



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JUNE 27, 2019

*Record No.:* 2018-014378CUA  
*Project Address:* 733 WASHINGTON STREET  
*Zoning:* CVR (Chinatown Visitor Retail) Zoning District  
50-N Height and Bulk District  
Chinatown Area Plan  
*Block/Lot:* 0209/011  
*Project Sponsor:* Chelsea Hung  
733 Washington Street  
San Francisco, CA 94108  
*Property Owner:* Tam Family Trust  
3060 Franklin Street  
San Francisco, CA 94123  
*Staff Contact:* Kristina Phung – (415) 558-6373  
[Kristina.Phung@sfgov.org](mailto:Kristina.Phung@sfgov.org)

1650 Mission St.  
Suite 400  
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Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal would allow a change of use from an existing Limited Restaurant to a Restaurant (dba Washington Bakery & Restaurant) in an existing building. This change of use will enable the existing establishment to obtain an ABC License Type 41 for the on-site sale of wine and beer. No changes to the front façade of the building or interior modifications are associated with this proposal. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

Pursuant to Code Sections 303 and 811, Conditional Use Authorization is required to permit the establishment of a Restaurant in the Chinatown Visitor Retail 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. 2018-014378CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated April 15, 2019, 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			The project would maintain the concentration of eating and drinking uses within a 300' radius of subject property at 34.4%. Site currently operates as limited restaurant use. The project would allow restaurant use with on site sale of beer and wine.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
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 a Class 3 Exemption

Additional Information	
Notification Period	6/7/19 – 6/27/19 (20-day mailing, newspaper, online, and posted)
Number and nature of public comments received	The sponsors held a pre-application meeting on February 19, 2019 prior to filing the application; There were two attendees. To date, staff has received no correspondence from the community in support or opposition.
Timeline from complete application to hearing	35 Days

Generalized Basis for Approval (max. one paragraph)
The Commission finds the 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) and findings submitted as a part of the application. The proposed use and character of the establishment within the existing storefront is compatible with the surrounding area and is, on balance, compatible with the General Plan and Use District. Within the Chinatown Visitor Retail Zoning District, a concentration of shopping bazaars, art good stores, and restaurant uses are intended to accommodate uses appealing to visitors. The existing establishment has operated as a Limited Restaurant at the site for over 23 years. With approval, the concentration of eating and drinking uses within the vicinity will remain at 34.4%. Conditional Use Authorization to establish a Restaurant use would serve the Chinatown Visitor Retail Zoning District and greater community. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 27, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: June 27, 2019

*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.

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Maps and Context Photos  
Exhibit D – Environmental Determination

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant (d.b.a. **“Washington Bakery & Restaurant”**) located at [733 Washington Street, Assessor’s Block 0209, and Lot 011] pursuant to Planning Code Section(s) **303 and 811** within the **CVR (Chinatown Visitor Retail)** District and a **50-N** Height and Bulk District; in general conformance with plans, dated **April 15, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2018-014378CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 27, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **June 27, 2019** 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 building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](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. **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. Rooftop mechanical equipment, if any is proposed as part of the Project, 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)*

9. **Signage.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.

*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. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.*

- B. When located within an enclosed space, 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 of 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 construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

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

- C. 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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

- D. 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 the 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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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. **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)*

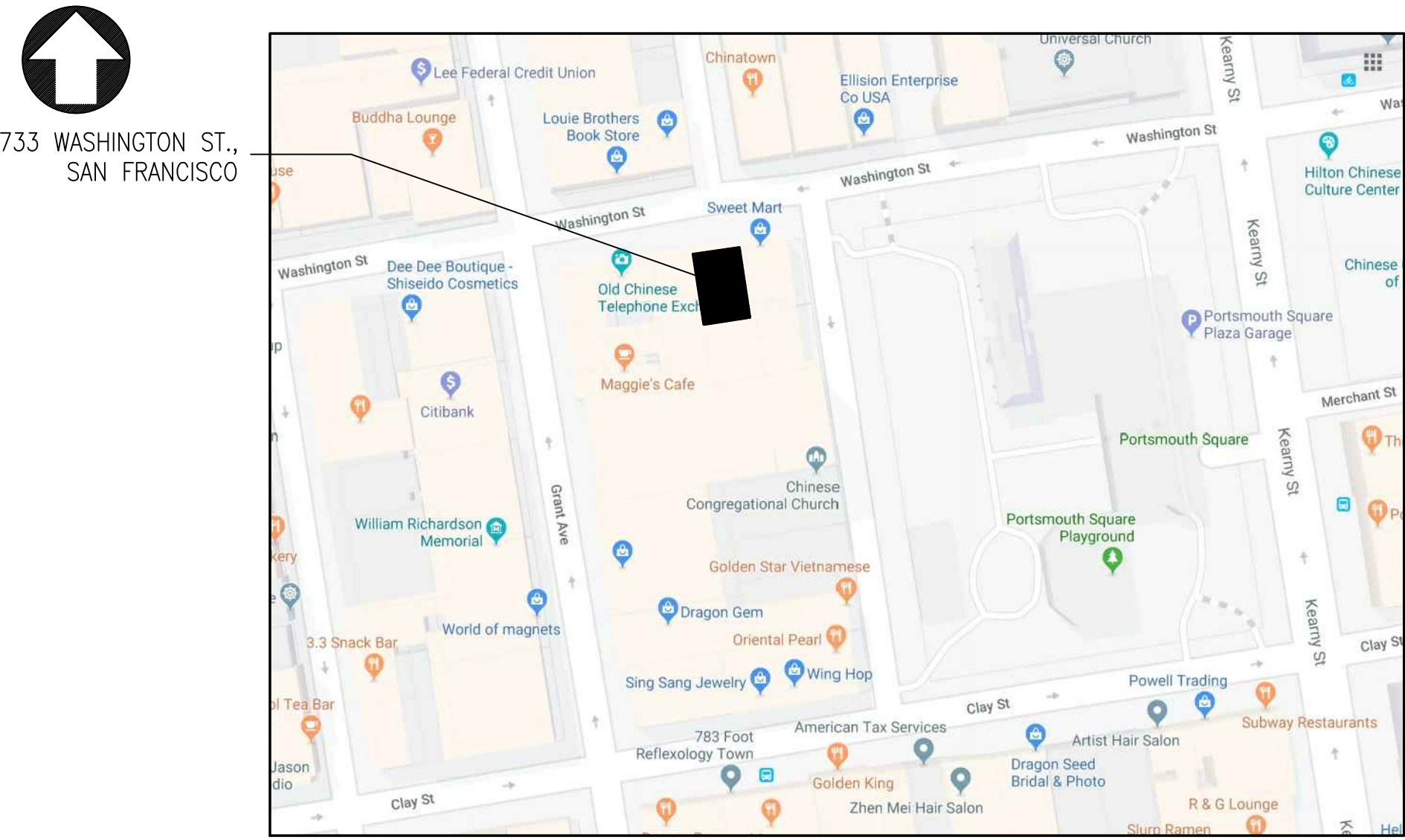
16. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00a.m. to 11:00p.m. daily.

