



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 14, 2013

Date: February 7, 2013
Case No.: **2012.1353C**
Project Address: **975 BRYANT STREET**
Zoning: UMU (Urban Mixed Use)
48-X Height and Bulk District
Block/Lot: 3780/044
Project Sponsor: Anthony Cataldo
2400 Camino Ramon, Suite 390
San Ramon, CA 94583
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to establish a Formula Retail use (d.b.a. Orchard Supply Hardware) in a 33,000 square foot building that is currently occupied by another formula retail use (d.b.a. Pacific Sales) that sells domestic appliances. Orchard Supply Hardware primarily serves retail do-it-yourself and commercial customers and the core products consist of merchandise needed for recurring home maintenance and improvement in categories such as hardware, paint, tools and garden. As part of the project, a plant nursery will be added to the roof. Other changes include a change in signage, a change in paint, added landscape in the off-street parking area, a new Bryant Street entrance and a change of windows along Bryant Street to increase transparency. The Orchard Supply Hardware will hire up to 74 part- and full-time employees.

SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Bryant Street, at the intersection of Bryant and Kate Streets, east of Interstate 80. The property is located within the UMU (Urban Mixed Use) District and the 48-X height and bulk district. The lot is 275 feet deep and provides 190 feet of frontage along Bryant Street. The east half of the lot is used as on-street parking. The approximately 33,000 square foot building is occupied by another Formula Retail use (d.b.a. Pacific Sales).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the South of Market Area neighborhood and the Showplace Square Plan Area. To the west of the site is Interstate 80, an automotive use and multifamily dwellings. To the north of the site are lots used for automobile impound and SFMTA parking enforcement vehicles when not on duty. To the east of the site is a light manufacturing use (printing press) and the Hall of Justice. To the

south of the project is a multi-story building recently converted for office uses. Light industrial uses, public uses and residential uses surround the project site. The surrounding properties are located within the P (Public Use) and UMU (Urban Mixed Use) Zoning Districts.

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	January 25, 2013	January 25, 2013	20 days
Posted Notice	20 days	January 25, 2013	January 25, 2013	20 days
Mailed Notice	20 days	January 25, 2013	January 25, 2013	20 days

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

PUBLIC COMMENT

- The Department has received public comment regarding the Bryant Street façade as well as questions regarding the location of freight loading.

ISSUES AND OTHER CONSIDERATIONS

- The existing tenant is a formula retail use (d.b.a. Pacific Sales) that sells home improvement goods (domestic appliances) as the proposed project. The proposed project would not differ dramatically from the existing tenant in the nature of goods sold.
- The proposed project does not intend to significantly alter or expand the existing light industrial building and does not intend to intensify the accessory vehicular use area. The proposed project does intend on improving the Bryant Street façade by installing transparent windows within existing window bays that now house opaque window panes.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a Formula Retail use (d.b.a. Orchard Supply Hardware) within the UMU Zoning District, pursuant to Planning Code Sections 303 and 843.46.

BASIS FOR RECOMMENDATION

- The proposed project is desirable for, and compatible with the surrounding neighborhood.

- The proposed project improves the pedestrian experience along Bryant Street by adding an entry along Bryant Street and by replacing the opaque windows along Bryant Street with transparent windows.
- The proposed project meets the intent of the UMU Zoning District, which is to promote a vibrant mix of uses while maintaining the characteristics of this formerly industrially-zoned area and to serve as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.
- The proposed project does not augment the number of formula retail uses found within the contiguous UMU Zoning District as the project replaces one formula retail use with another.
- The proposed project will generate up to 74 part-and fulltime employment opportunities for workers of varying skill levels.
- The proposed project meets all applicable requirements of the Planning Code.
- On balance, the proposed project meets the intent of the General Plan.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Site Image

Project Sponsor Submittal, including:

- Plans

- Context Images

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"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

Planner's Initials

Parcel Map

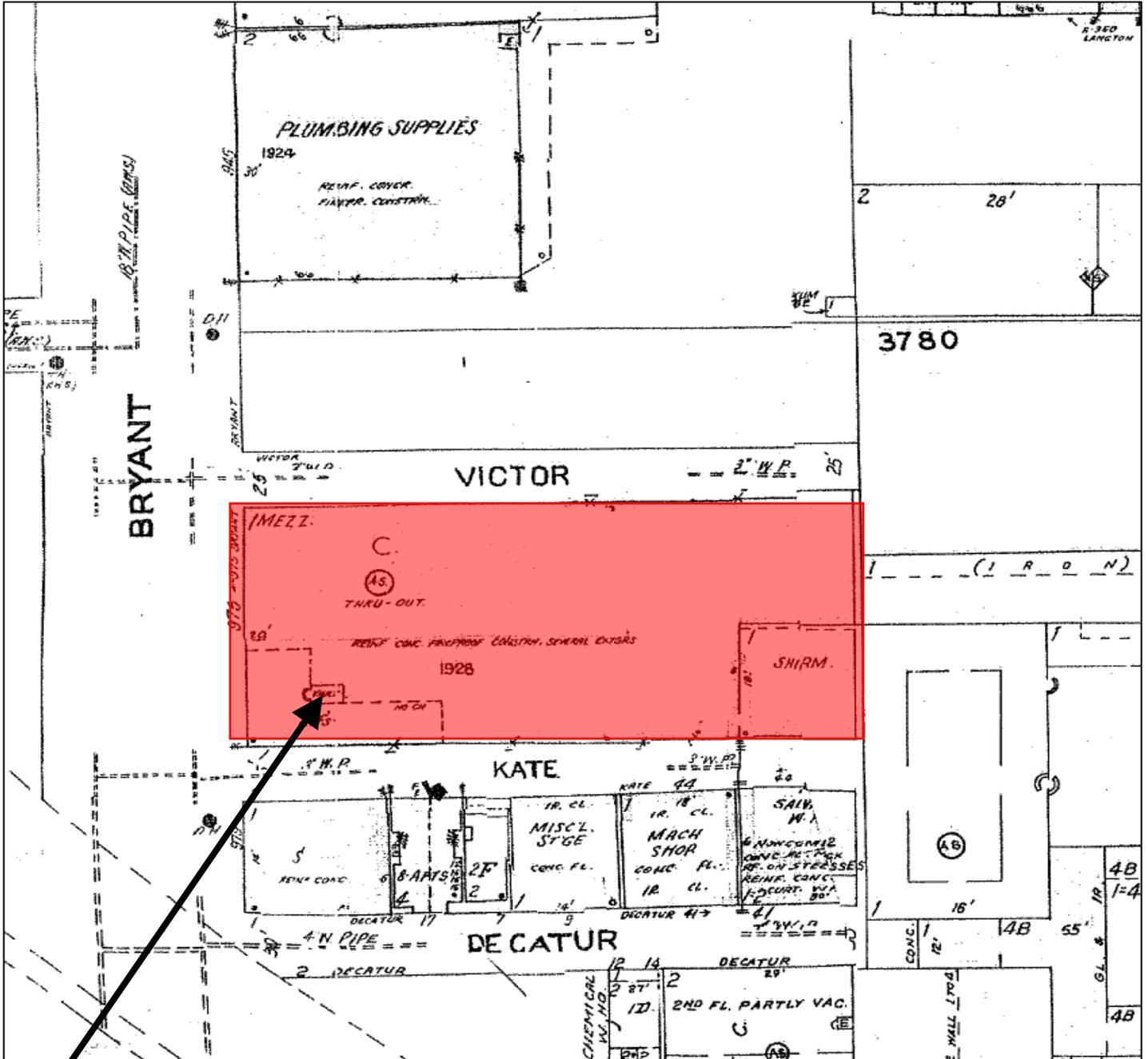


SUBJECT PROPERTY



Conditional Use authorization
Case Number 2012.1353C
Formula Retail - Orchard Supply Hardware
975 Bryant Street

