



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 16, 2010

Date: September 9, 2010
Case No.: **2010.0366C**
Project Address: **1501 SLOAT BOULEVARD**
Zoning: NC-S (Neighborhood Commercial Shopping Center) District
Lakeshore Special Use District
26-40-X Height and Bulk District
Block/Lot: 7255/003
Project Sponsor: Andrew Junius
Reuben & Junius, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Staff Contact: Michael Smith – (415) 558.6322
michael.e.smith@sfgov.org
Recommendation: **Approval with Conditions**

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415.558.6377

PROJECT DESCRIPTION

The project sponsor is requesting conditional use authorization pursuant to Planning Code Sections 703.4 and 713.43 to establish a new formula retail large, fast-food restaurant (d.b.a. "Chipotle") in the tenant space occupied by "Pizza Hut" in the Lakeshore Plaza Shopping Center located in a NC-S District and the Lakeshore Plaza SUD (Special Use District). The existing fast-food restaurant occupies a storefront that is 1,600 gross square-feet. Because the new restaurant will replace an existing large, fast-food restaurant the project complies with the conditions of approval that limit the number and types of restaurants within the shopping center. The project includes minor interior and exterior tenant improvements.

The Sponsor also seeks to amend Motion No. 11545 to remove condition #36 which limits the types of food that can be sold at restaurants within the shopping center. This condition was placed on the project when it came before the Board of Supervisors on appeal in 1989.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 1501 Sloat Boulevard within the Lakeshore Plaza Shopping Center, south side of the street between Everglade and Clearfield Drives in NC-S (Neighborhood, Commercial, Shopping Center) District, the Lakeshore Plaza Special Use District, and a 26-40-X Height and Bulk District. The project site is a single nine-acre parcel, bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive, and Everglade Drive that is occupied by an approximately 220,000- square-foot, auto oriented, two-story, commercial shopping center comprised of three buildings surrounding a large

surface parking lot. The shopping center provides a variety of goods and services to the Lakeshore Acres, Crestlake, and Merced Manor neighborhoods. The shopping center is anchored by “Lucky’s” supermarket and includes many other national retailers. The subject tenant space, located between “Noah’s Bagels” and “Gymboree”, is located at the south side of the shopping center and is currently occupied by “Pizza Hut”. The subject storefront is approximately 1,600 gross square-feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The neighborhood surrounding the shopping center is characterized by mostly mid-century, detached, two-story, single-family dwellings with large front setbacks. The streets are wide to facilitate vehicular movement and aligned in a grid. The street grid becomes curvilinear as it nears Lake Merced. Sloat Boulevard is the primary east/west arterial street in the neighborhood.

ENVIRONMENTAL REVIEW

The Project was determined by the San Francisco Planning Department to be categorically exempt from environmental review.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 27, 2010	August 25, 2010	22 days
Posted Notice	20 days	August 27, 2010	August 27, 2010	20 days
Mailed Notice	10 days	August 27, 2010	August 26, 2010	21 days

PUBLIC COMMENT

- The Department received a call from a neighbor of the Shopping Center, who expressed opposition to the removal of condition of approval #36 which limits the types of foods that large, fast-food restaurants can sell within the Lakeshore Plaza Shopping Center. In the neighbor’s opinion removal of condition #36 would open the door for “McDonald’s” and similar type restaurants to locate within the shopping center.
- The sponsor submitted two different petitions signed by 133 different people in support of the project. Staff also received an email in support of the project which cited healthier and better eating options in the shopping center as a basis for her support.

ISSUES AND OTHER CONSIDERATIONS

- In 1989, upon appeal of Motion Number 11545 to the Board of Supervisors (BOS) four conditions were added to the establishment of the shopping center. Condition No. 36 was one of the four conditions added to Motion No. 11545 by the BOS. The condition restricts in leasing the two large, fast-food restaurants to the following uses: pizza parlor; yogurt store; delicatessen; bakery; donut shop; ice cream; sandwich; barbeque; candy; and nuts. The condition was meant to

prevent “McDonald’s” and similar type restaurants from locating in the shopping center. Since that time the Department has developed more effective Code regulations that address this concern, eliminating the need to regulate food uses in this manner. The Code requires conditional use authorization for all formula retail uses within NC districts, ensuring that owners within a 300’ radius would be notified of such a project. The Department also requires a pre-application meeting for formula retail, further ensuring that neighbors receive adequate notice. Chipotle Restaurant offers a simple menu of burritos, fajitas, and tacos that can be classified as “Mexican food”. The Department has determined that “Mexican food” does not fit the definition of any of the permitted uses listed above. Therefore, the restaurant would not be able to locate within the shopping center if the condition is not either removed or amended to permit the types of foods sold at “Chipotle”.

RESTAURANT LIMITATIONS	EXISTING RESTAURANTS
(1) full-service restaurant	<ul style="list-style-type: none"> • Toyo Sushi
(3) large fast-food restaurants, (1) of which must be a bakery	<ul style="list-style-type: none"> • Arby’s • Pizza Hut • Noah’s Bagel (bakery)
(4) small, self-service restaurants	<ul style="list-style-type: none"> • Nubi Yogurt • King of Thai Noodle House • Ono Hawaiian BBQ • Quizno’s

- In 1992 the Commission amended Motion No. 11545 by permitting a third large, fast-food restaurant (Noah’s Bagels).

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow a new formula retail small, large, fast-food restaurant use in the Lakeshore Plaza SUD and amend Motion No. 11545 to either remove condition No. 36 or allow additional types of foods to be sold by the large, fast-food restaurants within the shopping center.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The shopping center is characterized by formula retail uses.
- In 1989 the limits on types of foods sold was placed on the project to address concern from neighbors over “McDonald’s” or similar restaurants locating within the shopping center. Since that time the Department has developed more effective Code regulations that address this concern, eliminating the need to regulate food uses in this manner.
- The project would allow greater flexibility for the property owners to augment the types of restaurant tenants in the shopping center to meet the consumer’s ever changing tastes.
- The types of restaurants permitted is culturally biased.

- The project would replace one formula retail use with another formula retail use thus not altering the balance of formula retail uses within the shopping center.
- The project is consistent with the use limitations in the Lakeshore SUD that sets forth limits on the number of restaurants that are permitted with the shopping center.

RECOMMENDATION: Approval with Conditions
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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"/> Transit Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Neighborhood Correspondence | <input checked="" type="checkbox"/> Context Photos |
| | <input checked="" type="checkbox"/> Site Photos |

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

MES

Planner's Initials

MES/G:\Documents\WORD\CUI\2010.0366\0366 report.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 16, 2010

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Case No.: **2010.0366C**
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE REQUEST PURSUANT TO SECTIONS 703.4 AND 713.43 OF THE CODE TO ESTABLISH A FORMULA RETAIL, LARGE, FAST-FOOD RESTAURANT (D.B.A. "CHIPOTLE") IN THE TENANT SPACE OCCUPIED BY PIZZA HUT WITHIN THE LAKESHORE PLAZA SHOPPING CENTER, AND AMEND MOTION NO. 11545 TO REMOVE CONDITION NO. 36 WHICH SPECIFICALLY LIMITS THE TYPES OF FOODS THAT CAN BE SOLD AT LARGE, FAST-FOOD RESTAURANTS WITHIN THE SHOPPING CENTER. THE PROPERTY IS LOCATED WITHIN A NC-S (NEIGHBORHOOD COMMERCIAL SHOPPING CENTER) DISTRICT, THE LAKESHORE PLAZA SPECIAL USE DISTRICT, AND A 26 - 40-X HEIGHT AND BULK DISTRICT.

RECITALS

On May 13, 2010, Reuben & Junius, LLC (hereinafter "Project Sponsor") filed an application (hereinafter "Application") with the Department for Conditional Use Authorization under Planning Code Section 703.4 and 713.43 to establish a large, fast-food restaurant (d.b.a. "Chipotle") in the tenant space occupied by "Pizza Hut" within the Lakeshore Plaza Shopping Center at 1501 Sloat Boulevard, located within a NC-S (Neighborhood Commercial Shopping Center) District, the Lakeshore Plaza Special Use District

and a 26 - 40-X Height and Bulk District. The application also request to amend Motion No. 11545 to remove condition No. 36 which specifically limits the types of foods that can be sold by large, fast-food restaurants within the shopping center.

On September 16, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0366C.

The Project was determined by the Planning Department (Department) to be categorically exempt from the environmental review process.

This Commission has reviewed and considered reports, studies, plans, and other documents pertaining to this Project.

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 approves the conditional use requested in Application No. 2010.0366C, 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.** The project site is located at 1501 Sloat Boulevard within the Lakeshore Plaza Shopping Center, south side of the street between Everglade and Clearfield Drives in NC-S (Neighborhood, Commercial, Shopping Center) District, the Lakeshore Plaza SUD (Special Use District), and a 26-40-X Height and Bulk District.

