on commercial streets.

POLICY 6.9

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

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

Policy 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

Policy 1.7

Recognize the natural boundaries of districts and promote connections between districts.

The Project involves the establishment of a Formula Retail use (d.b.a. "Starbucks Coffee). The proposed use is Formula Retail but will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring other pedestrian traffic into the area. The proposal includes 24-hours of operation. The proposal includes some minor tenant improvement and facade alterations limited to installing three new signs for the business that are compliant with the Planning Code and the Commission Guide for Formula Retail. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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:

- E. 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 site does not possess any neighborhood-serving retail uses. The Project would enhance the District by providing a new Retail Sales and Service (Limited Restaurant) use in a vacant tenant

space.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. Minimal façade changes involving installation of signage are proposed. The Project would not impact the existing housing stock in the neighborhood, as the Project Site is currently a medical office use with no residential use.

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

The Project does not adversely impact the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options.

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

The Project will not displace or adversely affect any service sector or industrial business, or any related employment opportunities.

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

This proposal will not impact the property's ability to withstand an earthquake.

- K. That landmarks and historic buildings be preserved.

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

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-010157CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 10, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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 March 4, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 4, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. **Starbucks Coffee**) located at 1100 Van Ness Avenue, Assessor's Block 0694, Lot 029 and 030, pursuant to Planning Code Sections 209.3, 303.1, and 303 within the **RC-4 – Residential-Commercial, High Density** zoning district, the **Van Ness Special Use District** and a **130-V** Height and Bulk District; in general conformance with plans, dated **February 10, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-010157CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 4, 2021** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 4, 2021** 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

Design – Compliance at Plan Stage

- 6. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

- 7. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

- 8. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, 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

Operation

11. 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.sfpdw.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.sfpublicworks.org

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

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

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

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

1100 VAN NESS

1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

January 15, 2021



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Cover Sheet

PG-1

Scale: N/A

Project No.: 2399-19-129



02.08.2021

PROJECT TEAM

Program / Design Manager

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Valerio Architects
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Los Angeles, CA 90036
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(323) 954-8965
jlarocca@valerioinc.com

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STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

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Project Team

PG-2

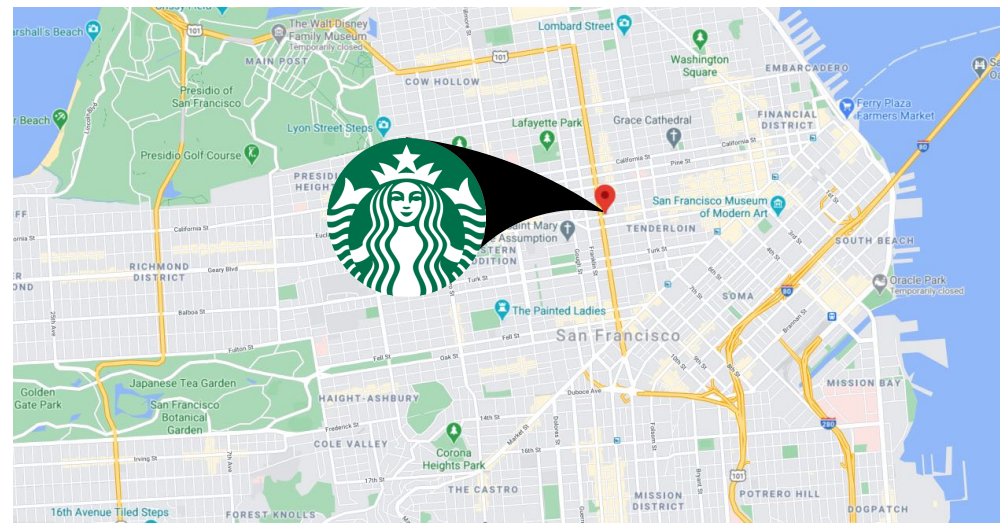
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Project No.: 2399-19-129

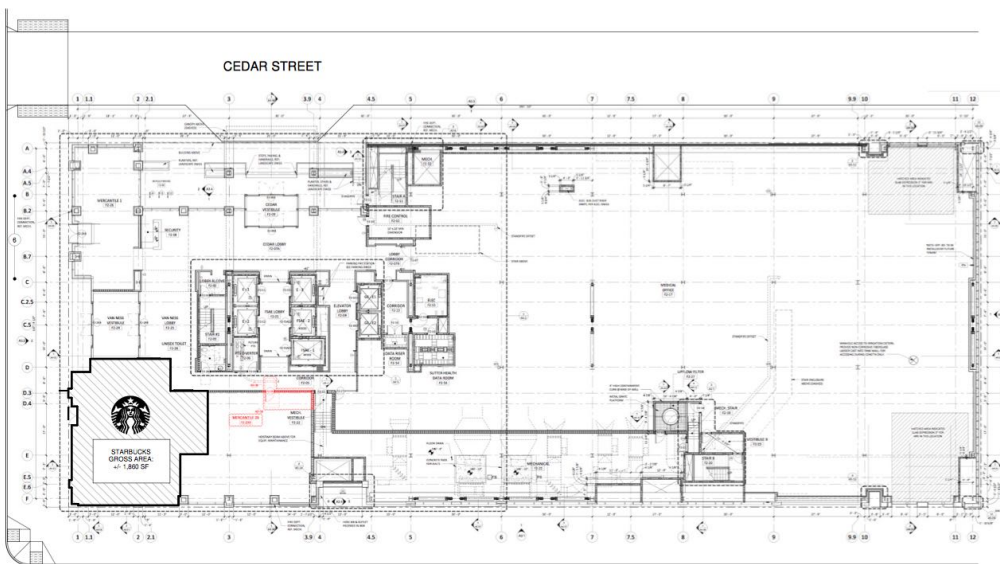
valerio

architecture
and interiors

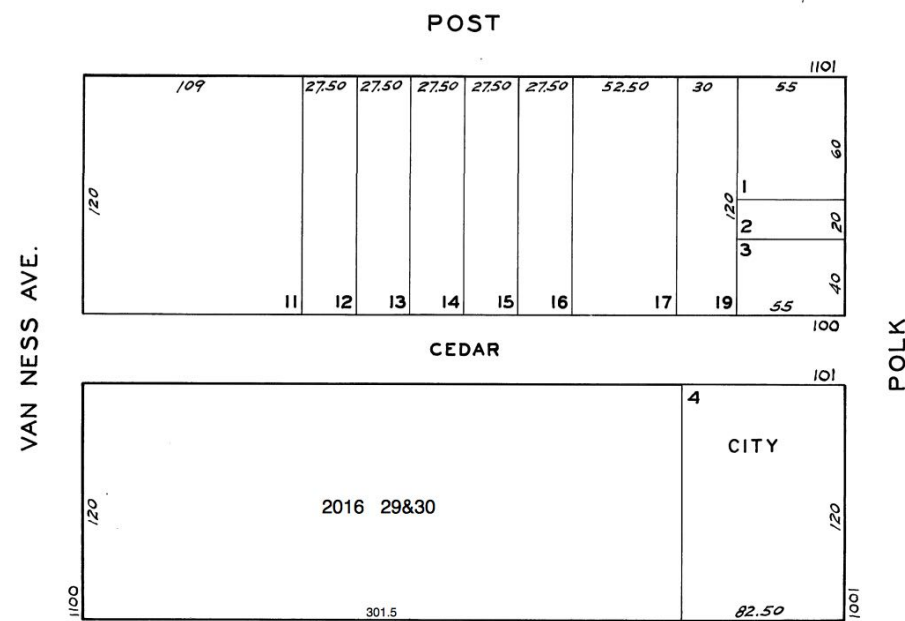
02.08.2021



REGIONAL MAP



SITE PLAN



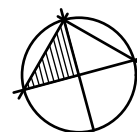
PARCEL MAP



SITE MAP



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109



Site Location

PG-3



Scale: N/A

Project No.: 2399-19-129

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Van Ness Avenue Retail Street Map October 2020



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1100 VAN NESS AVE.
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**Van Ness Ave.
Retail Map**

