



San Francisco
Planning

BAYVIEW HUNTERS POINT CITIZENS ADVISORY COMMITTEE

WEDNESDAY, APRIL 1, 2026

**Bayview Hunters
Point Citizens
Advisory Committee**

New Southeast
Community Center
1550 Evans Avenue

April 1, 2026

bayviewcac@sfgov.org

1. Call to Order and Roll Call

- Devanshu Patel (Chair)
- Tim Chan (Vice Chair)
- Elaine Redus
- Kurt Grimes
- Thomas Fisher
- Dyanna Volek
- Jun Zhong

2. Approval of Minutes from Previous Meetings

- Minutes for March 4, 2026

3. General Public Comment

At this time, members of the public may address the Citizens Advisory Committee on items of interest to the public that are within the subject matter jurisdiction of the Committee but do not appear on the agenda. With respect to agenda items, the public will be given an opportunity to address the Committee when the item is reached in the meeting. Each member of the public may address the Committee for up to three minutes.

4. Report from the City Administrator's Office / San Francisco Planning Department

[Discussion and Possible Action]

Introduction of City Staff Guests:

- Maia Small, MTA
- Larry McClendon, OEWD

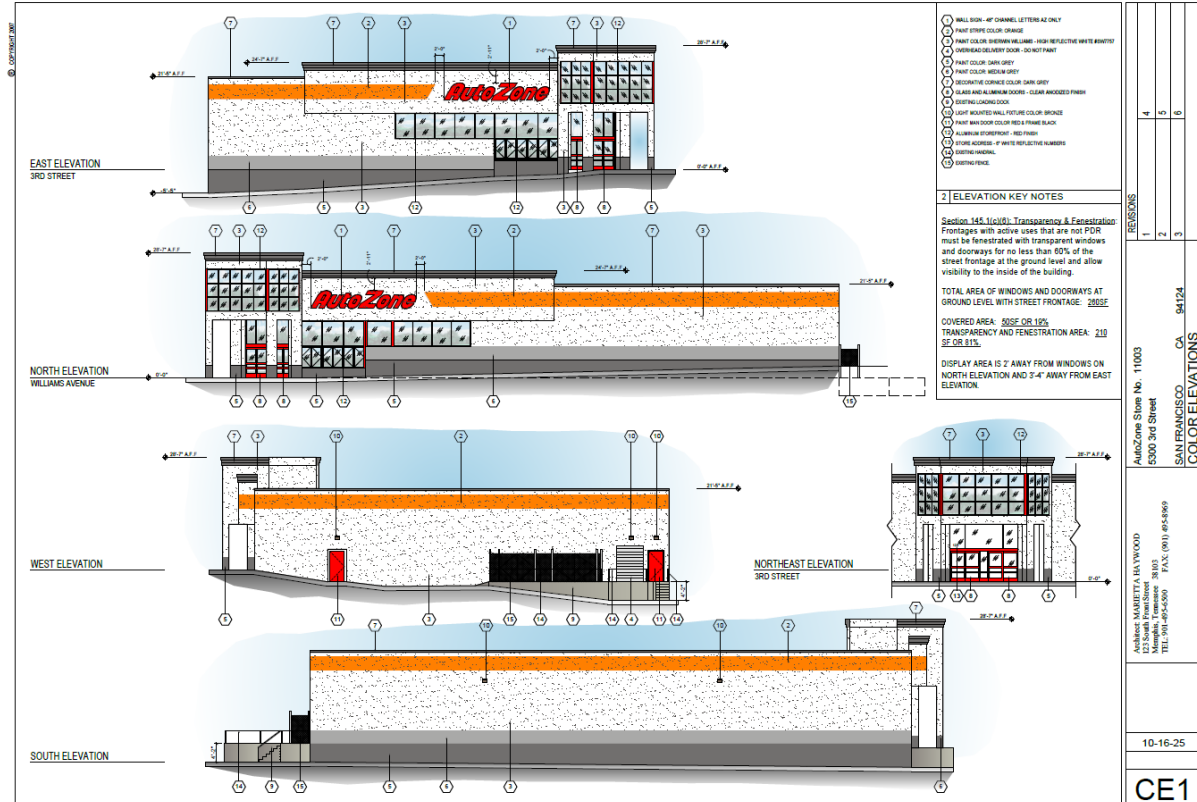
5. New Business: Department and Project Sponsor Presentations

[Discussion and Possible Action]

a. 5300 03rd Street.

Proposal to establish a Formula Retail Use d.b.a. AutoZone at the subject property. Project includes the rehabilitation of the current building, including repair and painting of the exterior and new signage.

Action Item



6. Committee Members' Comments and Announcements

- [Discussion Only]

7. Proposed Future Agenda Items

- [Discussion and Possible Action]



ADJOURNMENT



**San Francisco
Planning**

**Bayview Hunters Point
Citizens Advisory
Committee**

bayviewcac@sfgov.org

**Bayview Hunters Point Citizen Advisory Committee
Project Questionnaire**

Dear Project Sponsor:

Thank you for considering Bayview for your project. The Bayview Hunters Point Citizen Advisory Committee (CAC) is an advisory board tasked with providing policy advice on planning and land use matters in Zone 2 of Bayview/Hunters Point to the City of San Francisco (including the Board of Supervisors, the Planning Department and other applicable city boards and commissions).

We are providing you with this project information template so that the CAC will be best informed about your project so that your CAC presentation and Q&A session will be the most productive for you and the CAC. If there are any items below that are unfamiliar or not applicable to your project, please indicate this as needed.