Sanborn Map*



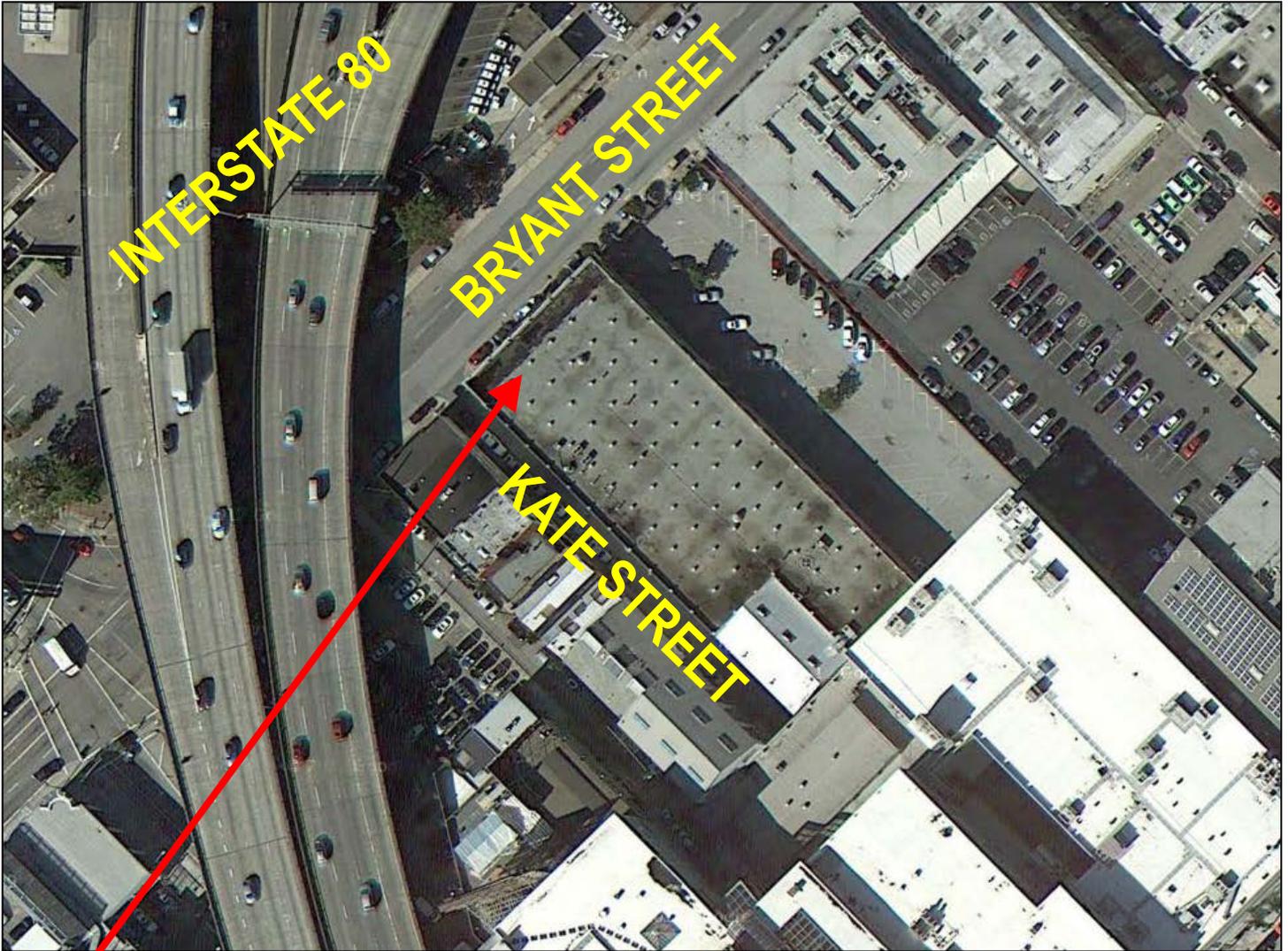
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



Conditional Use authorization
 Case Number 2012.1353C
 Formula Retail - Orchard Supply Hardware
 975 Bryant Street

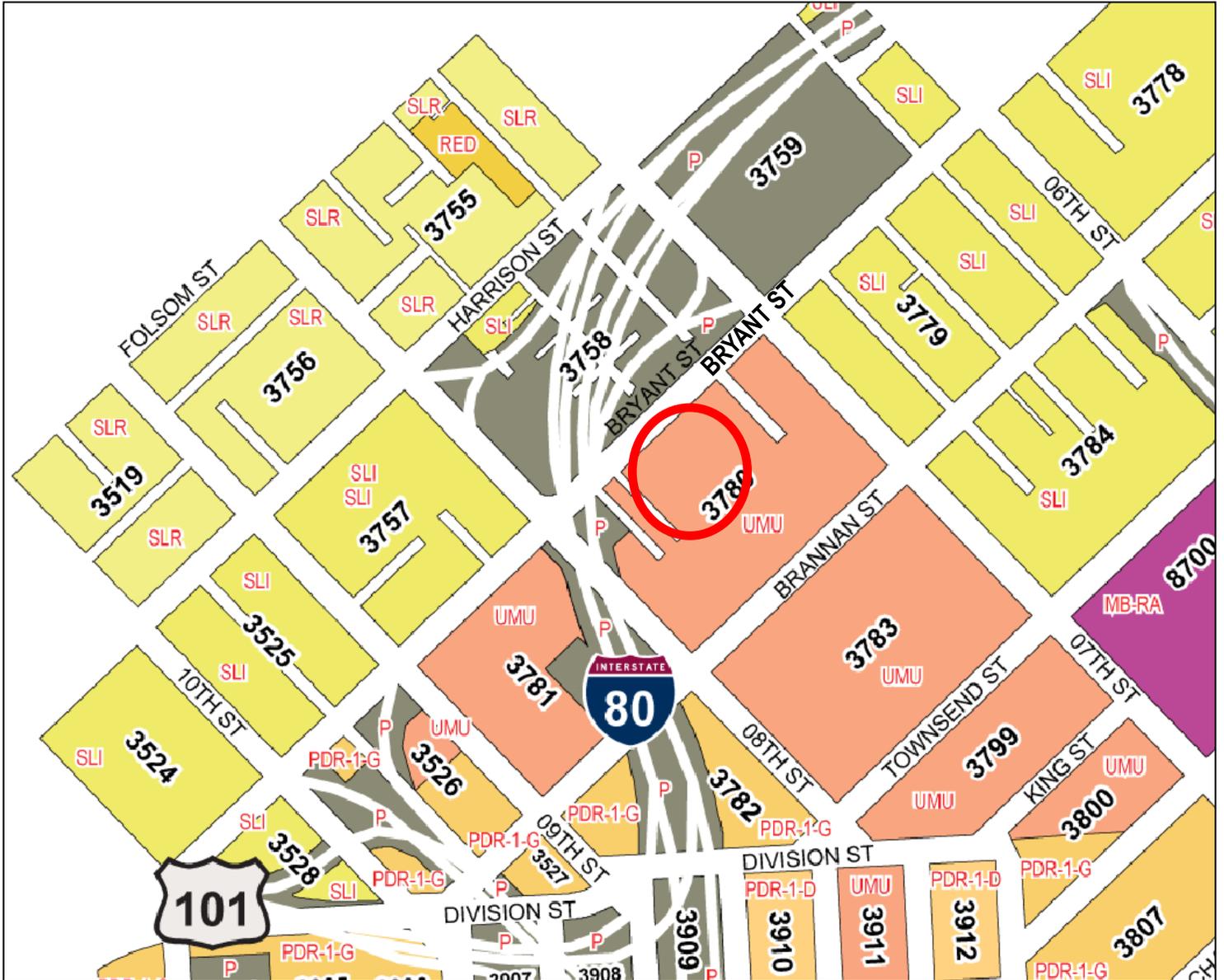
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use authorization
Case Number 2012.1353C
Formula Retail - Orchard Supply Hardware
975 Bryant Street

Site Photo



Conditional Use authorization
Case Number 2012.1353C
Formula Retail - Orchard Supply Hardware
975 Bryant Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 843.46 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL USE (D.B.A. ORCHARD SUPPLY HARDWARE) WITHIN THE UMU (URBAN MIXED USE) DISTRICT AND A 48-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 25, 2012 Anthony Cataldo (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 843.46 to establish a formula retail use (d.b.a. Orchard Supply Hardware) within the UMU (Urban Mixed Use) District and a 48-X Height and Bulk District.

On February 14, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1353C.

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. 2012.1353C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of Bryant Street, at the intersection of Bryant and Kate Streets, east of Interstate 80. The property is located within the UMU (Urban Mixed Use) District and the 48-X height and bulk district. The lot is 275 feet deep and provides 190 feet of frontage along Bryant Street. The east half of the lot is used as on-street parking. The approximately 33,000 square foot building is occupied by another Formula Retail use (d.b.a. Pacific Sales).
3. **Surrounding Properties and Neighborhood.** The project site is located within the South of Market Area neighborhood and the Showplace Square Plan Area. To the west of the site is Interstate 80, an automotive use and multifamily dwellings. To the north of the site are lots used for automobile impound and SFMTA parking enforcement vehicles when not on duty. To the east of the site is a light manufacturing use (printing press) and the Hall of Justice. To the south of the project is a multi-story building recently converted for office uses. Light industrial uses, public uses and residential uses surround the project site. The surrounding properties are located within the P (Public Use) and UMU (Urban Mixed Use) Zoning Districts
4. **Project Description.** The project proposes to establish a Formula Retail use (d.b.a. Orchard Supply Hardware) in a 33,000 square foot building that is currently occupied by another formula retail use (d.b.a. Pacific Sales) that sells domestic appliances. Orchard Supply Hardware primarily serves retail do-it-yourself and commercial customers and the core products consist of merchandise needed for recurring home maintenance and improvement in categories such as hardware, paint, tools and garden. As part of the project, a plant nursery will be added to the roof. Other changes include a change in signage, a change in paint, added landscape in the off-street parking area, a new Bryant Street entrance and a change of windows along Bryant Street to increase transparency. The Orchard Supply Hardware will hire up to 74 part- and full-time employees
5. **Public Comment.** The Department has received public comment regarding the Bryant Street façade as well as questions regarding the location of freight loading.