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



LOCATION MAP

EXHIBIT B



PROJECT DATA

BLOCK: 0209 LOT: 011

ZONING: CVR—CHINA TOWN  
—VISITOR RETAIL

OCCUPANCY: (E) B + R (NO CHANGE)

NO. OF STORIES: (E) 3 + BASEMENT  
(NO CHANGE)

HEIGHT AND BULK DISTRICT: 50—N

RESTAURANT BUILDING AREA:  
TOTAL: (E) ±4,320 SF (NO CHANGE)  
1/F: (E) ±2,132 SF (NO CHANGE)  
BASEMENT: (E) ±2,188 SF (NO CHANGE)

BUILDING HEIGHT: (E) ±41'—11" (NO CHANGE)

TYPE OF CONSTRUCTION: (E) III—B W/ F.S.  
(NO CHANGE)

SCOPE OF WORK

- CHANGE USE FROM LIMITED RESTAURANT TO A RESTAURANT SERVE BEER/WINE WITH ABC TYPE 41 LICENSE.
- NO INTERIOR/EXTERIOR WORK TO BE DONE EXCEPT A NEW WINE RACK.

NIE YANG  
ARCHITECTS

ARCHITECTURE PLANNING

100 OLD COUNTY RD, STE. 100A  
BRISBANE, CA 94005  
TEL. 415 203 2371  
FAX. 415 354 8389  
EMAIL. NYARCHITECTS@GMAIL.COM

PROJECT ADDRESS:

733 WASHINGTON ST.,  
SAN FRANCISCO  
CA 94108

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REVISIONS

SCALE  
SEE PLAN

DATE  
4/15/2019

JOB NO.

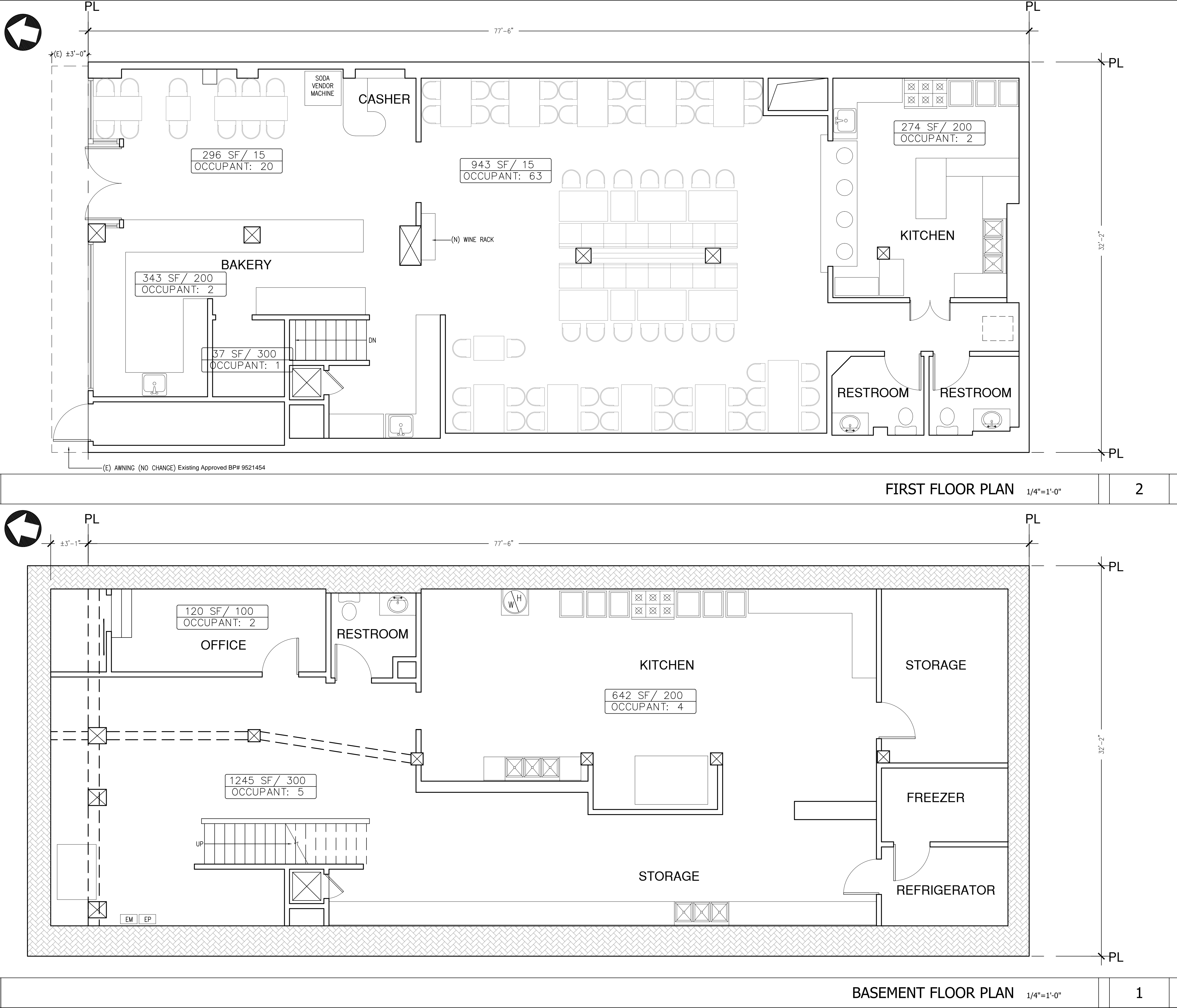
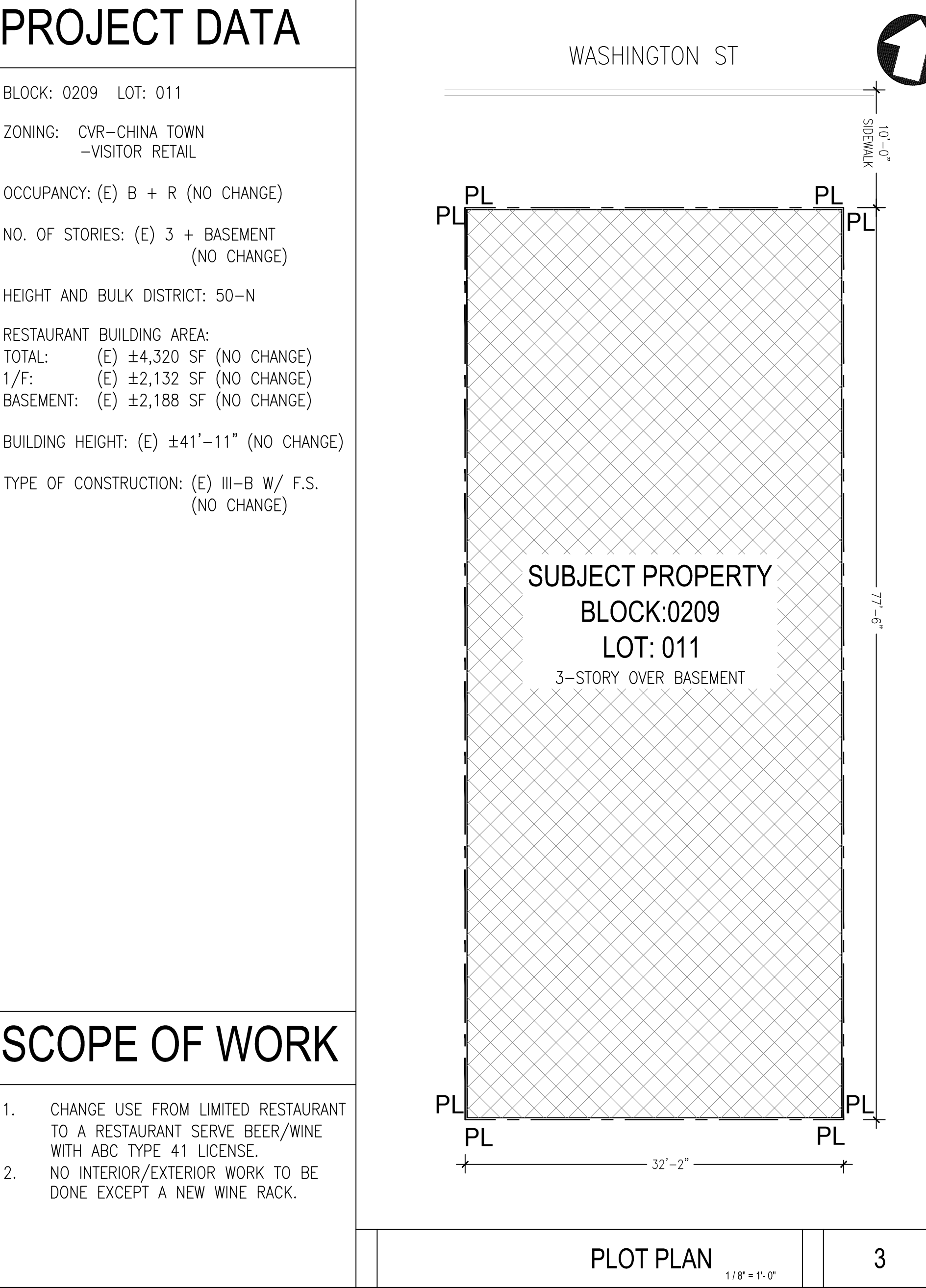
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TITLE SHEET  
PLOT PLAN  
FLOOR PLANS