PG-3

Scale: N/A

Project No.: 2399-19-129



02.08.2021

EASTSIDE VAN NESS AVE



NORTH

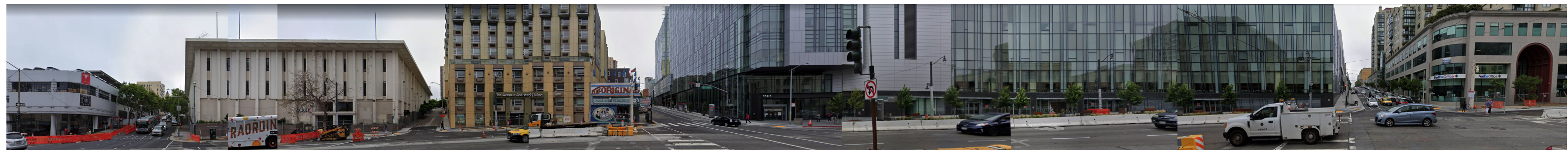
SOUTH

POST STREET

GEARY STREET

O'FARRELL STREET

WESTSIDE VAN NESS AVE



SOUTH

NORTH

O'FARRELL STREET

GEARY STREET

POST STREET



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Existing Conditions

PG-5



Scale: N/A

Project No.: 2399-19-129

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NORTHSIDE GEARY STREET



WEST

EAST

FRANKLIN STREET —————> **VAN NESS AVENUE**

NORTHSIDE GEARY STREET



WEST

EAST

VAN NESS AVENUE —————> **POLK STREET**



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Existing Conditions

PG-6



Scale: N/A

Project No.: 2399-19-129

02.08.2021

SOUTHSIDE GEARY STREET



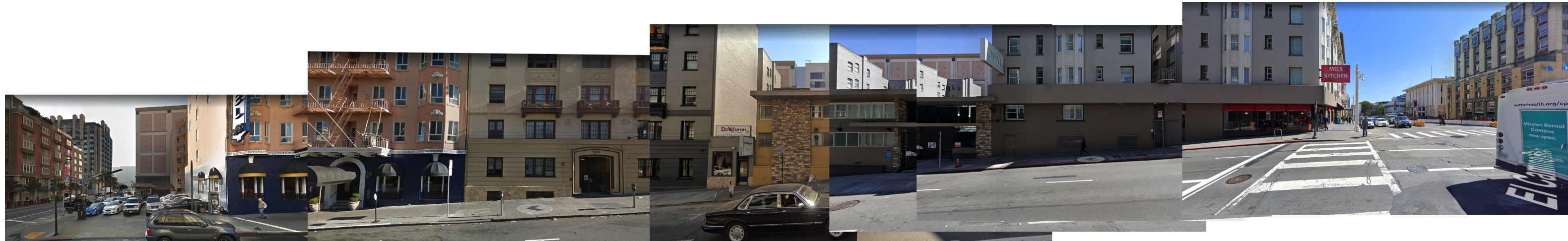
EAST

WEST

VAN NESS AVENUE ←

→ FRANKLIN STREET

SOUTHSIDE GEARY STREET



EAST

WEST

VAN NESS AVENUE ←

→ VAN NESS AVENUE



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Existing Conditions

PG-7



Scale: N/A

Project No.: 2399-19-129

02.08.2021



STARBUCKS
 1100 VAN NESS AVE.
 SAN FRANCISCO, CA 94109

Existing Conditions

PG-8

Scale: N/A

Project No.: 2399-19-129



02.08.2021



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Inspiration Images

PG-9

valerio

architecture
and interiors

Scale: N/A

Project No.: 2399-19-129

02.08.2021



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Inspiration Images