The project site is a single nine-acre parcel, bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive, and Everglade Drive that is occupied by an approximately 220,000- square-foot, auto oriented, two-story, commercial shopping center comprised of three buildings surrounding a large surface parking lot. The shopping center provides a variety of goods and services to the Lakeshore Acres, Crestlake, and Merced Manor neighborhoods. The shopping center is anchored by "Lucky's" supermarket and includes many other national retailers. The subject tenant space, located between "Noah's Bagels" and "Gymboree", is located at the south side of the shopping center and is currently occupied by "Pizza Hut". The subject storefront is approximately 1,600 gross square-feet.

3. **Surrounding Neighborhood.** The neighborhood surrounding the shopping center is characterized by mostly mid-century, detached, two-story, single-family dwellings with large front setbacks. The streets are wide to facilitate vehicular movement and aligned in a grid. The

street grid becomes curvilinear as it nears Lake Merced. Sloat Boulevard is the primary east/west arterial street in the neighborhood.

4. **Project Description.** The proposal is to establish a large, fast-food restaurant (d.b.a. "Chipotle") at 1501 Sloat Boulevard within the tenant space occupied by "Pizza Hut". The project also requests to amend Motion No. 11545 to remove condition No. 36 which specifically limits the types of foods that can be sold at the large, fast-food restaurants within the shopping center.
5. **Public Comment.** The Department received a call from a neighbor of the Shopping Center, who expressed opposition to the removal of condition of approval #36 which limits the types of foods that large, fast-food restaurants can sell within the Lakeshore Plaza Shopping Center. In the neighbor's opinion removal of condition #36 would open the door for "McDonald's" and similar type restaurants to locate within the shopping center.

The sponsor submitted two different petitions signed by 133 different people in support of the project. Staff also received an email in support of the project which cited healthier and better eating options in the shopping center as a basis for her support.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Parking Requirement.** Section 151 requires retail stores to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The project is part of a Planned Unit Development (PUD) which was authorized in 1988. The PUD authorization set forth the parking requirement for the shopping center based upon a specific mix of uses. The restaurant would replace an existing restaurant to maintain the balance of uses that was authorized by the PUD.

- B. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Eating Retail uses up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

The project is part of a Planned Unit Development (PUD) which was authorized in 1988. The PUD authorization set forth the freight loading requirements for the shopping center based upon a specific mix of uses. The restaurant would replace an existing restaurant to maintain the balance of uses that was authorized by the PUD.

- C. **Use Size.** Section 715.21 establishes size limits on nonresidential uses in the NC-S District. Within the District, conditional use authorization is required for any nonresidential use that exceeds 6,000 square feet.

At 1,600 square feet, the Project does not require Conditional Use authorization for use size.

- D. **Hours of Operation.** Pursuant to Section 780.27 of the Code, the principally permitted hours of operation within the Lakeshore Plaza SUD are from 6 a.m. to 11 p.m.
- E. **NC-S (Neighborhood Commercial Shopping Center) District.** Section 713.1 of the Code defines NC-S Districts as areas that are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. They commonly contain at least one anchor store or supermarket, and some districts also have small medical office buildings. The range of services offered at their retail outlets usually is intended to serve the immediate and nearby neighborhoods. These districts encompass some of the most recent (post-1945) retail development in San Francisco's neighborhoods and serve as an alternative to the linear shopping street.

Shopping centers and supermarket sites contain mostly one-story buildings which are removed from the street edge and set in a parking lot. Outdoor pedestrian activity consists primarily of trips between the parking lot and the stores on-site. Ground and second stories are devoted to retail sales and some personal services and offices.

The NC-S standards and use provisions allow for medium-size commercial uses in low-scale buildings. Rear yards are not required for new development. Most neighborhood-serving retail businesses are permitted at the first and second stories, but limitations apply to fast-food restaurants and take-out food uses. Some auto uses are permitted at the first story. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is permitted. Existing residential units are protected by limitations on demolitions and prohibitions of upper-story conversions.

- F. **Large, Fast-Food Restaurant.** Pursuant to Section 790.90 a large, fast-food restaurant is defined as a retail eating or drinking use which provides ready-to-eat food to a high volume of customers at a high turnover rate for consumption on or off the premises, which may or may not provide seating. Such use exhibits the following characteristics:
- (1) A gross floor area of 1,000 square feet or more;
 - (2) A limited menu of ready-to-eat food prepared in advance of customer orders, or food which is able to be quickly prepared for consumption on or off the premises;
 - (3) Food served in disposable wrappers or containers;
 - (4) Food is ordered and served at customer service counter;
 - (5) Food is paid for prior to consumption;
 - (6) Public food service area, including queuing areas and service counters without fixed seats, which counters are designed specifically for the sale and distribution of food and beverages;
 - (7) Food available upon a short waiting time.

It does not include retail grocery stores with accessory take-out food activity, as described in Section 703.2(b)(1)(C) of this Code, self-service specialty food use, as described in Section 790.93 of this Code, or retail uses which sell prepackaged or bulk ready-to-eat foods with no-site food preparation area, such as confectionery or produce stores. When a fast-food restaurant operates within and in conjunction with another retail use, such as a retail grocery store, the area of the fast-food restaurant use shall be measured to include the area devoted to food preparation and service, seating and separate public food service counters, excluding fish, poultry and meat counters.

- (c) It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with ABC licenses 20 or 21) or on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.
- (d) It shall be conducted in accordance with the following conditions:
 - (1) All debris boxes shall be kept in enclosed structures.
 - (2) The operator shall be responsible for cleaning the sidewalk within a one-block radius daily to maintain the sidewalk free of paper or other litter during its business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
 - (3) Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

It may provide off-site beer, wine and/or liquor sales for consumption off the premises (with ABC licenses 20 or 21) or on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48) or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.

It shall be conducted in accordance with the following conditions:

- (1) All debris boxes shall be kept in enclosed structures.
- (2) The operator shall be responsible for cleaning the sidewalk within a one-block radius daily to maintain the sidewalk free of paper or other litter during its business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.
- (3) Noise and odors shall be contained within the premises so as not to be a nuisance to nearby residents or neighbors.

7. Conditional Use Findings. Under Section 303(c), the Commission may authorize a conditional use after finding that:

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

The project is necessary and desirable because it maintains the balance of commercial uses with the shopping center. Furthermore, the use is similar to the use it replaces but offers a healthier option for the consumer.

The project would also provide jobs for neighborhood residents and contribute to the economic vitality of the shopping center.

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

- i. 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, shape and arrangement of the shopping center will not be altered as part of this project.

- ii. 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 Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The Project is not intended to be a destination restaurant but one that is meant to serve the needs of local residents who visit the shopping center for other goods and services. The general neighborhood is auto-oriented and shopping center is well served with off-street parking in response.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project will not produce noxious or offensive emissions related to noise, glare and dust.

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

The project would not alter the sites landscaping, open spaces, parking and loading areas, service areas, and lighting. Any new signage will be required to comply with the requirements of the Planning Code.

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

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

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

The proposed project is consistent with the stated purpose of the NC-S District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours, and is consistent with the limitations on restaurants within the Lakeshore Plaza SUD.

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

COMMERCE AND INDUSTRY ELEMENT

Neighborhood Commerce

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 6:

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

Policy 6.1

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

The project would displace an existing formula retail use but would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The project would allow the shopping center to better provide goods that respond to consumers' ever changing needs and desires, in particular their desire for healthier fast-food options.

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

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

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

The balance of commercial uses in the Lakeshore Plaza was established when the shopping center was approved in 1989. The strict limitations on restaurants in the shopping center help to ensure that a viable mix of goods and services are provided to the neighborhood. The controls limit the amount of restaurants to: (1) full-service restaurant, (4) small, self-service restaurants, and (3) large, fast-food restaurants (1) of which must be a bakery.

9. **Planning Code Section 101.1(b)** establishes eight priority planning policies and requires the review of permits 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 proposal would replace a formula-retail restaurant with another formula-retail restaurant and thus it would not alter the balance of food uses or formula-retail uses within the district.

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

The Project would not impact the character or diversity of the neighborhood.

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

The Project would not have any impact on the City's supply of affordable housing.

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

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is well-served by off-street parking.

- (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 Project. No industrial or service sector uses would be displaced.

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

The project involves only minor alterations to the storefront and would not impact the ability of the building to withstand an earthquake.

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

The existing building is not a landmark and it is not historically rated.

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

The Project, which does not include any physical expansion of the existing building envelope, would not impact any parks or open spaces or their access to sunlight.

12. On balance, 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. 2009.0061C** 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 disapproval of a Conditional Use Authorization application to the Board of Supervisors within thirty (30) days after the date of this Motion No. 17854. 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 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 2, 2009.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 16, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Section 703.4 and 713.43 of the Planning Code to allow a large, fast-food restaurant (d.b.a. Chipotle) within the Lakeshore Plaza Shopping Center at 1501 Sloat Boulevard, within a NC-S (Neighborhood, Commercial, Shopping Center) District, the Lakeshore Plaza Special Use District, and a 26 - 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on May 13, 2010 and stamped "EXHIBIT B" included in the docket for Case No. 2010.0366C, reviewed and approved by the Commission on September 16, 2010.