SHEET NO.

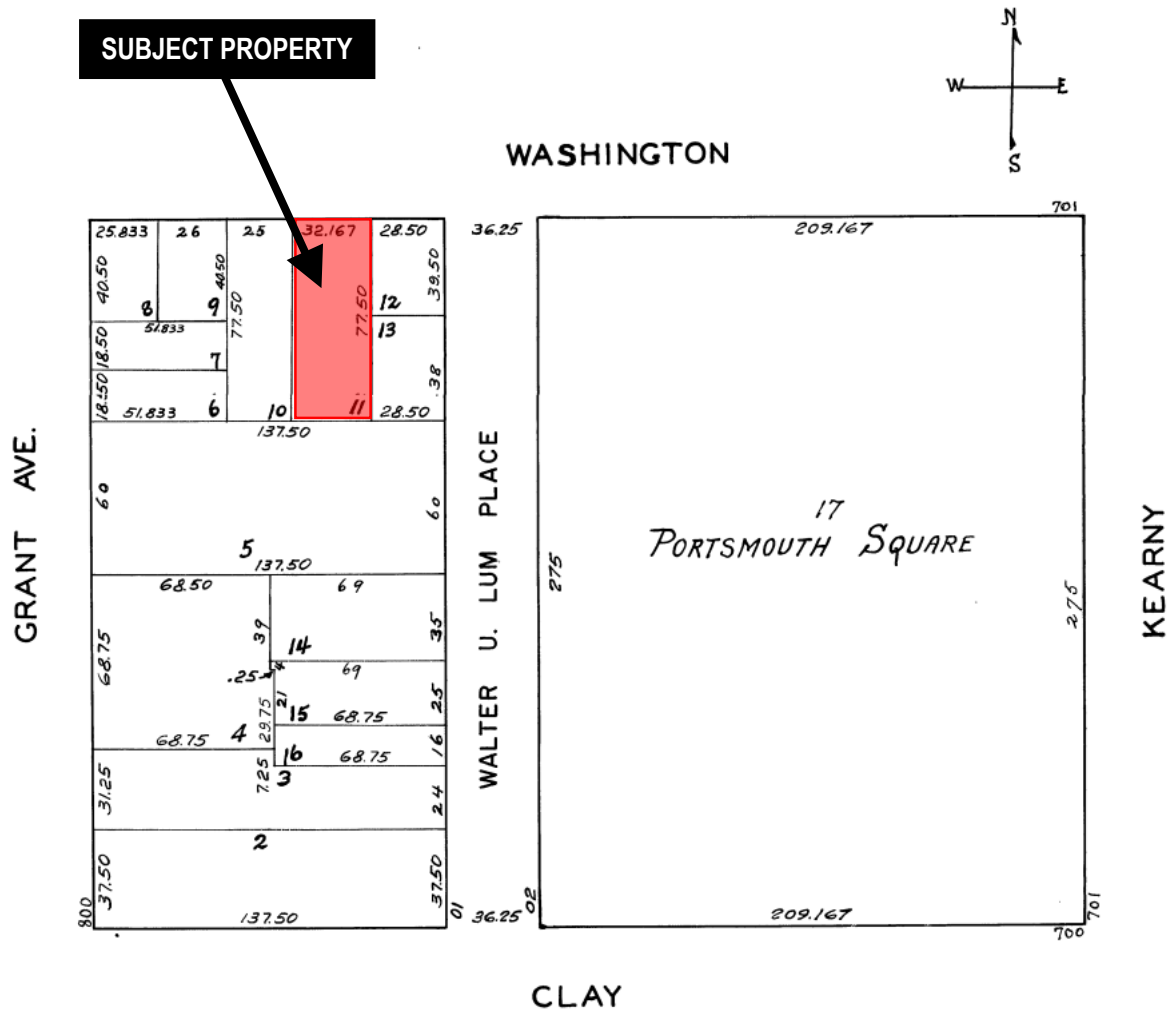
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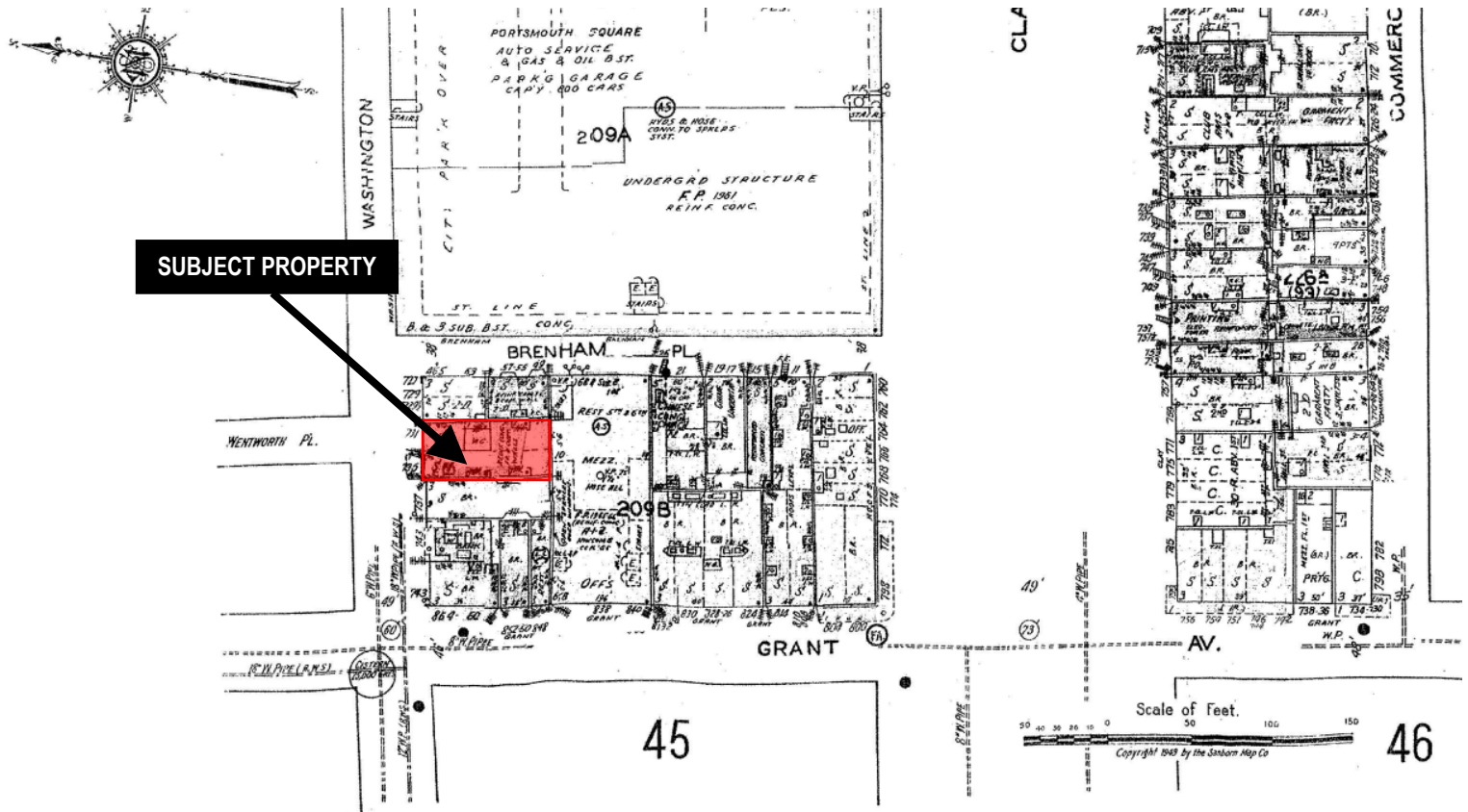
# EXHIBIT C

