



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: APRIL 30, 2020

CONTINUED FROM: APRIL 2, 2020

CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2019-019628CUA
Project Address: 1888 Clement Street
Zoning: Outer Clement Street Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Existing Fringe Financial Special Use District
Block/Lot: 1414/061
Project Sponsor: Jamie Mastro, CM Architects
2441 Adell Court
San Francisco, CA 94602
Property Owner: Garret and Anita Tom
San Francisco, CA 94159
Staff Contact: Katherine Wilborn
Katherine.Wilborn@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project is a request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 717 to establish a 2,035 sq. ft. Formula Retail use (d.b.a. "Kumon" educational center) in a vacant, one-story commercial building within the Outer Clement Neighborhood Commercial District (NCD) Zoning District and a 40-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 717, 303, and 303.1, to establish the proposed Formula Retail use within the Outer Clement NCD.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Community Outreach:** The Project Sponsor conducted a Pre-Application Meeting on September 18, 2019, with one attendee.
 - **Support/Opposition:** The Department has not received any letters in support or in opposition to the Project.

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- **Signage:** The proposal includes (1) non-illuminated wall sign and (2) running window decals on either storefront window at the top and bottom of glazing. Signage has been reviewed for compliance with Article 6 and shall adhere to the Transparency Requirements of Planning Code Section 134.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the intentions of the Outer Clement Neighborhood Commercial District, and the Objectives and Policies of the General Plan. The Project will establish a Formula Retail use (an institutional educational use for children ranging pre-school to the 12th grade) at a vacant retail space within a one-story, commercial building at Clement between 19th and 20th Avenues. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 717, 303, AND 303.1 TO ESTABLISH A FORMULA RETAIL INSTITUTIONAL EDUCATION SERVICE USE AT 1888 CLEMENT STREET, LOT 061 IN ASSESSOR'S BLOCK 1414, WITHIN THE OUTER CLEMENT NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 17, 2019, Jamie Mastro of CM Architects (hereinafter "Project Sponsor") filed Application No. 2019-019628CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail, institutional education use (hereinafter "Project") at 1888 Clement Street, Block 1414, Lots 061 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

On April 2, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-019628CUA and continued the hearing to April 30th, 2020.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-019628CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-019628CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the establishment of an institutional educational, Formula Retail use (d.b.a “Kumon”) in a vacant commercial space on the northern side of Clement Street, between 20th and 19th Avenues, formerly occupied by “Infield” Baseball Batting Cages, which vacated the premises in April 2019. Kumon currently operates over 4,000 stores worldwide, including 135 in California. There are currently 9 other Kumon learning centers in San Francisco. Of the 2,035 square foot retail space, approximately 1,735 sq. ft. will be devoted to the active use, and approximately 300 sq. ft. total devoted to a parent waiting area and an office. No expansion of the existing tenant space or the building envelope is proposed. One wall sign is proposed, as well as running window decals which meet the Transparency Requirements, as outlined in Planning Code Section 134.
3. **Site Description and Present Use.** The Project is located within a vacant 2,035 sq. ft. single-story building, on a lot of approximately 2,500 sq. ft., and an approximate 25-foot frontage on Clement Street’s northern side. The Project does not propose any change or impact to the residential structures within the area.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Outer Clement Neighborhood Commercial District (NCD). The immediate context is mixed in character with residential, commercial, and residential-over-commercial buildings, ranging in mass from single- to three-stories in height.
5. **Public Outreach and Comments.** The Department has not received any correspondence regarding the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Formula Retail Use.** A *Formula Retail* use is defined under Planning Code Section 303.1 as a type of retail sales or service activity that has eleven or more other retail sales establishments in operation, or with local land use permit entitlements already approved anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized

décor and color scheme, uniform apparel, standardized signage, and a trademark or service-mark.

Within the Outer Clement NCD Zoning District, Formula Retail uses require Conditional Use Authorization under Planning Code Section 717. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Section 303.1 (Formula Retail Uses).

The Project would allow for an Institutional Educational Service, Formula Retail Use (d.b.a. "Kumon", a tutoring service for Pre-Kindergarten to 12-Grade) at the vacant, approximately 2,035 sq. f.t, single-story commercial space on the Project Site. A Formula Retail Use may be conditionally permitted per Planning Code Section 303, 303.1, and 717.

- B. Retail Sales and Services Use within the Outer Clement Zoning District.** Section 717 of the Planning Code permits "Retail Sales and Services Uses," which encompasses "Service, Institutional" uses, as defined under Planning Code Section 102 and 202.2, on the first story.

The Project would allow for a new Institutional Educational, Retail Sales and Services use, which Formula Retail is conditionally encompassed within, at the ground floor of single-story commercial building.

- C. Hours of Operation.** Planning Code Section 717 permits Hours of Operation between 6:00am – 11:00pm; and Conditionally permits Commercial Uses to operate between 11:00pm – 2:00pm.

The hours of operation for Kumon are 3:00pm to 7:00pm on Mondays and Fridays.

- D. Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The first 65 feet of the building's depth, from the Clement Street frontage, is proposed for use as a Formula Retail establishment, which is considered an active use. The windows will be clear, un-tinted, and

unobstructed. There are no proposed changes to the exterior nor to the windows except for signage, in compliance with Article 6 and Section 134 of the Planning Code.

- E. **Use Size.** Planning Code Section 717 principally permits non-residential uses up to 2,499 square feet. Uses 2,500 square feet or larger require Conditional Use Authorization.

The Project proposes a total use size of approximately 2,035 square feet which is within the principally permitted use size.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

The project proposes one wall sign, of unilluminated pin-mounted construction.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with the neighborhood or the community.

The size of the use will remain as is existing and is in keeping with other storefronts on the block-face. The proposed establishment of the Formula Retail use will not affect traffic or parking in the District, as the business serves only a moderate number of customers at any one time, with sufficient off-street parking available. This will not impact the mix of goods and services currently available in the District, and it will contribute to economic vitality of the neighborhood by occupying a vacant storefront in a neighborhood commercial district, adjacent to the corner lot at 20th Avenue.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the Project will not alter the existing appearance or character of the surrounding vicinity. The proposed work will not affect the building envelope.

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

The Planning Code does not require off-street parking, and there is sufficient street parking. It is unlikely that the use will generate significant vehicular trips citywide, though it will generate moderate trips from the neighborhood due to its close proximity to many other neighborhood-serving sales and services uses.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use will not generate significant noise, glare, dust, or odor.

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

The Project would not alter the site's landscaping, open space, or lighting. New signage has been reviewed for compliance with the Planning Code and Formula Retail Guidelines.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of the Outer Clement Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible, diverse service for the immediate neighborhood and broader population.

8. **Formula Retail.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Planning Code Section 303.1, Formula Retail uses:

- a. The existing concentration of Formula Retail uses within the District.

There are currently no existing Formula Retail uses, out of approximately 21 commercial establishments, within 300 feet of the Project Site.

- b. The availability of other similar retail uses within the District.

Of the 21 retail businesses surveyed within a 300-foot radius of the Project Site, 0 (0%) are Formula Retail uses. All similar businesses provide a different array of goods and services and none within a 300' radius of the Subject Property offer educational services.

