



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: FEBRUARY 8, 2018

Date Prepared: February 1, 2018
Case No.: **2017-014433CUA**
Project Address: **3130 Fillmore Street**
Zoning: Union Street NCD (Neighborhood Commercial District)
40-X Height and Bulk District
Block/Lot: 0516/020
Project Sponsor: Gyan Singh
101 Montgomery Street, Ste. 650
San Francisco, CA 94104
Staff Contact: Mathew Chandler – (415) 575-9048
Mathew.Chandler@sfgov.org

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

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415.558.6378

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415.558.6409

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415.558.6377

PROJECT DESCRIPTION

Request for Conditional Use Authorization (CUA), pursuant to Planning Code Sections 303 and 725 to permit change of use from Limited-Restaurant to Restaurant Use (d.b.a Mixt Greens). Mixt Greens has operated at this single story tenant space of approximately 1,267 square feet since mid-2017. The existing business is to remain, and change of use will permit on-sale beer and wine for operation as a bona fide eating establishment, pending approval of ABC license type 41. No exterior or interior modifications are to be made under this permit. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 725, Conditional Use Authorization is required for Restaurant Use on the first story within the Union Street NCD Zoning District.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No 2017-014433CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated January 11, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application for findings
Planning Code §303(c) findings	X			See application for findings
Planning Code §303(o) findings for Eating and Drinking Uses	X			A recent field study conducted by the project sponsor concluded approximately 20% of available commercial frontage as measured in linear feet and 28% of available commercial tenant spaces are dedicated to eating and drinking uses within the vicinity and zoned Union Street NCD.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
Union Street NCD Restaurant Limit Limited to 44 restaurants (Restaurants & Limited Restaurants) within the Union Street NCD Zoning District.	X			Current approved count: 35: approval of this request would not exceed the limit of 44 restaurants within the Union Street NCD. Provide update to David Lindsay with the Department if approved.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 3 Exemption

Additional Information	
Notification Period	20 day newspaper ad, posting, and mailing to property owners within 300'.
Number and nature of public comments received	No public comments were received at the time of preparing this document.
Number of days between filing and hearing	99 from date of filing, 27 from a complete application.

Generalized Basis for Approval (max. one paragraph)
The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303(o) findings submitted as part of the application. The proposed Change of Use from Limited-Restaurant to Restaurant will allow the existing non-Formula Retail establishment (d.b.a Mixt Greens) to expand its menu options, with the goal of improving and expanding the current operations and future employment opportunities. The Project will provide additional neighborhood and City service in an area easily accessible by public transportation and bicycle and within easy walking distance for many residents. Conditional Use Authorization will not increase the current concentration of eating or drinking establishments within the zoning district or vicinity since the establishment currently exists. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 8, 2018.

AYES:

NAYS:

ABSENT:

ADOPTED: February 8, 2018

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections 725 and 303 to permit change of use from Limited Restaurant to Restaurant within the Union Street Neighborhood Commercial District, and a 40-X Height and Bulk district (d.b.a Mixt Greens) in general conformance with plans, dated **January 11, 2018** and stamped "EXHIBIT B" included in the docket for Record No. **2017-014433CUA** and subject to conditions of approval reviewed and approved by the Commission on February 8, 2018 under Motion No. **XXXXX**. This authorization and the conditions contained herein run with 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 8, 2018** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#) and be reviewed by the Department's historic preservation staff for consistency with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **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
12. **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

13. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
14. **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>
15. **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

16. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

17. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

EXHIBIT
B

MIXT GREENS

3130 Fillmore Street
San Francisco, CA 94123



101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



NO.	RECORD OF DRAWING ISSUANCE	DATE
	CONDITIONING USE PERMIT	12.15.2017

CONDITIONING USE PERMIT	
Drawn By:	BG
Checked By:	GS
Project Number:	17013.1

PHOTOGRAPHY

SHEET NUMBER

A004



1



2



3



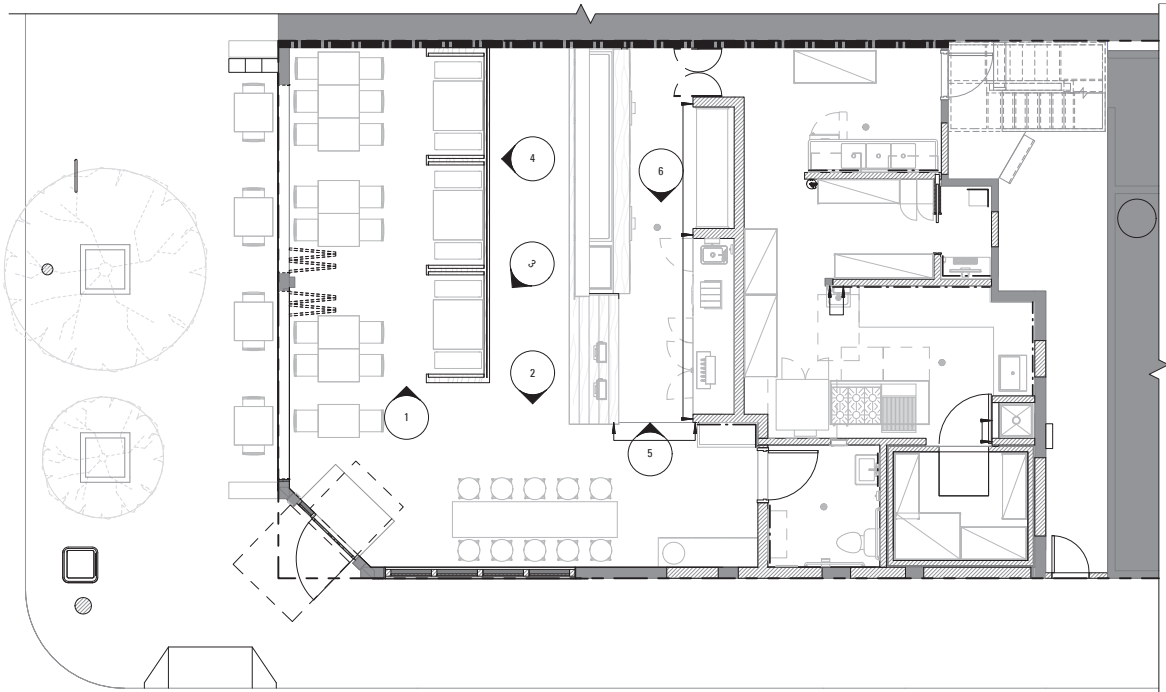
4



5



6



LEGEND

EXHIBIT
B

WORK IS APPROVED PER BUILDING PERMIT #2017-05116405

CONSTRUCTION KEYNOTES	
C1	34" MILLWORK COUNTER @ P.O.S.
C2	34" TRASH/RECYCLE/CONDIMENTS STATION
C3	PARTIAL HEIGHT WALL WITH TEMPERED GLASS RAIL
C4	LEVEL LANDING AT DOOR, SLOPE 1:48 MAX
C5	FIRE EXTINGUISHER, SURFACE MOUNTED
C6	HIGH AND LOW AUTO DOOR OPERATORS
C7	STRUCTURAL COLUMN
C8	FLOOR DRAIN, S.P.D.
C10	FLOOR TRANSITION 1/2" MAX, SEE FINISH PLAN
C11	ACCESSIBLE ENTRANCE SIGNAGE PER SECTION 703.7.2.1(A)004D
C13	MILLWORK COUNTER AND UPPER SHELVES, SEE ELEVATION

PLAN LEGEND

	(E) PTN
	(E) 1-HR WALL
	PARTITION TYPE, SEE A701 FOR DETAILS
	NON-RATED PTN
	NON-RATED ACOUSTIC INT. PTN.
	1HR-RATED, INSULATED INT. PTN.
	INT. TEMPERED GLASS PTN.
	DOOR TAG
	SWING DOOR
	DASHED LINE INDICATES ADDITIONAL BACKING TO BE MOUNTED. SEE 1/A111 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	HOSE BIB AND SHUT-OFF VALVE
	GAS SHUT-OFF VALVE
	ITEMS OVERHEAD