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

- A. **Formula Retail.** Planning Code Section 843.46 requires Conditional Use authorization to establish a Formula Retail use within the UMU Zoning District. Section 846.46 also limits the gross square footage of the Formula Retail use to no more than 25,000 square feet per lot.

The Project Sponsor proposes to establish a Formula Retail use (d.b.a. Orchard Supply Hardware) within an existing building of approximately 33,000 square feet that houses another Formula Retail use (d.b.a. Pacific Sales) and is seeking Conditional Use authorization. The Project Sponsor is not increasing the existing non-conforming condition.

- B. **Screening and Greening of Parking Areas.** Planning Code Section 142 requires a screening feature around the perimeter of the lot adjacent to the public right-of-way when excavation and reconstruction of an existing vehicular use involves the removal of 200 square feet or more of the asphalt, concrete or other surface devoted to vehicular use.

The Project Sponsor is altering the vehicle use area to improve its use by pedestrians and is also adding landscape within the vehicle use area. These changes result in excavation and/or reconstruction of the vehicle use area in excess of 200 square feet. The Project Sponsor is including an ornamental fence along the Bryant Street façade in conformity with Planning Code Section 142.

- C. **Off-Street Parking.** Planning Section 151.1 establishes a maximum of up to one off-street parking space for each 500 square feet of gross floor area up to 20,000 square feet, plus one for each 250 square feet of gross floor area in excess of 20,000.

The Subject Property contains approximately 50 off-street parking spaces. As part of the scope of work, the Project Sponsor will be reducing the number of off-street parking spaces to 46, in conformance with the established off-street parking maximum of 76 for the subject property.

- D. **Off-Street Freight Loading.** Planning Code Section 152.1 requires a minimum of one off-street freight loading space for the proposed project.

The proposal provides one off-street freight loading space, in conformance with Planning Code Section 152.1.

7. **Planning Code Section 303** 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:

- 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 proposed project will not increase the size of the existing building that houses a formula retail use as the proposed project intends on utilizing the same building footprint. While the project does propose to add a plant retail plant nursery, the plant nursery will be located on the roof of the existing building. The nature of the goods being sold at the proposed project, retail home maintenance and improvement goods, is in conformity with the retail and light industrial character of the surrounding neighborhood and makes the project compatible with the community. The proposed project is desirable as it provides goods that are useful to the increasing number of residential and commercial developments in the area.

- 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 height and bulk of the existing building will remain the same and there will be no change in the size, shape or arrangement of the lone structure. There will be no changes to the size or shape of the site.

- 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 is proposing to remain within the established off-street parking maximums and is reducing the number of off-street parking spaces. Because the proposed project will sell goods of a similar nature as the existing formula retail use, adverse effects upon the traffic patterns are not anticipated.

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

Given the nature of the retail goods being sold, it is not anticipated that there will be noxious or offensive emissions such as odors, noise or glare. Nevertheless, the proposed project will comply with all mandated mechanical systems requirements, thereby preventing offensive odors.

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

The proposed project will add landscaping to the vehicle use area and will comply with Planning Code Section 142, Screening and Greening of Vehicle Use Areas.

- 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.

8. **Planning Code Section 303(i)** establishes additional criteria for the Planning Commission to consider when reviewing a Conditional Use authorization application for a formula retail use. The additional criteria are as follows:

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

A walking survey conducted on January 16, 2013 found that within the contiguous UMU Zoning District there are approximately ten formula retail uses including Glidden Paint, Mercedes Benz, REI, Poggenpohl Kitchens, Union Bank, Bang and Olufsen, California Closets, Starbucks, Porcelanosa and Roche Bobois.

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

The January 16, 2013 walking survey found six other establishments selling similar goods as those of the proposed project. The similar retail establishments include Glidden Paint, MacMurphy Pacific Wholesale Hardware, Poggenpohl Kitchens, California Closets, Porcelanosa and Roche Bobois.

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

The proposed project will not dramatically alter the existing light industrial building. The area immediately surrounding the proposed project is very much light industrial in character and as such the proposed project is compatible with the existing aesthetic.

- D. The existing retail vacancy rates within the district.

The January 16, 2013 walking survey found approximately seven vacant sites within the contiguous UMU Zoning District. The vacant sites include storefronts and one building.

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

The proposed project will not alter the existing mix of Citywide-serving retail uses and neighborhood-serving retail uses as the proposed project seeks to occupy a light industrial building that is currently occupied by another formula retail use that sells home improvement goods (domestic appliances).

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.2:

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 project will meet all performance standards as outlined in Exhibit A, Conditions of Approval. The subject property for the proposed formula retail hardware store is in accordance with the land use plan as the UMU Zoning District allows such a use with Conditional Use authorization.

OBJECTIVE 3:

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

Policy 3.1:

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

The proposed project will provide up to 74 part- and full-time employment opportunities for workers of all skill levels including unskilled and semi-skilled workers.

SHOWPLACE SQUARE / POTRERO AREA PLAN

Objectives and Policies

OBJECTIVE 1.7:

RETAIN THE ROLE OF SHOWPLACE SQUARE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION, AND REPAIR (PDR) ACTIVITIES, FOCUSING IN PARTICULAR ON DESIGN RELATED ACTIVITIES

Policy 1.7.3:

Require development of flexible buildings with generous floor-to-ceiling heights, large floor plates, and other features that will allow the structure to support various businesses.

The proposed project maintains the existing building's 19 foot floor to ceiling heights and generous floor plates, thereby preserving the potential for another PDR tenant or tenants to occupy the building.

OBJECTIVE 3.2:

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM

Policy 3.2.4:

Strengthen the relationship between a building and its fronting sidewalk.

The proposed project will remove the opaque window panes along the Bryant Street façade and install transparent windows, eliminating the presence of a blank wall.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposed project will not adversely impact the existing neighborhood-serving retail uses and will provide employment opportunities for local residents. The proposed project, by creating a new neighborhood-serving retail establishment, will enhance the existing retail opportunities in the surroundings.

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

Because the proposed project is a change in formula retail tenant which sells similar goods (home improvement goods), there will be no changes to the existing housing and neighborhood character.

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

No housing is removed or affected as part of the proposed project.

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

The proposed project will not impede MUNI transit service or overburden our streets or neighborhood parking as the proposal is simply a change in formula retail tenant.

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

The proposed project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The proposed project will comply with all applicable building codes to ensure the greatest possible preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.1353C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 14, 2013 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion 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 February 14, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail use (d.b.a. Orchard Supply Hardware) located at 975 Bryant, Lot 044 in Assessor's Block 3780 pursuant to Planning Code Section(s) 303 and 843.46 within the UMU (Urban Mixed Use) District and a 48-X Height and Bulk District; in general conformance with plans, dated February 14, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2012.1353C and subject to conditions of approval reviewed and approved by the Commission on February 14, 2013 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on February 14, 2013 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN

3. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

4. **Landscaping, Screening of Parking and Vehicular Use Areas.** Pursuant to Planning Code Section 142, the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating the screening of parking and vehicle use areas not within a building. The design and location of the screening and design of any fencing shall be as approved by the Planning Department. The size and specie of plant materials shall be as approved by the Department of Public Works.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

MONITORING

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. **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