## Parcel Map



# EXHIBIT C

## Sanborn Map\*



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





# EXHIBIT C

## Aerial Photo

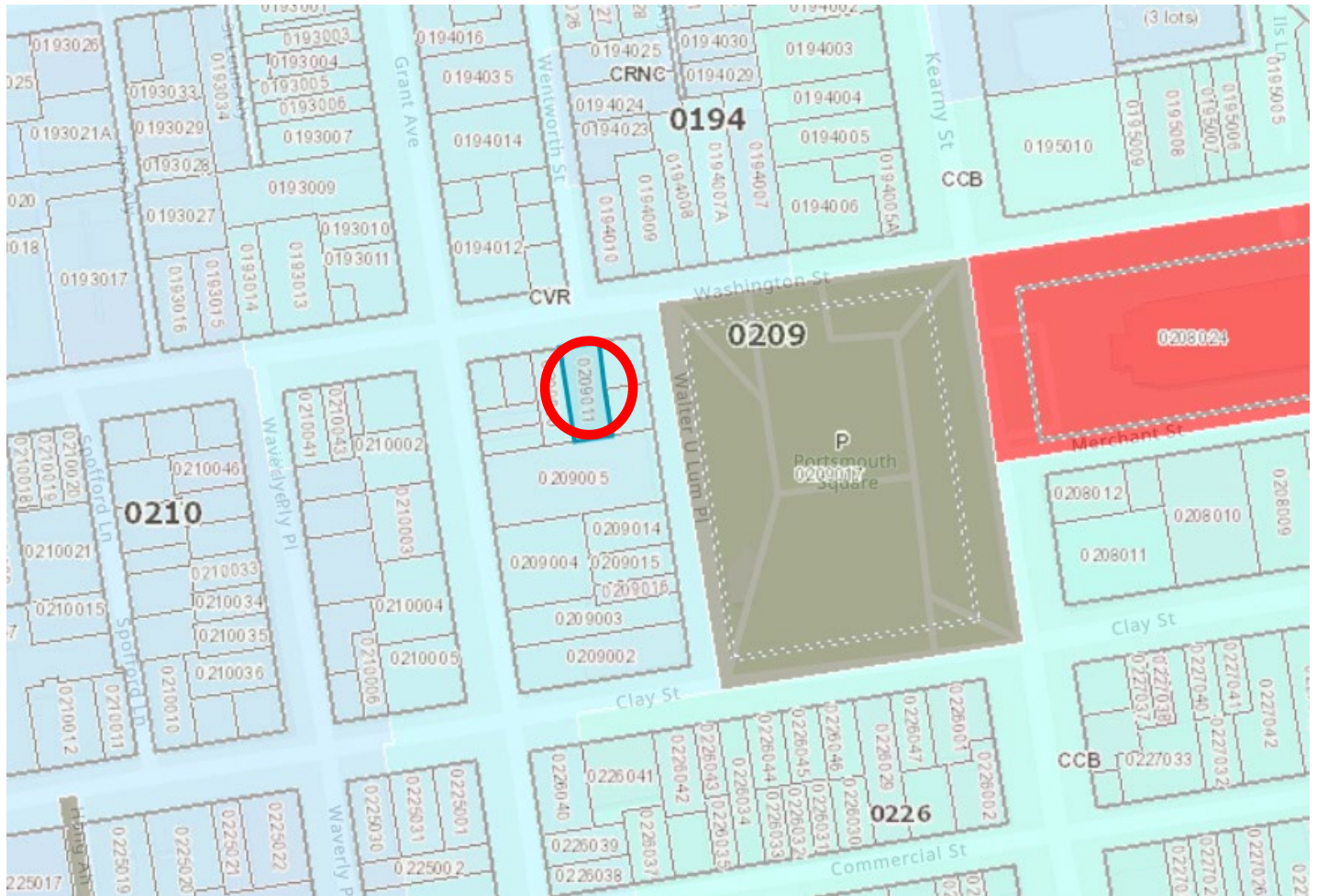


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2018-014378CUA  
Restaurant – Washington Bakery & Restaurant  
733 Washington Street

# Zoning Map



Conditional Use Authorization  
**Case Number 2018-014378CUA**  
 Restaurant – Washington Bakery & Restaurant  
 733 Washington Street