Thank you for your cooperation and we look forward to hearing about your proposal.

Bayview Hunters Point CAC

Project Name: AutoZone auto parts retailer **Date:** March 19, 2026

Project Address: 5300 Third Street

Project Sponsor: Thomas Tunny

Project Sponsor Phone and Email: 415-567-9000; ttunny@reubenlaw.com

Architect: Architectural Group International

SF Planning Contact / rep: Edgar Oropeza

Has a PPA (preliminary planning assessment) request been submitted? NO . If yes, please attach a copy of the PPA letter (all pages) and any response from the San Francisco Planning Administrator, if received.

I. OVERVIEW

1. Is the project a primary or mixed-use development (e.g., housing + retail, office + housing, industrial + office, or clinic + housing, etc)? Please provide a brief overview of the type of project.

AutoZone is an auto parts retailer seeking approval as formula retail. This would be AutoZone's second establishment in San Francisco. Additional detail provided on the attached Planning Department application.

II. RESIDENTIAL USES

(Please complete if residential use is part of the project. If no residential use is proposed, please skip this section).

2. Total number of units in the project: _____
- Number of units for sale: _____
- Number of units for rent: _____

3. Please describe the proposed overall mix of units for **sale** at market rates and percentage of AMI; and if applicable the units for **rent** and percentage of AMI.

4. Does your project plan include features or units that accommodate those with physical disabilities?

5. Please describe how many parking spaces are proposed for vehicles and/or bikes.

6. What is your connection to the Bayview Hunters Point Community? Please describe.

III. RETAIL/ OFFICE / COMMERCIAL USES

(Please complete if retail/commercial use is part of the project. If no retail/commercial use is proposed, please skip this section).

7. Has an economic impact report been submitted by the project owner/sponsor? No.

8. Has a business plan been submitted by the project owner/sponsor? No.

9. Is this an established business with a demonstrated history of success? Yes.

10. Is this a new business? No.

11. Is the business conducted by: a sole proprietor _____; a corporation X ; a non-profit org _____.

12. Is the business part of a chain or stores or franchise? Yes.

13. Is the project a: retail sales operation X ; wholesale distributor/ warehouse/storage _____; industrial use/manufacturer _____; office/business service _____; other: _____.

14. Expected Annual gross sales expected at project site. Unknown Est. Sales per Sq. Ft. Unknown.

15. Does the project provide a diversity in retail use for the area? Yes.

16. Are other similar type retail operations in proximity to the proposed project? No

17. Is the project an anchor tenant in a larger retail/commercial complex? No.

18. Is the project stand-alone storefront or office? Yes.

19. Are residential tenants living in/above or adjacent to the project site? No.

20. Is the project a potential catalyst for other activities? Yes, this use will be a catalyst for other auto-related uses.
21. Is the project a potential catalyst for other businesses? Yes, this use will be a catalyst for other auto-related businesses.
22. Does the project contribute to the enhancement of the physical appearance of the site, street frontage, or complex which may generate similar renovations? Yes, AutoZone will beautify the location.
23. Does the project benefit from the Third Street Light Rail as a transit-oriented development? Yes.
24. Please describe how many parking spaces are proposed for vehicles and/or bikes for the retail/commercial portion of the project.

6 bicycle parking spaces, 44 vehicle parking spaces, with 2 accessible spaces

25. What is your connection to the Bayview Hunters Point Community? Please describe.

We are new to the community and looking forward to being a positive contributor and collaborator.

IV. INDUSTRIAL USES

(Please complete if industrial use is part of the project. If no industrial use is proposed, please skip this section).

26. Expected Annual gross sales expected at project site. _____ Est. Sales per Sq. Ft. _____.
27. Does the project provide a diversity in industrial use for the area? _____.
28. Are other similar type industrial operations in proximity to the proposed project? _____
29. Is the project an anchor tenant in an industrial complex? _____.
30. Does the project contribute to the enhancement of the physical appearance of the site, street frontage, or complex which may generate similar renovations? _____.
31. Please describe how many parking spaces are proposed for vehicles and/or bikes for the industrial portion of the project.

32. What is your connection to the Bayview Hunters Point Community? Please describe.

V. EMPLOYMENT IMPACT FOR BAYVIEW/HUNTERS POINT

33. Has the owner/sponsor identified a BVHP Community Based Organization (“CBO”) providing job training and referral to fulfill the basic employment requirements of the project? Which CBO or CBO’s?

We are working with the Office of Economic and Workforce Development to facilitate local hiring.

34. Does the owner/sponsor have plans to incorporate youth internship opportunities for local resident youth in connection with the project? If so, please provide details.

We would appreciate learning more about providing these opportunities.

35. Will the project request proposals for pre-construction activities from local residents and/or local companies?

The project does not include construction; it will occupy an existing space.

36. Will the project provide opportunities for construction employment by local companies and/or local residents either directly or through an established Community Jobs Program?

The project does not include construction; it will occupy an existing space.

37. Will the project provide entry-level employment opportunities for local individuals to enter the construction, service, and/or retail sectors as the basis for promotion to full time, fully benefited employment?

We would like to provide these opportunities if possible.

38. Will the project provide on-going and operational employment for local individuals? We expect to do so.

39. Will the project provide opportunities for local Minority owned Business Enterprise (MBE) and/or Women owned Business Enterprise (WBE) to participate in the pre-construction, construction, and operational employment requirements?

We would like to provide these opportunities if possible.

40. Note details of:

Designated primary CBO for training and employment _____.

Designated secondary CBO for training and employment _____.

First Source Hiring Goals: _____.

Workforce Hiring Goals: _____.

Compliance officer identified for hiring implementation _____.

41. Are the training and employment opportunities as outlined above, or in a separate MOU, Employment Agreement, or Contract acceptable to the PAC as a basis for endorsing this project?

_____.

VI. ECONOMIC IMPACT FOR BAYVIEW/HUNTERS POINT

42. Has the project owner/sponsor agreed to direct support of a CBO through fixed annual contribution, percentage of profit contribution, donation of goods or services?

Details: We would like to learn more about this.

43. Does the project involve ownership by a 'home grown' or locally owned business or micro-business?

No _____.

44. Is there an opportunity for 'community ownership' or 'community investment' in this project?

Likely not. _____.

45. If applicable, how will the project sponsor utilize the space due any period of entitlement or permitting? Has the project sponsor made any plans to mitigate negative impacts of site work or site closure? Please mention any local economic development agencies, merchant associations, small businesses, non-profits, or faith-based institutions that you will be working with on these mitigation efforts.

Other Comments:

We are eager to work with the CAC to make our presence in this community a positive and collaborative one. Please see attached Planning Department application, formula retail survey, and project drawing for more information about the project. Thank you for your consideration.

+ Date and attach any and all letters of acknowledgment, notices or endorsement, resolutions, or memoranda to this file.

PLANNING DEPARTMENT APPLICATION
5300 Third Street (AutoZone)
Conditional Use and Formula Retail Application Supplemental Findings

A. Project Description

The project site is located at 5300 Third Street, Assessor's Block 5414, Lot: 031 (the "Property") in the Bayview Hunters Point Neighborhood. The Property is located in the PDR-1-B and M-1 Zoning Districts, the 3rd Street Formula Retail Restricted Use Special Use District, and the 65-J Height and Bulk District.

AutoZone ("Project Sponsor") is proposing to establish a formula retail sales and service use at the Property and adjacent parking lot (the "Project"). AutoZone offers an array of automotive parts and accessories, ranging from vehicle batteries and oils, engine parts, and interior and exterior accessories. As one of the largest automotive retailers in the country, AutoZone provides their customers with access to various components needed to maintain and restore vehicles. AutoZone currently has one location already operating in San Francisco at 1575 South Van Ness Avenue, and a second soon to open at 1375 Howard St.

The Project includes the rehabilitation of the current building, including repair and painting of the exterior and new signage. No expansion of the building or excavation is planned.

B. Actions Requested

The Project requires Conditional Use authorization to establish a new Formula Retail use in the pursuant to Planning Code Sections 303, 303.1, 210.3 (PDR-1-B Zoning), 210.4 (M-1 Zoning), and 786 (Third Street Formula Retail Restricted Use SUD). This is an application for a development permit pursuant to the Permit Streamlining Act. (California Government Code, Sections 65920, *et seq.*)

C. Section 303 Conditional Use Findings

Pursuant to Planning Code Section 303, the Planning Commission shall approve an application for a Conditional Use authorization if the facts presented establish the following:

- 1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

The Project is necessary, desirable, and compatible with the neighborhood because it would establish a principally permitted retail use. The existing building formally housed a Walgreens but has been vacant since early 2025. The building is too large to house most retailers and is in a location that does not have much foot traffic. The existing space is ideal for AutoZone, as it can hold a large quantity of retail stock, while providing off-site parking to assist customers with their needs. The neighborhood is a rich mix of light industrial, small- and large-scale retail, and residential uses. The AutoZone use is a compatible continuation of the Walgreens use that will serve both nearby residents and residents further afield. The use is necessary and desirable for the

neighborhood and the city at large, as it will serve their automotive retail needs. The use also is necessary and desirable for the neighborhood as it will hire locally as much as possible.

2. That such use or feature as proposed 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, with respect to aspects including but not limited to the following:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.

The Project will not be detrimental to the health, safety, convenience, or general welfare of persons in the vicinity, nor injurious to property, improvements, potential developments in the vicinity because it proposes a new principally permitted retail use within an existing commercial space. The Project will not alter the size, shape, or arrangement of the structure or adjacent parking lot.

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

Accessibility, traffic patterns, and the type and volume of traffic will be appropriate for the this district because the Project is a moderately-sized retail use that the district is designed to support. AutoZone is a daily-needs-serving use and this is a convenient location to many parts of the city, allowing all residents to access the site. There is an existing off-street parking lot which will be able to handle the volume of customers and will minimize on-street parking. The Property is transit accessible.

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

The Project will not generate substantial levels of noxious or offensive emissions, such as excessive noise, glare, dust, or odor.

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

The Project is a change of use within an existing commercial space, and no new off-street parking or loading is proposed. Treatment will be given to these aspects as necessary and in compliance with the provisions of the Planning Code.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan:

The Project complies with the applicable provisions of the Planning Code and is consistent with the policies of the General Plan, discussed below in Sections F & G.

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

The Third Street Formula Retail Restricted Use SUD is designed to carefully consider proposed new formula retail uses in this area of Bayview Hunters Point to ensure there is no oversaturation of such uses. This proposed AutoZone use is one of only three AutoZone establishments in the entire city. Locally-owned, non-formula retail automotive retail establishments are uncommon. This proposed use is popular in neighborhoods such as this where residents perform their own auto care and the use integrates well with other auto-related uses.

The Property is located along a heavily trafficked thoroughfare and contains a large-scale lot. The proposed use, AutoZone, is a retailer that serves the greater population with their automotive needs. Further, the Project would occupy an existing commercial building without exterior expansion, in line with the existing character and scale of the vicinity, and it would help maintain a retail frontage by occupying a vacant space. For these reasons the proposed use is in conformity with the stated purposes of the Third Street Formula Retail Restricted Use SUD.

5. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), *et seq.*

The Project does not trigger any of the requirements of Planning Code Section 303(g) *et seq.* The Project satisfies the Formula Retail findings of Section 303.1, below.

D. Section 303.1 Formula Retail Use Findings

Pursuant to Section 303.1, with regard to a Conditional Use authorization application for a Formula Retail use, the Planning Commission shall also consider the following criteria:

1. The existing concentrations of formula retail uses within the District and within the vicinity of the proposed project;

The Project Sponsor shall complete a formula retail survey for this district as directed by the Planning Department.

2. The availability of other similar retail uses within the district and within the vicinity of the proposed project;

AutoZone provides a unique service within its vicinity and the greater area. There are two other AutoZone locations in San Francisco, one located at Cesar Chavez and Van Ness Avenue and one at 1375 Howard. The closest other auto parts retailer is an O'Reilly auto parts located over ½ mile away.

3. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the district;

The Project will be compatible with the existing architectural and aesthetic character of the district because it will occupy an existing building with minimal exterior changes, including new and appropriately designed signage.

4. The existing retail vacancy rates within the district and within the vicinity of the proposed project;

A vacancy survey will be conducted as directed by the Planning Department.

5. The existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the project.

The prior use at the property was a Walgreen's. This proposed retail use will serve the local population much like the Walgreen's did. Thus this use preserves and continues the district's existing mix of Citywide-serving retail and daily needs-serving retail.

E. General Plan Consistency

Bayview Hunters Point Area Plan

OBJECTIVE 1 STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

OBJECTIVE 2 IMPROVE USE OF LAND ON THIRD STREET BY CREATING COMPACT COMMERCIAL AREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

OBJECTIVE 7 ENCOURAGE HEALTHY RETAIL REUSE IN THE EXISTING COMMERCIAL CORE OF THIRD STREET AND COMPLEMENTARY GROWTH IN ADJACENT SECTIONS.

Policy 7.3 Develop secondary nodes of commercial activity.

The Project supports the goals of the Bayview Hunters Point Plan area. It will locate on a busy thoroughfare in an existing one story structure. There is adjacent off-street parking which will help alleviate any on-street parking and bicycle riding. The business will contribute to the variety of retail uses in the area and serve immediate and regional residents, and supports the Plan's objectives and policies seeking to encourage commercial uses, economic activity, and buffers between residential and industrial uses.

Commerce and Industry Element

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.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The Project is consistent with these policies because it appropriately locates a new automotive parts use within an existing commercial building and will reactivate the commercial street frontage. It will be located in a neighborhood commercial district and increase the amount of retail activity in the area.

OBJECTIVE 2 MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1: Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project would bring new commercial activity to the City by establishing an automotive parts use in a vacant commercial space. AutoZone will help attract new customers to the area.

OBJECTIVE 6 MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

The Project is consistent with this objective because it will be located in a heavily-trafficked area and is also well served by public transit.

F. Priority General Plan Policies Findings

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project is consistent with each of these policies as follows:

- 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 Project will occupy a commercial space that is currently vacant and was no longer necessary for the previous commercial tenant's operations, and it will enhance and preserve the

quality of neighborhood-serving retail in the area by establishing a new automotive retail use that will create new opportunities for resident employment.

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 does not affect housing, and it does not propose construction or exterior alterations that would affect neighborhood character. With that said, it will enhance the economic diversity of the neighborhood.

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

The Project will not affect affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The Project will not impede MUNI transit service or overburden public streets because it will establish an automotive retail use in an existing building along a primary commercial corridor. The corridor and Project location are extremely well served by public transit, and there is ample off-street parking to serve the customers.

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.

No commercial office development is proposed.

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

The Project will conform to the structural and seismic requirements of the San Francisco Building Code.

7. That landmarks and historic buildings be preserved.

The Project will not alter any landmark or historic buildings.

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

The Project is a change of use within an existing building, and it will not impact any parks or open spaces.

Block/Lot	Business Name	Business Address	Use Type	Lot Frontage (Ft)
5385/001	Las Palmas Super Burrito and Seafood	5251 3rd St	Restaurant	127
5385/001A	Gratta Market & Winery	5299 3rd St	Specialty Grocery	245
5385/001A	Gratta Wines	5273 3rd St	Liquor Store	245
5385/002	D&K Nails Spa	5265 3rd St	Personal Service	27
5385/003	Jazz Room	5267 3rd St	Bar	27
5387/022	United States Post Office	2111 Lane St	Retail Sales and Service	250
5411/016	Vacant	5386 3rd St	Vacant	25
5411/018	El Azteca Taqueria	5298 3rd St	Restaurant	125
5411/042	Loving My Hair	5266 3rd St	Personal Service	50
5413/017	McDonald's	5411 3rd St	Restaurant	553
5414/007	Vacant	2238 Lane St	Vacant	25
5414/012	Sco's	1730 Yosemite Ave	Restaurant	25
5414/028	4 Mile Cleaners	2200 Lane St	Personal Service	150
5414/029	The Insider Studio	1750 Yosemite Ave	General-Retail Sales and Service	65
5414/031	Vacant	5300 3rd St	Vacant	591

Business Frontage (Ft)	FR Y/N	Vacant	Citywide	Not es	Additional Retail Previous Listed Lot?	
58	N	N	N		N	
65	N	N	N		N	
46	N	N	N		Y	Total Lot Frontage (Buildings w/ Commercial Frontage)
21	N	N	N		N	2285
20	N	N	N		N	Total Formula Retail Buisness Frontage
60	N	N	Y		N	260
22	N	Y	N		N	% Formula Retail Business Frontage
55	N	N	N		N	11.38%
9	N	N	N		N	Total Non-Formula Retail Business Frontage
260	Y	N	N		N	624
23	N	Y	N		N	% Non-Formula Retail Business Frontage
24	N	N	N		N	27.31%
72	N	N	N		N	Total Retail Business Frontage
46	N	N	N		N	884
103	N	Y	N		N	% Retail Business Frontage
						38.69%
						Total Vacant Lot Frontage
						148
						% Vacant to Total Lot Frontage
						6.48%

Resources:

https://sfplanning.org/sites/default/files/documents/publications/Guide_FormulaRetail_Commission.pdf

https://codelibrary.amlegal.com/codes/san_francisco/latest/sf_planning/0-0-0-27294#JD_890.116

[https://sfplanning.org/permit/chain-stores#:~:text=Formula%20retailers%20\(chain%20stores%2Fbusinesses,one%20store%20in%20multiple%20locations.](https://sfplanning.org/permit/chain-stores#:~:text=Formula%20retailers%20(chain%20stores%2Fbusinesses,one%20store%20in%20multiple%20locations.)

sales or service establishment shall include the following uses whether functioning as a Principal or Accessory Use, as defined in Articles 1, 2, 7, and

- Bar § 102;
- Drive-up Facility §§ 102, 890.30;
- Eating and Drinking Use § 102;
- Liquor Store § 102;
- Sales and Service, Other Retail § 890.102 and Retail Sales and Service, General;
- Restaurant § 102;
- Limited-Restaurant § 102;
- Sales and Service, Retail §§ 102, 890.104;
- Service, Financial §§ 102, 890.110;
- Movie Theater §§ 102, 890.64;
- Amusement Game Arcade § 890.4;
- and automated teller machines located within another use that are not visible from the street § 102;
- Service, Fringe Financial §§ 102, 890.113;
- Tobacco Paraphernalia Establishment §§ 102, 890.123;
- Massage Establishment §§ 102, 890.60;
- Service, Personal §§ 102, 890.116
- Service, Instructional § 102 ;
- Gym; § 102
- General Grocery § 102;
- Specialty Grocery § 102;
- Pharmacy § 102;
- Jewelry Store §§ 102, 890.51;
- Tourist Oriented Gift Store §§ 102, 890.39;
- Non-Auto Vehicle Sales or Rental §§ 102, 890.69; and
- Cannabis Retail §§ 102, 890.125.

SEC. 890.102. SALES AND SERVICES, OTHER RETAIL.

- (a) General groceries;
- (b) Specialty groceries such as cheese, confections, coffee, meat, produce;
- (c) Pharmaceutical drugs and personal toiletries;
- (d) Personal items such as tobacco and magazines;
- fixed windows and exits required by law within 50 feet of any R District;
- (f) Household goods and services (including paint, fixtures and hardware, but excluding other building materials);
- (g) Variety merchandise;
- (h) Florists and plant stores;
- (i) Apparel and accessories;
- (j) Antiques, art galleries and framing services;
- (k) Home furnishings, furniture and appliances;
- (l) Books, stationery, music and sporting goods; and
- (m) Toys, gifts, and photographic goods and services.

SEC. 890.104. SALES AND SERVICES, RETAIL.

public.

Clothing and clothing accessories stores.
Pharmacies and drug stores.
Food and beverage stores.
Electronics and appliance stores.
Furniture stores.
Gasoline stations.
New car dealers⁵.

SEC. 890.116. SERVICE, PERSONAL.

(See [Interpretations related to this Section.](#))

instructional services not certified by the State Educational Agency, such as art, dance, exercise, martial arts, and music classes.

SEC. 890.114. SERVICE, HEALTH.

podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, Sole Massage Practitioners, or any other health-care professionals

number of total standardized features of this business is two (2) or more, then the proposed use is a Formula Retail. Applicants are responsible for

Neighborhood Commercial Districts are intended to serve the daily needs of the neighborhood residents. As such, daily needs service retailers are



1221 Harrison Street, Suite 18
 San Francisco, CA 94103-4449
 (415) 391-4775
 WWW.SFRADIUS.COM

**BLOCK 5414
 LOT 31**

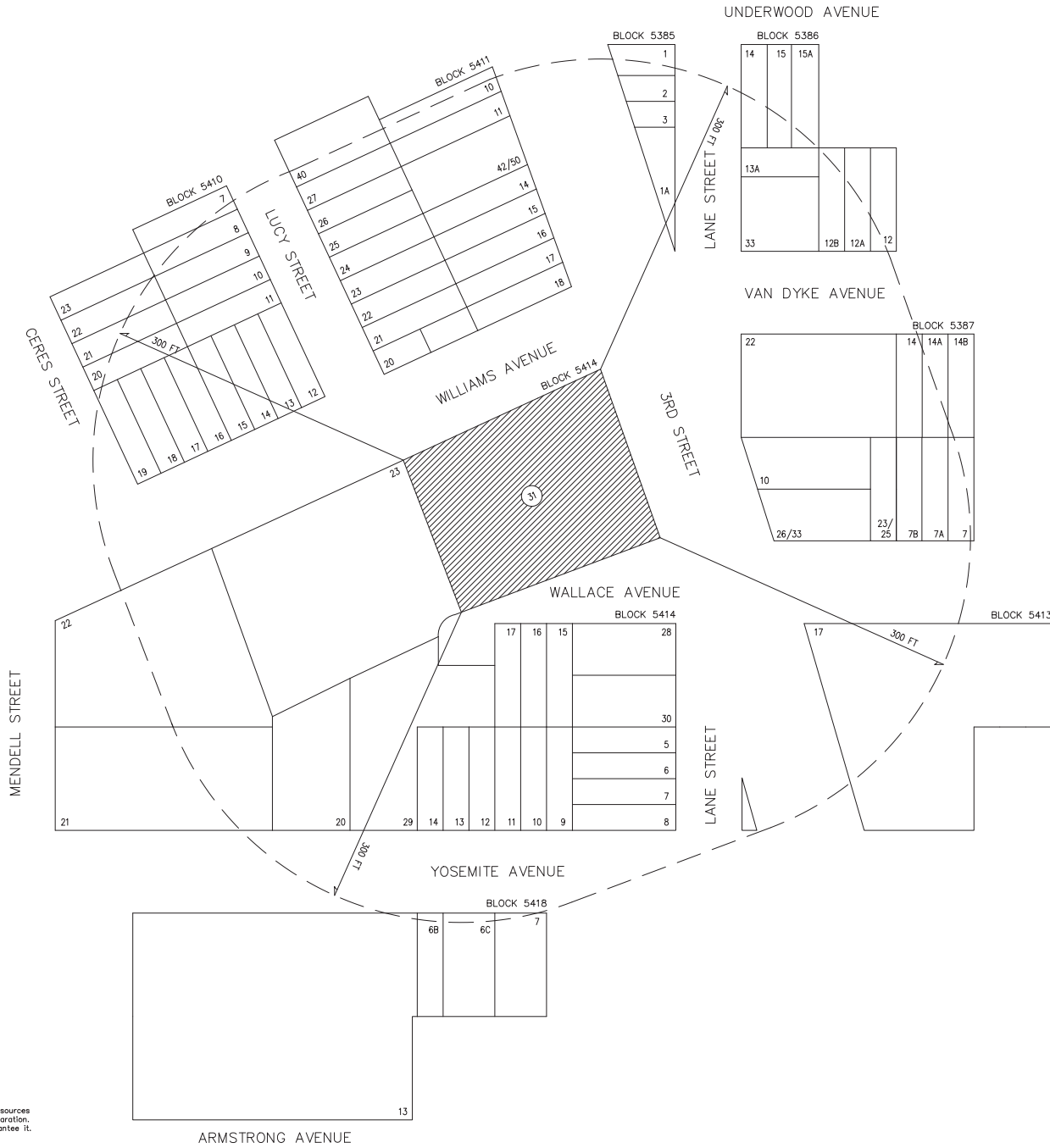
San Francisco, CA



SCALE: 1"=50'-0"

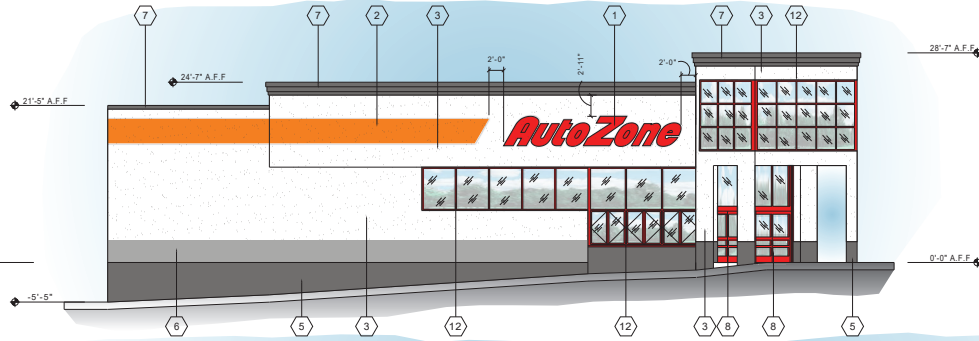
JOB NO: 5414031F	DATE: 260219
DRAWN: DC	CHECKED: KC

**300 FOOT
 RADIUS MAP**

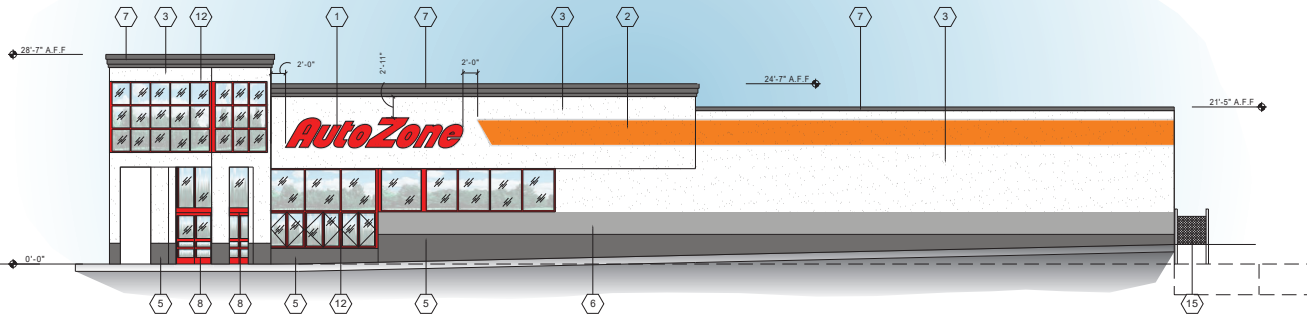


The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

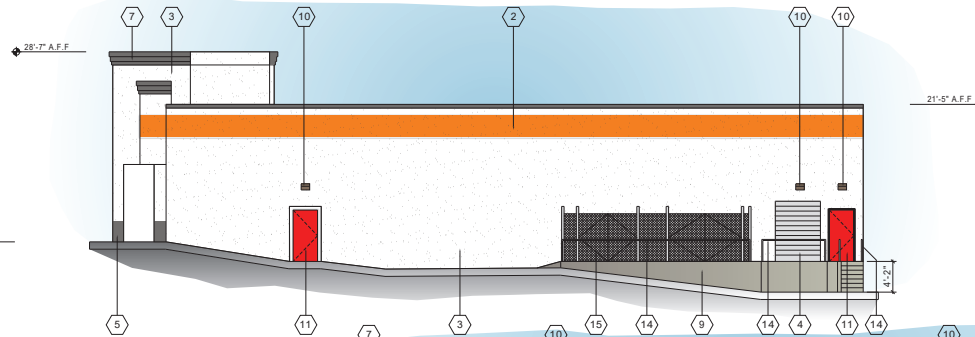
EAST ELEVATION
3RD STREET



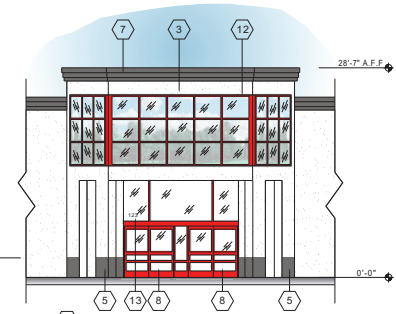
NORTH ELEVATION
WILLIAMS AVENUE



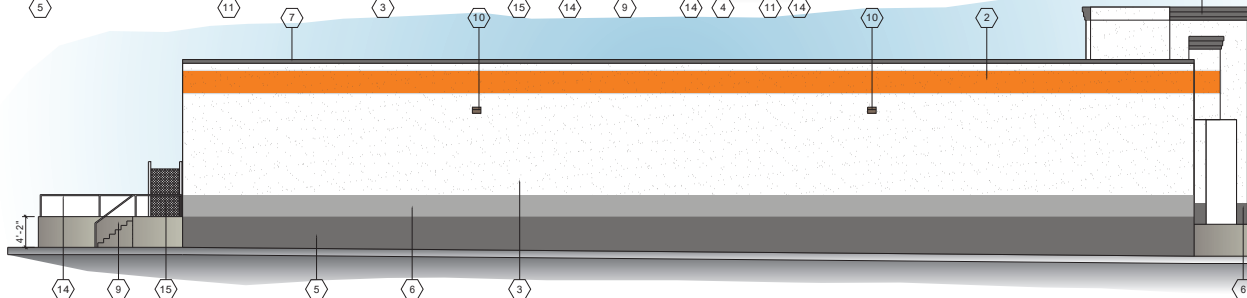
WEST ELEVATION



NORTHEAST ELEVATION
3RD STREET



SOUTH ELEVATION



- 1 WALL SIGN - 48" CHANNEL LETTERS AZ ONLY
- 2 PAINT STRIPE COLOR: ORANGE
- 3 PAINT COLOR: SHERWIN WILLIAMS - HIGH REFLECTIVE WHITE #SW7757
- 4 OVERHEAD DELIVERY DOOR - DO NOT PAINT
- 5 PAINT COLOR: DARK GREY
- 6 PAINT COLOR: MEDIUM GREY
- 7 DECORATIVE CORNICE COLOR: DARK GREY
- 8 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 9 EXISTING LOADING DOCK
- 10 LIGHT MOUNTED WALL FIXTURE COLOR: BRONZE
- 11 PAINT MAN DOOR COLOR RED & FRAME BLACK
- 12 ALUMINUM STOREFRONT - RED FINISH
- 13 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 14 EXISTING HANDRAIL
- 15 EXISTING FENCE.

2 ELEVATION KEY NOTES

Section 145.1(c)(6): Transparency & Fenestration:
Frontages with active uses that are not PDR must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building.

TOTAL AREA OF WINDOWS AND DOORWAYS AT GROUND LEVEL WITH STREET FRONTAGE: 260SF

COVERED AREA: 50SF OR 19%
TRANSPARENCY AND FENESTRATION AREA: 210 SF OR 81%.

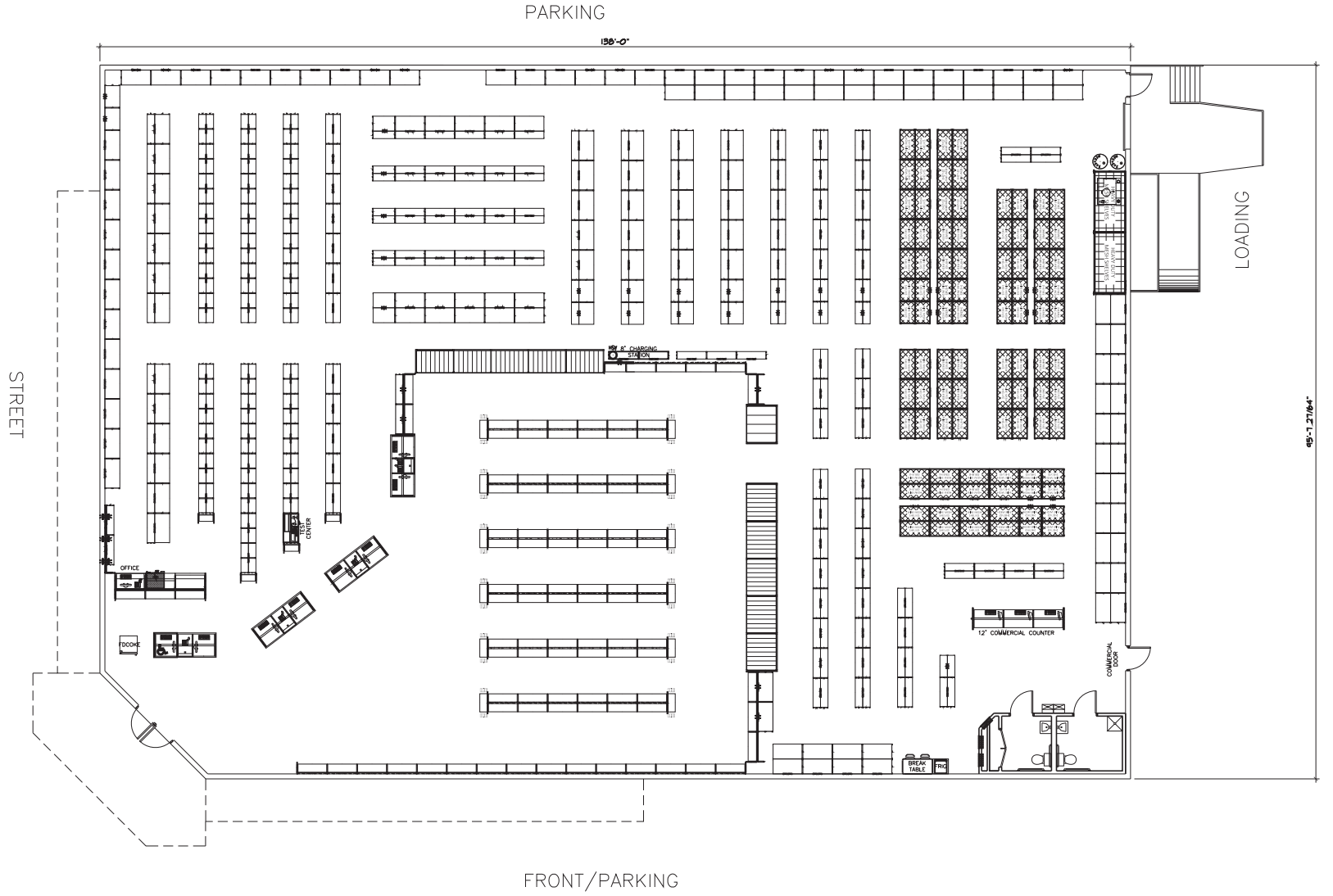
DISPLAY AREA IS 2' AWAY FROM WINDOWS ON NORTH ELEVATION AND 3'-4" AWAY FROM EAST ELEVATION.

REVISIONS	1	4
	2	5
	3	6
AutoZone Store No. 11003 5300 3rd Street SAN FRANCISCO CA 94124 COLOR ELEVATIONS		
Architect: MARIETTA HAYWOOD 123 South Front Street Memphis, Tennessee 38103 TEL: 901-495-0500 FAX: (901) 495-8969		
10-16-25		
CE1		

AREA		
GROSS AREA SF		
12,790.80 SQ.FT.		



FIXTURE COMPARISON			
HARDPARTS			
AS DRAWN	57N2	7N2	
2166'	540'	696'	
GONDOLAS			
AS DRAWN	57N2	7N2	
288'	248'	248'	
PRIMARY WALL			
AS DRAWN	57N2	7N2	
60'	72'	72'	
SECONDARY WALL			
AS DRAWN	57N2	7N2	
44'	36'	36'	
BATTERY RACK			
AS DRAWN	57N2	7N2	
25'	15'	15'	
OIL RACK			
AS DRAWN	57N2	7N2	
30'	25'	25'	
WITTS/REGISTERS			
AS DRAWN	57N2	7N2	
0/0	6/2	6/2	
SALES VOLUME			
PROJECTED	57N2	7N2	
??	TO	OVER	
M	1.3M	1.3M	
HARD PART SECTIONS BY SHELF SIZE			
7N2	ACTUAL	ADJUSTED	DEPTH
140	304	354	12 IN.
38	91	104	24 IN.
20	65	80	48 IN.
BASED ON PROTOTYPE		FIXTURE HEIGHT	
7N-HUB		144"	
DATE 2025Jun13 11:14a.m.			



DISCLAIMER: Property and building dimensions are for reference only and are not based on surveys. Fixture plans are for fitment reference only and are not approved by Merchandising.

