



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: SEPTEMBER 24, 2020

CONSENT CALENDAR

Record No.: 2020-000817CUA
Project Address: 3030 Fillmore Street
Zoning: Union Street Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
Block/Lot: 0533/023
Project Sponsor: Kipp Thomas Kreuzberg
2016 N Central Ave
Phoenix, AZ
Property Owner: Siamak Akhavan
PO Box 411161
San Francisco, CA 94141
Staff Contact: Elizabeth Gordon-Jonckheer – (628) 652-7365
Elizabeth.Gordon-Jonckheer@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is for the establishment of a Formula Retail Use (d.b.a. “European Wax Center”) at an approximately 1,700 square-foot tenant space located on the ground floor of a three-story, mixed-use building. The Project includes an interior renovation and one business sign (under a separate permit) There will be no expansion of the existing building.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, and 725 to allow a Formula Retail Personal Service use within the Union Street Neighborhood Commercial (NCD) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received no letters in support or opposition to the Project.
- **Outreach:** The Sponsor has hosted one meeting within the community, on December 28, 2019.

- **Formula Retail Concentration:** The Union Street commercial district provides limited convenience goods for the residents of sections of the Cow Hollow, Golden Gate Valley, and Pacific Heights neighborhoods immediately surrounding the street. Within a 300-foot radius of 3030 Fillmore Street, there are approximately 81 commercial retail storefronts on the ground floor. Ten businesses are Formula Retail which is a concentration of 10.5%. Of approximately 2,190 linear feet of commercial retail storefronts within a 300-foot radius, 228 linear feet is Formula Retail which is a concentration of 12.3%. If approved, the Project would increase the concentration of the number of Formula Retail uses in the vicinity to 11.6%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 13.6%.

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 Policies of the General Plan. The Project proposes a Formula Retail personal service use to activate the vacant storefront. 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 and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: SEPTEMBER 24, 2020

Record No.: 2020-000817CUA
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, AND 725 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. EUROPEAN WAX CENTER) AT 3030 FILLMORE STREET, LOT 023 IN ASSESSOR'S BLOCK 0533, WITHIN THE UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 5, 2020, Kipp Thomas Kreuzberg of European Wax Center (Conditional Use to establish a Formula Retail use (hereinafter “Project”) at 3030 Fillmore Street, Block 0533 Lot 023 (hereinafter “Project Site”).

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

On September 24, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2020-000817CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-000817CUA is located at 49 South Van Ness Avenue, Suite 1400, 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 as requested in Application No. 2020-000817CUA, 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 proposed project would authorize a 1,700 square-foot Formula Retail (Personal Service) use (d.b.a. European Wax Center) in a vacant storefront in a mixed-use building. The Project includes an interior renovation and one business sign (under a separate permit). There will be no expansion of the existing building.
- 3. Site Description and Present Use.** The Project Site, Lot 023 in Assessor's Block 0533, is located on the east side of Fillmore Street between Filbert and Union Streets in the Union Street Neighborhood Commercial District (NCD) Zoning District. The subject lot has approximately 25-foot frontage along Fillmore Street. The site is developed with a three-story 3,000 square foot building built circa 1900. Currently, the existing building is vacant but was previously occupied by a non-formula retail clothing store (d.b.a. Liv Fashion Boutique).
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Union Street NCD Zoning District in the Marina neighborhood. The immediate context is Victorian in character with a continuous frontage of commercial uses on the ground floor and residences above. The immediate neighborhood includes three-story mixed-use buildings to the north and south and directly across Fillmore Street to the west. Other zoning districts in the vicinity of the project site include RH-2 (Residential House, Two-Family), RH-3 (Residential House, Three-Family), and RM-1 (Residential Mixed, Low-Density) Zoning Districts.
- 5. Public Outreach and Comments.** The Department has received no letters in support or opposition to the Project. The Sponsor has hosted one meeting within the community, on December 28, 2019.
- 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. Personal Service Use and Use Size.** Planning Code Section 725 states that personal services are principally permitted on the first and second stories within the Union Street NCD Zoning District. The Code also establishes size limits for non-residential uses in the District. Within the District, Conditional Use Authorization is required for any new space that exceeds 2,499 square feet.

The proposed Personal Service use (d.b.a. European Wax Center) is a principally permitted use within the Union Street NCD Zoning District. The proposal will occupy a 1,700 square foot ground floor space and does not require a Conditional Use Authorization for use size because it will continue to occupy an existing complying space that is less than 2,500 square feet.

- B. Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already

approved, located 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 facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the Union Street Neighborhood Commercial (NCD) Zoning District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 303. 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:

According to the project sponsor, European Wax Center currently has one location in San Francisco and 750 nationwide and is therefore considered a Formula Retail establishment.

- C. Hours of Operation.** Planning Code Section 725 states that that the permitted hours of operation are from 6 a.m. to 2 a.m.

The Project sponsors have proposed hours of operation that fall within the permitted hours of operation as defined by Planning Code Section 102.

- D. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code 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 subject lot has approximately 25-feet of frontage on Fillmore Street with approximately 20 feet devoted to either the commercial space entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- E. Signage.** Section 607.1 of the Planning Code permits business signs to be located within NCD Use Districts with limitations based on the type of signage. In addition to the Planning Code, the *Commission Guide for Formula Retail* provides additional limitations for signs located on formula retail storefronts.

European Wax Center is proposing one 14 square foot halo-lit wall sign which complies with Article 6 of the Planning Code and the Commission Guidelines for Formula Retail. No additional signs are proposed.

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 proposed use is in keeping with other storefronts on the block face. The proposed Formula Retail use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- 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 will not alter the existing appearance or character of the project 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 parking or loading for a 1,700 square-foot storefront. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The Project involves interior tenant improvement work for a new retailer in an existing commercial unit. It will not include any uses that would emit noxious or offensive emissions such as noise, glare, dust and 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 site does not contain existing landscaping screening, open space, parking or loading areas. Signs and lighting and will comply with all applicable rules and regulations.

- 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 purposed of Union Street NCD District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

[Note: This formula retail survey is hereinafter referred to as “the District” is a study area of ground floor commercial businesses within a 300-foot radius of the project site.]

- a. The existing concentrations of formula retail uses within the District.

According to the project sponsor’s survey, there are approximately 10 existing ground-story Formula Retail establishments out of 81 ground floor retail establishments within a 300-foot radius of the project site. This comprises approximately 12.3% of the businesses. The length of the total linear frontage of buildings with formula retail uses is approximately 11.6% (228 feet of 2,190 feet) of the commercial frontage at the ground floor. Some of these formula retail businesses include Lush Cosmetics, Verizon Wireless, Sur La Table, and Corepower Yoga. With the addition of the proposed new Formula Retail use, the concentration of Formula Retail uses within the vicinity would increase by approximately 1.3 percent from 12.3 percent to 13.6 percent (as measured by number of storefronts subject to the Formula Retail controls) or by 1.1 percent from 10.5 percent to 11.6 percent (as measured in linear feet of the total frontage). Accordingly, there is no excessive concentration of Formula Retail uses in the district and vicinity of the project, and the addition of one Formula Retail use will not lead to an excessive contribution.

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

While there are numerous personal service uses in the District, there are other no similar uses that focus exclusively on body waxing. Businesses such as hair salons and day spas likely offer similar services. These businesses include Spa Radiance (3011 Fillmore Street), Salon Belle De Soir (2208 Filbert Street), and Cooper Alley & Baber Lane (3012 Fillmore Street).

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

The proposed project is a formula retail use which will occupy an existing location previously occupied by a non-formula retail use (d.b.a. Liv Fashion Boutique). The proposed project will include interior tenant improvements and one business sign for the commercial space. There will be no expansion of the existing building envelope.

- d. The existing retail vacancy within the district.

According to the project sponsor's survey, there are 12 vacant storefronts within 300 feet of the subject property. This represents approximately 339 linear feet of 2,190 linear feet of buildings with commercial frontage, or approximately 15.5% of the total street commercial frontage that is vacant within a 300-foot radius of the project site.

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

The proposed formula retail use will be a neighborhood-servicing and City-wide serving use which will complement the mix of goods and services currently available within this portion of the Union Street NCD Zoning District, which primarily includes a mixture of mixture of personal service establishments, restaurants, bars, and retail stores. According to the project sponsor, approximately 28.3% (23 locations) of the ground floor commercial uses in the district are "Daily-Needs" or neighborhood serving. The proposed formula retail use will complement the mix of goods and services currently available within this portion of the Union Street NCD Zoning District and 300-foot mile radius of the project site.

- 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 wide variety of goods and services. The subject project would provide a negligible change to the number of existing formula retail establishments and formula retail commercial frontage within the district.

- g. For formula retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for the proposed project.

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

COMMERCE AND INDUSTRY ELEMENT

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 which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

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

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.

OBJECTIVE 3:

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

Policy 3.1

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

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.

Policy 6.4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

On balance, the project is consistent with the policies of the General Plan, including the goals and objectives of the Commerce and Industry Element, as it will add a personal services Formula Retail store in a location that is currently vacant. The Project will add desirable goods and services to the neighborhood and will provide new resident employment opportunities for people in the community. The Project will affirmatively support these policies by creating numerous new jobs across various skill levels in the retail sector. The Project will not displace any existing commercial tenants.

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 proposed project will be complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establishing an active commercial use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (22-Fillmore), and is well served by transit. In addition, the Project is within one block of 41-Union and 45-Union/Stockton bus routes. The Project provides no off-street parking, but metered parking is available and two public garages are within walking distance of the site (Union Street Plaza Garage and Lombard Garage).

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area..

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

- 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. 2020-000817CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated September 3, 2020, 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 September 24, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 24, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. “European Wax Center”) located at 3030 Fillmore Street, Block 0533, and Lot 023 pursuant to Planning Code Sections 303, 303.1, and 725 within the Union Street Neighborhood Commercial District and a **40-X** Height and Bulk District; in general conformance with plans, dated **September 3, 2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-000817CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 24, 2020** 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 **September 24, 2020** 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

6. **Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained 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.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

7. **Signage.** One 14 square foot halo-lit wall sign is permitted, as shown in Exhibit B, plans. No additional signs are permitted pursuant to Formula Retail sign standards.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7365, www.sfplanning.org

DESIGN – compliance at plan stage

8. **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 628.652.7365, www.sfplanning.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 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 628.652.7463, www.sfplanning.org

10. **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 628.652.7463, www.sfplanning.org

- 11. 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, 628.271.2000, <http://sfdpw.org>

- 12. 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.