PG-10



Scale: N/A

Project No.: 2399-19-129

02.08.2021



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Inspiration Images

PG- 1 1



Scale: N/A

Project No.: 2399-19-129

02.08.2021



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

Inspiration Images

PG-12

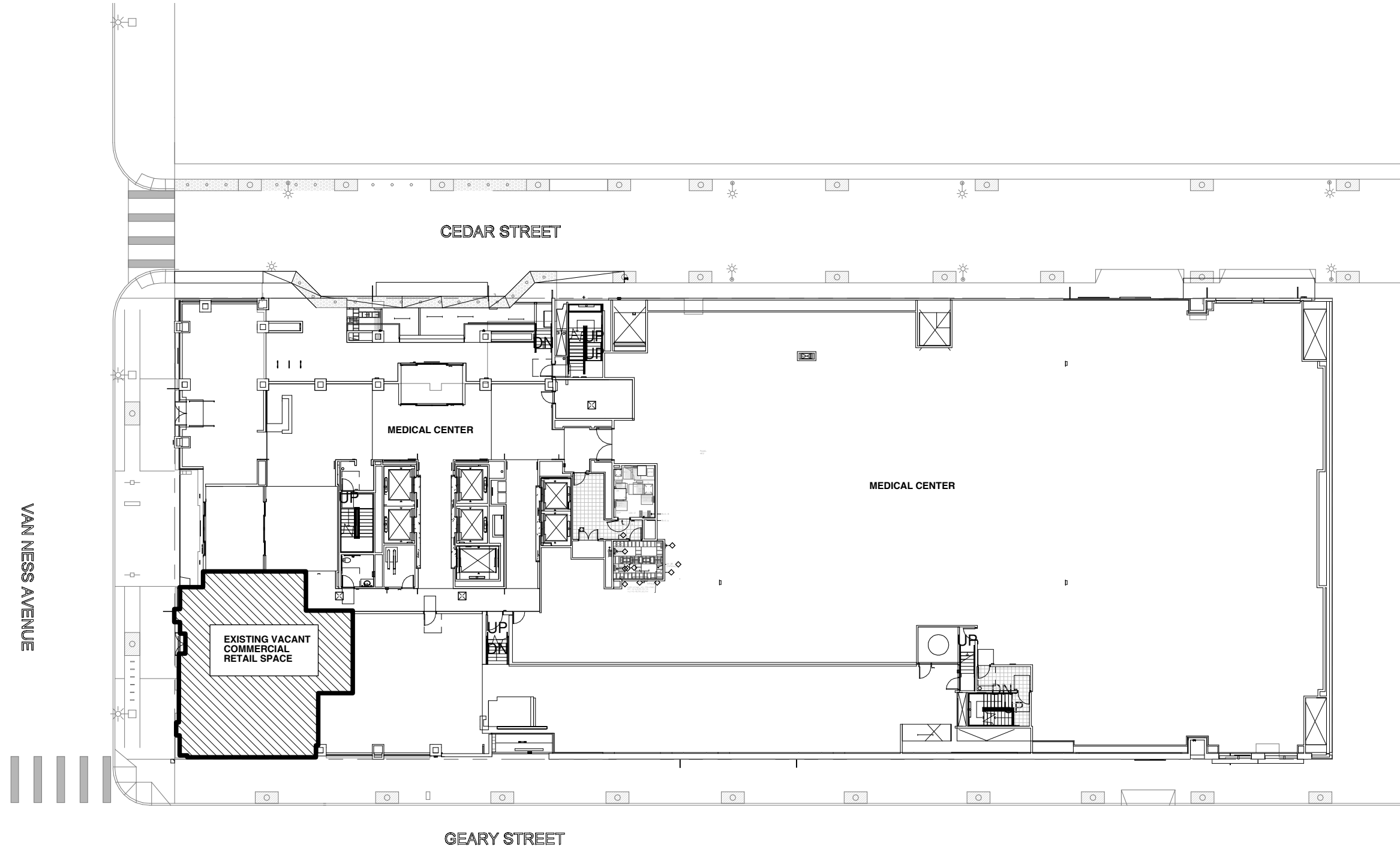


architecture
and interiors

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Project No.: 2399-19-129

02.08.2021

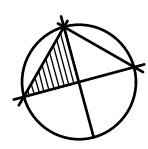


EXISTING

EXISTING VACANT
COMMERCIAL
RETAIL SPACE



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Site Plan Existing

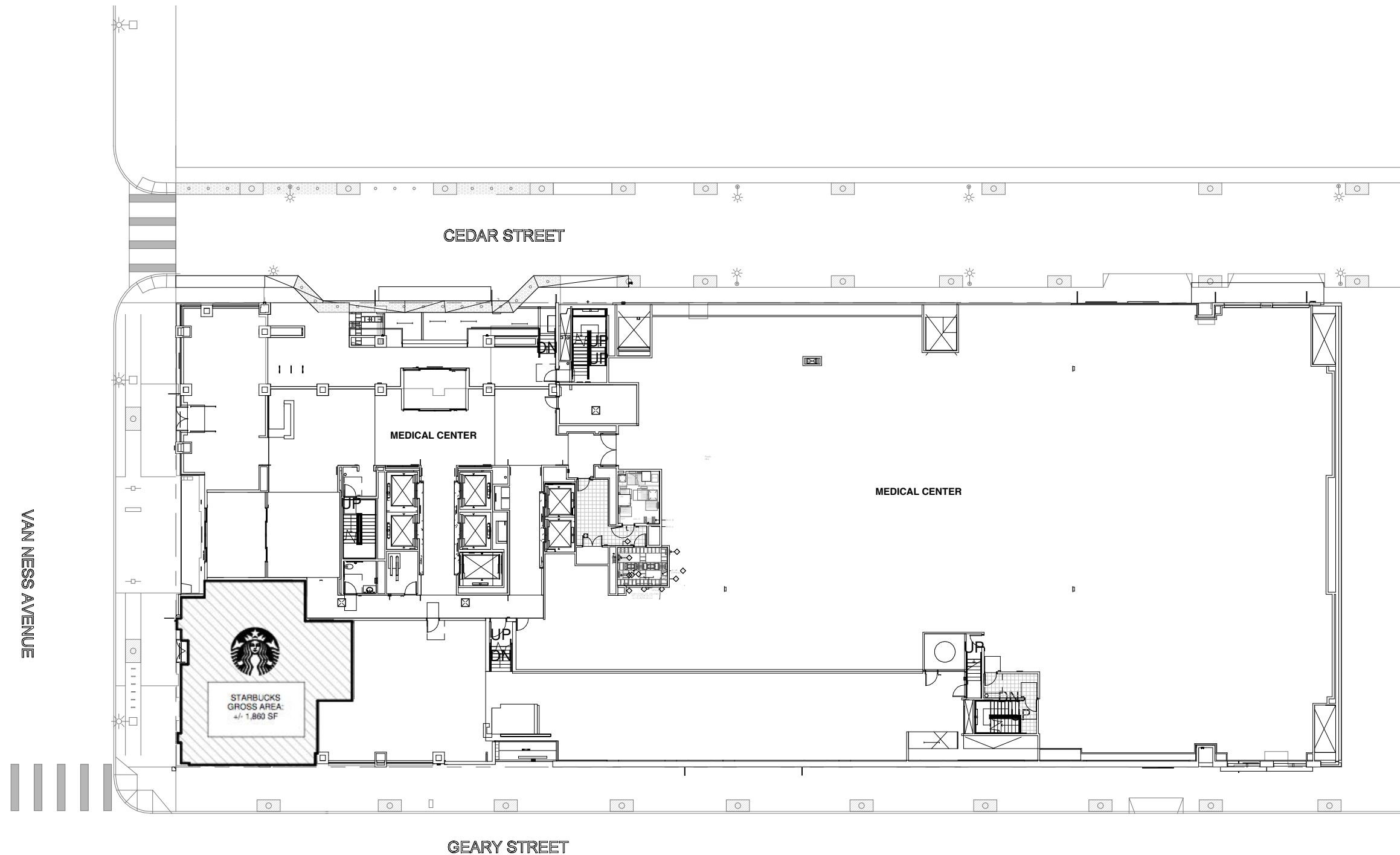
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Scale: 1" = 30'-0"

Project No.: 2399-19-129

02.08.2021



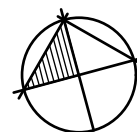
SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT FOR A COFFEE SHOP IN AN EXISTING SHELL. SCOPE OF WORK IS COMPRISED OF: NEW NON-STRUCTURAL PARTITIONS, NEW ELECTRICAL PANELS AND REMOTE TRANSFORMER AT BACK OF HOUSE, NEW EQUIPMENT, NEW LIGHTING FIXTURES, NEW FURNITURE AND NEW FINISHES.

PROPOSED



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Site Plan Proposed

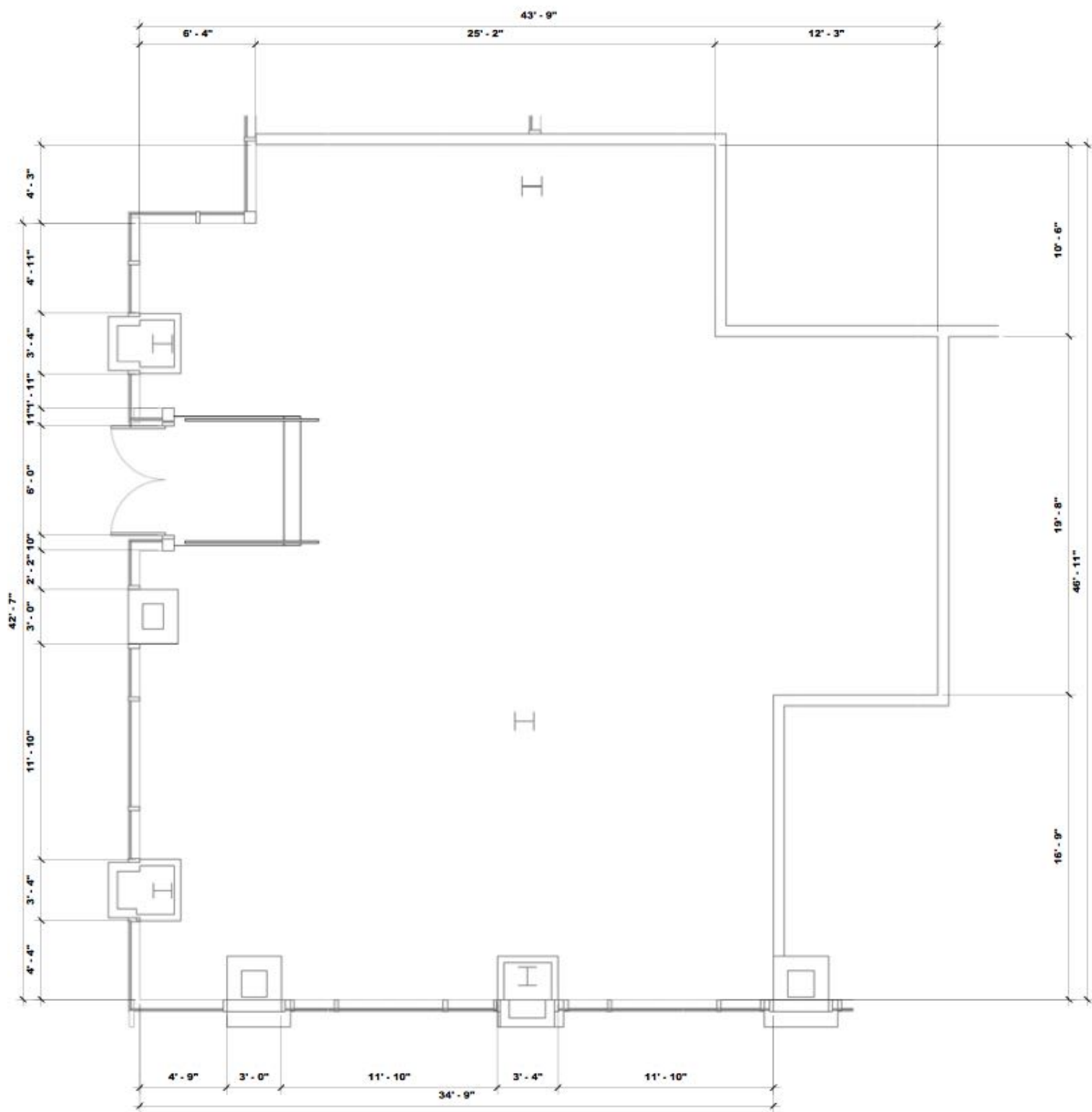
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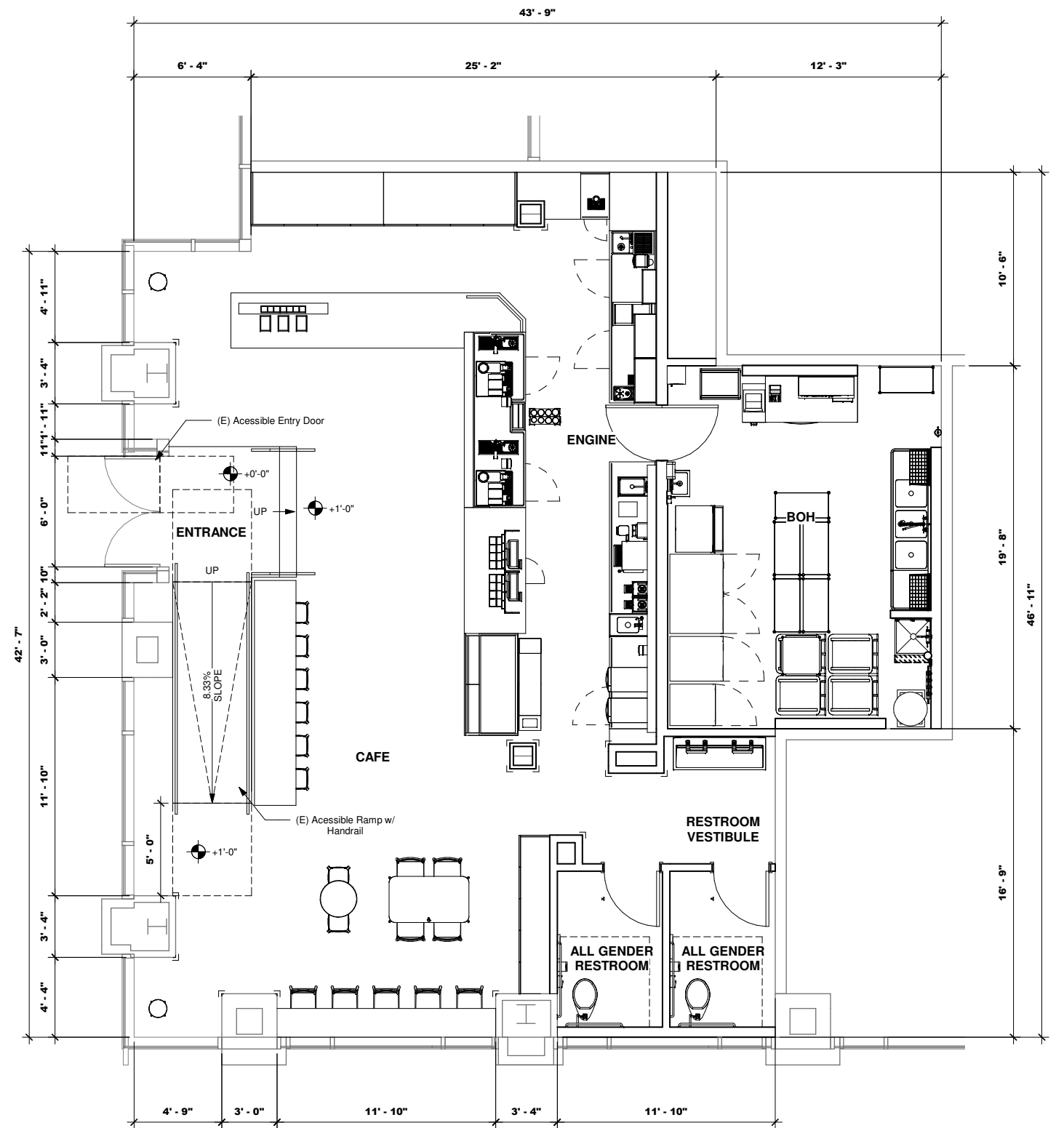
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Project No.: 2399-19-129