MIXT GREENS

3130 Fillmore Street
San Francisco, CA 94123



101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



NO. RECORD OF DRAWING ISSUANCE DATE

CONDITIONING USE PERMIT 12.15.2017

CONDITIONING USE PERMIT

Drawn By:	BG
Checked By:	GS
Project Number:	17013.1

FLOOR PLAN

SHEET NUMBER

A111

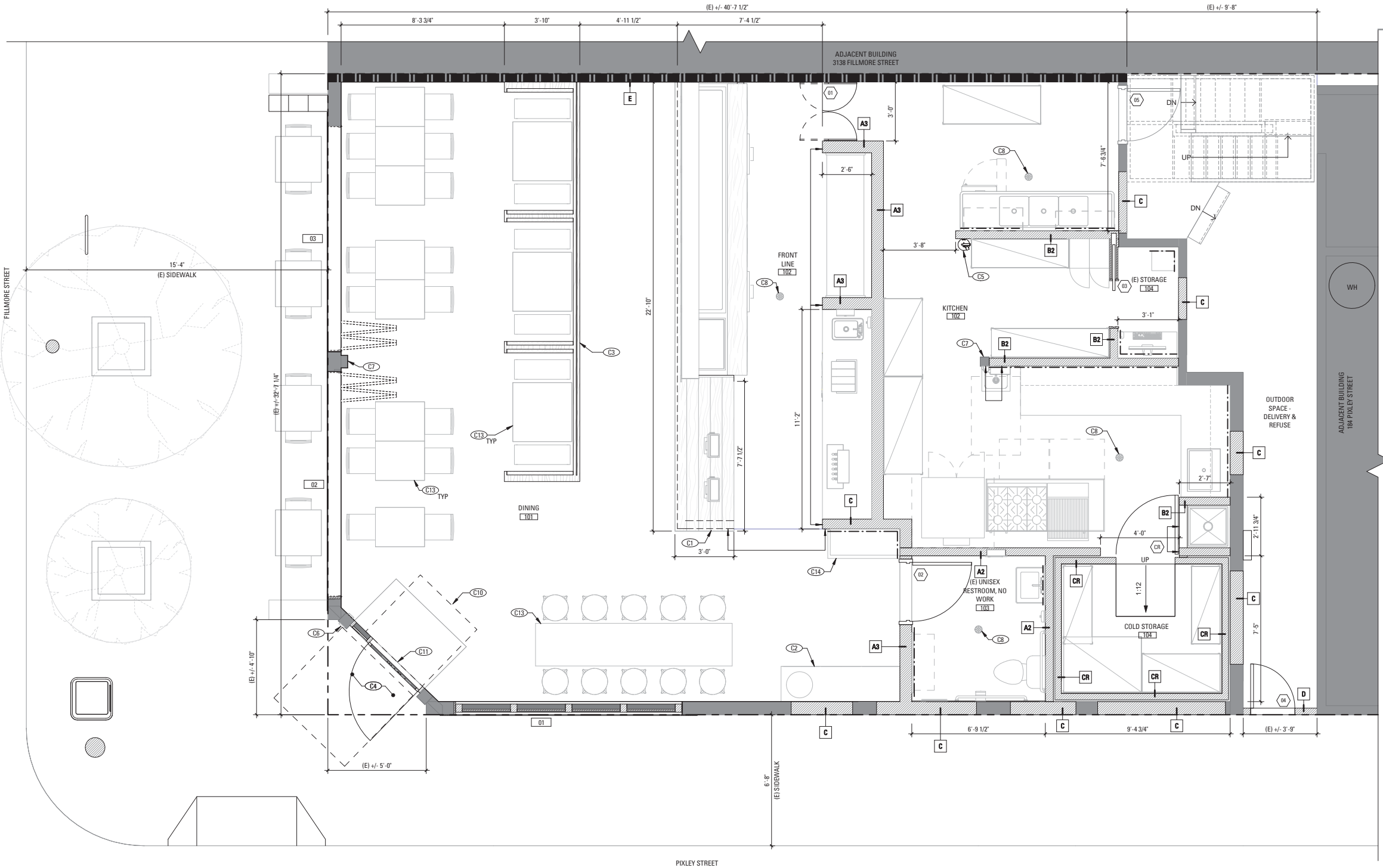


EXHIBIT
B

EXTERIOR ELEVATION KEYNOTES	
7	PAINTED WOOD CORNICE
8	2-STORY ADJACENT BUILDING
9	PAINTED WOOD SIDING
10	PAINTED WOOD TRIM
11	LIGHT FIXTURE
12	WOOD SCREEN AND BLIND GATE
14	SIGNAGE
15	AWNING
16	OUTDOOR INFRARED HEATER