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The Project would minimally alter the existing exterior details of the subject building with one, pin-mounted, unilluminated wall sign and running window decals along the base and transom of the storefront windows. Therefore, the Project is compatible within, and will have no adverse effect on, the architectural and aesthetic characters of the District.

- d. The existing retail vacancy rates within the District.

The Project will lessen the retail vacancy rate within a 300-foot radius, as the proposed Formula Retail use will occupy a vacant storefront. According to the 300-foot radius survey provided, there are 4 (7%) vacancies, including the Subject Property, within the area.

- e. The existing mix of Citywide-serving retail uses, and neighborhood-serving retail uses within the District.

The Project Site's Outer Clement Neighborhood Commercial District (NCD) Zoning District is of medium size, with a focus on neighborhood -serving retail and service uses. NCD Districts are intended to be located along central thoroughfares and are developed so the residential populations may have easy access to goods and services. The intent and diverse nature of convenient- and specialty- Retail will not be impacted, as the Project aims to provide a new specialty use that will occupy a vacant storefront.

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

The proposed use is consistent with the existing character of the district, which is comprised of a variety of service activities. The subject property would provide the first Formula Retail commercial frontage within 300-feet of the Subject Property within the district.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The Project will provide a new commercial benefit to the district and enhances the diverse economic base of the area.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards.

Policy 1.3:

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

The Project to establish a new Formula Retail Institutional Educational Service use would allow the establishment (d.b.a. "Kumon") to provide convenient tutoring services to the surrounding neighborhood, as well as providing resident employment opportunities to those in the community. The applicant will have between 8 and 15 employees and can serve up to 55 students at any given operational hour.

OBJECTIVE 2:

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

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will allow the establishment of a new Formula Retail use (which has 9 other locations in San Francisco), and would retain an existing commercial business and diverse economic base.

OBJECTIVE 3:

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

Policy 3.4:

Assist newly emerging economic activities.

The Project will allow the establishment of a Formula Retail use that would employ 8-15 employees, which will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

The Project will not displace any other neighborhood-serving goods and/or service uses in the District, as the Subject Property is currently vacant. The Project will provide the neighborhood with a new Institutional Educational Service use, which is encompassed within the broader Retail and Sales Service use category. This use, for educational instruction, is currently not offered within a 300-foot radius.

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide the neighborhood with a Formula Retail service for Institutional Services that provides educational tutoring services.

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

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses and provides opportunities for resident employment. The Project would retain the current mix of retail and would occupy a vacant storefront. The Project provides desirable services and contributes to the diverse economic base of the Outer Clement NCD Zoning District.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The signs are compliant with Article 6 and there are no changes proposed to the storefront's facade.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is well-served by nearby public transportation options. The Project is located within walking distance of several transit lines (38-Geary and 1-California). The Project also provides off-street parking at the principally permitted amounts.

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

The Project will not displace or adversely affect any service sector or industrial businesses as the Project is occupying a vacant commercial space.

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

The Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project is not located in a landmark or historic building and will not adversely impact the City's stock of such buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No 2019-019628CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 2, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on April 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a Formula Retail use (d.b.a. **Kumon**) located at 1888 Clement Street (between 20th and 19th Avenues, on the northern-side of Clement), Block 1414, Lot 061, pursuant to Planning Code Sections **717, 303, and 303.1** within the **Outer Clement Neighborhood Commercial District** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 2, 2019**, and stamped "EXHIBIT B" included in the docket for Case No. **2019-019628CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 30, 2020** under **Motion No. #####**. 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 **April 30, 2020** under **Motion No. #####**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

MONITORING

7. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of the 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 action under their jurisdiction.

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

OPERATION

8. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the tenant space 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, www.sfdpw.org.

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

MONITORING – AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of the 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 action under their jurisdiction.