# EXHIBIT C

## Site Photo



Conditional Use Authorization  
Case Number 2018-014378CUA  
Restaurant – Washington Bakery & Restaurant  
733 Washington Street



## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

**Cost for Time and Materials:** Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at [pic@sfgov.org](mailto:pic@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

#### WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

### ENTITLEMENTS

#### HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org).

#### WHAT TO SUBMIT:

- ☒ One (1) complete and signed application.
- ☒ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☒ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☒ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- ☒ Current or historic photograph(s) of the property.
- ☒ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☒ A digital copy (CD or USB drive) of the above materials.
- ☒ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



## PROJECT APPLICATION (PRJ)

### GENERAL INFORMATION

#### Property Information

Project Address: *733 Washington st San Francisco, CA 94108*

Block/Lot(s): *0209 Lot 011*

#### Property Owner's Information

Name: *Mary Tam*

Address:

*941 Grant Ave San Francisco 94108*

Email Address: *N/A*

Telephone: *415-421-7765*

#### Applicant Information

Same as above

Name: *Chelsea Hung*

Company/Organization: *Washington H&D Inc. DBA Washington Bakery & Restaurant*

Address:

*733 Washington St San Francisco, CA 94108*

Email Address: *Chelseahung115@gmail.com*

Telephone: *415-308-4056*

#### Please Select Billing Contact:

Owner

☒

Applicant

Other (see below for details)

Name: *Chelsea Hung* Email: *Chelseahung115@gmail.com* Phone: *415-308-4056*

#### Please Select Primary Project Contact:

Owner

☒

Applicant

Billing

### RELATED APPLICATIONS

#### Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

#### Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:



## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

### Project Details:

☒ Change of Use      New Construction      Demolition      Facade Alterations      ROW Improvements  
Additions      Legislative/Zoning Changes      Lot Line Adjustment-Subdivision      Other \_\_\_\_\_

**Residential:**      Senior Housing      100% Affordable      Student Housing      Dwelling Unit Legalization  
Inclusionary Housing Required      State Density Bonus      Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:      Rental Units      Ownership Units      Don't Know

**Non-Residential:**      Formula Retail      Medical Cannabis Dispensary      Tobacco Paraphernalia Establishment  
Financial Service      Massage Establishment      Other: \_\_\_\_\_

**Estimated Construction Cost:** 0

## PROJECT AND LAND USE TABLES

	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	

Project Features	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
	Loading Spaces	
	Bicycle Spaces	
	Car Share Spaces	
	Other: _____	


Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	
	Group Housing - Rooms	
	Group Housing - Beds	
	SRO Units	
	Micro Units	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	

## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A	
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	Yes <input checked="" type="checkbox"/> No	
<b>2. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<b>4a. Historic Preservation</b> 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>4b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes   X   No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  -----  Area of excavation/disturbance (in square feet): _____  Amount of excavation (in cubic yards): _____	Yes   X   No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes   X   No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes   X   No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes   X   No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

## PRIORITY GENERAL PLAN POLICIES FINDINGS

**Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:**

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and
8. That our parks and open space and their access to sunlight and vistas be protected from development.

# 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) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

Mary Tam  
Signature

MARY TAM  
Name (Printed)

PROPERTY OWNER  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415-421-7765  
Phone

\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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



# CONDITIONAL USE AUTHORIZATION

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

### Fees

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

---

Project Address:

Block/Lot(s):

---

### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

### 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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).



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.
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

# 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) Other information or applications may be required.

Mary Tam  
Signature

MARY TAM  
Name (Printed)

PROPERTY OWNER  
Relationship to Project  
(i.e. Owner, Architect, etc.)

415-421-7765  
Phone

\_\_\_\_\_  
Email

## APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Chelsea Hung  
Signature

CHELSEA HUNG  
Name (Printed)

1/18/19  
Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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

# AFFIDAVIT FOR Formula Retail Establishments

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 733 WASHINGTON ST. JAN FRANCISCO		
ASSESSORS BLOCK/LOT: 0209/011	ZONING DISTRICT: CHINATOWN RETAIL DISTRICT	HEIGHT/BULK DISTRICT: 50 / N

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): TO OPERATE A RESTAURANT W/ BEER & WINE	
PROPOSED BUSINESS NAME: WASHINGTON BAKERY & RESTAURANT	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: FULL-SERVICE RESTAURANT & BAKERY	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE 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.	6
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 utilize 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	Facade	<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	0	8

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: <b>MARY TAM</b>		<input checked="" type="checkbox"/> Property Owner	<input type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <b>941 GRANT AVE SAN FRANCISCO, CA 94108</b>			
PHONE: <b>(415) 421-7765</b>		EMAIL:	

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: *Charles Hing* Date: 1/18/19

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE:			
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 type="checkbox"/> 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: _____	



**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

## CB3P CHECKLIST FOR ELIGIBILITY

### Property Information

Project Address: 733 Washington Street San Francisco, CA 94108

Record Number and/or Building Permit Number:

Name of Business (if known): Washington Bakery & Restaurant

### Project Description

Please provide a narrative project description that summarizes the project and its purpose. ☐ See Attachment  
to obtain a beer and wine license

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

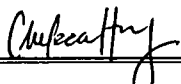
Confirm Compliance with Each Criterion by Checking the Boxes Below		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting 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"/>	Alcohol 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>• Cannabis Uses</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>• 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.

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.

  
Signature

Chelsea Hung

Name (Printed)

1/25/19

415-308-4056

chelseahung115@gmail.com

Date


Phone Number

Email Address

## For Department Use Only

Check One:

☒ **ENROLLED**

By: 

Date: 3/4/19

☐ **NOT ENROLLED**  
**STATE REASON:**

By: \_\_\_\_\_

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

**Business Hours:**

Monday: 7:30AM – 9:00PM

Tuesday: 7:30AM – 9:00PM

Wednesday: 7:30AM – 9:00PM

Thursday: 7:30AM – 9:00PM

Friday: 7:30AM – 9:30PM

Saturday: 7:30AM – 9:30PM

Sunday: 7:30AM – 9:00PM

**See Attached Menu**

We would like to obtain a beer and wine license since our restaurant is in a prime location for food and drinks, which beer and wine is desirable. Being able to provide beer and wine will be compatible with some of the dishes we serve as well as help us continue to operate and be competitive and comparable to other restaurants in the neighborhood. For over 20 years, Washington Bakery and Restaurant has been a family run business specializing in Hong Kong style cuisine and baked goods in the heart of San Francisco's eclectic Chinatown. As the second generation is taking over, we have recently remodeled the space and updated our menu. The WBR family hopes to gather friends and family to Chinatown to offer new food inspired by Modern Western Cooking techniques with fresh new ingredients to classic "Hong Kong Style" dishes, pastries, and drinks.



Open Daily. Sunday - Thursday 7:30am - 9pm. Friday - Saturday 7:30am - 9:30pm.



