



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 19, 2013

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San Francisco,
CA 94103-2479

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Date: September 12, 2013
Case No.: **2013.0914C**
Project Address: **4850 GEARY BOULEVARD**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1444/023
Project Sponsor: Ahmad Ghaderi (agent)
A & S Engineering, Inc.
28405 Sand Canyon Rd., Suite "B"
Canyon Country, CA 91387
Northwest Dealerco Holdings, LLC
Contact: David Delrahim
30343 Canwood Street, #200
Agoura Hills, CA 91301
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 703.4, 703.3, 303(c), 303(i), 229(b), 178(e)(2) to establish a Formula Retail Use and to allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to establish a Formula Retail Use (d.b.a. 7-Eleven) in a vacant food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76). The approximately 1,850 square-foot 7-Eleven store will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms.

On October 14, 2010, the Planning Commission authorized Conditional Use under Motion No. 18196 (Case No. 2010.0414C) to convert the automobile service station to an automobile gas station by eliminating the lube service bays and expanding the existing food mart (affiliated with Park Presidio 76) at this location. The current proposal to add a Formula Retail Use and allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel also requires Conditional Use authorization to modify the conditions of the prior Conditional Use authorization.

SITE DESCRIPTION AND PRESENT USE

The Project Site at 4850 Geary Boulevard is on the northeast corner of Geary Boulevard and Funston Avenue; Assessor's Block 1444; Lot 023. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 10,750

square-feet (107.50 feet wide by 100 feet deep) in size. An existing automobile gas station (d.b.a. Park Presidio 76) with an approximately 1,850 square-foot vacant food mart space is located on the subject lot. The automobile gas station is temporarily closed undergoing renovations filed under separate permits which allowed the conversion of the automobile service station to an automobile gas station.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located within the Inner Richmond Neighborhood. The majority of the surrounding development consists of two-to-four story residential over ground floor commercial buildings with a few one-story commercial buildings within this portion of the NC-3 Zoning District. Generally, the commercial establishments characterizing this portion of Geary Boulevard include a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments. Some of the existing commercial establishments on the subject and opposite blocks include Tani Sushi, B & B Discount, Toy Shop - The Toyota Specialist Cosmetic and Family Dentistry, Sleep Train Mattress Center, Bay Area Diabetes Supply Center, and Pacifisia Realty Rental. On Funston and 12th Avenues running north and south of the project site, there are primarily three-story residential buildings and Park Presidio Boulevard within the RM-1 (Residential, Mixed, Low-Density) Zoning District.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 30, 2013	August 28, 2013	22 days
Posted Notice	20 days	August 30, 2013	August 30, 2013	20 days
Mailed Notice	20 days	August 30, 2013	August 30, 2013	20 days

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of September 12, 2013, the Department received one phone call from a neighbor in opposition to the proposed project, indicating that he preferred that the automobile service station not have been converted to an automobile gas station, and if there was an intent for the formula retail d.b.a. 7-Eleven to occupy the expanded food mart space, it should have been requested for in the previous Conditional Use application.

ISSUES AND OTHER CONSIDERATIONS

- The Formula Retail Use “7-Eleven” is a convenience store established 86 years ago in 1927, and has more than 50,900 stores in 16 countries, of which nearly 10,200 are in North America.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 703.4, 703.3, 303(c), 303(i), 229(b), 178(e)(2) of the Planning Code to establish a Formula Retail Use (d.b.a. 7-Eleven) in a vacant food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76) and to allow the sale of beer and wine at an establishment that sells motor vehicle fuel within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant food mart space located within an existing automobile gas station which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. The proposed project would not significantly affect existing traffic patterns since the proposed project is to replace a vacant food mart space (previously intended to be operated by Park Presidio 76) with a formula retail store d.b.a. 7-Eleven which will provide similar retail goods and services. Although the proposed 7-Eleven store is within close proximity to an existing 7-Eleven store located at 5100 Geary Boulevard, the proposed 7-Eleven store is located in an establishment that sells motor vehicle fuel and will be among four other automobile gas/service stations with food marts widely dispersed along the Geary Boulevard corridor. The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business (which replaces a similar business which will offer both daytime and evening food and retail services) in the area. The proposed project will provide job opportunities to the City by employing approximately 14 people.
 - b) The proposed project is a neighborhood-serving use which residents can access not only by automobile, but by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-3 Zoning District.

RECOMMENDATION: Approval with Conditions
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- Attachments:**
Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context Photographs
Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

Exhibits above marked with an "X" are included in this packet

SMY

Planner's Initials

SMY: C:\4850 Geary Boulevard summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

HEARING DATE: SEPTEMBER 19, 2013

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Staff Contact: Sharon M. Young – (415) 558-6346
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 703.4, 703.3, 303(c), 303(i), 229(b), 178(e)(2) TO ESTABLISH A FORMULA RETAIL USE (D.B.A. 7-ELEVEN) IN A VACANT FOOD MART SPACE LOCATED AT 4850 GEARY BOULEVARD WITHIN AN EXISTING AUTOMOBILE GAS STATION (D.B.A. PARK PRESIDIO 76) AND TO ALLOW THE RETAIL SALE OF BEER AND WINE AT AN ESTABLISHMENT THAT SELLS MOTOR VEHICLE FUEL WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 10, 2013, Ahmad Ghaderi (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at **4850 Geary Boulevard, Lot 023 in Assessor's Block 1444** (hereinafter "Subject Property"), to establish a Formula Retail Use (d.b.a. 7-Eleven) in a vacant approximately 1,850 square-foot food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76) and to allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District, in general conformity with plans submitted July 5, 2013, and labeled "Exhibit B" (hereinafter "Project"). The current proposal to add a Formula Retail Use and allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel also requires Conditional Use

authorization to modify the conditions of a prior Conditional Use authorization under Motion No. 18196 (Case No. 2010.0414C).

On **September 19, 2013**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2013.0914C**.

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

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 requested in Application No. 2013.0914C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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. **Site Description and Present Use.** The Project Site at 4850 Geary Boulevard is on the northeast corner of Geary Boulevard and Funston Avenue; Assessor's Block 1444; Lot 023. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 10,750 square-feet (107.50 feet wide by 100 feet deep) in size. An existing automobile gas station (d.b.a. Park Presidio 76) with an approximately 1,850 square-foot vacant food mart space is located on the subject lot. The automobile gas station is temporarily closed undergoing renovations filed under separate permits which allowed the conversion of the automobile service station to an automobile gas station.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Richmond Neighborhood. The majority of the surrounding development consists of two-to-four story residential over ground floor commercial buildings with a few one-story commercial buildings within this portion of the NC-3 Zoning District. Generally, the commercial establishments characterizing this portion of Geary Boulevard include a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments. Some of the existing commercial establishments on the subject and opposite blocks include Tani Sushi, B & B Discount, Toy Shop - The Toyota Specialist Cosmetic and Family Dentistry, Sleep Train Mattress Center, Bay Area Diabetes Supply Center, and Pacifisia Realty Rental. On Funston and 12th Avenues running north and south of the project site, there are primarily three-story residential buildings and Park Presidio Boulevard within the RM-1 (Residential, Mixed, Low-Density) Zoning District.
4. **Project Description.** The proposal is a request for Conditional Use Authorization pursuant to Planning Code Sections 703.4, 703.3, 303(c), 303(i), 229(b), 178(e)(2) to establish a Formula Retail Use and to allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to

establish a Formula Retail Use (d.b.a. 7-Eleven) in a vacant food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76). The approximately 1,850 square-foot 7-Eleven store will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms.

On October 14, 2010, the Planning Commission authorized Conditional Use under Motion No. 18196 (Case No. 2010.0414C) to convert the automobile service station to an automobile gas station by eliminating the lube service bays and expanding the existing food mart (affiliated with Park Presidio 76) at this location. The current proposal to add a Formula Retail Use and allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel also requires Conditional Use authorization to modify the conditions of the prior Conditional Use authorization.

5. Issues and Other Considerations.

- The Formula Retail Use “7-Eleven” is a convenience store established 86 years ago in 1927, and has more than 50,900 stores in 16 countries, of which nearly 10,200 are in North America.

6. **Public Comment.** As of September 12, 2013, the Department received one phone call from a neighbor in opposition to the proposed project, indicating that he preferred that the automobile service station not have been converted to an automobile gas station, and if there was an intent for the formula retail d.b.a. 7-Eleven to occupy the expanded food mart space, it should have been requested for in the previous Conditional Use application.
7. **Use District.** The project site is within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District. The NC-3 District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

A diversified commercial environment is encouraged for the NC-3 Neighborhood Commercial District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

8. **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 within the NC-3 Zoning District.** Planning Code Section 703.4 allows for the establishment of formula retail uses within any Neighborhood Commercial District by Conditional Use authorization.

A Formula Retail Use is defined under Planning Code Section 703.3 as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark.

The current proposal is to allow the establishment of a Formula Retail Use (d.b.a. 7-Eleven, a convenience store) in an approximately 1,850 square foot vacant food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76).

- B. **Modification of Prior Conditional Use Authorization.** Planning Code Section 178(e)(2) allows a permitted conditional use to be changed to another use upon approval of a new conditional use application.

On October 14, 2010, the Planning Commission authorized Conditional Use under Motion No. 18196 (Case No. 2010.0414C) to convert the automobile service station to an automobile gas station by eliminating the lube service bays and expanding the food mart (affiliated with Park Presidio 76) at the project site. The current proposal to add a Formula Retail Use and allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel also requires Conditional Use authorization to modify the conditions of the prior Conditional Use authorization.

- C. **Establishments that Sell Beer or Wine with Motor Vehicle Fuel.** Planning Code Section 229(b) requires Conditional Use authorization for an establishment that proposes to sell retail beer or wine concurrently with motor vehicle fuel.

The proposed 7-Eleven store intends to sell retail beer and/or wine concurrently with motor vehicle fuel with Alcohol Beverage License Type 20 (off-sale beer and wine) and will be subject to the Condition of Approval #14. Prior to the expansion, the previous food mart with approximately 450 square feet of floor area (affiliated with Park Presidio 76), had not sold retail beer and/or wine concurrently with motor vehicle fuel.

- D. **Use Size Limits.** Section 121.2 establishes size limits on non-residential use sizes in the NC-3 Zoning District. Under Planning Code Section 712.21, Conditional Use authorization is required for any non-residential use that meets or exceeds 6,000 square feet.

The proposed formula retail use, with approximately 1,850 square feet of floor area, is within the principally permitted use size limitations.

- E. **Hours of Operation.** Section 712.27 of the Planning Code imposes no limits on the hours of operation.

The proposed hours of operation of the 7-Eleven store are 24 hours a day, seven days a week. The proposed hours of operation of the 7-Eleven store are the same as the existing automobile gas station.

- F. **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.

Approximately 63% (34 feet) of the street frontage of the vacant food mart space (exclusive of the walk-in cooler horizontal extension) on Geary Boulevard and approximately 41% (11 feet) on Funston Avenue is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- G. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires off-street parking for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial space (food mart), with approximately 1,850 square feet in floor area, does not require any off-street or loading parking spaces.

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

9. **Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) 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 proposed project is to allow the establishment of a Formula Retail Use (d.b.a. 7-Eleven) to occupy a vacant expanded food mart space which was previously intended to be affiliated with the automobile gas station Park Presidio 76. The proposed project will replace a similar but smaller convenience store use which existed on the project site. A change in signage to the vacant food mart space is proposed, with no additional storefront modifications or expansion to the existing building envelope. According to the project sponsor, the proposed project is compatible with the neighborhood because the food mart was a previously approved operation on the project site and the main change in the current proposal and operation is only the name of the operation from simply a "food mart" to "7-Eleven" which will only require a change in sign copy. The proposed project will not simply be a

food mart, but will also include the sale of gasoline products and provide a "one-stop" shop in the neighborhood. Furthermore, the project sponsor indicated that the proposal is desirable since the operator of the facility has been in management of this facility for a number of years and having a name brand food mart operation such as 7-Eleven in conjunction with a name brand gasoline supplier 76 will provide quality management, products, and operation for its customers.

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

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

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. No additional interior or exterior tenant improvements or expansion of the existing building (food mart space) is proposed. A change in sign copy is proposed to the vacant food mart space to rebrand it to "7-Eleven".

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

The 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 elsewhere as it is anticipated that patrons of the proposed formula retail food mart will most likely arrive at the property for gasoline or would be local residents. In addition, there are off-street parking spaces on the Project Site and on-street parking in front of the subject property and in the surrounding neighborhood.

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

No significant noxious or offensive emissions such as noise, glare, dust, or odor are expected to be produced by the proposed project from its operation and will be subject to the Conditions of Approval #8 through #14.

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

Seven off-street parking spaces will be provided on the project site. There will be no addition of loading facilities, open space or service areas. Exterior and interior modifications to renovate the automobile gas station were filed under separate permits. All Project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed 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.

- ii. 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 Zoning District in that the intended use is a neighborhood-serving business and also a business which would serve a wider trade area.

10. **Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in **Section 303(i)** in addition to the criteria set forth in Section 303(c):

- (1) The existing concentrations of formula retail uses within the Neighborhood Commercial District;

There are many existing formula retail uses within the NC-3 Zoning District along the Geary Boulevard commercial corridor. Based on a recent survey completed in February 2013 (conducted for the Grocery Outlet proposed on 6333 Geary Boulevard for the June 6, 2013 Planning Commission hearing under Case No. 2013.0020C), there were 33 existing commercial establishments which qualify as formula retail uses west of the project site between Park Presidio Boulevard and the Great Highway. Some of these formula retail uses within close proximity to the project site include 7-Eleven store (5100 Geary Boulevard between 15th & 16th Avenue, not located on an automobile gas station site), Jack In the Box, Peet's Coffee & Tea, Walgreens, Domino's Pizza, Ross Dress for Less, Cigarettes Cheaper, and Benjamin Moore Paints. Planning Department staff also conducted a cursory survey of the formula retail uses east of the project site along Geary Boulevard between Park Presidio Boulevard and Arguello Boulevard. There are approximately 17 commercial establishments that qualify as formula retail uses. Some of the existing formula retail uses include Wells Fargo, Office Max, Chevron, Enterprise, Toyota, Kragen Auto Parts, Burger King, Hertz Car Rental, KFC, Taco Bell, Midas, Citibank, Shell, Jack in the Box, Lamps Plus, Sherwin-Williams Paints, and Sleep Train Mattress Center.

- (2) The availability of other similar retail uses within the Neighborhood Commercial District;

There are 12 markets (some providing convenience goods and services) west of the project site along Geary Boulevard (G&G Produce, Royal Market & Bakery, Richmond Produce Market, Evergreen Market, Martell's Liquor and Grocery, Israel's Strictly Kosher Market, New World Market, Gastronom Russian Deli, Thom's Natural Foods, Liberty Market, Seakor European Delicatessen, Hollywood Market (liquor, deli, and convenience store), Grocery Outlet, and 7-Eleven (5100 Geary Boulevard). There are four other markets east of the project site along Geary Boulevard which include State Market, First Korean Market, Moderna Fine Wine & Spirits, and Farmer's Market. There are four existing automobile gas/service stations with food marts in operation between Arguello Boulevard and 38th Avenue: an automobile gas station with a food mart d.b.a Chevron located on the corner block on Arguello Boulevard & Geary Boulevard, automobile service station

with food mart d.b.a. Shell located on the corner block of 9th Avenue and Geary Boulevard, automobile service station with food mart d.b.a. Chevron located on the corner of 24th Avenue and Geary Boulevard, and Unocal 76 automobile service station with food mart located on the corner of 38th and Geary Boulevard.