02.08.2021



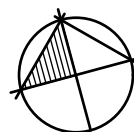
EXISTING



PROPOSED



STARBUCKS
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SAN FRANCISCO, CA 94109



Ground Floor Plans

PG-15



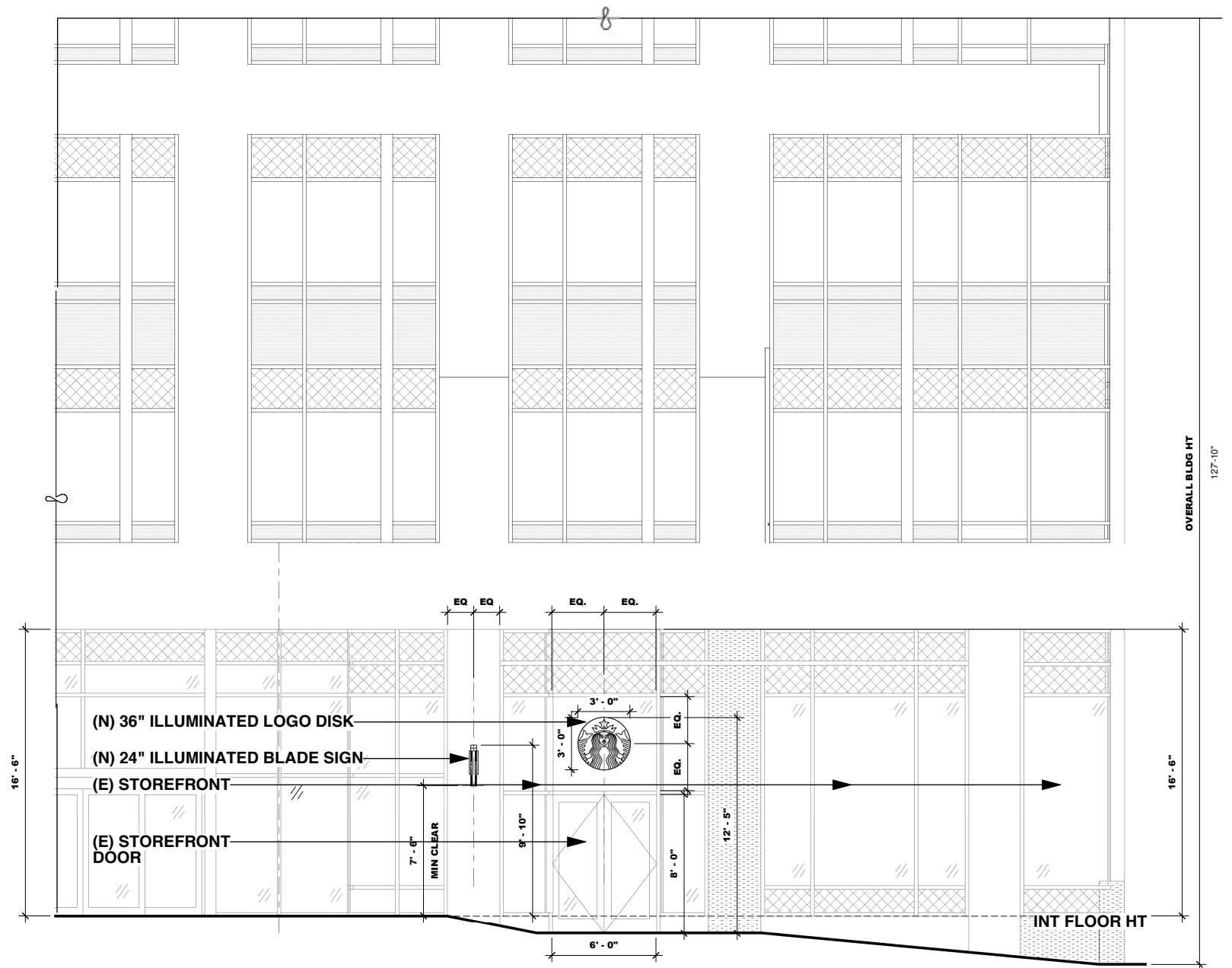
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Project No.: 2399-19-129