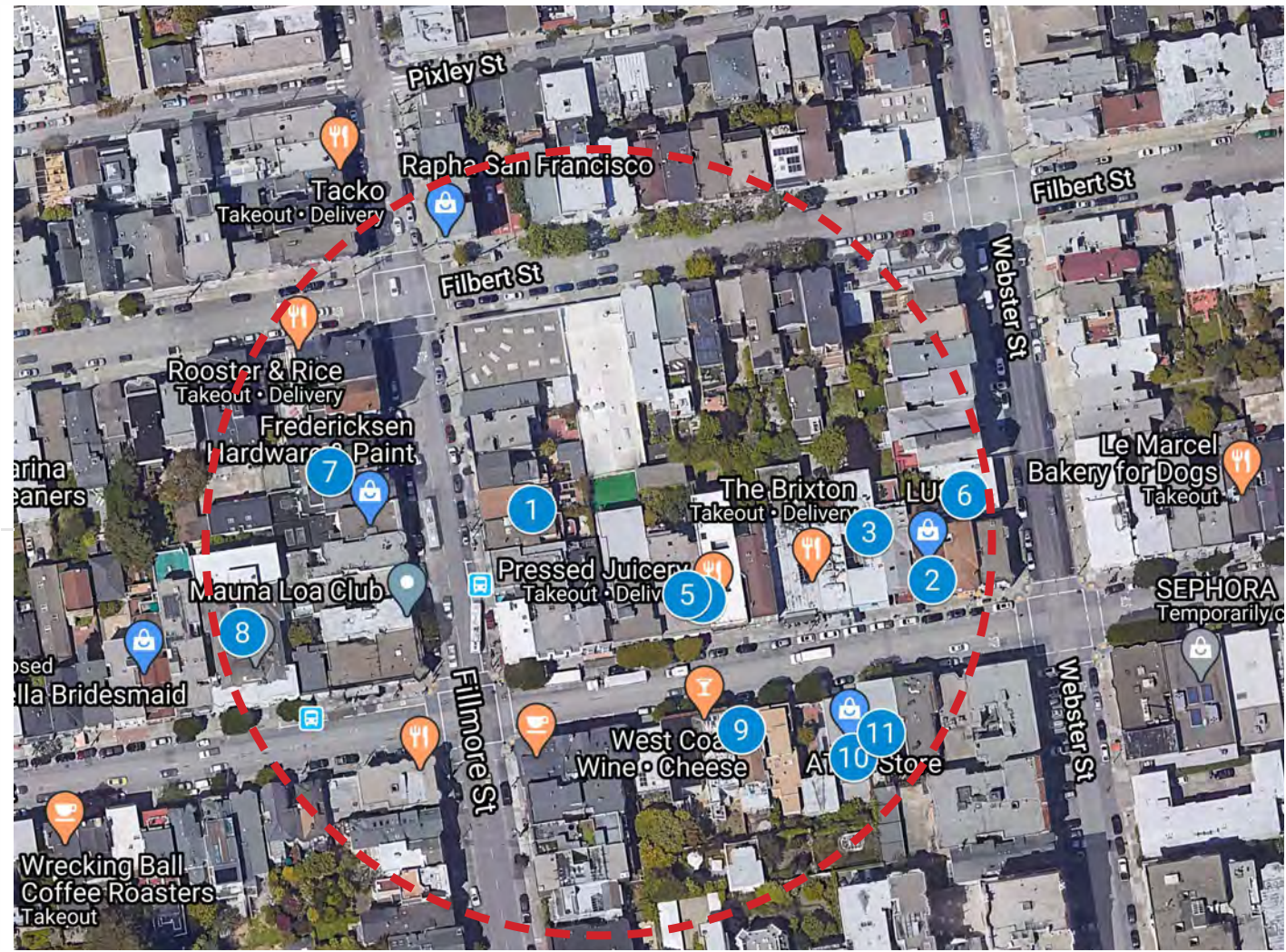
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

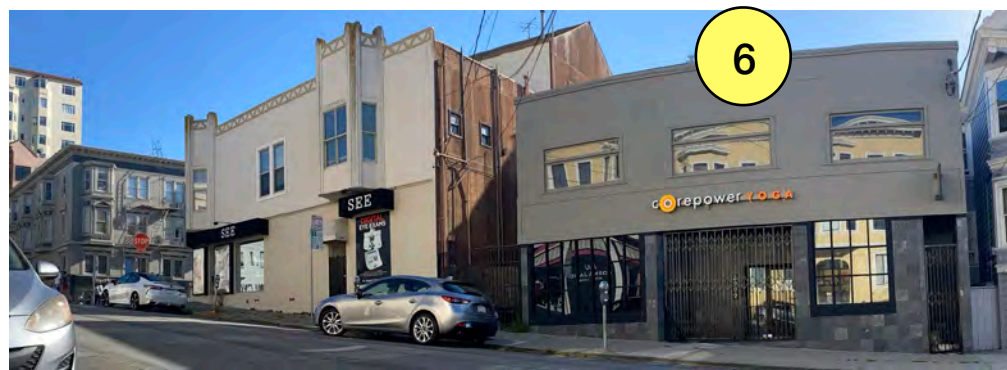
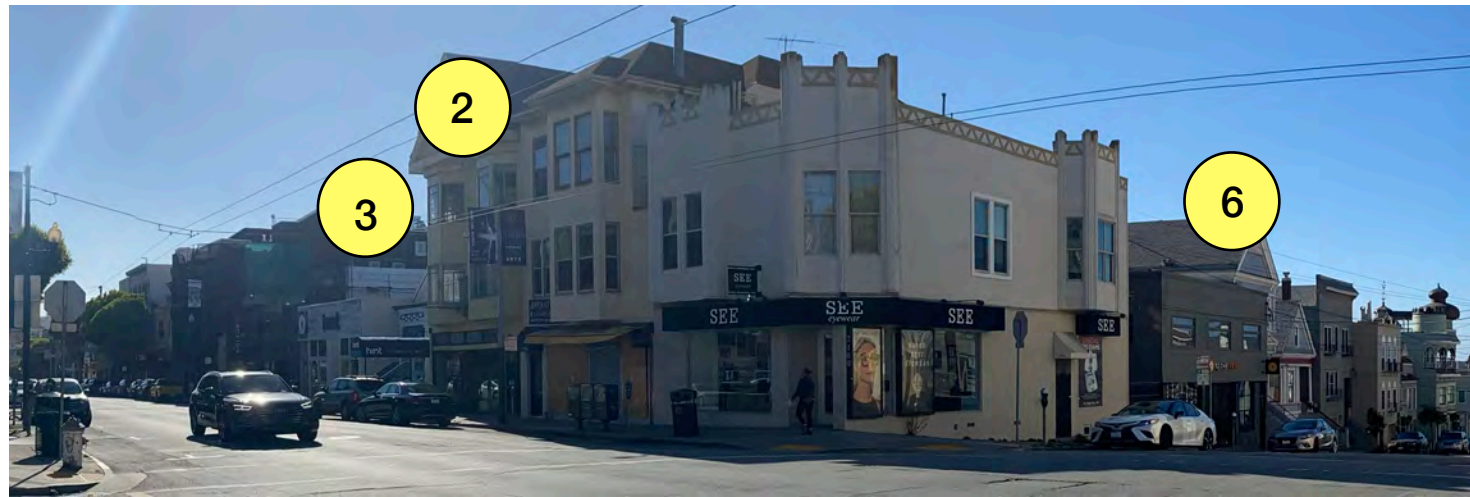
3030 Filmore Street

Formula Retail Within 300ft



	Business Name	Address	City	State
1	SUBJECT PROPERTY	3030 Filmore St	San Francisco	CA
2	Lush	2116 Union St	San Francisco	CA
3	Hint	2124 Union St #A	San Francisco	CA
4	Verizon	216B Union St	San Francisco	CA
5	Pressed Juice	2162 Union St	San Francisco	CA
6	Corepower Yoga	2909 Webster St	San Francisco	CA
7	Benjamin Moore	3041 Filmore St	San Francisco	CA
8	Sur La Table	2224 Union St	San Francisco	CA
9	Jo Malone	2157 Union St	San Francisco	CA
10	AT&T	2135 Union St	San Francisco	CA
11	Hint	2133 Union St	San Francisco	CA





TENANT IMPROVEMENT

for

EUROPEAN
WAX
CENTER®

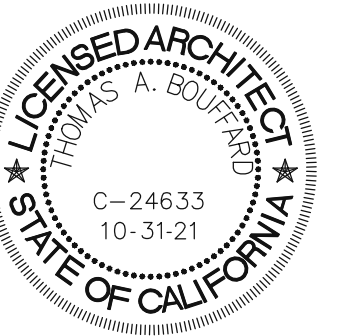
3030 FILMORE STREET, SAN FRANCISCO, CA 94123



THOMAS
BOUFFARD
ARCHITECTS, INC

Nor Cal Office:
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1951 LAKE STREET
HUNTINGTON BEACH, CA
92648
(707) 372-8156
tom.tbarchitects@gmail.com



