



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION – FORMULA RETAIL

HEARING DATE: SEPTEMBER 9, 2021

Record No.: 2021-003599CUA
Project Address: 2234 Chestnut St
Zoning: NC-2 - Neighborhood Commercial, Small Scale
40-X Height and Bulk District
Chestnut Street Financial Service Subdistrict
Block/Lot: 0488A/014A
Project Sponsor: Kate McGee
KM Planning Strategy
2031 1/2 Powell Street
San Francisco, CA 94133
Property Owner: Ezio Rastelli c/o Valtellina Inc.
2140 Bay Street,
San Francisco, CA 94123
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. Earthbar) within an existing ground-floor retail space occupied by a similar limited restaurant use (d.b.a. Project Juice), measuring approximately 800 square feet, in a single story commercial building. New signage is proposed.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 711, 303.1 and 303 to allow the establishment of a Formula Retail use in the NC-2 zoning district.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received two letters in support, one with 13 signatures from local merchants. The Department has not received any letters in opposition to the Project.
 - **Outreach:** The Sponsor has hosted one meeting within the community, on February 17, 2021
- **Tenant History.**
 - The space is currently occupied by a limited restaurant use (d.b.a. Project Juice). The brand Project Juice merged with Earthbar in the year 2020.
- **Hours of Operation.**
 - The proposed hours of operation for Earthbar are 7:00 AM to 7:00 PM.

Environmental Review

The Project is not subject to the California Environmental Quality Act (“CEQA”).

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 proposed use is a resultant of the merger of operations of Earthbar and Project Juice and thus, is similar to the existing use on site. 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 – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 9, 2021

Record No.: 2021-003599CUA
Project Address: 2234 CHESTNUT STREET
Zoning: NC-2 - Neighborhood Commercial, Small Scale
40-X Height and Bulk District
Chestnut Street Financial Service Subdistrict
Block/Lot: 0488A/014A
Project Sponsor: Kate McGee
KM Planning Strategy
2031 1/2 Powell Street
San Francisco, CA 94133
Property Owner: Ezio Rastelli c/o Valtellina Inc.
2140 Bay Street,
San Francisco, CA 94123
Staff Contact: Kalyani Agnihotri – (628) 652-7454
kalyani.agnihotri@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 711, 303.1 AND 303, TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL LIMITED RESTAURANT USE (D.B.A. EARTHBAR) WITHIN AN EXISTING GROUND-FLOOR RETAIL SPACE, AT 2234 CHESTNUT STREET LOT 014A IN ASSESSOR'S BLOCK 0488A, WITHIN THE NC-2 – NEIGHBORHOOD COMMERCIAL, SMALL SCALE ZONING DISTRICT, CHESTNUT STREET FINANCIAL SERVICE SPECIAL USE DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 26, 2021, Kate McGee of KM Planning Strategy (hereinafter "Project Sponsor") filed Application No. 2021-003599CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Limited Restaurant Use, d.b.a Earthbar within an existing ground floor retail space (hereinafter "Project") at 2234 Chestnut Street, Block 0488A Lot 014A (hereinafter "Project Site").

The Project is not subject to the California Environmental Quality Act ("CEQA").

On September 9, 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. 2021-003599CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-003599CUA 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. 2021-003599CUA, 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 Limited Restaurant Use (d.b.a. Earthbar) within an existing ground-floor retail space occupied by a similar limited restaurant use (d.b.a. Project Juice), measuring approximately 800 square feet, in a single story commercial building. New signage is proposed.
3. **Site Description and Present Use.** The Project is located on north side of Chestnut Street between Avila and Pierce Streets. The property is developed as a 1-story commercial building with the retail space on the ground floor. The Project space is currently occupied by a limited restaurant use, d.b.a Project Juice. The subject parcel has a width of approximately 47 feet and a depth of 75 feet, for a total lot area of 3,525 square feet. The subject property was constructed in 1934 and is a historic resource.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NC-2 Zoning District, the Chestnut Street Financial Service Special Use District. The immediate context is commercial in character with retail sales and service uses. The immediate neighborhood includes a two to three-story residential use development to the north, one to two-story commercial buildings to the east, west and the south. Other zoning districts in the vicinity of the project site include RH-1 (Residential, House – Single Family) and NC-3 (Neighborhood Commercial-Moderate Scale) zoning districts.
5. **Public Outreach and Comments.** The Department has received two letters in support, one with 13 signatures from local merchants regarding the proposed project. This correspondence has primarily expressed support for the project. The Department has not received any correspondence expressing opposition 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. **Use.** Planning Code Section 711 and 303.1, state that a Conditional Use Authorization is required for a Formula Retail Use, as defined by Planning Code Section 102.

The Project is seeking a Conditional Use Authorization to establish a Formula Retail Limited Restaurant Use (d.b.a Earthbar) within the NC-2 Zoning District. The proposed Formula Retail use is replacing a similar non-Formula Retail limited-restaurant use (d.b.a Project Juice). Earth bar currently has XX locations. The brand Earthbar merged with Project Juice in 2020, resulting in the proposed use requiring a Conditional Use Authorization.

- B. **Hours of Operation.** Planning Code Section 711 principally permits hours of operation between 6:00 AM – 2:00 AM. A Conditional Use Authorization is required for maintaining hours of operation between 2:00 AM – 6:00AM, for a Formula Retail Use in the NC-2 zoning district.

The proposed hours of operation for Earthbar are 7:00AM – 7:00PM for seven days of the week.

- C. **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 20 feet and 8 inches of frontage on Chestnut Street with the full 20 feet 8 inches devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- D. **Use Size.** Planning Code Section 711 principally permits non-residential uses up to 3,999 square feet in the NC-2 District. Non-residential uses 4,000 square feet or larger require Conditional Use Authorization.

The Project proposes to establish a Formula Retail Use of approximately 800 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 living in the neighborhood. The intensity of existing commercial uses will remain the same because the proposed use provides the same type of services that are currently provided at the Project Site. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood.