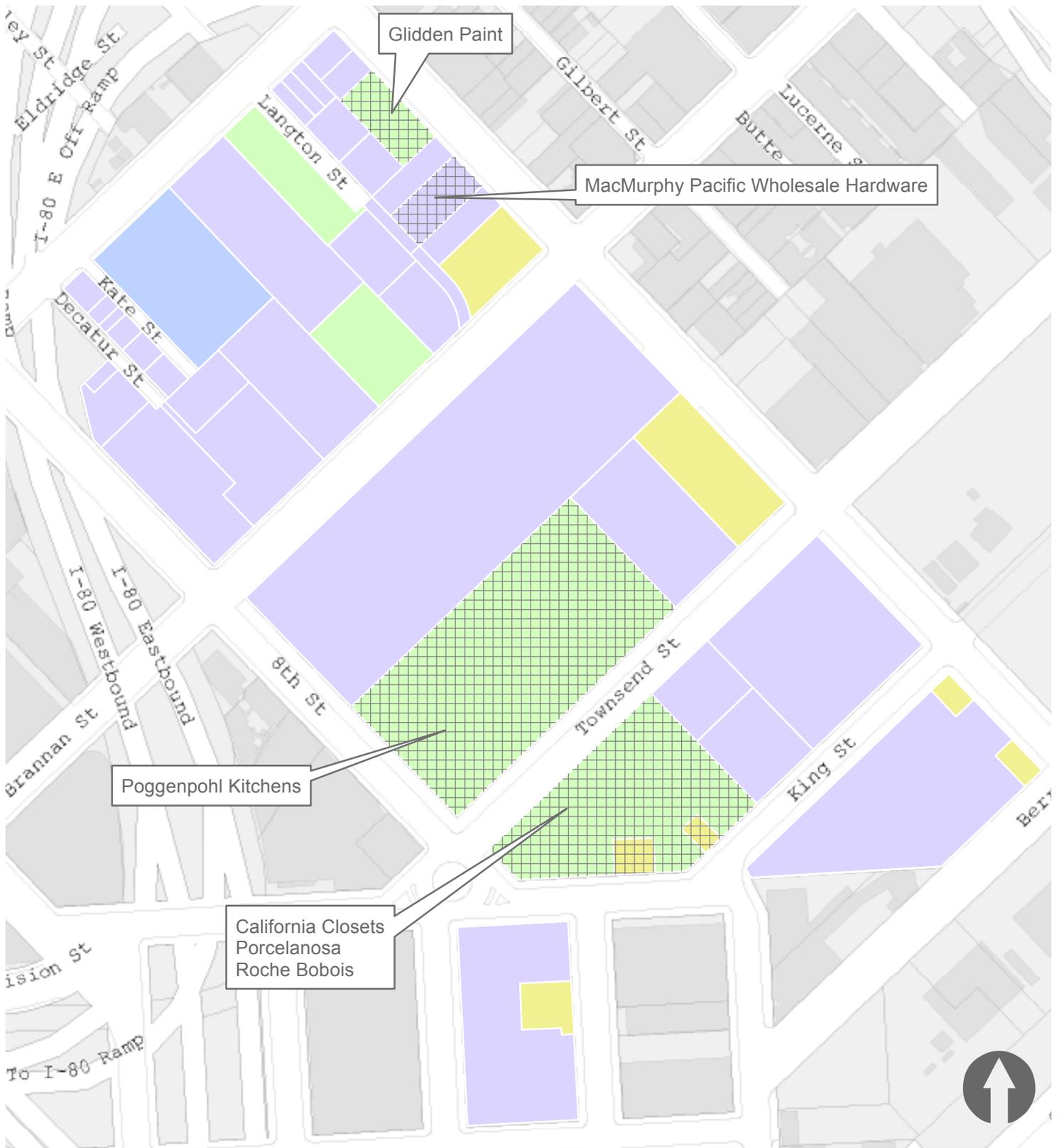
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For*

information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>

UMU Survey

January 2013

Case 2012.1353C 975 Bryant
Orchard Supply Hardware
Similar Retail Establishments Identified



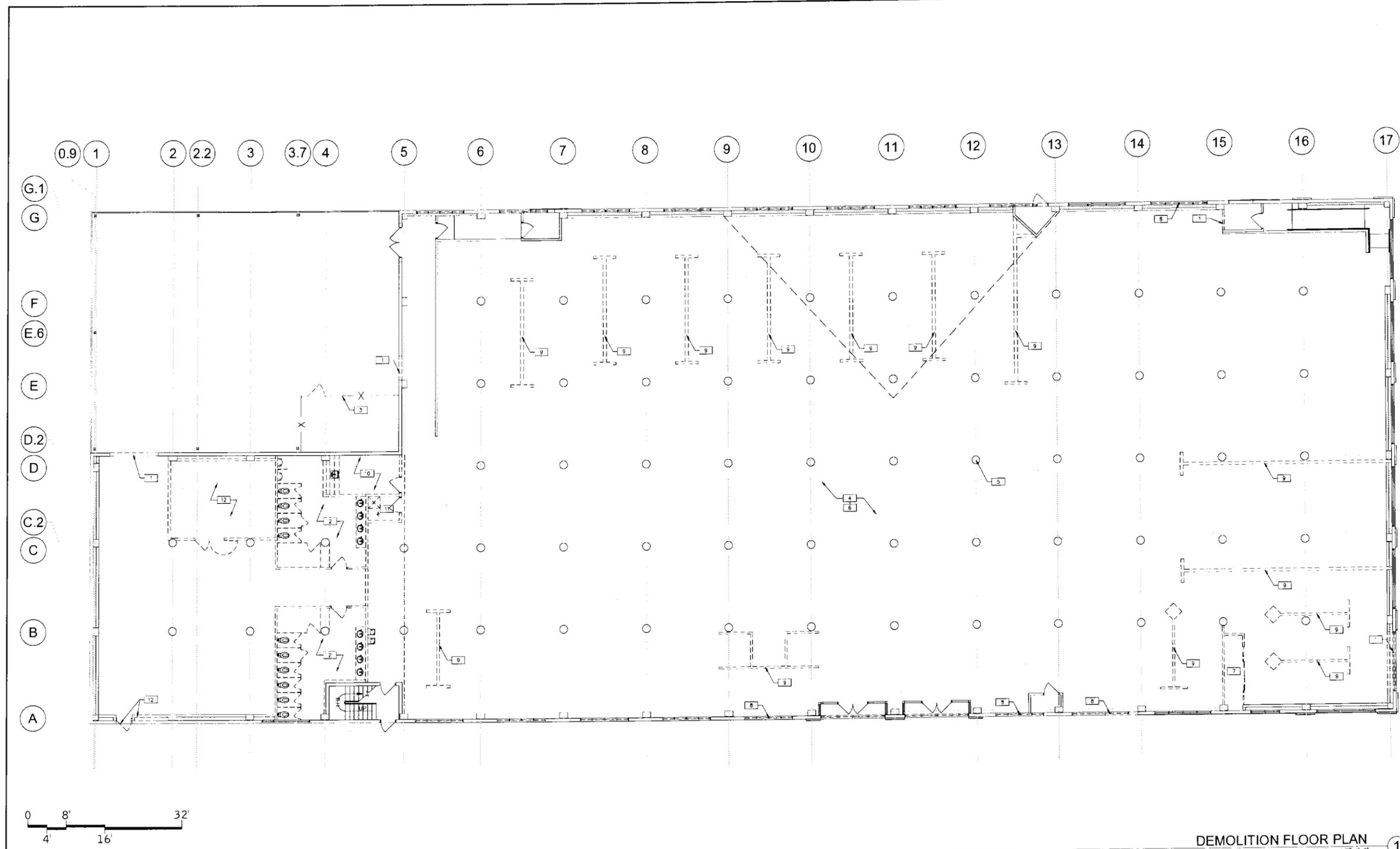
- ⊞ Similar Retail
- Formula Retail
- Vacant
- UMU
- 975 Bryant

0 100 200 400 600 Feet

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SAN FRANCISCO
PLANNING
DEPARTMENT



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DEMOLITION FLOOR PLAN
SCALE: 1/8"=1'-0"

DEMOLITION ELEVATION NOTES

- 1 REMOVE PORTION OF WALL FOR OPENING
- 2 REMOVE EXISTING RESTROOM AREA
- 3 EXISTING CHAIN LINK FENCE AND GATE TO BE REMOVED
- 4 EXISTING CONCRETE SLAB TO REMAIN
- 5 EXISTING STRUCTURAL COLUMNS TO REMAIN, IYP
- 6 PREP ALL EXISTING PAINTED WALLS FOR NEW PAINT FINISH
- 7 REMOVE EXISTING ELECTRICAL ROOM
- 8 EXISTING WINDOW TO BE REMOVED; FILL TO MATCH EXISTING CONSTRUCTION
- 9 REMOVE PARTITIONS AND RELATED ELECTRICAL OUTLETS AS INDICATED; TERMINATE ELECTRICAL LINES BACK TO POINT OF ORIGIN
- 10 REMOVE EXISTING BREAK ROOM
- 11 REMOVE EXISTING JANITORS CLOSET
- 12 EXISTING DOOR AND PORTION OF WALL TO BE REMOVED TO ACCOMMODATE NEW ROLL-UP DOOR