ABBREVIATIONS

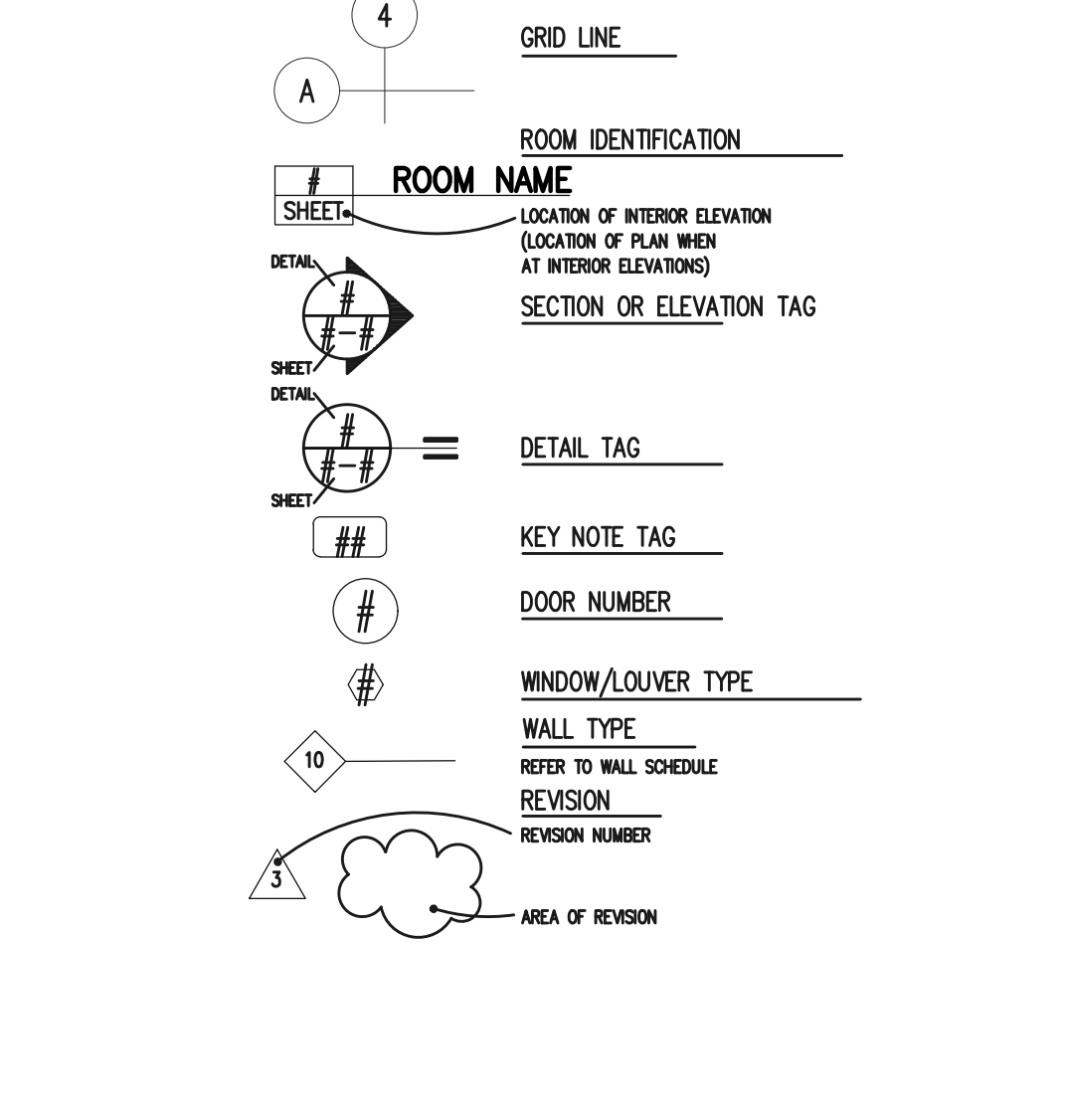
ARCHITECTURAL LEGEND

BUILDING DATA

VICINITY MAP

SHEET INDEX

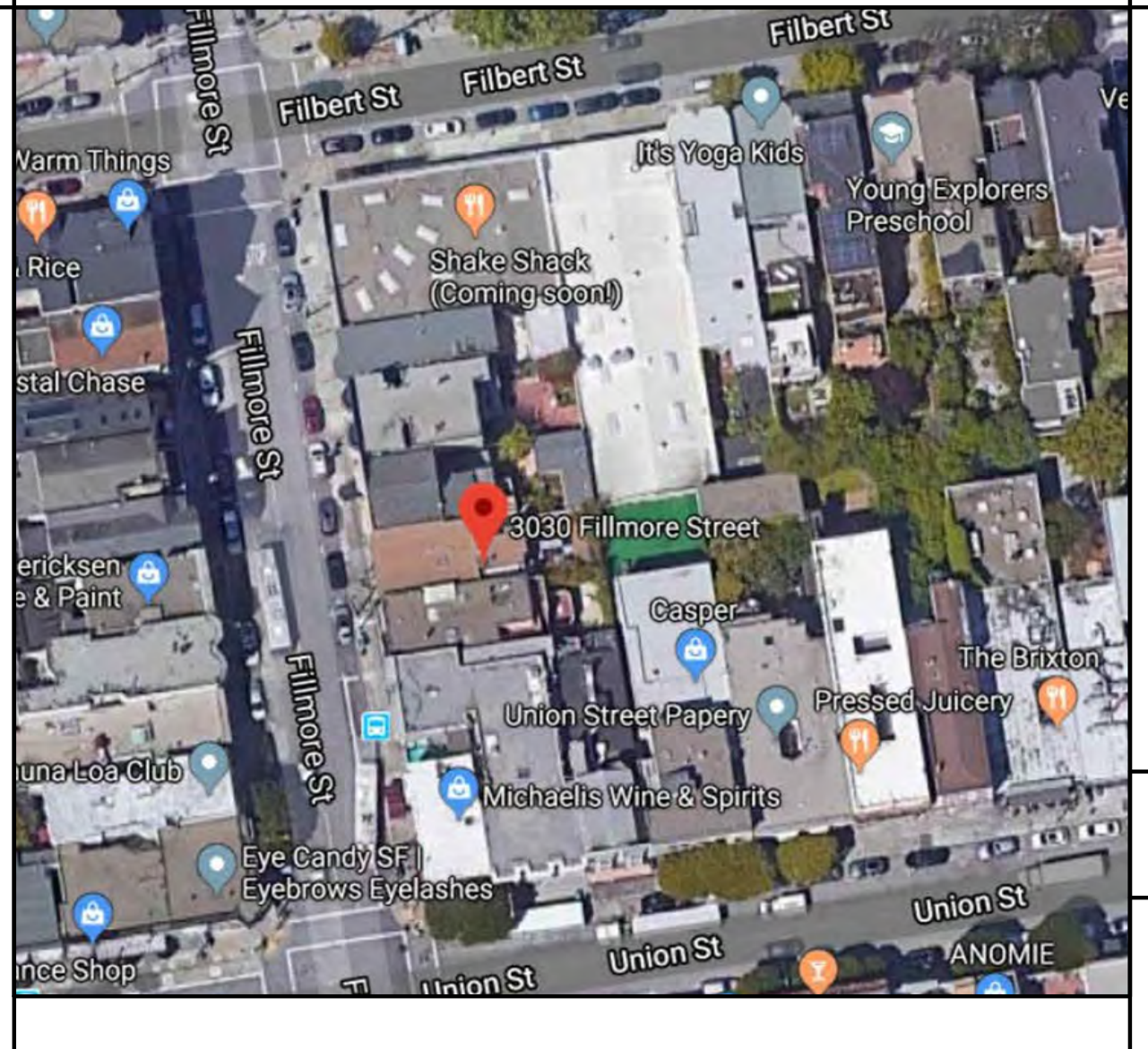
A	And	F.	File	P.	Paint
L	Angle	F.A.	File Alarm	P.V.	Post Indicator Valve
0	At	F.B.	Flat Bar	PRCST.	Pre-cast
1	Center Line	F.D.	Floor Drain	PL.	Plate
2	Diameter or Round	F.D.	Fire Department	PL.M.	Plastic Laminate
#	Pound or Number	FDC	Connection	PLAS.	Plaster
(E)	Existing	FIN.	Foundation	PLYND.	Plywood
(N)	New	F.E.	Fire Extinguisher	PR.	Pair
ACOUS.	Acoustical	F.E.C.	Fire Extinguisher Cabinet	PT.	Paint
A.D.	Access Drain	FI.	Fire Hydrant	P.T.D./R.	Paper Towel Dispenser
AJL	Adjustable	F.I.C.	Fire Hose Cabinet	FL.	Flushing
AGGR.	Aggregate	FIN.	Finish	F.P.R.	Paper Towel Receipts
AL	Aluminum	FLASH	Flashing	PUE	Public Utility Easement
APPROX.	Approximate	FLUOR.	Fluorescent	Q.T.	Quarry Tile
ARCH.	Architectural	F.O.C.	Face of Concrete	R.	Riser
ASB.	Asbestos	F.O.S.	Face of Stone	RAD.	Radius
ASPH.	Asphalt	FRFR.	Fireproof	R.D.	Roof Drain
ATC	Acoustical Tile Ceiling	F.S.	Full Size	REF.	Reference
BEW	Book Edge of Wall	FT.	Foot of Feet	REFR.	Refrigerator
BL.	Board	FUR.	Furring	RENF.	Reinforced
BTIM.	Bathroom	FUT.	Future	REQ.	Required
BLOC.	Building	GA.	Gauge	RESL.	Resilient
BUC.	Block	GALV.	Galvanized	RIM.	Room
BUC.	Block	GB.	Grab Bar	R.O.	Rough Opening
BTL	Butt	G.O.	Ground	RMD.	Redwood
CH.	Cabinet	G.P.	Opium Wall Board	R.W.L.	Rain Water Leader
C.B.	Catch Basin	G.B.	House BB	S.	South or Slope
CDM.	Cement	H.C.	Hollow Core	S.C.	Solid Core
CEI.	Ceramic	HWD.	Hardwood	S.C.D.	Self Cover Dispenser
CL	Cont Iron	H.W.E.	Hardware	S.D.	Slop Dispenser
CL	Corner Guard	H.M.	Hollow Metal	SD	Storm Drain
C.G.	Callig	H.R.	Horizontal	SECT.	Section
CLG.	Caulking	H.S.	Height	SHR.	Shower
CLD.	Closet	I.D.	Inside Diameter (Dim.)	SHR.	Sheet
CLR.	Clear	INSUL.	Insulation	SM	Similar
CO	Clean Out	INT.	Interior	S.N.L.	Sanitary Napsin Dispenser
C.O.	Covered Opening	INT.	Invert	S.N.L.	Sanitary Napsin Receptacle
COL.	Column	INV.	Invert	SPEC.	Specification
CONC.	Concrete	JAN.	Janitor	SQ.	Square
CONK.	Connection	J.K.	Joint	S.S.	Stainless Steel
CONSTR.	Construction	KIT.	Kitchen	S.S.K.	Sanitary Sink
CONT.	Continuous	LAB.	Laboratory	SS	Sanitary Sewer, Sewer Service
CORR.	Corridor	LAM.	Laminare	STA.	Station
CORR.	Countertop	LAV.	Lavatory	STD.	Standard
CTSK.	Countersink	LCK.	Locker	STL.	Steel
CTR.	Center	LGT.	Light	STR.	Storage
CV	Check Valve	MAX.	Maximum	STR.	Structural
DBL.	Double	M.C.	Machine Cabinet	SUSP.	Suspended
DNDV	Double Check	MECH.	Mechanical	SYM.	Symmetrical
DEPT.	Detector Check	MEMB.	Membrane	T.D.	Towel
D.F.	Drinking fountain	MET.	Metal	T.C.	Top of Curb
DET.	Detail	MFR.	Manufacturer	TEL.	Telephone
DIAM.	Diameter	M.H.	Mantle	TR	Terrazzo
DIM.	Dimension	M.N.	Minimum	T&G	Tongue and Groove
DISP.	Dispenser	M.R.	Mirror	THK.	Thick
DN.	Down	M.S.C.	Miscellaneous	T.P.	Top of Pavement
D.O.	Door Opening	M.O.	Masonry Opening	T.P.D.	Toilet Paper Dispenser
DR.	Door	M.O.	Masonry	TR.	Telephone
DNR.	Down	M.U.	Mullion	T.W.	Top of Wall
DS.	Downspout	M.R.	Molature Resistant	TYP.	Typical
D.SP.	Dry Standpipe	N.	North	TW	To Weather
DWG.	Drawing	N.C.	Not in Contract	UNF.	Unfinished
E.	East	N.O. or #	Not to Scale	UNF.	Unfinished
EA.	Expansion joint	NOM.	Nominal	UN.	Unit
EL.	Elevation	N.T.S.	Not to Scale	VEST.	Vestibule
ELEC.	Electrical	OA.	Overall	V.F.	Verify in Field
ELN.	Elevation	OS.	Outside	W.	West
EMER.	Emergency	O.C.	On Center	W/	With
ENCL.	Enclosure	O.D.	Outside Diameter (Dim.)	W.C.	Water Closet
E.P.	Electrical Panelboard	OFF.	Office	WO.	Wood
EQ.	Equipment	OPNG.	Opening	W/O	Without
E.Q.P.	Equipment	OPP.	Opposite	WP.	Waterproof
E.W.C.	Electric Water Cooler			WECT.	Without
EXT.	Exterior			WT.	Weight



TENANT SPACE DATA:
OCCUPANCY: NEK OCC.B., PREVIOUS OCC: M
USE: NEK USE: WAX SALON
PREVIOUS USE: CLOTHES BOUTIQUE SHOP

ASSESSOR'S BLOCK/LOT: 0533/023
ZONING DISTRICT: UNION STREET NCD/ 40-X
NO. OF STORIES: ONE
TYPE OF CONSTRUCTION: VB- NON SPRINKLERD
TENANT SF: 1558 USE ABLE S.F.
OCCUPANT LOAD: 26.0
FIRE SPRINKLERS: NO
FIRE ALARM: NO
EXITS REQUIRED: 1
OCCUPANT LOAD: 1 EXIT PROVIDED

USE	SQFT.	OCC LOAD FACTOR	OCC LOAD #
RECEPTION / RETAIL	276	15	19.0
MAX ROOM 1	83	100	1.0
MAX ROOM 2	83	100	1.0
MAX ROOM 3	83	100	1.0
MAX ROOM 4	83	100	1.0
MAX ROOM 5	83	100	1.0
STORAGE ROOM 1	90	300	1.0
STORAGE ROOM 2	90	300	1.0
OCCUPANT LOAD		26.0	



TITLE SHEET	INDEX
T1	TITLE SHEET
A.0.0	SITE PLAN
A.2.0	FLOOR PLAN & DETAILS
A.3.0	STOREFRONT ELEVATIONS AND SECTIONS

APPLICABLE BLDG. CODES

ALL WORK SHALL COMPLY WITH FOLLOWING CODES AND REGULATIONS

2019 S.F.B.C. UNLESS OTHERWISE NOTED

2019 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.; (2015 IBC INTERNATIONAL BUILDING CODE) WITH SAN FRANCISCO AMENDMENTS

2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.; (2014 NATIONAL ELECTRICAL CODE) WITH SAN FRANCISCO AMENDMENTS

2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.; (2015 UNIFORM MECHANICAL CODE) AND SAN FRANCISCO AMENDMENTS

2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.; (2015 UNIFORM PLUMBING CODE) AND SAN FRANCISCO AMENDMENTS

2019 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 - CALIFORNIA ENERGY CODE WITH SAN FRANCISCO AMENDMENTS

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE PART II TITLE 24 C.C.R. AND SAN FRANCISCO AMENDMENTS

DEMOLITION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES AND ORDINANCES OF THE CITY AND COUNTY OF SAN FRANCISCO

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. NOTIFY THE ARCHITECT AND OR ENGINEER OF ANY DISCREPANCIES ON DRAWINGS REQUIRING CLARIFICATION OR REVISION BEFORE COMMENCING WITH THE WORK.