- (3) The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District;

The proposed project will not involve additional modifications to the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope. Only a change in sign copy is proposed for the vacant food mart space to "7-Eleven".

- (4) The existing retail vacancy rates within the Neighborhood Commercial District;

There are few vacant commercial spaces within the Neighborhood Commercial District along the Geary Boulevard corridor. Based on the recent formula retail survey, there are currently eight vacant ground floor commercial spaces between the 5000 and 5800 block of Geary Boulevard within this portion of the NC-3 Zoning District.

- (5) The existing mix of City-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District;

The proposed formula retail use will complement the mix of goods and services currently available within this portion of the NC-3 Zoning District, which include a mixture of a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments.

11. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complementary to the types of uses characterizing this portion of the NC-3 Zoning District, which includes a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments.

OBJECTIVE 2:

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

Policy 1:

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

The proposed project would retain an existing commercial activity use (food mart) which existed on the project site.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

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

Policy 4:

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

The proposed project will be accessible to all residents in this portion of the NC-3 Zoning District.

Policy 9:

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

The proposed project would not significantly affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a similar food mart use which previously existed on the project site. Many patrons would be able to walk from their residences or places of employment or purchase their convenience goods concurrently with motor vehicle fuel. In addition, there are seven off-street parking spaces provided on the project site.

12. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will preserve and enhance existing neighborhood-serving retails uses by occupying a vacant food mart space with a retail convenience store and providing a source of employment for neighborhood residents. The proposed food mart will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms. The proposed project will provide job opportunities to the City by employing approximately six full-time and eight part-time employees.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing food mart use in the area. Existing housing will not be affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

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

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

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

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

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

13. 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.

14. 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 Application No. 2013.0914C** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. XXXXX. 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.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on September 19, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a Formula Retail Use (d.b.a. 7-Eleven) in a vacant food mart space located within an existing automobile gas station (d.b.a. Park Presidio 76) and to allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel located at 4850 Geary Boulevard in Assessor's Block 1444, Lot 023, pursuant to Planning Code Sections 703.4, 703.3, 303(i), 303(c), 229(b), and 178(e)(2) within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2013.0914C and subject to conditions of approval reviewed and approved by the Commission on September 19, 2013, 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.

The approximately 1,850 square-foot 7-Eleven store will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms. On October 14, 2010, the Planning Commission authorized Conditional Use under Motion No. 18196 (Case No. 2010.0414C) to convert the automobile service station to an automobile gas station by eliminating the lube service bays and expanding the existing food mart (affiliated with Park Presidio 76) at this location. The current proposal to add a Formula Retail Use and allow the retail sale of beer and wine at an establishment that sells motor vehicle fuel also requires Conditional Use authorization to modify the conditions of the prior Conditional Use authorization.

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 19, 2013 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. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

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

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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** 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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
10. **Noise Control.** 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 with the 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 the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org
11. **Odor Control.** 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 415-575-6863, www.sf-planning.org
12. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community

liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

13. **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.

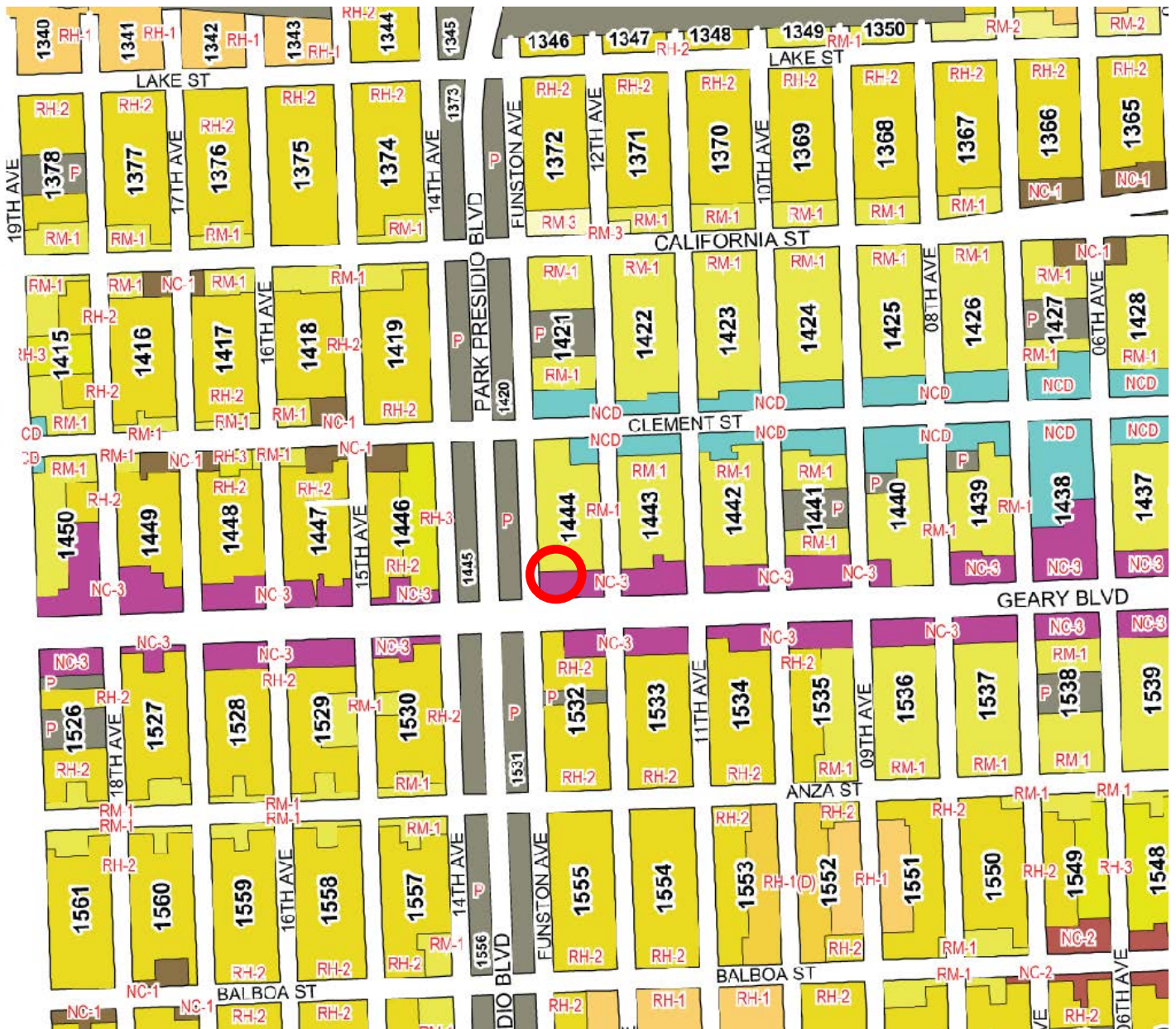
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

14. **Conditions for Establishments that Sell Beer or Wine Concurrent with Motor Vehicle Fuel.** The following conditions are applicable to the proposed food mart establishment at which the concurrent sale of motor vehicle fuel and beer or wine occurs:

- a. No beer or wine shall be displaced within five feet of the cash register or the front door unless it is in a permanently affixed cooler;
- b. No advertisement of alcoholic beverages, including beer and wine, shall be displayed at motor fuel islands;
- c. No sale of beer or wine shall be made from a drive-in window;
- d. No display or sale of beer or wine shall be made from an ice tub;
- e. No self-illuminated advertising for beer or wine shall be located on buildings or windows;
- f. Employees on duty between the hours of 10:00 p.m. and 2:00 a.m. who sell beer or wine shall be at least 21 years of age;
- g. No alcoholic beverages, other than beer and wine, shall be sold at any time;
- h. No beer or wine shall be sold for consumption on the premises;
- i. The permittee shall comply with all State statutes, rules and regulations relating to the sale, purchase, display, possession and consumption of alcoholic beverages;
- j. The permittee shall comply with all local statutes, rules and regulations;
- k. The permittee shall not operate the establishment in a manner which presents a nuisance, as defined in California Civil Code Sections 3479 and 3480;
- l. The City may impose sanctions, including suspension or revocation of the conditional use permit, for violation of any of the terms or conditions of the conditional use permit.

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

Zoning Map



Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard

Parcel Map

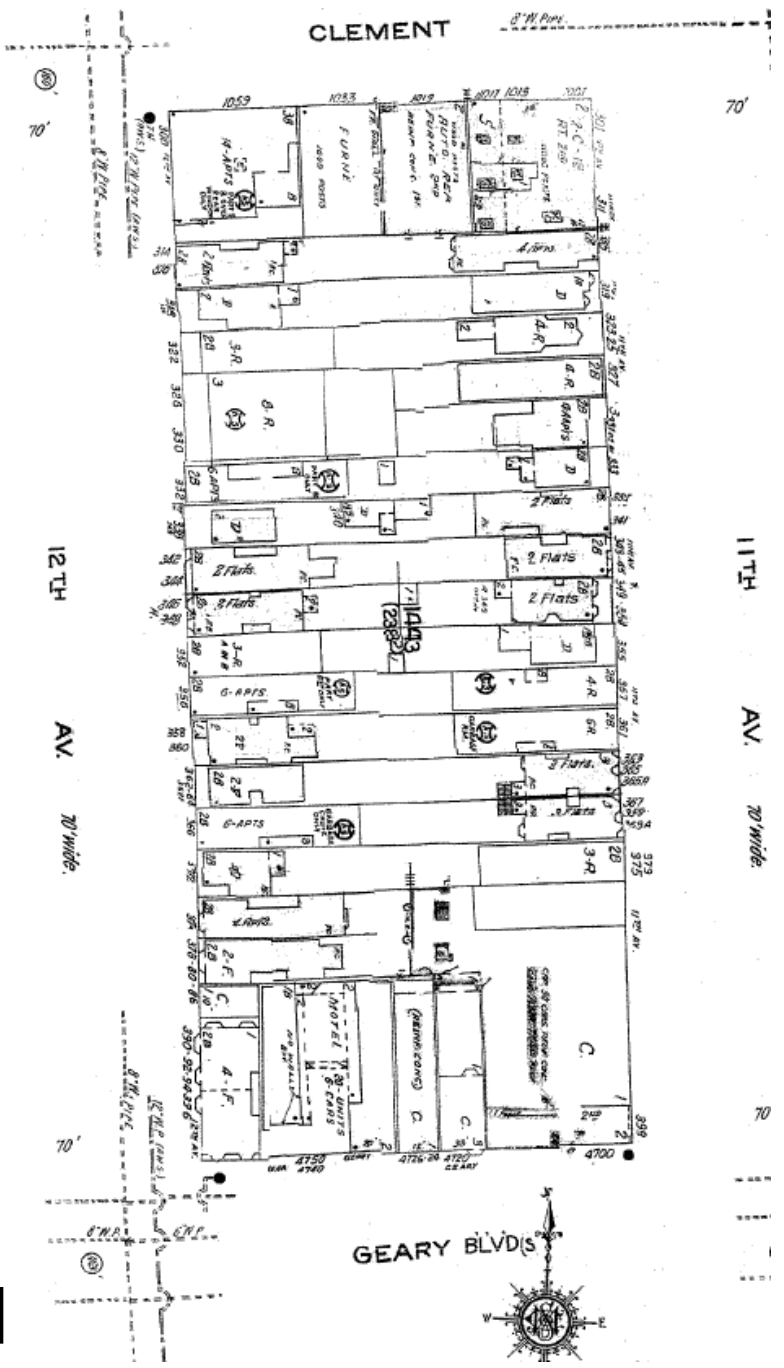
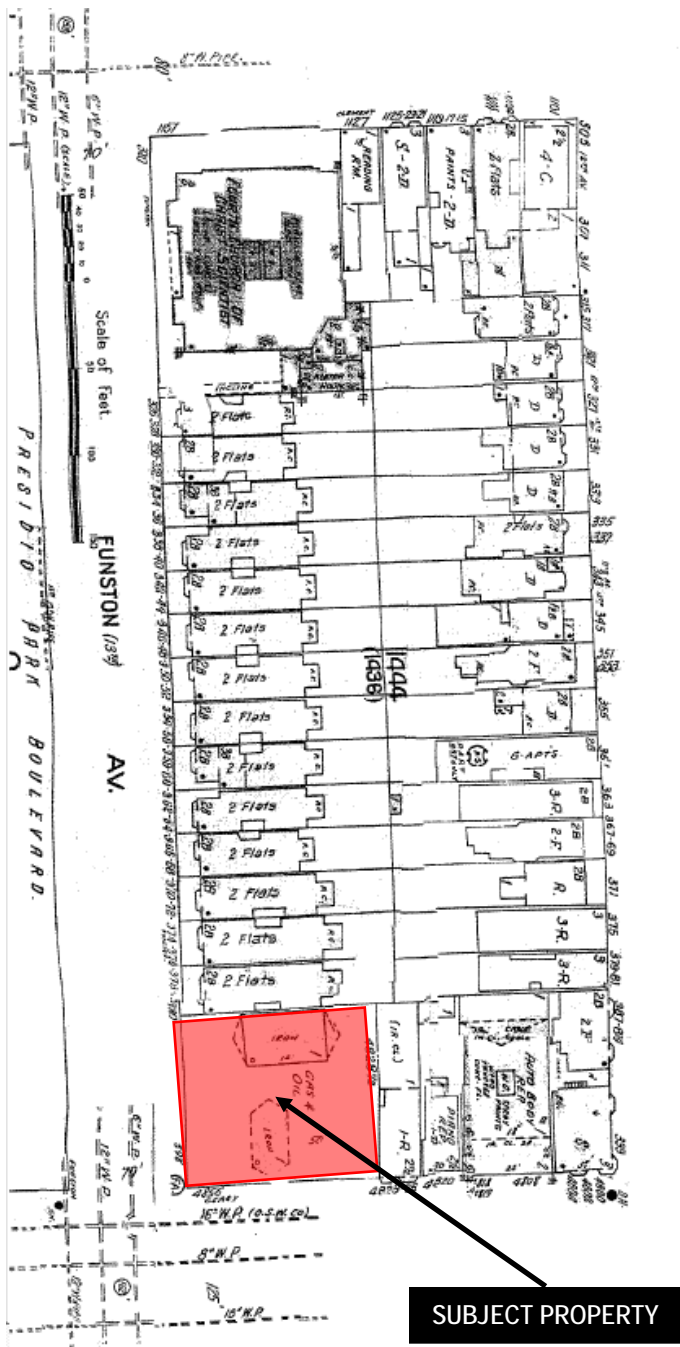