DEMOLITION FLOOR PLAN	
DATE	REVISIONS

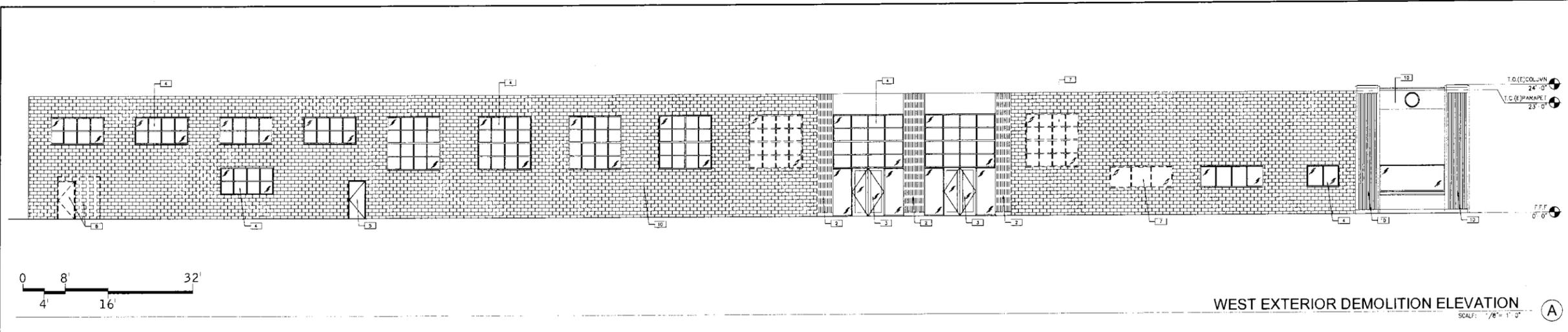
PA / PM: V. WILLSMORE
DRAWN BY: N.T.
JOB NO: SWR12-0056-00

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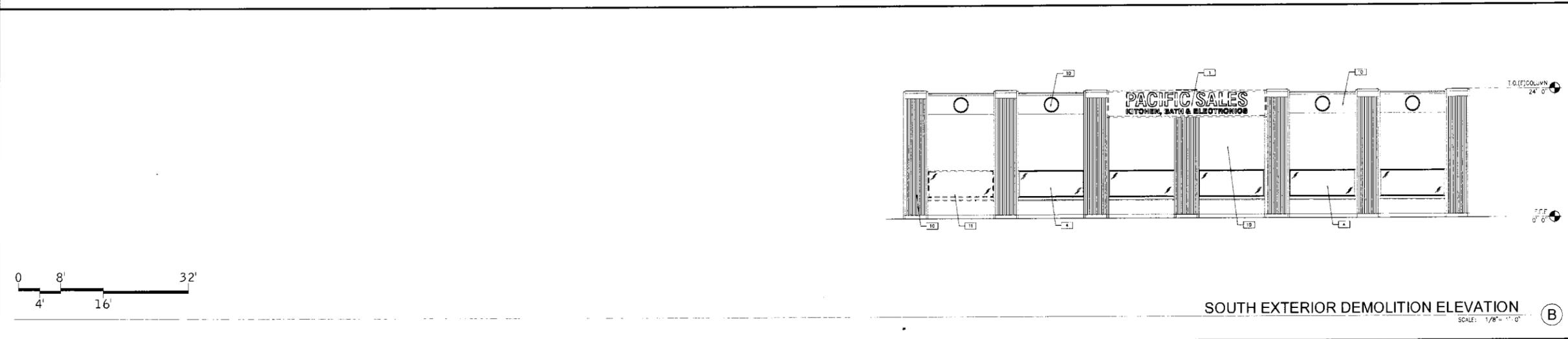
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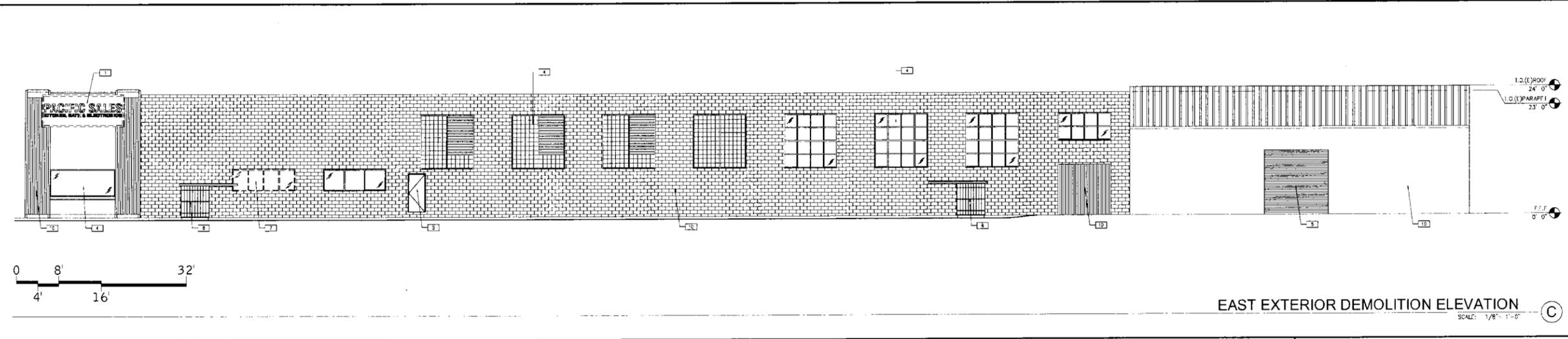
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SAN FRANCISCO, CALIFORNIA



WEST EXTERIOR DEMOLITION ELEVATION (A)
SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR DEMOLITION ELEVATION (B)
SCALE: 1/8" = 1'-0"



EAST EXTERIOR DEMOLITION ELEVATION (C)
SCALE: 1/8" = 1'-0"

DEMOLITION ELEVATION NOTES

- 1 EXISTING BUILDING SIGNAGE TO BE REMOVED
- 2 EXISTING REVEALS TO BE REMOVED
- 3 EXISTING GLASS DOOR ENTRY SYSTEM TO REMAIN
- 4 EXISTING WINDOWS TO REMAIN, IYP.
- 5 EXISTING DOOR TO REMAIN
- 6 EXISTING EMERGENCY EXIT GATE TO REMAIN
- 7 EXISTING WINDOW TO BE REMOVED, FILL TO MATCH EXISTING CONSTRUCTION
- 8 EXISTING DOOR AND PORTION OF WALL TO BE REMOVED TO ACCOMMODATE NEW HOOL UP DOOR
- 9 PREP ALL EXTERIOR WALLS AND BUILDING ELEMENTS FOR NEW PAINT FINISH, IYP.
- 10 REMOVE WALL BELOW WINDOW FOR NEW SLIDING ENTRY DOOR

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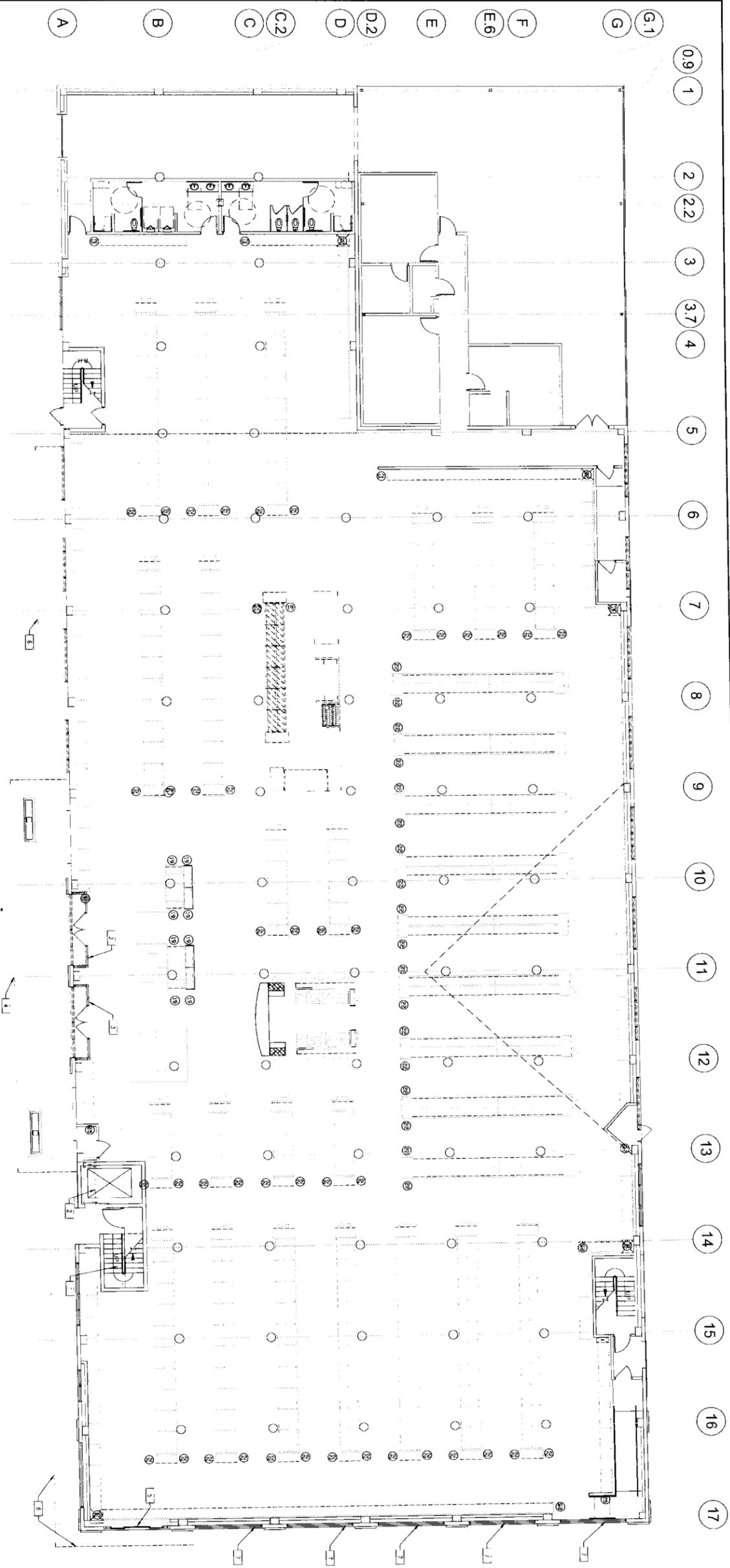
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DEMOLITION ELEVATIONS	
DATE	REMARKS