CONTRACTOR SHALL PROTECT ALL EXISTING CONDITIONS THAT ARE TO REMAIN, AND SECURE THE PROPERTY DURING CONSTRUCTION.

VERIFY ALL EXISTING CONDITIONS AND UTILITIES IN THE FIELD. NOTIFY ARCHITECT OF ANY DISCREPANCIES THAT MAY OCCUR.

CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO THE SAME.

ALL CRITICAL DIMENSIONS FOR EXISTING CONDITIONS SHALL BE VERIFIED IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION OF NEW WORK.

PLAN NOTES

1. WALL TO WALL DIMENSIONS ARE TO FACE OF STUD U.O.N.

2. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 2A1000 FIRE EXTINGUISHER & CABINET PER 1500 SF AS INDICATED ON THE FLOOR PLAN OR AS INDICATED ELSEWHERE IN THESE DOCUMENTS.

3. ALL DOOR HARDWARE SHALL BE INSTALLED PER C.B.C. TITLE 24 REQUIREMENTS.

4. SAFETY GLAZING SHALL BE PROVIDED AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO, GLAZING IN DOORS & WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.

5. ALL DOORS SHALL BE EQUIPPED WITH SINGLE EFFORT, NON-GRASP HARDWARE (LEVER) CENTERED BETWEEN 50" AND 44" AFF.

6. ALL DOORS USED FOR EGRESS SHALL HAVE SINGLE ACTION HARDWARE.

7. THE OWNER OF THE PROPERTY SHOULD COMPLY WITH ALL THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

8. A RESTORE POWER PERMIT SHALL BE OBTAINED FROM THE PERMIT SERVICES DIVISION. THE PERMIT SHALL REQUIRE A GAS PRESSURE TEST OF THE EXISTING GAS LINE IF GAS AND ELECTRICITY HAVE BEEN TURNED OFF FOR THE SUITE SHOWN ON THE PLANS.

9. ALL OFFICE FURNITURE AND EQUIPMENT IS N.I.C.

10. PROVIDE 6"x6" INTERNATIONAL SIGN OF ACCESSIBILITY AT ACCESSIBLE ENTRANCE TO FACILITY, MOUNTED WITH CENTERLINE AT 60" AFF.

11. PROVIDE THE WORDS, "THESE DOORS TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" IN 1" HIGH LETTERING ABOVE INTERIOR SIDE OF MAIN ENTRANCE DOORS.

12. PROVIDE A 90 MINUTE BATTERY BACKUP EMERGENCY LIGHTING SYSTEM. THE EMERGENCY LIGHTING SYSTEM SHALL PROVIDE POWER TO THE MEANS OF EGRESS ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES.

13. NEW AND EXISTING BUILDINGS SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH BACKGROUND, BE ARABIC OR ALPHABETICAL LETTERS AND BE A MINIMUM OF 6" HIGH WITH A MINIMUM STROKE OF 1"

PROJECT NOTES

a. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF THE APPLICATIONS SHALL AUTOMATICALLY EXPIRE (105.3.2. CBC)

b. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OF IF THE PERMIT AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND A \$ 250 APPLICATION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN TWO (2) EXTENSIONS MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT FEE HAS BEEN EXPIRED FOR UP TO ONE (1) YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1), THE RENEWAL FEE SHALL BE 100% OF THE

d. WATER CLOSETS SHALL HAVE A MAXIMUM WATER FLUSH OF 1.28 GALLONS PER FLUSH.

e. NON-RESIDENTIAL FAUCETS MAXIMUM 0.5 GALLONS PER MINUT AT 60 PSI

f. WALL MOUNTED URINALS MAXIMUM 0.125 GALLONS PER FLUSH

g. LIGHTING AND MECHANICAL FIXTURES MUST BE SUPPORTED BY ADDITIONAL INDEPENDENT NO.12 GAGE WIRES ATTACHED TO EACH CORNER OF FIXTURE

h. EXISTING SITE, ACCESSIBLE PARKING STALLS, RESTROOMS, ETC. SHALL FULLY COMPLY WITH T-24 AND SUBJECT TO FIELD VERIFICATION & APPROVAL.

DEFERRED SUBMITTALS

INSTALLATION OF DEFERRED SUBMITTAL ITEMS SHALL NOT BE STARTED UNTIL CONTRACTOR'S DRAWINGS, SPECIFICATIONS AND ENGINEERING CALCULATIONS FOR THE ACTUAL SYSTEMS TO BE INSTALLED HAVE ACCEPTED AND SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER AND APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO

DEFERRED SUBMITTAL ITEMS:

A. FIRE SPRINKLERS- SEPARATE PERMIT
B. FIRE ALARM- SEPARATE PERMIT

ALL ADDENDAS AND CHANGE ORDERS OF APPROVED DRAWINGS AND SPECIFICATIONS DETAILS SHALL BE APPROVED BY THE CITY AND COUNTY OF SAN FRANCISCO

MODIFIED FIRE SPRINKLER PLANS AND FIRE-LIFE SAFETY PLANS SHALL BE SUBMITTED FOR REVIEW, APPROVAL AND PERMIT ISSUANCE.

NO FRAMING OR T-BAR APPROVALS WILL BE GRANTED WITHOUT THE FIRE DEPARTMENT APPROVAL FOR THE FIRE SPRINKLERS

PROJECT TITLE:
**TENANT IMPROVEMENT
EUROPEAN WAX
CENTER
3030 FILLMORE STREET
SAN FRANCISCO, CA
94123**

SHEET DESCRIPTION
TITLE SHEET

SCOPE OF WORK

TENANT IMPROVEMENT FOR EUROPEAN WAX CENTER BUILD-OUT TO INCLUDE:
5 NEW MAX ROOMS, LOBBY WITH WAITING AREA AND REATIL AREA, 2 STORAGE ROOMS, AND RELOCATE ALL GENDER RESTROOM.
NEW WALLS, DOORS, CEILING AND FINISHES.
NEW HVAC DUCTS AND RESISTERS CONNECTED TO EXISTING ROOFTOP HVAC UNIT
ALL NEW ELECTRICAL LIGHTING AND OUTLETS TO BE CONNECTED TO EXISTING ELECTRICAL PANEL
NO CHANGE IN SQAURE FOOTAGE. EXTERIOR STOREFRONT, BLDG FOOTPRINT OR PARKING

TENANT INFORMATION

KIPP & YVETTE KREITZBERG
EAG SAN FRANCISCO
3030 FILMORE STREET
SAN FRANCISCO, CA 94123

BUILDING SIGNAGE

1. ALL BUILDING SIGNS ARE UNDER SEPARATE PERMIT

DWN	TB	SHEET
DATE	07-16-2020	T1
CHK	TB	
SCALE	AS NOTED	
PROJ.	2019-40	

FILBERT STREET

FILMORE STREET

UNION STREET

1 STORY BLD
COMMERCIAL ON FIRST FLOOR

2 STORY BLD
COMMERCIAL ON FIRST FLOOR
RESIDENCE UNITS - 2ND

3 STORY BLD
COMMERCIAL ON FIRST FLOOR
RESIDENCE UNITS - 2ND & 3RD FLOORS

ADJACENT 3 STORY BLD
SIMPLY CHIC
CLOTHES BOTIQUE - FIRST FLOOR
RESIDENCE UNITS - 2ND & 3RD FLOORS

EUROPEAN WAX CENTER
3030 FILMORE STREET

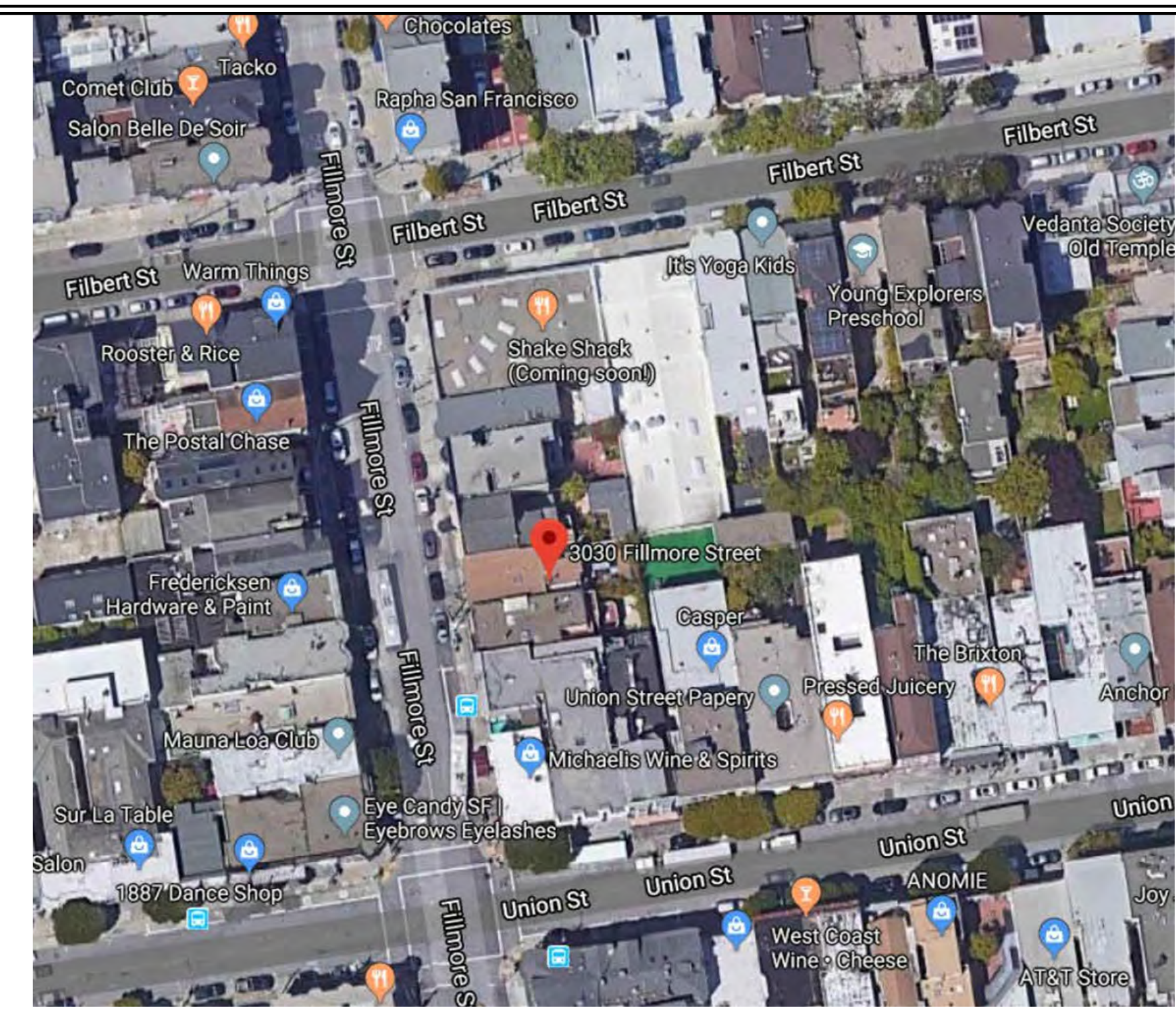
EXISTING 3 STORY BLD
EUROPEAN WAX CENTER AT FIRST FLOOR
RESIDENCE UNITS - 2ND & 3RD FLOORS