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard



Sanborn Map*

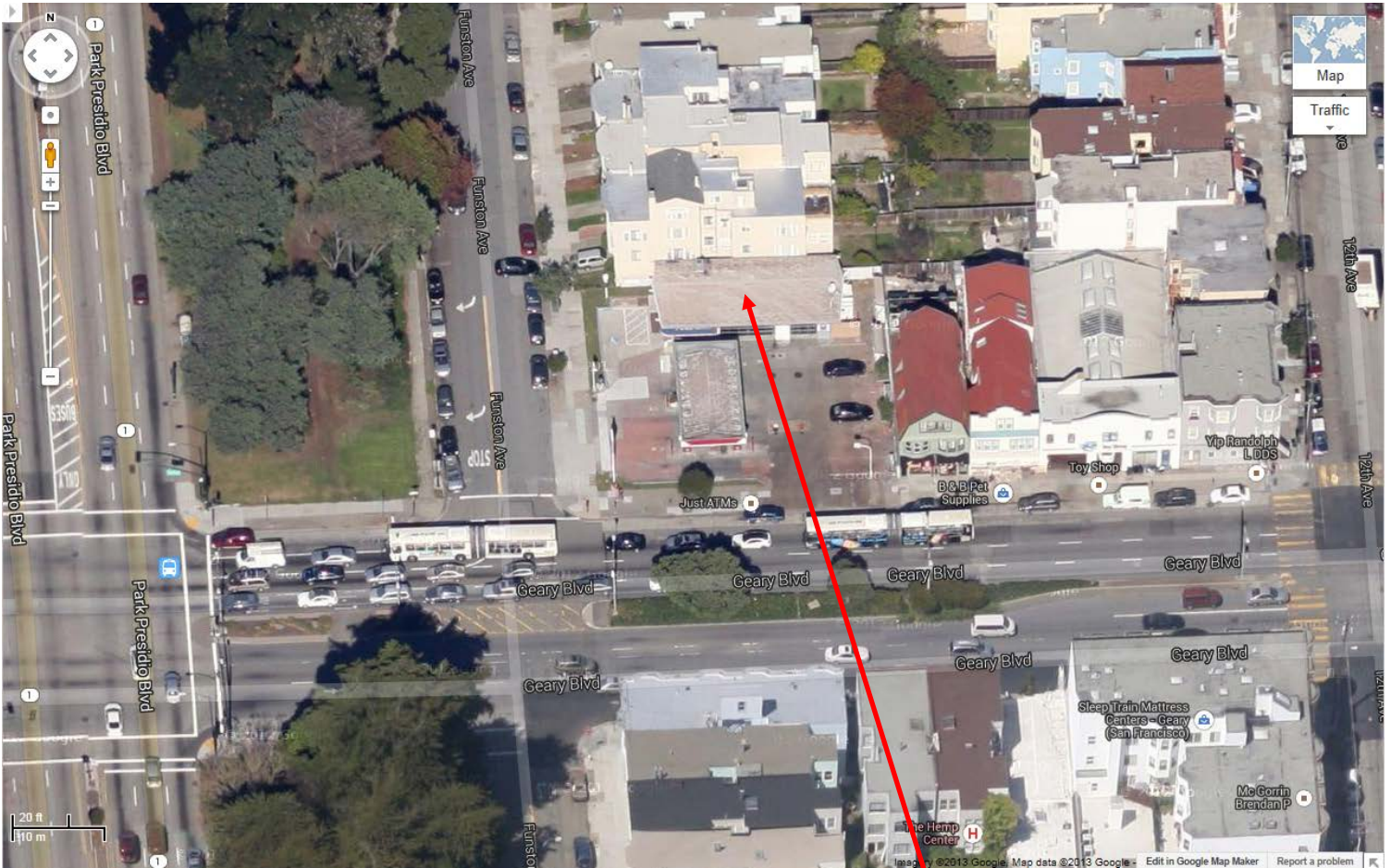


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
 Case Number 2013.0914C
 4850 Geary Boulevard

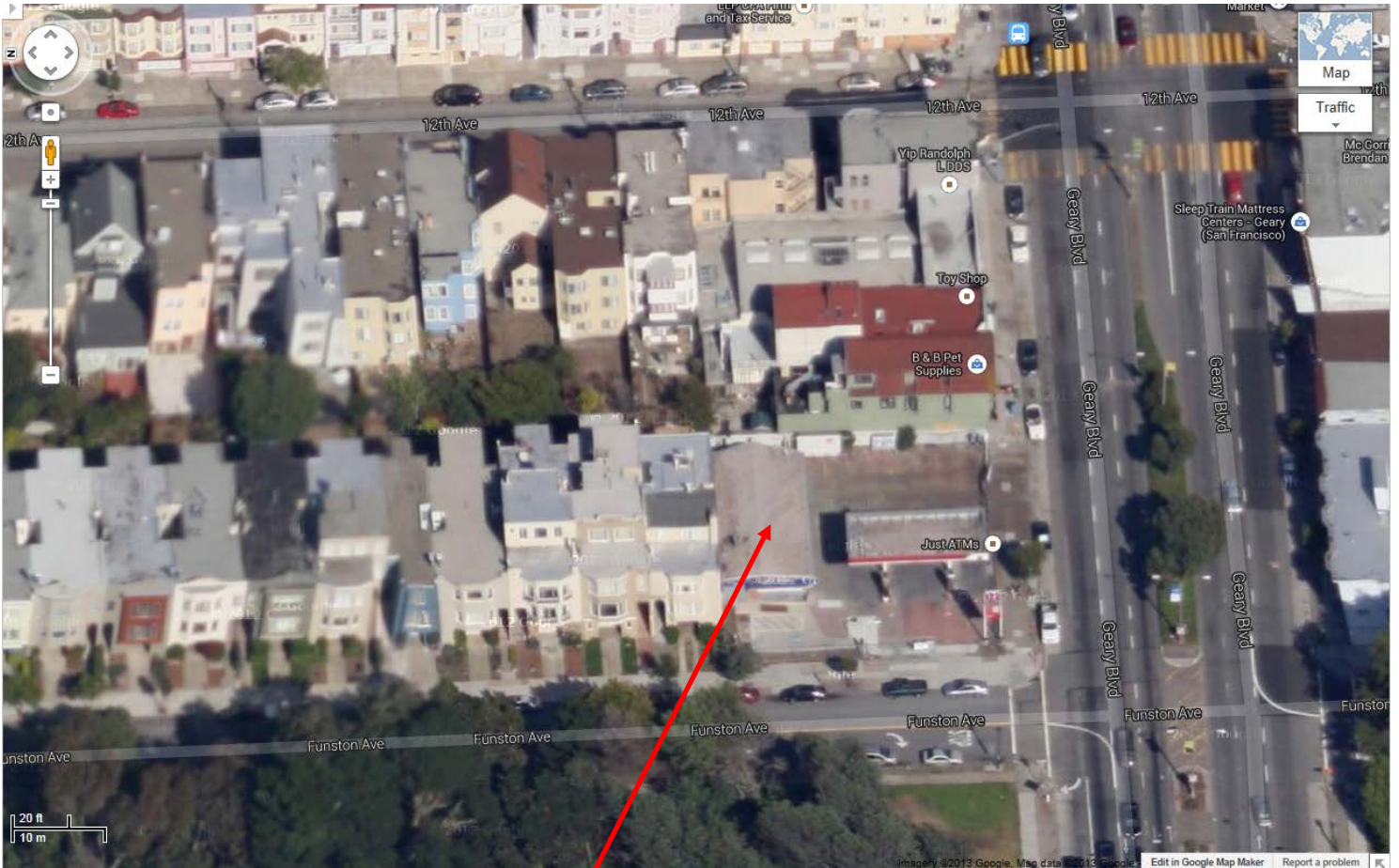
Aerial Photo



SUBJECT PROPERTY



Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard



Site Photo

SUBJECT AND OPPOSITE BLOCKS



Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard

Site Photo

SUBJECT PROPERTY (EXTERIOR OF FOOD MART)



Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard

Site Photo

SUBJECT PROPERTY (INTERIOR OF VACANT FOOD MART)



Conditional Use Hearing
Case Number 2013.0914C
4850 Geary Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On July 21, 2011, the Applicant named below filed Building Permit Application No. 2011.07.21.0716 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Ahmad Ghaderi, A & S Engineering (agent)	Project Address:	4850 Geary Boulevard
Address:	28405 Sand Canyon Road, Suite B	Cross Streets:	NE corner of Geary Blvd. & Funston Ave.
City, State:	Canyon Country, CA 91387	Assessor's Block /Lot No.:	1444 / 023
Telephone:	(661) 250-9300	Zoning Districts:	NC-3 / 40-X

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

PROJECT SCOPE			
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION	
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input checked="" type="checkbox"/> FACADE ALTERATION(S)	
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input checked="" type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)	
PROJECT FEATURES		EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Automobile Service Station	Automobile Gas Station (expansion of existing food mart)
BUSINESS NAME	Park Presidio 76	No Change
COMMERCIAL SQUARE FOOTAGE	Approx. ± 1,600	Approx. ± 1,843
PROJECT DESCRIPTION			

The proposal is to convert an existing automobile service station (dba Park Presidio 76) to an automobile gas station. The proposal will involve tenant improvements to the existing automobile service station building including the elimination of the existing lube service bays and the expansion of the existing food mart from approximately 450 square feet of floor area to approximately 1,843 square feet of floor area; a horizontal extension (approximately 8' wide by 28'6" deep by 9'6" high) is proposed on the east side of the building to accommodate a new walk-in cooler. The proposal will also include remodeling the exterior of the building (i.e. new window openings and doors, wall surfaces), restriping parking spaces, and removing an existing storage container.

Pursuant to Planning Code Sections 712.42, 303, and 186.1, the Planning Commission granted Conditional Use authorization to to convert the existing automobile service station to an automobile gas station within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The public hearing for the Conditional Use (Case No. 2010.0414C) was on October 14, 2010 and was separately noticed on September 23, 2010.

PLANNER'S NAME: Sharon M. Young
 PHONE NUMBER: (415) 558-6346
 EMAIL: sharon.m.young@sfgov.org

DATE OF THIS NOTICE: 9-29-11
 EXPIRATION DATE: 10-28-11

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls), and floor plans (where applicable) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any general questions concerning this application review process may be answered by the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00 a.m. - 5:00 p.m. Please phone the Planner listed on the reverse of this sheet with questions specific to this project.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the nonprofit organization Community Boards at (415) 920-3820. They are specialists in conflict resolution through mediation and can often help resolve substantial disagreement in the permitting process so that no further action is necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the Planning Department, 1660 Mission Street, 1st Floor, or on-line at www.sfplanning.org). You must submit the application to the Planning Information Center (PIC) during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check, for each Discretionary Review request payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the PIC located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. If the project includes multi building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the Board of Appeals within 15 days after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including their current fees, contact the Board of Appeals at (415) 575-6880.



SAN FRANCISCO PLANNING DEPARTMENT

September 29, 2011

The attached notice is provided under the Planning Code. It concerns property located at **4850 Geary Boulevard, Building Permit Application No. 2011.07.21.0716** hearing may occur, a right to request review may expire or a development approval may become final unless appealed by **10/28/2011**.

To obtain information about this notice in Spanish, please call (415) 558-6378, or in Chinese, please call (415) 558-6378. Please be advised that the Planning Department will require at least one business day to respond to any call.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

4850 Geary Boulevard, Building Permit Application No. 2011.07.21.0716

上的是三藩市城市規劃局的通告。

的建築計劃有關。如果在 **10/28/2011**。

之前沒有人申請聽證會來檢討這一個建築計劃, 這計劃可會被核准。

如果你需要用華語獲得關於這通告的細節, 請電415-558-6378。

規劃部門將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es referente a la siguiente dirección. **4850 Geary Boulevard, Building Permit Application No. 2011.07.21.0716** Es un requisito del Código de Planeación (Planning Code). La posibilidad de una audiencia puede ocurrir. El derecho para revisar el archivo de este proyecto puede expirar o una decisión puede ser final si usted no presenta un documento de apelación antes de **10/28/2011**. Para obtener más información en Español acerca de este proyecto, llame al siguiente teléfono (415) 558-6378. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas. El servicio en Español es proporcionado por el Departamento de Planeación (Planning Department) de la ciudad de San Francisco. Eso no garantiza ningún derecho adicional o extensión del tiempo requerido por la ley.

THE ARCHITECT'S CONTRACTOR OF RECORD HAS REVIEWED THE BUILDING'S EXISTING RECORDS AND FOUND THEM TO BE ACCURATE AND COMPLETE. THE ARCHITECT'S CONTRACTOR OF RECORD HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING TO VERIFY THE ACCURACY OF THE RECORDS. THE ARCHITECT'S CONTRACTOR OF RECORD HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING TO VERIFY THE ACCURACY OF THE RECORDS. THE ARCHITECT'S CONTRACTOR OF RECORD HAS CONDUCTED VISUAL SURVEYS OF THE BUILDING TO VERIFY THE ACCURACY OF THE RECORDS.

PLATINUM ENERGY
REMODEL EXISTING BUILDING
LOCATED AT
4850 GEARY BOULEVARD
SAN FRANCISCO, CALIFORNIA 94118
LOT 023 IN ASSESSOR BLOCK 1444

1. OWNER: PLATINUM ENERGY
 2. ARCHITECT: A.S. ENGINEERING
 3. CONTRACTOR: A.S. ENGINEERING

NO. OF SHEETS	TOTAL NO. OF SHEETS
1	1

FIRE SAFETY REQUIREMENTS
 1. FIRE EXTINGUISHERS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 10 AND 101. THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 10 AND 101 SHALL BE REFERRED TO FOR THE LATEST REVISIONS TO THE CODE FOR THE PURPOSES OF THIS PROJECT.

BUILDINGS ARE NOT SPRINKLERED
 ALLOWABLE HEIGHT AND RAILING AREA PER TABLE 503

TYPE OF CONSTRUCTION	TYPE	MAX. AREA (SQ. FT.)	MAX. HEIGHT (FT.)	MAX. WEIGHT (LBS.)	STORY PROPOSED	AREA PROPOSED (SQ. FT.)
TYPE V-B	M	2,300	40	150,000	ONE	4,945.0

PROJECT DATA

CODES USED: 2003 IBC, IBC, IBC, IBC, IBC, IBC, IBC
 FOOD WARE: 10410 S.D. FT.
 OCCUPANCY: M - MERCHANTILE
 CONSTRUCTION TYPE: V-B NON SPRINKLER

ABBREVIATIONS

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
A	ALUMINUM	MS	MASONRY
C	CONCRETE	RT	RESTROOM
E	EXTERIOR FINISH	SB	STAIR
F	FINISH	S	SKYLINE
G	GLASS	ST	STEEL
H	HARDWARE	STR	STRUCTURAL STEEL
I	IRON	T	TILE
J	JACKETING	V	VOLUME
K	KEROLITE	V-F	VOLUME FINISH
L	LUMBER	W	WOOD
M	MASONRY	W-F	WOOD FINISH
N	NICKEL	Z	ZINC
O	OCCUPANCY	100	100% FINISH
P	PARTITION	200	200% FINISH
Q	QUARTZITE	300	300% FINISH
R	RESTROOM	400	400% FINISH
S	SKYLINE	500	500% FINISH
ST	STEEL	600	600% FINISH
STR	STRUCTURAL STEEL	700	700% FINISH
T	TILE	800	800% FINISH
TR	TRUSS	900	900% FINISH
U	UNIT	1000	1000% FINISH
V	VOLUME	1100	1100% FINISH
V-F	VOLUME FINISH	1200	1200% FINISH
W	WOOD	1300	1300% FINISH
W-F	WOOD FINISH	1400	1400% FINISH
X	WOOD PRESERVATIVE	1500	1500% FINISH
Y	WOOD PRESERVATIVE	1600	1600% FINISH
Z	ZINC	1700	1700% FINISH
100	100% FINISH	1800	1800% FINISH
200	200% FINISH	1900	1900% FINISH
300	300% FINISH	2000	2000% FINISH
400	400% FINISH	2100	2100% FINISH
500	500% FINISH	2200	2200% FINISH
600	600% FINISH	2300	2300% FINISH
700	700% FINISH	2400	2400% FINISH
800	800% FINISH	2500	2500% FINISH
900	900% FINISH	2600	2600% FINISH
1000	1000% FINISH	2700	2700% FINISH
1100	1100% FINISH	2800	2800% FINISH
1200	1200% FINISH	2900	2900% FINISH
1300	1300% FINISH	3000	3000% FINISH

FIRE DEPARTMENT NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH ALL APPLICABLE FIRE PROTECTION REGULATIONS AS ADOPTED BY THE SAN FRANCISCO FIRE DEPARTMENT.
 2. GENERAL CONTRACTOR TO PROVIDE AND INSTALL A SMOKE DETECTOR IN ACCORDANCE WITH CURRENT REQUIREMENTS. SEE PLAN SHEET FOR THE EXACT LOCATION FOR FIRE DETECTOR.
 3. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC CODE.
 4. GENERAL CONTRACTOR NOTE: A SMOKE PERMIT SHALL BE PROVIDED TO THE FIRE DEPARTMENT PRIOR TO FINAL INSPECTION.

