



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Motion No. \_\_\_\_\_

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: FEBRUARY 8, 2018

*Date Prepared:* February 1, 2018  
*Case No.:* **2017-014736CUA**  
*Project Address:* **1327 Chestnut Street**  
*Zoning:* RC-3 (Residential-Commercial, Medium Density)  
40-X Height and Bulk District  
Van Ness Corridor Area Plan  
*Block/Lot:* 0498/025  
*Project Sponsor:* John Vasconcellos  
1840 Turk Street, Apt. 7  
San Francisco, CA 94115  
*Staff Contact:* Dori Ganetsos – (415) 575-9172  
[dori.ganetsos@sfgov.org](mailto:dori.ganetsos@sfgov.org)

### PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization pursuant to Planning Code Sections 209.3 and 303 to permit change of use from Office Use to a Personal Service (Beauty Salon, DBA BeRadiant Salon) establishment at the second floor of an existing two-story commercial building. The new use will occupy a currently existing, approximately 1,650 square foot, vacant office space. Interior tenant improvements, for creation of 9 beauty stations, are associated with this proposal. BeRadiant Salon will offer studio spaces for lease to independent, professional hair stylists, cosmetologists and estheticians, facilitating the creation of independent beauty businesses. No signage is associated with this proposal. This project was reviewed under the Community Business Priority Processing Program (CB3P).

### REQUIRED COMMISSION ACTION

In the [RC-3](#) (Residential-Commercial, Medium Density) Zoning District, pursuant to Planning Code Section 209.3, Personal Services require Conditional Use Authorization on the second story and above.

### 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. 2017-014736CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated November 16, 2017, 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	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
	list specific §§			
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 1 Exemption

Additional Information	
Notification Period	1/18/2018 – 2/8/2018 (20 days mailing; 20 days newspaper; 20 days posted)
Number and nature of public comments received	None to date.
Number of days between filing and hearing	85 Days

Generalized Basis for Approval (max. one paragraph)
The project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1, 303(c), and 303(o) findings submitted as part of the application. The proposed Personal Services use proposes to activate an existing, vacant, 1,650 square foot commercial space in an existing building. No existing residential units will be removed in this proposal. Although Chestnut Street between Van Ness Avenue and Franklin Street does not currently have any other commercial uses above the ground floor, this appointment-based salon would not be incompatible with the neighborhood commercial district. BeRadiant Salon would provide studio spaces for independent professionals to lease, thus making it more efficient and affordable to provide their services which would otherwise be cost prohibitive for an individual business owner in a stand-alone store location. This business model has the potential to facilitate the creation of independent businesses and to create additional jobs in this area. 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 209.3 and 303 to permit change of use from Office Use to a Personal Service (Beauty Salon, d.b.a. BeRadiant Salon) at an existing 1,650 square-foot tenant space at the second floor of an existing two-story commercial building, within the RC-3 (Residential-Commercial, Medium Density) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **November 16, 2017**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-014736CUA** and subject to conditions of approval reviewed and approved by the Commission on February 8, 2018 under Motion No. **XXXXXX**. 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. **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.** 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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **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](http://www.sf-planning.org)*

11. **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](http://www.sf-planning.org)*

## OPERATION

12. **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>*

13. **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>*

14. **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](http://www.sf-planning.org)*

15. **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](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