The authorization also removes condition No. 36 from Motion No. 11545. The condition was one of the four conditions added to Motion No. 11545 by the Board of Supervisors. The condition restricts in leasing the two large, fast-food restaurants to the following uses: pizza parlor; yogurt store; delicatessen; bakery; donut shop; ice cream; sandwich; barbeque; candy; and nuts.

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 7255, Lot 003), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. 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 \$500 a day in accordance with Planning Code Section 176.
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. Motion Number 13446 established limits on the number and type of restaurants within the Lakeshore Plaza Shopping Center. The project is consistent with said motion because the proposed large, fast-food restaurant (d.b.a. "Chipotle") would replace an existing large, fast-food restaurant (d.b.a. "Pizza Hut").
6. The property owner 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.

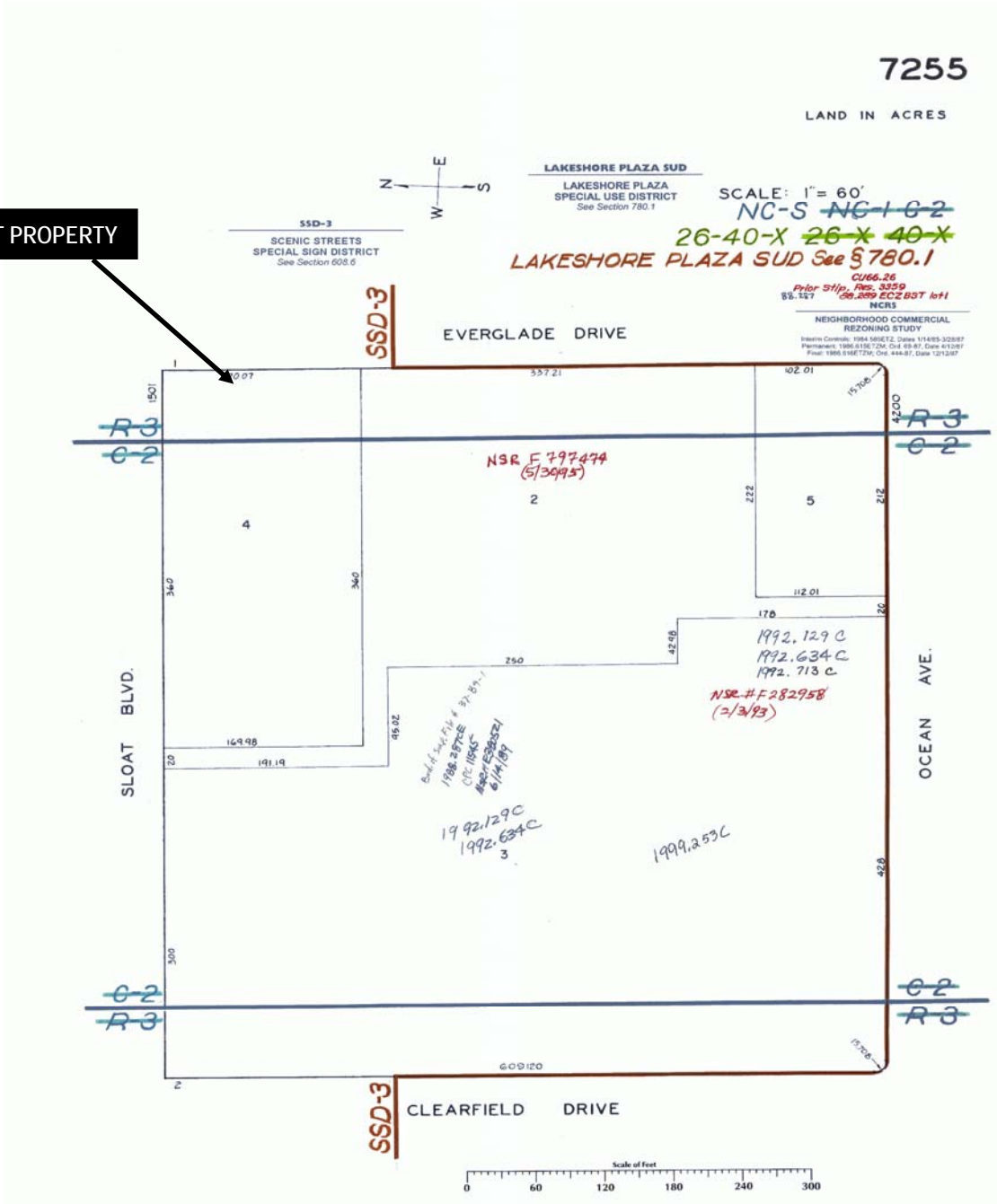
7. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
8. The Project Sponsor shall maintain an attractive storefront providing visibility of the restaurant interior through the storefront windows.
9. The Project shall appoint 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.
10. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
11. The project sponsor shall operate the proposed restaurant such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
12. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the restaurant. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the restaurant.
13. 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.
14. The hours of operation shall be limited to 6 a.m. to 11 p.m. daily.
15. 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.

Parcel Map

7255

LAND IN ACRES

SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2010.0366C
 1501 Sloat Blvd.

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 2010.0366C
1501 Sloat Blvd.

Zoning Map



Conditional Use Hearing
Case Number 2010.0366C
1501 Sloat Blvd.

Aerial Photo

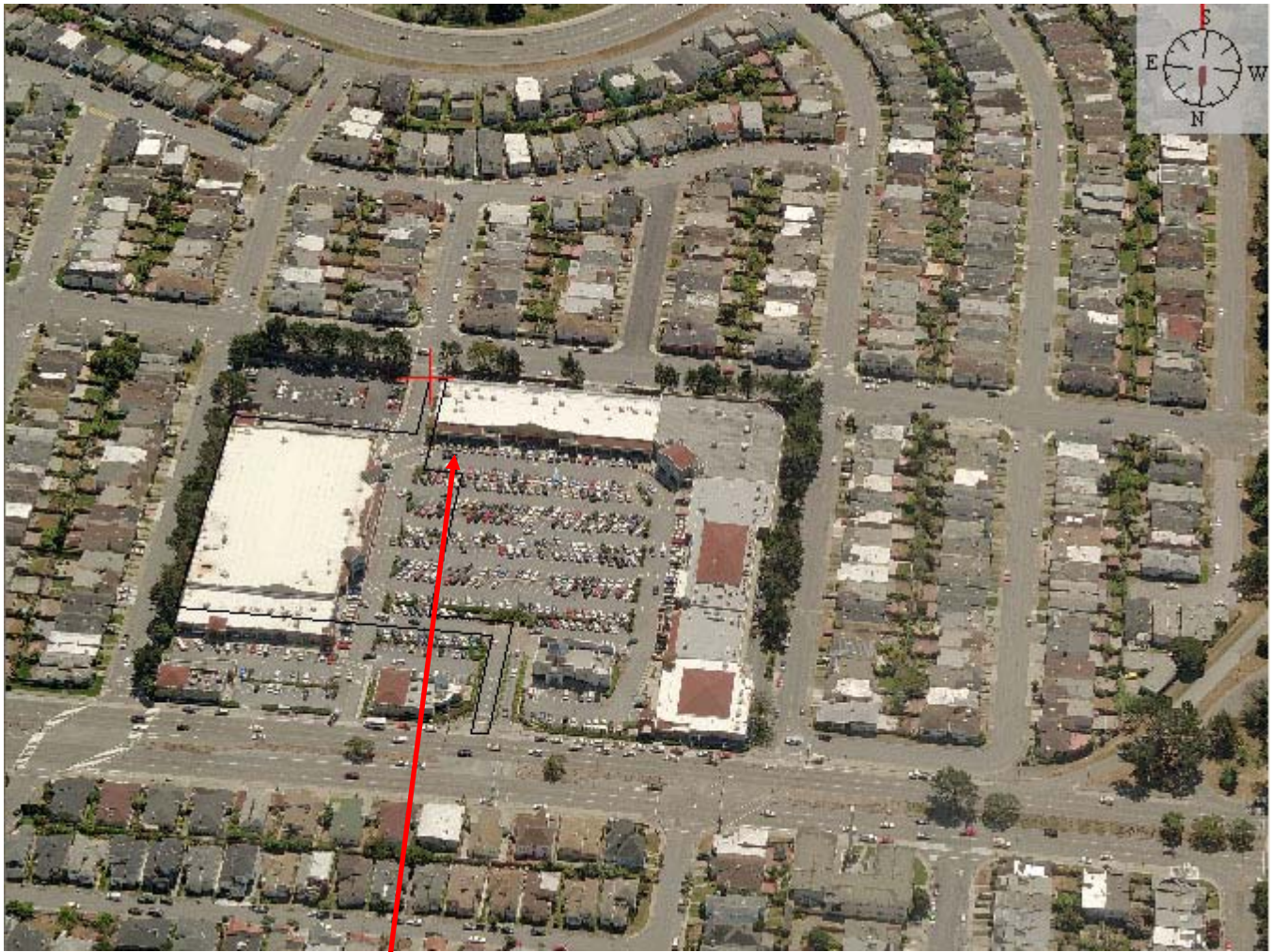


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0366C
1501 Sloat Blvd.