02.08.2021



EXISTING



PROPOSED



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109

West
Elevation

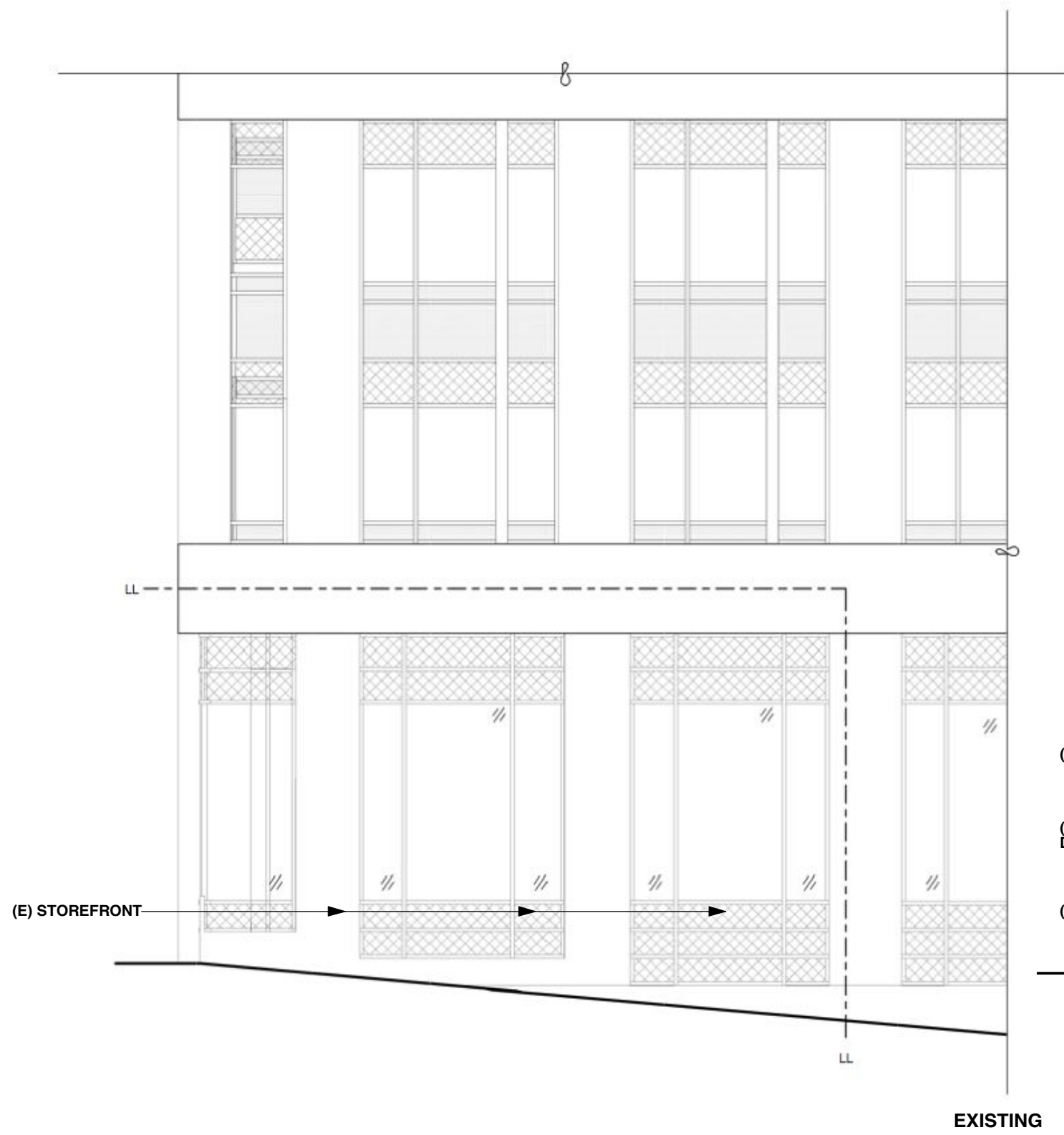
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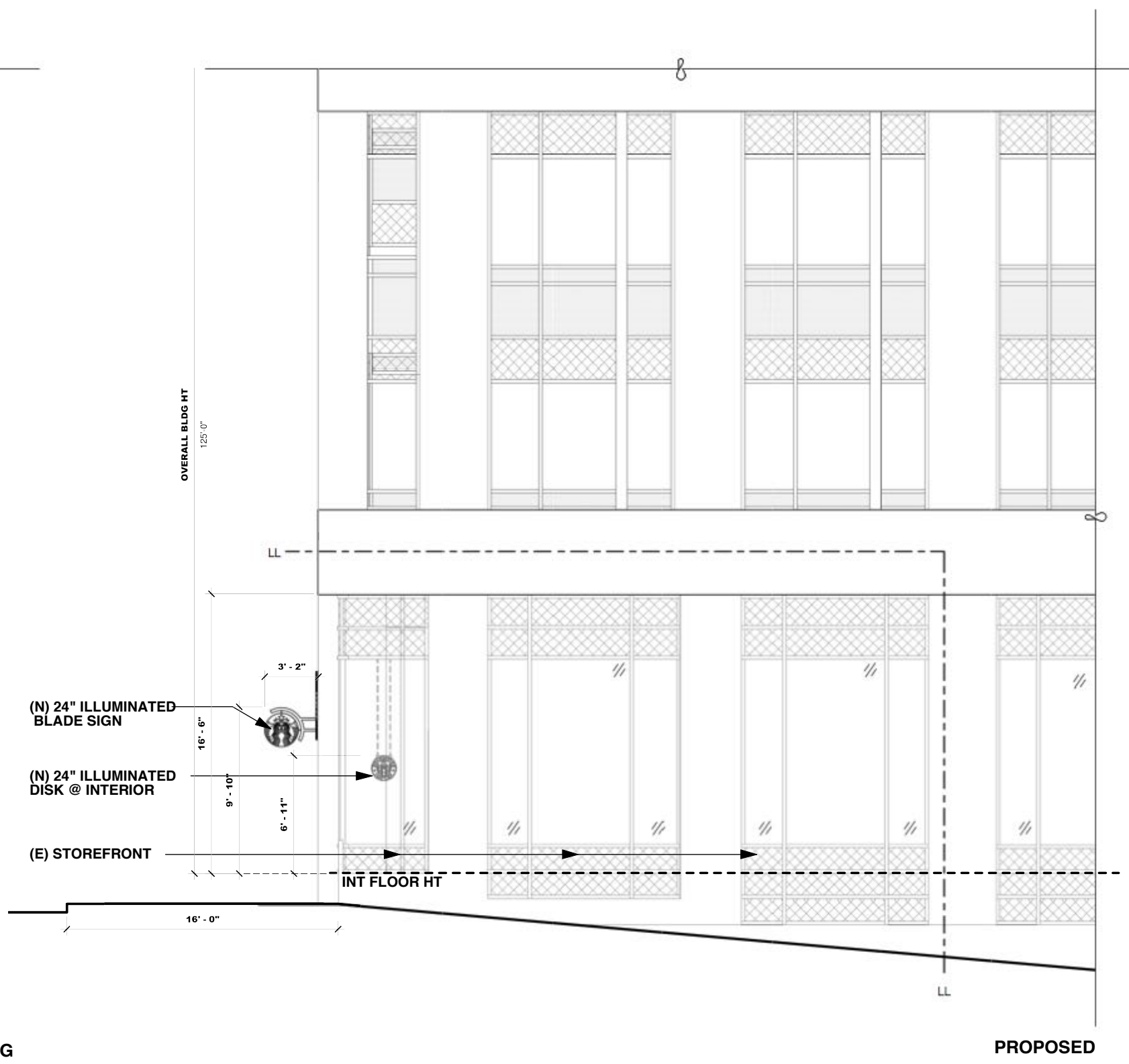
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Project No.: 2399-19-129

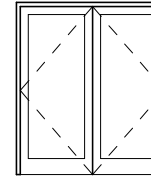
02.08.2021



EXISTING



PROPOSED



TYPE C

DOOR HARDWARE SET NO. 3 - For existing pair aluminum storefront main and secondary entry/exit doors				
No.	Item	Description	Manufacturer	Finish
3	Securing Devices	C607 7-Pin Core Combined "A" Keyway	Falcon Lock	626
1	Securing Devices	KB609-2 Cut Control Key "A" Keyway	Falcon Lock	---
9	Securing Devices	KB632-2 Cut User Key "A" Keyway	Falcon Lock	---
1	Securing Devices	C953 7-Pin Rim Cylinder Housing	Falcon Lock	626
2	Securing Devices	C987 7-Pin Mortise Cylinder Housing 26D	Falcon Lock	626
1	Securing Devices	CD35A-NL-OP Panic Device	Von Duprin	Match Existing Storefront
0	Securing Devices	CD35A-EO Panic Device	Von Duprin	Match Existing Storefront
1	Securing Devices	5654 Removable Mullion	Von Duprin	Match Existing Storefront
1	Sign	Vinyl Sign: "THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"	Seton	---
1	Securing Devices	MS 1851S Deadbolt	Adams Rite	628
2	Securing Devices	A08794-003 Adjustable Rim Mortise Cylinder 5/16 - 3/32	Falcon Lock	626
1	Accessories	137NA Weather Strip 20' 72" x 84"	National Guard	A
2	Closing Devices	8916 Door Closer AF89P	Dorma	689
2	Accessories	Door Sweep 18062CNB36	Pemko	A
1	Operation Trim	108 Door Pull Handle	Rockwood	630
2	Securing Devices	Flush Bolt 555 12" Door	Rockwood	---



STARBUCKS
1100 VAN NESS AVE.
SAN FRANCISCO, CA 94109





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1100 VAN NESS AVE		0694029
Case No.		Permit No.
2020-010157PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Starbucks Coffee Company proposes to establish a Starbucks coffee shop within an existing vacant ground-floor retail space at the recently constructed 10-story medical office building at 1100 Van Ness Avenue.. The approximately 1,860 square foot ground-floor commercial retail space is at the bustling northeast corner of Van Ness Avenue and Geary Boulevard and has been vacant since the building's construction was completed in 2019. Construction will involve interior tenant improvements and new signage only. Store offerings will include coffee, tea, other non-alcoholic beverages, pastries, and light food items.</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.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if 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 The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, 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? <i>(refer to 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? <i>(refer to 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:</p> <p>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? <i>(refer to 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): Elizabeth Gordon Jonckheer</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to <i>Property Information Map</i>)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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. (<i>Attach HRER Part I</i>) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (<i>specify</i>): <input type="checkbox"/> Reclassify to Category C (<i>No further historic review</i>)
<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 checked="" type="checkbox"/>	9. Work compatible with a historic district (Analysis required): HRER for 2005.0555E notes that the building is not a resource. The existing building was constructed in 2017. Scope of work has no impact on a district.
<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 checked="" 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): HRER for 2005.0555E notes that the building is not a resource. The existing building was constructed in 2017.	
Preservation Planner Signature: Elizabeth Gordon Jonckheer	