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

10. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

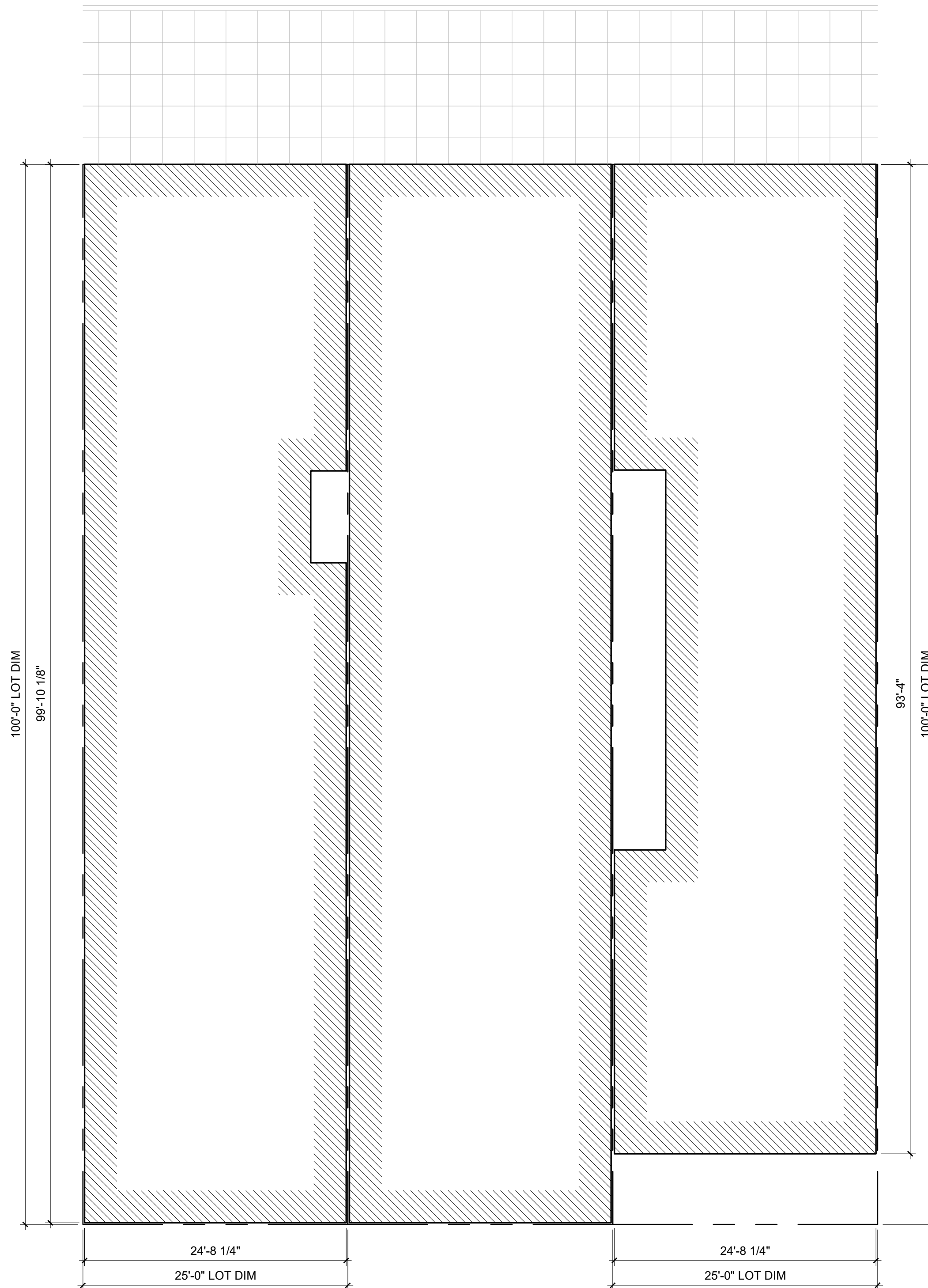
GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC., SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT IN WRITING FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
2. THE CONTRACTOR SHALL COORDINATE ALL TRADES, UTILITIES, AND ARCHITECTURAL PLANS WITH ALL ENGINEERING PLANS. NOTIFY ARCHITECT OF ANY AND ALL DISCREPANCIES IMMEDIATELY IN WRITING.
3. ALL WORK AND MATERIAL SHALL BE EXECUTED IN FULL ACCORDANCE WITH ALL APPLICABLE CODES.
4. GENERAL CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL COSTS FOR PUBLIC PROTECTION AS REQUIRED BY THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT AGENCIES.
5. GENERAL CONTRACTOR SHALL MAKE NO REVISIONS, ALTERATIONS OR CHANGES TO THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT AND/OR OWNERS REPRESENTATIVE. NO ADDITIONAL COSTS FROM THE GENERAL CONTRACTOR SHALL BE CONSIDERED AND THE WORK MAY BE REQUIRED TO BE REMOVED WITHOUT SUCH APPROVAL BY ARCHITECT.
6. GENERAL CONTRACTOR SHALL PROVIDE THE BUILDING OFFICIAL WITH A CERTIFICATE OF CONSTRUCTION COMPLIANCE WITH ENERGY CONSERVATION STANDARDS UPON FINAL BUILDING DEPARTMENT INSPECTIONS (WHERE REQUIRED).
7. WHEN CONTRACTOR ACCEPTS DELIVERY OF ITEMS NOTED ON PLANS WHETHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO THESE ITEMS.
8. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE DURATION OF THE WORK ALL EMERGENCY EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
9. 'TYP' SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED.
10. ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL, AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED. THE DETAILS ON THE DRAWINGS SHALL BE USED WHEREVER APPLICABLE, UNLESS OTHERWISE NOTED. NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
11. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT'S AND ENGINEER'S FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
12. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN ALL PARTITION LOCATIONS. ALL DOOR AND OPENING LOCATIONS SHALL AS BE SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT, NOTIFY THE ARCHITECT. LOCATIONS NOTED ON ARCHITECTURAL PLANS SUPERSEDE LOCATIONS SHOWN ON OTHER CONSULTANT DRAWINGS. ALL DIMENSIONS MARKED "CLEAR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL FINISHES INCLUDING CARPET, PAD, CERAMIC TILE, V.C.T., ETC.
13. ALL DIMENSIONS ARE TO THE FACE OF FINISHED WALL, U.O.N.
14. CONTRACTOR SHALL MARK LOCATIONS OF PARTITIONS AND DOORS FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. REVIEW WILL BE FOR DESIGN INTENT. SUBCONTRACTOR SHALL COORDINATE AND VERIFY ALL CONDITIONS TO ENSURE PROPER FIT.
15. COLUMN CENTER LINE (OR GRID LINES) ARE SHOWN FOR DIMENSIONING. VERIFY EXACT LOCATIONS IN FIELD.
16. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING CONDITIONS, INCLUDING ALL STRUCTURAL ELEMENTS, AFTER COMPLETION OF DEMOLITION AND NOTIFY THE OWNER'S AND LANDLORDS REPRESENTATIVE IMMEDIATELY OF ANY DAMAGES AND/OR INSTABILITY.
17. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.
18. UTILITY SERVICES: CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFIRM LOCATIONS OF ALL UTILITIES AND NOTIFY ALL PERSONS WORKING ON THE SITE OF EXISTING UTILITIES. CONTRACTOR SHALL LOCATE AND IDENTIFY ACTIVE UTILITY SERVICE AND TEMPORARILY DEACTIVATE THEN WHEN THEY CONSTITUTE A HAZARD. LOCATION OF GAS, ELECTRIC, AND WATER METERS TO CONFORM TO UTILITY COMPANY REQUIREMENTS.
19. PROTECT THE EXISTING CONSTRUCTION FINISHES, ADJACENT PROPERTY, PLANTINGS AND TREES. PROTECT THE WORK FROM RAIN AND OTHER NATURAL ELEMENTS. REPAIR, REFINISH, OR REPLACE ANY ITEMS DAMAGED DURING CONSTRUCTION.

ABBREVIATIONS:

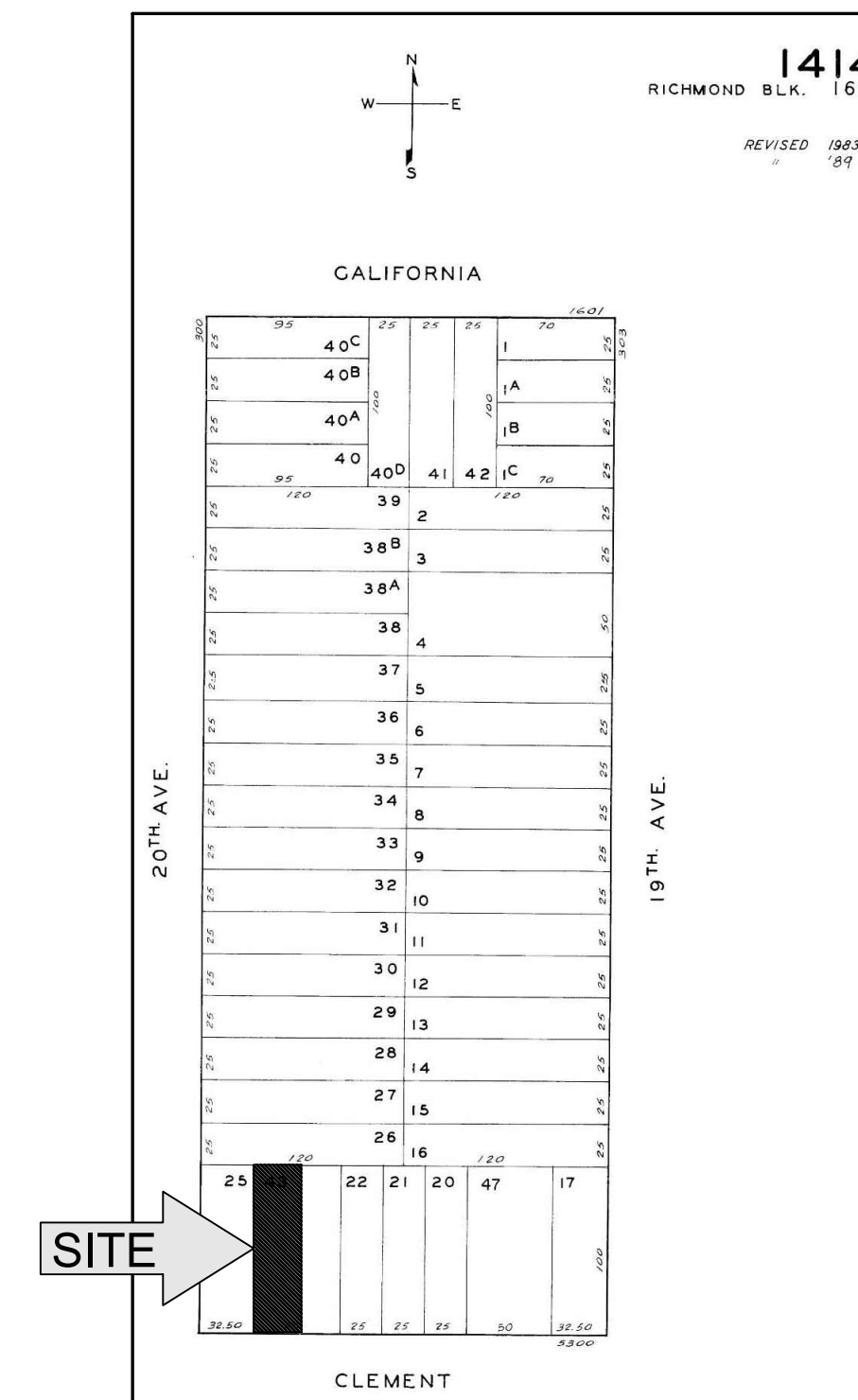
- | | |
|------------------------|----------------------------------------|
| ABV | ABOVE |
| AFF | ABOVE FINISH FLOOR |
| AL ALUM | ALUMINUM |
| ANOD | ANODIZED |
| ARCH | ARCHITECT |
| BD | BOARD |
| BDRM | BEDROOM |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BLW | BELOW |
| BTWN | BETWEEN |
| BO | BOTTOM OF |
| CAB | CABINET |
| CL | CENTERLINE |
| CLG | CEILING |
| CH | CEILING HEIGHT |
| CLR | CLEAR |
| COL | COLUMN |
| CONC | CONCRETE |
| CONSTR | CONSTRUCTION |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| C/C | CENTER TO CENTER |
| DF | DOUGLAS FIR |
| DIA | DIAMETER |
| DIM | DIMENSION |
| EA | EACH |
| ELEV | ELEVATION |
| EQ | EQUAL |
| (E) | EXISTING |
| EXT | EXTERIOR |
| FD | FLOOR DRAIN |
| FF | FINISH FLOOR |
| FLG | FLOORING |
| FLUOR | FLUORESCENT |
| FO | FINISHED OPENING |
| FRMG | FRAMING |
| FRF | FIRE RESISTIVE TREATED |
| GL | GLASS |
| GSM | GALVANIZED SHEET METAL |
| GYP BD | GYP SUM BOARD |
| HDF | HIGH DENSITY FIBERBOARD |
| HT | HEIGHT |
| HORIZ | HORIZONTAL |
| HM | HOLLOW METAL |
| HR | HOUR |
| HVAC | HEATING, VENTILATION, AIR CONDITIONING |
| ID | INTERIOR DESIGNER |
| INCAND | INCANDESCENT |
| INCL | INCLUDED |
| INT | INTERIOR |
| L | LEVEL |
| LED | LIGHT EMITTING DIODE |
| MAX | MAXIMUM |
| MDF | MEDIUM DENSITY FIBERBOARD |
| MECH | MECHANICAL |
| MFG | MANUFACTURER |
| MISC | MISCELLANEOUS |
| MIN | MINIMUM |
| MTL | METAL |
| MTR | UTILITY METER |
| (N) | NEW |
| NA | NOT APPLICABLE |
| NIC | NOT IN CONTRACT |
| NS | NOT SPECIFIED |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OPNG | OPENING |
| P | PAINT |
| PL | PLATE |
| PLEX | PLEXIGLASS |
| PLYWD | PLYWOOD |
| PREFIN | PREFINISHED |
| PM | PROJECT MANAGER |
| PT | PRESSURE TREATED |
| RAD | RADIUS |
| REQD | REQUIRED |
| REF | REFERENCE |
| RCP | REFLECTED CEILING PLAN |
| RO | ROUGH OPENING |
| SC | SOLID CORE |
| SECT | SECTION |
| SHT | SHEET |
| SHWR | SHOWER |
| SIM | SIMILAR |
| STC | SOUND TRANSMISSION COEFFICIENT |
| SQ | SQUARE |
| SF | SQUARE FEET |
| STL | STEEL |
| STRUC | STRUCTURE |
| TRAN | TRANSOM |
| TEMP | TEMPERATURE |
| TEMP GL | TEMPERED GLASS |
| THRU | THROUGH |
| TO | TOP OF |
| TYP | TYPICAL |
| UNLESS OTHERWISE NOTED | |
| VCB | VOLUME CONTROL |
| VERT | VERTICAL |
| VG | VERTICAL GRAIN |
| VIF | VERIFY IN FIELD |
| W | WITH |
| WC | WATER CLOSET |
| WO | WITHOUT |
| W/O | WITHOUT |
| WD | WOOD |

CLEMENT



1 SITE PLAN - PROPOSED
1/8"=1'0"

SHEET INDEX		PERMIT SUBMITTAL
A0.0	COVER SHEET AND SITE PLAN	X
A2.0	1ST FLOOR PLAN - EXISTING	X



3 ASSESSOR BLOCK MAP
NTS

PROJECT DATA:

PROJECT ADDRESS: 1888 CLEMENT
SAN FRANCISCO
CA 94121
1414 / 061
BLOCK / LOT: TYPE VB
BUILDING TYPE: TYPE VB
OCCUPANCY GROUP: E
OF STORIES: 1 STORIES
ZONING DISTRICT: NCD
LOT SQ. FT.: 2,324 SF

2016 CALIFORNIA FIRE CODE
AMENDMENTS OF THE CITY AND COUNTY OF SAN FRANCISCO
2016 SF BUILDING CODE AMENDMENTS
2016 SF ELECTRICAL CODE AMENDMENTS
2016 SF HOUSING CODE AMENDMENTS
2016 SF MECHANICAL CODE AMENDMENTS
2016 SF PLUMBING CODE AMENDMENTS
2016 SF FIRE CODE
2016 SF PLANNING CODE

SCOPE OF WORK:

TENANT IMPROVEMENT INCLUDING CONDITIONAL USE AUTHORIZATION

SEPARATE PERMITS:

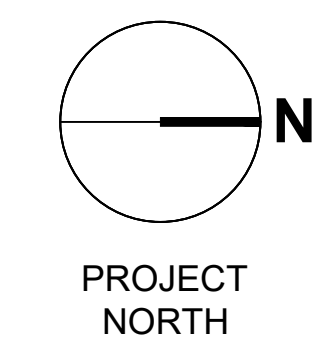
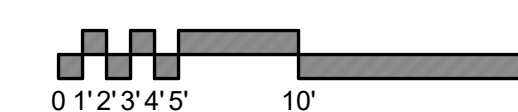
PERMITS FOR THIS WORK TO BE OBTAINED SEPARATELY: ELECTRICAL AND PLUMBING.