Project Description:

CONVERSION OF THE EXISTING AUTOMOBILE SERVICE STATION TO AN AUTOMOBILE GAS STATION IN ACCORDANCE WITH THE CONFORMAL USE CASE NUMBER 2010-0414C.

- 1) CONVERT EXISTING LIQUE GAS BUILDING INTO FOOD WARE
- 2) REMOVE EXISTING EQUIPMENT UNDER THE BAYS
- 3) REMOVE EXTERIOR OF THE BUILDING
- 4) RE-STRIPE PARKING SPACES
- 5) REMOVE EXISTING STORAGE CONTAINER

PLAN NOTES:

1. PROJECT SHALL COMPLY WITH IFC CODE 1008 REGARDING PROTECTION FROM THE EXISTING AUTOMOBILE SERVICE STATION.
 2. ALL EXTERIOR SHALL COMPLY WITH IFC CODE 1008.14.2.2.

PLAN NOTE:

1. ALL TOTAL HEIGHTS SHALL BE MADE IN THE APPROVED CONSTRUCTION DOCUMENTS. THE PROJECT ARCHITECT SHALL VERIFY THE HEIGHTS IN SECTION 1008.14.2.2.

CONSTRUCTION DATA

CONSTRUCTION START DATE: _____
 CONSTRUCTION END DATE: _____
 TOTAL CALENDAR DAYS: _____

SYMBOLS LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(A)	BUILDING SECTION IDENTIFICATION	(A)	WALL IDENTIFICATION
(S)	SHELF SECTION IS SHOWN	(D)	DETAIL IDENTIFICATION
(E)	ELEVATION IDENTIFICATION	(S)	SHELF DETAIL IS SHOWN
(S)	SHELF IDENTIFICATION	(R)	ROOM NUMBER
(I)	INTERIOR ELEVATION IDENTIFICATION	(W)	WALL IDENTIFICATION
(S)	SHEET IDENTIFICATION IS SHOWN	(H)	HARDWARE GROUP
(O)	KEY NOTE NUMBER	(E)	EQUIPMENT
(E)	EQUIPMENT	(S)	STRUCTURAL GRID IDENTIFICATION
(S)	STRUCTURAL GRID IDENTIFICATION	(I)	INTERSECTION

GENERAL

NO.	DESCRIPTION
1	PROPOSED SITE PLAN
2	EXISTING SITE PLAN WITH DEAD PLAN
3	PROPOSED FLOOR PLAN
4	PROPOSED ELEVATION PLAN
5	EXISTING PROPOSED ROOF PLAN
6	PROPOSED BALCONY ELEVATIONS
7	PROPOSED EXTERIOR ELEVATIONS

PROJECT DIRECTORY

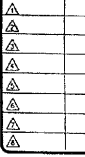
LEGAL OWNER
 PLATINUM ENERGY
 30140 CANWOOD STREET
 AGORA HILLS, CA 91001
 PHONE: (818) 204-5100

MECHANICAL/PLUMBING/ELECTRICAL ENGINEER
 SOUTHWEST GROUP
 1007 ROCKFIELD BLVD, SUITE 225
 IRVINE, CA 92618
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 FAX: (415) 842-2703
 CONTACT: NILES FARRAD
 EMAIL: niles@as-engineer.com

STRUCTURAL ENGINEER
 H. A. O. GROUP
 1754 ALVARADO
 EMERYVILLE, CA 94608
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 FAX: (415) 281-5730
 CONTACT: NILES FARRAD
 EMAIL: niles@hagroup.com

PLATINUM ENERGY - SAN FRANCISCO, CA



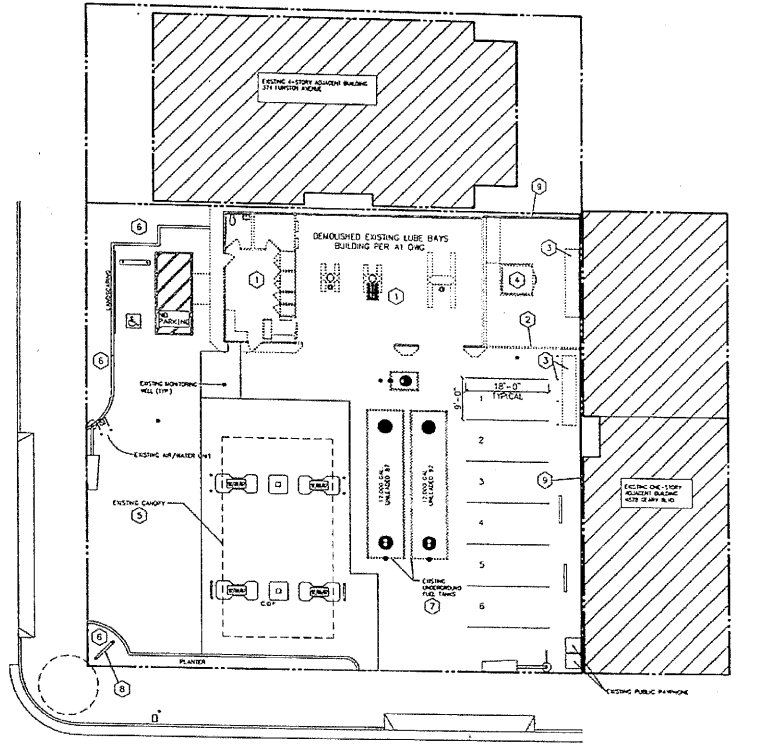
PLANS PREPARED BY
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 Fax: (818) 204-5100
 Website: www.platinumenergy.com

4850 GEARY BOULEVARD & FUNSTON AVE
 SAN FRANCISCO, CALIFORNIA 94118

DATE:	10/25/2011
BY:	1/14
TITLE:	111 SHEET
PROJECT NO.:	1004740
SHEET:	11

FUNSTON AVENUE

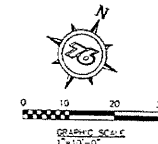


GEARY BOULEVARD

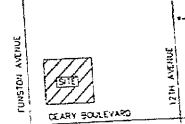
EXISTING SITE PLAN WITH DEMO PLAN

SCALE: 1"=10'-0"

DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SCOPE OF WORK

- ① REMODEL EXISTING LUBE BAYS/SHACK SHOP BUILDING PER A1 DRAWING
- ② REMOVE EXISTING GATE AND ALL RELATED MATERIALS
- ③ REMOVE EXISTING METAL SHED TIRE ENCLOSURE
- ④ RELOCATE EXISTING HAELY TANK METAL ENCLOSURE PER P51 DRAWING
- ⑤ EXISTING CANOPY TO REMAIN THE SAME
- ⑥ ALL EXISTING PLANTER AREA AND PLANTS TO REMAIN THE SAME
- ⑦ ALL EXISTING UNDER GROUND STORAGE TANKS TO REMAIN THE SAME
- ⑧ EXISTING POLE SIGN / PRICE SIGN TO REMAIN THE SAME
- ⑨ PAINT EXISTING WOODEN FENCE PER A21 DRAWING

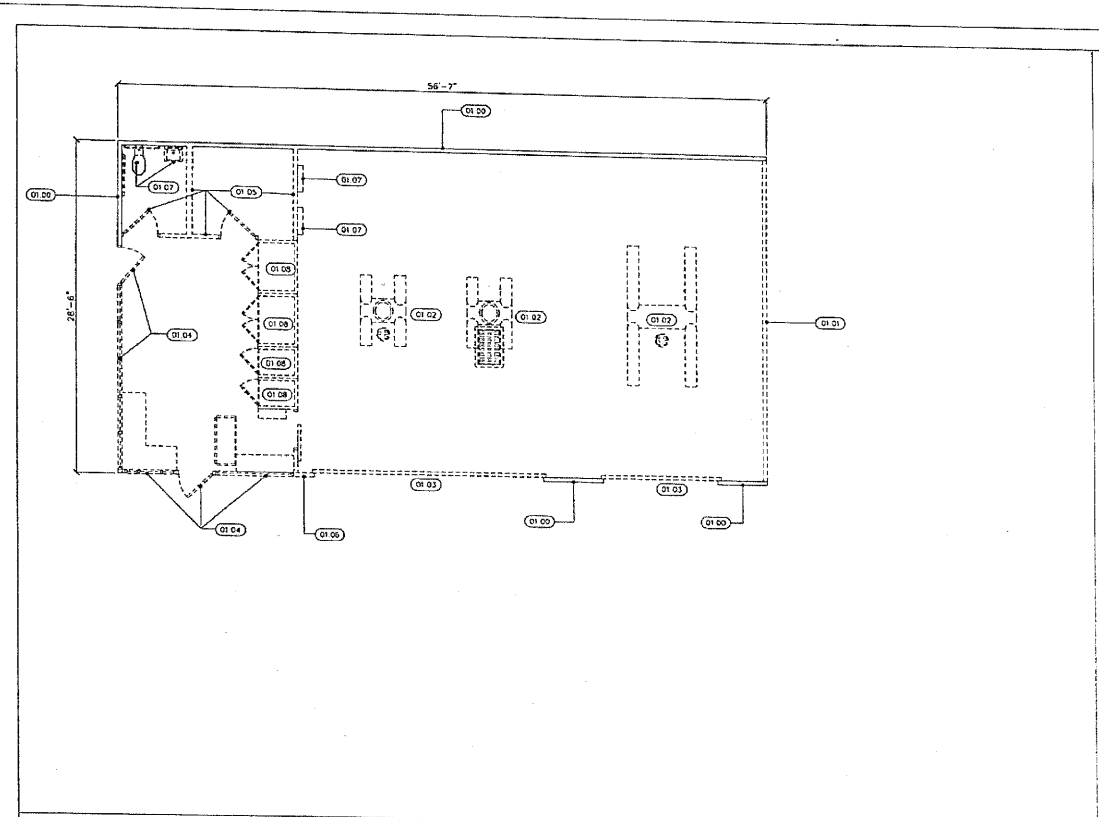
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PLANS PREPARED BY
76 ENGINEERING
 A Licensed Professional Engineering Firm
 2500 GEARY BOULEVARD, SUITE 200
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Platinum Energy
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 Agoura Hills, CA 91301
 Phone #: (818) 208-1700
 Email: info@platinumenergy.com
 ADDRESS: 2500 GEARY BOULEVARD, SAN FRANCISCO, CA 94118

DATE	
BY	
CHECKED BY	
SCALE	
PROJECT NO.	
DATE	



DEMOLITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

PATTSON ENERGY, SAN FRANCISCO, CA

KEYNOTES

- (01.00) EXISTING METAL WALL PANELS TO REMAIN THE SAME
- (01.01) CUT TO FIT EXISTING METAL WALL PANELS UP TO 8'-3" PER STRUCTURAL
- (01.02) REMOVE ALL EXISTING MECHANICAL HOSTS AND ALL RELATED MATERIALS
- (01.03) REMOVE Z-EWING ROLL UP DOORS AND ALL RELATED MATERIALS
- (01.04) REMOVE ALL EXISTING EXTERIOR DOORS AND WINDOWS
- (01.05) REMOVE EXISTING INTERIOR WALLS PER STRUCTURAL
- (01.06) REMOVE EXISTING EXTERIOR WALLS PER STRUCTURAL
- (01.07) REMOVE ALL EXISTING ELECTRICAL PLUMBING AND MECHANICAL FIXTURES, BOXES, PANELS AND EQUIPMENT
- (01.08) PROTECT EXISTING COOLERS AND FREEZERS

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IN ASS. PREPARED BY
T & B ENGINEERING
 PLANNED INDUSTRIAL CONSTRUCTION MANAGEMENT
 4190 COWART, C. STREET, 3
 SUITE 7, REDWOOD CITY, CA 94061-3503

Pattson Energy
 50343 Conover Street, Suite 710, Agoura Hills, CA 91301
 Phone #: (818) 706-1760
 STURE # : 206663616
 5180 GARY HOLLOWAY & HUNTER AVE
 ARBON, CA, SAN FRANCISCO, CALIFORNIA 94118

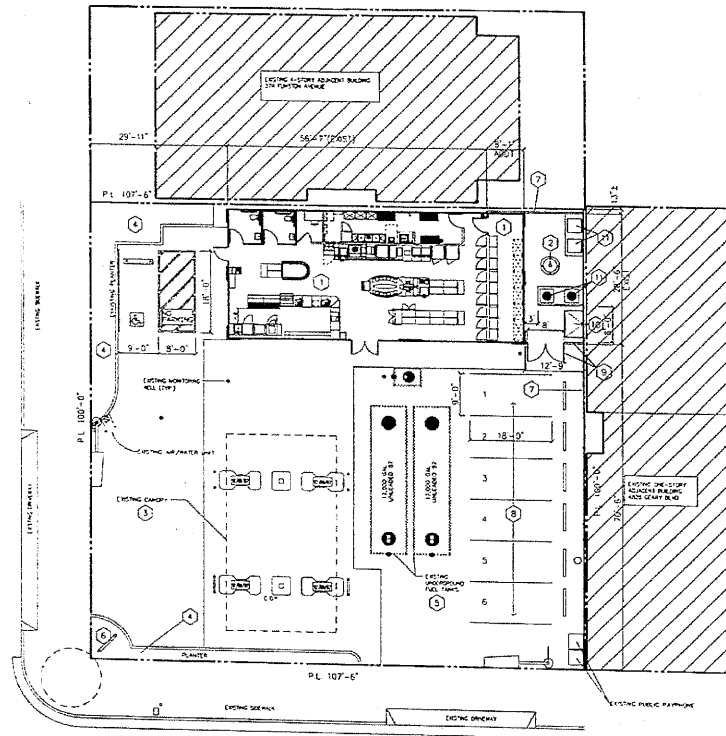
LEGEND

- (E) METAL WALL PANELS TO REMAIN THE SAME
- (C & D) CUT TO FIT OR REMOVE EXISTING METAL WALL PANELS, REMOVE ROLL UP DOORS, HOSTS, ETC.