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0366C
1501 Sloat Blvd.

September 8, 2010

Delivered by Hand

Mr. Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

**Re: Lakeshore Plaza – Chipotle Restaurant
1501 Sloat Boulevard
Planning Commission Hearing Date: Sept. 16, 2010
Planning Dept. Case No.: 2010.0366C
Our File No.: 3591.41**

Dear President Miguel and Commissioners:

This office represents Alecta Real Estate USA, LLC, the owner of the shopping center at Lakeshore Plaza (the “Center”), as well as Crosspoint Realty, the owners’ representative and management company for the Center (together the “project sponsor”). The project sponsor requests a formula-retail approval so that one of the large fast-food spaces within the Center can be occupied by Chipotle Restaurant. The space is currently occupied by Pizza Hut¹.

For Chipotle to be approved, the Planning Commission must (a) grant a formula-retail use (“FRU”) approval specific to Chipotle; and (b) revise one of the conditions (Condition 36, see **Exhibit B**) of the Center’s original conditional use (“CU”) authorization that limits the types of food uses within the large fast-food spaces at the Center. Condition 36 limits food uses to a pizza parlor, yogurt store, delicatessen, bakery, donut shop, ice cream, sandwich, barbeque, and candy & nuts². Note that “Mexican Food” is not on the list. So unless the condition is changed, Chipotle will not be allowed in this space. Over the years, this restriction on types of food has become a significant barrier to bringing new and interesting food uses to the Center.

¹ Pizza Hut has informed the owner that it is not renewing its lease. Currently, Pizza Hut will remain in the space short term, pending approval of a new tenant.

² The Planning Department and City Attorney have confirmed that, pursuant to Section 303(e) of the Planning Code, the Planning Commission may amend, modify or delete conditions of approval for projects that have received a CU from the Planning Commission, including the deletion of conditions of approval added previously by the Board of Supervisors.

Food Uses And Leasing Challenges

The original 1988 CU under which the shopping Center was developed limits the number of food uses that can operate at the shopping Center. It provides for one full-service sit-down restaurant, three large fast-food restaurants, and four small fast-food restaurants. Condition 36 only applies to the large fast-food restaurants. The challenge is that yogurt stores, donut shops, ice cream shops, sandwich shops, and candy & nuts purveyors generally occupy space of well under 1200 square feet, which is smaller than that provided under the large fast-food designation. So these types of uses will not take the space. Other tenants in the Center, including Arby's, Noah's and Lucky, already offer delicatessen, bakery, or barbeque, so it is extremely difficult to attract these types of tenants. That leaves pizza as the only real option for this space under Condition 36.

Condition 36 offers no flexibility in accommodating evolving restaurant concepts that may be desirable. Whether it be one of an ever-increasing number of ethnic restaurant offerings available in San Francisco, or a new concept all together (such as the advent of "wraps"), or something as simple as a soup or salad bar, Condition 36 hamstrings the owner's search for new and exciting food tenants.

Today's Planning Code Regulations Eliminate The Need For Condition 36

The Board of Supervisors added the specific food-use condition to the project in 1989, as part of the resolution of an appeal of the conditional use authorization. There is no mention in the findings adopted by the Board of Supervisors implementing this condition as to why it was imposed. One likely possibility is the community's desire to limit formula-retail uses (there were no formula-retail controls at that time). However, 21 years later, a significant regulatory framework for FRU (and virtually every other type of use) is in place. Nothing can happen at the Center without the neighbors being notified. Any new tenant that goes into the Center either requires a CU (if formula-retail) or would be subject to Discretionary Review ("DR") after 312 notification is given. There is no chance that any new use can come to the Center without interested neighbors being fully aware of the proposal, and participating in that decision either through the CU or DR process.

The variety of ethnic food types in San Francisco is beyond compare. You can find almost any type of cuisine in the City today. In 2010, this condition is no longer appropriate or necessary. There are no other controls that govern other neighborhood commercial districts that in any way restrict the **type of food**. There are restrictions on FRU; there are restrictions on types and sizes of restaurants; there are restrictions on alcohol use. But there are no other restrictions on the types of food. San Francisco is a diverse city, with diverse tastes. Condition 36 is anathema to this diversity and should be removed.

Conclusion

The current formula-retail regulations require a conditional use authorization from the Planning Commission for each and every formula-retail use, no matter what the type or size. For non-formula-retailers, the City's Section 312 notification process and requirements for pre-application neighborhood meetings guarantee that interested neighbors will be fully aware of any new uses proposed for the Center, formula-retail or not. There is more than enough regulation built into the Planning Code today to adequately alert neighbors of proposed new uses and allow their full and vigorous participation in the process in determining what is appropriate for the site.

The proposal before you will only allow Chipotle to come into the Center at this time. It does not increase or decrease the number of food uses at the Center. It does not increase or decrease the size of the uses allowed at the Center. It does not make it any easier for any chain store to come to the Center. Removing Condition 36 only allows the Center to consider more variety in terms of food uses within the three large fast-food spaces.

Thank you for your consideration. We look forward to presenting to you next week.

Very truly yours,

REUBEN & JUNIUS, LLP

Andrew J. Junius

Enclosures

cc: Vice President Christina Olague
Commissioner Michael Antonini
Commissioner Kathrin Moore
Commissioner Hisashi Sugaya
John Rahaim-Planning Director
Scott Sanchez-Acting Zoning Administrator
Linda Avery-Planning Commission Secretary
Michael Smith-Planner
Crosspoint Realty
Alecta Real Estate USA, LLC

LIST OF ATTACHMENTS

- Exhibit A - Original Approval - Planning Commission Motion 11545

- Exhibit B - Condition 36 - BOS Amendment with associated Motion of Findings

- Exhibit C - Planning Commission Motion 13446

- Exhibit D - Formula Retail Checklist

- Exhibit E - Site Plans for Chipotle Restaurant & Lakeshore Plaza

- Exhibit F - Site Photos

RECORDED
FEB 21 1989
CITY & COUNTY OF S.F.
PLANNING

Dec. 1988

File No. 88.287CE
1501 Sloat Boulevard

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 11545

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING THE DEVELOPMENT OF THE LAKESHORE PLAZA SHOPPING CENTER WITHIN AN NC-S NEIGHBORHOOD COMMERCIAL SHOPPING DISTRICT, AND LAKESHORE PLAZA SPECIAL USE DISTRICT.

Preamble

On or about August 22, 1988, REININGA CORPORATION, (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 1501 Sloat Boulevard; Lot 1 in Assessor's Block 7255, (hereinafter "Subject Property") to allow the demolition and reconstruction of an existing shopping center to be reviewed as a Planned Unit Development, in general conformity with plans dated August 15, 1988 submitted with the application and labeled Exhibit B.

All existing buildings on the site will be demolished in a phase process. The new shopping center as proposed will contain: Lucky Supermarket, 49,212 square feet, one story (32 feet); Office/Medical Building, 35,700 square feet, three stories (39 feet) with option to use ground level for parking - 34 additional spaces; Retail Shops "A", 64,000 square feet, one and two stories (16-36 feet), Retail Shops "B", 44,800 square feet, two stories ranging in height from 29 to 32 feet (ground floor tenants with option to build-out second floor); Retail Shops "C", 7,650 square feet, one story (20 feet); Shop "D" 9,550 square feet, one story (29 feet); Gas Station, 1,050 square feet, one story (13 feet); PAD "A" and PAD "B", 3,000 square feet each, one story (22 feet) each; PAD "D", 2,130 square feet, one story (22 feet).

The total square footage of the new shopping center as proposed is approximately 220,092 square feet. The new shopping center will provide a mix of retail goods and personal services to include uses as: stationery store, electronic store, beauty salon, barber shop, cleaners, shoe and watch repair stores, fast food restaurants and delicatessen. The new shopping center will operate during the hours from 6:00 a.m. to 11:00 p.m. except for Lucky Supermarket which shall remain open up to 24 hours daily. Currently, there are 567 parking spaces on the site of which many are in poor and unusable condition. The new shopping center will have approximately 562 parking spaces with the majority of the parking concentrated in the interior of the site; if the ground level at the office/medical building is used for parking then there would be 34 additional parking spaces, resulting in a total of 596 parking spaces. Parking for employees will be located within the shopping center along Ocean Avenue behind Retail Shops "A", "B" and "D".

Also, in conjunction with review of the Planned Unit Development request the Commission will consider reclassification of the site from NC-1 to NC-S, and amendment of the maximum allowed height from 26 feet to 40 feet with conditional use authorization required for heights above 26 feet. The project also includes text amendments to Sections 145.2, 316.2, 710, 713, and 780 of the Planning Code and the addition of Section 253.2 to the Code in general conformity with the Application (hereinafter "Project") within an NC-S Neighborhood Commercial Shopping District.

On November 17 and December 8, 1988, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 88.287CE.