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SHEET
AD.2

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FIXTURE PLAN (FOR REFERENCE ONLY) 1

- FLOOR PLAN NOTES**
- 1 NEW STAIR TO ROOM 100 NUMBER WITH HANDRAILS
 - 2 NEW ELEVATOR TO ROOM 100 NUMBER
 - 3 EXISTING PARTITION STRENGTHENING TO REMAIN
 - 4 LINE OF NEW GABLED ROOF FINISH
 - 5 NEW SLIDING PART DOOR OFF BREAK ROOM
 - 6 LINE OF TRILUS ABOVE
 - 7 NEW VISION GLASS

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FIXTURE PLAN (FOR REFERENCE ONLY)			
DATE	REMARKS	DATE	REMARKS

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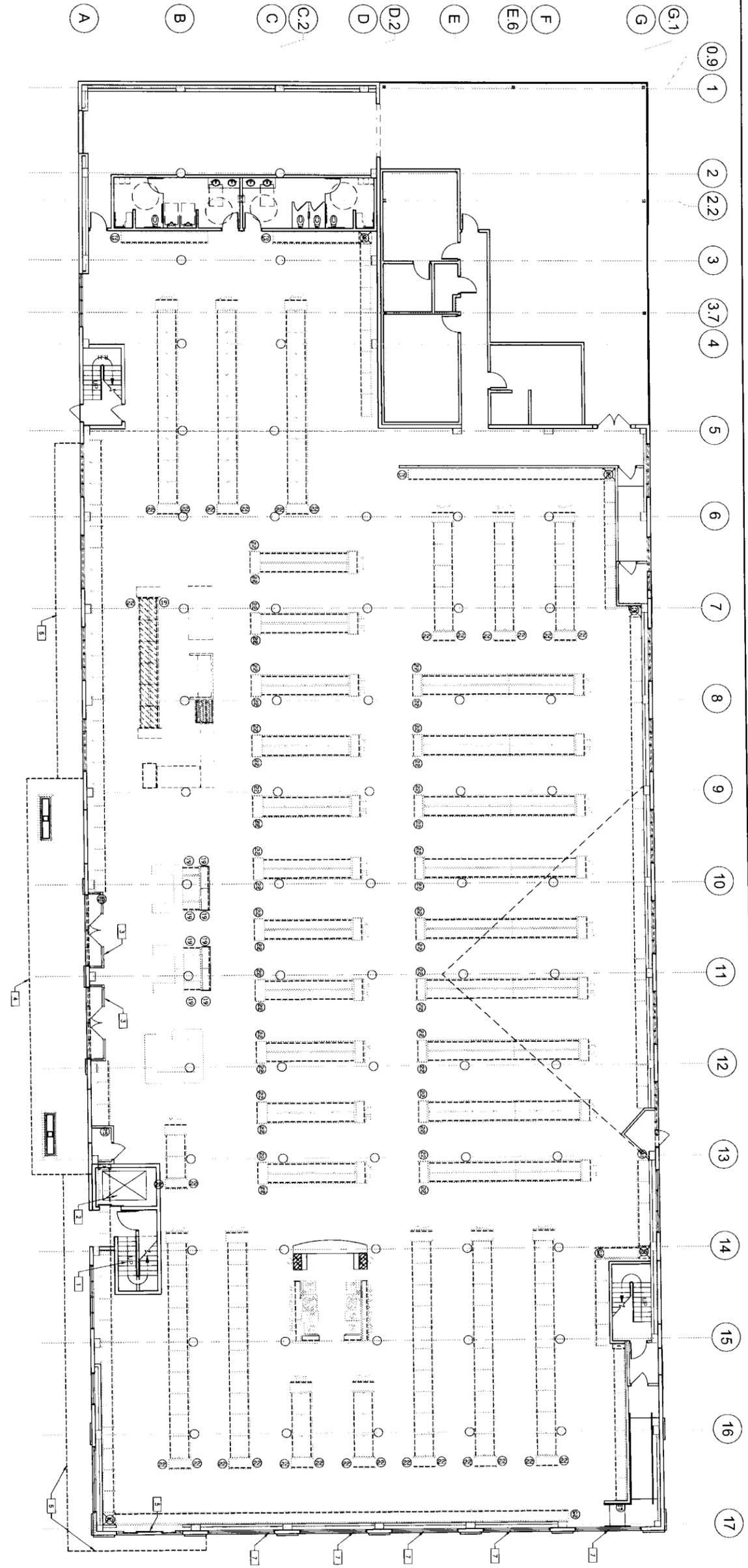


FIGURE PLAN (FOR REFERENCE ONLY) - ALTERNATE OPTION 1

FLOOR PLAN NOTES

- 1 NEW STAIR TO ROOF TOP NURSERY WITH HANDRAILS
- 2 NEW ELEVATOR TO ROOF TOP NURSERY
- 3 EXISTING ENTRY SCREENING GLAZING TO REMAIN
- 4 LINE OF NEW GLAZED ROOF ENTRY
- 5 NEW SLIDING ENTRY DOOR OFF BRYANT STREET
- 6 LINE OF RETILLS ABOVE
- 7 NEW VISION GLASS