MIXT GREENS

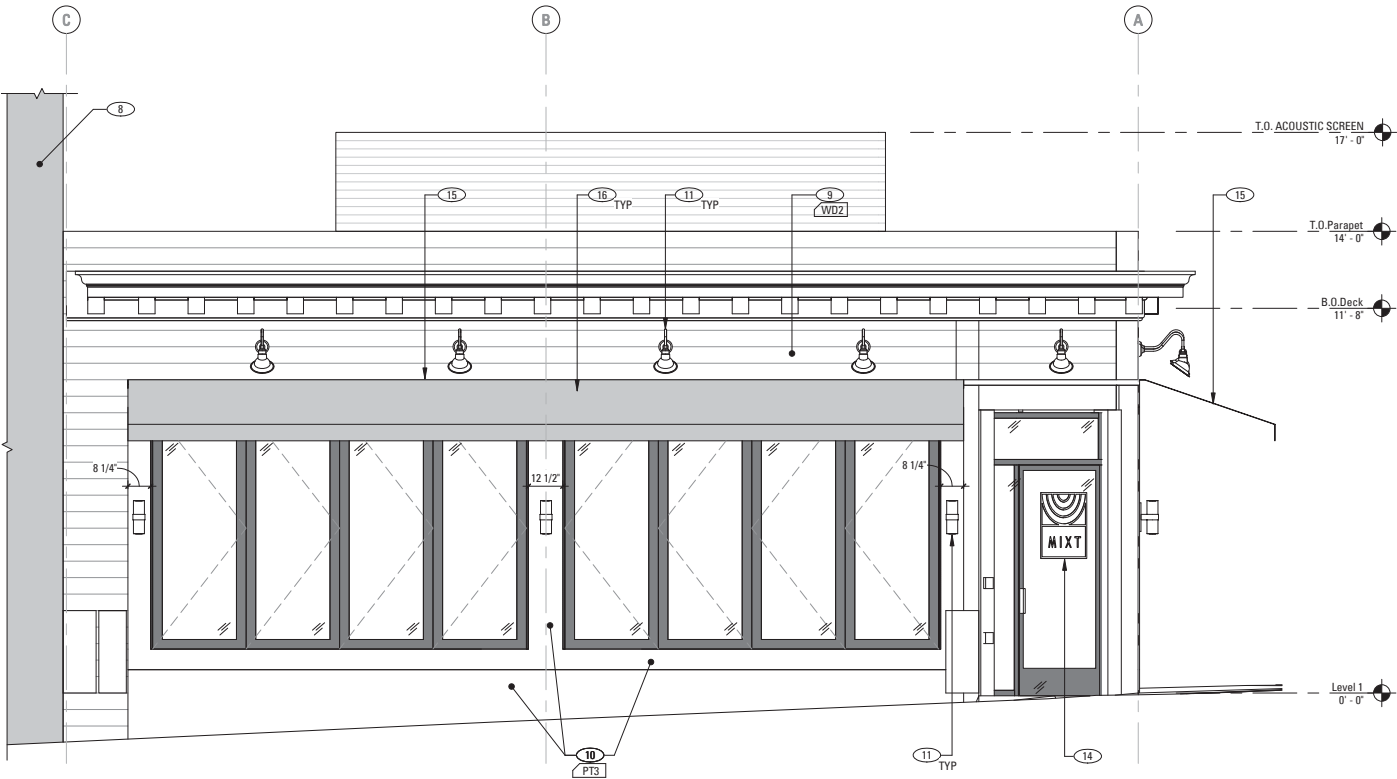
3130 Fillmore Street
San Francisco, CA 94123



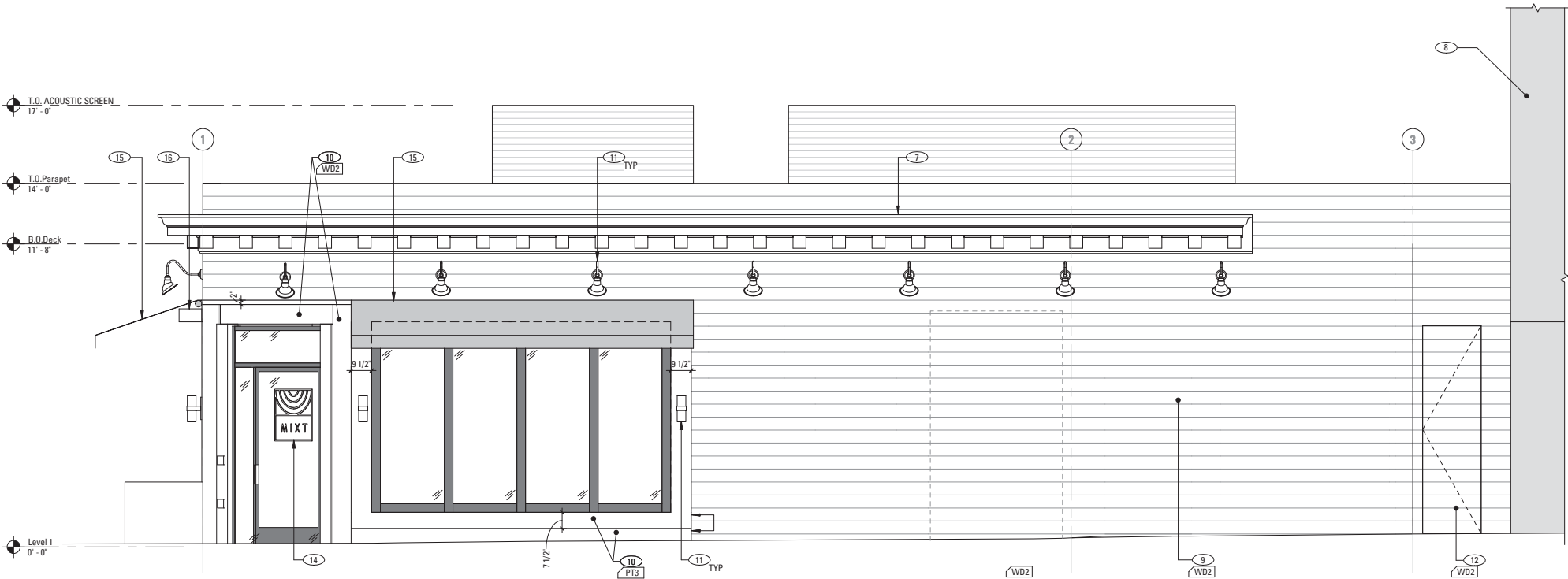
101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



