



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: MAY 6, 2021**

**Record No.:** 2021-000186CUA  
**Project Address:** 2675 Geary Boulevard  
**Zoning:** NC-3 (Moderate Scale Neighborhood Commercial) Zoning District  
80-D and 40-X Height and Bulk Districts  
City Center Special Sign District  
**Block/Lot:** 1049/001  
**Project Sponsor:** Jake Muldoon, Permit Advisors, Inc.  
1900 Powell Street  
Emeryville, CA 94608  
**Property Owner:** 2675 Geary Blvd LP  
Rye, NY 10580  
**Staff Contact:** Christopher May – (628) 652-7359  
[christopher.may@sfgov.org](mailto:christopher.may@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The project involves interior tenant improvements totaling approximately 1,800 square feet within the recently constructed, vacant retail space fronting the east side of Masonic Avenue to facilitate a Formula Retail use (d.b.a. Bank of America).

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1 and 712 to permit a Formula Retail use (d.b.a. Bank of America) within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has not received any public comment in response to the proposed project.
  - **Outreach:** The Sponsor has hosted one meeting within the community, on December 22, 2020.
- **Formula Retail Use.** The proposed Retail Sales and Service use (d.b.a. Bank of America) is considered a Formula Retail use, as there are approximately 4,300 locations worldwide. Of the 25 commercial ground floor storefronts within 300 feet of the project site, 8 are Formula Retail uses, amounting to a concentration of approximately 32 percent (as measured by number of storefronts subject to the Formula Retail controls) or approximately 22 percent (as measured in linear feet of the total frontage). These include one Personal Service use, two Limited Restaurant uses, and five Retail uses. With the addition of the proposed new Formula Retail use, the concentration of Formula Retail uses within the vicinity would increase by approximately 4 percent from 32 percent to 36 percent (as measured by number of storefronts subject to the Formula Retail controls) or by 1 percent from 22 percent to 23 percent (as measured in linear feet of the total frontage).
- **Citywide Retail Uses and Daily Needs-Serving Retail Uses.** The existing mix of daily needs serving uses (generally considered to include Limited Restaurants; other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus Citywide retail uses (generally considered to include all other uses) is one with an equal number of daily needs serving uses and Citywide retail uses in the district with both at 36 percent (the remaining 32 percent represents vacant storefronts). The proposed formula retail use is considered to be a Citywide-serving use which will complement the mix of goods and services currently available within this portion of the Moderate-Scale Neighborhood Commercial (NC-3) District.
- **Performance-Based Design Guidelines.** As a Formula Retail use, the project has been reviewed for compliance with the Performance-Based Design Guidelines. The Department has determined that the proposed signage plan meets the Performance-Based Design 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, on balance, the project is consistent with the policies of the General Plan, including the goals and objectives of the Commerce and Industry Element, as it will add a financial services use in a location that currently does not have any such uses and is historically and currently occupied by a number of formula retailers. The Project will add desirable goods and services to the neighborhood and will provide new employment opportunities for people in the community across various skill levels in the retail sector. The Project will not displace any existing commercial tenants, as Bank of America will be the first occupant in the recently constructed retail space. 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  
Exhibit G – Formula Retail Affidavit  
Exhibit H – Formula Retail Data



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: MAY 6, 2021**

**Record No.:** 2021-000186CUA  
**Project Address:** 2675 Geary Boulevard  
**Zoning:** NC-3 (Moderate Scale Neighborhood Commercial) Zoning District  
80-D and 40-X Height and Bulk Districts  
City Center Special Sign District  
**Block/Lot:** 1094/001  
**Project Sponsor:** Jake Muldoon, Permit Advisors, Inc.  
1900 Powell Street  
Emeryville, CA 94608  
**Property Owner:** 2675 Geary Blvd LP  
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**Staff Contact:** Christopher May – (628) 652-7359  
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1 AND 712 TO PERMIT A FORMULA RETAIL USE (D.B.A. BANK OF AMERICA), LOCATED AT 2675 GEARY BOULEVARD, LOT 001 IN ASSESSOR'S BLOCK 1049, WITHIN THE NC-3 (MODERATE SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT, 80-D AND 40-X HEIGHT AND BULK DISTRICTS, AND THE CITY CENTER SPECIAL SIGN DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On January 4, 2021, Jake Muldoon of Permit Advisors, Inc. (hereinafter "Project Sponsor") filed Application No. 2021-000186CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit a formula retail use (d.b.a. Bank of America) (hereinafter "Project") at 2675 Geary Boulevard, Block 1049 Lot 001 (hereinafter "Project Site").

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

On May 6, 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. 2021-000186CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000186CUA 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. 2021-000186CUA, 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 involves interior tenant improvements totaling approximately 1,800 square feet within the recently constructed retail space fronting the east side of Masonic Avenue in Parking Lot 'A' to facilitate a Formula Retail use (d.b.a. Bank of America). The proposed Advance Center, a new concept for Bank of America, is a Financial Service Center which provides customers with 24-hour access to ATMs and in-person financial advising. Advance Centers differ from branch banks in that they provide all the services of a bank but without traditional bank tellers. They are designed to give the customers more channels to access Bank of America such as opening new accounts, inquiring about loans or applying for a new credit card.

Customers are greeted by a virtual concierge and a bank representative upon arrival. Depending on the complexities of their transactions, they are directed to use one of the on-site ATMs or meet with a bank representative. Many, if not most transactions can be completed at the ATMs or at the iPads on the Client Engagement Table. More complex transactions or advising will take place in one of the offices with a bank representative, which have video conferencing capabilities to connect with broader Bank of America resources.

Aside from permitted business signage, and replacing the existing entry doors with new entry doors to match materials and design of the existing doors, there will be no alterations to the exterior of the existing building.

Founded in San Francisco, Bank of America was formed through NationsBank's acquisition of BankAmerica in 1998. Now headquartered in Charlotte, NC, there are more than 4,300 locations worldwide, including 40 Bank of America locations in San Francisco. This will be the first Advance Center located in San Francisco.

The project sponsor has indicated that this Bank of America location will employ a total of approximately two to four bank representatives and the operating hours will be Monday through Friday from 9:00 am to 5:00 pm.

- 3. Site Description and Present Use.** The subject property occupies an entire block bound by Geary Boulevard to the north, Masonic Avenue to the west, O'Farrell Street to the south and Lyon Street to the east, Block 1094, Lot 001, and is approximately 288,297 square feet, or 6.6 acres, in size. The property is located within the Western Addition neighborhood, an NC-3 (Moderate Scale Neighborhood Commercial) Zoning District, the City Center Special Sign District and the 40-X and 80-D Height and Bulk Districts. The site slopes downward from the Masonic Avenue frontage to corner of Geary Boulevard and Lyon Street, and is developed with a four-story retail building constructed in 1951 located on the northwest portion of the site surrounded by five terraced surface parking areas across the remainder of the site. The City Center is currently completing an expansion, approved via a Planned Unit Development by the Commission in June 2017 (Case No. 2015-007917CUA). The expansion includes horizontal additions totaling approximately 7,530 square feet to the existing two-story "crow's nest" retail building on the northwest

corner of the site, a new one-story retail building totaling approximately 3,608 square feet on the northeast corner of Masonic Avenue and O'Farrell Street in parking lot 'A', and a new two-story retail building totaling approximately 22,072 square feet in parking lot 'F'. The site is occupied by a number of retail uses, many of which are considered Formula Retail uses, including Target, Sleep Number, Chipotle, Subway, European Wax Center, PetSmart and GNC.

There is one curb cut providing vehicular access to the site on each of the Masonic Avenue and Geary Boulevard frontages and five curb cuts providing access on the O'Farrell Street frontage. Half of the Geary Boulevard and the entire Lyon Street frontages are occupied by retaining walls which maintain an elevated grade for surface parking lots 'E' and 'F'. The project site, as a whole, is served by six existing off-street loading spaces for its tenants, and provides 634 off-street parking spaces and 98 bicycle spaces for shoppers and employees.

4. **Surrounding Properties and Neighborhood.** The project site is located on the southeast corner of Geary Boulevard and Masonic Avenue in the Western Addition neighborhood where it abuts the Inner Richmond and Presidio Heights neighborhoods to the west. The immediate area contains a mix of apartment buildings, and commercial and public utility buildings on large lots with varied heights. Directly across Masonic Avenue and to the west of the subject lot is a three-story building containing commercial uses on the ground floor with two floors of residential uses above. Directly across Geary Boulevard and to the north of the subject lot is a two-story building which occupies the entire block and is owned by the SFMTA for vehicle storage and office uses. Across the intersection, on the northwest corner of Geary Boulevard and Masonic Avenue is a vacant one-story commercial building, formerly d.b.a. The Lucky Penny, which is proposed to be demolished and redeveloped with an eight-story mixed use building. Directly to the south of the subject property, across O'Farrell Street, are two religious institutions – the one-story Epiphany Center and the three-story Mt. St. Joseph-St. Elizabeth Church building containing religious institutional uses and transitional housing for women and children, as well as the Raoul Wallenburg Traditional High School. Further to the east are several multi-family buildings which have their rear yards abutting O'Farrell Street. Across Lyon Street and to the east is the Kaiser Permanente San Francisco Medical Center, which occupies the entire block. The central portion of Geary Boulevard, which abuts the north side of the subject property, includes two lanes of vehicular traffic in both directions tunneled beneath Masonic Avenue. The outer portions of Geary Boulevard include one lane of vehicular traffic and curbside parking and are located at grade and form two separate intersections with Masonic Avenue.
5. **Public Outreach and Comments.** The Department has not received any public comment in response to 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. **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.

Formula Retail Uses within the NC-3 Zoning District require Conditional Use Authorization under Planning Code Section 712. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Formula Retail Uses.

*The project proposes the establishment of a Formula Retail Use (d.b.a. Bank of America) in approximately 1,800 square feet of recently constructed vacant commercial space. The additional required findings are listed below under Subsection 8.*

- B. **Uses.** Financial Service uses are principally permitted in the NC-3 Zoning District under Planning Code Section 712.

*The project proposes a principally permitted Financial Service use.*

- C. **Hours of Operation.** Planning Code Section 712 does not limit the hours of operation for commercial uses in the NC-3 Zoning District.

*The project sponsor has indicated that the project is expected to operate Monday through Friday from 9:00 am to 5:00 pm.*

- D. **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 commercial space has approximately 66 feet of frontage on Masonic Avenue and 24 feet of frontage on O'Farrell Avenue with 100 percent of each frontage devoted to transparent window space.*

- E. **Signage.** Planning Code Section 608.16 of the Planning Code outlines the requirements for signage within the City Center Special Sign District.

*In accordance with the provisions of the City Center Special Sign District, the project includes a total of:*



- one (1) Bank of America wall sign, not to exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 feet for each street frontage, whichever is less, above the pedestrian entry to the business from the Masonic Avenue sidewalk;
- one (1) Bank of America wall sign, up to 75 square feet, above the pedestrian entry to the business from the parking lot;
- one (1) double-sided freestanding sign near the intersection of Masonic Avenue and O'Farrell Street identifying the name of the shopping center and its tenants, including Bank of America, up to a height of 35 feet with a total area of 260 square feet per face and a copy area of 140 square feet per face;
- and one (1) Bank of America wall sign, up to 80 square feet, at the intersection of Geary Boulevard and Lyon Street.