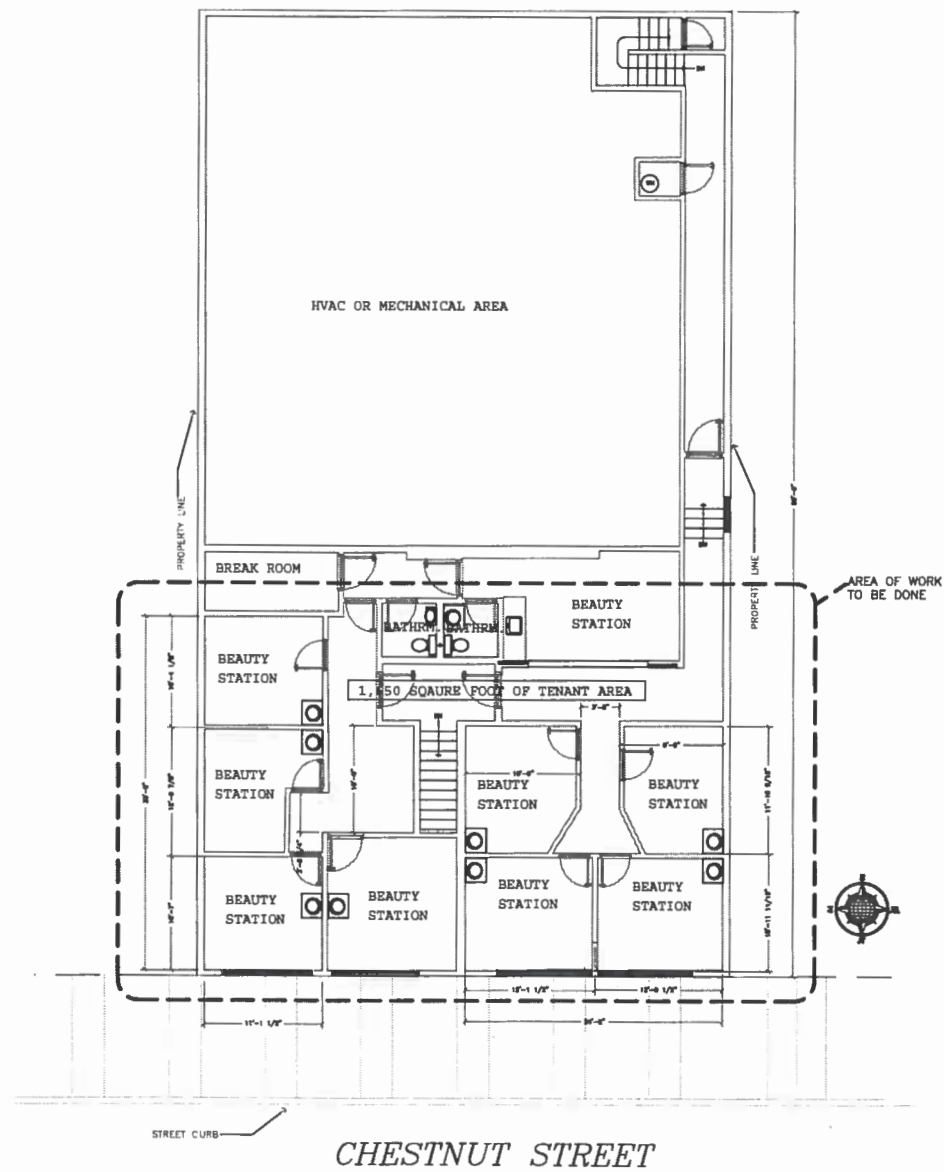
*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

16. **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.

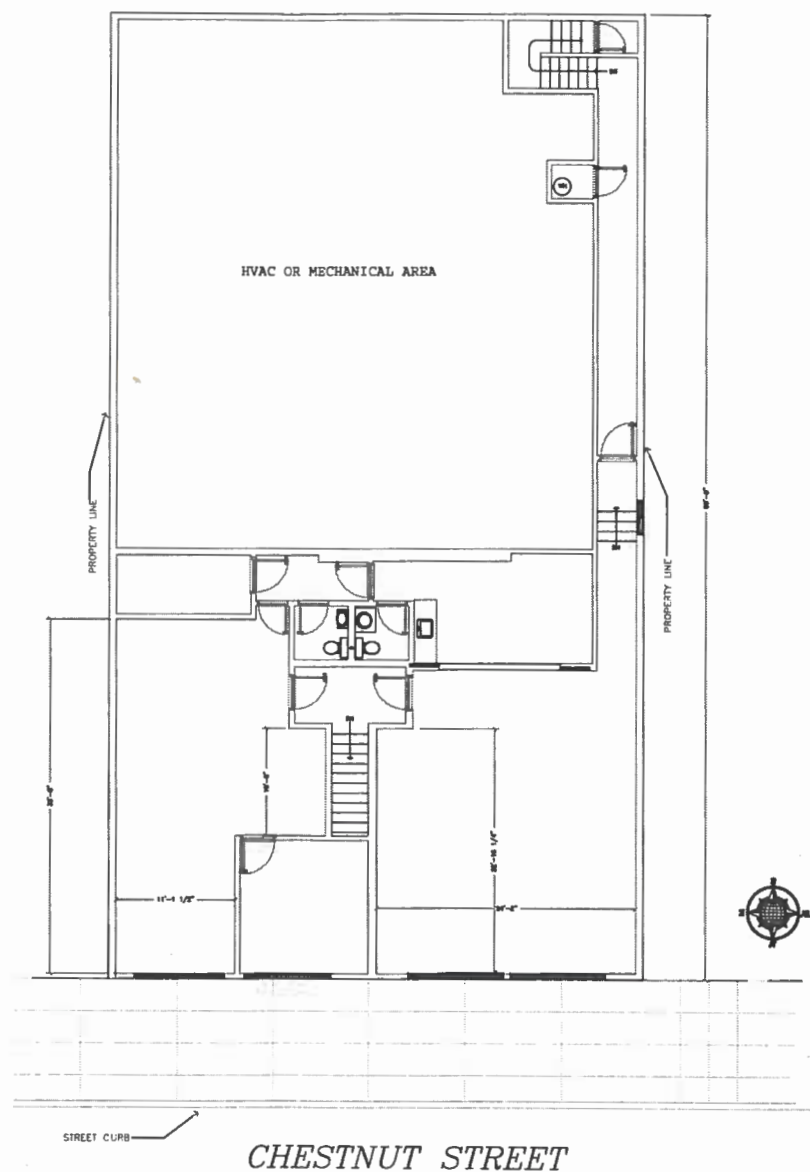
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# EXHIBIT B