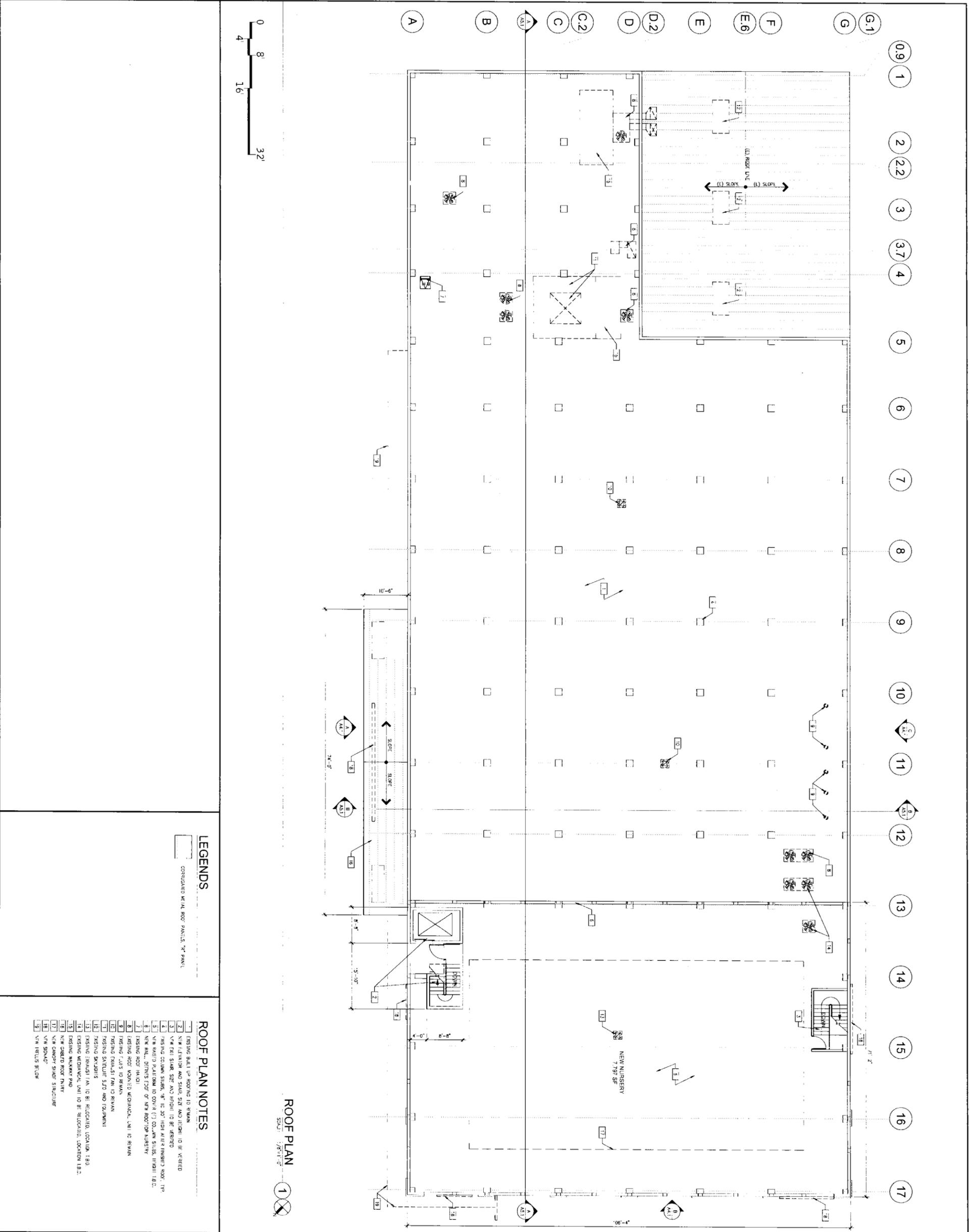
FIXTURE PLAN (FOR REFERENCE ONLY)			
DATE	REMARKS	DATE	REMARKS

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LEGENDS

- COMPOUND METAL ROOF PANELS, 1/4" PANEL

ROOF PLAN NOTES

1. EXISTING BUILDING ROOFING TO REMAIN
2. NEW FLAVOR AND SHAR, SIZE AND HEIGHT TO BE VETTERED
3. NEW EXIST. SHAR, SIZE AND HEIGHT TO BE VETTERED
4. EXISTING COLUMN STUDS, 18" TO 20" HIGH AFTER FINISHED ROOF, 175'
5. NEW RAISED PLATFORM TO COVER (1) COLUMN STUDS, HEIGHT 118.0'
6. NEW WALL, DIMITS EDGE OF NEW ROOF TOP NURSERY
7. EXISTING ROOF HATCH
8. EXISTING ROOF JOINED MECHANICAL UNIT TO REMAIN
9. EXISTING CLAYS TO REMAIN
10. EXISTING CHIMNEY FAN TO REMAIN
11. EXISTING SATURATE SFD AND EQUIPMENT
12. EXISTING SHEDDERS
13. EXISTING EXHAUST FAN TO BE RELOCATED, LOCATION 118.0'
14. EXISTING MECHANICAL UNIT TO BE RELOCATED, LOCATION 118.0'
15. EXISTING WALKWAY PAD
16. NEW GRATED ROOF FINISH
17. NEW CONCRETE SLAB STRUCTURE
18. NEW SIGNAGE
19. NEW FIELDS 91.0'x10'

ROOF PLAN
SCALE: 1/8"=1'-0"

DATE	REMARKS	DATE	REMARKS

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ABBREVIATIONS

ATCV	AUTOMATIC TRAFFIC CONTROL VAULT	MW	MONITORING WELL
AC	ASPHALT CONCRETE	OHE	OVERHEAD ELECTRIC
AD	AREA DRAIN	OHT	OVERHEAD TELEPHONE
ASR	AUTOMATIC SPRINKLER RISER	PAE	PUBLIC ACCESS EASEMENT
BFP	BACKFLOW PREVENTER	PB	PULL BOX
CB	CATCH BASIN	PG&E	PACIFIC GAS & ELECTRIC
CL	CENTERLINE	PIV	POST INDICATOR VALVE
DCV	DIRECT CHECK VALVE	PUE	PUBLIC UTILITY EASEMENT
DWY	DRIVEWAY	R/W	RIGHT-OF-WAY
E	ELECTRICAL LINE	SD	STORM DRAIN PIPE
EB	ELECTRIC BOX	SS	SANITARY SEWER PIPE
EP	EDGE OF PAVEMENT	SSCO	SANITARY SEWER CLEANOUT
EX	EXISTING	SSMH	SANITARY SEWER MANHOLE
FDC	FIRE DEPARTMENT CONNECTION	SW	SIDEWALK
FF	FINISHED FLOOR	T	TELEPHONE LINE
FL	FLOWLINE	TP	TELEPHONE POLE
FS	FINISHED SURFACE	TS	TRAFFIC SIGNAL
G	GAS PIPE	TSB	TRAFFIC SIGNAL BOX
GM	GAS METER	TVCB	TV CABLE BOX
GP	GUARD POST	W	WATER PIPE
HCR	HANDICAP RAMP	WM	WATER METER
JP	JOINT POLE		
JT	JOINT TRENCH		

SYMBOLS

	CONTROLLER CABINET
	FIRE HYDRANT
	GUY POLE
	HANDICAP SPACE
	POWER POLE
	GAS VALVE
	FOUND 3/4" IRON PIPE LS8246 PER 184 PM 14-16
	FOUND NAIL AND TAG LS8246 PER 184 PM 14-16
	SANITARY SEWER MANHOLE
	STORM DRAIN MANHOLE
	STREET SIGN
	STREET LIGHT
	YARD LIGHT
	WATER VALVE
	TREE WITH SIZE
	TRANSFORMER
	BARBED WIRE FENCE
	CHAIN-LINKED FENCE
	WOOD FENCE
	SURVEYED PROPERTY LINE
	EASEMENT LINE
	PARCEL LINE
	ADJACENT PROPERTY LINE



SHEET C-1 OF PROJECT 12-2146	EXISTING CONDITIONS ORCHARD 975 BRYANT STREET SAN FRANCISCO COUNTY CALIFORNIA	 associates, inc. PLANNING ENGINEERING SURVEYING 85 MORAGA WAY SUITE 200 ORINDA, CA 94563 925-253-2777 FAX 925-253-2778	DATE: 11-20-20	SCALE: 1" = 20'	REV #	DATE	DESCRIPTION
			DESIGNED: AMS	DRAWN: -	CHECKED: -	PROJ. MGR: -	FILE PATH: -

-246 Orchard San FranciscoLatest Date: Directory\2146\existing conditions.dwg 10/20/12 3:27:16 PM 1:1

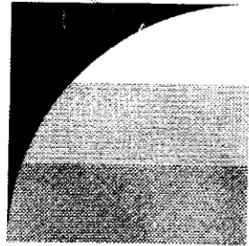
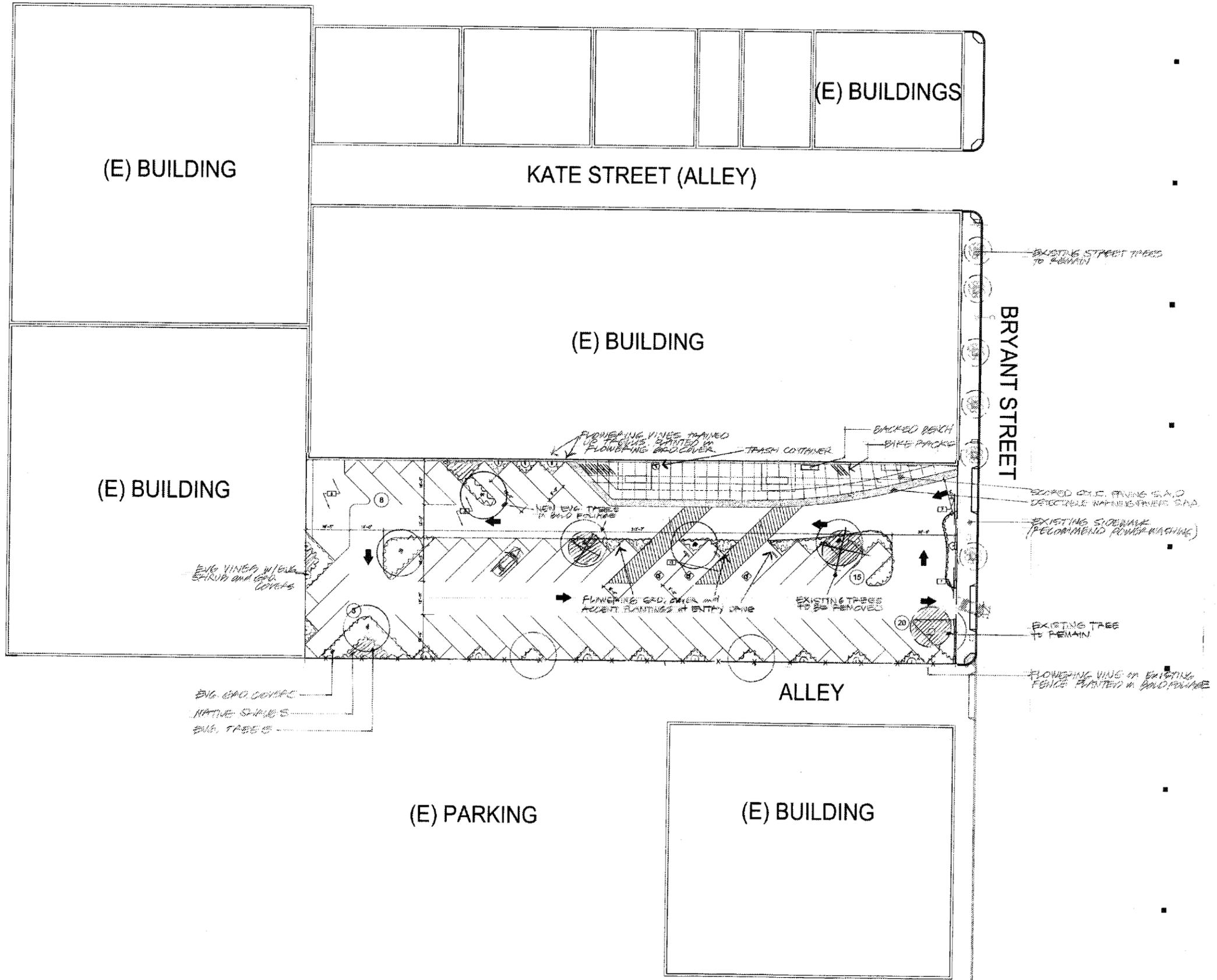
NOTE
Plants shall be native or drought tolerant species chosen for proper climatic and zonal appropriateness. Reference for plant species shall be Sunset's - Western Garden Book and EBMUD's - Plants and Landscapes for Summer-Dry Climates.