ADJACENT 3 STORY BLD
NOIR LASH LOUNGE AT FIRST FLOOR
RESIDENCE UNITS - 2ND & 3RD FLOORS

3 STORY BLD
COMMERCIAL ON FIRST FLOOR
RESIDENCE UNITS - 2ND & 3RD FLOORS

2 STORY BLD
COMMERCIAL ON FIRST FLOOR
RESIDENCE UNITS - 2ND FLOOR

(E) CONC
SIDEWALK & CURB



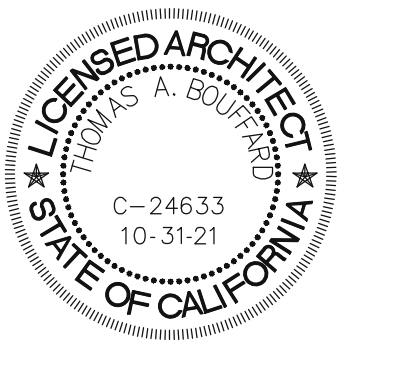
SITE MAP
n.t.s.

OVERALL SITE PLAN
1/16"=1'-0"



THOMAS BOUFFARD ARCHITECTS, INC

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tom.tbarchitects@gmail.com
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HUNTINGTON BEACH, CA
92648
(707) 372-8156
tom.tbarchitects@gmail.com



PROJECT TITLE:
**TENANT IMPROVEMENT
EUROPEAN WAX
CENTER
3030 FILMORE STREET
SAN FRANCISCO, CA
94123**

SHEET DESCRIPTION:
SITE PLAN

REVISIONS:

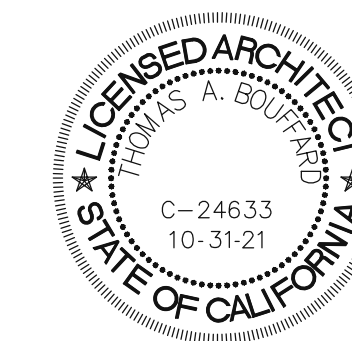
DWN	TB	SHEET
DATE	01-20-2020	A0.0
CHK	TB	
SCALE	AS NOTED	
PROJ.	2019-40	



THOMAS BOUFFARD ARCHITECTS, INC

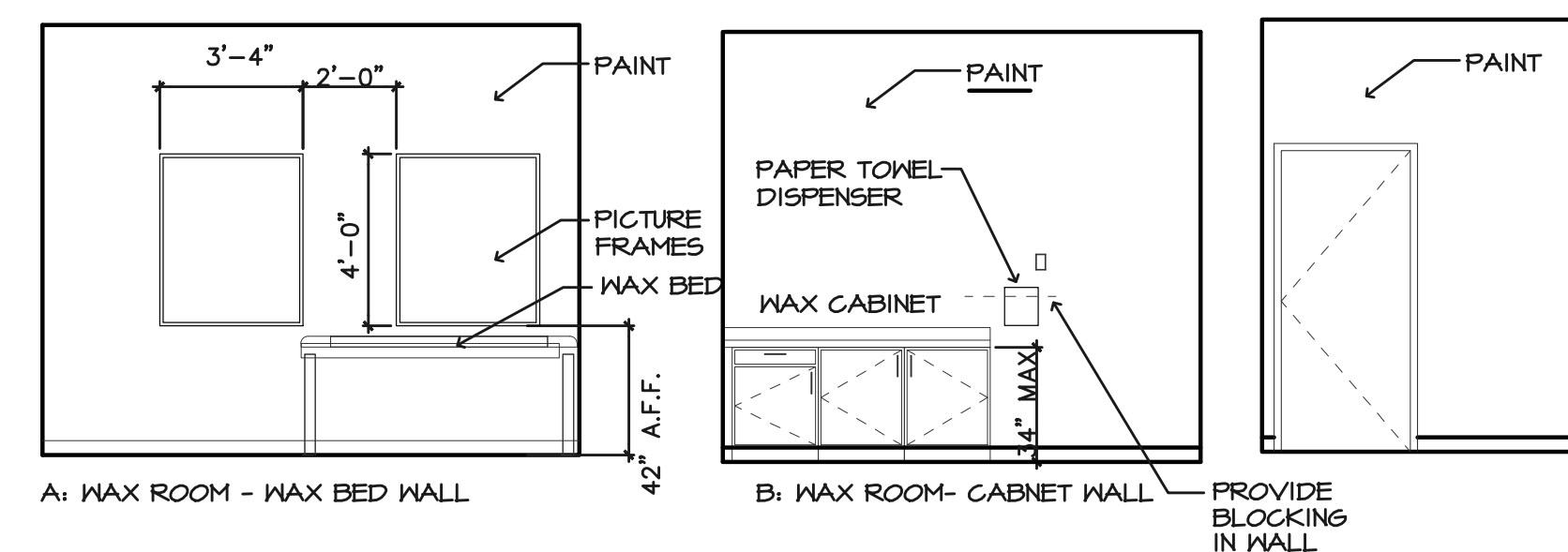
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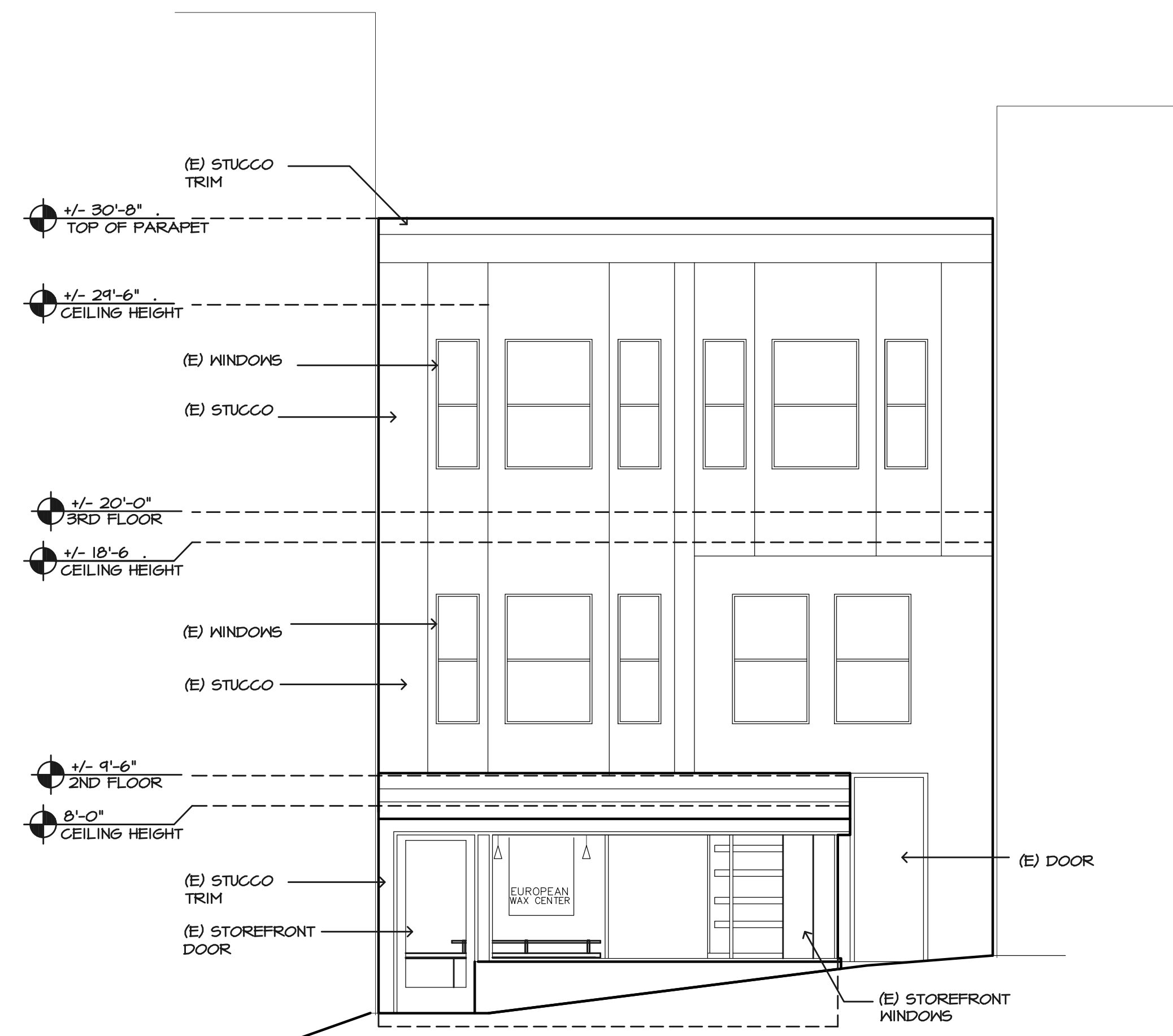
1 LOBBY ELEVATIONS

1/4" = 1'-0"