### CLASSIC SNACKS 小食

1. SALT & PEPPER SQUID 椒鹽鮮魷 \$13.75
2. ROTI DUCK BURRITO 火鴨絲窩餅 \$12.00  
ROASTED DUCK, SCALLIONS, CUCUMBER, HOISIN, WRAPPED IN A PAN FRIED ROTI
3. SALT & PEPPER CHICKEN WINGS 椒鹽雞翼 \$10.00
4. BROILED PORK LIVER & KIDNEY 白灼腰肝 \$9.50
5. CHILI OIL DUMPLINGS 紅油抄手餃子 \$9.00
6. SHRIMP TOAST 蝦多士 \$9.00  
PANKO BATTERED, WHITE TOAST, SPICY AIOLI, TARTAR SAUCE
7. CURRY FISHBALLS 咖哩魚丸 \$7.50
8. EGG ROLLS 春卷 \$7.50
9. POTSTICKERS 鍋貼 \$7.50
10. HONG KONG FRENCH TOAST 西多士 \$7.00
11. PEANUT BUTTER & CONDENSED MILK TOAST 奶醬厚多士 \$5.00
12. PINEAPPLE BUN WITH BUTTER 菠蘿油 \$2.50

### SPECIAL SNACKS 特制小食

13. STEAMED MUSSELS AND CLAMS 清酒浸青口和蜆 \$14.00  
STEAMED WITH CHINESE COOKING WINE, GARLIC, SHALLOTS, BUTTER
14. XO GARLIC CRAB FRIES XO 醬蒜蓉蟹條 \$12.00  
FRIES TOSSED IN XO, SCALLIONS, GARLIC, PARSLEY, TOPPED WITH CRAB
15. POPCORN SHRIMP 爆谷蝦 \$12.00  
WASABI MAYO, IKURA
16. HAINANESE CHICKEN LETTUCE WRAPS 海南雞生菜包 \$11.00  
3 LETTUCE CUPS WITH CHICKEN, PICKLED DAIKON, CARROTS, CITRUS SEGMENTS, MINT, CILANTRO, SESAME DIPPING SAUCE
17. CRAB CAKES (2) 蟹餅 \$10.00
18. FURIKAKE TRUFFLE CHIPS 黑松露薯片 \$9.00
19. PICKLE PLATTER 淹製菜物 \$6.00  
CUCUMBERS, DAIKON, RADISH, CARROTS

### SALADS 沙拉

20. CHRYSANTHEMUM DUCK SALAD 菊花鴨沙拉 \$13.00  
MAPLE LEAF DUCK BREAST, SAUTÉED GOLDEN RAISINS & SHALLOTS, SHINJUKU GREENS, MIXED GREENS, HONEY LEMON DRESSING
21. HAINANESE CHICKEN SALAD 海南雞沙拉 \$11.00  
CHOPPED HAINANESE CHICKEN, FRIED WONTON SKIN, CILANTRO, MIZUNA, SESAME OIL, MAGGI SAUCE
22. PAPAYA SALAD 青木瓜沙拉 \$10.00  
TOASTED PEANUTS, SPIRALIZED CARROTS, PICKLED CARROTS AND DAIKON, BASIL, THAI CHILI DRESSING (+\$4 FOR SHRIMP OR CRAB)

### SANDWICHES 三明治

☛ CHOICE OF FRIES OR HOUSE SALAD 薯條或沙拉 ☛

23. CLUB SANDWICH 公司三文治 \$13.00  
LETTUCE TOMATO, HAM, BACON, EGG, AVOCADO
24. WASH BURGER 華盛頓漢堡包 \$13.00  
1/4 LBS ORGANIC GROUND CHUCK, BLACK GARLIC AIOLI, LETTUCE TOMATOES, HOUSE PICKLES, AIOLI, ON BRIOCHE BUN ADD: EGG (+.50), BACON (+.50), AVOCADO (+.75)
25. FRIED CHICKEN SANDWICH 炸雞三文治 \$10.00  
SWEET KOREAN CHILI, CABBAGE SLAW, HOUSE PICKLES, ON BRIOCHE BUN
26. FISH CUTLET SANDWICH 魚排包 \$10.00
27. PORK CUTLET SANDWICH 炸豬排包 \$10.00
28. HAM & EGG SANDWICH 火腿蛋三文治 \$8.50
29. TUNA FISH SANDWICH 吞拿魚三文治 \$8.50

### SOUP OF THE DAY 是日餐湯 \$3



DINE IN ONLY - TO GO BOX & BAG +.40, TO GO CUPS +.25. PLEASE NOTIFY YOUR SERVER IF YOU HAVE ANY ALLERGIES. 請告之你的服務員  
你有否食物敏感. WE WILL TRY OUR BEST TO ACCOMODATE SPECIAL REQUEST 歡迎預訂家庭喜慶套餐



## CLASSIC MAINS 主菜

30. SCRAMBLED EGGS WITH SHRIMP CHOW FUN 滑蛋蝦河	\$13.50
31. NIPPON CUTLET WITH CURRY SAUCE OVER RICE OR SPAGHETTI 日式咖哩豬扒飯或意粉 CHOICE OF PORK OR CHICKEN	\$13.00
32. DRY STYLE BEEF CHOW FUN 乾炒牛河	\$12.50
33. SINGAPORE RICE NOODLE 星洲炒米	\$12.50
34. GARLIC NOODLES 牛肉, 雞肉, 或豬肉蒜味麵 (A CHOICE OF BEEF, CHICKEN OR PORK, +\$1 WITH SHRIMP)	\$12.00
35. BLACK PEPPER BEEF OR CHICKEN STIR FRIED SPAGHETTI 黑椒牛肉或雞炒意粉	\$12.00
36. PORK BELLY AND EGG OVER RICE 豬腩肉飯	\$12.00
37. CURRY OVER RICE 咖哩雞肉, 豬排, 或牛腩飯 (CHOICE OF: CHICKEN, PORK CHOP, OR BEEF STEW)	\$12.00
38. SPAM W/CABBAGE STIR- FRIED INSTANT NOODLE 椰菜餐肉炒公仔面	\$12.00
39. HAINANESE CHICKEN 海南雞飯	\$11.00
40. CREAM CHICKEN AND MUSHROOM OVER RICE OR SPAGHETTI 白汁雞皇飯或意粉	\$11.00
41. ONION PORK CHOP OVER RICE OR SPAGHETTI 洋蔥豬扒飯或意粉	\$11.00
42. ONION BEEF OVER RICE 洋蔥牛肉飯	\$11.00
43. MINCE BEEF & EGG OVER RICE 窩蛋免治牛肉飯	\$11.00
⌘ FRIED RICE 炒飯 ⌘	
44. XO CRAB FRIED RICE XO 蟹肉炒飯	\$15.00
45. SALMON FRIED RICE 三文魚炒飯	\$14.00
46. SEAFOOD FRIED RICE 海鮮炒飯	\$11.50
47. SALTED FISH & CHICKEN FRIED RICE 鹹魚雞粒炒飯	\$11.00
48. YANG CHOW FRIED RICE 楊州炒飯	\$11.00
49. FRIED RICE 炒飯 CHOICE OF BEEF, BBQ PORK, CHICKEN, SHRIMP 牛肉, 蝦, 叉燒, 或雞肉	\$11.00