*The signs have been reviewed by the Planning Department for consistency with the Planning Commission's Performance-Based Design Guidelines (Commission Guide for Formula Retail).*

**7. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project is desirable for and is compatible with the surrounding neighborhood as it will continue the use of the City Center as a location for smaller scale formula retailer. The space will be filled by a stable, well respected name in financial services. The Advance Center is unique in that it seeks to bring the digital banking experience to customers. This is especially valuable for customers who do not need a full-service bank. The proposed Project will serve the needs of the immediate community as well as the City and enhance and support the other businesses in and around City Center.*

- 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;

*City Center has operated as a retail shopping center for approximately 50 years. The Project will have no effect on the height and bulk of the existing building. The Bank of America Advance Center will move into the recently-constructed vacant 1,800 square-foot retail space fronting Masonic Avenue. The Project does not propose any expansion to the existing structure and would 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 subject property is well-served by public transit, existing on-site parking and bicycle spaces. A number of MUNI lines run directly in front of the site or nearby, including the 38-Geary, 33-Masonic, 1-California, 2-Clement, 4-Sutter, and 31-Balboa. The property has 634 parking spaces, 6 off-street freight loading spaces, and approximately 98 bicycle parking spaces.*

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

*The Project involves interior tenant improvement work for a new retailer in an existing commercial unit within the City Center. It will not include any uses that would emit noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The Project involves adding a Bank of America Advance Center to an existing retail space that was approved by the Planning Commission in June, 2017. The Project will not include any changes to the subject property's existing landscaping screening, open space, parking and loading areas, or lighting and will comply with all applicable rules and regulations relating to signage.*

- 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 in Subsection 9. The project involves tenant improvements to an existing vacant retail space with few exterior modifications, and the project will adhere to all applicable development standards and design guidelines under the Planning Code, with no variances or exceptions being sought.*

- 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 purpose of the NC-3*

- 8. Formula Retail Uses.** Planning Code Section 303.1 provides additional criteria for the Planning Commission when considering Conditional Use Authorization requests, including:

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

*The project site is located within the Moderate-Scale Neighborhood Commercial (NC-3) Zoning District which, in most cases, is characterized by a wide variety of ground floor retail uses, often with*

*residential units above. The City Center, however, is a 1950s-era shopping mall with no residential uses and is characterized by several formula retail establishments including Target, PetSmart, Sleep Number, Chipotle, Subway, European Wax Center, and GNC. There are also a number of formula retail uses along the Geary Boulevard commercial corridor including Trader Joe's, Big O Tires, Supercuts, Mancini's Sleepworld, Mel's Diner, and H&R Block. Accordingly, a new formula retail use on the subject property will not significantly change the character of the neighborhood.*

*As of the date of submittal of the project application materials, there are approximately 25 commercial ground floor storefronts within 300 feet of the project site, eight (8) of which are Formula Retail, amounting to a concentration of approximately 32 percent (as measured by number of storefronts subject to the Formula Retail controls) or approximately 22 percent (as measured in linear feet of the total frontage). These include one Personal Service use, two Limited Restaurant uses, and five Retail uses. With the addition of the proposed new Formula Retail use, the concentration of Formula Retail uses within the vicinity would increase by approximately 4 percent from 32 percent to 36 percent (as measured by number of storefronts subject to the Formula Retail controls) or by 1 percent from 22 percent to 23 percent (as measured in linear feet of the total frontage). Accordingly, there is no excessive concentration of Formula Retail uses in the district and vicinity of the project, and the addition of one Formula Retail use will not lead to an excessive contribution.*

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

*There are currently no Financial Service uses within 300 feet of the subject property. As such, the proposed Bank of America Advance Center will be a unique offering in this area.*

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

*The Project is not proposing any substantial changes to the exterior of the building aside from minor tenant improvements. Therefore, the Project will not result in new changes to the architectural and aesthetic character of the district.*

- D. The existing retail vacancy within the district.

*According to the project sponsor, the vacancy rate within 300 feet of the project site is approximately 32 percent (based on the number of storefronts), and 19 percent (based on the total lot frontage). The project will help maintain a vibrant commercial presence by filling a currently vacant retail space previously occupied by another formula retail use.*

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

*The existing mix of daily needs serving uses (generally considered to include Limited Restaurants; other Retail, Sales and Services; Personal Services; Limited Financial Services; and Specific Trade Shops) versus Citywide retail uses (generally considered to include all other uses) is one with an equal number of daily needs serving uses and Citywide retail uses in the district with both at 36*

*percent (the remaining 32 percent represents vacant storefronts). The proposed formula retail use is considered to be a Citywide-serving use which will complement the mix of goods and services currently available within this portion of the Moderate-Scale Neighborhood Commercial (NC-3) District.*

- 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 composed of a variety of retail outlets, including formula retailers who specialize in a variety of goods and services. The proposed signage is consistent with the Performance-Based Design Guidelines and the provisions set forth in the City Center Special Sign District. The entrances to the building are readily identifiable and inviting to passersby. Accordingly, the project is consistent with the Guidelines.*

- 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.

*The proposed Formula Retail use is less than 20,000 square feet in size; therefore, an economic impact study is not required.*

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 1.1**

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

**Policy 1.3**

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

**OBJECTIVE 2:**

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

Policy 2.1

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

**OBJECTIVE 3:**

**PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.**

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**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 6.4:

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

*On balance, the project is consistent with the policies of the General Plan, including the goals and objectives of the Commerce and Industry Element, as it will add a Financial Services use in a location that currently does not have any such uses and is historically and currently occupied by a number of formula retailers. The Project will add desirable goods and services to the neighborhood and will provide new employment opportunities for people in the community across various skill levels in the retail sector. This Bank of America location will employ approximately four full-time employees and two part-time employees. The Project will not displace any existing commercial tenants, as Bank of America will be the first occupant in the recently constructed retail space, and it will help achieve more diversity in the types of goods and services available at City Center and in the 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 City Center has historically been occupied by formula retailers. No neighborhood-serving retail uses will be displaced by the proposed Bank of America Advance Center, as it will occupy an existing vacant space. Instead, the Project would be adding a retail use that will create additional employment opportunities for the community.*

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

*The Project will not adversely affect the existing neighborhood character because it is not proposing any new construction nor is any housing proposed to be removed by the Project.*

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

*The Project will not remove existing affordable housing.*

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

*The Property is well-served by public transit, existing on-site parking, and bicycle spaces. A number of MUNI bus lines run directly in front of the site or nearby, including the 38-Geary, 33-Masonic, 1-California, 2-Clement, 4-Sutter, and 31-Balboa. The Property has 634 parking spaces, 6 off-street freight loading spaces, and approximately 98 bicycle parking spaces for shoppers and employees.*

- 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.

*The Project does not propose a new office and will not displace any service or industry establishment.*

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

*The Project will meet or exceed all current structural and seismic requirements under the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*The subject property does not contain any landmark or historic buildings.*

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

*The Project does not involve any expansion of the previously approved building and will therefore have no effect on parks or open space, or their access to sunlight and views.*

- 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. 2021-000186CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 13, 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 May 6, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: May 6, 2021



## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a Formula Retail use (d.b.a. Bank of America) located at 2675 Geary Boulevard, Block 1049, and Lot 001 pursuant to Planning Code Sections 303, 303.1 and 712 within an NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District, the City Center Special Sign District and a 40-X and 80-D Height and Bulk Districts; in general conformance with plans, dated April 13, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-000186CUA and subject to conditions of approval reviewed and approved by the Commission on May 6, 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 May 6, 2021 under Motion No XXXXX.

### 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

## Design – Compliance at Plan Stage

6. **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 628.652.7359, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

7. **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](http://www.sfplanning.org)*

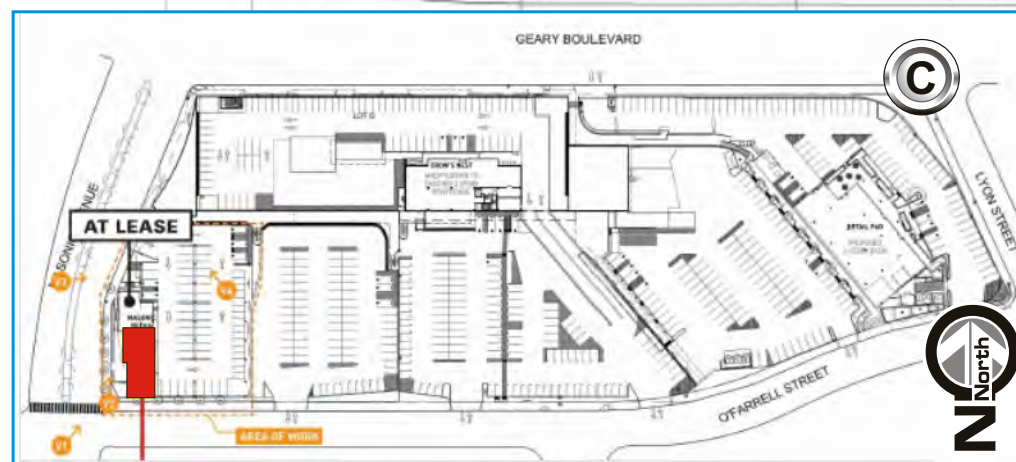
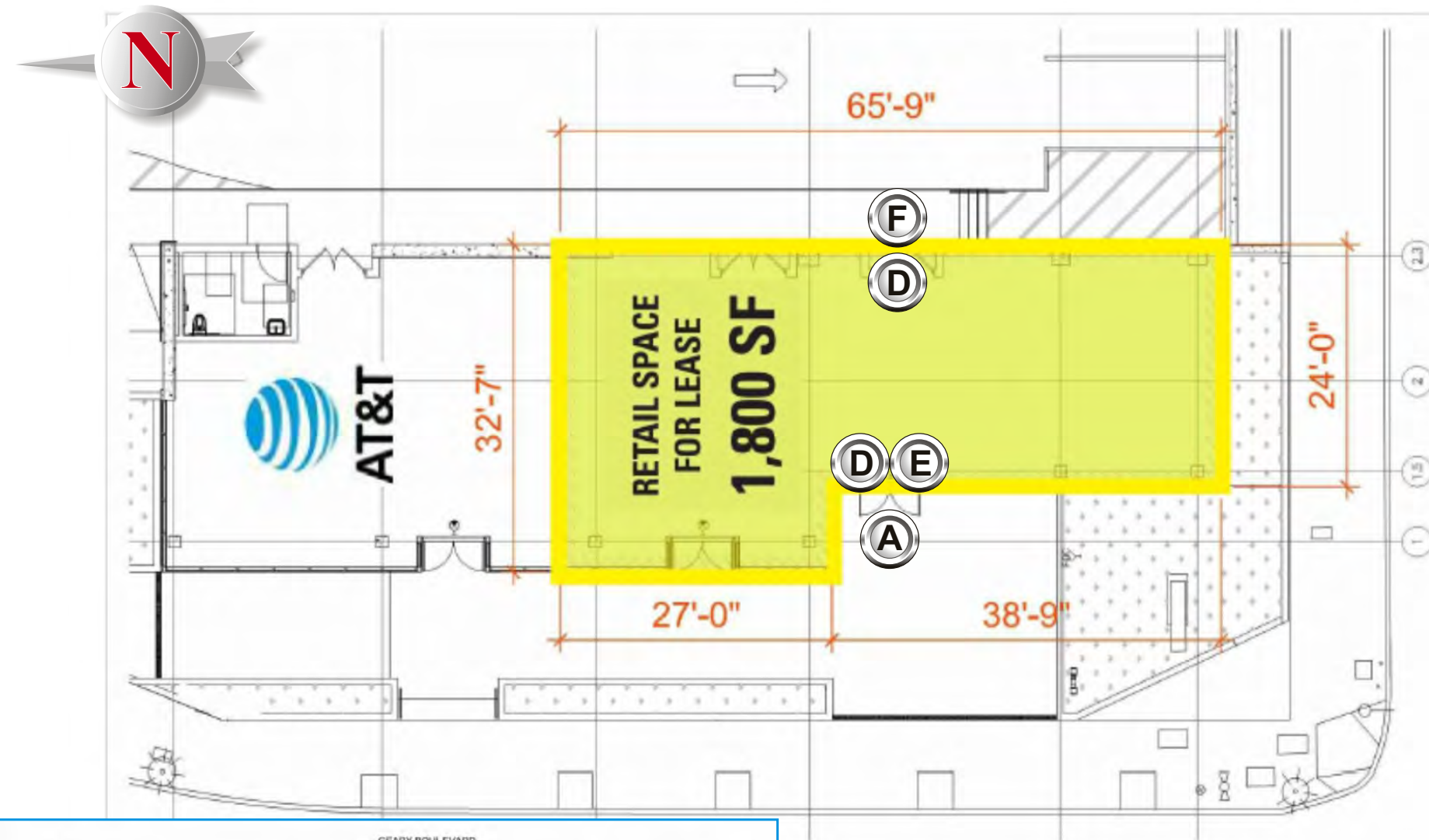
8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions 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](http://www.sfplanning.org)*