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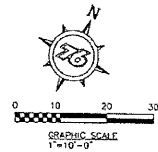
AD

FUNSTON AVENUE

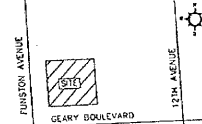


PROPOSED SITE PLAN
SCALE 1"=10'-0"

DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SCOPE OF WORK

- ① REMODEL EXISTING BUILDING PER PLAN A11 & ELEVATIONS A2.1
- ② RELOCATED EXISTING HAELY TANK METAL ENCLOSURE
- ③ EXISTING CANOPY TO REMAIN THE SAME
- ④ ALL EXISTING PLANTER AREA AND PLANTS TO REMAIN THE SAME
- ⑤ ALL EXISTING UNDER GROUND STORAGE TANKS TO REMAIN THE SAME
- ⑥ EXISTING POLE SIGN / PRICE SIGN TO REMAIN THE SAME
- ⑦ PAINT EXISTING WOODEN FENCE PER A2.1 DRAWING
- ⑧ RE-STRIPE ALL PARKING STALLS
- ⑨ 6'-0" HIGH METAL WALL AND 8'-0"x6'-0" HIGH METAL GATE STUCCO & PAINT MATCH BUILDING
- ⑩ REFUSE CONTAINER WITH LID PER CITY STANDARD
- ⑪ NEW CONDENSER UNITS FOR WALK-IN COOLER, SPLIT SYSTEM, AND SODA DISPENSER OVER 6" HIGH CONCRETE PLATFORM

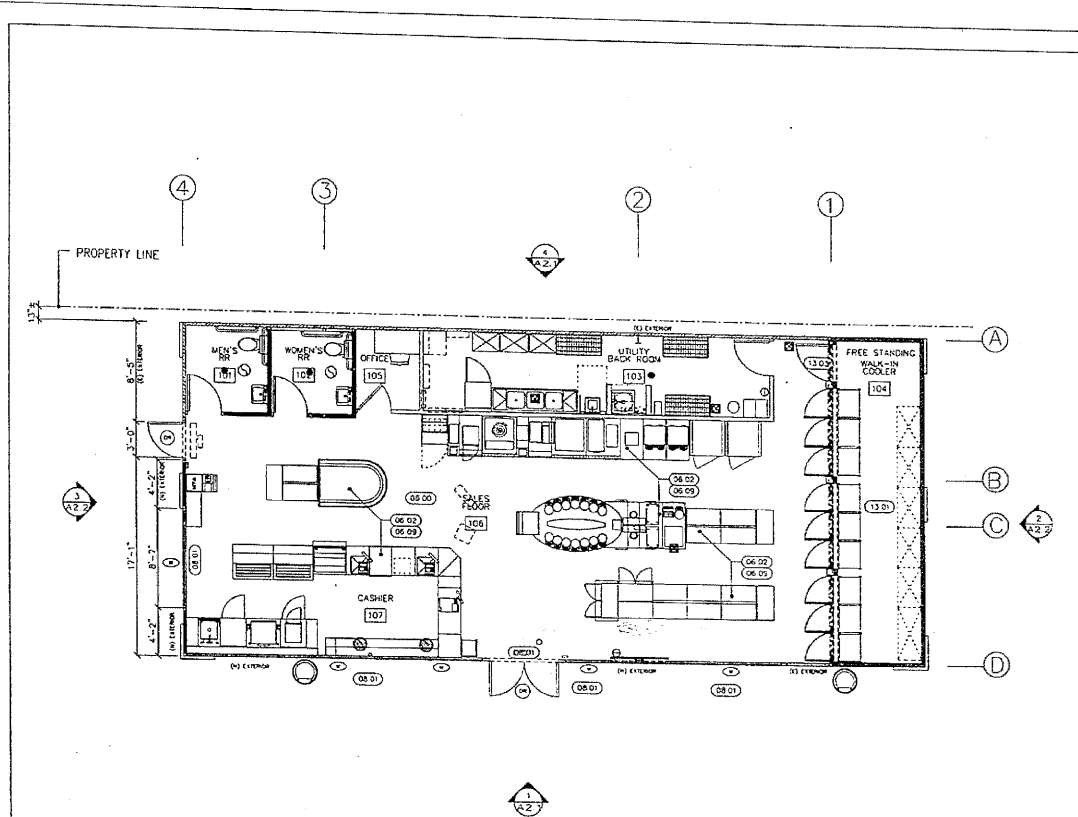
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PLANS PREPARED BY
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Agoura Hills, CA 91301
Phone #: (818) 208-5700
STORE # : 2500054
1201 10TH AVENUE, SUITE 200
SAN FRANCISCO, CA 94118

DATE	
MOSS FARRAS	
DESIGNED	
BY	
DATE	
ORLANDO	
CHECKED	
DATE	
PROPOSED SITE PLAN	
SCALE	
1"=10'-0"	
TITLE	
PS1	



PROPOSED FLOOR PLAN

1/4" = 1'-0"

PLANING ENGINEERS - SAN FRANCISCO CA.

- ### KEYNOTES
- 08 02 NEW SEVEN ELEVEN STORE
 - 06 02 CUSTOM CASEWORK PER ROYSTON DRAWINGS
 - 06 09 SOLID SURFACE COUNTER PER ROYSTON DRAWINGS
 - 08 01 ALUMINUM STOREFRONT SYSTEM, SEE FINISH ON THIS DRAWING
 - 13 01 COOLER BOX PROVIDED AND INSTALLED BY MANUFACTURER, GENERAL CONTRACTOR RESPONSIBLE FOR ELECTRICAL AND PUNCHING CONNECTIONS
 - 13 02 COOLER REACH-IN DOORS, SUPPLIED BY MANUFACTURER

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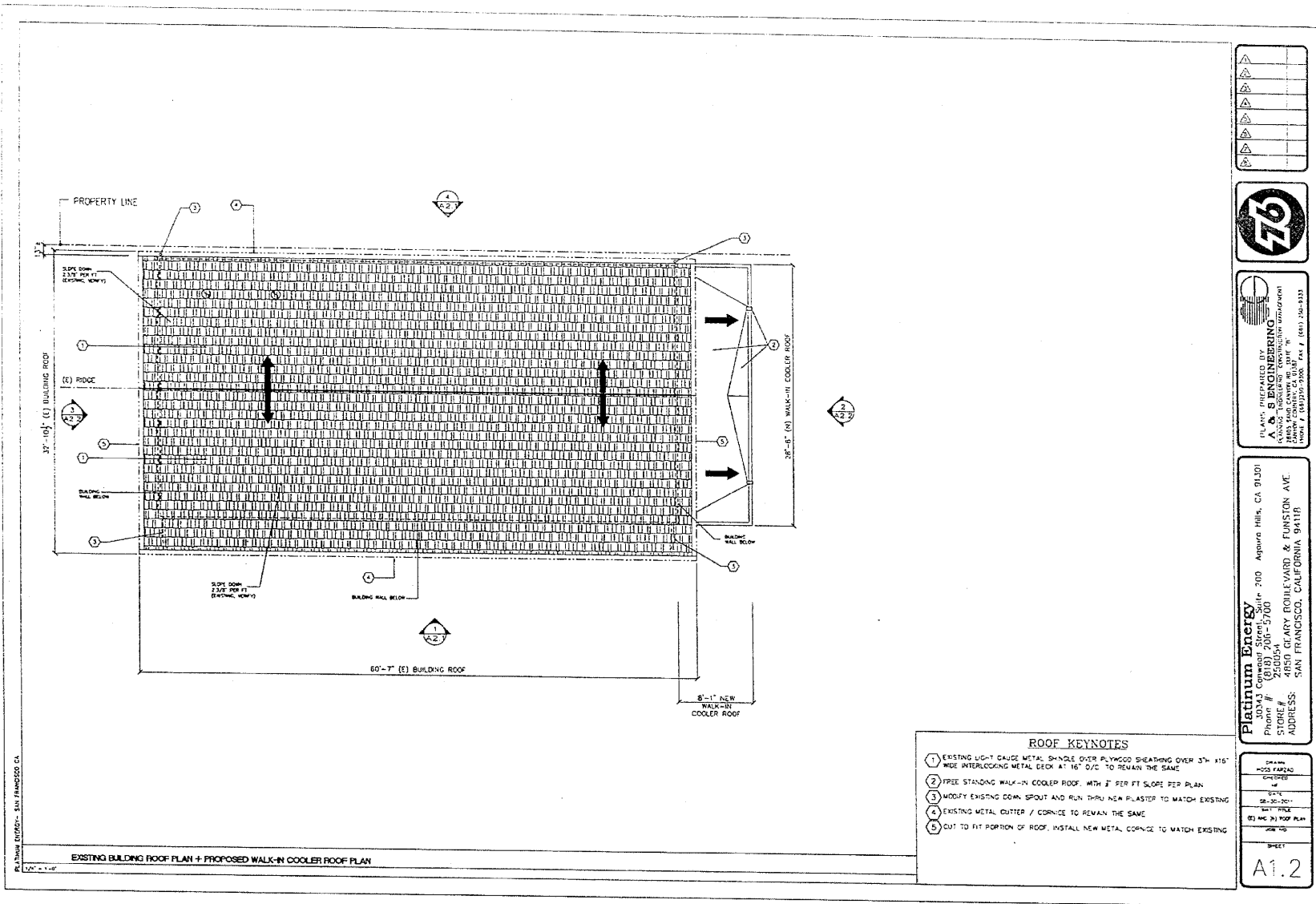


PLANNING ENGINEERS BY
A & B ENGINEERING
 1400 RAYBURN AVENUE, SUITE 100
 SAN FRANCISCO, CA 94107
 PHONE: 415-774-8800 FAX: 415-774-8811

- ### LEGEND
- (E) METAL WALL PANELS
 WITH (N) RIS FACE LESS BATT INSULATION, 5/8" TYPE
 1" GYPSUM WALLBOARD AT INTERIOR FACE
 - (E) EXTERIOR
 7/8" STUCCO OR STONE PER SPEC OVER PLYWOOD SHEATHING AT EXTERIOR FACE AND PER A&B DRAWING
 - (N) AT METAL STUD WALL AT 16" O.C. PER STRUCTURAL
 WITH RIS FACE LESS BATT INSULATION, 5/8" TYPE 1" GYPSUM
 WALLBOARD AT INTERIOR FACE
 - (N) EXTERIOR
 7/8" STUCCO OR STONE PER SPEC OVER PLYWOOD SHEATHING
 AT EXTERIOR FACE AND PER A&B DRAWING
 - 1/2" x 2 1/2" METAL STUD AT 16" O.C. WITH SOUND PROOF WALL
 INSULATION, INSTALL WATER PROOF WALL BOARD AT INTERIOR
 AND GYPSUM WALLBOARD AT EXTERIOR FACE
 - (N) INTERIOR
 - (N) AT 200# METAL STUD AT 16" O.C. - FULL HEIGHT
 GYPSUM WALLBOARD AT BOTH SIDES
 - (N) EXTERIOR
 - (N) PRE-MANUFACTURED WALL BY OTHERS
 - (N) EXTERIOR
 - (N) P.P.P. PANELING - FULL HEIGHT
 - (N) NEW DOOR TYPE SEE SHEET AS
 - (N) NEW WINDOW TYPE SEE SHEET AS

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 100033 Cleveland Street, Suite 200
 Emeryville, CA 94608
 Phone: 415-774-8800
 Fax: 415-774-8811
 AUBURN, CA
 SAN FRANCISCO, CALIFORNIA 94118

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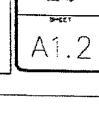
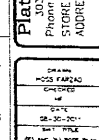
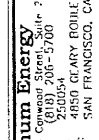
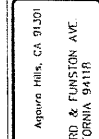
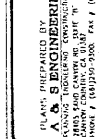
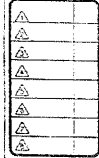


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EXISTING BUILDING ROOF PLAN + PROPOSED WALK-IN COOLER ROOF PLAN

ROOF KEYNOTES

- 1 EXISTING LIGHT GAUGE METAL DOWN-SLOPE OVER PLYWOOD SHEATHING OVER 3/4" X 1/2" WIDE INTERLOCKING METAL DECK AT 16" O/C TO REMAIN THE SAME
- 2 FREE STANDING WALK-IN COOLER ROOF WITH 2" PER FT SLOPE PER PLAN
- 3 MODIFY EXISTING DOWN SPOUT AND RUN THRU NEW PLASTER TO MATCH EXISTING
- 4 EXISTING METAL GUTTER / CORNICE TO REMAIN THE SAME
- 5 CUT TO FIT PORTION OF ROOF, INSTALL NEW METAL CORNICE TO MATCH EXISTING



A1.2

DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	

A1.2

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PLANNING ENGINEER - SAN FRANCISCO, CA

DATE	
BY	
CHECKED	
SCALE	
PROJECT NO.	
SHEET NO.	
TOTAL SHEETS	



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1000 MARKET STREET, SUITE 100
SAN FRANCISCO, CALIFORNIA 94102

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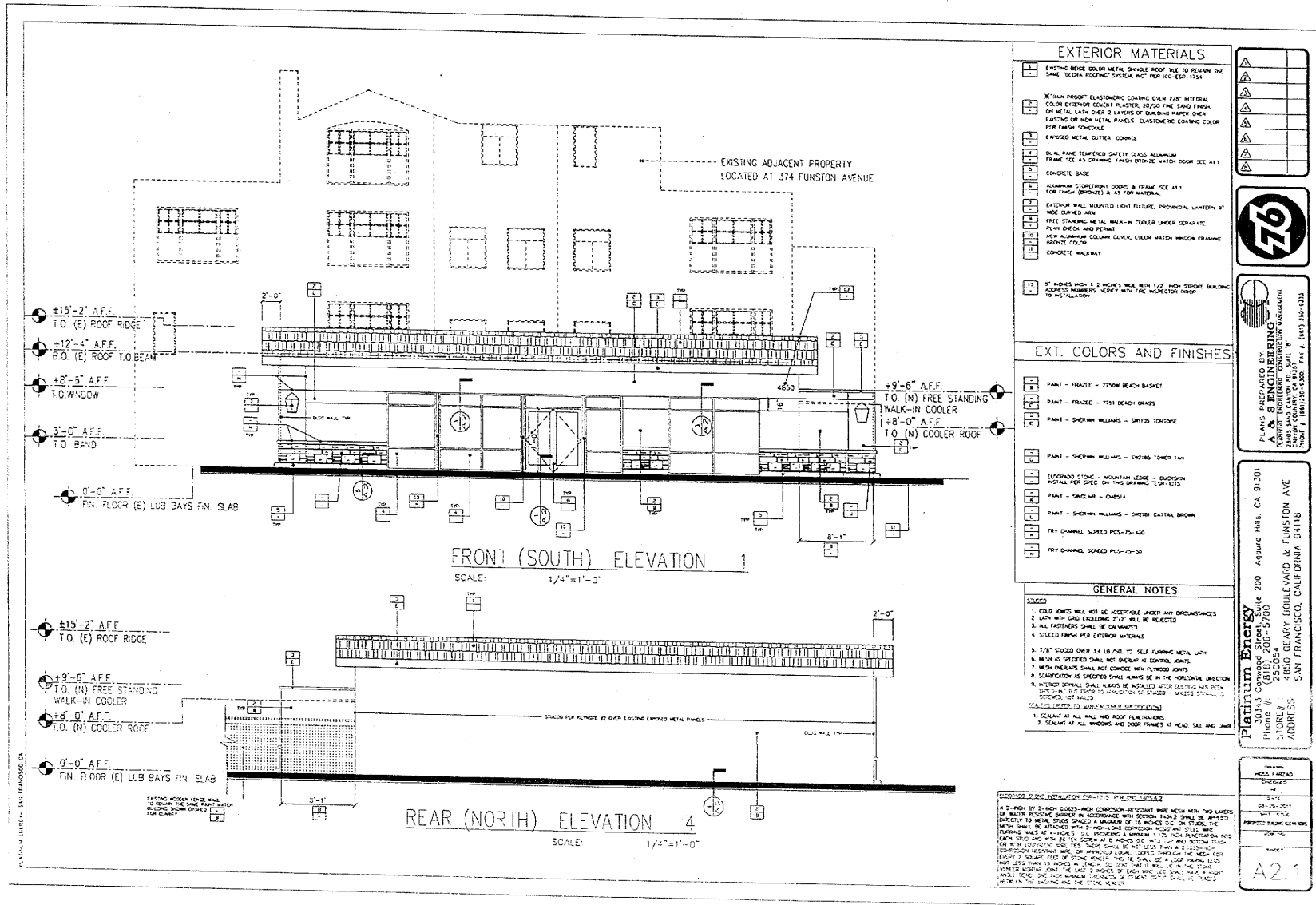
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PLANNING ENGINEER - SAN FRANCISCO, CA