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: Elizabeth Gordon Jonckheer
		02/25/2021
<p>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.</p>		

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:

Land Use Information

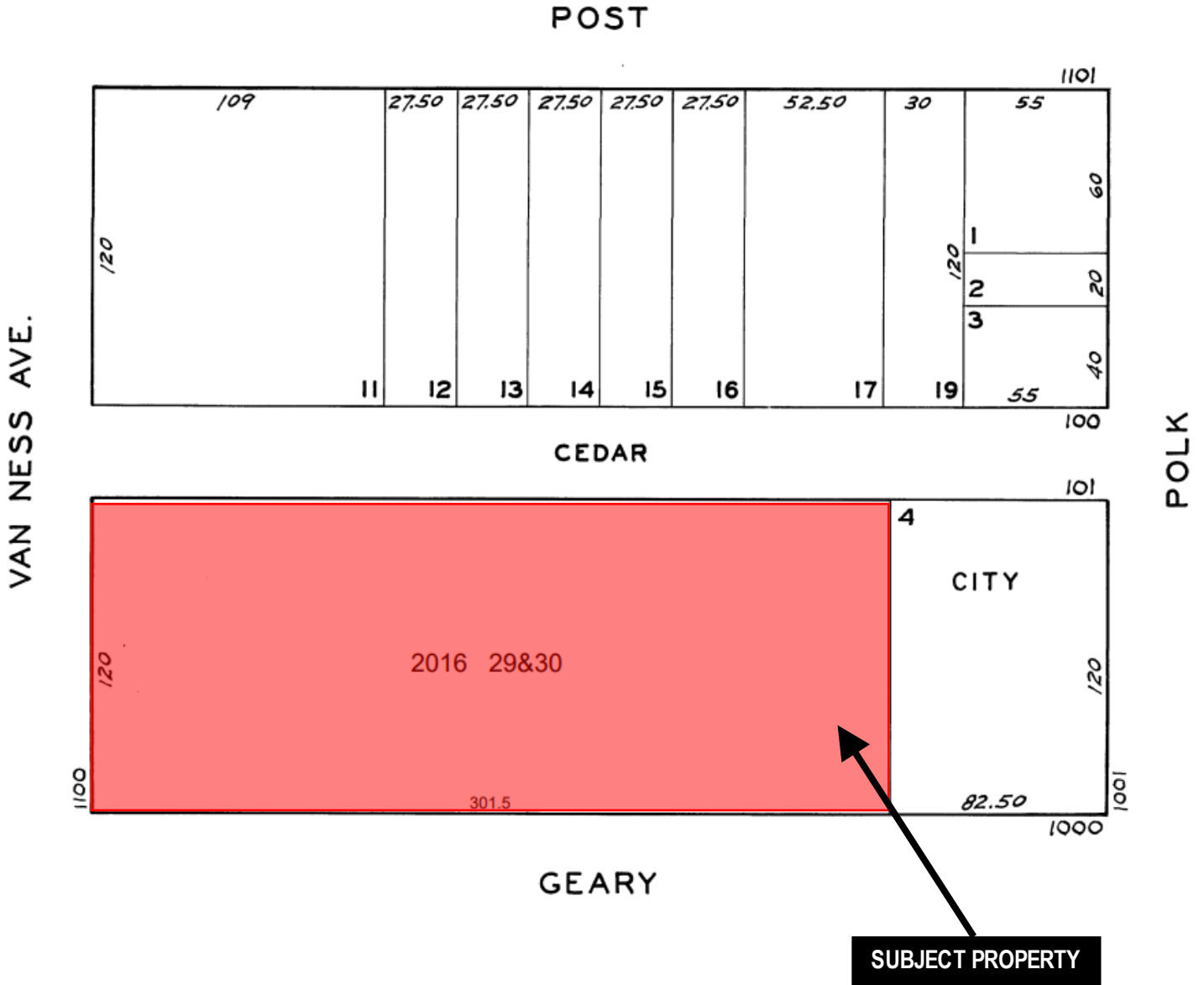
		Existing	Proposed
General Land Use	Parking GSF	0	0
	Residential GSF	0	0
	Retail/Commercial GSF	1,860	1,860
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	0	0
	Public Open Space GSF	0	0

Project Features	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	0
	Dwelling Units - Total	0	0
	Hotel Rooms	0	0
	Number of Building(s)	0	0
	Number of Stories	0	0
	Parking Spaces	0	0
	Loading Spaces	0	0
	Bicycle Spaces	0	0
	Car Share Spaces	0	0
	Roof Area GSF - Total	0	0
	Living Roof GSF	0	0
	Solar Ready Zone GSF	0	0
	Other: _____		

Land Use - Residential	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	0
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

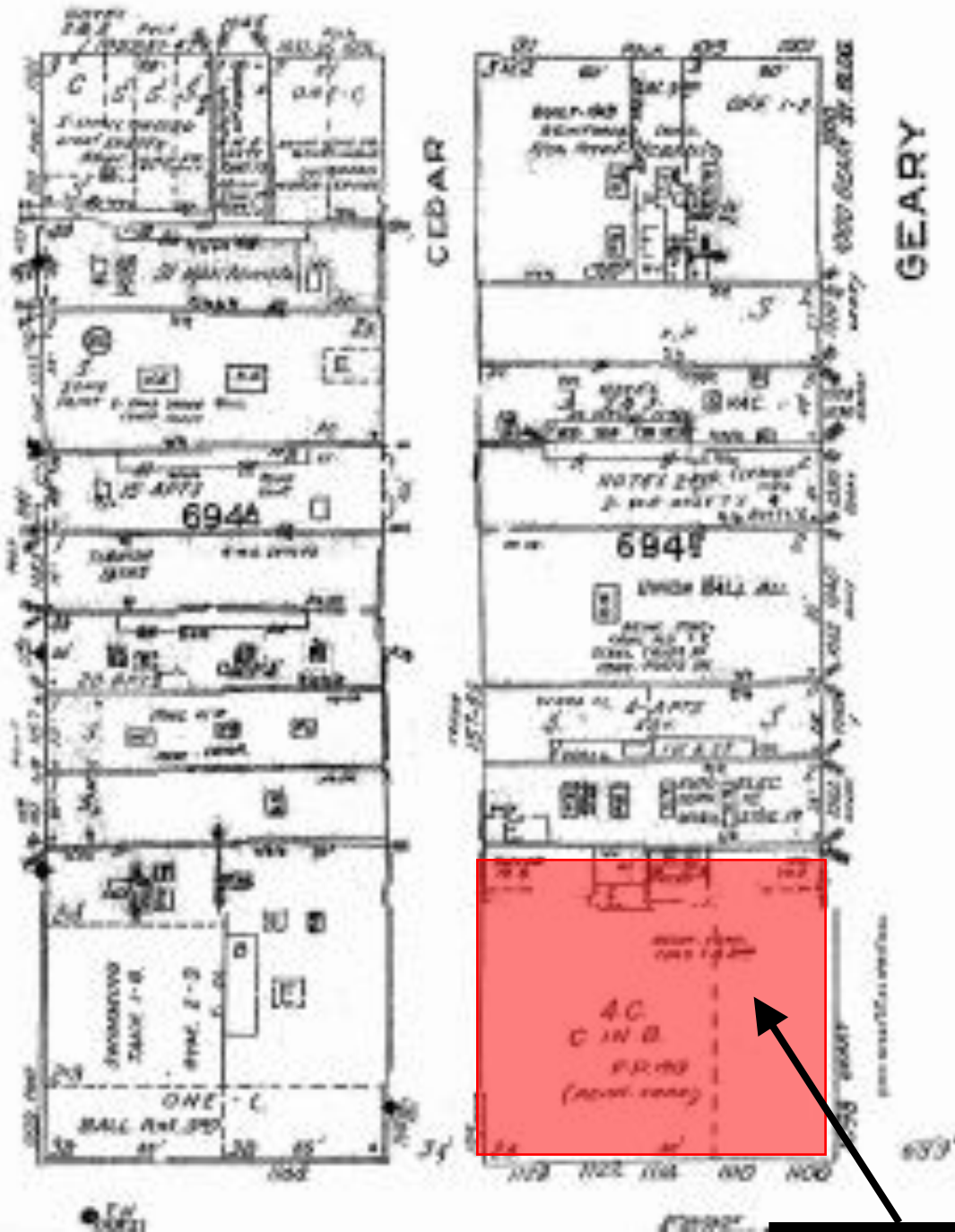
Conditional Use Authorization
Case Number 2020-010157
 Formula Retail Use (d.b.a Starbucks Coffee)
 1100 Van Ness Avenue