WORK IS APPROVED PER BUILDING PERMIT #2017-05116405



2 EXISTING WEST ELEVATION
3/8" = 1'-0"



1 EXISTING SOUTH ELEVATION
3/8" = 1'-0"

NO. RECORD OF DRAWING ISSUANCE DATE

CONDITIONING USE PERMIT 12.15.2017

CONDITIONING USE PERMIT

Drawn By:	BG
Checked By:	GS
Project Number:	17013.1

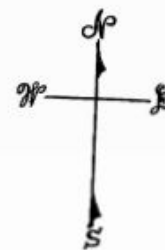
EXTERIOR ELEVATIONS

SHEET NUMBER

A201

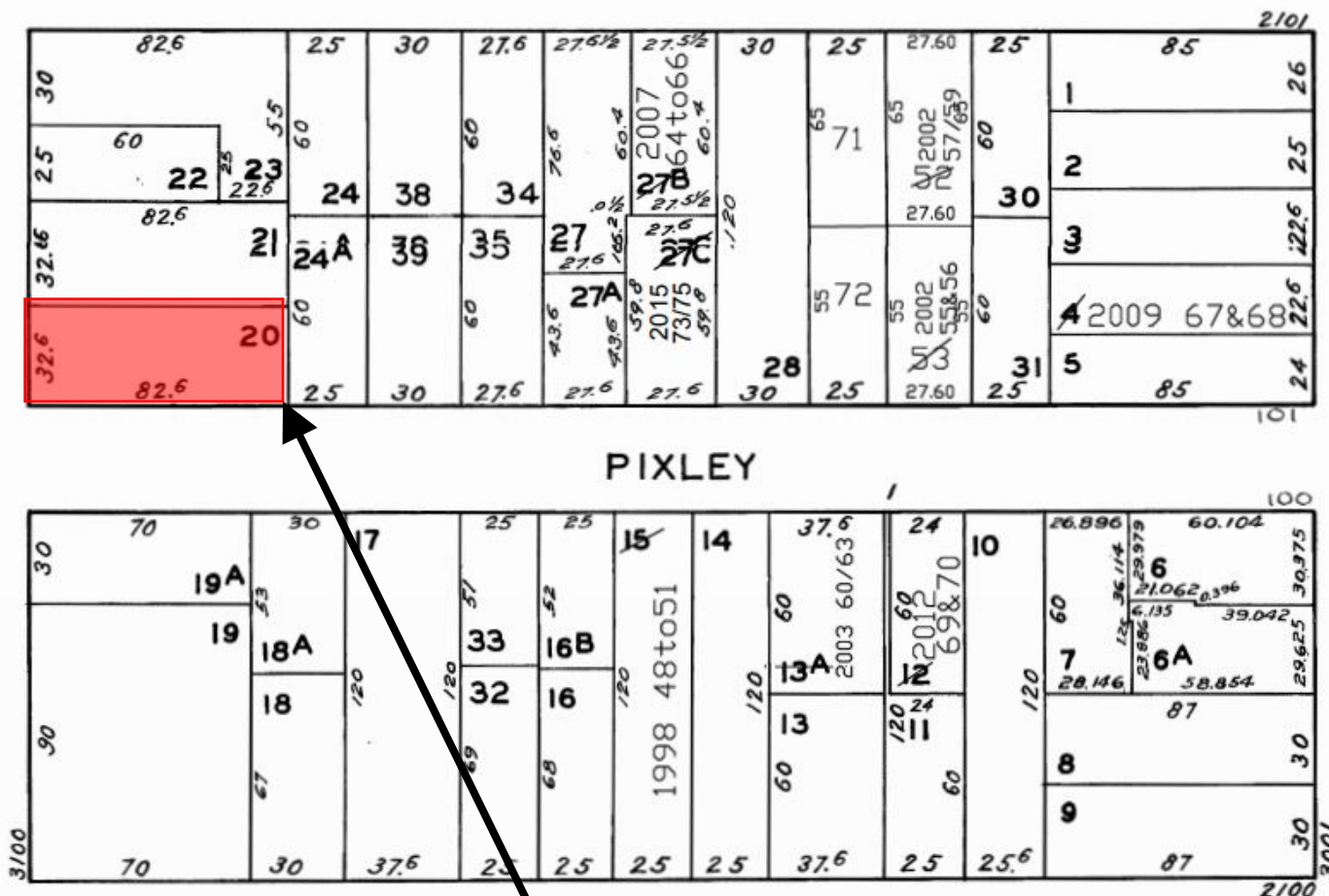
Parcel Map

GREENWICH



FILLMORE

WEBSTER



PIXLEY

FILBERT

SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-014433CUA
Restaurant: Mixt Greens
3130 Fillmore Street

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 Authorization
Case Number 2017-014433CUA
Restaurant: Mixt Greens
3130 Fillmore Street

Aerial Photo

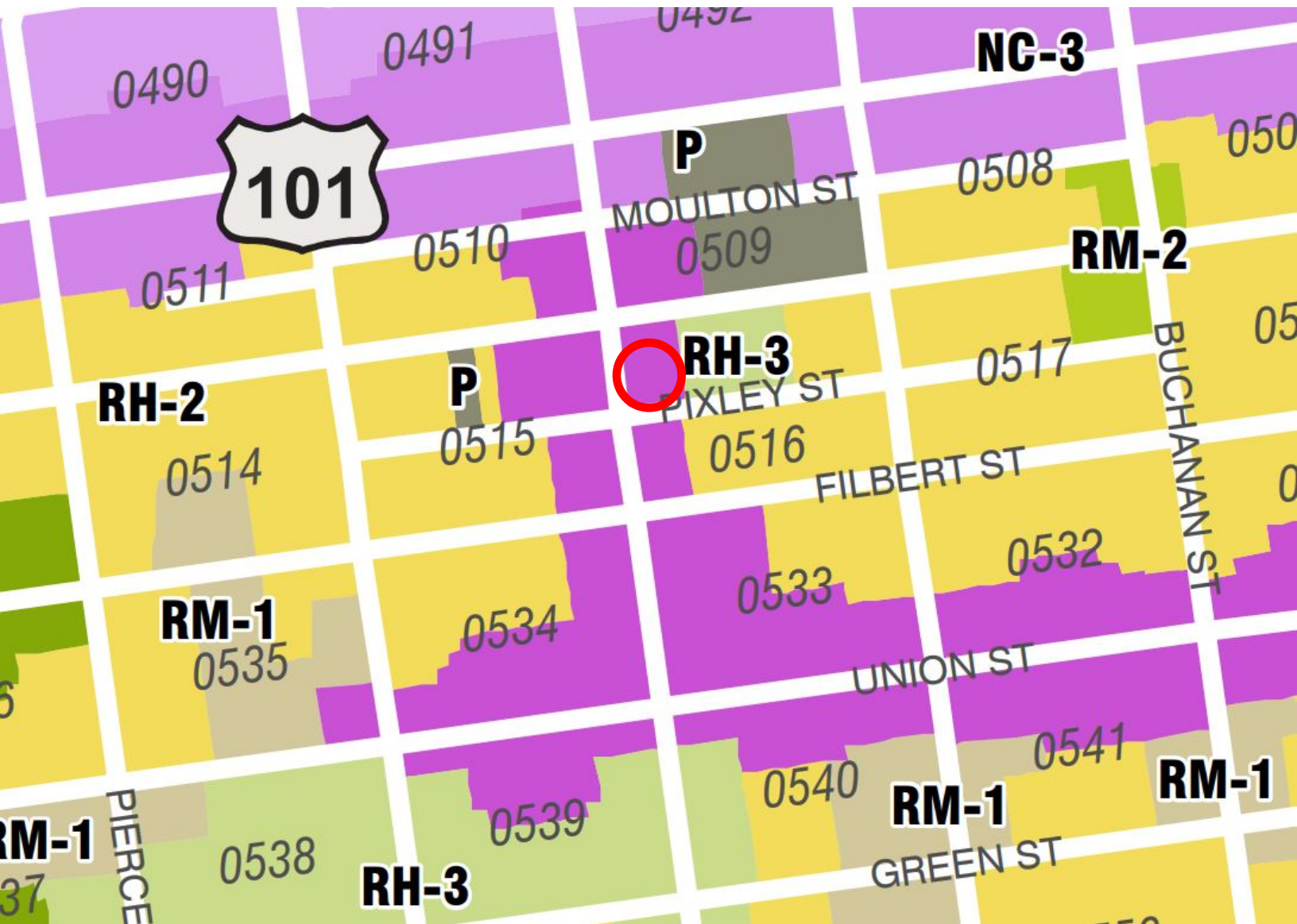


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-014433CUA
Restaurant: Mixt Greens
3130 Fillmore Street

Zoning Map



Site Photo



Conditional Use Authorization
Case Number 2017-014433CUA
Restaurant: Mixt Greens
3130 Fillmore Street

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: John J Dito (Authorized Property Manager for Property Owner)	
PROPERTY OWNER'S ADDRESS: 551 Pacific Ave San Francisco, CA 94133	TELEPHONE: (415) 362-3456 EMAIL:

APPLICANT'S NAME: Gyan Singh		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: Martinkovic Milford Architects 101 Montgomery Street, Suite 650 San Francisco, CA 94104	TELEPHONE: (415) 346-9990 EMAIL: gyan@martinkovicmilford.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 3130 Fillmore Street, San Francisco CA	ZIP CODE: 94123
CROSS STREETS: Pixley Street	

ASSESSORS BLOCK/LOT: 0516 / 020	LOT DIMENSIONS: 32'7" x 84'	LOT AREA (SQ FT): 2,678 SF	ZONING DISTRICT: NCD	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:		ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Limited Restaurant (Sec.730.43) PROPOSED USE: Restaurant (Sec.730.44) BUILDING APPLICATION PERMIT NO.: DATE FILED:
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4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1		1
Height of Building(s)	14'	14'		14'
Number of Stories	1	1		1
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail	1,267 SF	1,267 SF		1,267 SF
Office				
Industrial/PDR <small>Production, Distribution, & Repair</small>				
Parking				
Other (Specify Use)				
TOTAL GSF	1,267 SF	1,267 SF		1,267 SF
Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed)				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Change of use per section 303 from existing Limited Restaurant (Section 730.43) to proposed Restaurant (Section 730.44)

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

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; and
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 structures;
 - (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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Refer to Attachment 1

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Refer to Attachment 2

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

Refer to Attachment 2

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

Refer to Attachment 2

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

Refer to Attachment 2

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;

Refer to Attachment 2

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

Refer to Attachment 2

7. That landmarks and historic buildings be preserved; and

Refer to Attachment 2

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

Refer to Attachment 2

ATTACHMENT 1

APPLICATION FOR CONDITIONAL USE AUTHOTIZATION

3130 Fillmore Street

0516/020

Project Features

MIXT Greens is restaurant chain that serves fresh salads with eight unit locations in San Francisco and two in Los Angeles, California.

The property has been used as a restaurant since 2006. MIXT Greens opened as a business in 2004.

John J Dito, authorized property manager for property owner, and MIXT Greens, now seek to change the current limited-restaurant use to full-service restaurant so that it can serve its patrons beer and wine.

ATTACHMENT 2

APPLICATION FOR CONDITIONAL USE AUTHOTIZATION

3130 Fillmore Street

0516/020

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the finding stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. *Desirability and Compatibility of the Project*

Planning Code section 303(c)(1) requires that facts be established which demonstrate the following:

That the proposed use of 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 desirable and necessary because it will help a San Francisco neighborhood business and local employer better serve its patrons.

2. *Effect of Project on Health, Safety, Convenience or General Welfare*

Planning Code section 303(c)(1) requires that facts be established which demonstrate the following:

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.*

No changes will occur to the size or shape of the building.

- (b) *The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking spaces, as defined in Section 166 of this Code.*

The Site is highly accessible by public transportation. Most patrons travel to the location on foot or by public transportation.

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

The Project will not entail any renovations.

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

The Project will not modify the exterior of the building, any signage, landscaping or other physical attributes in and around the building it occupies.

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

Planning Code Section 303(c)(3) requires that facts be established that demonstrate that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.

The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, including specifically the Commerce and Industry and Transportation Elements of the General Plan, as follows:

Commerce and Industry Element

Objective 1 Manage economic growth and change to ensure enhancement of the total city living and working environment.

Project sponsor believes that it will be better able to retain and grow its business by adding beer and wing to its menu.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land Manage economic growth and change to ensure enhancement of the total city living and working environment.

Project sponsor believes that it will be better able to retain and grow its business by adding beer and wing to its menu.

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.

MIXT Greens will improve upon the current beverage offerings at this restaurant, which it owns and operates.

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 Project would support this goal by enhancing business that employs multiple employees at entry and higher employment levels.

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 addition of beer and wine offerings to the menu will make MIXT Greens better able to serve its patrons, many of whom reside in the Mission District and adjacent areas.

Transportation Element

Objective 2 Use the transportation system as a means of guiding development and improving the environment.