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PLANNING ENGINEER - SAN FRANCISCO, CA

PLANNING ENGINEER - SAN FRANCISCO, CA



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PHONE # (818) 200-5700
STORE # 4850 GEARY BOULEVARD & FUNSTON AVE
SAN FRANCISCO, CALIFORNIA 94118
ADDRESS:

DATE	11-15-2011
BY	DRP/DAK/CLW
CHECKED	DRP/DAK/CLW
PROJECT	
SHEET	A2.1



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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

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415.558.6378

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Planning
Information:
415.558.6377

Planning Commission Motion No. 18196

HEARING DATE: OCTOBER 14, 2010

Date: November 2, 2010
Case No.: **2010.0414C**
Project Address: **4850 GEARY BOULEVARD**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1444/023
Project Sponsors: Ahmad Ghaderi / Yasmin Tabatabayi / Alan Soffe (agents)
Platinum Energy
207 W. Alameda Avenue, Suite 203
Burbank, CA 91502
Platinum Energy – Chris Martin (property owner)
30343 Canwood Street, #200
Agoura Hills, CA 91301
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 712.57, 303, AND 186.1 TO CONVERT AN EXISTING AUTOMOBILE SERVICE STATION (DBA PARK PRESIDIO 76) TO AN AUTOMOBILE GAS STATION AT 4850 GEARY BOULEVARD WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 1, 2010, Ahmad Ghaderi, Yasmin Tabatabayi, and Alan Soffe, acting agents on behalf of (hereinafter "Project Sponsors") made an application for Conditional Use authorization for the property at **4850 Geary Boulevard, Lot 023 in Assessor's Block 1444** (hereinafter "Subject Property"), to convert an existing automobile service station (dba Park Presidio 76) to an automobile gas station within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District, in general conformity with plans dated August 18, 2010, and labeled "Exhibit B" (hereinafter "Project").

On **October 14, 2010**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2010.0414C**. Under Sections 712.42, 303, and 186.1 of the Planning Code, Conditional Use authorization

is required to convert an existing automobile service station (dba Park Presidio 76) to an automobile gas station within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed Conditional Use Application was categorically exempt from the environmental review process under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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 requested in Application No. 2010.0414C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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. **Site Description and Present Use.** The Project Site at 4850 Geary Boulevard is on the northeast corner of Geary Boulevard and Funston Avenue; Assessor's Block 1444; Lot 023. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The subject lot is approximately 10,750 square-feet (107.50 feet wide by 100 feet deep) in size. An existing automobile service station (dba Park Presidio 76) on the subject lot consisting of four gasoline fueling stations with canopy above, an existing lube bay building (with an accessory 450 square-foot food mart), six off-street automobile parking spaces, and a storage container. The existing food mart establishment is an accessory retail grocery store use affiliated with the existing '76' service station and is not considered a formula retail use pursuant to Section 703.3 of the Planning Code.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Richmond Neighborhood. The majority of the surrounding development consists of two-to-four story residential over ground floor commercial buildings with a few one-story commercial building within this portion of the NC-3 Zoning District. Generally, the commercial establishments characterizing this portion of Geary Boulevard include a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments. Some of the existing commercial establishments on the subject and opposite blocks include Tani Sushi, B & B Discount, Toy Shop - The Toyota Specialist (San Francisco

Toyota – service, new car deliveries and car wash car lot is located on the 4000 Block of Geary Boulevard), Cosmetic and Family Dentistry, Sleep Train Mattress Center, Bay Area Diabetes Supply Center, Pacifisia Realty Rental, and Tender Touch Stress Reduction. On Funston and 12th Avenues running north and south of the project site, there are primarily three-story residential buildings and Park Presidio Boulevard within the RM-1 (Residential, Mixed, Low-Density) Zoning District.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Sections 712.57, 303, and 186.1 of the Planning Code to convert an existing automobile service station (dba Park Presidio 76) to an automobile gas station within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal will involve interior and exterior tenant improvements to the existing automobile service station building including the elimination of the existing lube service bays and the expansion of the existing food mart from approximately 450 square feet of floor area to approximately 1,600 square feet of floor area. The expanded food mart will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms.

An automobile service station existed on the project site as a legal non-conforming use within an R-3 Zoning District prior to 1966. On January 6, 1966, the Planning Commission authorized Conditional Use to reconstruct the automobile service station under Resolution No. 5951 (Case No. CU66.3). The current proposal to convert the existing legal nonconforming automobile service station (dba Park Presidio 76) to an automobile gas station is considered an alteration of the existing legal nonconforming use and would require Conditional Use authorization.

5. **Issues and Other Considerations.**

- The existing and proposed food mart, which is affiliated with the existing ‘76’ automobile service station, is not considered a formula retail use under Section 703.3 of the Planning Code. The food mart was established prior to the formula retail use controls.
- Within the Inner Richmond Neighborhood, some of the other existing automobile gas and service stations include California Auto Service Center (4135 California Street), T&R 76 (3898 California Street), Richmond Super Shell (4501 Geary Boulevard), and Am 76 Auto Service (3501 Geary Boulevard).
- The Project Sponsors have indicated that because the existing lube service bays are currently underutilized and less profitable for business, they are seeking to expand the existing food mart into the commercial space. The existing gasoline fueling stations will remain.

6. **Public Comment.** As of October 14, 2010, the Department had received one phone call and one email requesting additional information regarding plan drawings for the proposal. The Department received one letter in opposition to the project because of concerns regarding a potential increase in trash, noise and traffic from the enlarged convenience store, and a negative

impact on local merchants due to what the opponent perceived as “chain stores” pushing out local independent merchants, when there are already numerous existing chain fuel and food locations within the immediate area.

7. **Use District.** The project site is within the NC-3 (Neighborhood, Moderate-Scale) District. The NC-3 District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes.

NC-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels. Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions.

A diversified commercial environment is encouraged for the NC-3 Neighborhood Commercial District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Conversion of an Automobile Service Station into an Automobile Gas Station.** Planning Code Section 712.57 states that a Conditional Use authorization is required to establish an automobile gasoline station on the 1st (ground) floor.

An automobile service station is defined under Planning Code Section 790.17 as:

A retail automotive service use which provides motor fuels and lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services which remain incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than three enclosed service bays in buildings having no openings, other than fixed windows or exits required by law, located within 40 feet of any R District. It may include other incidental services for automobiles including, but not limited to, accessory towing, if the number of towing vehicles

does not exceed one, and all towed vehicles stored on the premises are limited to those vehicles which are to be repaired on the premises.

An automobile gasoline station is defined under Planning Code Section 790.14 as:

A retail automotive service use which provides motor fuels, lubricating oils, air, and water directly into motor vehicles and without providing automotive repair services, including self-service operations which sell motor fuel only.

The Project Sponsor intends to convert an existing automobile service station to an automobile gas station. The proposal will involve interior and exterior tenant improvements to the existing automobile service station building including the elimination of the existing lube service bays and the expansion of the existing food mart from approximately 450 square feet of floor area to approximately 1,600 square feet of floor area.

B. Hours of Operation. Section 712.27 imposes no limits on the hours of operation.

The existing automobile service station is open 24 hours a day, seven days a week. The hours of operation of the gas station and expanded food mart are proposed to remain the same.

C. Street Frontage in Neighborhood Commercial Districts. Section 145.1 requires that NC Districts containing specific uses, including retail stores, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The subject commercial space (proposed expanded food mart) has approximately 19 feet of frontage on Funston Avenue and approximately 38 feet of frontage on Geary Boulevard with glass frontage and window openings devoted to either the entrance or window space. There are modifications proposed to the existing storefront to reconfigure the door and window openings.

D. Off-Street Parking and Loading. Section 151 requires off-street parking for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial space (food mart), with approximately 1,600 square feet in floor area, does not require any off-street or loading parking spaces.

E. Nonconforming Use. Section 186.1(b) of the Planning Code requires that a non-conforming use may not be significantly altered, enlarged, or intensified, except upon approval of a conditional use application pursuant to the provisions of Article 3 of the Planning Code,

provided that the use not have or result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space.

A “nonconforming use” is defined as a use that existed lawfully at the effective date of the Planning Code, but which failed to conform to one or more of the use limitations under Code provisions applicable for the neighborhood commercial district in which the property is located at the time of the application.

The current proposal to convert the existing legal nonconforming automobile service station (dba Park Presidio 76) to an automobile gas station is considered an alteration of the existing legal nonconforming use and would require Conditional Use authorization.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Section 303(c)** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- (1) 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 proposed project will allow for the expansion of the existing food mart (retail convenience store) from approximately 450 square feet of floor area to approximately 1,600 square feet of floor area by eliminating the existing lube service bays which are currently underutilized. There will be interior and exterior tenant improvements made to the existing commercial tenant space with no expansion of the existing building envelope.

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

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

The size and shape of the site and the size, and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit is in close proximity to the Project Site. There are off-street parking spaces on the Project Site and on-street parking in front of the subject property and in the surrounding neighborhood.

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project. Under Conditions of Approval #6, the project sponsor shall maintain appropriate odor control (ventilation) equipment to prevent any significant noxious or offensive odors from escaping the premises.

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

The proposal will involve interior and exterior alterations to the existing automobile service station building. There will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed 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.

- ii. 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 Zoning District in that the intended use is a neighborhood-serving business.

10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complementary to the types of uses characterizing this portion of the NC-3 Zoning District, which includes a mixture of specialty stores, auto repair shops, restaurants, personal service establishments, and medical service establishments.

OBJECTIVE 2:

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

Policy 1:

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

The proposed project would retain and expand an existing commercial activity use (food mart) and eliminate an underutilized automobile service repair use.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

No existing commercial tenant would be displaced and the proposed project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

11. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will preserve and enhance existing neighborhood-serving retail uses by expanding an existing food mart (retail convenience store). The proposed expanded food mart will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms. The proposed project will help retain and expand an existing food mart which provides job opportunities to the City.

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

The proposed project will utilize an existing commercial structure for its operation and does not propose an expansion to the existing building envelope. Existing housing will not be significantly affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit. There are also six existing off-street parking spaces on the project site.

- (5) 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 proposed project will not include any commercial office development and will not significantly displace existing industrial or service businesses in the area.

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- (7) That landmark and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

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

12. 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.
13. 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 Application No. 2010.0414C** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. 18196. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 14, 2010.

Linda Avery
Commission Secretary

AYES: Miguel, Olague, Borden, Antonini, Moore, Sugaya

NAYS:

ABSENT: None

ADOPTED: October 14, 2010

Exhibit A

Conditions of Approval

1. Pursuant to Planning Code Sections 712.57, 303, and 186.1, this Conditional Use approval is to allow the conversion of an existing automobile service station (dba Park Presidio 76) to an automobile gas station within the NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District, in general conformity with Plans on file with the Department in the docket for **Case No. 2010.0414C** (labeled EXHIBIT B), reviewed and approved by the Commission on October 14, 2010 under Motion No. 18196.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 1444, Lot 023), which notice shall state that the project is subject to the conditions of approval contained herein and as reviewed and approved by the Planning Commission on October 14, 2010 under Motion No. 18196.
3. 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.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The proposal will involve interior and exterior tenant improvements to the existing automobile service station building including the elimination of the existing lube service bays and the expansion of the existing food mart from approximately 450 square feet of floor area to approximately 1,600 square feet of floor area. The expanded food mart will consist of a sales floor area (which includes a coffee bar, food service area, and walk-in cooler), cashier area, storage/utility area, office, and restrooms.
6. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the Subject Property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
7. The Project Sponsor shall maintain appropriate odor control (ventilation) equipment to prevent any significant noxious or offensive odors from escaping the premises.
8. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the proposed automobile gas station with expanded food mart. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

9. Noise shall be adequately soundproofed and shall not be audible beyond the premises and comply with the San Francisco Noise Control Ordinance.
10. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
11. The Project Sponsor shall maintain an attractive storefront providing visibility of the food mart interior through the storefront windows.
12. Violation of any of the conditions 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 and Section 176.1.
13. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
14. The Project Sponsor shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
15. 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.
16. The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18196 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.
17. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

- ↳ 15'-0" AFF TO (2) ROOF EDGE
- ↳ 15'-0" AFF TO (2) TREE STANDING WALK-IN COOLER
- ↳ 15'-0" AFF TO (2) COOLER ROOF
- ↳ 15'-0" AFF TO (2) FLOOR LEVEL BAYS ON 1ST



South Elevation
Scale: 1/8" = 1'-0"

- ↳ 15'-0" AFF TO (2) ROOF EDGE
- ↳ 15'-0" AFF TO (2) TREE STANDING WALK-IN COOLER
- ↳ 15'-0" AFF TO (2) COOLER ROOF
- ↳ 15'-0" AFF TO (2) FLOOR LEVEL BAYS ON 1ST