- 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 an 800 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 limited-service restaurant does not require any additional tenant improvements. The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

The proposed project is consistent with the stated purposes of NC-2 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

- 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 9 Formula Retail uses out of 47 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 14%. The 9 Formula Retail uses within 300 feet account for approximately 512 feet of lot frontage, out of 2245 feet total for retail uses. The existing concentration of Formula Retail uses frontage within 300 feet of the Project Site is approximately 22.81%. The Project accounts for one retail storefront and approximately 20 feet of lot frontage.

If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 16% while the concentration of lot frontage devoted to Formula Retail uses would increase to 23.70%.

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

Of the 47 occupied retail storefronts within 300 feet of the Project Site, seven (7) 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 existing signage on the front façade. 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 a historic resource. The Project does not propose any alterations (interior and exterior) to the existing historic resource building. 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 is replacing an existing limited-service restaurant use having similar operations. The Project proposes to establish Earthbar, a Formula Retail limited-service restaurant use, to replace Project Juice, a similar use; as the brand Earthbar has merged with Project Juice in 2020. The Project will not have any effect on the existing vacancy rates within the District.

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

The NC-2 zoning District, in which the Project Site is located, is intended 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.

Of the 47 active non-residential spaces within 300 feet of the Project Site, approximately 39 are daily needs-serving uses, which is approximately 83%. The Project would not affect the number of daily need-serving uses or the number of active non-residential spaces since the existing daily needs serving use is

being retained.

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.

The Project proposes to establish a Formula Retail limited-service restaurant use, d.b.a. Earthbar and to retain the existing limited-service restaurant use. The business Earthbar merged with the existing business, Project Juice, in 2020. This Project will continue the existing use to ensure substantial net economic benefits to the neighborhood.

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.

EATING AND DRINKING ESTABLISHMENTS INCLUDE BARS, SIT-DOWN RESTAURANTS, FAST FOOD RESTAURANTS, SELF-SERVICE RESTAURANTS, AND TAKE-OUT FOOD. ASSOCIATED USES WHICH CAN SERVE SIMILAR FUNCTIONS AND CREATE SIMILAR LAND USE IMPACTS INCLUDE ICE CREAM STORES, BAKERIES AND COOKIE STORES. GUIDELINES FOR EATING AND DRINKING ESTABLISHMENTS ARE NEEDED TO ACHIEVE THE FOLLOWING PURPOSES:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

THE REGULATION OF EATING AND DRINKING ESTABLISHMENTS SHOULD CONSIDER THE FOLLOWING:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

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.

The Project retains an existing daily-needs serving use and promotes an active storefront, thereby ensuring the surrounding neighborhood is economically vital. The Project is located along public transportation routes and thus, will not impede traffic and minimizes parking issues.

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 does not propose any external alterations or internal tenant improvements to the existing building, which is a historical resource. The existing building is compatible with the surrounding neighborhood in terms of architectural style and the Project retains the same characteristics.

The Project involves the establishment of a Formula Retail use (d.b.a. Earthbar). 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 preserve an existing commercial storefront and bring other pedestrian traffic into the area. The Project proposes to alter existing signage (2 signs) to reflect the change in name of the business, that is 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:

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

The project site currently has a neighborhood-serving retail use. The Project proposes to retain the existing limited restaurant use, with the same services. The Project would enhance the District by continuing a new Retail Sales and Service (Limited Restaurant) use.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. No façade changes are proposed as existing signage is being replaced in kind. The Project would not impact the existing housing stock in the neighborhood, as the Project Site is currently a retail sales and services use with no residential use.

- C. 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.

- D. 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. The Project is located along Muni bus lines (22 Fillmore, 28 19th Avenue, 30 Stockton).

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

- F. 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.

- G. That landmarks and historic buildings be preserved.

The Project Site contains a building that is a Planning Department Historic Resource Status of 'A'. The proposal does not alter the historic resource building.

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

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

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

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the

health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-003599CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 9, 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 September 9, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: September 9, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail Limited Service Restaurant (d.b.a. **Earthbar**) located at 2234 Chestnut Street, Block 0488A, Lot 014A pursuant to Planning Code Section(s) **711, 303.1 and 303** within the **NC-2 – Neighborhood Commercial, Small Scale** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **August 9, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2021-003599CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 9, 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 **September 9, 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 complement, 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. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

- 9. 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

- 10. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

- 11. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

Operation

- 12. 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.sfpublishworks.org.

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

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

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

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

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and

maintained to prevent any significant noxious or offensive odors from escaping the premises.

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

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

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

- 13. 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.sfpublishworks.org

- 14. 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

- 15. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

- 16. Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 7:00 A.M. to 7:00 P.M.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

earthbar

2234 CHESTNUT STREET
SAN FRANCISCO, CA 94123

rdc.

245 East Third Street
Long Beach, Ca 90802
t 562.638.8000
rdcollaborative.com

PROJECT SUMMARY

BUILDING TYPE:	SPRINKLERED VB - NO CHANGE
USE:	LIMITED RESTAURANT
OCCUPANCY GROUP:	B (UNDER 50 OCCUPANT)
EXISTING S.F. OF SPACE:	800 S.F.
NEW S.F. OF SPACE:	NO CHANGE
NO. STORIES:	1 STORY + ATTIC
BUILDING A.P.N.:	0488A/014A
ZONING:	NC-2
LANDMARKS:	NO
FLOODZONE:	NO