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



(B) (E) SECOND FLOOR PLAN

**NOTES:**

1. ALL DIMENSIONS HAVE TO BE VERIFIED AT THE SITE.
2. ALL NEW WORK SHALL COMPLY WITH SAN FRANCISCO PLANNING CODE, SAN FRANCISCO MUNICIPAL CODE AND UBC.
3. PROPOSED NEW WALLS ARE NON-LOAD BEARING INTERIOR WALLS.
4. PLUMBING FIXTURES TO BE WATERSAVER TYPE AND MODELS WHICH HAVE BEEN LAWFULLY CERTIFIED AS COMPLYING WITH CALIFORNIA APPLIANCE EFFICIENCY REGULATIONS.
5. FINISHES & FIXTURES TO BE SELECTED BY OWNER.



7 Chestnut St  
San Francisco, CA 94123

**A VICINITY MAP**

PREPARED BY:

**BuildCADD**  
3515 Santiago Street.  
San Francisco, CA 94116  
Tel: 415-759-8710  
E-mail: BuildCADD@scglobal.net

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APPROPRIATIONS BY OTHER THAN BUHACAD, WITHOUT WRITTEN  
PERMISSION OF BUHACAD IS PROHIBITED.

**PROJECT: TENANT IMPROVEMENT:  
ADDITION OF NON-LOAD BEARING PARTITION WALLS**

**1327 CHESTNUT STREET**

**SAN FRANCISCO CA 94123**

**LOT 025 - BLOCK 0498**

**PROJECT : TENANT IMPROVEMENT:**

SHEET	CONTENT
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(E) &amp; PROPOSED SECOND FLOOR PLANS

[illegible]

SCALE	AS NOTED
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DRAWN BY MS

CHECKED BY MS

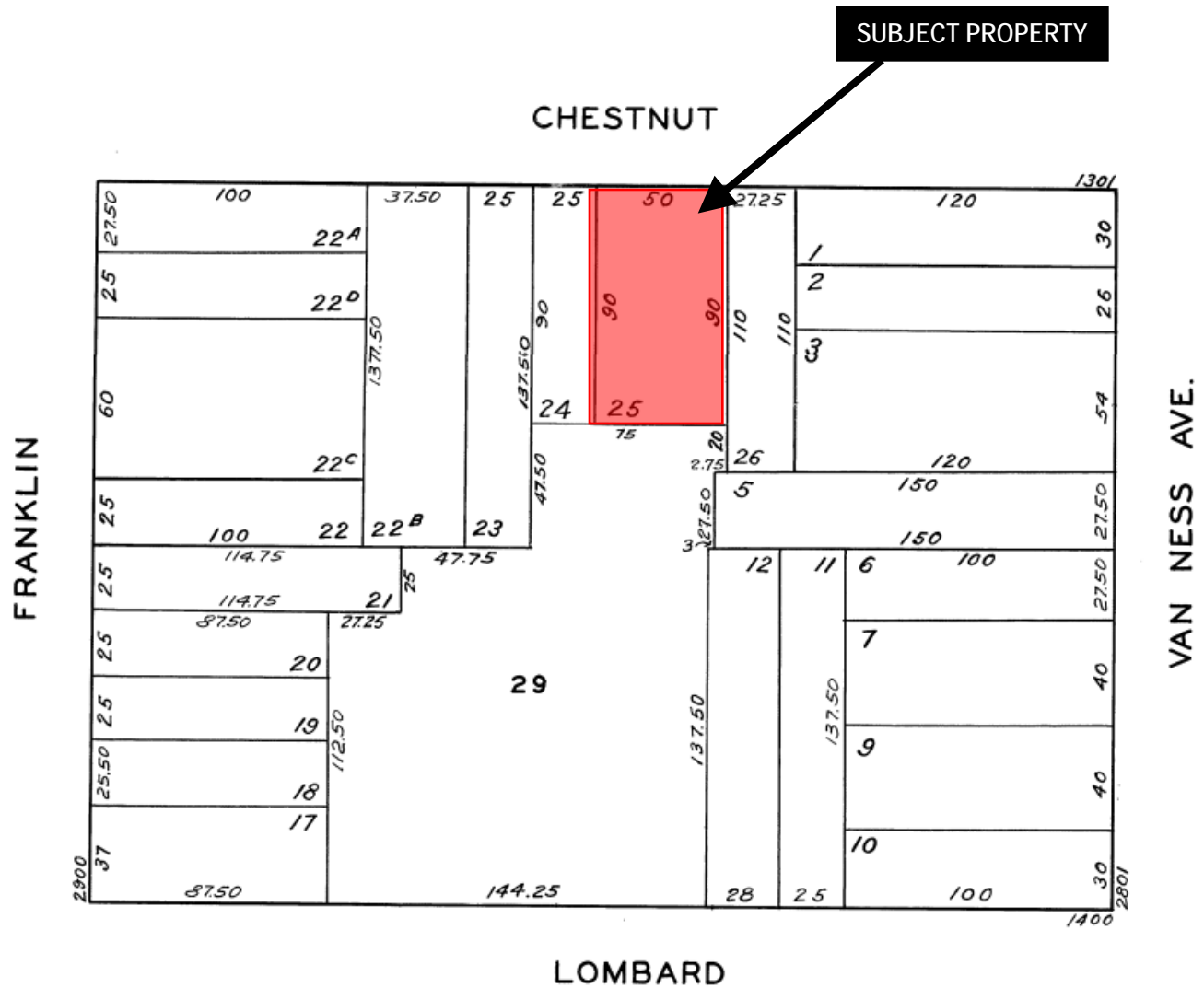
PROJECT NO.	SHEET NO.
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111617 A1

OF 1 SHEET

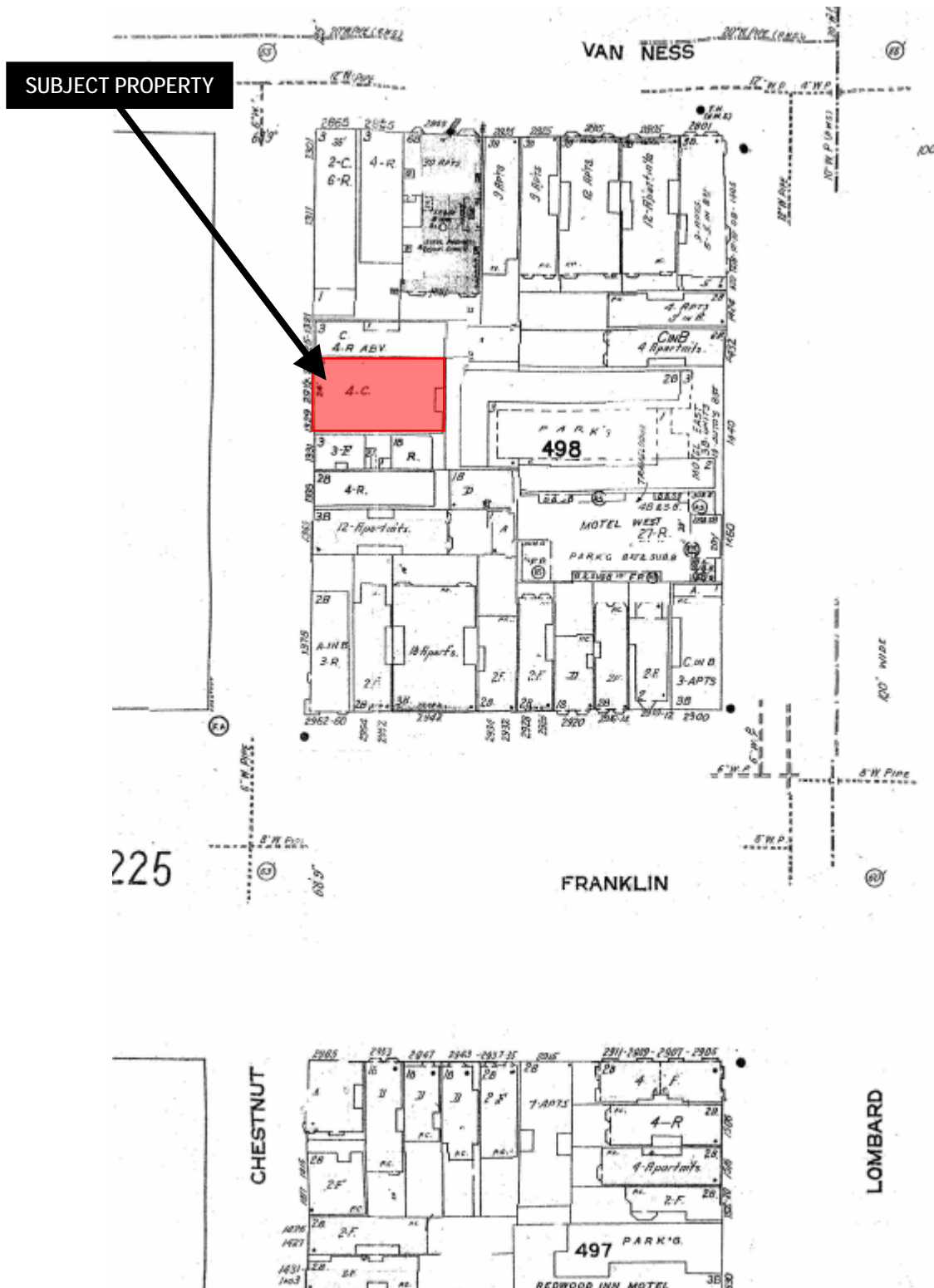


# Parcel Map



Conditional Use Authorization  
Case Number 2017-014736CUA  
1327 Chestnut 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 2017-014736CUA  
1327 Chestnut Street

# Aerial Photo



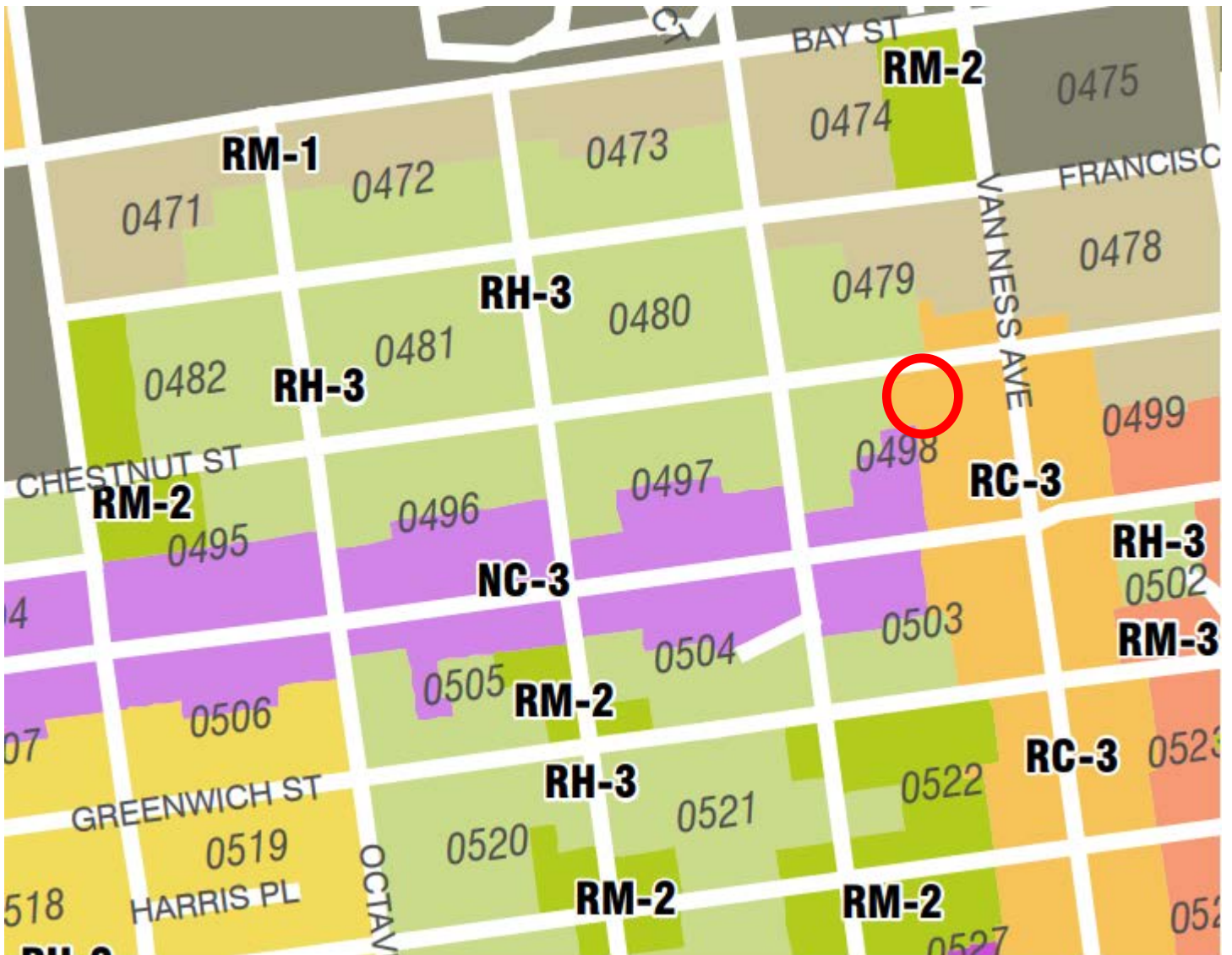
SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2017-014736CUA  
1327 Chestnut Street



# Zoning Map



Conditional Use Authorization  
Case Number 2017-014736CUA  
1327 Chestnut Street

# Site Photo



Conditional Use Authorization  
Case Number 2017-014736CUA  
1327 Chestnut Street

# Application

Application for **Conditional Use**

CASE NUMBER:  
For Staff Use only

2017-014736CUA

## APPLICATION FOR Conditional Use Authorization

### 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

Ben and Susan Lee

PROPERTY OWNER'S ADDRESS:

1858 Green St  
San Francisco, CA 94123

TELEPHONE:

( 415 ) 517-0971

EMAIL:

bbleeproperties@gmail.com

APPLICANT'S NAME:

John Vasconcellos and Minh Du Dinh

Same as Above ☐

APPLICANT'S ADDRESS:

1840 Turk Apt 7  
San Francisco, CA 94115

TELEPHONE:

( 415 ) 615-2546

EMAIL:

lorax\_547@yahoo.com

CONTACT FOR PROJECT INFORMATION:

Same as Above ☒

ADDRESS:

TELEPHONE:

( )

EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Same as Above ☒

ADDRESS:

TELEPHONE:

( )

EMAIL:

### 2. Location and Classification

STREET ADDRESS OF PROJECT:

1327 Chestnut St San Francisco, CA

ZIP CODE:

94123

CROSS STREETS:

Van Ness

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT)	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0498 / 025	90x50	4,500	RC-3	40-X



### 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:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b> Office Space	
	<b>PROPOSED USE:</b> Beauty Services		
	<b>BUILDING APPLICATION PERMIT NO.:</b> N/A		<b>DATE FILED:</b>

### 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
<b>PROJECT FEATURES</b>				
Dwelling Units			Not Applicable	
Hotel Rooms			Not Applicable	
Parking Spaces			Not Applicable	
Loading Spaces			Not Applicable	
Number of Buildings			Not Applicable	
Height of Building(s)			Not Applicable	
Number of Stories			Not Applicable	
Bicycle Spaces			Not Applicable	
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential			Not Applicable	
Retail	2,150 (1st Floor)	2,150 (1st Floor)	1,650 GSF	<del>3,800</del> GSF + 1,650
Office	1,650 (2nd Floor)	0 (2nd Floor)	-1,650 GSF	0 GSF
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>			Not Applicable	
Parking			Not Applicable	
Other (Specify Use)			Not Applicable	
TOTAL GSF				

Please describe any additional project features that are not included in this table:  
 ( Attach a separate sheet if more space is needed )

- Add interior walls to create 8 beauty workstations
- Add 1 sink for each workstation

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

Authorization to provide beauty services in an RC-3 zone on the 2nd Floor of the building. Designated as Conditional Use as defined under Sections 102 and 202(a)

## 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.

1. The proposed use is an expansion of a business next door that is thriving and has evidence of demand in the area.

2. The proposed services are not negative to the health, safety or general welfare and provide a convenient service to the area.

- (a) The proposal will not change any structures
- (b) The proposal does not include off-street parking or loading
- (c) The services provided do not include any noxious or offensive emissions.
- (d) No changes to the exterior of the building are proposed

3. Beauty services should not have an adverse affect on the Master Plan

## 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;

The proposal provides opportunities for employment through the expansion of an existing business as well as opportunities for additional small business owners.

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

The proposal will not affect the housing or character of the neighborhood as an extension of an existing business into an existing commercial space. The proposed use does not involve any exterior change, attract crime and is not loud.

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

The proposal will not detract from affordable housing.

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

The proposal will have a minimal impact on traffic as beauty services do not create high density customer traffic.

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

The proposal is not a commercial office development and does not displace any industrial sectors. This is an enhancement of an existing service business.

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

The proposal does not affect the building structure.

7. That landmarks and historic buildings be preserved; and

No changes to the building will be made.

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

No changes to the building will be made and does not affect sunlight or vistas.

## Estimated Construction Costs

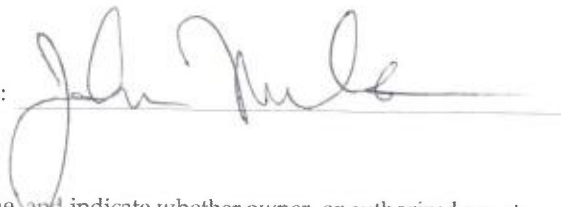
TYPE OF APPLICATION: Conditional Use Application for change of use from office to a service business	
OCCUPANCY CLASSIFICATION: B - Personal Service	
BUILDING TYPE: Existing Wood	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: No new construction	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: ~\$30k for interior walls and sinks	
ESTIMATE PREPARED BY: Self estimated	
FEE ESTABLISHED:	

## 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: 11/13/2017

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

JOHN VASCONCELLOS AUTHORIZED AGENT

Owner / Authorized Agent (circle one)



## 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 checked="" type="checkbox"/>
Address labels (original), if applicable	<input checked="" type="checkbox"/>
Address labels (copy of the above), if applicable	<input checked="" 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 checked="" 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"/> N/A

### 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: \_\_\_\_\_

Date: \_\_\_\_\_



## Conditional Use Authorization Addendum for 1327 Chestnut

- 1) Please provide an **Addendum** that we will attach to the application. The addendum should provide a narrative explaining the following:
  - a. The name of the proposed Beauty Salon  
---> **The proposed beauty salon will do business as BeRadiant Salon. We have registered the business and fictitious business name statement with the city and county of San Francisco.**
  - b. Is the existing business at 1325 Chestnut to remain? If so, what is the proposed integration (if any) between that existing business and the proposed?  
---> **The existing business at 1325 Chestnut (Yuki Lashes) focused solely on eyelash extensions will remain as a separate business. BeRadiant is a different business model that will not integrate with Yuki Lashes.**
  - c. Provide more specifics on the proposed services offered at the beauty salon. Why are the rooms needed?  
---> **BeRadiant Salon will offer salon studio spaces for lease to providers of hair cutting, blowdry bar, skin care, waxing, threading and other beauty services. This service facilitates the creation of independent businesses for professional hair stylists, cosmetologists and estheticians. Our goal is to make it more efficient and affordable to provide these services which would otherwise be cost prohibitive for an individual business owner in a stand-alone store location.**
  - d. How long has the existing office space been vacant?  
---> **The existing office space has been unoccupied since October 2015. The owner is happy to see some interest in the space and we are proposing a long term lease that will keep the space occupied.**
  - e. Where will the trash for this unit be stored? Are there common trash bins for the entire building?  
---> **Each station will have trash bins and there is a common garbage dumpster at the back of the building.**
  - f. Will there be any signage for the business?  
---> **No new signage is planned or proposed for this business. Professional beauty service providers generally have regular clients and new clients by word-of-mouth who make appointments in advance. Walk-in clients and street signs are not a driver of business.**
- 2) Please provide / amend the architectural plans to include the following:
  - a. If there is any proposed signage, please show include dimensioned plans/ potentially renderings of it.
    - i. Show where the signage will be located on the building  
---> **Not applicable**











SAN FRANCISCO  
PLANNING  
DEPARTMENT

## CB3P

# Community Business Priority Processing Program Checklist for Eligibility

The Community Business Priority Processing Program ("CB3P") was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

Applicants for the CB3P must (1) complete this checklist documenting eligibility for participation, (2) complete the Conditional Use application and provide associated materials and (3) conduct a Pre-Application Meeting, as discussed below. **Planning Department Staff are available to assist you at the Planning Information Center ("PIC"), located on the ground floor of 1660 Mission Street, during regular business hours. You can also call the PIC at (415) 558.6377**

Information about Pre-Application Meetings can be found at [sfplanning.org](http://sfplanning.org) > Permits & Zoning > Permit Forms > "Neighborhood Notification - Pre-Application Meeting Packet". A Pre-Application Meeting is a mandatory form of community outreach conducted by a project sponsor in order to receive initial feedback prior to the submittal of an application to the Planning Department. A Pre-Application Meeting is hosted by a project sponsor to discuss a project and review associated plans; it is typically held at or near the project site. A project sponsor is required to send notice of the meeting to abutting property owners and occupants, property owners and occupants directly across the street, and all neighborhood associations (available at [www.sfplanning.org](http://www.sfplanning.org)).