The Department prepared a Preliminary Negative Declaration on the project in accordance with provisions of CEQA, the State CEQA Guidelines and Chapter 31 of the San Francisco Administrative Code. The Negative Declaration was adopted and issued on November 16, 1988.

The Commission has reviewed, considered and approved the Negative Declaration.

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.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. As discussed within the preamble, the project includes a request for reclassification of the subject property from NC-1 to NC-S. It is felt that the redeveloped shopping center is more consistent with the purpose and objectives of the NC-S district.

NC-S districts are intended to serve as small and mid-sized shopping centers or supermarket sites which provide retail goods and services for primarily car-oriented shoppers. The range of services offered at these retail outlets usually serve a larger population than the immediate neighborhood.

The NC-S standards and use provision allow for large commercial uses and buildings. Rear yards are not required for new development. Most retail businesses are permitted at the first two stories, but limitations apply to fast-food restaurants.

2. Prior to submittal of development applications with the Department of City Planning, numerous meetings regarding the project were held with concerned neighborhood groups, particularly Lakeshore Acres Improvement Club and Crestlake Property Owners Association. In response to the desires and concerns expressed, the applicant has incorporated much of the neighborhood's ideas in the project scheme. Thus, the Project is desired by most of the community.
3. The subject property is of considerable size, and as proposed will be developed in integrated units. The design scheme while not finalized, will result in an environment of stable and desirable character which benefits the prospective commercial tenants, the neighborhood and the City as a whole.

4. Under the provisions of Code Section 303, the Commission may authorize a conditional use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:
 - A. After numerous neighborhood meetings between the applicant and concerned individuals and groups, and based on testimony provided at the November 17, 1988 Commission Hearing, it can be said that reconstruction of the existing inefficient shopping center and development of a new shopping center is more consistent with neighborhood needs and uses.
 - B. Demolition and reconstruction of the subject shopping center provides an opportunity to bury the troubled history of the existing shopping center. Conditions attached to the subject authorization for reconstruction ensure that the neighborhood's health safety, convenience and general welfare are of priority during construction and after completion of development. Furthermore, the new operator of the shopping center has committed to allow greater input by the neighborhood throughout the process of the project.
 - C. The project is consistent with Objective 1; Policy No. 1, 2 and 3; Objective 2; Policy Nos. 1 and 3, Objective 3; Policy Nos. 1, 2 and 3, and Objective 6; Policy Nos. 1, 4, 5, 6, 7, 9 and 10 of the Commerce and Industry Element of the Master Plan in that:
 - a. The new shopping center allows for appropriate economic growth of commercial enterprises and at the same time creating a more appropriate and desirable physical character for the neighborhood.
 - b. Conditions listed under Performance within EXHIBIT A (of this motion) assure that all significant commercial uses will meet minimum and reasonable expectations of the City and the Community.
 - c. This property has been commercially designated for decades. The proposal does not change that situation and does not disregard the past history of use.
 - d. Existing tenants will be given an opportunity to remain within the new Project. Exhibit A contains conditions which ensure protection and assistance for displaced commercial tenants.

- f. A new shopping center of the type proposed will increase employment opportunities. New commercial uses are included which are severely limited or not a part of the existing complex.
 - g. Conditions within EXHIBIT A seek to encourage local hiring.
 - h. The Applicant indicates that most of the prospective tenants have corporate policies which provide job training for entry level positions and advancement within the company.
 - i. The existing shopping center and the new complex provide one of the few shopping opportunities within the southwesterly section of the City.
 - j. A traffic analysis prepared by a transportation consultant was utilized during the Environmental Review of the Project. The conclusion and recommendations of the report were that the potential traffic impacts were not significant enough to warrant further study.
5. In addition to satisfying the criteria of Section 303, the project complies with the criteria of Section 304 (Planned Unit Developments) in that:
- A. The project does promote objectives and policies of the Master Plan. Refer to Finding C above in Section No. 4 (on Page 3).
 - B. With the ground level of the three story office building devoted to parking, the total available number of off-street parking spaces is 596. If this ground floor parking is not available the project would not comply with parking requirements. The required amount of parking based upon the occupied floor area is 577 spaces. Therefore, the Project provides an adequate amount of parking for occupancy.
 - C. The new shopping center includes plaza area capable of supporting outdoor activities such as dining and some display of products offered for sale. The authorization does not allow establishment of a flea market or open to sale in any area designated as parking.
 - D. The subject property has been used as a commercial shopping center for decades. Housing was not included in the project because of design, economic concerns, and neighborhood desires. It is likely that the only feasible housing plan would result in a project too intense to be compatible with the surrounding neighborhood.
 - E. The Project includes code amendments which allow consideration of building heights over 26 feet to a maximum of 40 feet. The shopping center design includes building heights ranging from 16 feet to a maximum of 40 feet. The design concept of the project has merit and warrants authorization of the building heights proposed.

- F. The floor area ratio of the proposed shopping center complies with the maximum area allowed under the NC-S/Lakeshore Plaza Special Use district.
 - G. The new shopping center complies with the NC-S/Lakeshore Plaza Special Use District use limitations by story.
6. Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The Project complies with said policies in that:
- A. By increasing the size of the shopping center by approximately 47,000 square feet, a center more representative of the current needs of the neighborhood will result, thereby enhancing future opportunities for resident employment in neighborhood-serving business.
 - B. By demolishing the existing inefficient shopping center and constructing a new shopping center the surrounding neighborhood will not only have a center more consistent with current needs, but the neighborhood will have a more architecturally pleasing complex compatible with the neighborhood character. The applicant is required to develop an assistance program for those commercial tenants displaced by the project.
 - C. The construction of a new shopping center will not affect the City's supply of affordable housing as there are presently no housing units existing on the site nor is the site presently intended to be developed to include housing.
 - D. Off-street parking spaces will be provided thereby assuring adequate parking for users of the new shopping center and minimizing any impact on street parking for adjacent residents.
 - E. By increasing the size of the new shopping center, new opportunities for resident employment in the service sector as well as the commercial office sector will be enhanced.
 - F. Earthquake safety requirements will be considered during review of construction permits.
7. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101 in that, as designed, the project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
8. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

CITY PLANNING COMMISSION

File No. 88.287CE
1501 Sloat Boulevard
Motion No. 11545
Page Six

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. 88.287CE subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth, and subject to approval and conditions contained within City Planning Commission Motion 11567 and also subject to approval of the Planning Code text and Map Amendments by the Board of Supervisors as set forth in City Planning Commission Resolution Nos. 11543 and 11544.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of December 8, 1988.

Lori Yamauchi
Secretary

AYES: Commissioners Bierman, Boldridge, Dick, Engmann, Johnson, Hu
and Morales

NOES: None

ABSENT: None

ADOPTED: December 8, 1988

GGG:pg/411

EXHIBIT A

CONDITIONS OF APPROVAL

The City Planning Commission in approving Conditional Use Application No. 88.287CE authorizes the following:

1. Demolition and reconstruction of the Lakeshore Plaza Shopping Center as a Planned Unit Development in accordance with Section 304 of the Planning Code.
2. Creation of approximately 218,400 square feet of gross floor area and approximately 596 off-street parking spaces including 34 parking spaces at street level (ground floor) of the 3 story office building located at the southeast corner of the Project site in general conformity with plans submitted with the application dated August 15, 1988 and labeled EXHIBIT B.
3. Establishment of a maximum of two (2) **LARGE FAST FOOD RESTAURANTS**. Each restaurant is restricted to a maximum total area of up to 3,000 square feet and can be located anywhere within the project.
4. Establishment of a maximum of six (6) **SMALL SELF-SERVICE RESTAURANT** as defined by Section 790.91 of the Planning Code. The 6 restaurants are restricted to a maximum total area of 5,994 square feet and can be located anywhere within the project.
5. Construction of 49,500 square feet building devoted to the use of a food supermarket and accessory uses.
6. Establishment of one **FULL SERVICE RESTAURANT** in excess of 6,000 square feet. Such restaurant can operate with a License Type 47, Alcoholic Beverage Control.
7. Establishment of one **AUTOMOTIVE GAS STATION** as defined by Section 790.14 of the Planning Code as indicated on Exhibit B.
8. Establishment of other entertainment as defined by Section 790.38 of the Planning Code operating only in conjunction with the **FULL SERVICE RESTAURANT**. Prior to establishing entertainment services in the restaurant, an operator shall obtain the approval from the Department of City Planning.
9. Establishment of a maximum of seven (7) additional commercial tenants occupying floor area in excess of 6,000 square feet may be included in the Project. Such tenants may be selected from the following commercial activities: a drug store, clothing stores, sporting goods store, an electronic store, a video-record tape store, toy store, linen shop, Import/Export store, liquor store, variety store, hardware store, appliance store and home furnishing shop.

CITY PLANNING COMMISSION

File No. 88.287CE
1501 Sloat Boulevard
Motion No. 11545
EXHIBIT A
CONDITIONS OF APPROVAL
Page Two

10. Extension of the hours of operation to allow the food supermarket store 24 hour service.
11. Allowing the building heights to exceed 26 feet to a maximum of 40 feet as shown on Exhibit B.
12. Construction of one three (3) story building devoted to office uses and containing 34 off-street parking spaces at the ground level, 12,600 square feet on the second floor; and 12,600 square feet on the third floor.