CODES & ORDINANCES:

CALIFORNIA CODES
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA ENERGY CODE

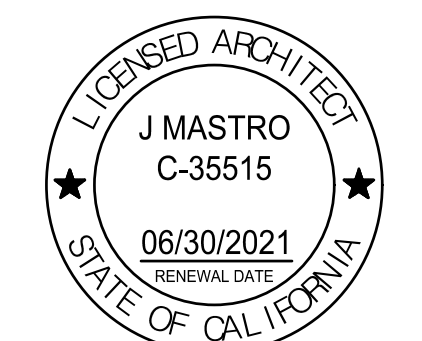
SFFD NOTES:

EXISTING BUILDING DESCRIPTION: NO EXISTING BUILDING ALARM SYSTEM; UNSPRINKLERED



3442 Adell Ct
Oakland, CA 94602
info@cm-architects.com
(510)519-6825

1888 Clement St
SAN FRANCISCO, CA 94121
1414 / 061



No.	Date	Issue
	10.02.2019	BUILDING PERMIT SUBMITTAL

Date 10.02.2019

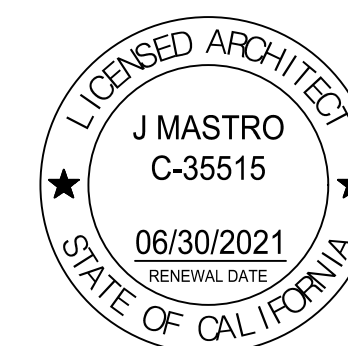
Project No. 1923

Scale

Sheet Title **COVER SHEET AND SITE PLAN**

A0.0

1888 Clement St
SAN FRANCISCO, CA 94121
1414 / 061



No.	Date	Issue
10.02	2019	BUILDING PERMIT SUBMITTAL

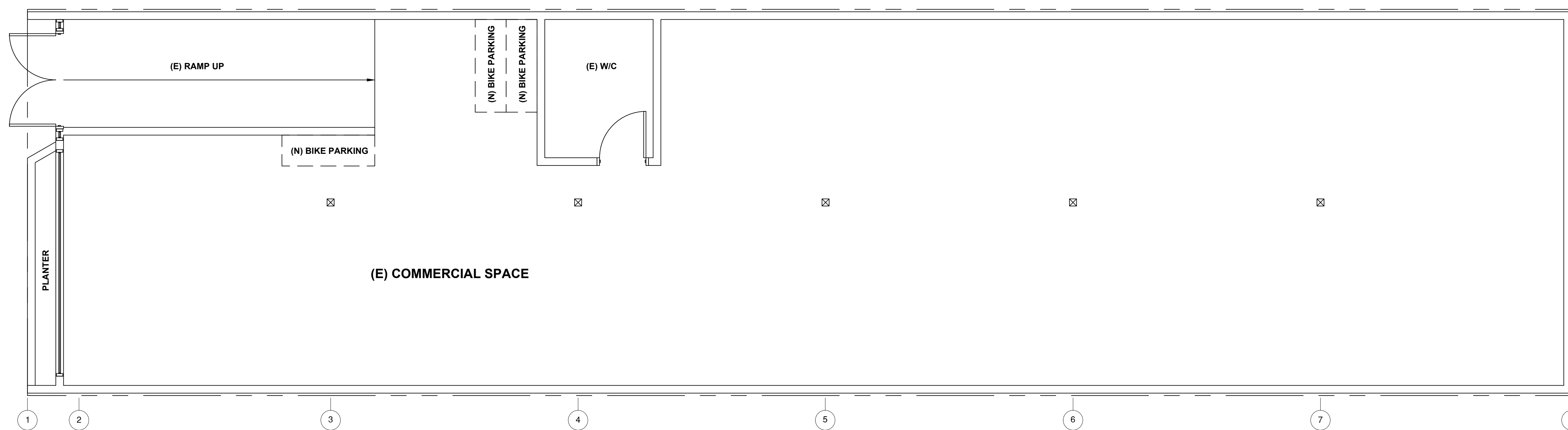
Date 10.02.2019

Project No. 1923

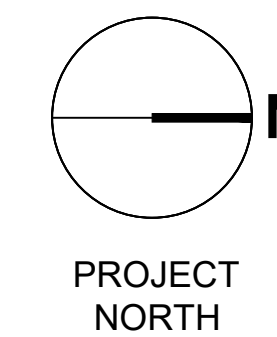
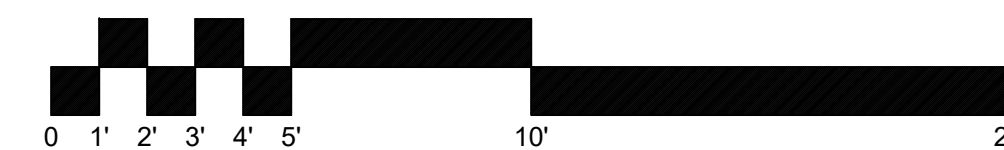
Scale

Sheet Title **EXISTING
FIRST FLOOR PLAN**

A2.0



1 FIRST FLOOR EXISTING PLAN
- 1/4"=1'-0"



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KUMON SIGNAGE OPTIONS

All signage layouts or vendor proofs must be approved by Kumon's Signage Specialist prior to ordering.

OPTION 1: Illuminated Channel Letters

The illuminated channel letter sign is made of fabricated aluminum that is formed to shape letters. The letter faces are white translucent plastic with Kumon Blue vinyl applied.

Available in various sizes depending on city/landlord criteria.

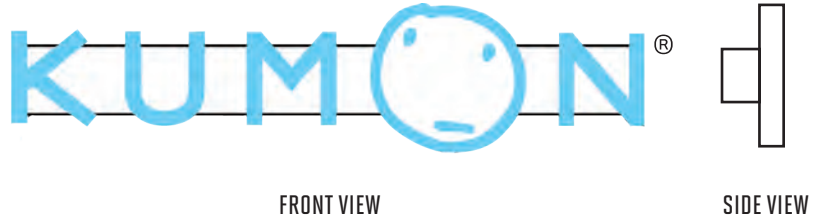
24" x 103" 30" x 128.5"
36" x 154" 42" x 180"

Color Specifications:

Translucent Vinyl is 3M 3630-7435 Kumon Blue

Returns & Trim Caps are Black or Dark Bronze

Raceway (if present) is painted to match building.



OPTION 2: Illuminated Light Box

The illuminated light box is made of fabricated aluminum. The face of the light box is a white translucent plastic panel with vinyl applied to it.

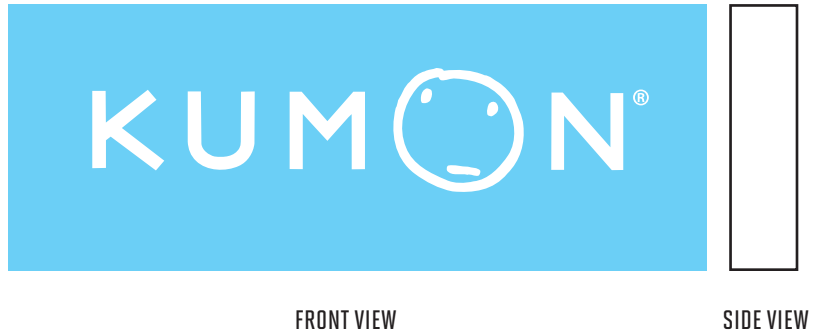
Available in various sizes depending on city/landlord criteria.

24" x 64" 30" x 80"
36" x 96" 48" x 128"

Color Specifications:

Translucent vinyl is 3M 3630-7435 Kumon Blue.

Cabinet (box) is Black or Dark Bronze. Lettering can be black or white.