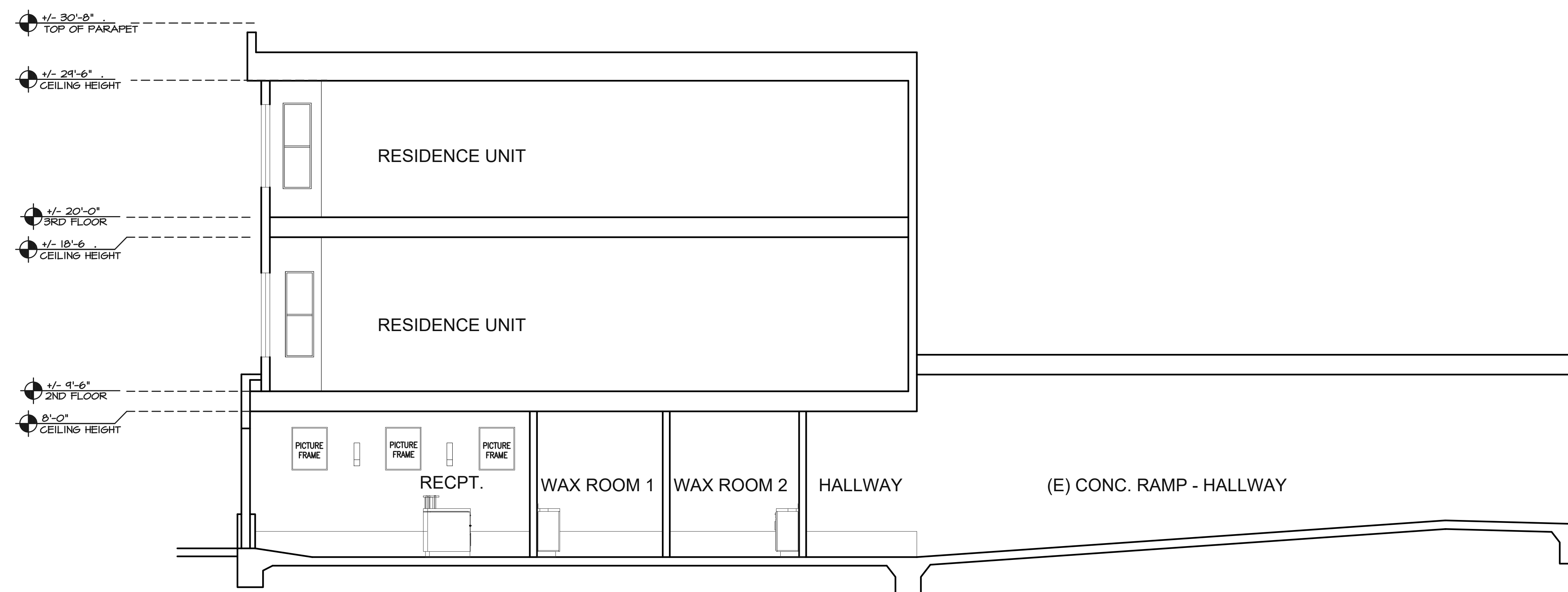
2 TYPICAL WAX ROOM ELEVATIONS

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0" = 1'-0"



BUILDING SECTION

1/4" = 1'-0"

3 BUILDING SECTION

1/4" = 1'-0"

PROJECT TITLE:

TENANT IMPROVEMENT
EUROPEAN WAX
CENTER
3030 FILLMORE STREET
SAN FRANCISCO, CA
94123

SHEET DESCRIPTION

ELEVATIONS
AND SECTION

REVISIONS:

DWN	TB	SHEET
DATE	01-20-2020	
CHK	TB	
SCALE	AS NOTED	
PROJ.	2019-40	

A3.0

Project Name EWC - Filmore Street

Description Exterior Signs

Address 3030 Filmore Street

City San Francisco

State/Zip CA 94123 Date 09/03/20

PID No. _____ Order Taken by _____

Approval

Signature _____ Date _____

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.



Dimensions Regular Channel Letters
Mounted on Raceway

149"

EUROPEAN WAX CENTER

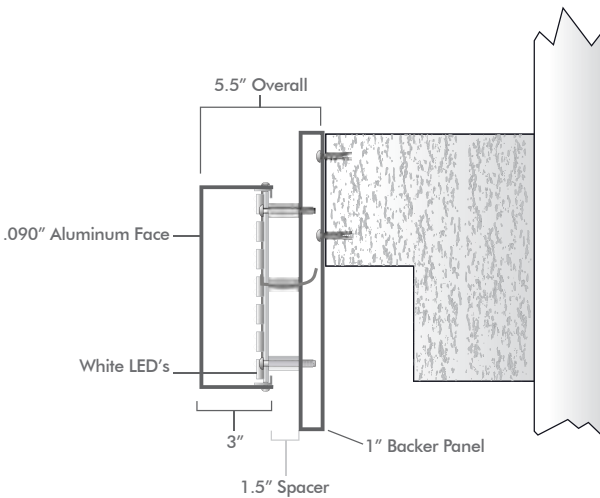
9" Letters

13.5"

Total Sq. Ft. - 14'

- | | | | | | |
|--------------|-------------------------------------|-------------------------|--|-------------------|---|
| Faces | <input type="radio"/> White Acrylic | Trimcap, Returns | <input type="radio"/> Brushed Aluminum | Back Panel | <input type="radio"/> Painted to Match Overhang |
|--------------|-------------------------------------|-------------------------|--|-------------------|---|

Side Detail Halo Channel Letters Stood Off Backer Panel - Detail



Channel Letter Specs

- Face: .090" Aluminum Face
- Return: .060" Aluminum
- Back: .187" Clear Lexan

Illumination

- Type: LED
- Transformer: Self Contained
- Input - 120-220 VAC -0.26-.063 Amp
- Output - 2.1 - 3.3 VDC - 2 x 5 Amp Circuit

Mounting

- 4-5 of 1/4" x 3" Screws and Shields





CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3030 FILLMORE ST		0533023
Case No.		Permit No.
2020-000817PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization request for change of use to Formula Retail dba European Wax Center. [no BPA filed]</p>		

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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____ Establish a Formula Retail use in a vacant storefront.

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).
<input type="checkbox"/>	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?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments and Planner Signature (optional): Laura Ajello	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to <i>Property Information Map</i>)	
<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 type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(attach HRER or PTR)</i>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input 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: Planning Commission Hearing	Signature: Laura Ajello 09/03/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3030 FILLMORE ST
RECORD NO.: 2020-000817CUA

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

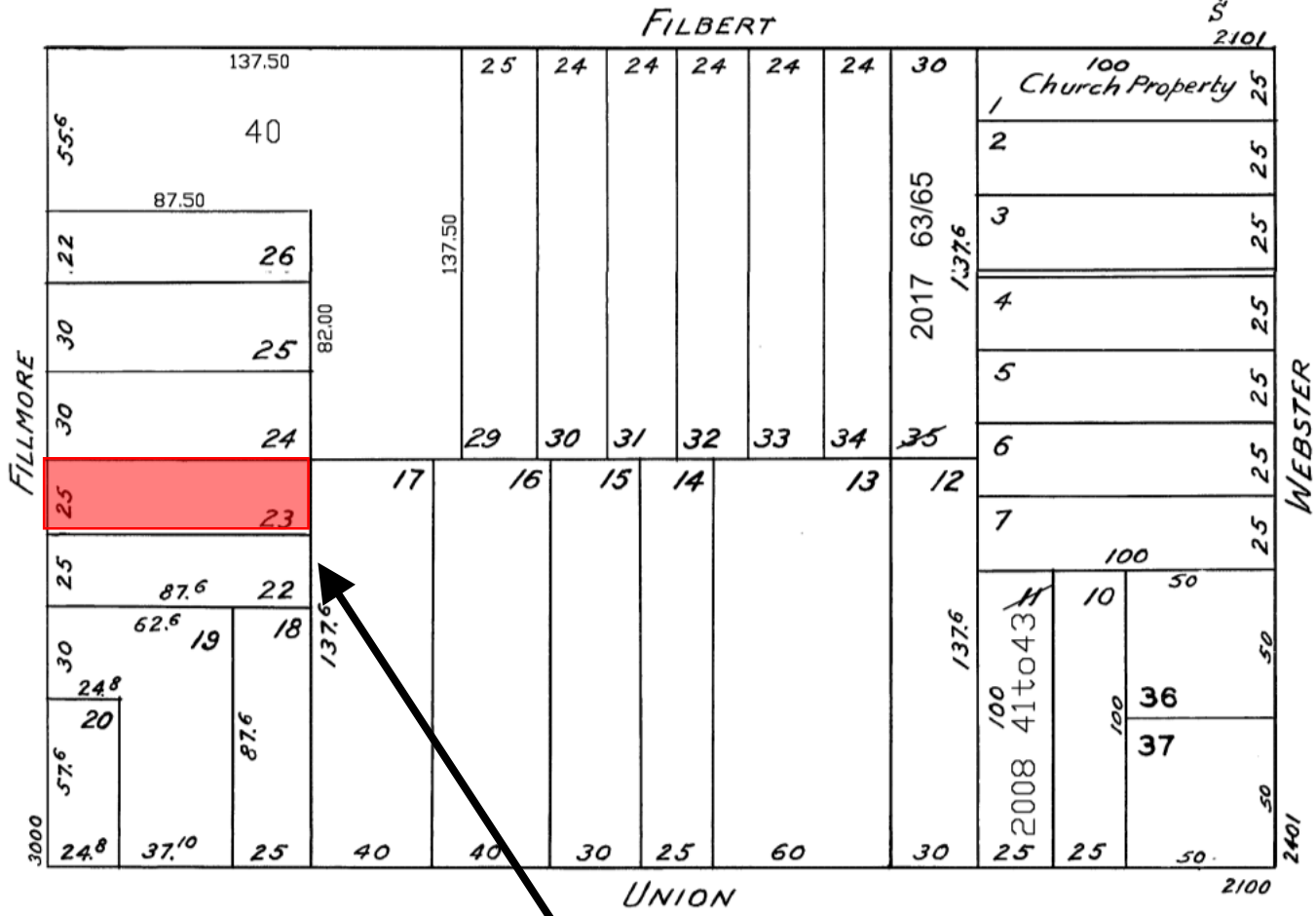
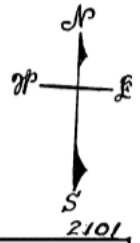
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	2,500	2,500	0
Retail/Commercial GSF	2,000	2,000	0
Office GSF	N/A	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	0	0
Medical GSF	N/A	0	0
Visitor GSF	N/A	0	0
CIE GSF	N/A	0	0
Usable Open Space	N/A	0	0
Public Open Space	N/A	0	0
Other ()			
TOTAL GSF	4,500	4,500	00
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	0	2
Dwelling Units - Total	2	0	2
Hotel Rooms	N/A	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	0	0
Loading Spaces	N/A	0	0
Bicycle Spaces	N/A	0	0
Car Share Spaces	N/A	0	0
Other ()			