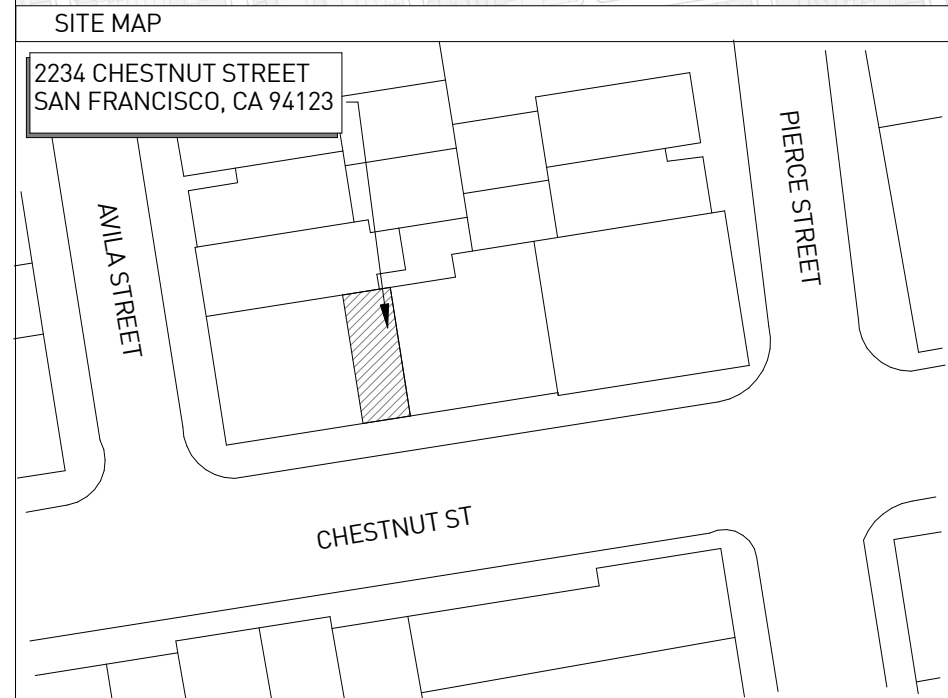
NARRATIVE

THE PROJECT INCLUDES MERGING THE EXISTING STORE, "PROJECT JUICE" WITH "EARTHBAR", CLASSIFIED AS A FORMULA RETAIL USE (THE "PROJECT"). THE PROJECT WOULD NOT INCLUDE RENOVATIONS TO THE INTERIOR OF THE SPACE, ONLY REVISE THE EXISTING SIGNAGE TO REFLECT THE NEW NAME. EVERYTHING ELSE ABOUT THE USE WOULD REMAIN THE SAME, INCLUDING THE MENU AND NUMBER OF EMPLOYEES, WHICH IS CURRENTLY 18.

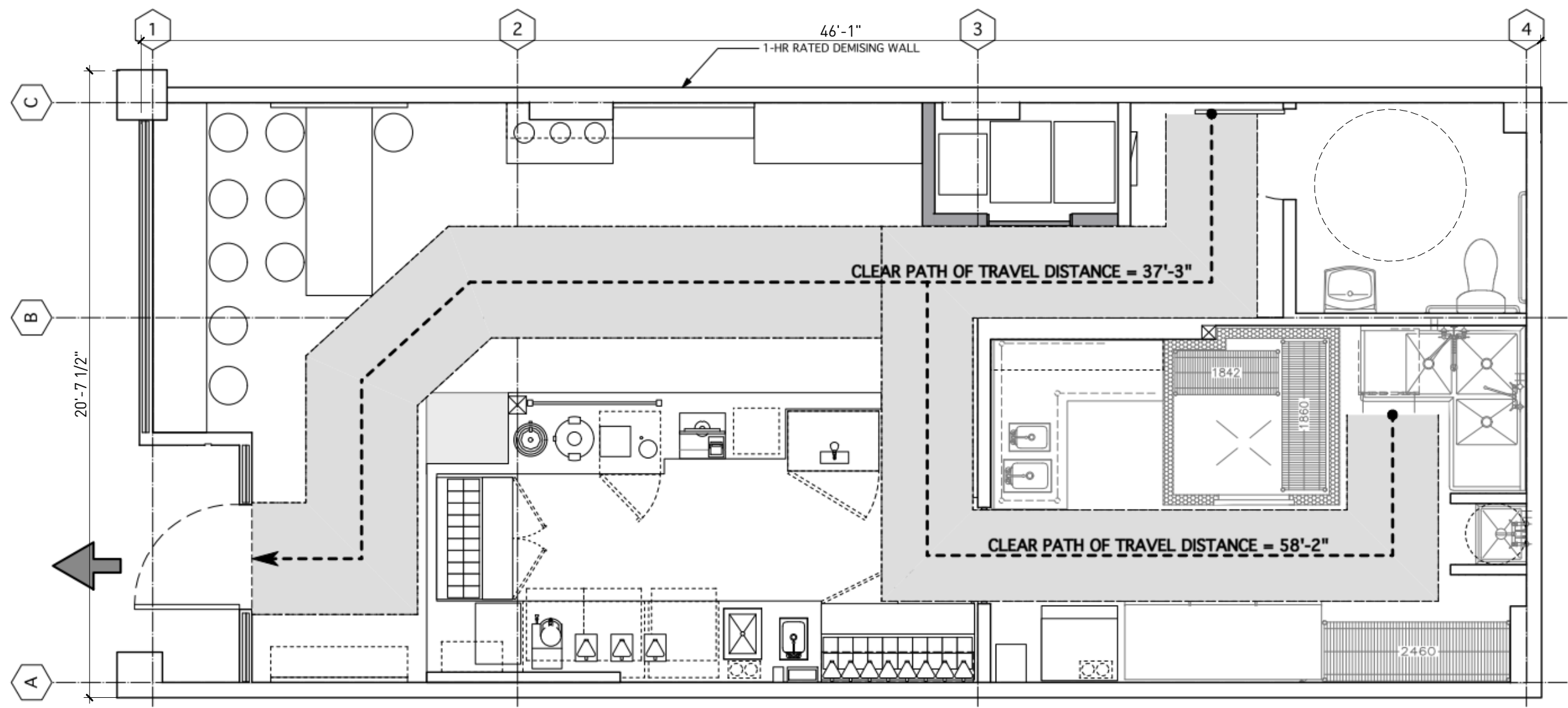
EXISTING USE
LIMITED RESTAURANT

PROPOSED USE
LIMITED RESTAURANT (FORMULA RETAIL)

SCOPE OF WORK
TO ADD FORMULA RETAIL USE TO EXISTING LIMITED RESTAURANT.

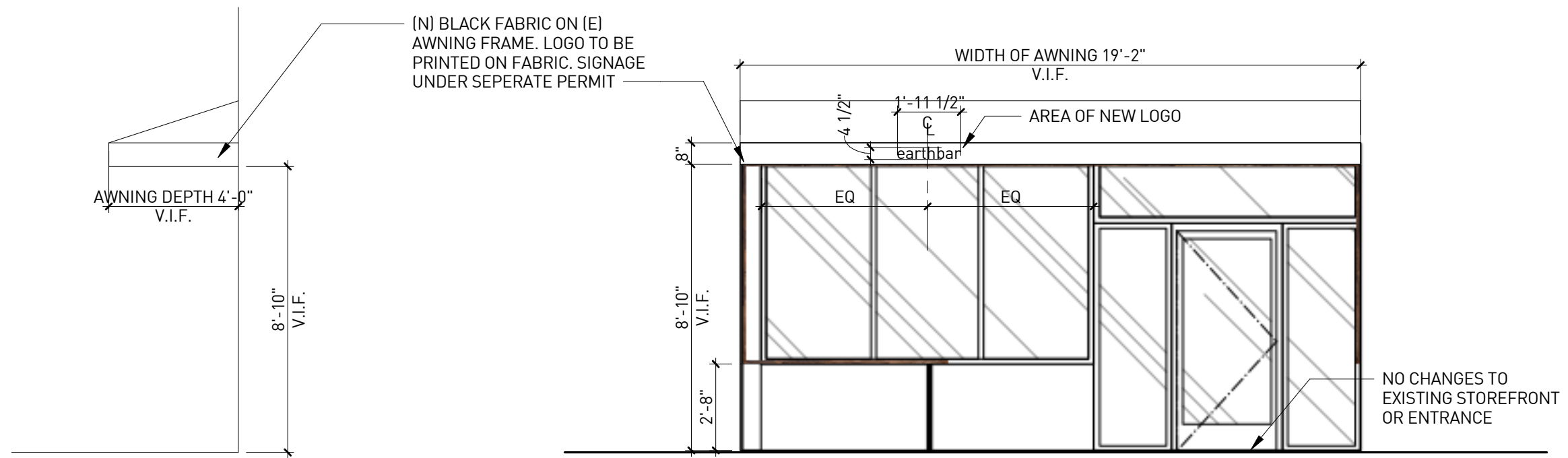


earthbar®



EXISTING AND PROPOSED FLOOR PLAN | 1

1/4" = 1'-0"



EXTERIOR ELEVATION | 1

1/4" = 1'-0"

2234 Chestnut St. - existing and proposed exterior



current



proposed



current



proposed



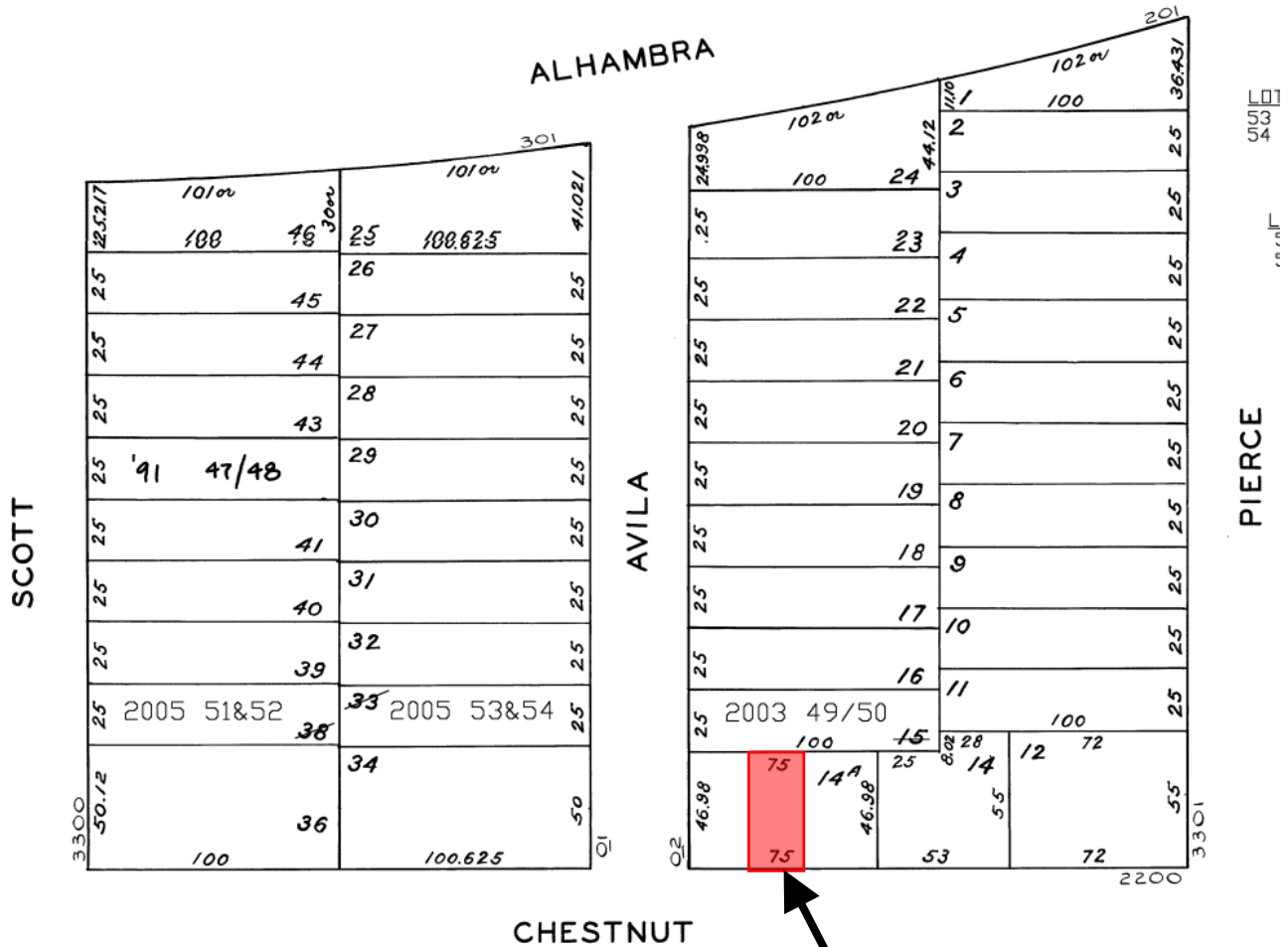
Land Use Information

PROJECT ADDRESS: 2234 CHESTNUT ST
RECORD NO.: 2021-003599PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	800 GSF	No change	800 GSF
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ()	N/A	N/A	N/A
TOTAL GSF	800 GSF	No change	800 GSF
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	N/A	N/A	N/A
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other ()	N/A	N/A	N/A

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	N/A	N/A	N/A
One Bedroom Units	N/A	N/A	N/A
Two Bedroom Units	N/A	N/A	N/A
Three Bedroom (or +) Units	N/A	N/A	N/A
Group Housing - Rooms	N/A	N/A	N/A
Group Housing - Beds	N/A	N/A	N/A
SRO Units	N/A	N/A	N/A
Micro Units	N/A	N/A	N/A
Accessory Dwelling Units	N/A	N/A	N/A

Parcel Map

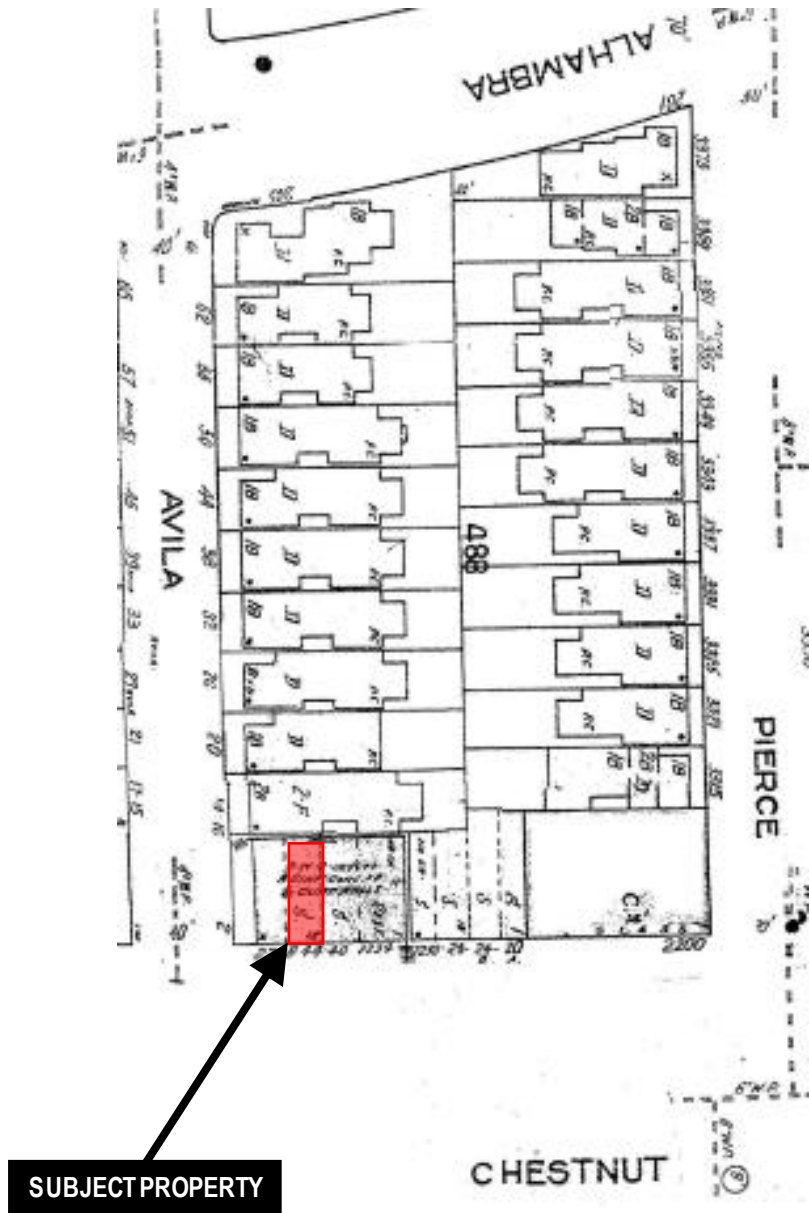


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2021-003599CUA
 Formula Retail Use- Earthbar
 2234 Chestnut Street

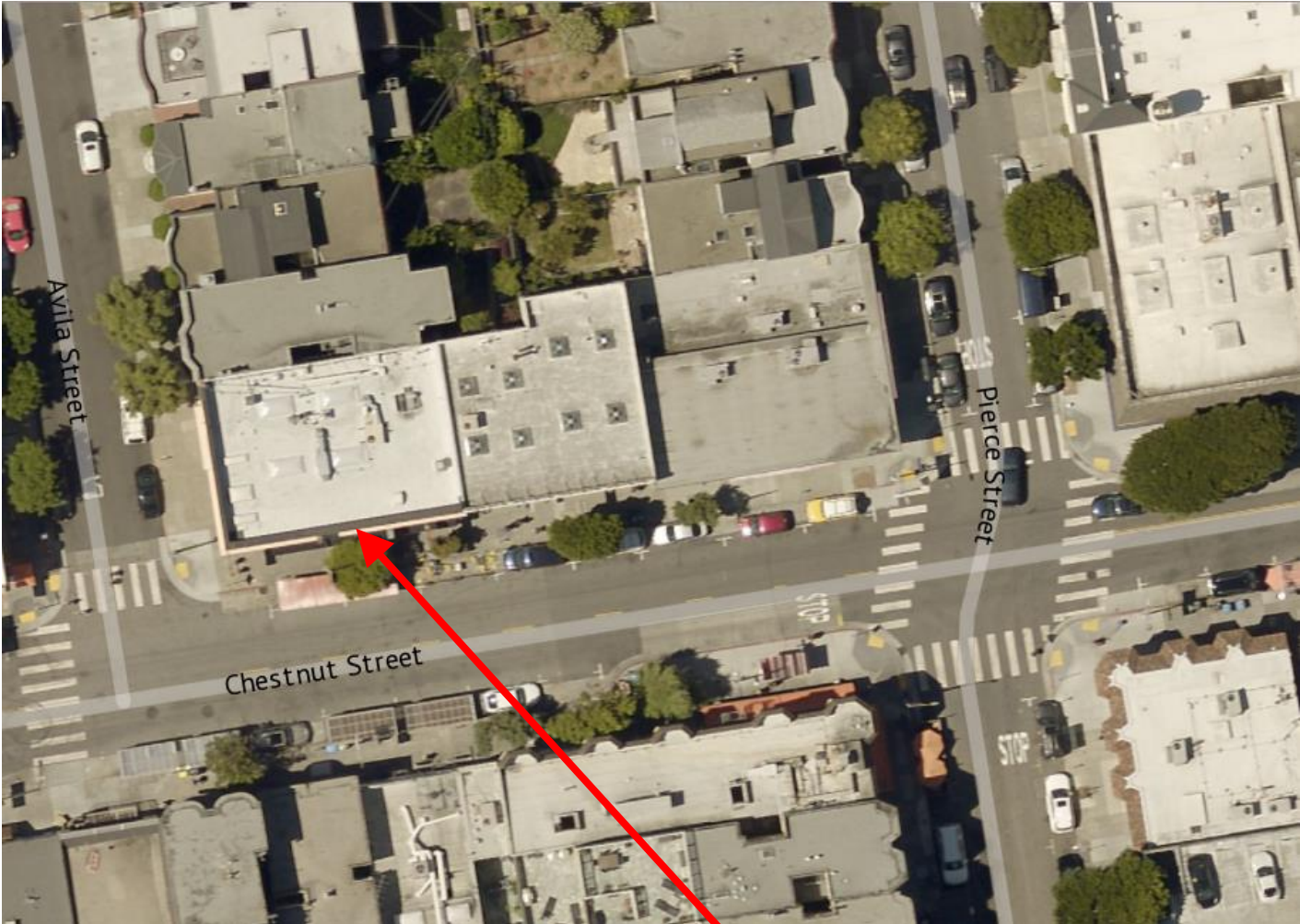
Sanborn Map*



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



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-003599CUA
Formula Retail Use- Earthbar
2234 Chestnut Street

Aerial Photo – View 2

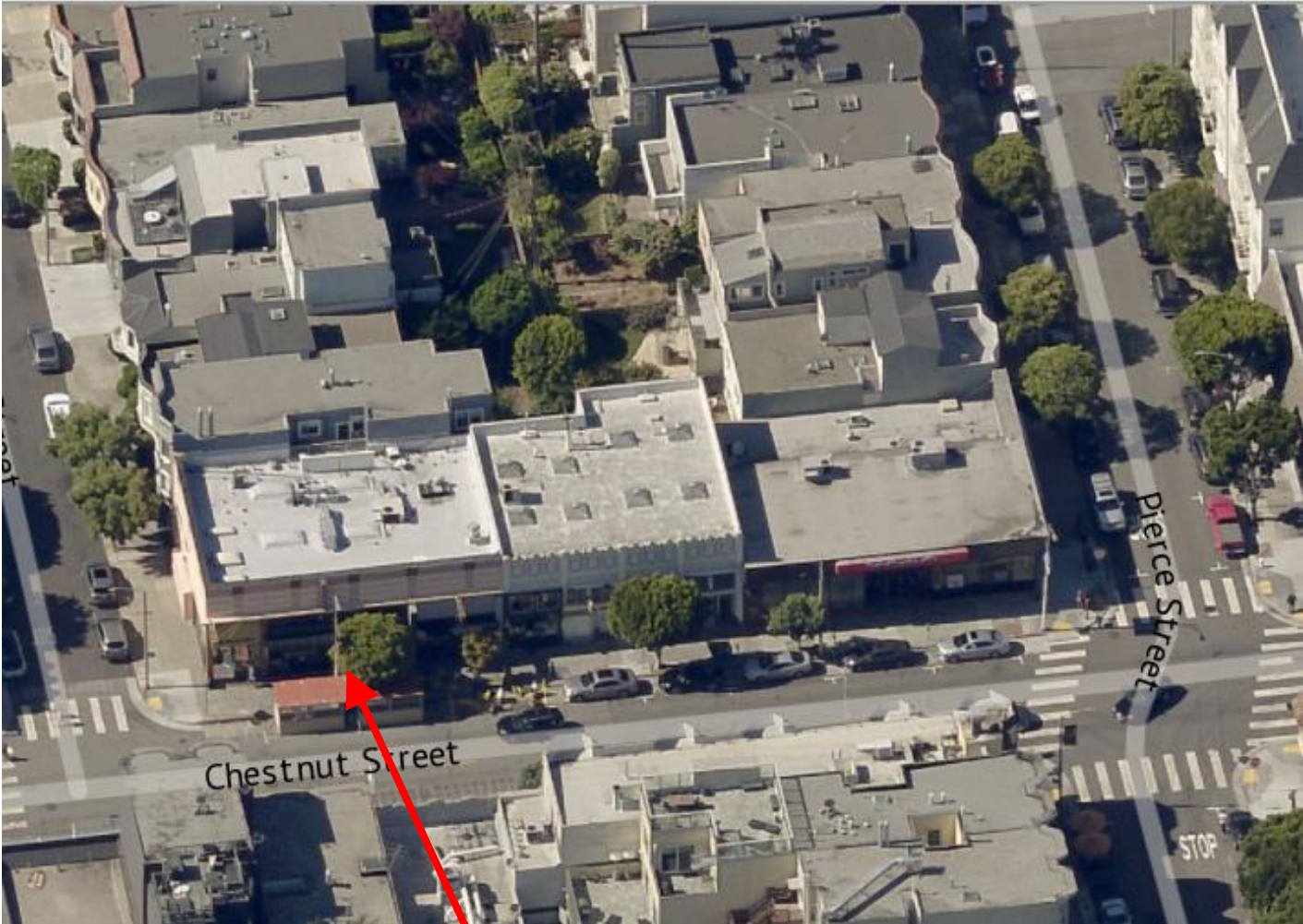


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-003599CUA
Formula Retail Use- Earthbar
2234 Chestnut Street

Aerial Photo – View 3

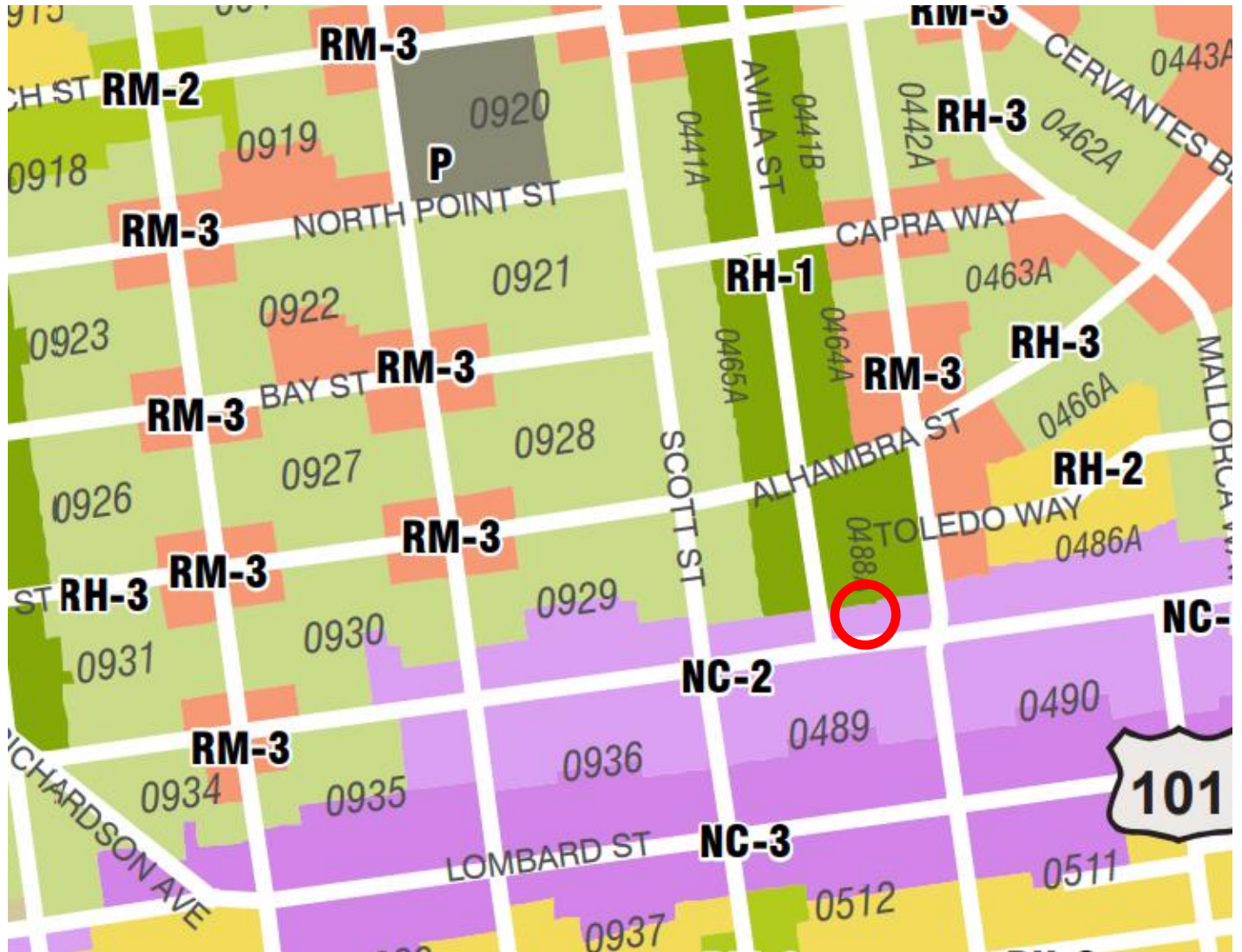


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-003599CUA
Formula Retail Use- Earthbar
2234 Chestnut Street

Zoning Map



Conditional Use Authorization
Case Number 2021-003599CUA
Formula Retail Use- Earthbar
2234 Chestnut Street

Site Photo



Conditional Use Authorization
Case Number 2021-003599CUA
Formula Retail Use- Earthbar
2234 Chestnut Street



KM Planning Strategy
Kate McGee
kate@kmplanningstrategy.com

August 31, 2021

Delivered Via Email (ryan.balba@sfgov.org and kalyani.agnihotri@sfgov.org)

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

Re: 2234 Chestnut Street – Earthbar
Planning Case Number: 2021-003599CUA
Hearing Date: September 9, 2021

Dear President Koppel and Commissioners:

KM Planning Strategy represents Earthbar, LLC (“Earthbar”), the Project Sponsor of the proposed Earthbar store at 2234 Chestnut Street (the “Project”). The proposed conversion of Project Juice, LLC (“Project Juice”) to Earthbar is the result of the companies merge in 2020; the only changes to the store are related to the name and signage – everything else is expected to remain the same including the staff, menu items, interior layout, and exterior façade. The Project proposes to simply continue the existing limited restaurant use, providing fresh juice and light meals. The Project requires Conditional Use approval for a formula retail use.

Project Benefits

The Project will benefit the community by providing healthy foods, employing local residents, and occupying retail space in a neighborhood commercial corridor. Local merchants and customers are in support of Earthbar.

- **Providing healthy food opportunities for the local community.** Earthbar will continue to serve the health and wellness products that are currently being served to the community under the Project Juice name.
- **Activating a retail location on a commercial corridor.** In 2020, Project Juice merged with Earthbar. Because Earthbar is considered formula retail and requires conditional use authorization to continue at the subject property, approval for the formula retail use here will allow the retail space to continue to be occupied.
- **Retaining jobs.** Earthbar seeks to retain the existing Project Juice workforce of 18 employees.
- **Neighbor and Merchant Support.** The proposal has received support from neighbors and merchants alike. 28 people representing 22 stores on Chestnut Street within 3

blocks of the store location have signed in support of Earthbar. In addition, 18 customers have signed a petition in support of Earthbar, see attached.

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. 14% of stores in the vicinity are formula retail and there are no other juice shops in the area. The Project is contained within a 1-story corner building constructed in 1972 with 3 commercial spaces and the project sponsor seeks to retain the existing interior and exterior elements and simply change the sign to reflect the new name. There is a 25% vacancy rate in the area; the project seeks to retain the occupancy of the subject retail location.

Conclusion

Project Juice on Chestnut Street first opened its doors in 2018 and has been community - focused ever since. At their grand opening, they donated 100% of their proceeds to Movemeant Foundation, a non-profit organization headquartered in San Francisco that is committed to unlocking self-confidence and body positivity in women. They have also partnered with local vendors and businesses to help promote the prosperity of their neighbors. Earthbar looks forward to continuing these local efforts that foster community, save jobs, and empower wellbeing. For these reasons, we respectfully request that you approve the Project.

Sincerely,

KM Planning Strategy



Kate McGee

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
Ryan Balba, Project Planner

Outreach Summary: Merchant Support

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.


Business	Contact Name	Address	Email
BUCK masah	Kwame Grant	2220 Chestnut St	Kwamegrant@yahoo.com
Project Juice		2231 Chestnut	
Kira Rayona		2231 Chestnut	krayona98@gmail.com
San Francisco Optics	Jorge	2248 Chestnut	leonjorgejr@gmail.com
ARLENS CLEANERS		2017 CHESTNUT	

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.

Business	Contact Name	Address	Email
Paper Source	Sarah Medley	2061 Chestnut Street, SF 94123	sarah.medley63@gmail.com
Paper Source	Kena Selkowitz	2061 Chestnut Street, SF CA 94123	
Y&I	Jessica Cortez	2101 Chestnut SF, CA	Jessica@shapelandi
Susie Cakes	Lindsay MacDonald	2109 Chestnut	gmcn@susiecakes.com
Susie Cakes	Genevieve Smithson	2109 Chestnut	genevieve@y2hoo.com

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.

Business	Contact Name	Address	Email
Roark SF	Edan Winkler	2185 Chestnut St	support@roark.com
BENEFIT	LEAH LORTON	2219 CHESTNUT ST	michelle.w@benefitcosmetics.com
Books Inc.	Chris Hsiang	2251 Chestnut	chsiang@booksinc.net

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.

Business	Contact Name	Address	Email
SunglassHut	Perla Molina (OR) Megan	2128 Chestnut St	
Over the Moon	Sam	2144 Chestnut St	
Blackwood	Fifa	2150 Chestnut st.	
City Optiy	Tara	2151 Chestnut St	
ei home	Eric	2176 Chestnut St.	

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.

Business	Contact Name	Address	Email
Zebinaails	Dung Nguyen	2032 Chestnut Street	zebinails@gmail.com
The Woodbridge	Ashley Melamed	2072 Chestnut St.	TheWoodbridgesalon@gmail.com
American Giant	Elijah Gringle	2076 Chestnut St.	elijah@american-giant.com
Peet's Coffee		2080 Chestnut St.	
Pottery Barn	A. Stephenson	2100 Chestnut St	astephensan1@WSQC.com

earthbar®

Local Merchants Support Earthbar!

Yes, I support bringing Earthbar to the neighborhood.

In 2020 Project Juice merged with Earthbar. Earthbar is a company that focuses on holistic health supply and plans to sell juice and vitamins to our neighbors, much like Project Juice has over the years. As a manager/business owner in the neighborhood, I believe that Earthbar will support our local businesses and provide a need for the local community.

Business	Contact Name	Address	Email
Marine Layer	Hunter Brianis	2106 Chestnut St	chestnut@marinelayer.com
	Ricardo Arroniz	2120 Chestnut	ricardoarroniz@gmail.com
	Alex Carrvajal	2120 Chestnut	carrvajalalex@gmail.com
	Jonathan Garcia	2120 Chestnut	JonathanGarciajr1999@gmail.com
TwoSkirtsSF	Kyla Heckelman	2124 Chestnut	info@twoskirtsf.com

Outreach Summary: Customer Petition

We Support the Conversion of Project Juice to Earthbar!

On September 9, 2021, Earthbar, which is considered formula retail, will request conditional use authorization from the Planning Commission to continue the retail use at 2234 Chestnut Street.

Allowing Project Juice to become one with Earthbar means that we will be able to keep our vision of holistic wellness alive in the Marina. Earthbar will introduce a more expansive line of health and wellness products while the team, mission, and favorite menu items of Project Juice will remain the same. Signing this petition will save jobs and keep an active storefront which radiates positivity into our community.

Together, Earthbar and Project Juice are stronger. The companies carry the same principles of empowering wellbeing, but allow Project Juice to dream bigger and do better.

Please sign this petition to allow Project Juice to continue supporting the wellness journey of our community and team members through Earthbar.

Yes, I support bringing Earthbar to the neighborhood.

Name	Email	Phone Number
Lee A.	theleeefrancis@gmail.com	202-567-8669
Jeremy	jeremygarc784@gmail.com	415-323-9017
Sam S	Sam.Sherman_22@seahs.org	415-650-640
Teagan Ramirez	teaganramirez@gmail.com	925-470-5920
Micah Alcorn	mail@micahalcorn.com	(405) 818-2257
Krista Ann		
Zaphod Beeblebrox	zaphod@fatchicksinpartyhats.com	
Isabel Shuppard	isabelshuppard@gmail.com	415-441-2552
Adelaide Brown	22abram@snccp.edu	415-535-3765
Ali Rouhi	alrouhi3@yahoo.com	203 400-7541
Kevin Tazawa	ktazawa@me.com	847 471 1736

We Support the Conversion of Project Juice to Earthbar!

On September 9, 2021, Earthbar, which is considered formula retail, will request conditional use authorization from the Planning Commission to continue the retail use at 2234 Chestnut Street.

Allowing Project Juice to become one with Earthbar means that we will be able to keep our vision of holistic wellness alive in the Marina. Earthbar will introduce a more expansive line of health and wellness products while the team, mission, and favorite menu items of Project Juice will remain the same. Signing this petition will save jobs and keep an active storefront which radiates positivity into our community.

Together, Earthbar and Project Juice are stronger. The companies carry the same principles of empowering wellbeing, but allow Project Juice to dream bigger and do better.

Please sign this petition to allow Project Juice to continue supporting the wellness journey of our community and team members through Earthbar.

Yes, I support bringing Earthbar to the neighborhood.

Name	Email	Phone Number
J. GRASSO	JMGRASSO87@GMAIL.COM	(781)249-3195
Kira R	Krugonug@mac.com	
Jeremy Nolan	Jeremy.nolan415@gmail.	(415)-279-6083
Erim O'Connor	eoconnor11@gmail.com	
Isabella Barro	iza.monserrat@gmail.com	
Ana R.	pargas-10@hotmail.com	
Stephanie Logan	peaceloveon@yahoo.com	4154078969