OPTION 3: Non-Illuminated PVC Letters on Kumon Blue Backer

The PVC lettered sign is non-illuminated. The logo is made of solid plastic that is mounted to an aluminum or solid surface backer. Background is Kumon Blue painted or vinyl.

Available in various sizes depending on city/landlord criteria.

24" x 64" **30" x 80"**
36" x 96" 48" x 128"

(Other sizes available on a need to have basis.)

Color Specifications:

Paint to match PMS 297C -or-

Opaque Vinyl is Avery SC900-640-0 Light Blue (A9540-0)

Logo can be Black (preferred) or White.



**CENTERED ON BUILDING ABOVE
RECESSED PORTION**

DOOR GRAPHICS

PHONE NUMBER BELOW KUMON LOGO ON LEFT DOOR

Door Graphics should have the Kumon logo in white. Center phone number and Center hours are optional, but if included, they should be in white Arial font. The Signage Specialist provides the branded artwork for the logo and the Instructor is responsible for working with a local vendor for production of the item.



DOOR SIGNS

Door Signs may be ordered through the ad request function on ikumon.com. Door Signs are a less permanent option than using vinyl to display your Center hours. It is recommended that door signs are printed in color and laminated prior to being displayed.

Creative Services provides the branded artwork and the Instructor is responsible for working with a local vendor for production of the item.



WINDOW CLINGS

A variety of window clings can be ordered directly from the K-Store or through MarketHub+. These static vinyl window clings work well for temporary applications, and can be applied and removed easily. Please login to the K-Store (for basic logo, standard window cling and 3+ round cling) and MarketHub+ (for specific marketing promotions) to see examples of what is currently available. If a center has limited window space, it is recommended to switch out the window clings periodically, rather than trying to display them all at once and crowding the windows.



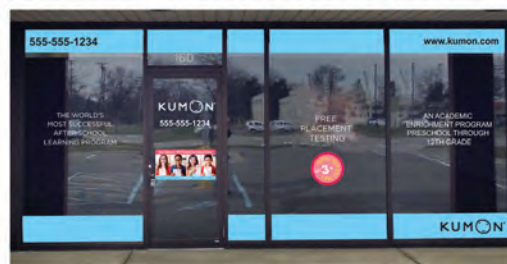
SAMPLE EXTERIOR WINDOW GRAPHICS

You can request a standard window graphics mockup to be prepared for your center, by placing an order through the Ad Request function on ikumon.com. Select the "Window Graphics" category and upload one photo of your center storefront. This photo should show all of your center's windows and doors, and your storefront should be unobstructed by parked cars or people. If you have additional photos, or if your photo is larger than 1MB in size, you may email the photo directly to your Signage Specialist. Please allow up to 3 business days for your request to be completed.

STEP BY STEP

Exterior Window Graphics for your center:

- Choose a local sign vendor
- Place your standard window graphics mockup order through ikumon.com Ad Request and we will provide a sample design for you and your vendor.
- Have your vendor complete the Vendor Logo Use Agreement Form (see ikumon) and fax or email it to your Signage Specialist.
- Art files will be emailed to your vendor.
- Your vendor will create a layout proposal for your window graphics that duplicates the mockup.
- Your Signage Specialist must review and approve all layouts prior to ordering.





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1888 CLEMENT ST		1414061
Case No.		Permit No.
2019-019628PRJ		201910023383
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Tenant improvement to add new bicycle paring including conditional use authorization.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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"/>	Class 32 - In-Fill Development. 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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><i>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 > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Katherine Wilborn</p>	

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

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

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

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

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER**

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input checked="" type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): Change of use to a Formula Retail Instructional Services use: Kumon Math and Reading Center (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Katherine Wilborn	

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

<input checked="" type="checkbox"/>	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.	
	Project Approval Action: Building Permit	Signature: Katherine Wilborn
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/02/2020
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 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.

MODIFIED PROJECT DESCRIPTION

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1888 CLEMENT STREET
RECORD NO.: 2019-019628CUA

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

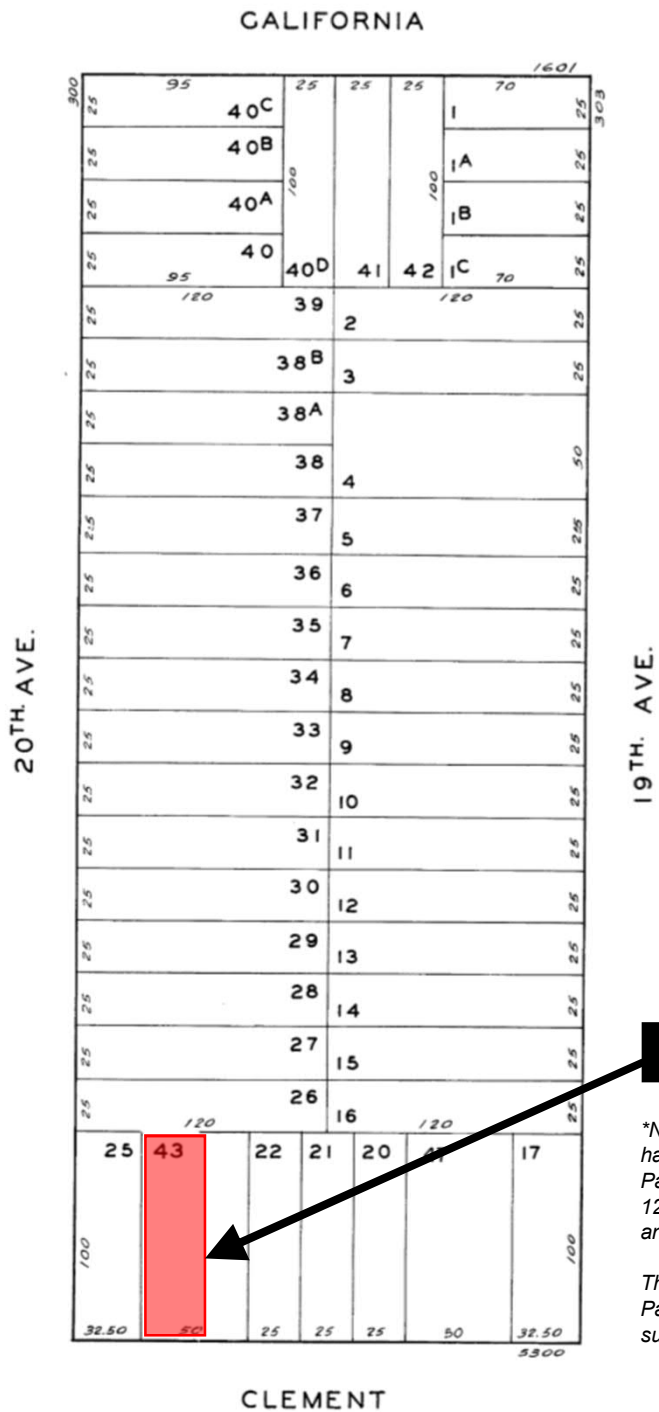
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	2,035	NO CHANGE	0
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <small>Production, Distribution, & Repair</small>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other	N/A	N/A	N/A
TOTAL GSF	2,035	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	1	0	1
Number of Stories	1	0	1
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other	N/A	N/A	N/A