Parcel Map

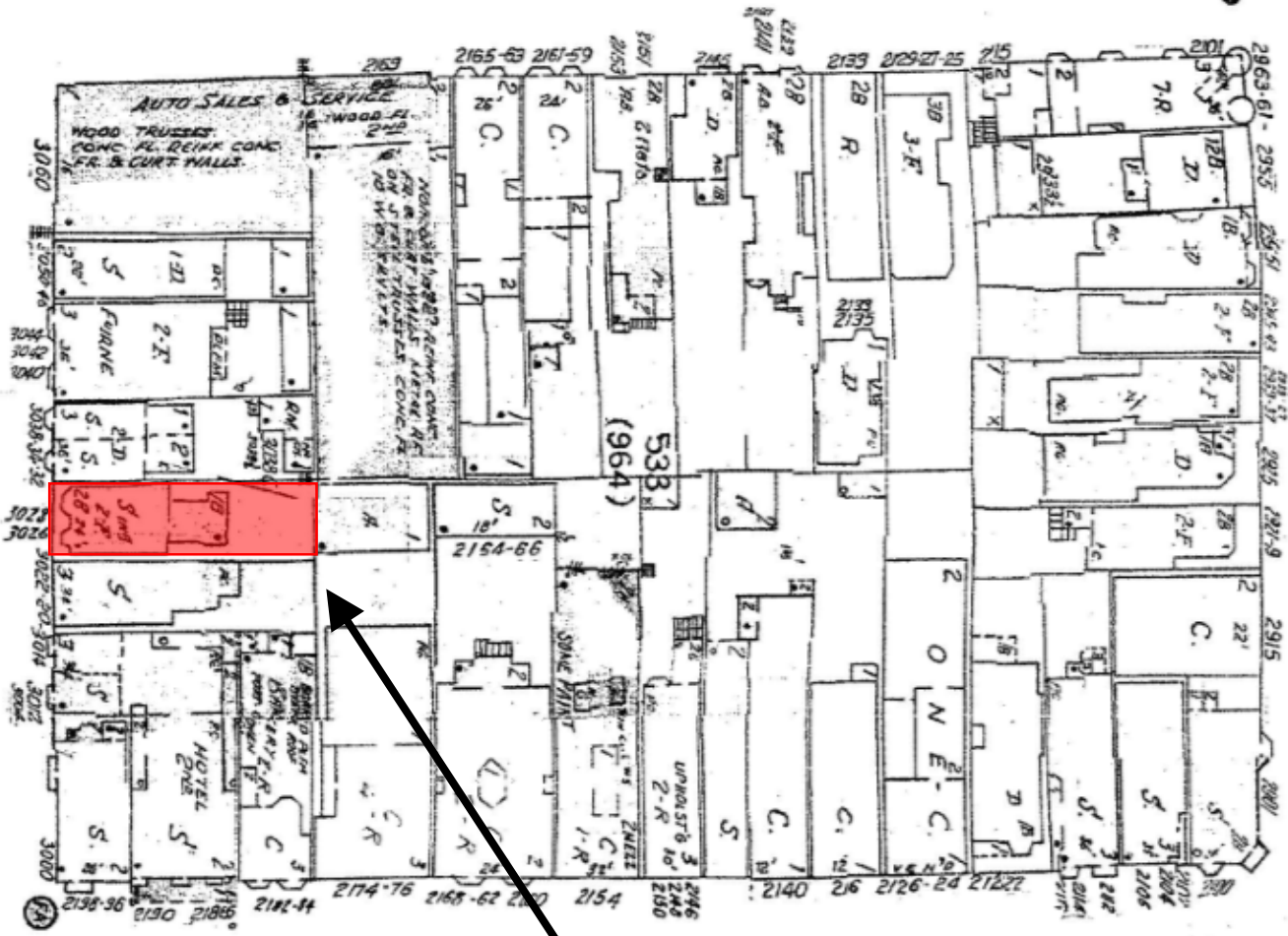


SUBJECT PROPERTY



Conditional Use Hearing - Exhibit E
 Case Number 2020-000817CUA
 Formula Retail – European Wax Center
 3030 Fillmore Street

Sanborn Map*



SUBJECT PROPERTY

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



Conditional Use Hearing
Case Number 2020-000817CUA
Formula Retail – European Wax Center
3030 Fillmore Street

Project Name EWC - Filmore Street

Description Exterior Signs

Address 3030 Filmore Street

City San Francisco

State/Zip CA 94123 Date 09/03/20

PID No. _____ Order Taken by _____

Approval

Signature _____ Date _____

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes made to these designs prior to or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.



Dimensions

Regular Channel Letters
Mounted on Raceway

149"

EUROPEAN WAX CENTER

9" Letters

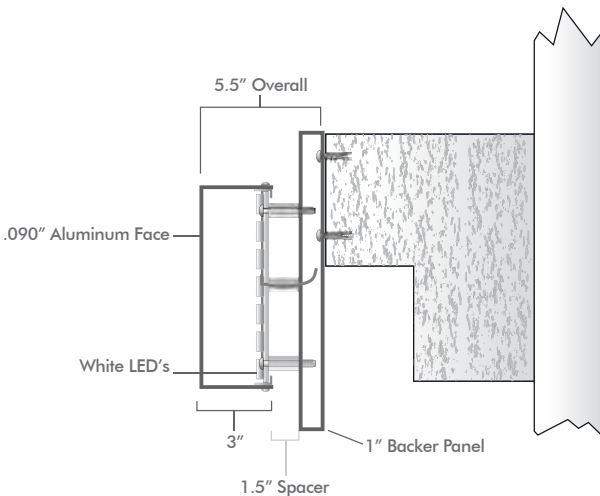
13.5"

Total Sq. Ft. - 14'

- | | | | | | |
|--------------|-------------------------------------|-------------------------|--|-------------------|---|
| Faces | <input type="radio"/> White Acrylic | Trimcap, Returns | <input type="radio"/> Brushed Aluminum | Back Panel | <input type="radio"/> Painted to Match Overhang |
|--------------|-------------------------------------|-------------------------|--|-------------------|---|

Side Detail

Halo Channel Letters Stood Off Backer Panel - Detail



Channel Letter Specs

- Face: .090" Aluminum Face
- Return: .060" Aluminum
- Back: .187" Clear Lexan

Illumination

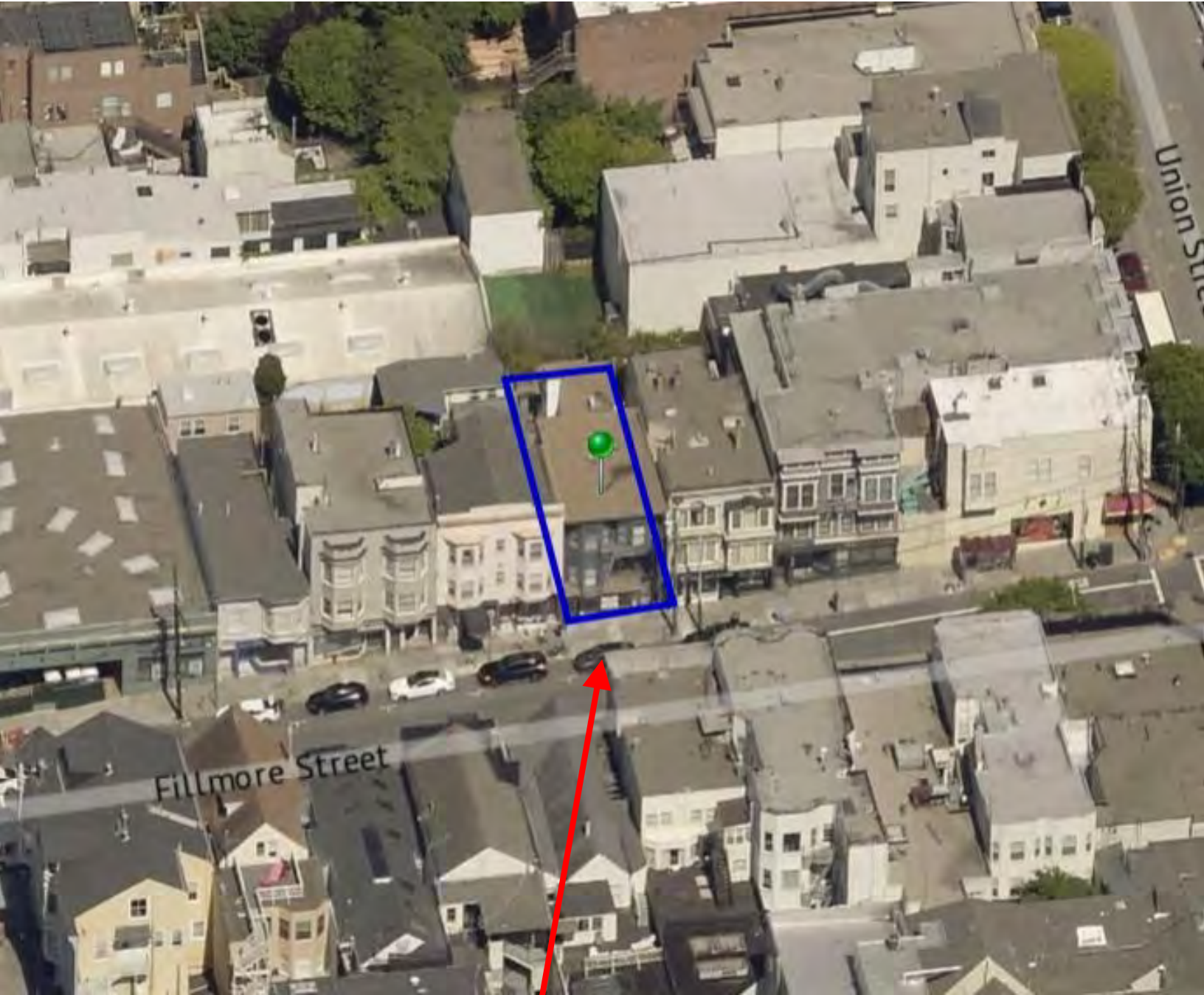
- Type: LED
- Transformer: Self Contained
- Input - 120-220 VAC -0.26-.063 Amp
- Output - 2.1 - 3.3 VDC - 2 x 5 Amp Circuit

Mounting

- 4-5 of 1/4" x 3" Screws and Shields



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2020-000817CUA
Formula Retail – European Wax Center
3030 Fillmore Street