## ⌘ BAKED RICE OR SPAGHETTI 焗飯或意粉 ⌘

50. BAKED SALMON OVER RICE W/ TOMATO SAUCE 焗三文魚飯	\$15.00
51. BAKED BLACK PEPPER RICE OR SPAGHETTI 焗黑椒牛肉或雞扒飯或意粉 CHOICE OF BEEF OR CHICKEN	\$12.00
52. BAKED SEAFOOD RICE OR SPAGHETTI 焗海鮮飯或意粉	\$12.00
53. BAKED MINCE BEEF SPAGHETTI 焗肉醬意粉	\$11.00
54. BAKED PORK CHOP RICE OR SPAGHETTI 焗豬扒飯或意粉	\$11.00

## CHEF SPECIAL 精選小菜

### ⌘ SIDE OF RICE 白飯 \$1.50 ⌘

55. WONTON SOUP CHICKEN POT WITH NOODLE 砂窩雲吞雞	\$32.00
56. BLACK PEPPER NEW YORK STEAK 黑椒牛排	\$24.00
57. GARLIC ROSEMARY LAMB CHOPS 香草蒜煎羊排	\$24.00
58. MISOYAKI SALMON 味噌辣椒三文魚	\$19.00
59. TAHINI ROASTED CHICKEN 芝麻乳酪烤雞 TAHINI YOGURT MARINATED CHICKEN, MISO CORN	\$18.00
60. BRAISED SHORT RIBS WITH BABY BOK CHOY 燉牛仔骨	\$18.00
61. PASSIONFRUIT PRAWN 百香果大蝦	\$18.00
62. SLOW COOKED PORK BELLY WITH PRESERVED CABBAGE 梅菜扣肉	\$16.00
63. SEARED BEEF CUBES WITH MUSHROOMS 什菇牛柳粒	\$16.00
64. MAPO TOFU MUSHROOM RISOTTO 麻婆豆腐蘑菇燴飯 MITAKE, WOOD EAR, JULIENNE SCALLIONS (VEGETARIAN, VEGAN WITHOUT THE CHEESE)	\$15.00
65. MONGOLIAN BEEF 蒙古牛肉	\$15.00
66. SPICY BASIL CHICKEN 辣羅勒雞	\$13.75

## HOUSE NOODLE SOUPS 湯麵

CHOICE OF NOODLES: EGG NOODLES (蛋麵), RICE NOODLES (米粉), HO FUN (河粉), UDON (烏冬)

HOUSEMADE XO SAUCE (XO 醬): \$3, ADD SOY EGG +\$1.50

- |  |         |
|--|---------|
| 67. SPICY CRAB NOODLE SOUP 辣蟹麵/粉   | \$14.00 |
| CRAB, SHRIMP, CLAMS, SOY EGG   |         |
| 68. DUCK CONFIT NOODLE SOUP 鴨腿湯麵   | \$13.00 |
| DUCK BONE BROTH, BRAISED DUCK LEG, SOY EGG, EGG NOODLES                            |         |
| 69. PORK BELLY NOODLE SOUP   | \$13.00 |
| 靚靚豬腩肉湯麵  |         |
| BLACK GARLIC BONE BROTH, DEEP FRIED SLOW COOKED PORK BELLY, SOY EGG, BABY BOK CHOY |         |
| 70. DRUNKEN CHICKEN WONTON NOODLE  | \$12.50 |
| 醉雞絲吞面  |         |
| 71. SPICY TOMATO VEGGIE NOODLE SOUP  | \$11.00 |
| 辣番茄蔬菜湯麵  |         |
| MIREPOIX STOCK, ROASTED SPICY TOMATO BROTH, MITSUBA, BABY BOK CHOY, SOY EGG        |         |
| 72. BEEF BRISKET LO-MEIN 牛腩撈麵  | \$11.00 |
| 73. ROAST DUCK WONTON NOODLE SOUP  | \$11.00 |
| 火鴨雲吞麵/粉  |         |
| 74. BEEF STEW WONTON NOODLE SOUP   | \$11.00 |
| 牛腩雲吞麵/粉  |         |
| 75. MANDARIN PORK BRAISED NOODLES  | \$10.00 |
| 炸醬撈面   |         |
| 76. ROAST DUCK NOODLE SOUP 火鴨麵/粉   | \$9.50  |
| 77. ASSORTED MEAT NOODLE SOUP  | \$9.00  |
| 車仔面任選三款牛腩牛什魚旦大腸旦菜豬肝  |         |
| 78. FISH FILET RICE NOODLE SOUP  | \$8.75  |
| 香西魚片湯米   |         |
| 79. PORK & PRESERVED VEGETABLE RICE NOODLE SOUP                                    | \$8.75  |
| 雪菜肉絲湯米   |         |
| 80. BBQ PORK NOODLE SOUP 叉燒麵/粉   | \$8.50  |
| 81. TOMATO & PORK LIVER RICE NOODLE  | \$8.50  |
| 豬肝番茄湯米   |         |
| 82. BEEF STEW NOODLES SOUP 牛腩麵/粉   | \$8.50  |
| 83. PORK KNUCKLE NOODLE SOUP 豬手湯麵  | \$8.50  |
| 84. SHRIMP DUMPLINGS 水餃麵/粉   | \$8.25  |
| 85. WONTON NOODLE SOUP 雲吞麵/粉   | \$8.25  |
| 86. MINCE BEEF NOODLE SOUP   | \$8.00  |
| 免治牛肉麵/粉  |         |

- |                                  |        |
|----------------------------------|--------|
| 87. FISH BALLS NOODLE SOUP 魚丸麵/粉 | \$7.50 |
| 88. BEEF BALL NOODLE SOUP 牛丸麵/粉  | \$7.50 |

## PORRIDGE 粥

- |                                       |         |
|---------------------------------------|---------|
| 89. ASSORTED MEAT LARGE BOWL PORRIDGE | \$20.00 |
| 錦繡大窩粥                                 |         |
| 90. SHREDDED ROAST DUCK PORRIDGE      | \$8.75  |
| 火鴨絲粥                                  |         |
| 91. FISH FILET PORRIDGE 香西魚片粥         | \$8.50  |
| 92. PRESERVED EGG & PORK PORRIDGE     | \$7.50  |
| 皮蛋瘦肉粥                                 |         |
| 93. MINCED BEEF PORRIDGE 免治牛肉粥        | \$7.50  |
| 94. ASSORTED PORK GIBLET PORRIDGE     | \$7.50  |
| 生滾及弟粥                                 |         |
| 95. PORK MEATBALL PORRIDGE 肉丸粥        | \$7.50  |
| 96. PORK LIVER PORRIDGE 豬肝粥           | \$7.50  |
| 97. PORK KIDNEY AND LIVER PORRIDGE    | \$7.50  |
| 生滾腰肝粥                                 |         |
| 98. CHICKEN PORRIDGE 雞球粥              | \$7.50  |
| 99. SAMPAN PORRIDGE 荔灣艇仔粥             | \$7.50  |
| 100. PLAIN PORRIDGE 明火白粥              | \$4.50  |
| 101. CHINESE FRIED BREAD 油條           | \$3     |