Parcel Map*



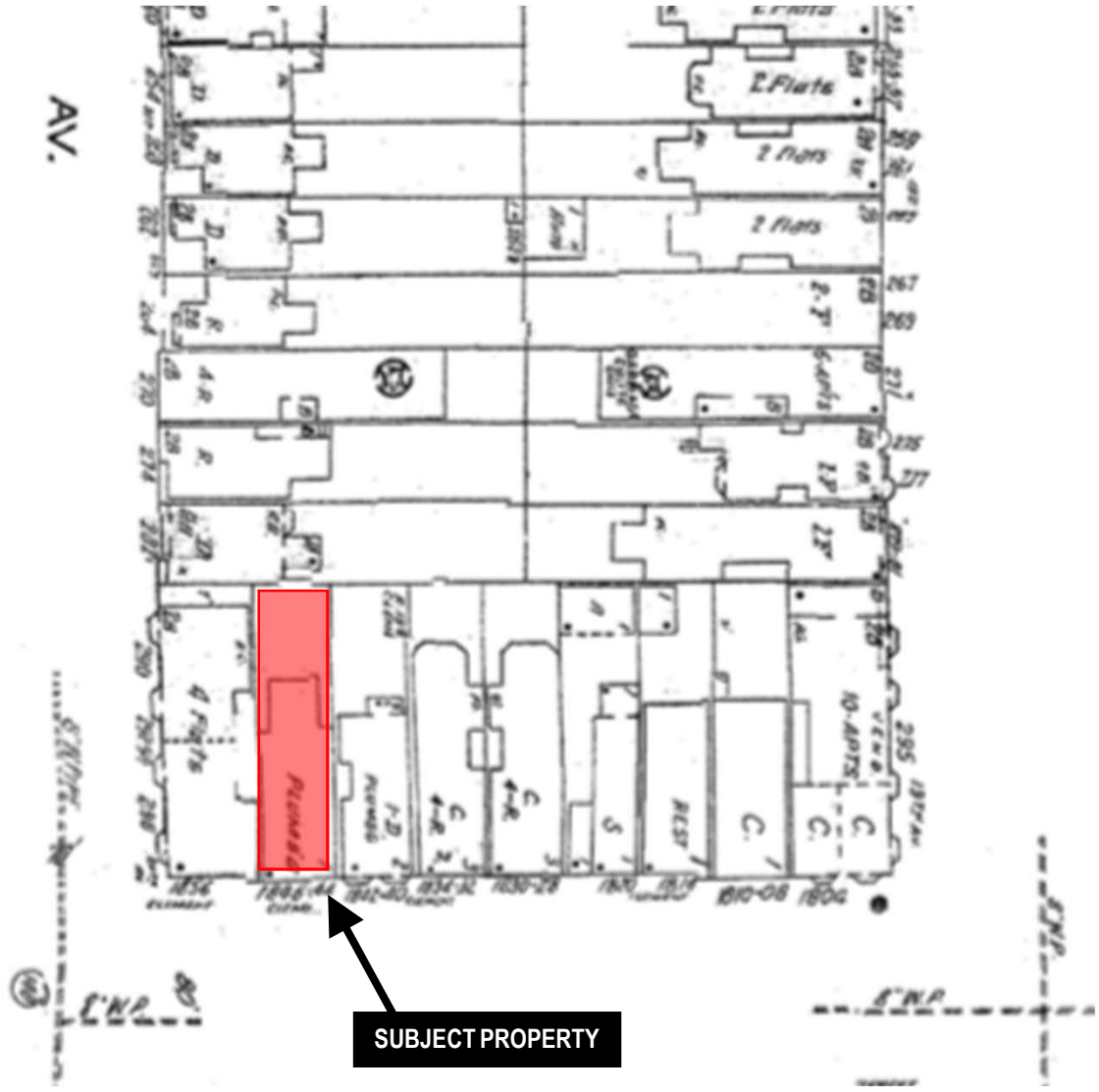
SUBJECT PROPERTY

**Note: The Assessor's Parcel Map has not been updated since 1995. Parcel 1414/043 was subdivided on 12/22/2010 and became 1414/061 and 1414/062.*

The Subject Property is located on Parcel 1414/061, the western of the subdivided lots, shown here in red.



Sanborn Map*

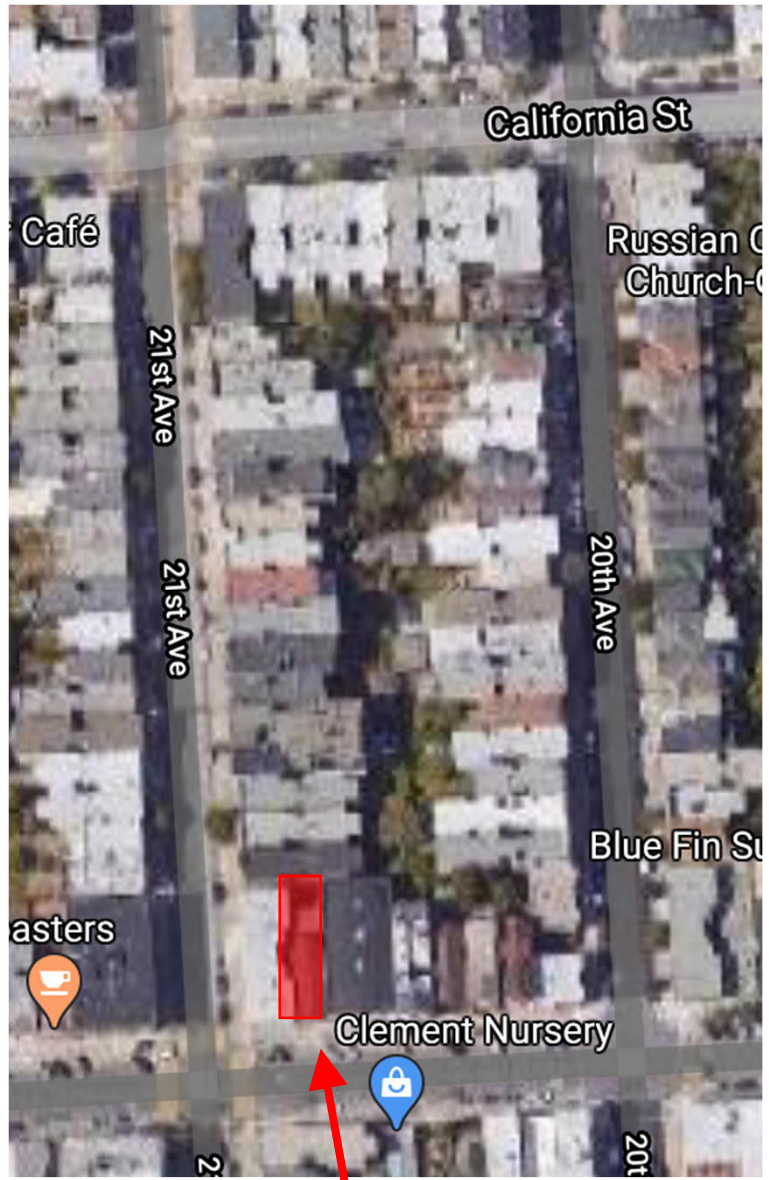


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2019-019628CUA
"Kumon" (Formula Retail)
1888 Clement Street

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2019-019628CUA
"Kumon" (Formula Retail)
1888 Clement Street