# **Exhibit B:**

## **Plans and Renderings**

# SITE PLAN



## CUSTOMER APPROVAL

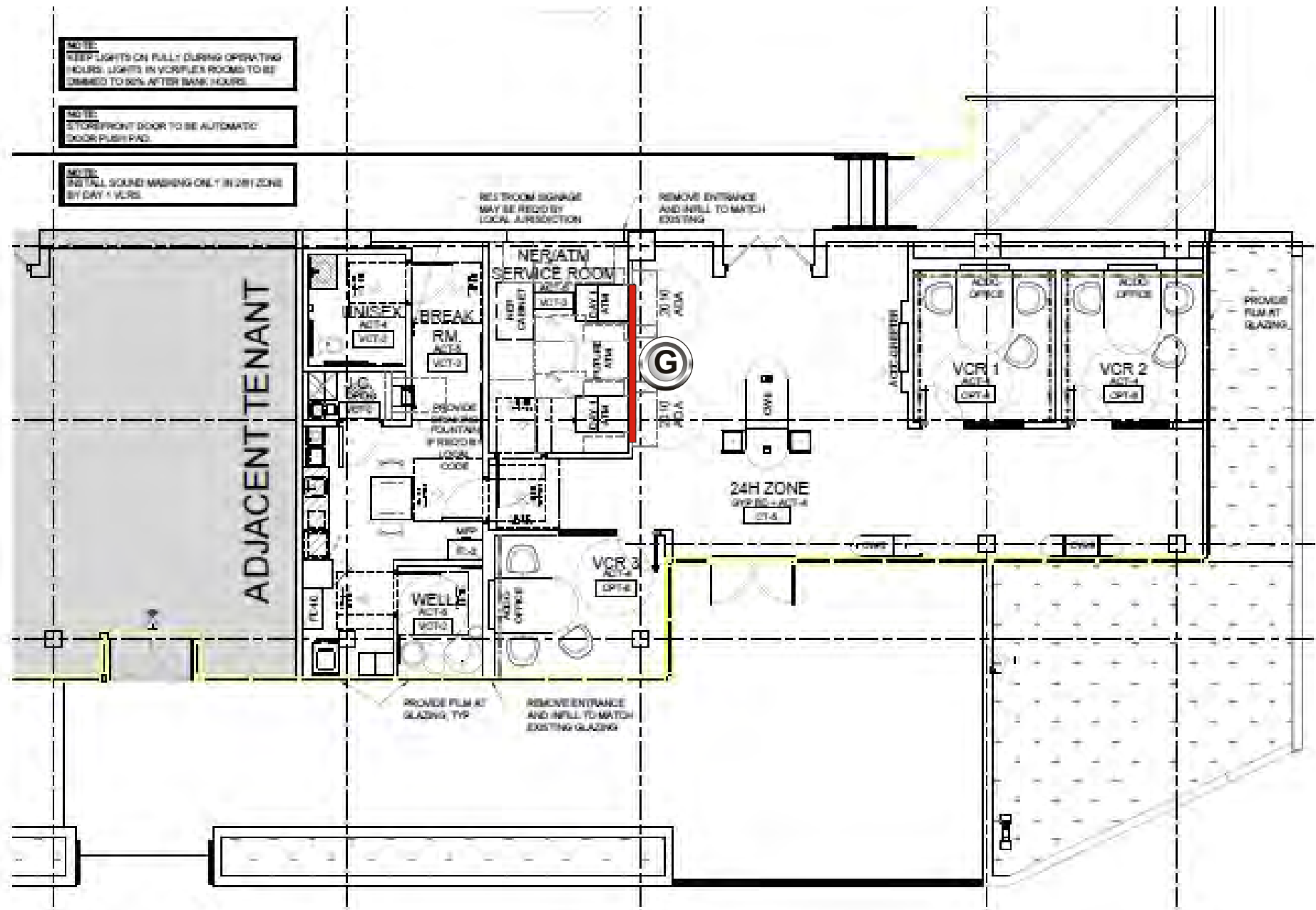
Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

# SIGNAGE SPECIFICATIONS

- (A) D5ng Channel Letters**  
Manufacture and Install (1) Channel Letters
- (C) Multi Tenant Sign**  
Manufacture and Install (1) set of Replacement face
- (D) V1ng Door Vinyl**  
Manufacture and Install (2) Door Vinyl
- (E) Entrance Door Graphics Plaque**  
Manufacture and Install (1) Door Plaque
- (F) D4ng Channel Letters**  
Manufacture and Install (1) Channel Letters

INTERIOR PLAN



SIGNAGE SPECIFICATIONS



**KCH-1ng Channel Letters - Interior**  
Manufacture and Install (1) Channel Letters

CUSTOMER APPROVAL

Customer Signature \_\_\_\_\_

Date \_\_\_\_\_



Date: 12-14-20  
Scale: NTS  
Drawn: Joan B.  
PM: Charles G.  
Project Name: BANK OF AMERICA  
Address: Masonic Ave and O'Farrel St.  
City / State / Zip: SAN FRANCISCO, CA  
Notes:

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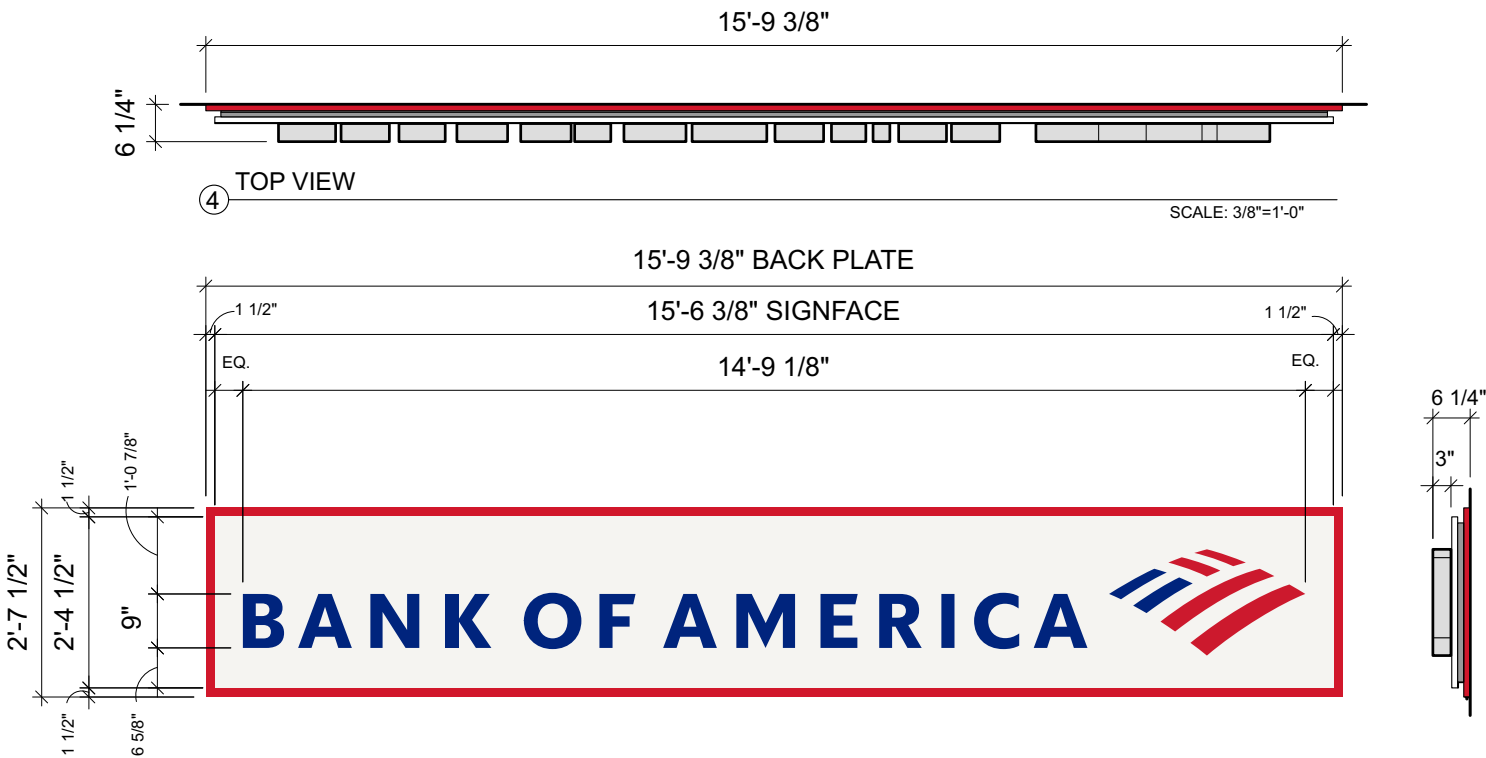
No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
1	IA	03-08-21	Refer to pathfinder for details	7			
2	Rodel B.	03-16-21	Refer to pathfinder for details	8			
3	Charles C.	04-08-21	Refer to PATHFINDER for details.	9			
4	Rodel B.	04-13-21	Refer to PATHFINDER for details.	10			
5				11			
6				12			

**DESIGN DRAWING 2 of 8**

Request Number:

**PRJ-BOA2-158966-R4**





FRONT VIEW: D5NG CHANNEL LETTERS ON A BACKER PANEL

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

END VIEW

GENERAL SPECIFICATIONS:

BACKER PANEL

FACES:..... .125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH  
FACE FRAME:..... 1" x 1" x .125" ALUM. TUBE FRAME BOND TO BACK OF FACE, PAINTED GARBO SILVER  
BACKING:..... 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED MP# 58477 DARK GRAY, SEMI GLOSS FINISH. FASTENED TO 1" x 2 1/2" x .125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #49696 RED, SEMI GLOSS  
ACCESS:..... PIANO HINGE AT FACE FRAME/BACKING ANGLE FRAME TO HINGE

LETTERS/LOGO:

FACES:..... 1/2" PLASKOLITE #2406 LD ACRYLIC W/ROUTED EDGES  
INSTALL W/SCREWS TO RETURN. APPLY 1ST SURFACE TRANS. RED/BLUE VINYL, LEAVE EXPOSED EDGES W/ MILL FINISH  
RETURNS:..... .040" X 3" ALUM. COIL BRITE BRUSHED CLEAR  
INTERIOR PAINTED W/ LEP ENHANCEMENT PAINT  
BACKS:..... .090" ALUM. BACKS PAINTED W/ LEP ENHANCEMENT PAINT  
ILLUMINATION:.. SLOAN WHITE LED'S

COLOR SPECIFICATIONS:

- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M
- 3M VINYL: #3630-2413 RED W/ OVERLAM. PAINT: MP #49696 RED, SEMI GLOSS
- COIL: BRITE BRUSHED CLEAR
- PAINT: GARBO SILVER, GLOSS
- PAINT: MP #58477 DARK GRAY, SEMI GLOSS
- PAINT: INTERIOR LEP

CUSTOMER APPROVAL

Customer Signature

Date



Date: 12-14-20  
Scale: NTS  
Drawn: Joan B.  
PM: Charles G.