Policy 2.1 Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

Policy 2.4 Organize the transportation system to reinforce community identity, improve linkages among interrelated activities and provide focus for community activities.

The Project provides a neighborhood and City serving dining establishment in an area highly accessibly by public transportation and bicycle, and within easy walking distance from numerous residences. The Site provides a street-facing retail use along a commercial corridor that reinforces the character the neighborhood and improves linkages among interrelated activities.

ATTACHMENT 3

APPLICATION FOR CONDITIONAL USE AUTHOTIZATION

3130 Fillmore Street

0516/020

Priority Master 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 and this Section 303 Application are 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.*

Approval of the conditional use contributes to a neighborhood serving retail use. MIXT Greens will better serve its patrons by adding beer and wine offerings to its menu at 3130 Fillmore Street.

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

The Project serves the mixed-use character of the area by providing street-facing retail. Therefore, the Project supports the cultural and economic diversity of our neighborhoods.

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

The Project would have no effect on affordable housing.

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

The majority of customers access the location on foot or by public transportation. With a number of public transit options in the vicinity, the use does not overburden transit service or neighborhood parking. No change to operation is proposed.

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

The Project proposes no office use. The Project would contribute to a diverse economic base by allowing an active street facing use to continue to operate.

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

The Project conforms to the structural and seismic requirements of the San Francisco Building Code, and thus meets this requirement.

7. *That landmarks and historic buildings be preserved.*

The Project would not alter the building or impact any historic landmark.

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

The Project does not propose any changes to the property that would impact parks, open space or their access to sunlight or vistas.

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input type="checkbox"/> N/A
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

Requested notice materials
12/21/17
me.

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable. (e.g. letter of authorization is not required if application is signed by property owner.)

☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By:

M.H. Uhl

Date:

1/12/18

Estimated Construction Costs

TYPE OF APPLICATION:	
Conditional-Use	
OCCUPANCY CLASSIFICATION:	
B- Commercial	
BUILDING TYPE:	
V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
0	Restaurant
	MIXT Greens
ESTIMATED CONSTRUCTION COST:	
0	
ESTIMATE PREPARED BY:	
Gyan Singh	
FEE ESTABLISHED:	
0	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____



Date: _____

01/2/2018

Print name, and indicate whether owner, or authorized agent:

Gyan Singh / Authorized Agent

Owner / Authorized Agent (circle one)

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 3130 FILLMORE ST. SAN FRANCISCO, CA. 94123		
ASSESSORS BLOCK/LOT: 516/20	ZONING DISTRICT: UNION STREET NCD	HEIGHT/BULK DISTRICT: 40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): RESTAURANT (Sec. 730.44)	
PROPOSED BUSINESS NAME: MIXT / MIXT GREENS	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: FAST CASUAL - SALAD FOCUS	
BUILDING PERMIT APPLICATION NO.: (if applicable) -	CONDITIONAL USE CASE NO.: (if applicable) 2017-014433 CUA

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	10
3.b	How many of the above total locations are in San Francisco?	8

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input type="checkbox"/>
F	Facade	<input type="checkbox"/>	<input type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input type="checkbox"/>	<input type="checkbox"/>
	TOTAL		

Enter the total number of Yes/No answers above.

If the total YES responses is two (2) or more, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: TONY ALCALA ☐ Property Owner ☒ Authorized Agent

MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)
563 CLAY ST. SAN FRANCISCO, CA. 94111

PHONE: (415) 350 0808 EMAIL: tony@mixt.com

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature: _____

Date: 1/12/18

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

- ☐ Principally Permitted
- ☐ Principally Permitted, Neighborhood Notice Required (Section 311/312)
- ☐ Not Permitted
- ☐ Conditional Use Authorization Required (Please list Case Number below)

CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMENTS:

VERIFIED BY:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____



SAN FRANCISCO
PLANNING
DEPARTMENT

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377

Planning staff are available by phone and at the PIC counter.
No appointment is necessary.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3130 Fillmore Street		0516/020	
Case No.	Permit No.	Plans Dated	
2017-014433CUA	N/A	1/11/2018	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use for an existing business (d.b.a Mixt Greens) from Limited-Restaurant to Restaurant Use, no interior or exterior alterations are proposed for the approximately 1,267 square-foot tenant space.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maier program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maier layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER


Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated: _____ <i>(attach HRER)</i> b. Other <i>(specify)</i> : _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): 	
Preservation Planner Signature:	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i> : <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Mathew Chandler Project Approval Action: Planning Commission Hearing <small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	Signature:  Digitally signed by Mathew Chandler Date: 2018.01.25 16:06:36 -08'00'
<small>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</small>		