PERFORMANCE

13. Applicant shall prepare and submit a Demolition Plan containing anticipated dates for removal of existing buildings. Such plan must be submitted prior to approval of any demolition permit application.
14. Applicant shall develop an Assistance Program to reduce displacement impacts on any and all existing commercial tenants. The applicant must demonstrate reasonable effort in assisting any tenant which seeks assistance. The assistance program must be on file with the Department of City Planning prior to approval of any demolition permit application. Such Assistance Program may include tenant counseling, referrals to real estate brokers, advice on available governmental assistance programs, and first consideration for leasing space in the new shopping center.
15. Rodent control measures as recommended by a Pest Control professional shall be implemented during demolition and construction.
16. The applicant shall maintain a clean and secure shopping center and shall remove all litter and other debris from the parking area, and surrounding sidewalks. The applicant shall also remove litter generated by food service uses of the shopping center from all major routes to and from Lowell High School and within a one block radius of the shopping center. All litter removal shall be conducted on a daily basis.
17. Tree protection measures as recommended by a Landscape Architect shall be employed during demolition, grading and construction periods.
18. Trees designated for removal shall be identified seven (7) days prior to removal.
19. Final Landscape Plans including identification of new plantings around the project boundaries shall be submitted and approved by the Department of City Planning prior to approval of any application for new construction.

CITY PLANNING COMMISSION

File No. 88.287CE
1501 Sloat Boulevard
Motion No. 11545
EXHIBIT A
CONDITIONS OF APPROVAL
Page Three

20. A Landscape Maintenance Program as recommended by a Landscape architect shall be submitted to the Department and implemented thereafter.
21. Prior to occupancy by any tenant occupying floor area in excess of 6,000 square feet a statement regarding local hiring practices and policies must be submitted to the Department.
22. Applicant shall make available to neighborhood group or individuals the name, address and phone number of the property manager or firm responsible for operation and/or maintenance of the complex.
23. No outdoor sales including but not limited to flea markets and Christmas tree sales shall be conducted within the designated parking areas.
24. Truck deliveries between 11:00 p.m. and 6:00 a.m. shall be restricted to Sloat Boulevard.
25. Construction of a new signalized intersection at the expense of the Applicant on Sloat Boulevard Midway between Clearfield and Everglade Drives shall be subject to the approval of California State Department of Transportation.

DESIGN

26. Final Architectural Design of the Shopping Center including landscaping and location and nature of signage shall be developed in consultation with, and be reviewed and approved by the Department of City Planning Staff prior to filing an application for building permit for new construction. Final design, materials glazing colors, textures and detailing shall also be considered by the City Planning Commission for informational purposes only prior to approval of any application for building permit.
27. Future buildings on pads "A", "B" and "D" as shown on EXHIBIT B shall have a design and include material and colors which are consistent with overall design scheme of the Shopping Center. No "prototypical corporate" architecture shall be allowed. Signage for these buildings must also be consistent with the Shopping Center sign plan.
28. Drive-up facilities shall be prohibited.
29. A vinyl coated chain link fence or wooden fence shall be integrated into the landscape along Ocean Avenue, Clearfield Drive, and Everglade Drive and shall be included within the Landscape Plan.

CITY PLANNING COMMISSION

File No. 88.287CE
1501 Sloat Boulevard
Motion No. 11545
EXHIBIT A
CONDITIONS OF APPROVAL
Page Four

30. Driveways on Clearfield and Everglade Drives shall be restricted to exit only. Final location and design of driveways shall be developed in consultation with the Bureau of Traffic Engineering and Operation Division of the Department of Public Works, and Planning Staff.
31. The parking spaces to the rear of Shops B & D as shown on Exhibit B shall be restricted to employee use only.
32. Shopping Center lighting shall be shielded or screened away from nearby dwelling units.
33. The authorization and rights vested by virtue of this action shall be deemed void and cancelled, if construction has not commenced within three (3) years from the date of this approval.
34. This authorization may be extended at the direction of the Zoning Administrator only where the failure to issue a permit by the Bureau of Building Inspection to construct the proposed building is delayed by a City agency or by appeal of the issuance of such a permit.
35. The applicant shall record a copy of conditions contained in Exhibit A to the Office of the Recorder for the City and County of San Francisco as part of the property records.

San. 30, 1989

As amended in Board
1/30/89

File No. 37-89-1.2

MOTION

[Zoning Appeal Decision]
1
2
3 DISAPPROVING DECISION OF THE CITY PLANNING COMMISSION BY ITS MOTION
4 NO. 11545, APPROVING CONDITIONAL USE APPLICATION NO. 88-287CE
5 AUTHORIZING THE DEVELOPMENT OF THE LAKESHORE PLAZA SHOPPING CENTER
6 AT 1501 SLOAT BOULEVARD, AND APPROVING GRANTING THE CONDITIONAL USE
7 APPLICATION SUBJECT TO ADDITIONAL CONDITIONS.

8 The Board of Supervisors hereby makes the following decision:

9
10 MOVED, That this Board disapproves the Planning Commission's
11 approval of the conditional use application and approves said
12 application subject to the conditions of approval set forth in
13 Exhibit A to Commission Motion No. 11545, and the following
14 additional conditions:

15 *#36* 1. The applicant shall be restricted in leasing the two (2)
16 large fast food restaurants authorized in condition No. 3 of Exhibit
17 A to Commission Motion No. 11545 to the following uses: pizza
18 parlor; yogurt store; delicatessen; bakery; donut shop; ice cream;
19 sandwich; barbeque; and candy; and nuts. The applicant has agreed
20 to utilize reasonable good faith efforts to lease the two large fast
21 food restaurants authorized by the Commission for the above uses,
22 and has agreed to not seek modification of this condition until it
23 has exhausted all reasonable good faith efforts at obtaining said
24 tenants.

25 *#37* 2. Prior to the issuance of the first building permit or the
26 first addendum to a site permit, as applicable, Lucky Stores, Inc.,
27 as they have agreed, shall:

28 a. Consult with appropriate representatives of
29 minority and women communities in the process of
30 developing Lucky Stores, Inc.'s plan to recruit
and hire qualified minorities and women for its
new store at Lakeshore Plaza. Any such plan

shall include provision for advance notice to
minority and women communities of hiring
opportunities related to the opening of the new
store.

#38 b. Assure that potential contractors for
construction of the new store pursue and include
minority business enterprise and/or women's
business enterprise subcontractors in their
construction bids. Lucky Stores, Inc. shall
include within its bid packages for its potential
contractors a list of minority business
enterprises and women business enterprise
approved by the San Francisco Human Rights
Commission.

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File No. 92.634C
1523 Sloat Boulevard
Lot 3 in
Assessor's Block 7255

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 13446

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION TO AMEND A PREVIOUSLY AUTHORIZED PLANNED UNIT DEVELOPMENT (PUD) (CITY PLANNING COMMISSION MOTION NO. 11545) BY MODIFYING THE NUMBER OF RESTAURANTS PERMITTED IN THE LAKESHORE PLAZA SHOPPING CENTER WITHIN AN NC-S (NEIGHBORHOOD COMMERCIAL SHOPPING CENTER) DISTRICT AND LAKESHORE PLAZA SPECIAL USE DISTRICT.

Preamble

On October 28, 1992, Jerry Klein, agent for Noah's Bagels, (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 1523 Sloat Boulevard; Lot 3 in Assessor's Block 7255, (hereinafter "Subject Property") to modify the number of restaurants permitted by a previous authorization for a Planned Unit Development in general conformity with plans filed with the Application and labeled "Exhibit F" (hereinafter "Project") within an NC-S (Neighborhood Commercial Shopping Center) District and Lakeshore Plaza Special Use District

On January 7, 1993, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 92.634C.

The proposed Conditional Use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process 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.

Findings

Having reviewed all the materials identified in the recitals above, and having heard oral testimony and arguments, this Commission finds, concludes and determines as follows:

1. NC-S Districts are intended to serve as small shopping centers or supermarket sites which provide retail goods and services for primarily automobile-oriented shoppers. The range of retail services is intended to serve the immediate and adjacent neighborhoods. Most retail businesses are permitted at the first and second stories, but limitations apply to fast-food restaurants.
2. The Lakeshore Plaza Special Use District was established to preserve the mix and variety of goods and services provided to the Lakeshore Acres, Crestlake, and Merced Manor neighborhood residents, yet provide reasonable commercial expansion and intensification which would not disrupt the single-family residential character of the surrounding neighborhoods.

The Lakeshore Plaza District is on a single nine-acre parcel, bounded by Sloat Boulevard, Ocean Avenue, Clearfield Drive and Everglade Drive.