Parcel Map



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Sanborn Map*



SUBJECT PROPERTY



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Aerial Photo – View 1

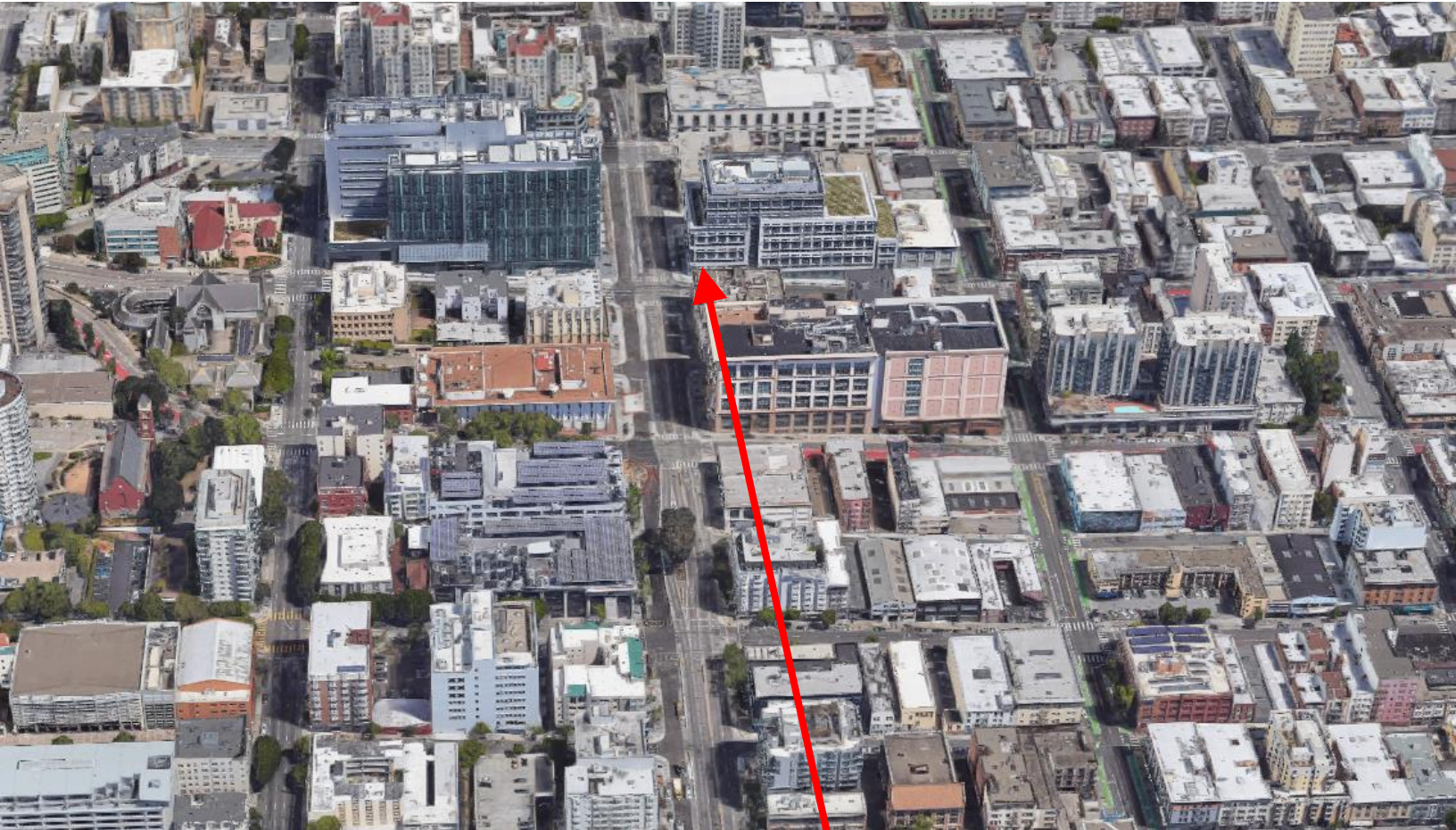


SUBJECT PROPERTY



Conditional Use Authorization
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Aerial Photo – View 2

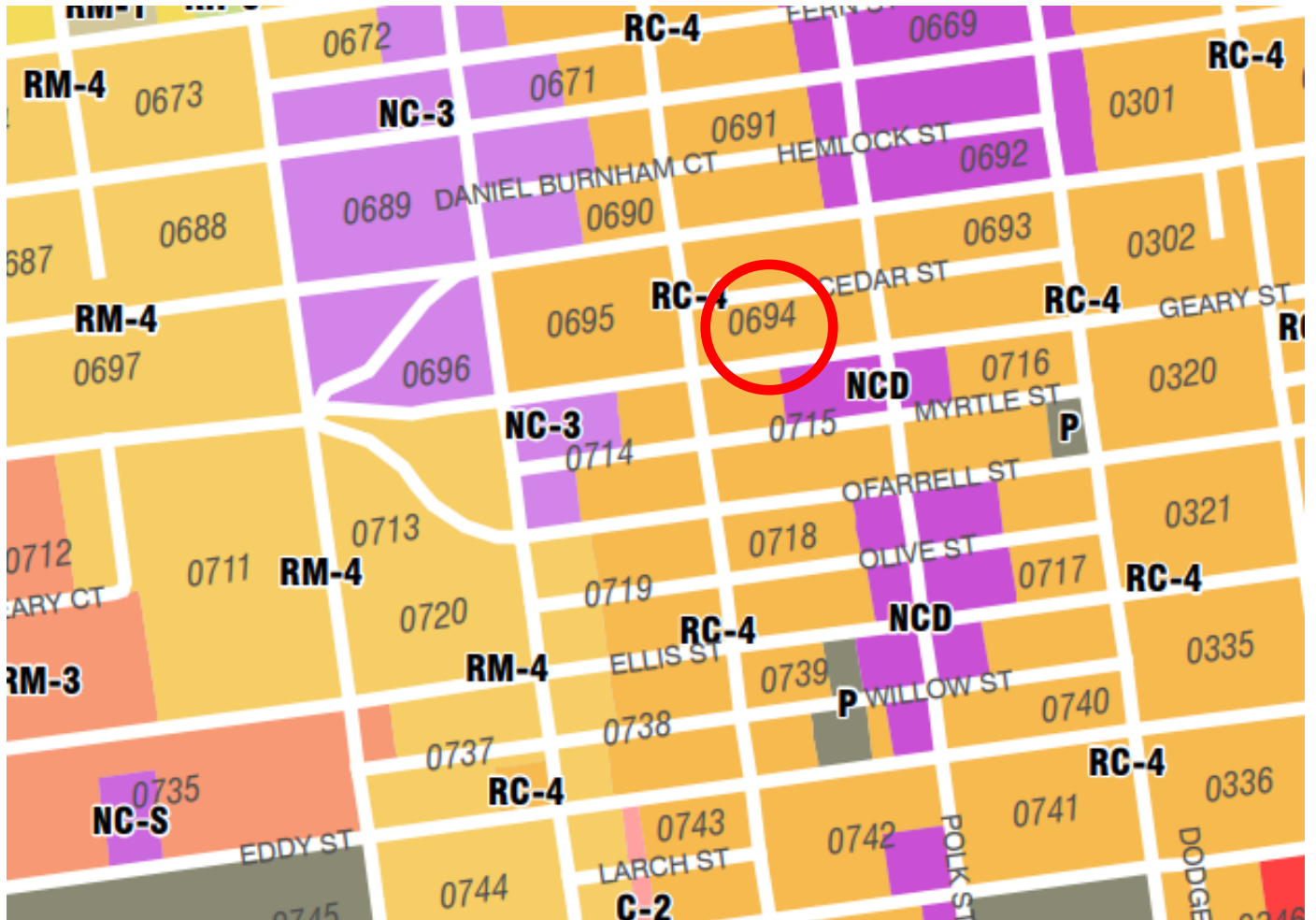


SUBJECT PROPERTY



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Zoning Map



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Site Photo - 1



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Site Photo - 2



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PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact: Owner Applicant Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s): _____

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No: _____

PPA Letter Date: _____

PROJECT INFORMATION

PROJECT DESCRIPTION:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

PROJECT DETAILS:

Change of Use New Construction Demolition Facade Alterations ROW Improvements
Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other: New retail in existing, newly
constructed storefront

Residential: Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: Yes No

Non-Residential: Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
Financial Service Massage Establishment Other: _____

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES Square footages pertain to project area only.