Aerial Photo – View 2

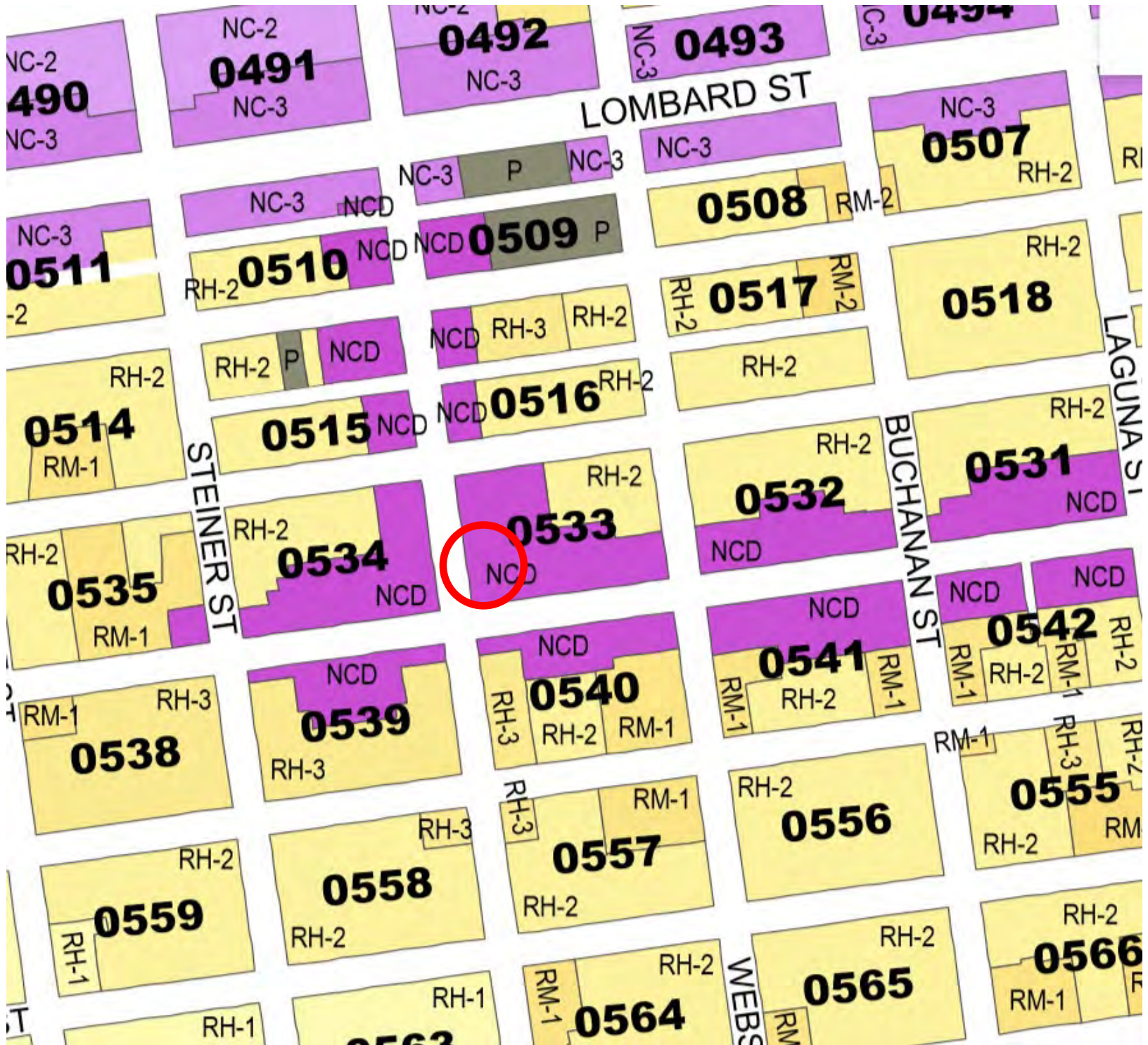


SUBJECT PROPERTY



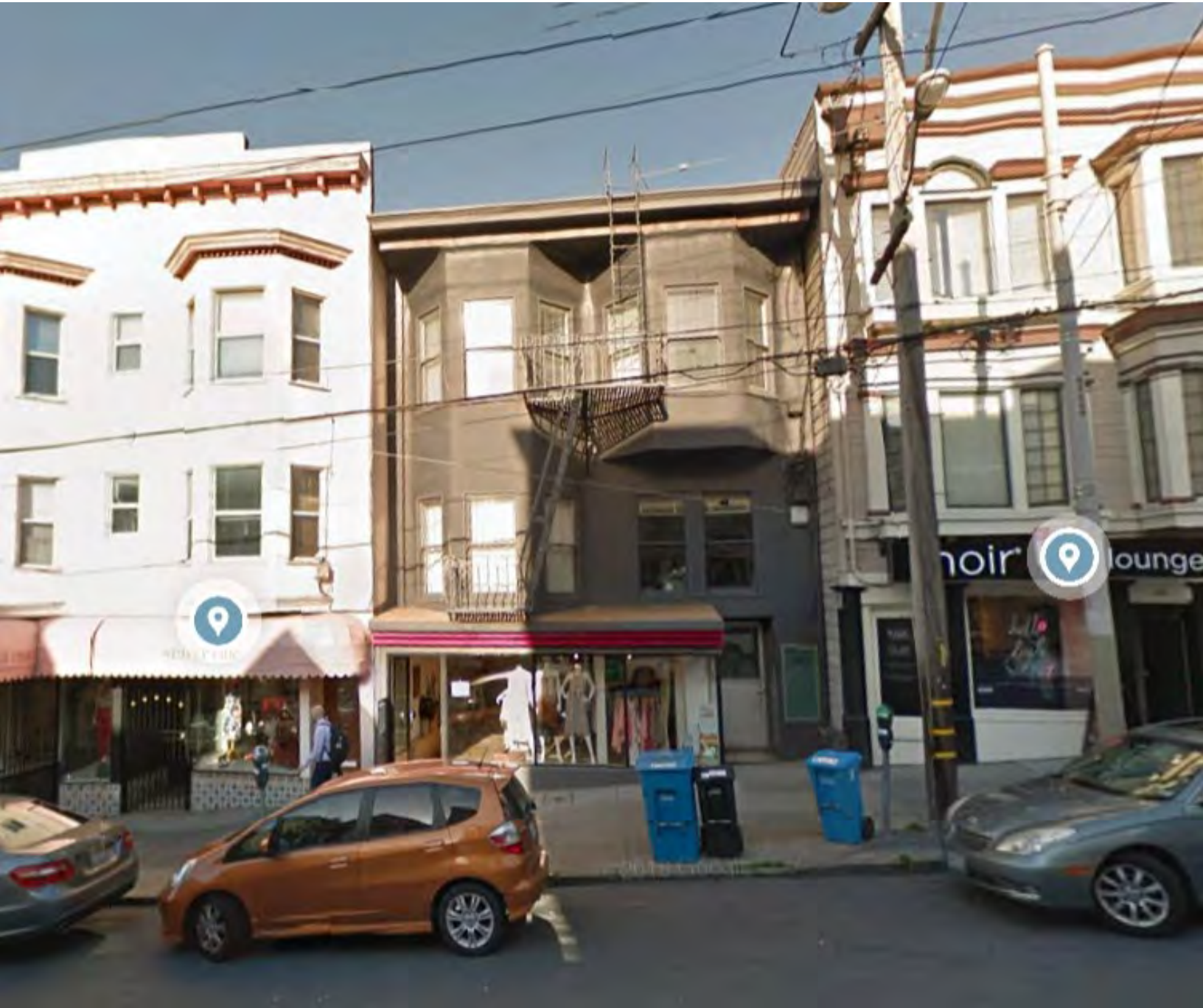
Conditional Use Hearing
Case Number 2020-000817CUA
Formula Retail – European Wax Center
3030 Fillmore Street

Zoning Map



Conditional Use Hearing
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Formula Retail – European Wax Center
3030 Fillmore Street

Site Photo



Conditional Use Hearing
Case Number 2020-000817CUA
Formula Retail – European Wax Center
3030 Fillmore Street



July, 2020

European Wax Center are experts in personal care and the market leader in body waxing services for women and men.

The company was founded by siblings who grew up in their father's hair salon. They had a vision that body waxing could be performed differently, more professionally, with a higher standard of comfort and cleanliness. In Paris, they worked with scientists to develop their proprietary Comfort Wax™, a natural bees wax, formulated with polymers and elastomers, with a lower melting point (so it can be applied at bathwater temperature), and greater elasticity (so that it can be applied and removed more efficiently from skin surfaces without adhesive strips known to cause skin discomfort and irritation). The company pioneered processes to cleanse, protect, wax and nourish the skin. And they developed skin and brow related products, made of natural ingredients and manufactured in pharmaceutical-grade facilities, to complement key services.

The company grew on principles of professionalism and hospitality, becoming an employer-of-choice for aestheticians wanting to join a company committed to training, to career mobility, and promotability. Today, with over 800 waxing salons across the United States, European Wax Center is the world-leader in safe and comfortable body waxing. The company has prospered due to innovation and its fastidious commitment to cleanliness. The company offers regular guests wax passes for service savings that can be used at all centers nationwide.

In California, there are 134 independently-owned and operated locations where we employ over 2600 people, 98% female. In San Francisco, our one center at Geary and Masonic has operated for six years. Network-wide, many of our associates are primary income earners in their households. We perform the majority of our services in less than 15 minutes for our guests - 95% of which are female.

Long before COVID-19, European Wax Center earned a reputation for exceptionally high standards in cleanliness and sanitation. Our rigorous practices have always included:

- New gloves are used by wax specialists for EVERY guest
- All tweezers and tools are soaked in DISINFECTANT
- Wax Suite beds are SANITIZED with disinfecting wipes after each guest and FRESH BED PAPER is pulled for each guest
- Waxing sticks are NEVER DOUBLE-DIPPED and the large stir stick is disposed of after each guest
- Brow brushes and spoolies are DISPOSED of after each guest

Since COVID, our hygiene and sanitation processes have become even more stringent. We operate differently:

- By reservation-only
- We feature contactless check-in and conduct contactless temperature checks of our guests and associates (at the start of each shift)
- Our guests wear protective masks.
- Our licensed aestheticians perform 1:1 services in private and protected rooms (11' x 7' wax suites).
- Our aestheticians wear a disposable face mask and sterile gloves (changed with each guest).
- When performing facial services, our aestheticians wear sanitized face shields in addition to the disposable face mask and sterile gloves.
- We sanitize our wax suites completely after each guest.
- We ensure that there is no interaction or crossing paths with other guests in the common areas of an EWC Wax Center.

Our safety practices are modeled after other elective healthcare settings (ie dental, dermatology offices) that function while mitigating the risks of disease exposure and transmission. Like them, we administer physical distancing protocols; we use PPE effectively; and we sanitize incessantly.

Our rigorous sanitation and cleaning measures have always included:



NEW GLOVES

New gloves used for every service



TOOLS

All tools soaked in disinfectant or disposed of after each guest



WAX SUITE BEDS

Wax Suite beds sanitized with disinfectant wipes after each guest; fresh bed paper is pulled for each guest



WAXING STICKS

Waxing sticks never double-dipped and larger stir sticks disposed of after each guest

Plus, we've added more health & safety commitments to further protect our guests:



FACE SHIELDS

Wax Specialists equipped with disposable surgical masks; face shields for facial services



DEEP CLEANING

Additional frequent deep-cleaning of high-frequency touchpoints



NON-ESSENTIALS

Elimination of product testers and non-essential items



SAFETY TRAINING

Additional hygiene safety and sanitation training for all staff

The proposed European Wax Center at 3030 Fillmore Street, San Francisco intends to serve the needs of local residents of Cow Hollow and the Marina who will value our dedication to professionalism, safety and sanitation.

The business will operate seven days a week, between the hours of 8am - 8pm (subject to local demand).

The center will operate with five wax suites.

The total employees per shift will be eight associates: five wax specialists; two guest service associates; and a manager.

The total number of employees for the center will be approximate 25 associates.

While we see an opportunity to serve the broader needs and demands of residents of San Francisco, the nearest (and only other) location in the city is at 2675 Geary Boulevard, City Center located in Laurel Heights, approximately 2 miles away.

Guests living in other parts of San Francisco seek their services at our East Bay and Daly City locations.

While Formula Retail is laudable for the promotion of novel and original concepts, when it comes to beauty and personal care, consumers value professionalism, safety and consistency. As a national brand, we are able to hire and retain staff. We offer career mobility and continuity. And with national resources, we can invest in the training and safety protocols necessary to attain and maintain the highest standards in service safety and reliability.

We are a valued resource of the CA Board of Cosmetology. We participate as advisors to the State on matters related to staff training, certification, safety protocols and compensation. As market leaders, we operate at the highest levels of professionalism and aspire to be a benchmark for service excellence.

As independent business owners/operators, we have a long history as residents of San Francisco, since 2005. We have owned a home in Noe Valley/Dolores Heights, and rented properties in SOMA and the Embarcadero. Our kids attended school at Cathedral School for Boys at Nob Hill and Convent of the Sacred Heart in Pacific Heights. One of our son lives on Filbert Street in Cow Hollow. He has lived in San Francisco since 2016. Another son will be moving to San Francisco this Fall. We are very much committed to serving the needs of our guests as valued and personally-familiar neighbors.

Respectfully,

Kipp Kreutzberg and Yvette Beaulieu