3. The previous Commission authorization (as set forth in Motion No. 11545) established a total of nine (9) restaurants within the Lakeshore Plaza Shopping Center.
4. The conditions of approval relevant to the requested amendment established:
 - a. One Full Service Restaurant occupying floor area in excess of 6,000 square feet;
 - b. A maximum of two (2) Large Fast Food Restaurants, each restaurant restricted to a maximum of 3,000 square feet; and
 - c. A maximum of six (6) Small Self-Service Restaurants with a maximum total floor area for all six restaurants restricted to 5,994 square feet.
5. The Applicant proposes to modify the conditions by establishing a large fast food bakery increasing the number of Large Fast Food Restaurants in the shopping center from two (2) to three (3) restaurants and reducing the number of Small Self Service Restaurants from six (6) to four (4). The proposal will reduce the total number of restaurants within Lakeshore Plaza from nine (9) to eight (8) restaurants.

6. Under the provisions of Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan.

The proposed amendment complies with the criteria of Section 303 of the Code in that:

- a. The proposed bakery is a neighborhood serving use which is supported by a majority of members of the Crestlake Property Owners Association, Concerned Perimeter Residents of Lakeshore Plaza and the Lakeshore Acres Improvement Club.
- b. Only two large fast food restaurants (as defined by Section 790.90 of the Planning Code) are permitted by the previous conditional use authorization. The space designated for this use is leased to Arby's and Pizza Hut.

There are presently no bakeries within the Center and the residents nearby desire a specialty bakery. The proposed project requires more than the allowable 1,000 square feet or less for small self service restaurants (as defined by Section 790.91) to operate an efficient bakery.

- c. The proposed amendment results in fewer food service establishments thereby reducing potential impacts normally associated with restaurants. A shopping center containing activities desired by the community is more compatible to the surrounding neighborhood.
- d. The proposal will not be detrimental to the health and general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:
 - i. The amendment will contribute to the mix of commercial goods and services in the neighborhood. The size and nature of the project would be less intense with fewer small self service restaurants.

- ii. The project sponsor has held open meetings with neighborhood groups at the site to discuss the project and address potential impacts on the neighborhood.
 - iii. Automobile traffic congestion and parking would not be increased by the proposed bakery which will occupy space which would have been occupied by two small self-service restaurants.
 - iv. Landscaping, parking, loading, lighting and other requirements were addressed at time of the previous authorization.
7. City Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The amendment complies with said policies in that:
- a. The amendment will add to existing neighborhood serving retail uses and create future opportunities for employment. The project sponsor has operated a successful bakery business in the East Bay and proposes a similar service in San Francisco.
 - b. The amendment will not affect the existing housing and neighborhood character.
 - c. The City's supply of affordable housing is not affected by the proposal.
 - d. Municipal transit service and neighborhood parking will not be overburdened by the amendment as these impacts were considered at the time of the previous authorization.
 - e. The remaining priority planning policies are not affected by the proposal.
8. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101 in that, as designed, the project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
9. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

CITY PLANNING COMMISSION

File No. 92.634C
1523 Sloat Boulevard
Lot 3 in
Assessor's Block 7255
Motion No. 13446
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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. 92.634C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of January 7, 1993.

Linda Avery
Secretary

AYES: Commissioners Fung, Levine, Lowenberg, Smith and Unobskey

NOES: None

ABSENT: Commissioners Boldridge and Prowler

ADOPTED: January 7, 1993

GCH:pg/303

CITY PLANNING COMMISSION

File No. 92.634C
1523 Sloat Boulevard
Lot 3 in
Assessor's Block 7255
Motion No. 13446

EXHIBIT A

CONDITIONS OF APPROVAL

1. This authorization is for amendment of City Planning Commission Motion No. 11545 to allow establishment of a large fast food bakery (as defined by Section 790.90 of the Code) resulting in a total of three large fast food restaurants, four small self service restaurants and one full service restaurant for a total of eight restaurants in conformity with plans dated August 18, 1992, labelled "EXHIBIT B," and submitted with the application.
2. The authorization for the subject large fast food restaurant/bakery shall be limited to the production and sale of bakery goods and related items only and future establishments shall not include a full kitchen containing a stove, range or fryer.
3. All other conditions contained in Exhibit A of Motion No. 11545 will remain in full force and effect.
4. The applicant shall record a copy of these conditions with the Office of the Recorder for the City and County of San Francisco as part of the property records.

GOH:pq/303/6



PLANNING DEPARTMENT

CHECKLIST FOR FORMULA RETAIL APPLICATIONS

1. REQUIREMENTS

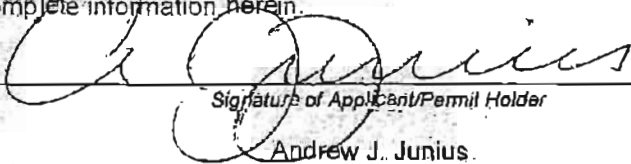
Planning Code Sections 182 and 703.3 regulate Formula Retail uses in RH, RM, and Neighborhood Commercial Districts.

A retail use defined in Article 7 of the Planning Code as one of the following categories: Amusement Game Arcade (790.4), Bar (790.22), Drive-up Facility (790.30), Eating and Drinking Use (790.34), Liquor Store (790.55), Movie Theater (790.64), Restaurant, Large Fast Food (790.90), Restaurant, Small Self Service (790.91), Restaurant, Full Service (790.92), Sales and Service, Other Retail (790.102), Sales and Service, Retail (790.104), Take-out Food (790.122), or Video Store (790.135) could also be Formula Retail and subject to the restrictions and requirements applying to that designation if it exceeds thresholds defined in Part 5 of this form.

If the proposed use is listed above, and there is a Permit Application for Alteration, New Construction, Commercial Tenant Improvement, Change of Use, or for Signs, which relates to the establishment of that use, then this checklist must be completed and signed as required below before the project application is considered complete.

2. APPLICANT'S CERTIFICATION & CONTACT INFORMATION

I hereby attest under penalty of perjury that the information I have entered on this document is true and correct to the best of my knowledge, and that I have read and understood this form, and that I am an owner, manager or other responsible staff member of the proposed business, familiar with its operation, and able to provide accurate and complete information herein.



Signature of Applicant/Permit Holder

5-11-10

Date Signed

Andrew J. Junius

Print Name

Attorney for Project Sponsor

Job Title

One Bush Street, Suite 600

Mailing Address: Street

(415) 567-9000

Phone

(415) 399-9480

San Francisco, CA 94104

Mailing Address: City, State, Zip

ajunius@reubenlaw.com

Fax # or Email Address

3. SITE INFORMATION

1501 Sloat Boulevard

Project Address

Clearfield Drive and Everglade Drive

Cross Streets

Block 7255, Lots 002, 003, 004, 005

Block / Lot (s)

Neighborhood Commercial Shopping Center District (NC-S)

Zoning District

Formula retail, large fast food restaurant 1,600 sf

Existing or Previous Use

Square Footage

4. PROPOSED USE

Large Fast Food Restaurant

Name of Proposed Use Category per Article 7

790.90

Code Section

Chipotle Restaurant

Proposed Business Name

Mexican fast food restaurant serving customers

Description of Products or Services

ready-to-eat food to be consumed on- or off-site.

Description of Products or Services (cont'd.)

Description of Products or Services (cont'd.)

5. RETAIL OPERATION

The applicant must answer questions 1a, 1b, and 1c in the following table:

1a	Number of Retail Locations in Operation	How many retail locations of this business are currently in operation nationwide? (Exclude the location proposed herein.)	~1,000
1b	Other Pending Locations in the City and County of San Francisco	For how many sites in San Francisco (excluding the subject of this application) are there pending applications or approved permits to establish additional locations for this business, which have not yet begun to operate?	Unsure
1c	Other Pending Locations Nationwide Outside Of San Francisco	For how many U.S. sites outside San Francisco are there pending applications or approved permits to establish additional locations for this business, which have not yet begun to operate?	Unsure

If the number entered on Line 1a above is **11 or more**, then the proposed use may be a Formula Retail Use and the questions in the table below must be answered. If the sum is **10 or fewer**, the Applicant does not need to provide any additional information on this form.

STANDARDIZED FEATURES			YES	NO
2	Standardized array of merchandise	Will this proposed use sell merchandise from a single distributor, bearing uniform markings and comprising 50% or more of the merchandise offered for sale, as measured by shelf or display space, in common with other locations of this business?	X	
3	Standardized façade	Will the proposed façade (face or front of the building looking onto a street or an open space), including awnings, have a façade design in common with other locations of this business?	X	
4	Standardized décor and color scheme	Will the interior of the business space, which may include but is not limited to, finishes, style of furniture, wall coverings, permanent fixtures, or furnishings, have a style in common with other locations of this business?	X	
5	Uniform apparel	Will the proposed business require standardized items of clothing for employees, including but not limited to aprons, pants, shirts, smocks or dresses, hats, and pins (other than name tags) as well as standardized colors of clothing style in common with other locations of this business?	X	
6	Standardized signage	Will the proposed business display one or more business signs (as defined in Section 602.3 of the Planning Code) in common with other locations of this business?	X	
7	Trademark or Service mark	Will the proposed business utilize a <i>Trademark</i> (a word, phrase, symbol or design, or a combination of those that identifies and distinguishes the source of the <u>goods</u> of one party from those of others) or a <i>Service mark</i> (a word, phrase, symbol or design, or a combination of those that identifies and distinguishes the source of the <u>service</u> of one party from those of others) in common with other locations of this business?	X	
8	Total Features	Enter the total number of "YES" responses from lines 1 through 6	6	

6. REQUIREMENTS AND PROVISIONS OF THE CODE

If the number of national locations (excluding the location proposed in this application) in Line 1a is eleven or more, and if the number of total features in common among the locations of this business in Line 8 is 2 or more, then the proposed use is defined as a Formula Retail Use.