## Project Information

Please complete all fields.

PROPERTY ADDRESS:	RECORD NUMBER AND/OR BUILDING PERMIT NUMBER:
1327 Chestnut St San Francisco, 94123	
NAME OF BUSINESS (IF KNOWN):	
Yuki Lashes	
BRIEF DESCRIPTION OF PROJECT:	
Permission to provide beauty services at the location. Current business is next door at 1325 Chestnut St. The only changes will be to add walls and sinks for up to 9 beauty work stations.	

# Checklist for CB3P Eligibility

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting as set forth on the reverse side of this page.
<input checked="" type="checkbox"/>	Application Type	The application is for Conditional Use Authorization.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, excepting one with fewer than 20 other establishments.
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcoholic Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> <li>✓ Massage Establishment</li> <li>✓ Tobacco Paraphernalia Establishment</li> <li>✓ Adult Entertainment Establishment</li> <li>✓ Medical Cannabis Dispensary</li> <li>✓ Fringe Financial Service</li> <li>✓ Drive-up Facility</li> <li>✓ Wireless Telecommunications Site ("WTS")</li> <li>✓ Outdoor Activity Area</li> <li>✓ Bar</li> <li>✓ Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues)</li> <li>✓ Liquor Store</li> <li>✓ Off-Street parking in excess of that allowed on an as-of-right basis</li> <li>✓ Office closed to the public located on the ground story</li> </ul>

## Applicant's Declaration

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Signature: John Vasconcellos Date: 11/13/2017 Email Address: LOREX\_547@yahoo.com  
 Print Name and check one: ☒ OWNER or ☐ AUTHORIZED AGENT Phone Number: 415-615-2546

For Staff Use Only

Check One:

☒ **ENROLLED**

☐ **NOT ENROLLED**

STATE REASON: \_\_\_\_\_

☒ CHECKLIST REVIEWED AND FOUND TO BE ACCURATE AND REFLECTIVE OF PROJECT  
☒ PRE-APPLICATION MEETING COMPLETE: DOCUMENTATION RECEIVED  
☒ CONDITIONAL USE APPLICATION RECEIVED

Name, Date and Signature of Current Planning Staff: SIDAR 11.16.17

PROVIDE A COPY OF THIS FORM TO THE DIRECTOR'S OFFICE



# AFFIDAVIT FOR Formula Retail Uses

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 1327 Chestnut		
ASSESSORS BLOCK/LOT: 0498 / 025	ZONING DISTRICT: RC-3	HEIGHT/BULK DISTRICT: 40-X

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Beauty Salon Personal Service	
PROPOSED BUSINESS NAME: Be Radiant Salon	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Hair salon, waxing and skin care	
BUILDING PERMIT APPLICATION NO.: (if applicable) N/A	PLANNING DEPARTMENT CASE NO.: (if applicable)

## 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.	0
3.b	How many of the above total locations are in San Francisco?	0

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 use any of the following Standardized Features?

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

Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME: John Vasconcellos		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 1840 Turk Apt 7 San Francisco, CA 94115			
PHONE: ( 415 ) 615-2546		EMAIL: lorax_547@yahoo.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: [Signature] Date: Dec 6, 2017

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE: <u>102 &amp; 209.3</u>	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input checked="" type="checkbox"/> Conditional Use Authorization Required	
COMMENTS:	
VERIFIED BY:	
Signature: <u>[Signature]</u>	Date: <u>1/4/2018</u>
Printed Name: <u>Dor. Ganerso</u>	Phone: <u>415.575.9172</u>



**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)	
Case No.	Permit No.	Plans Dated	
<input 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.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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.
	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> 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"/>	<b>Archeological Resources:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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



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


<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

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

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

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b> Dori Ganetsos <b>Project Approval Action:</b> 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>	<b>Signature:</b>  <b>Dori Ganetsos</b> <small>Digitally signed by Dori Ganetsos  Date: 2018.01.24 14:24:33 -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.		