All fields relevant to the project **must be completed** in order for this application to be accepted.

	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	

Project Features	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
	Loading Spaces	
	Bicycle Spaces	
	Car Share Spaces	
	Roof Area GSF - Total	
	Living Roof GSF	
	Solar Ready Zone GSF	
	Other: _____	


Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	
	Group Housing - Rooms	
	Group Housing - Beds	
	SRO Units	
	Micro Units	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	Yes No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	Yes No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow 	Would the project result in any construction over 40 feet in height?	Yes No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	Yes No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: <ul style="list-style-type: none"> • excavation of 50 or more cubic yards of soil, or • building expansion greater than 500 square feet outside of the existing building footprint. A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.
6b. Geology and Soils 	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	Yes No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

The above consent for a site visit is provided under protest. As drafted, this consent is overly broad and unnecessarily burdens the applicant's constitutional rights. (See *United States v. Scott* (9th Cir. 2006) 450 F.3d 863, 866-67; see also *Parrish v. Civil Service Comm'n* (1967) 66 Cal.2d 260, 272.) Accordingly, this consent is provided only to the extent allowed under existing law, and only where such visits relate to the permits sought through this application and during the period prior to the expiration of such permits.

This is an application for a development permit pursuant to the Permit Streamlining Act (Section 65920 et. seq. of the California Government Code). Section 15101 of the CEQA Guidelines establishes a similar rule for review of application completeness. This is an application pursuant to Section 15101 of the CEQA Guidelines. The Lead Agency shall determine whether the application is complete within 30 days from receipt. If no written determination of completeness is made within this period, the application will be deemed complete on the 30th day.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

REUBEN, JUNIUS & ROSE, LLP

Sabrina Eshaghi
seshaghi@reubenlaw.com

February 16, 2021

Delivered Via Email (kalyani.agnihotri@sfgov.org)

Joel Koppel, Commission President
San Francisco Planning Commission
49 South Van Ness Ave, Suite 1400
San Francisco, CA 94103

**Re: 1100 Van Ness Avenue – Starbucks
Planning Case Number: 2020-010157CUA
Hearing Date: March 4, 2021
Our File No.: 7686.13**

Dear President Koppel and Commissioners:

This office represents Starbucks Coffee Company, the Project Sponsor of the proposed Starbucks coffee shop at 1100 Van Ness Avenue (the “Project”). The store will occupy a vacant 1,860 square foot ground-floor retail space on the northeast corner of Van Ness Avenue and Geary Street. The existing building is a 10-story medical office building, which is part of the California Pacific Medical Center (“CPMC”) Van Ness Campus. The proposed Starbucks coffee shop will occupy a retail space that has been vacant since the building’s construction was completed in 2019. The Project Sponsor is proposing interior tenant improvements and no exterior work other than new signage. Offerings will include coffee, tea, other non-alcoholic beverages, pastries, and light food items. The Project requires Conditional Use approval for a formula retail use.

A. Project Benefits

The Project will be beneficial for the site and the neighborhood. It will provide a new Starbucks coffee shop in an existing commercial space that has remained vacant for approximately two years. The benefits of the Project include:

- Serving the Medical Center and Neighboring Community. The proposed Starbucks coffee shop will provide a convenient coffee and food option for the employees, patients, and visitors of the medical center and the new hospital building across the street, as well as the surrounding residential uses. Once indoor gathering and dining is again safe, the Project will provide a roomy, contemporary community gathering space for patients, doctors, visitors, and neighborhood residents alike.

- Activation of the Site. The Starbucks coffee shop will occupy a vacant retail space within an existing building in an area with a relatively high rate of retail vacancy. The addition of this use will help activate the site and bring life to both the Van Ness and Geary frontages.
- New Job Opportunities in San Francisco. The Project will create new jobs across various skill levels in the retail sector. The Starbucks coffee shop is anticipated to provide a total of 17 new employment opportunities, five full-time and 12 part-time positions, which the Project Sponsor intends to fill with local hires. All employees will be eligible for the benefits programs that Starbucks offers, including health coverage benefits and free online tuition at Arizona State University to receive a Bachelor's Degree through the Starbucks bean stock grants.
- Neighborhood Outreach. Starbucks conducted a virtual pre-application neighborhood meeting on October 7, 2020. In addition to neighborhood groups, residents and property owners located within 500 feet of the Project were notified of the meeting, which far exceeds the City's requirement to notify abutting properties. The one attendee expressed support for the Project. A more detailed outreach summary is attached as **Exhibit A**.

B. The Project Meets All Relevant Conditional Use Criteria

The Project meets the requirements necessary to grant a Conditional Use for a formula retail use at the property. The addition of a Starbucks coffee shop to this existing, vacant retail space is desirable because it will provide a convenient option for CPMC workers, patients, and visitors to pick up coffee and light food options on their way to or from the hospital or medical office building. There are no other coffee shops within the immediate vicinity of the Project site.

The Project is consistent with the neighborhood character. It is located along two major thoroughfares comprised of a mix of neighborhood-serving retail uses and citywide destination retail uses, including formula retail uses. Commercial uses in the corridor include auto dealerships, cellular services stores, bars, restaurants, drugstores, and a gym. Even so, the vacancy rate remains relatively high in this area. Within 300 feet of the property, there were over 25 vacant storefronts (54%) as of December 2020. The proposed Starbucks is not only compatible with the existing neighborhood character, but will help reduce the current vacancy rate in this portion of the Van Ness Avenue corridor.

C. Conclusion

Starbucks proposes a retail store in an appropriate location that has remained vacant for approximately two years. The Project will serve the CPMC medical campus as well as the rest of the surrounding community, activate the site, and provide new jobs for a range of skill levels. For these reasons, we respectfully request you approve the Project.

President Joel Koppel and Commissioners
San Francisco Planning Commission
February 16, 2021
Page 3

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Sabrina Eshaghi

Enclosures: Outreach Summary

cc: Kathrin Moore, Commission Vice-President
Deland Chan, Commissioner
Sue Diamond, Commissioner
Frank S. Fung, Commissioner
Theresa Imperial, Commissioner
Rachael Tanner, Commissioner
Kalyani Agnihotri, Project Planner

Exhibit A



1100 Van Ness Avenue Outreach Summary

Starbucks is pleased to propose a new café on the ground floor of the 1100 Van Ness Avenue Medical Office Building, which serves as a medical support facility for the new California Pacific Medical Center across the street. The existing 1,860 square foot ground-floor commercial retail space is at the bustling northeast corner of Van Ness Avenue and Geary Boulevard and has been vacant since its construction.

The project sponsor's team has overseen a thorough and transparent virtual outreach process, ensuring residents and interested community members had the opportunity to provide input on the proposed project. The project sponsor emailed a digital version of the project's [briefing materials](#) to key neighborhood stakeholders, including the Lower Polk CBD, Lower Polk Neighbors, Cathedral Hill Neighbors, and the Van Ness Avenue Neighborhood Council. We also extended outreach to the neighborhood groups of record in the Western Addition and Downtown neighborhoods.

A virtual pre-application meeting was held on Zoom on October 7, 2020. To ensure thorough notification of the meeting, residents and property owners located within 500 feet of the project site were mailed invitations, far exceeding the requirement to only notify abutting properties. Additionally, meeting invitations were emailed to the community group's representatives.

Out of over 2,300 invitations sent, one neighbor (Tara Sohrabi) from the adjacent Sutterfield Condominiums attended the meeting. Starbucks store development manager, Craig Fawcett, presented the project proposal, including reviewing the site plan, project proposal, and timeline. Ms. Sohrabi did not have any questions and expressed general support for the proposed café.

Despite numerous invitations from the project team, there has been no interest expressed from the community to discuss the project. The proposed Starbucks Café at 1100 Van Ness Avenue is scheduled for the Planning Commissions' consent calendar for March 4, 2021.