All building permit applications for Formula Retail Uses for any use categories permitted in other Neighborhood Commercial Districts shall be subject to the notification and design review procedures of Section 312 of the Planning Code as changes of use.

If the City determines that an application or permit is for a Formula Retail Use, the permit applicant or holder bears the burden of proving to the City that the proposed or existing use is not a Formula Retail Use. Any permit approved for a use that is determined by the City to be for a Formula Retail Use that *did not* identify the use as such is subject to revocation at any time.

7. PLANNING DEPARTMENT DETERMINATION

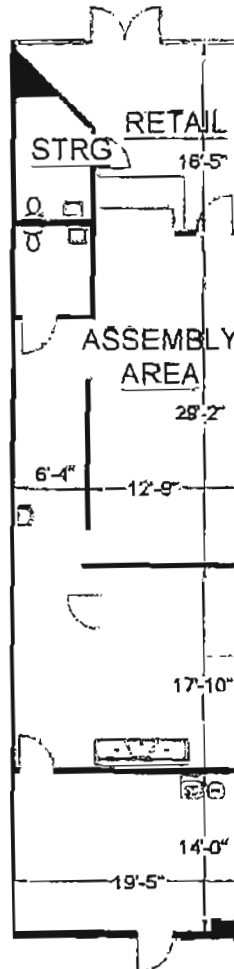
THE INFORMATION BELOW IS TO BE COMPLETED BY PLANNING DEPARTMENT STAFF ONLY

Subject Address _____	Block / Lot _____
Application # _____	Date Filed _____
Application Type _____	
The proposed use has been determined	to be Formula Retail.
	not to be Formula Retail.
In the subject District, the proposed use is	principally permitted.
	conditionally permitted.
	<u>not permitted.</u>
_____ Signature of Planner	_____ Date Signed
_____ Print Name of Planner	_____ Phone Number

SUITE 1523



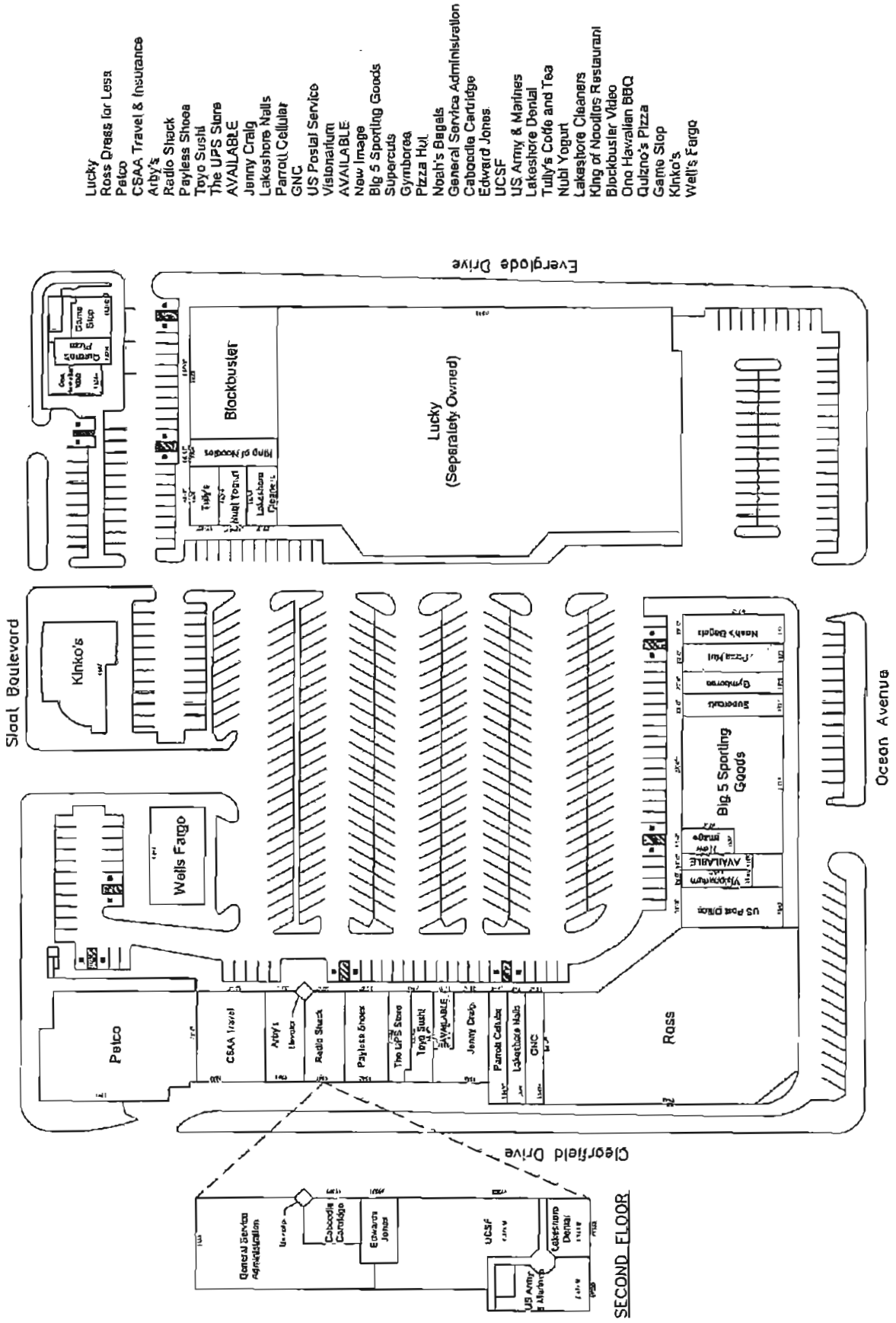
1,600 s.f.



SCALE: 1/16" = 1' - 0"

Note: Area subject to minor revision upon completion of full-floor survey.

- Lucky 48,500 sf
- Ross Dress for Less 27,848 sf
- Pelco 9,986 sf
- CSAA Travel & Insurance 3,527 sf
- Arby's 2,160 sf
- Radio Shack 2,100 sf
- Payless Shoes 2,520 sf
- Toyo Sushi 1,728 sf
- The UPS Store 1,150 sf
- AVAILABLE 830 sf
- Jenny Craig 2,181 sf
- Lakeshore Nails 800 sf
- Parrot Cellular 1,255 sf
- GNC 1,290 sf
- US Postal Service 3,550 sf
- Visionarium 825 sf
- AVAILABLE 766 sf
- New Image 800 sf
- Big 5 Sporting Goods 8,640 sf
- Supercuts 1,600 sf
- Gymboree 1,600 sf
- Pizza Hut 1,600 sf
- Noah's Bagels 1,800 sf
- General Service Administration 8,886 sf
- Carbodia Cartridge 600 sf
- Edward Jones 650 sf
- UCSF 9,376 sf
- US Army & Marines 2,871 sf
- Lakeshore Dental 1,965 sf
- Tully's Coffee and Tea 900 sf
- Nubl Yogurt 900 sf
- Lakeshore Cleaners 900 sf
- King of Noodles Restaurant 996 sf
- Blockbuster Video 6,120 sf
- Ono Hawaiian BBQ 1,126 sf
- Quizno's Pizza 876 sf
- Game Stop 1,135 sf
- Kinko's 4,000 sf
- Wells Fargo 3,500 sf



SECOND FLOOR



AH'S BAGELS
LAKE SHORE

Pizza
Hut

GYMBOREE
PLAY & LEARN

SUPERCLUBS

G B SPORTS CENTER

\$10

PIZZA HUT



1523

Delivery

ANY PIZZA
ANY SIZE
ANY CRUST
ANY TOPPING
JUST \$10

Lunch Deals \$6.99

Large Slice	Medium Slice
Small Slice	Extra Small Slice
Hot Fudge	Hot Fudge
Hot Fudge	Hot Fudge
Hot Fudge	Hot Fudge

564-4600
CARRYOUT

\$10

ANY
ANY



Delivery

1523

NEW BIG EAT TINY PRICE MENU
\$5



ANY PIZZA ANY SIZE ANY CRUST ANY TOPPING JUST \$10



Lunch Deals \$6.99

Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings
Hot Wings	Hot Wings



ANY PIZZA ANY SIZE ANY CRUST ANY TOPPING JUST \$10



ANY PIZZA ANY SIZE ANY CRUST ANY TOPPING JUST \$10



564-4600 CARRYOUT

ANY PIZZA ANY SIZE ANY CRUST ANY TOPPING JUST \$10