PLANTING NOTES

1. All work shall be performed by persons familiar with planting work and under the supervision of a qualified planting foreman.
2. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access.
3. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth.
4. Branching height of trees shall be a 6'-0" minimum above finish grade.
5. Landscape contractor shall hire an accredited soils analysis firm to test soil and abide by recommendations contained within for proper plant growth.
6. On grade planting backfill mix shall consist of 50% imported topsoil, 50% native soil (with no rocks larger than 2" diameter).
7. All on-grade planting areas are to receive iron and nitrogen stabilized redwood soil conditions at the rate of 6 cubic yards/1000 square feet, evenly tilled 6" deep into the soil to finish grade.
8. All planting areas shall be top-dressed with 3" layer of fir bark chips having a maximum size of 1" diameter.
9. All trees within 4' of paving areas shall have deep root barriers installed. Deep root barrier Model No. UB.24.2. (415) 344.1464
10. All lime treated soil shall be excavated from planting areas.

WATER CONSERVATION CONCEPT STATEMENT

- 1) THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
- 2) THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SPRAY IRRIGATION TO THE SHRUBS/GROUND COVER AREAS AND BUBBLERS TO THE TREES.
- 3) THE SPRAY SYSTEM SHALL BE TORO SPRAY HEADS WITH PRESSURE COMPENSATING NOZZLES IN A HEAD TO HEAD LAYOUT TO ACHIEVE AN EVEN LEVEL OF PRECIPITATION THROUGHOUT THE IRRIGATION SYSTEM.
- 4) A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).



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ISSUE: DESCRIPTION: DATE:

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CHECK: LE
DATE: 01.21.15
SCALE: 1"=20'-0"



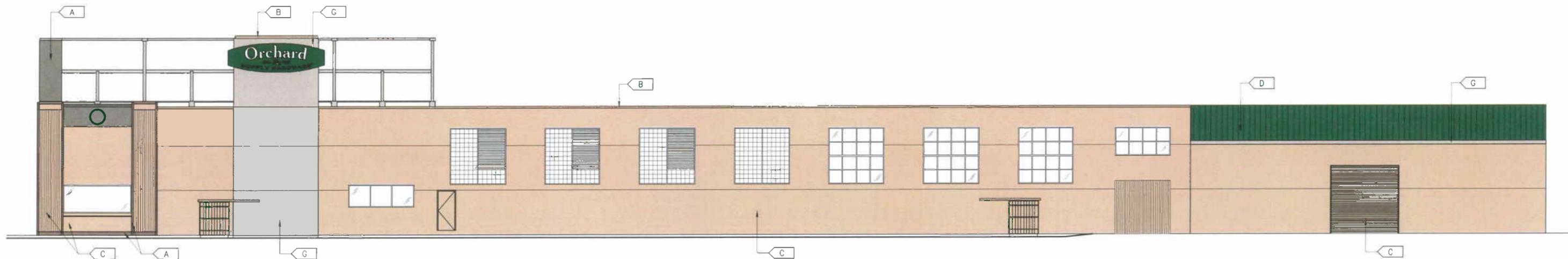
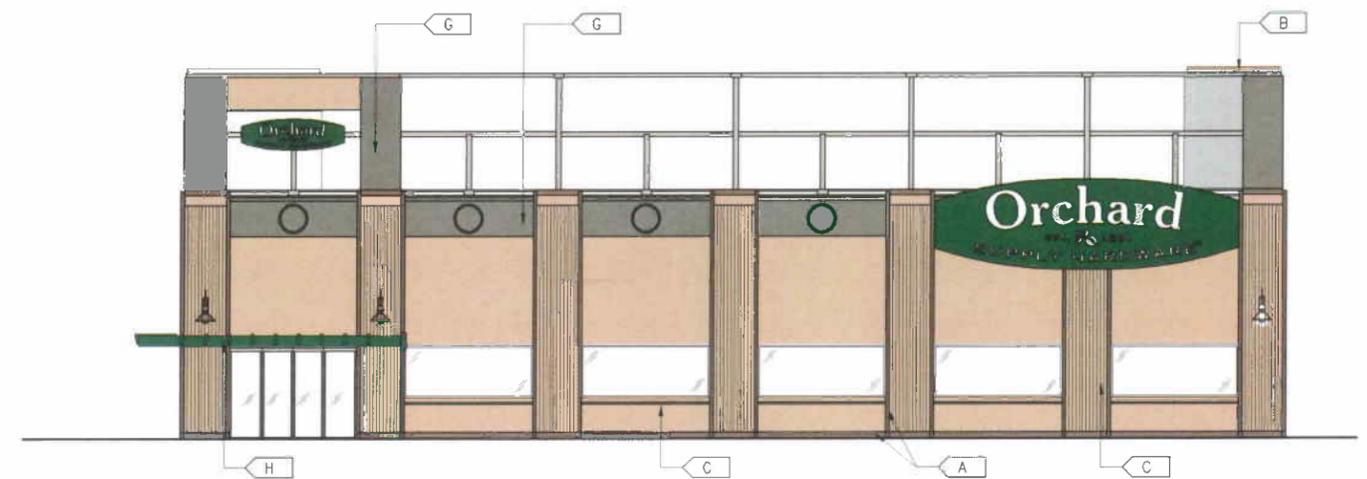
LANDSCAPE
CONCEPT

LI



COLOR LEGEND

- A MASONRY COLOR TO MATCH BENJAMIN MOORE BM1029 "COCONUT GROVE"
- B PARAPET COLOR TO MATCH BENJAMIN MOORE BM1046 "SANDY BROWN"
- C MASONRY COLOR TO MATCH BENJAMIN MOORE BM1046 "SANDY BROWN"
- D CORRUGATED METAL ROOF PANELS. "R" PANEL (1-1/2") PAINTED. BENJAMIN MOORE "ORCHARD GREEN" CUSTOM COLOR
- E CORRUGATED METAL WALL PANELS. "STRAIGHT S DECK" PAINTED. BENJAMIN MOORE #AC-29 "SAN ANTONIO GRAY"
- F METAL TRIM PAINTED. BENJAMIN MOORE #AC-29 "SAN ANTONIO GRAY"
- G PAINT. BENJAMIN MOORE #AC-29 "SAN ANTONIO GRAY"
- H PAINT. BENJAMIN MOORE "ORCHARD GREEN" CUSTOM COLOR



Not To Scale



ORCHARD SUPPLY HARWARE
San Francisco, California

Exterior Elevations
Conceptual Colored Elevations

sheet#1
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1-22-2013

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Overall Aerial View from Bryant Street



Perspective View at Entry



OrchardSupply Hardware
San Francisco, California

975 Bryant Street
View Two

sheet #3

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Perspective View at Vehicular Entry from Bryant Street



Perspective View from Interstate 80-Northbound



Bryant Street Southeast View



Bryant Street Northwest View