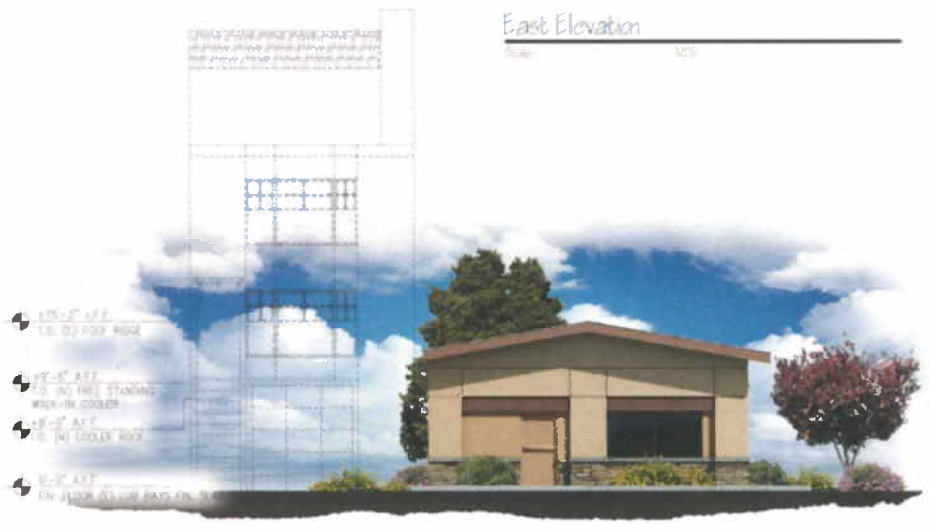
East Elevation
Scale: 1/8" = 1'-0"

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- ↳ 15'-0" AFF TO (2) TREE STANDING WALK-IN COOLER
- ↳ 15'-0" AFF TO (2) COOLER ROOF
- ↳ 15'-0" AFF TO (2) FLOOR LEVEL BAYS ON 1ST



North Elevation
Scale: 1/8" = 1'-0"

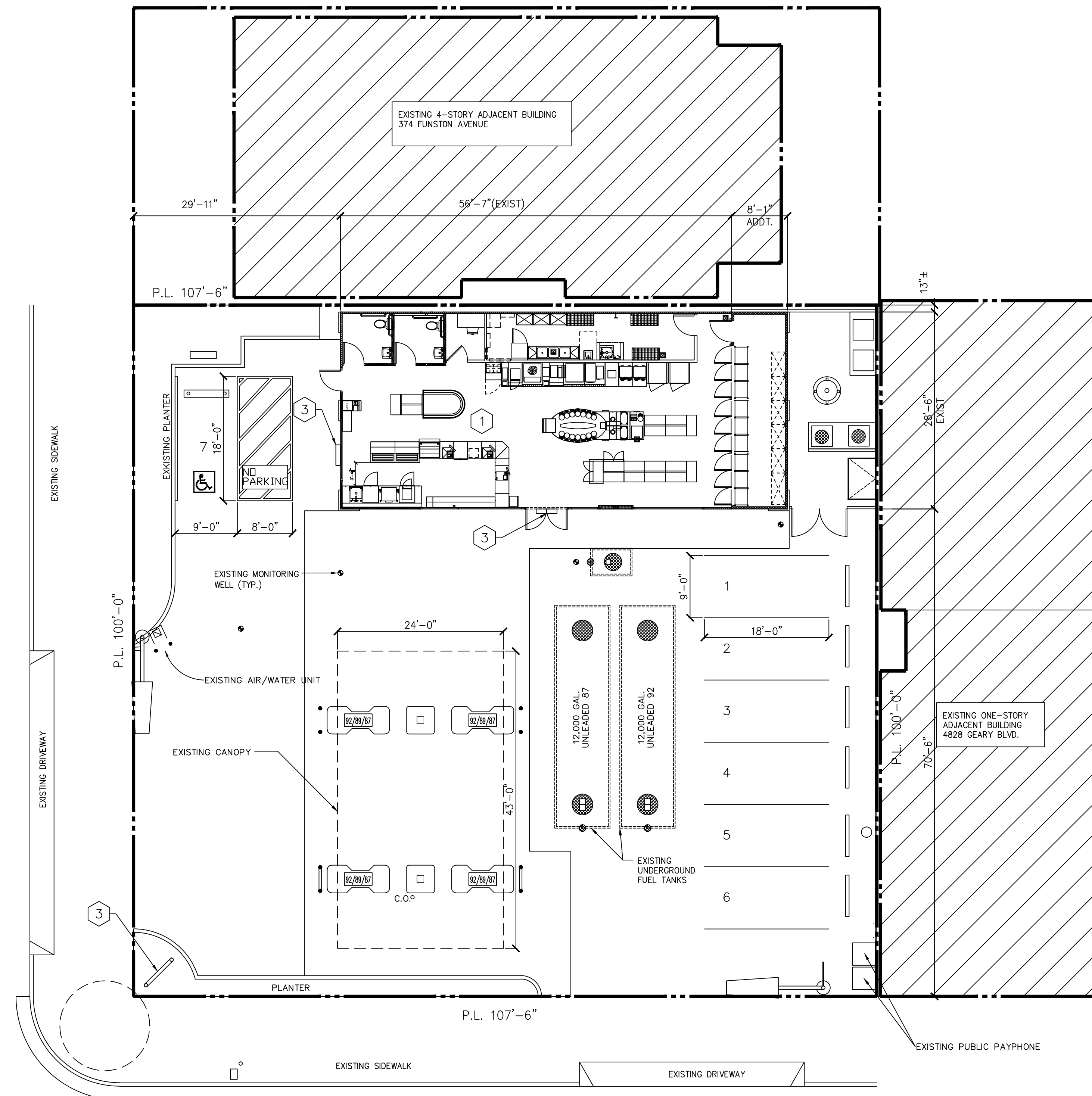
- ↳ 15'-0" AFF TO (2) ROOF EDGE
- ↳ 15'-0" AFF TO (2) TREE STANDING WALK-IN COOLER
- ↳ 15'-0" AFF TO (2) COOLER ROOF
- ↳ 15'-0" AFF TO (2) FLOOR LEVEL BAYS ON 1ST



West Elevation
Scale: 1/8" = 1'-0"

NO.	REVISION	DATE

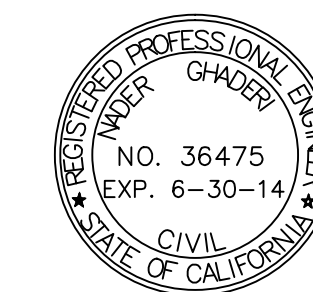
FUNSTON AVENUE



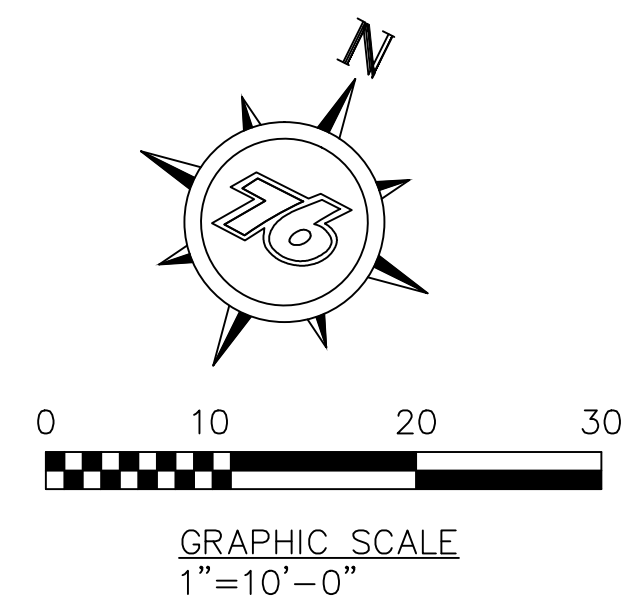
GEARY BOULEVARD

EXISTING SITE PLAN

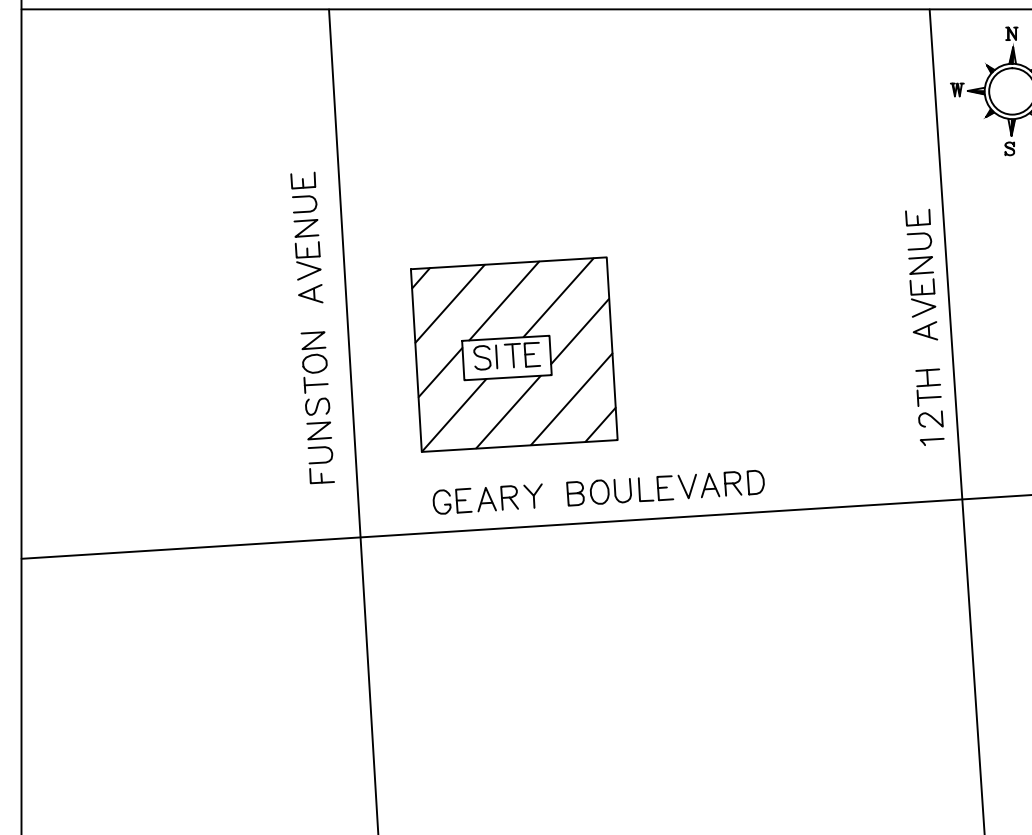
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DIRECTIONAL ARROW/ GRAPHIC SCALE



VICINITY MAP



SCOPE OF WORK

- 1 OBTAIN APPROVAL FOR FORMULA RETAIL USE.
- 2 NO CONSTRUCTION OR TENANT IMPROVEMENT ANTICIPATED.
- 3 CHANGE EXISTING "FOOD MART" SIGN TO "7-11" SIGN ON BOTH BUILDING AND MAIN ID SIGN.

SITE INFORMATION

ITEM	SIZE	LOT %	AREA (SQ.FT.)
TOTAL LOT AREA	107'-6" X 100'-0"	N/A	10,750.00
EXISTING FOOD MART	64'-8" X 28'-6"	17.14	1,843.00
EXISTING CANOPY	24'-0" X 43'-0"	9.6	1,032.00
LANDSCAPING	N/A	6.00	645.90

TYPE OF CONSTRUCTION:
CANOPY = II-B
FOOD MART = V-B, NON-SPRINKLER

PARKING:

PARKING REQUIREMENTS:

FOOD MART: 1:250 SQ.FT. = 1,843:250 = 7 SPACES
TOTAL REQUIRED: 7 SPACES

PARKING PROVIDED:

TOTAL OF (1) 17'X18' HANDICAP PARKING
(6) 9'X18' STANDARD PARKING

TOTAL: 7 SPACES

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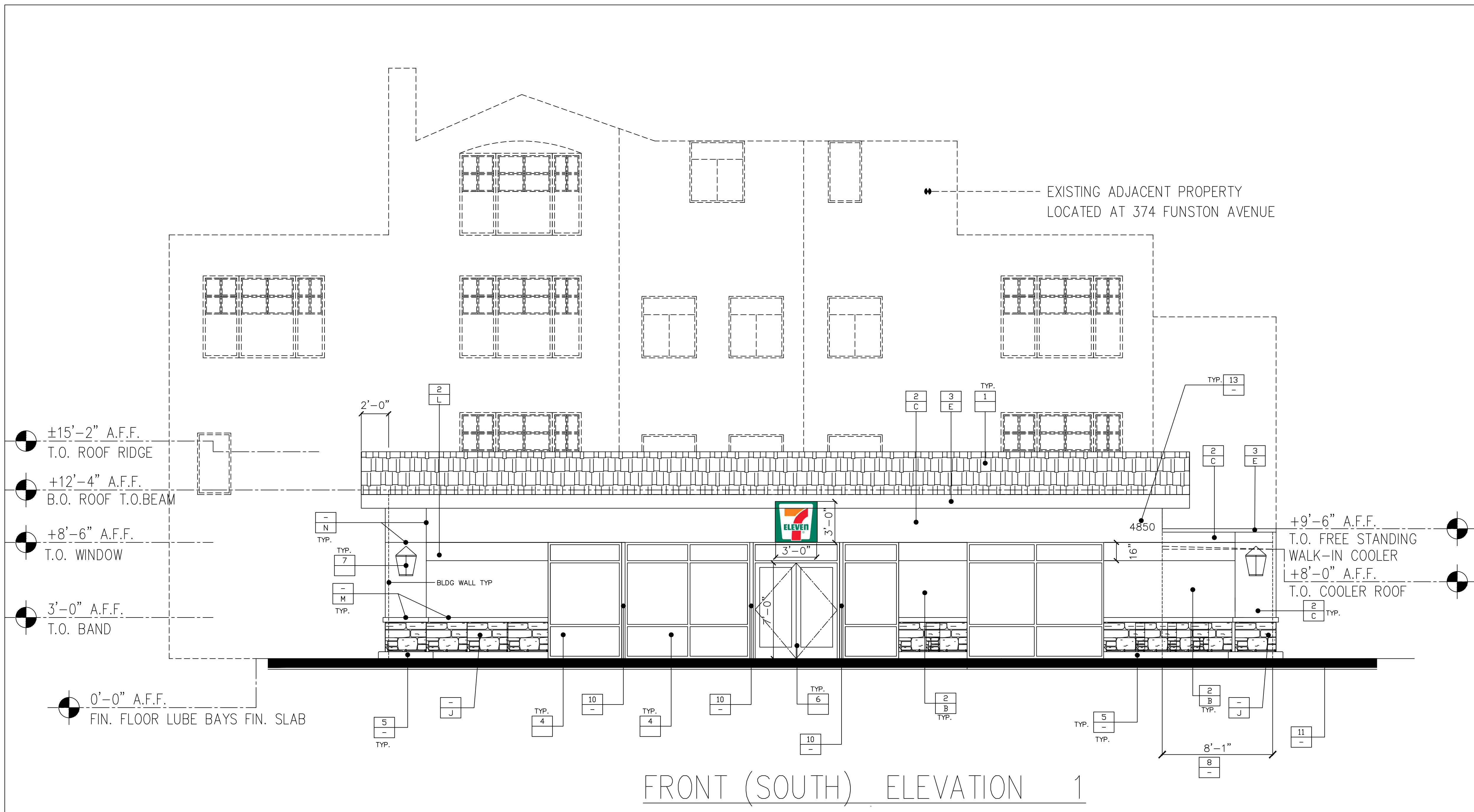


PLANS PREPARED BY:
A & S ENGINEERING
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON RD., SUITE "B"
CANYON COUNTRY, CA 91387
PHONE #: (661)250-9300; FAX #: (661) 250-9333