Aerial Photo – View 2

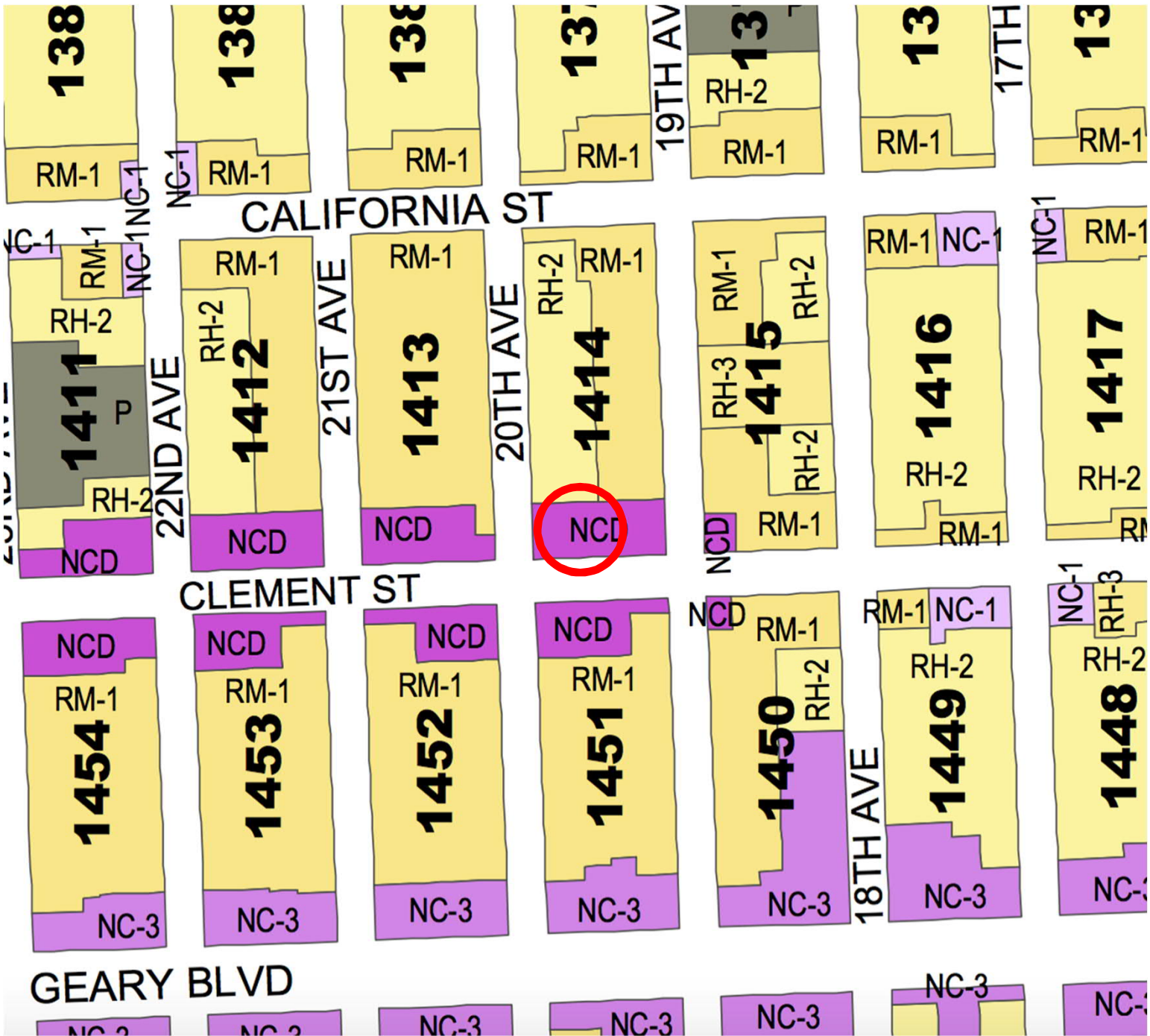


SUBJECT PROPERTY



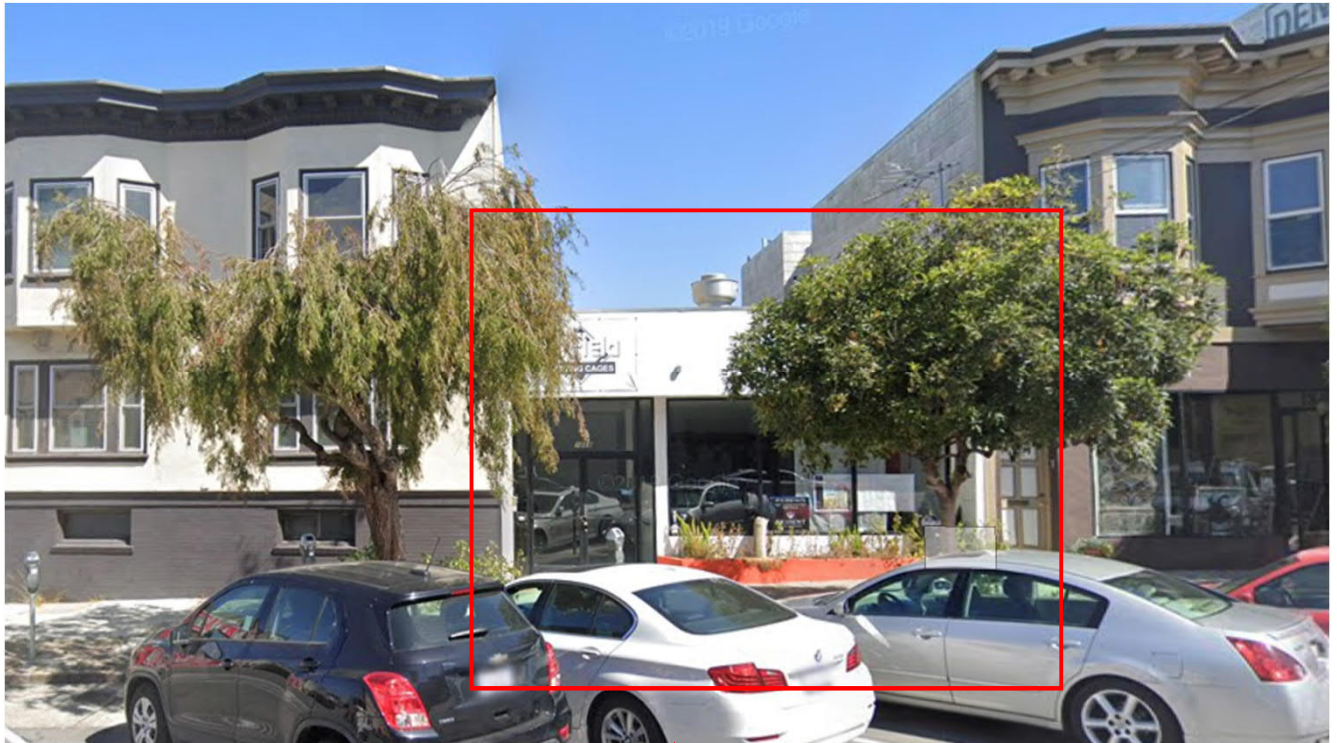
Conditional Use Authorization Hearing
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Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-019628CUA
"Kumon" (Formula Retail)
1888 Clement Street

Site Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
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