Project Name: BANK OF AMERICA  
Address: Masonic Ave and O'Farrel St.  
City / State / Zip: SAN FRANCISCO, CA  
Notes:

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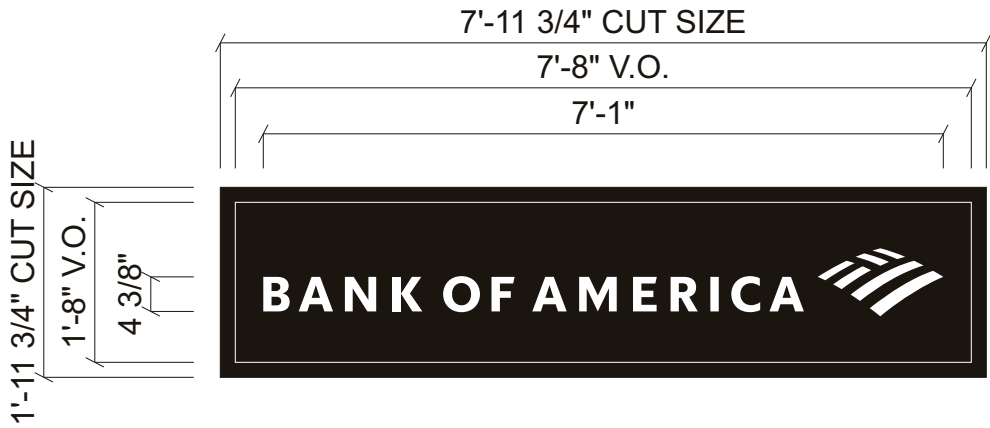
No.	Designer	Date	Revision Notes
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4	Rodel B.	04-13-21	Refer to PATHFINDER for details.
5			
6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

DESIGN DRAWING 3 of 8

Request Number:

PRJ-BOA2-158966-R4



**C** MULTI TENANT SIGN  
Scale: 1/2" = 1'-0"



**GENERAL SPECIFICATIONS:**

**LETTERS:**

FACES:..... EXISTING TO REMAIN AS IS.  
RETAINERS:..... EXISTING TO REMAIN AS IS.  
FACES: ..... WHITE LEXAN WITH BLACK VINYL BACKGROUND  
COPY:..... REVERSED OUT TO SHOW THRU WHITE LEXAN  
ILLUMINATION:..... EXISTING TO REMAIN AS IS

**CUSTOMER TO REVIEW AND APPROVE  
ARTWORK AND SPECS PRIOR TO MANUFACTURE**

CUSTOMER APPROVAL			
Customer Signature _____		Date _____	



**COAST SIGN**  
INCORPORATED  
1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

Date: 12-14-20	Project Name: BANK OF AMERICA
Scale: NTS	Address: Masonic Ave and O'Farrel St.
Drawn: Joan B.	City / State / Zip: SAN FRANCISCO, CA
PM: Charles G.	Notes:

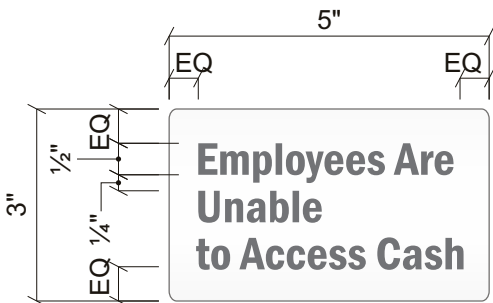
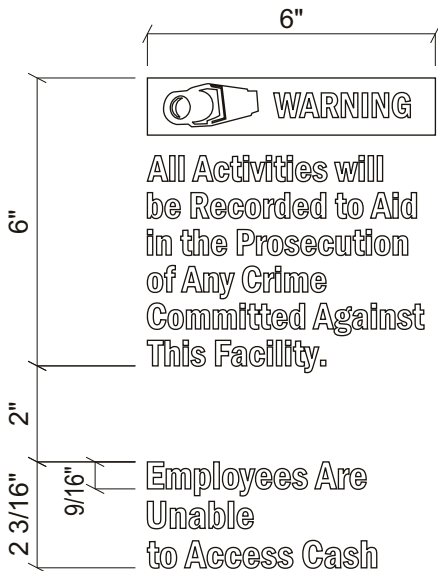
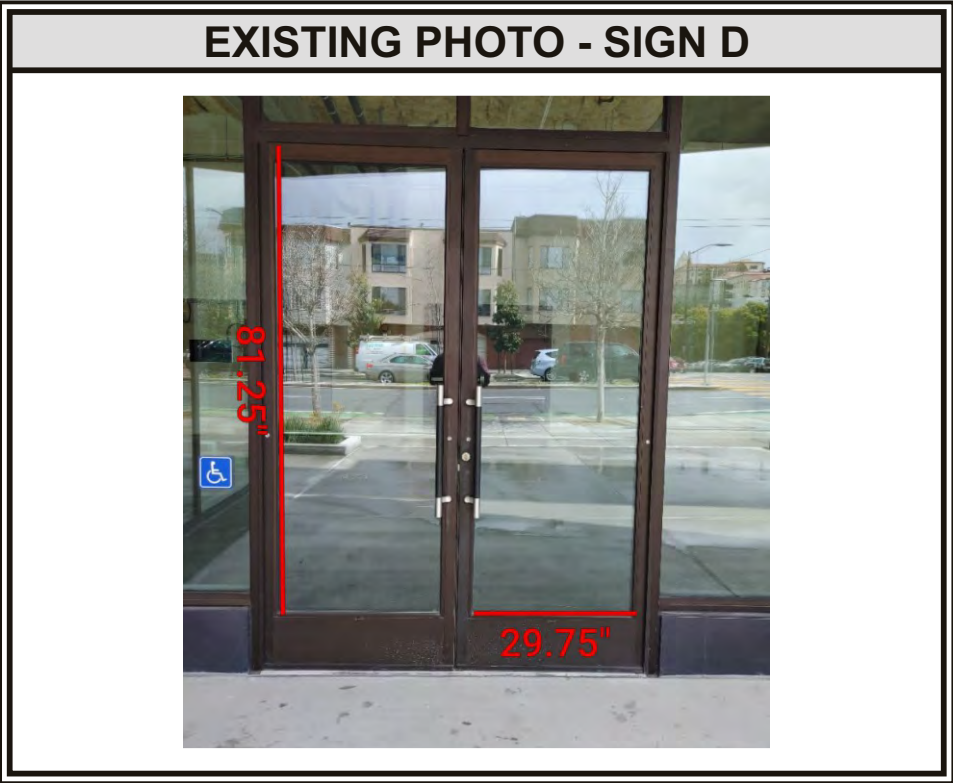
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5				11			
6				12			

**DESIGN DRAWING 4 of 8**

Request Number:  
**PRJ-BOA2-158966-R4**



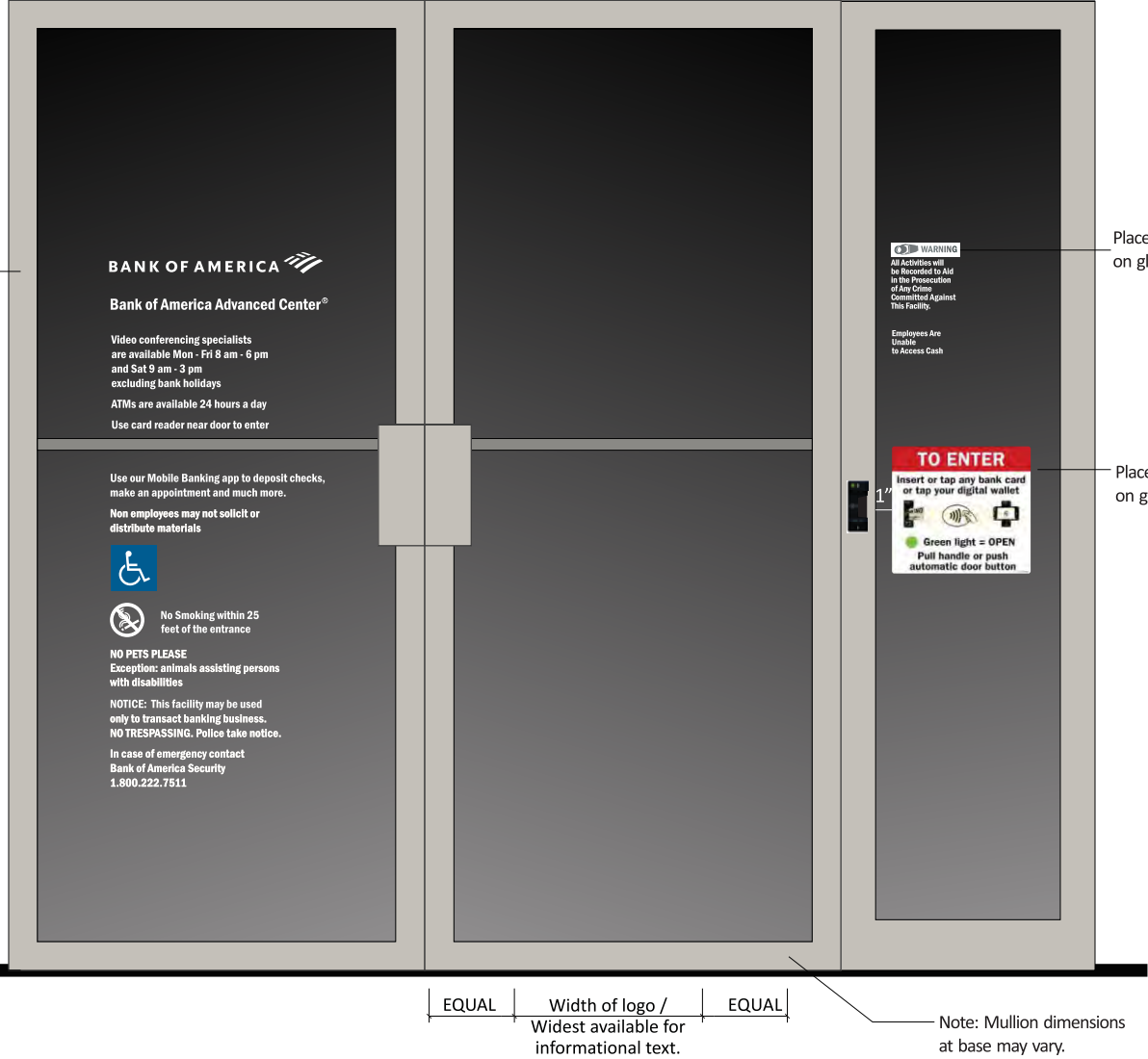
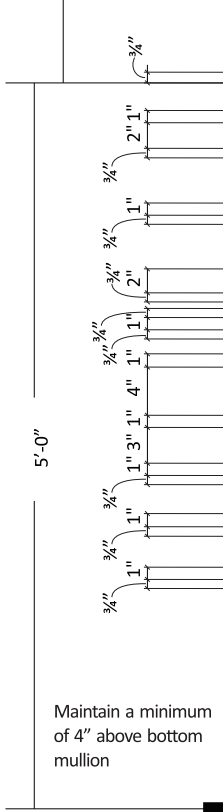


**NOTES:**

- Employee Access Plaque - for 2.0 use only.
- Standard white sintra or acrylic plaque w/ charcoal gray vinyl lettering reading as follows, placement is on NER doors.

NOTE: Informational copy below hours is additive and required information is added from below signature working towards grade.

Maintain 5'-0" baseline for signature whenever possible.



**GENERAL SPECIFICATIONS:**

**ENTRANCE GRAPHICS:** FIRST SURFACE 3M # 7725-10 WHITE OPAQUE VINYL  
**HANDICAP SYMBOL:** 4" x 4" DIGITAL PRINT TO MATCH PMS 7462C BLUE AND WHITE  
**FONT:** FRANKLIN GOTHIC DEMI CONDENSED

**COLOR SPECIFICATIONS:**

**VINYL:** 3M # 7725-10 OPAQUE WHITE  
 **VINYL:** DIGITAL PRINT (PMS 7462) ON 3M # IJ180C WHITE

**CUSTOMER TO REVIEW AND APPROVE ARTWORK AND SPECS PRIOR TO MANUFACTURE**

**CUSTOMER APPROVAL**

Customer Signature \_\_\_\_\_ Date \_\_\_\_\_



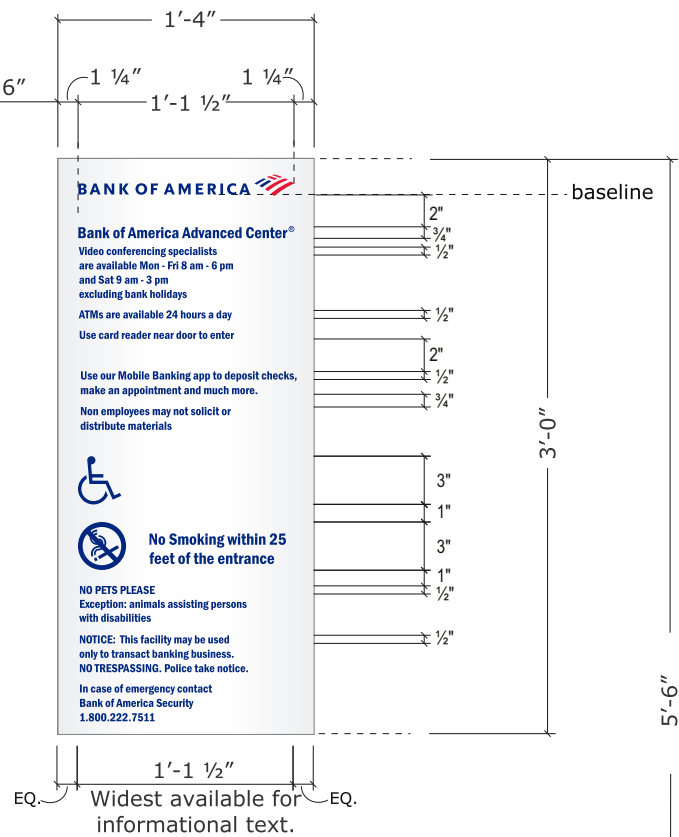
Date: 12-14-20	Project Name: BANK OF AMERICA
Scale: NTS	Address: Masonic Ave and O'Farrel St.
Drawn: Joan B.	City / State / Zip: SAN FRANCISCO, CA
PM: Charles G.	Notes:

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No.	Designer	Date	Revision Notes	No.	Designer	Date	Revision Notes
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3	Charles C.	04-08-21	Refer to PATHFINDER for details.	9			
4	Rodel B.	04-13-21	Refer to PATHFINDER for details.	10			
5				11			
6				12			

**DESIGN DRAWING 5 of 8**  
Request Number:  
**PRJ-BOA2-158966-R4**

NOTE: CONCEPTUAL IMAGE ONLY  
VERIFY ARTWORK AND DIMENSIONS  
PRIOR TO FABRICATION



Note: Refer to page 5 and 6 for security decals and card reader details.



Security Camera Acrylic Plaque w/ Employee Access Verbiage  
Employee access plaque for Advanced Center 2.0 only.  
Refer to Security Camera Signs document for additional info.

PRODUCT NOTES:

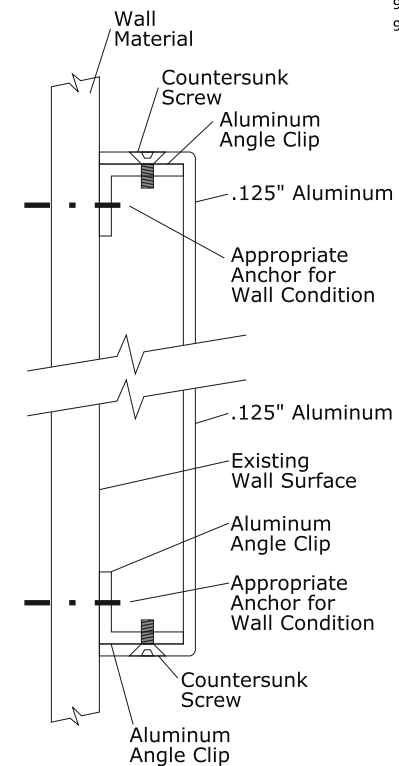
- Braille will be included on decal. (Braille shown in grey for sample only and will be transparent on actual product.)
- Decal to be installed on 1st surface (exterior) for Braille legibility.
- Printed Size: 9.5" H x 12.0" W
- Install Height: Card reader decal height minimum standard is 40" above finished floor and 1 inch away from door mullion.



Card Reader Decals

Vertical card readers	Horizontal card readers
95-32-5069NSB - decal	95-32-5073NSB - decal
95-32-5071NSB - plaque	95-32-5075NSB - plaque

If door is a non accessible handicap entrance, refer to sheet 19 and 20 of this package for support signage to be used to guide customers to an accessible entrance.



Section Detail -  
Plaque Installation

FRONT VIEW: ENTRANCE DOOR GRAPHICS PLAQUE  
SCALE: 1"=1'-0"

SCALE: 1" = 1'-0"



EXISTING PHOTO - SIGN F

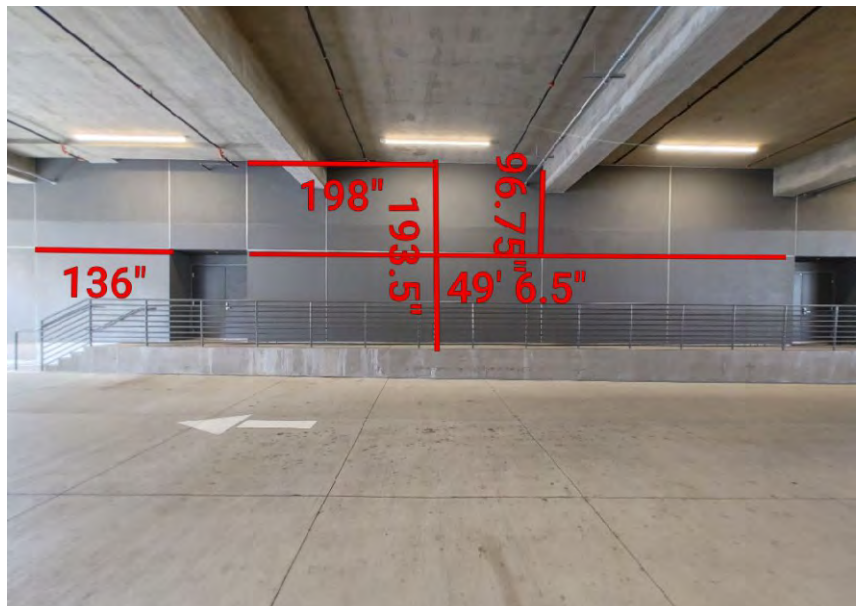
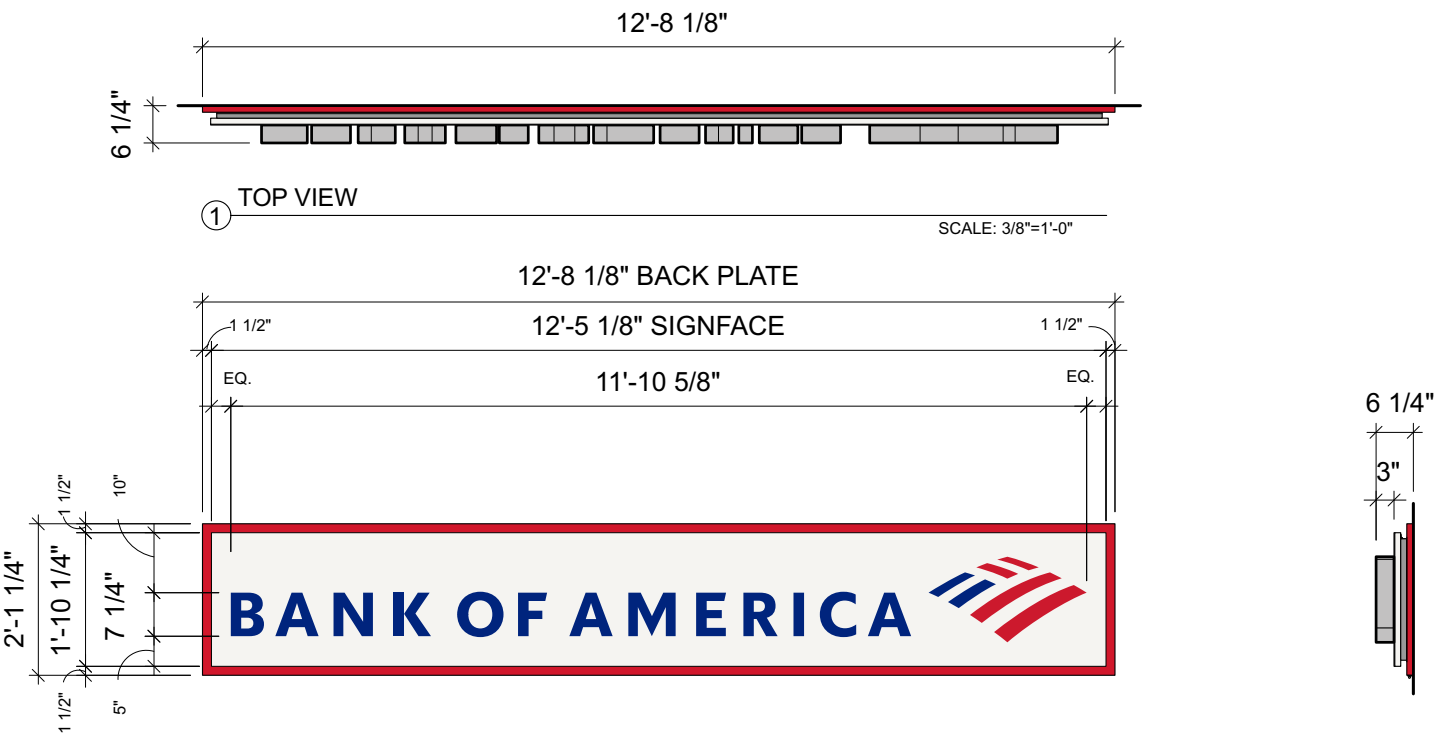
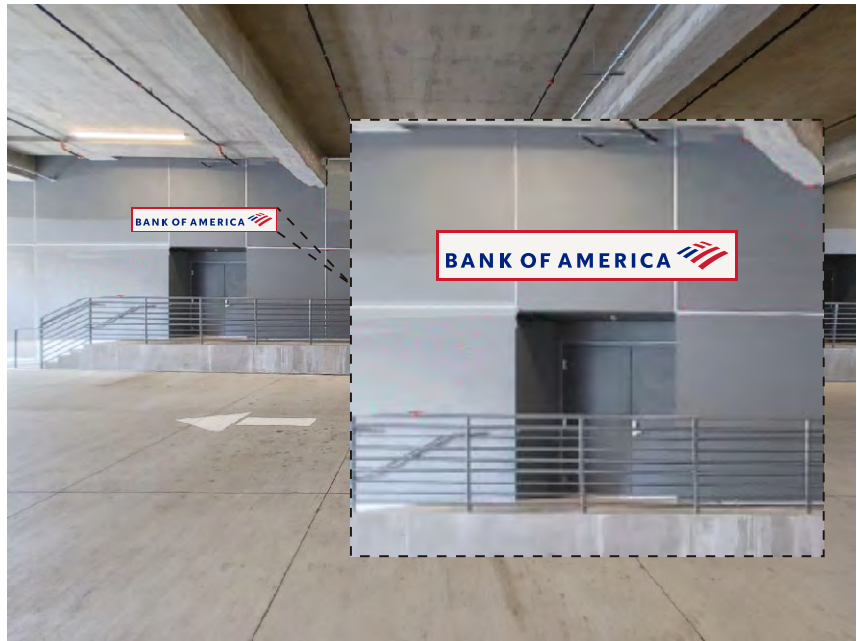


PHOTO ENHANCEMENT - SIGN F



**F** FRONT VIEW: D4NG CHANNEL LETTERS ON A BACKER PANEL  
Scale: 3/8"=1'-0"

GENERAL SPECIFICATIONS:

BACKER PANEL:

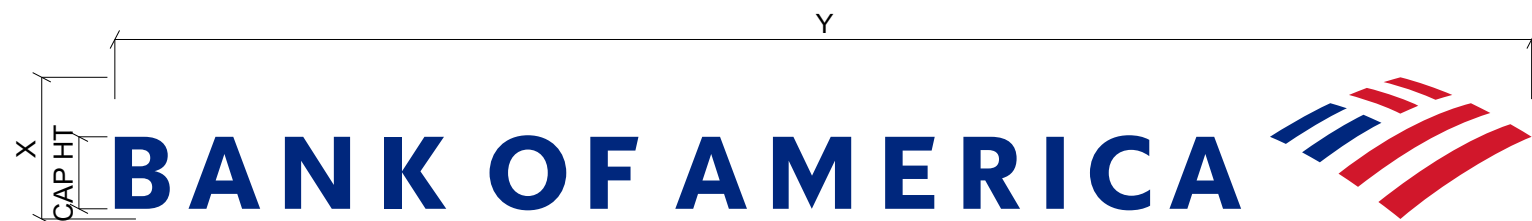
FACES:..... .125" ALUMINUM PAINTED GARBO SILVER, GLOSS FINISH  
FACE FRAME:.... 1" x 1" x .125" ALUM. TUBE FRAME BOND TO BACK OF FACE, PAINTED GARBO SILVER  
BACKING:..... 2" x 2" x .125" ALUM. ANGLE FRAME PAINTED MP# 58477 DARK GRAY, SEMI GLOSS FINISH. FASTENED TO 1" x 2 1/2" x .125" ALUM. TUBE PERIMETER FRAME, PAINTED MP #49696 RED, SEMI GLOSS  
ACCESS:..... PIANO HINGE AT FACE FRAME/BACKING ANGLE FRAME TO HINGE

LETTERS/LOGO:

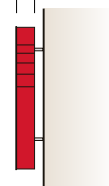
FACES:..... 1/2" PLASKOLITE #2406 LD ACRYLIC W/ROUTED EDGES INSTALL W/SCREWS TO RETURN. APPLY 1ST SURFACE TRANS. RED/BLUE VINYL, LEAVE EXPOSED EDGES W/ MILL FINISH  
RETURNS:..... .040" X 3" ALUM. COIL BRITE BRUSHED CLEAR INTERIOR PAINTED W/ LEP ENHANCEMENT PAINT  
BACKS:..... .090" ALUM. BACKS PAINTED W/ LEP ENHANCEMENT PAING  
ILLUMINATION:.. GE WHITE LED'S

COLOR SPECIFICATIONS:

- 3M VINYL: #3630-8530 TRANS. W/ OVERLAM 3M 3660M
- 3M VINYL: #3630-2413 RED W/ OVERLAM. PAINT: MP #49696 RED, SEMI GLOSS
- COIL: BRITE BRUSHED CLEAR
- PAINT: GARBO SILVER, GLOSS
- PAINT: MP #58477 DARK GRAY, SEMI GLOSS
- PAINT: INTERIOR LEP



depth



SIDE VIEW



**FRONT VIEW: FULL COLOR LETTER - WHITE HALO INLINE (KCH-TYPE) - INTERIOR**

Scale: NTS

**GENERAL SPECIFICATIONS:**

**LOGO & LETTERS:**

FACES:.....125" ALUM. FACE LETTER & SYMBOL. PAINT FINISH BLUE AND RED, SEMI-GLOSS FINISH. INTERIOR SURFACES TO BE SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT OR APPROVED EQUAL.

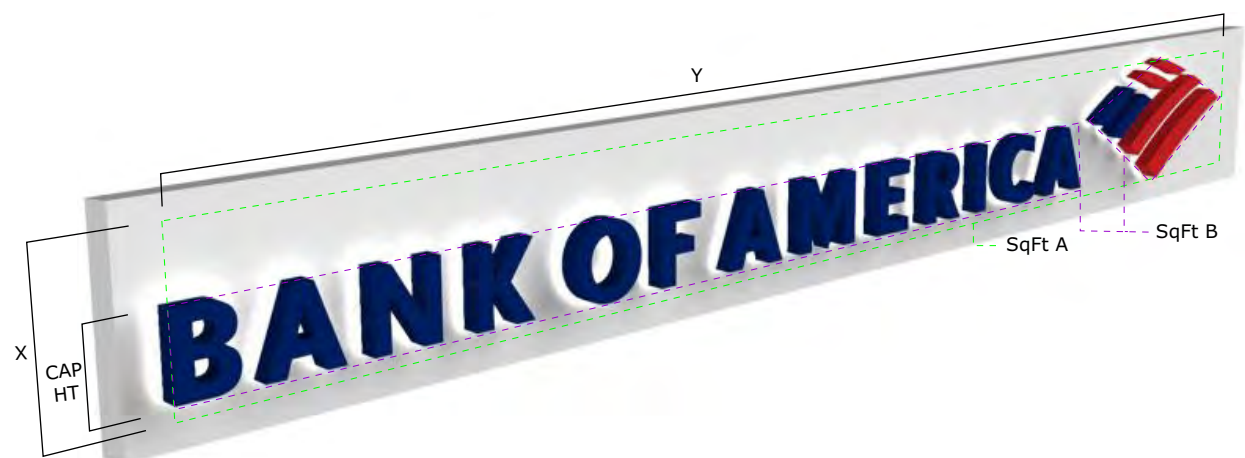
RETURNS:.....050" ALUM. SYMBOL RETURNS. PAINT FINISH ALL EXPOSED EXTERIOR SURFACES RED SEMI-GLOSS FINISH. ALL INTERIOR SURFACES TO BE SPRAY-LAT STAR BRITE WHITE LIGHT ENHANCEMENT PAINT OR APPROVED EQUAL.

BACKS:.....TO BE CLEAR GE LEXAN #SG-100. SECOND SURFACE DECORATE WITH 3M # 3635-70 DIFFUSER FILM.

ILLUMINATION:....LED's

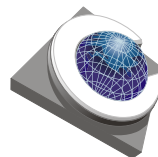
**COLOR SPECIFICATIONS:**

-  PAINT: MP BLUE # MP 74693 SEMI GLOSS
-  PAINT: MP RED # MP 49696 SEMI GLOSS
-  PAINT: INTERIOR LEP



**CUSTOMER TO REVIEW AND APPROVE  
ARTWORK AND SPECS PRIOR TO MANUFACTURE**

Sign Type	Description	X	Y	Depth	SQ FT A	SQ FT B
KCH-6ng	24 3/4" Cap Ht	4'-0 3/4"	40'-7"	3"	164.70	82.06
KCH-5ng	20 3/4" Cap Ht	3'-4 7/8"	34'-0 1/4"	3"	115.77	57.68
KCH-4ng	16 1/2" Cap Ht	2'-8 1/2"	27'-0 5/8"	3"	73.20	36.46
KCH-4.1ng	14 1/2" Cap Ht	2'-4 1/2"	23'-9 3/8"	3"	56.53	28.15
KCH-3ng	12" Cap Ht	1'-11 5/8"	19'-8 1/8"	3"	38.71	19.28
KCH-2ng	10 1/2" Cap Ht	1'-8 5/8"	17'-2 5/8"	3"	29.64	14.76
KCH-2.1ng	9 1/2" Cap Ht	1'-6 3/4"	15'-6 7/8"	3"	24.26	12.08
KCH-1ng	8 1/4" Cap Ht	1'-4 1/4"	13'-6 3/8"	3"	18.30	9.11
KCH-1.1ng	6 1/4" Cap Ht	1'-0 1/4"	10'-3"	3"	10.50	5.22



**COAST SIGN**  
INCORPORATED  
1500 West Embassy St. Anaheim, CA 92802  
(714) 520-9144 FAX: (714) 520-5847

Date: 12-14-20  
Scale: NTS  
Drawn: Joan B.  
PM: Charles G.

Project Name: BANK OF AMERICA  
Address: Masonic Ave and O'Farrel St.  
City / State / Zip: SAN FRANCISCO, CA  
Notes:

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4	Rodel B.	04-13-21	Refer to PATHFINDER for details.
5			
6			

No.	Designer	Date	Revision Notes
7			
8			
9			
10			
11			
12			

**DESIGN DRAWING 8 of 8**

Request Number:

**PRJ-BOA2-158966-R4**

# **Exhibit C:**

## **Environmental Determination**



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2675 GEARY BLVD		1094001
<b>Case No.</b>		<b>Permit No.</b>
2021-000186PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization for a 1800 sf formula retail dba Bank of America Advance Center. The project proposes tenant improvements includes business signage and replacing the existing entry doors with new entry doors to match materials and design of the existing doors. No alterations to the exterior of the existing building.		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Other</b> ____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>

## STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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><b>Hazardous Materials:</b> <input type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b></p> <p>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><b>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)</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> 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><b>Archeological Resources:</b> 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><b>Subdivision/Lot Line Adjustment:</b> 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> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b></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> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Christopher May</p>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input checked="" type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>


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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER  b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not</b> remove, alter, or obscure <b>character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.



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

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

	<b>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.</b>	
	<b>Project Approval Action:</b>	<b>Signature:</b>
	Planning Commission Hearing	Christopher May
		04/28/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## 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**



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 2675 GEARY BOULEVARD  
RECORD NO.: 2021-000186CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

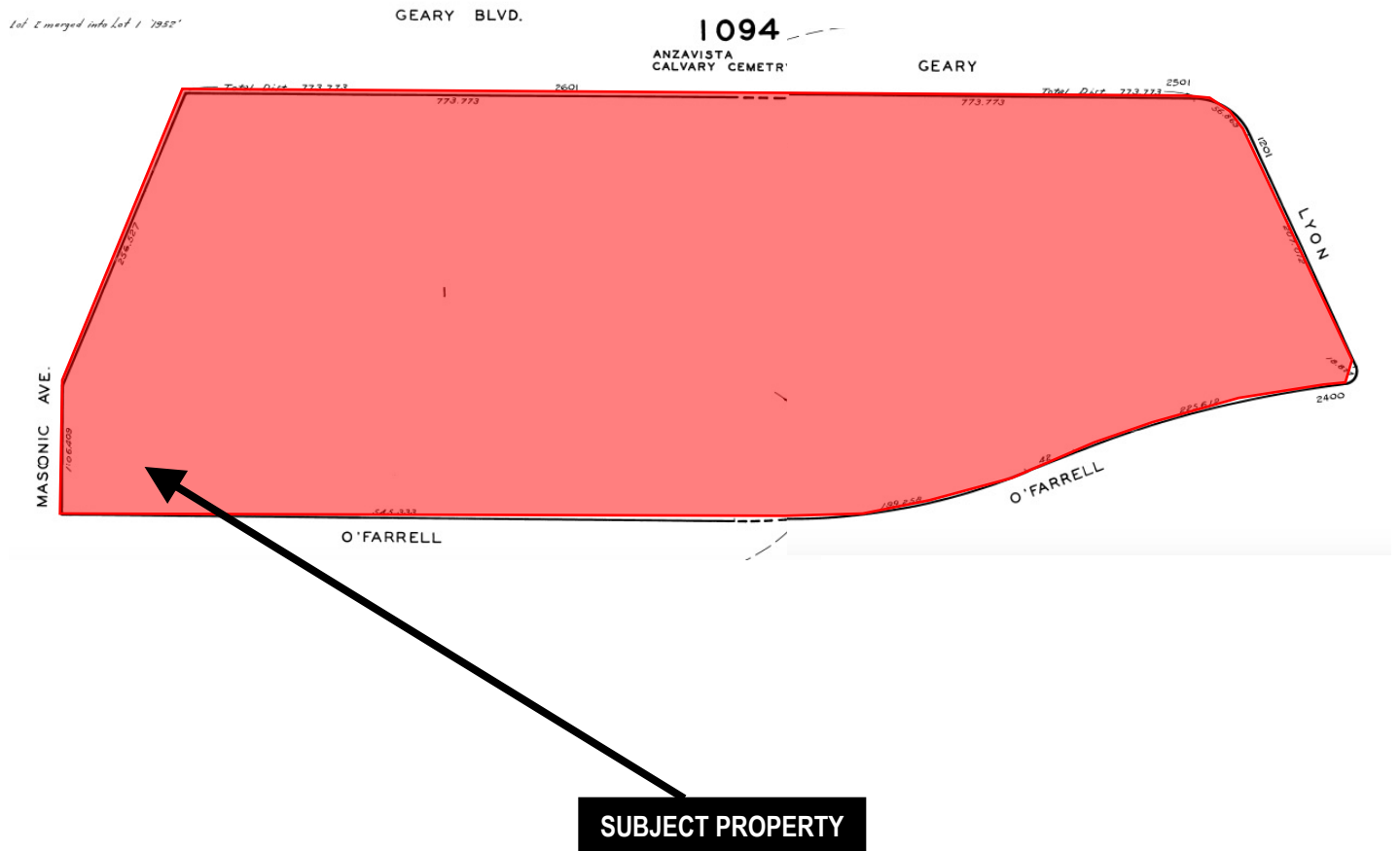
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	223,617	223,617	0
Residential GSF	0	0	0
Retail/Commercial GSF	241,305	241,305	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other: _____	0	0	0
TOTAL GSF	464,922	464,922	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	0	2
Parking Spaces	634	0	634
Loading Spaces	6	0	6
Bicycle Spaces	98	0	98
Car Share Spaces	0	0	0
Other: _____	0	0	0

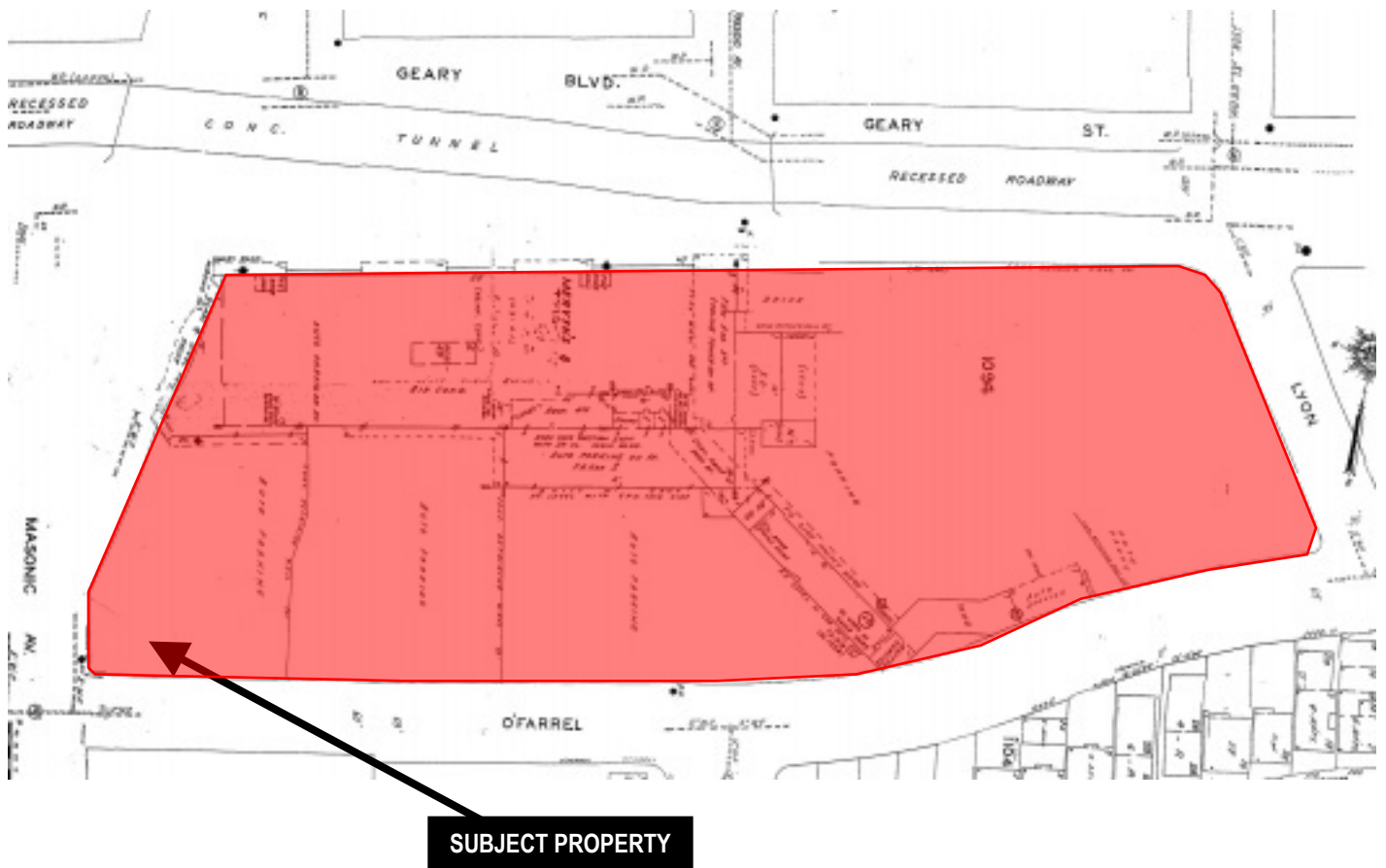
# **Exhibit E:**

## **Maps and Context Photos**

# Parcel Map



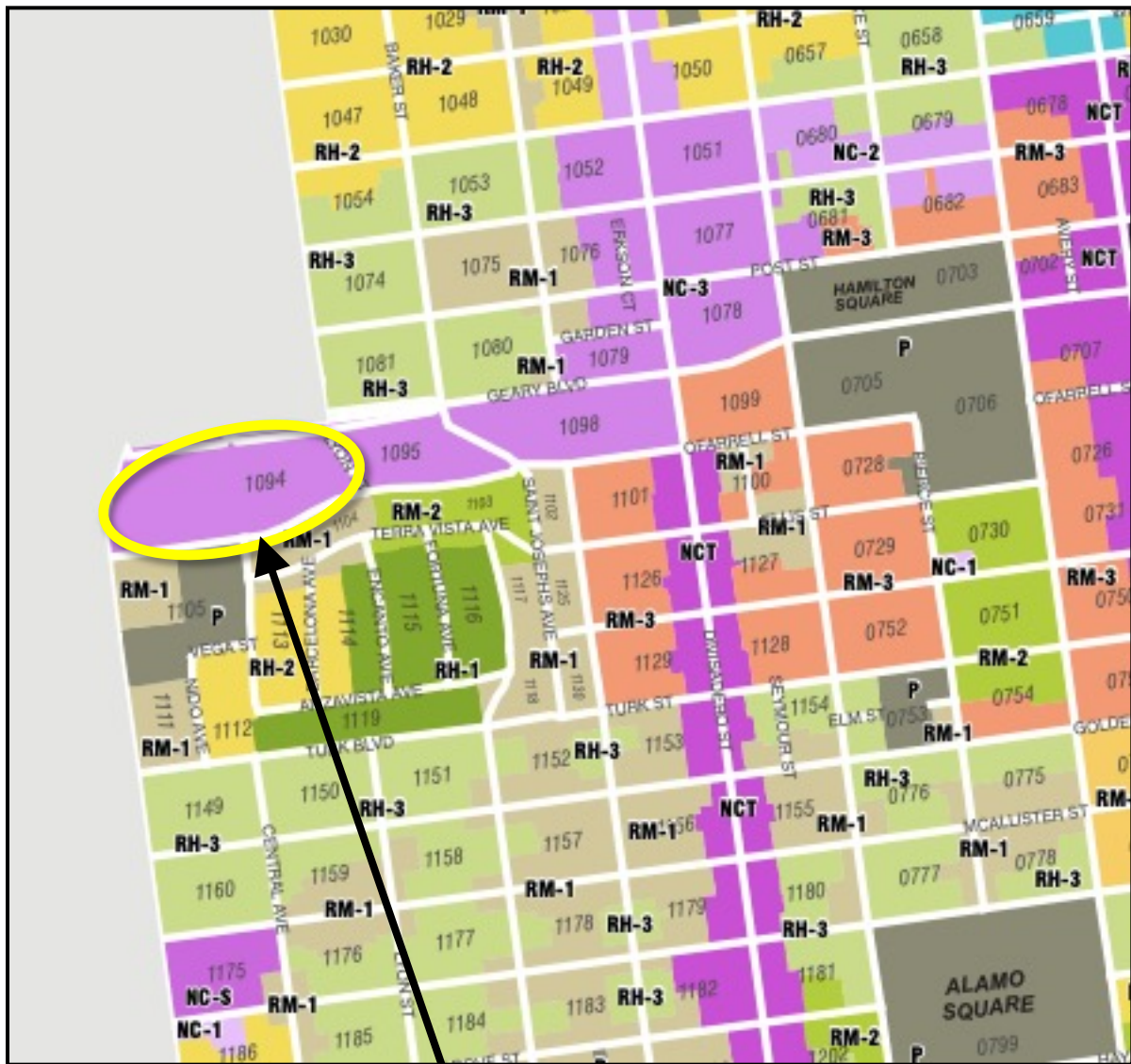
# Sanborn Map\*



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



# Zoning Map



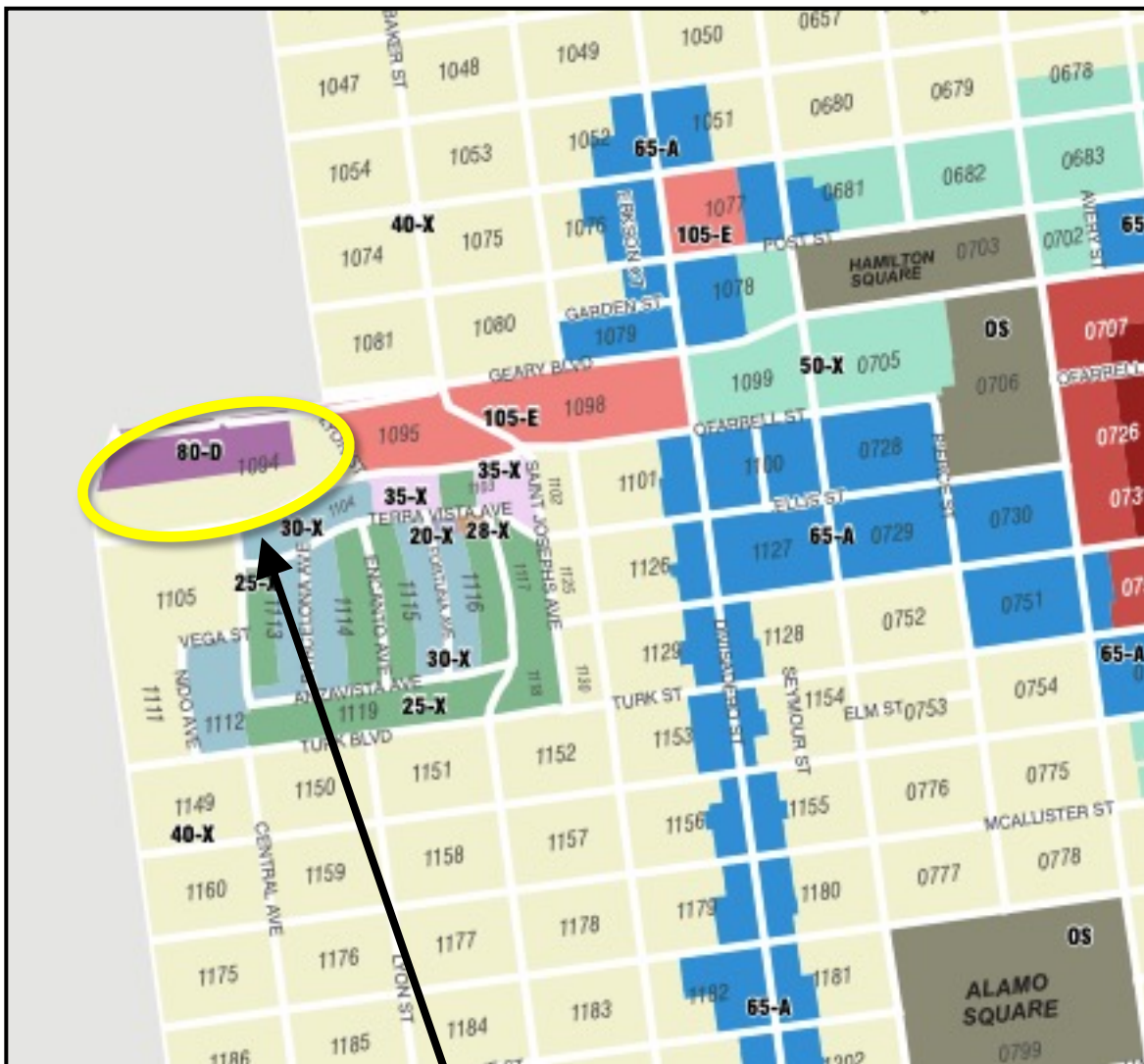
**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2021-000186CUA  
Bank of America  
2675 Geary Blvd



# Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2021-000186CUA  
Bank of America  
2675 Geary Blvd

# Aerial Photo

(facing north)



# Aerial Photo

(facing east)





# Site Photo

(facing north)



Conditional Use Hearing  
Case Number 2021-000186CUA  
Bank of America  
2675 Geary Blvd

# Site Photo

(facing east)



Conditional Use Hearing  
Case Number 2021-000186CUA  
Bank of America  
2675 Geary Blvd

# **Exhibit F:**

## **Project Sponsor Brief**



President Joel Koppel  
San Francisco Planning Commission  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Attn: Christopher May, Senior Planner

Re: 2675 Geary Boulevard - City Center Bank of America  
Planning Department File No. 2021-000186CUA

Dear President Koppel & Commissioners,

This proposed Bank of America branch is located in a newly constructed space at the City Center shopping mall and must receive a Conditional Use Authorization because of its designation as a formula retail establishment. The following outlines the benefits Bank of America will bring to the neighborhood surrounding City Center mall.

A. Project Description

- Bank of America, founded as the “Bank of Italy” in the City and County of San Francisco in 1904, is a source of pride for many older San Franciscans and especially those of Italian descent.
- This new branch will feature a redesigned, more relaxed customer-oriented banking experience utilizing the newest technology, which will continue the rich banking lineage of the City.

B. Benefits

- The leasing space is currently vacant and located on a recently renovated sidewalk along a busy auto corridor. Placing a Bank of America here will increase pedestrian usability of the neighborhood while becoming the only brick-and-mortar banking establishment at the mall.
- The historic use of the City Center mall has been that of formula retail and Bank of America will continue that tradition, providing the area with a long-lasting and stable financial establishment.
- Bank of America will create new careers and opportunities for personal growth inside the company and beyond. This branch will be employing up to 4 full-time and 2 part-time staff members.
- They will also provide prospective small business owners the start-up capital they need to create their own businesses, furthering the legacy of A.P. Giannini and his





efforts to re-build San Francisco after the 1906 earthquake by offering small business loans.

### C. Conclusion

Bank of America proposes a new financial center at the newly built leasing space on Masonic Avenue, at the City Center mall. Unlike many other banks, this branch will be open on Saturday's and will provide a more streamlined transaction process through the use of electronic aids like touchscreen tablets and virtual live assistants. There will be at least one employee present during business hours to assist in more delicate financial matters, but the virtual assistant will be available even when the bank is closed. We respectfully request that this Conditional Use be approved for the benefit of the neighborhood's access to banking resources and so the City Center can become more comprehensive in its retail offerings.

Sincerely,

Jake Muldoon





# **Exhibit G:**

## **Formula Retail Affidavit**



# AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

## APPLICATION PACKET

Pursuant to Planning Code Section 303.1, certain retail uses must have additional review to determine if they qualify as a Formula Retail Use. The first pages consist of instructions and important information which should be read carefully before the affidavit form is completed.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

## WHAT IS A FORMULA RETAIL USE?

A Formula Retail Use is a type of retail sales activity or retail sales establishment which has 11 other retail sales establishments located globally. In addition, 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.

## WHAT TYPES OF BUSINESSES ARE REGULATED AS FORMULA RETAIL USES?

Businesses subject to the formula retail establishment controls include the following 'Retail Sales Activity' or 'Retail Sales Establishment' as defined in Article 1 and Article 8 of the Code:

- Amusement Game Arcade (§§102, 890.4)
- Bar (§§102, 890.22)
- Cannabis Retail (§§102, 890.125)
- Drive-up Facility (§§102, 890.30)
- Eating and Drinking Use (§§102, 890.34)
- General Grocery (§102)
- Gym (§102)
- Jewelry Store (§§102, 890.51)
- Limited-Restaurant (§102)
- Liquor Store (§102)
- Massage Establishment (§§102, 890.60)

- Movie Theater (§§102, 890.64)
- Non-Auto Vehicle Sales or Rental (§§102, 890.69)
- Pharmacy (§102)
- Restaurant (§102)
- Retail Sales and Service, General (§102)
- Sales and Service, Other Retail (§§102, 890.102)
- Sales and Service, Retail (§§102, 890.104)
- Service, Financial (§102)
- Service, Fringe Financial (§§102, 890.113)
- Service, Instructional (§102)
- Service, Limited Financial (§102)
- Service, Personal (§§102, 890.116)
- Specialty Grocery (§102)
- Tobacco Paraphernalia Establishment (§§102, 890.123)
- Tourist Oriented Gift Store (§§102, 890.39)

This affidavit for Formula Retail must accompany any Building Permit Application for any Alterations, New Construction, Commercial Tenant Improvements, Change of Use or Signage which relates to the establishment of that use.

## **IS A CONDITIONAL USE AUTHORIZATION OR NEIGHBORHOOD NOTIFICATION NECESSARY?**

If a use does qualify as a Formula Retail establishment, then additional controls may apply depending on the zoning district where the proposed business will be located. Please consult the Public Information Center (PIC) for guidance on whether Conditional Use Authorization or Neighborhood Notification is required.

## **HOW IS FORMULA RETAIL STATUS DETERMINED?**

If the number of worldwide locations is 12 or more, including the proposed location, and if the number of total standardized features of this business is two (2) or more, then the proposed use is a Formula Retail.

Applicants are responsible for providing accurate information about proposed uses. The Planning Department will determine whether an application or permit is for a Formula Retail use. Any permit that has been approved is subject to revocation if it is determined to have been for a Formula Retail use at the time of approval.

## **ARE PROPOSED LOCATIONS INCLUDED IN MY TOTAL QUANTITY OF RETAIL LOCATIONS?**

Yes. Any worldwide location that has been given a land use permit or entitlement counts towards the total number of locations, even if it is not yet operable. If you are unsure about the status of a proposed location, inform Planning Department staff so that the location can be appropriately analyzed.

## **WHAT ARE STANDARDIZED FEATURES?**

Formula Retail uses are identified by having certain standardized features in common throughout their locations. They are defined in Planning Code Section 303(i)(1). The below list is a summary:

- (A) Standardized array of merchandise: Half or more of the products in stock are branded alike.
- (B) Trademark: A word, phrase, symbol or design that identifies products as being offered by them and no others.
- (C) Servicemark: A word, phrase, symbol or design that identifies a service as being offered by them and no others.
- (D) Décor: The style of interior furnishings, (i.e. furniture, wall coverings or permanent fixtures).
- (E) Color Scheme: A selection of colors used throughout the decor and/or used on the facade.
- (F) Façade: The face or front of a building (including awnings) looking onto a street or an open space.
- (G) Uniform Apparel: Standardized items of clothing (i.e. aprons, pants, shirts, smocks, dresses, hats, and pins (other than name tags) including the colors of clothing.
- (H) Signage: A sign which directs attention to a business conducted on the premises. (§602.3).



# AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

## 1. Location and Classification

Project Address:

Block/Lot(s):

## 2. Proposed Use Description

Proposed Use (Use Category Per Article 7 or 8):

Proposed Business Name:

Description of Business, Including Products and/or Services:

Building Permit Application No. (if applicable):

Conditional Use Case No. (if applicable):

## 3. Quantity of Retail Locations

3.A	List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed.	
3.B	List the number of existing locations in San Francisco.	

If the number entered on Line 3.A above is 11 or more, then the proposed use may be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.A above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

## 4. Standardized Features

	FEATURES	YES	NO
A	Array of Merchandise		
B	Trademark		
C	Service mark		
D	Décor		
E	Color Scheme		
F	Façade		
G	Uniform Apparel		
H	Signage		
TOTAL			

Enter the total number of Yes/No answers above.

If the total **YES** responses is **two (2) or more**, then the proposed use is a Formula Retail Use.

# 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.

*Jake Muldoon*  
Signature

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

## PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

- ☐ Principally Permitted
- ☐ Principally Permitted, Neighborhood Notice Required (Section 311)
- ☐ Not Permitted
- ☐ Conditional Use Authorization Required (Please list Case Number below)

CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMENTS:

VERIFIED BY:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_ Phone: \_\_\_\_\_

# **Exhibit G:**

## **Formula Retail Data**

# **Formula Retail Survey - 2675 Geary St. # 104, San Francisco, CA 94118**

Count	Block/Lot	Business Name	Business Address	Use	Lot Frontage (ft.)	Business Frontage (ft.)	F.R. (Y/N)	Vacant (Y/N)
1	1070/003	Office	2700 Geary Blvd	Office	207	207	N	N
2	1071/003	Vacant (Former Lucky Penny)	2670 Geary Blvd	Vacant	215	215	N	Y
3	1071/004	Public Storage	2690 Geary Blvd	Storage	275	60	N	N
4	1071/004	Tofino Wine	2696 Geary Blvd	Retail	275	60	N	N
5	1082/007	Tony's Cable Car	2500 Geary Blvd	Food, Counter Order	125	60	N	N
6	1082/026	Office	2560 Geary Blvd	Office	68	68	N	N
7	1092/001	Bueno Mexican Grill	5 Masonic Ave	Vacant	135	76	N	Y
8	1092/001	Anait Ambarian Comprehensive Optometry	15 Masonic Ave	Retail	135	20	N	N
9	1092/002	Tobner Ravenscroft	21 Masonic Ave	Law Office	40	15	N	N
10	1092/031	RO Café	2739 Geary Blvd.	Vacant	25	25	N	Y
11	1092/032	Great Cuts	2733 Geary Blvd.	Personal Care, Hair	25	25	N	N
12	1092/036	Will's Auto Body	2715 Geary Blvd.	Mechanic	75	45	N	N
13	1092/036	Wally's Upholstery	2707 Geary Blvd.	Service	75	30	N	N
14	1094/001	Vacant (inset from street)	2675 Geary Blvd #100	Vacant	2415	75	N	Y
15	1094/001	Chipotle (Not visible from street)	2675 Geary Blvd. E105	Food, Counter Order	2415	45	Y	N
16	1094/001	Subway (Not visible from street)	2675 Geary Blvd. E103	Food, Counter Order	2415	20	Y	N
17	1094/001	European Wax Center (Not visible from street)	2675 Geary Blvd. E102	Personal Service	2415	15	Y	N
18	1094/001	GNC (Not visible from street)	2675 Geary Blvd.	Retail	2415	25	Y	N
19	1094/001	Sleep Number (Not visible from street)	2675 Geary Blvd. B100	Retail	2415	35	Y	N
20	1094/001	Target (Inset from street)	2675 Geary Blvd. 101 & 201	Retail	2415	590	Y	N
21	1094/001	AT&T	2675 Geary Blvd 103	Retail	2415	75	Y	Y
22	1094/001	Vacant (inset from street)	2675 Geary Blvd E101	Vacant	2415	283	N	Y
23	1094/001	Pet Smart	2675 Geary Blvd. 150	Retail	2415	75	Y	N
24	1094/001	Vacant (inset from street)	2675 Geary Blvd E106	Vacant	2415	40	N	Y
25	1094/001	Bank of America	2675 Geary Blvd. 104	Financial service	2415	76	Y	N

4,090 2,260 Y=9

Total Lot Frontage (Buildings w/ Commercial Frontage)	4,090
Total Formula Retail Business Frontage	956
% Formula Retail Business Frontage	22.0%
Total Non-Formula Retail Business Frontage	3,134
% Non-Formula Retail Business Frontage	78.0%
Total Retail Business Frontage	880
% Retail Business Frontage	38.9%
Total Vacant Lot Frontage	848
% Vacant to Total Lot Frontage	20.7%