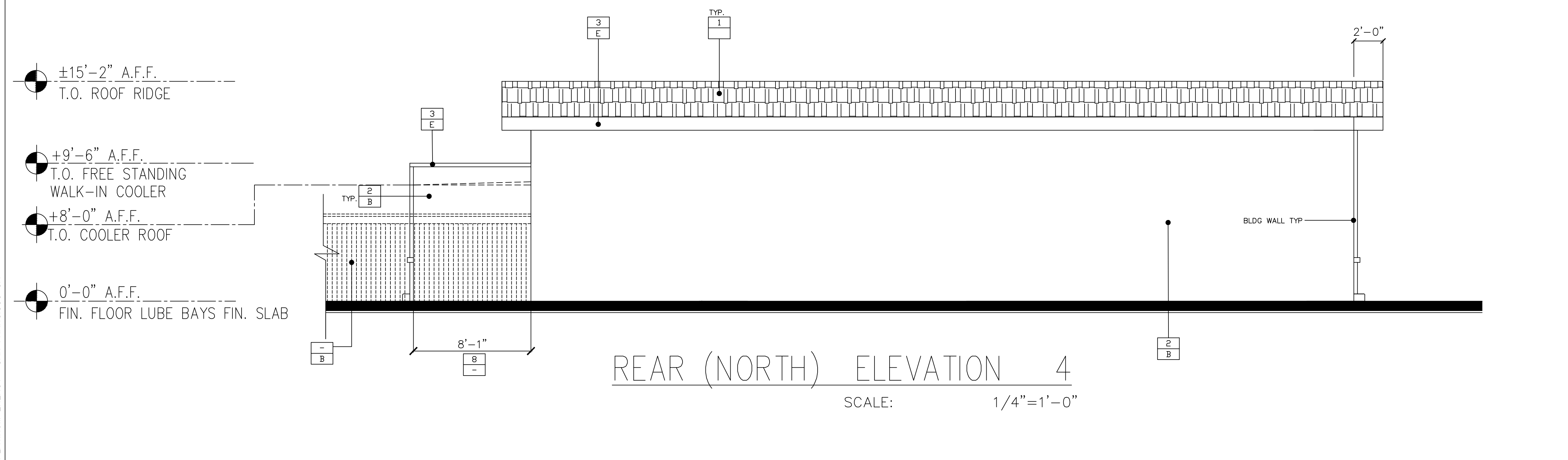
Platinum Energy
30343 Canwood Street, Suite 200 Agoura Hills, CA 91301
Phone #: (818) 206-5700
STORE#: 250054
ADDRESS: 4850 GEARY BOULEVARD & FUNSTON AVENUE
SAN FRANCISCO, CA 94118

DRAWN	ER
CHECKED	AG
DATE	07/05/2013
SHT. TITLE	PROPOSED SITE PLAN
JOB NO.	-
SHEET	

PS1



FRONT (SOUTH) ELEVATION 1
SCALE: 1/4"=1'-0"



REAR (NORTH) ELEVATION 4
SCALE: 1/4"=1'-0"

EXISTING EXTERIOR MATERIALS	
1	BEIGE COLOR METAL SHINGLE ROOF TILE TO REMAIN THE SAME "DECRA ROOFING" SYSTEM, INC" PER ICC-ESR-1754
2	*"RAIN PROOF" ELASTOMERIC COATING OVER 7/8" INTEGRAL COLOR EXTERIOR CEMENT PLASTER, 20/30 FINE SAND FINISH, ON METAL LATH OVER 2 LAYERS OF BUILDING PAPER OVER METAL PANELS ELASTOMERIC COATING COLOR
3	EXPOSED METAL GUTTER, CORNICE
4	DUAL PANE TEMPERED SAFETY GLASS ALUMINUM FRAME. FINISH BRONZE MATCH DOOR.
5	CONCRETE BASE
6	ALUMINUM STOREFRONT DOORS & FRAME.
7	EXTERIOR WALL MOUNTED LIGHT FIXTURE, PROVINCIAL LANTERN 9" WIDE CURVED ARM
8	FREE STANDING METAL WALK-IN COOLER
10	ALUMINUM COLUMN COVER, COLOR MATCH WINDOW FRAMING BRONZE COLOR
11	CONCRETE WALKWAY
13	5" INCHES HIGH X 2 INCHES WIDE WITH 1/2" INCH STROKE BUILDING ADDRESS NUMBERS.

EXISTING EXT. COLORS AND FINISHES	
B	PAINT - FRAZEE - 7750W BEACH BASKET
C	PAINT - FRAZEE - 7751 BEACH GRASS
E	PAINT - SHERWIN WILLIAMS - SW1105 TORTOISE
G	PAINT - SHERWIN WILLIAMS - SW2185 TOWER TAN
J	ELDORADO STONE - MOUNTAIN LEDGE - BUCKSKIN INSTALL PER SPEC. ON THIS DRAWING "ESR-1215
K	PAINT - SINCLAIR - CM8514
L	PAINT - SHERWIN WILLIAMS - SW2181 CATTAIL BROWN
M	FRY CHANNEL SCREED PCS-75-400
N	FRY CHANNEL SCREED PCS-75-50

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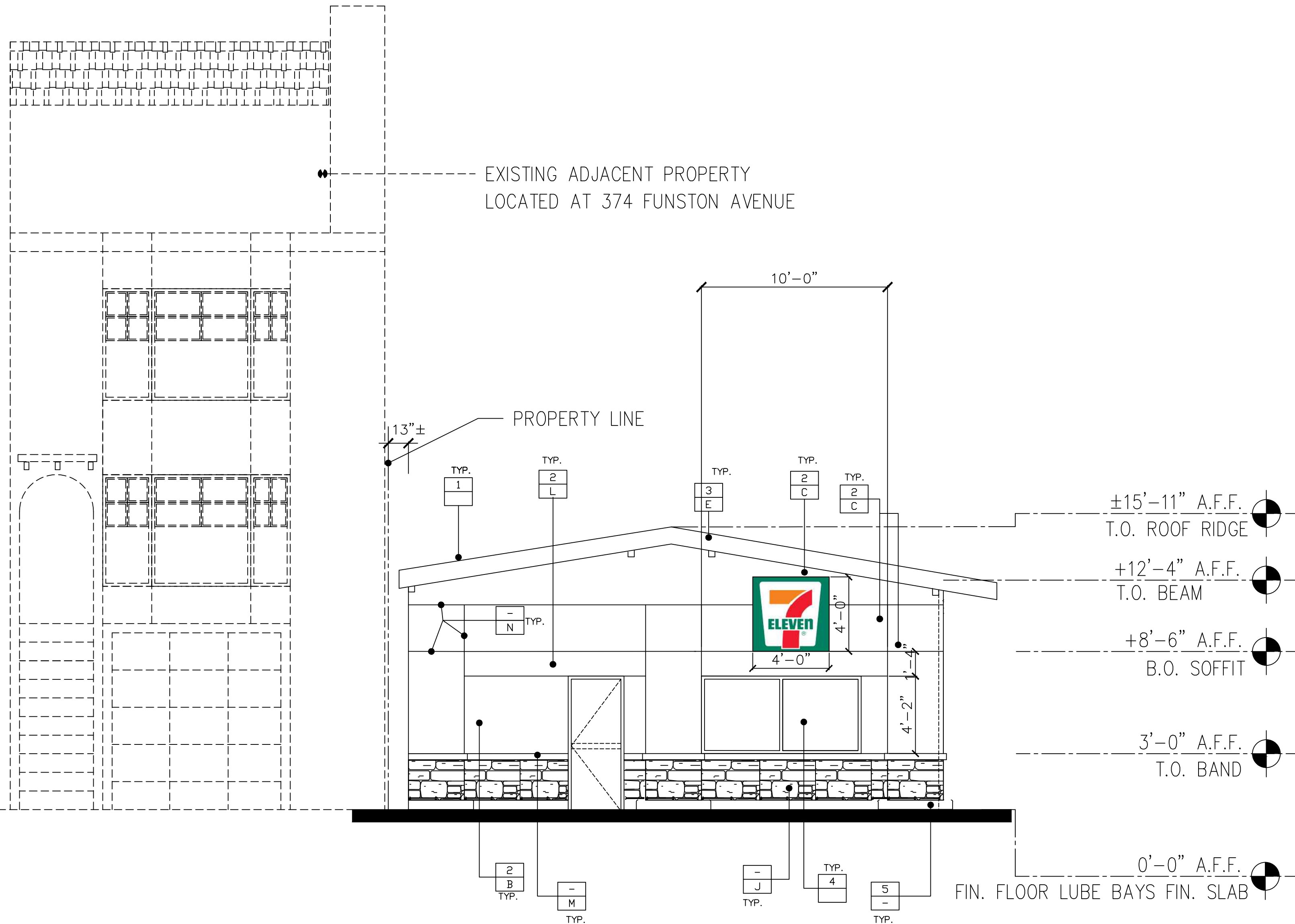


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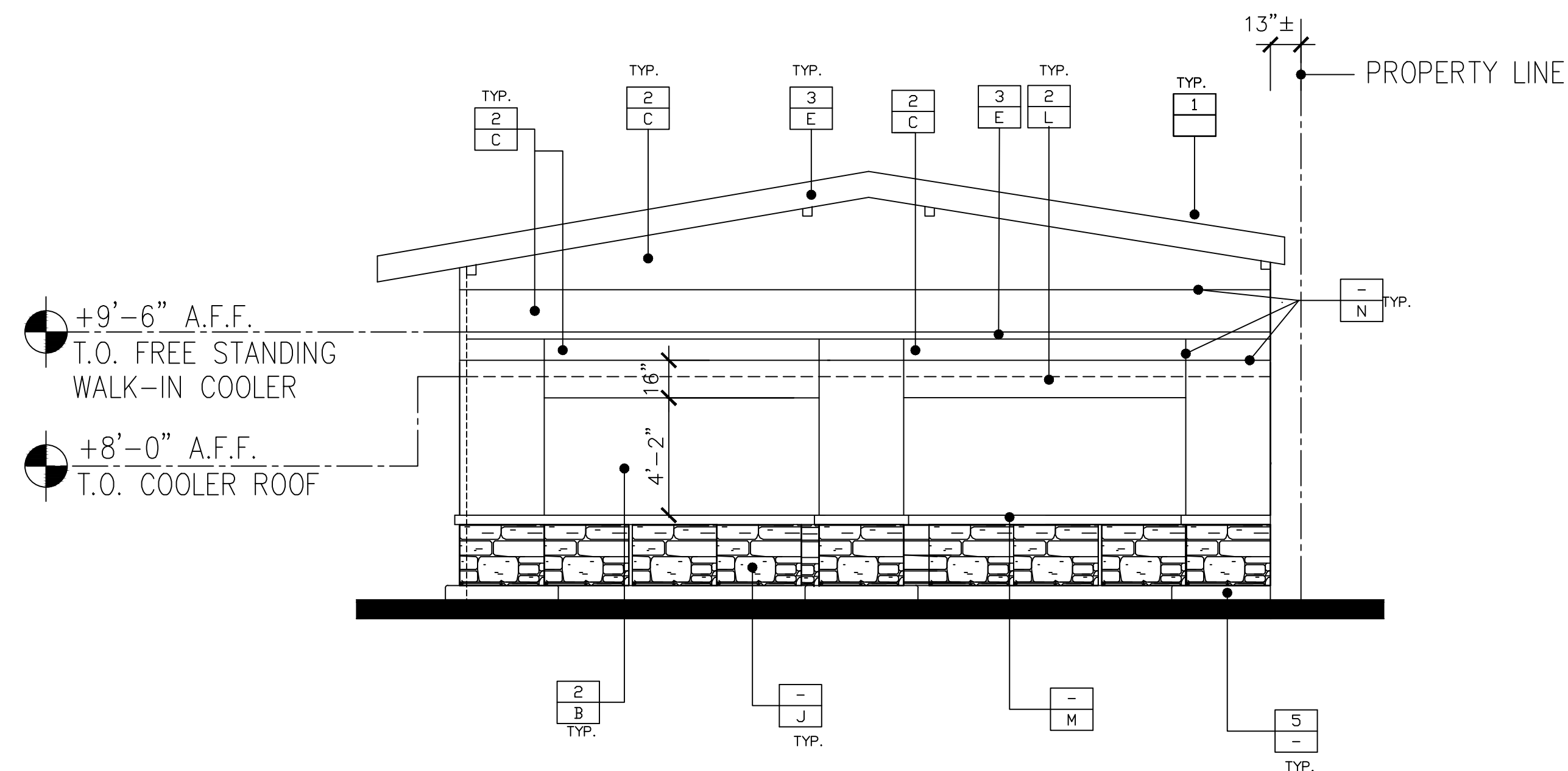
Platinum Energy
30343 Canwood Street, Suite 200 Agoura Hills, CA 91301
Phone #: (818) 206-5700
STORE #: 250054
ADDRESS: 4850 GEARY BOULEVARD & FUNSTON AVE.
SAN FRANCISCO, CALIFORNIA 94118



DRAWN	HOSS FARZAD
CHECKED	HF
DATE	05/06/2013
SHT. TITLE	BUILDING ELEVATIONS
JOB NO.	
SHEET	A2.1



LEFT SIDE (WEST) ELEVATION 3
SCALE: 1/4"=1'-0"



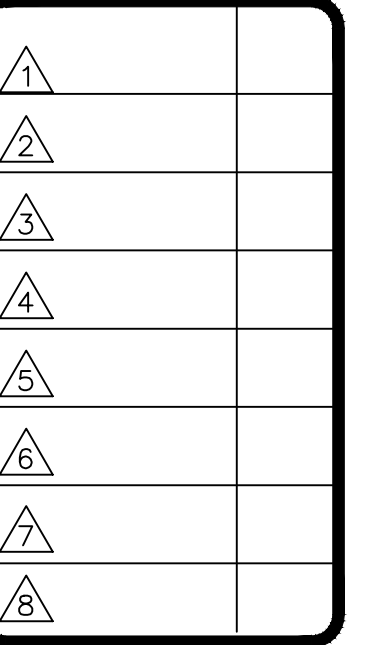
RIGHT SIDE (EAST) ELEVATION 2
SCALE: 1/4"=1'-0"

EXISTING EXTERIOR MATERIALS

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- 4 DUAL PANE TEMPERED SAFETY GLASS ALUMINUM FRAME. FINISH BRONZE MATCH DOOR.
- 5 CONCRETE BASE
- 6 ALUMINUM STOREFRONT DOORS & FRAME.
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- 8 FREE STANDING METAL WALK-IN COOLER
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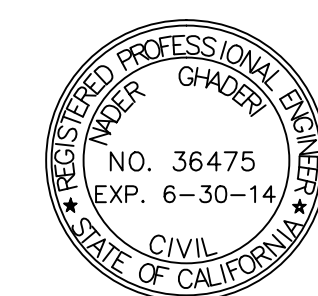
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STORE #: 250054
ADDRESS: 4850 GEARY BOULEVARD & FUNSTON AVE.
SAN FRANCISCO, CALIFORNIA 94118



DRAWN	HOSS FARZAD
CHECKED	HF
DATE	05/06/2013
SHT. TITLE	BUILDING ELEVATIONS
JOB NO.	
SHEET	A2.2