## VEGETABLE 菜

- |   |         |
|---|---------|
| 102. CHINESE BROCCOLI WITH SALTED FISH  | \$10.00 |
| 大地魚芥蘭                                   |         |
| 103. PEA TENDRILS 豆苗                    | \$9.00  |
| 104. XO DRY FRIED GREEN BEANS XO 四季豆    | \$9.00  |
| 105. OKRA W/ GARLIC SOY GLAZE 蒜醬油秋葵     | \$8.00  |
| 106. SPINACH W/ GARLIC 蒜蓉菠菜             | \$8.00  |
| 107. MISO CORN 味噌粟米                     | \$7.00  |
| 108. CHINESE BROCCOLI WITH OYSTER SAUCE | \$7.00  |
| 蚝油芥蘭                                    |         |
| 109. CHINESE GREEN WITH OYSTER SAUCE    | \$7.00  |
| 蚝油菜心                                    |         |
| 110. CHINESE LETTUCE WITH OYSTER SAUCE  | \$7.00  |
| 蚝油生菜                                    |         |

## BEVERAGES 飲料

HONG KONG CLASSICS: (ICED 凍飲 +.50,  
SIZE LARGE HOT DRINKS 大杯 +\$1)

D1. RED BEAN ICE 紅豆冰	\$3.50
D2. ICED LOGAN 龍眼冰	\$3.50
D3. HONG KONG MILK TEA 奶茶	\$3.25
D4. COFFEE MILK TEA 鴛鴦	\$3.25
D5. GINGER & LEMON COKE 姜檸檬可樂	\$3.25
D6. HONEY LEMON TEA 檸檬茶	\$3.00
D7. SOYMILK 豆漿	\$3.00
D8. OVALTINE 阿華田	\$3.00
D9. HORLICK 好立克	\$3.00
D10. HONEY LEMON WATER 熱檸蜜	\$3.00
D11. CITRUS WITH HONEY 柚子蜜	\$3.00
D12. HOT CHOCOLATE 熱巧克力	\$3.00
D13. COFFEE 咖啡	\$2.75

MATCHA SERIES (ICED)

CEREMONIAL GRADE MATCHA, MILK OPTIONS: FRESH  
MILK, ALMOND MILK, SOYMILK (+.25)

D14. MATCHA LATTE 抹茶拿鐵	\$5.00
D15. STRAWBERRY MATCHA 草莓抹茶	\$5.00
D16. MANGO MATCHA 芒果抹茶	\$5.00
D17. CHOCOLATE MATCHA 朱古力抹茶	\$5.00
D18. MATCHA MINT LEMONADE 薄荷檸檬水抹茶	\$5.00

GREEN TEAS (ICED)

D19. PINEAPPLE JASMINE GREEN TEA 菠蘿茉莉花綠茶	\$3.75
D20. STRAWBERRY JASMINE GREEN TEA 草莓茉莉花綠茶	\$3.75
D21. MANGO JASMINE GREEN TEA 芒果茉莉花綠茶	\$3.75
D22. WINTERMELON JASMINE GREEN TEA 冬瓜茉莉花綠茶	\$3.75
D23. JASMINE GREEN TEA 茉莉花綠茶	\$3.50

LEMONADE

D24. LEMONADE 檸檬汽水	\$4.00
FLAVOR CHOICES: REGULAR, MANGO 芒果, PINEAPPLE 菠蘿, STRAWBERRY 草莓,	

FRESH MILK TEAS (ICED)

MILK OPTIONS: FRESH MILK, ALMOND MILK, SOYMILK  
(+.25)

D25. WINTERMELON HIGH MOUNTAIN OOLONG MILK TEA 冬瓜高山烏龍奶茶	\$4.25
D26. HONEYDEW MILK TEA 蜜露奶茶	\$4.25
D27. HIGH MOUNTAIN OOLONG MILK TEA 高山烏龍奶茶	\$4.00
D28. JASMINE MILK TEA 茉莉花奶茶	\$3.75
D29. TARO MILK TEA 芋頭奶茶	\$3.75
D30. BLACK SESAME MILK TEA 黑芝麻奶茶	\$3.75
D31. CHRYSANTHEMUM MILK TEA 菊花奶茶	\$3.75
D32. CHOCOLATE MILK TEA 巧克力奶茶	\$3.75
D33. ALMOND MILK TEA	\$3.75

FRESH FRUIT JUICES

WITH MILK +.50

D34. AVOCADO SMOOTHIE 牛油果汁	\$4.25
D35. WATERMELON JUICE 西瓜汁	\$3.75
D36. CANTALOUPE JUICE 哈密瓜汁	\$3.75
D37. HONEYDEW JUICE 蜜露汁	\$3.75
D38. PAPAYA JUICE 木瓜汁	\$3.75
D39. MANGO JUICE 芒果汁	\$3.75

FRIDGE DRINKS

D40. BOTTLED SODA	\$2.75
D41. APPLE JUICE 蘋果汁	\$2.75
D42. ORANGE JUICE 橙汁	\$2.75
D43. VITASOY 維他奶	\$1.25
D44. CHRYSANTHEMUM TEA 菊花茶	\$1.25
D45. LEMON TEA 檸檬茶	\$1.25
D46. BOTTLED WATER 礦泉水	\$1.50
D47. SPRITE 雪碧	\$1.50
D48. COKE 可樂	\$1.50

ADD ON TOPPINGS:

ICE CREAM 雪糕	\$1.00
BOBA 珍珠	\$0.50
CRYSTAL BOBA 水晶珍珠	\$0.50
LYCHEE JELLY 荔枝啫喱	\$0.50
GRASS JELLY 涼粉	\$0.50

## ALCOHOLIC BEVERAGES

### BEER 啤酒

TSING TAO	\$5
HEINEKEN	\$5
BUDWEISER	\$5
BUDLIGHT	\$5

### RED WINE (GLASS/BOTTLE)

HOUSE RED WINE	5.50/20
MALBEC, NAPA	10/30
PINOT NOIR, LYRIC, SANTA BARBARA	12/45

### WHITE WINE (GLASS/BOTTLE)

HOUSE WHITE WINE 白酒	5.50/20
SAINTSBURY CHARDONNAY	12/45
SAUVIGNON BLANC, SONOMA	10/30

### SAKE

HOUSE SAKE	\$6
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# EXHIBIT D

## SAN FRANCISCO PLANNING DEPARTMENT

### CEQA Categorical Exemption Determination

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
733 Washington St. - Washington Bakery & Restaurant		0209011
<b>Case No.</b>		<b>Permit No.</b>
2018-014378PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization Application to permit an ABC - Type 41 license at Washington Bakery.		

#### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six 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.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 Maher 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Kristina Phung

Conditional Use Authorization for change of use from limited restaurant to restaurant use for (DBA Washington Bakery & Restaurant) with a new ABC Type 41 License for beer and wine sales in an existing building. No expansion or changes to building facade proposed and no rooftop mechanical equipment or new cooking equipment associated with proposal.



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" 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 checked="" 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 PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" 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 <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<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 checked="" 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> Marcelle Boudreaux	

## 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. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Kristina Phung 06/10/2019
	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.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
733 Washington St. - Washington Bakery & Restaurant		0209/011
Case No.	Previous Building Permit No.	New Building Permit No.
2018-014378PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date: