



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: November 5, 2020

Record No.: 2020-005123CUA
Project Address: 2675 Mission Street
Zoning: Mission Street Neighborhood Commercial Transit (NCT) Zoning District
65-B Height and Bulk District
Block/Lot: 3637/022
Project Sponsor: Philip Lesser
555 Laurel Avenue, #501
San Mateo, CA 94401
Property Owner: Pebble Pudding, LLC
1979 Patricia Drive
Pleasant Hill, CA 94523
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project proposes to establish an approximately 3,605 square-foot General Retail Sales and Service Formula Retail Use (d.b.a. Wallbeds 'n' More) in a vacant ground floor tenant space in a three-story mixed-use building. The tenant space was previously occupied by Kicks, a shoe and apparel store, until approximately 2018. There will be no expansion of the existing building envelope or storefront modifications proposed.

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, 703.4, and 754, to allow for a Formula Retail Use within the Mission Street NCT Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- The Project Sponsor conducted a virtual Pre-Application meeting on May 15, 2020 which no one attended.
- **Support/Opposition:** To date the Department has received six letters in support and no letters in opposition to the Project.
 - Support for the Project is centered on reactivating a vacant storefront, encouraging business in the Mission, the potential to display local art, and the dependable nature of Wallbeds ‘n’ More as tenants.
- **Outreach:** The Project Sponsor contacted the Calle 24 Latino Cultural District to arrange a meeting multiple times in August and September and did not get a response. The Project Sponsor did meet with United Save the Mission (USM) on September 3, 2020 via a Zoom meeting. The representatives for USM asked how the Project Sponsor selected the location, how the business will benefit local residents, and what job opportunities will be available. Concerns were raised about the furnishings being too expensive for many area residents. The Project Sponsor discussed how financing options and discounts for Military Service members and veterans can make the products more affordable.

- **Use:** General Retail Sales and Service uses are permitted within the Mission Street NCT Zoning District.
- **Calle 24 Special Use District (SUD)/Calle 24 Latino Cultural District:** The project site is located outside of the boundaries of the Calle 24 Special Use District; however, the project site is located within the boundaries of the Calle 24 Latino Cultural District. The Board of Supervisors established this cultural district to recognize the contributions of the Latino community to the surrounding neighborhood and San Francisco as a whole. The area is well-known for its distinctive character and reputation as the cultural heart of the Missions and includes a unique mix of arts and cultural destinations, institutions, murals and other public art, alongside of a vibrant retail and restaurant corridor focused along 24th Street. Currently, the Cultural District does not possess any land use controls, which would apply to the Project.
- **Formula Retail Concentration:** Within the 300-foot radius of 2675 Mission Street, there are approximately 29 commercial storefronts on the ground floor. Six businesses are Formula Retail uses which is a concentration of 20.7%. Of approximately 1,306 linear feet of commercial storefronts within the 300 foot radius, 118 linear feet is vacant while 473 linear feet is Formula Retail which is a concentration of 36.2%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 27.3%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 24.1%

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 intent of the Mission Street NCT Zoning District, the Mission Area Plan, and the Objectives and Policies of the General Plan. The Project will activate a

vacant storefront along a central commercial corridor and provide home furnishings which are tailored towards smaller-size apartments, like much of San Francisco's housing stock. 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 A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, and 754, TO ESTABLISH A FORMULA RETAIL USE (D.B.A. WALL BEDS 'N' MORE) MEASURING APPROXIMATELY 3,605 GROSS SQUARE FEET IN AN EXISTING THREE-STORY MIXED-USE BUILDING LOCATED AT 2675 MISSION STREET, LOT 022 IN ASSESSOR'S BLOCK 3637, WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL DISTRICT) ZONING DISTRICT AND A 65-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 18, 2020 Philip Lesser (hereinafter "Project Sponsor") filed Application No. 2020-005123CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a General Retail Sales Formula Retail Use (hereinafter "Project"), d.b.a. Wall Beds 'n' More at 2675 Mission Street, Block 3637 Lot 022 (hereinafter "Project Site").

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

On November 5, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization No. 2020-005123CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-005123CUA 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 Authorization as requested in Application No. 2020-005123CUA, 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 proposes to establish an approximately 3,605 square-foot General Retail Sales and Service Formula Retail Use (d.b.a. Wallbeds 'n' More) in a vacant ground floor tenant space in a three-story mixed-use building. The tenant space was previously occupied by Kicks, a shoe and apparel store, until approximately 2018. There will be no expansion of the existing building envelope or storefront modifications proposed.
- 3. Site Description and Present Use.** The Project Site, Lot 022 in Assessor's Block 3637, is located on the east side of Mission Street, between 22nd and 23rd Streets in the Mission Street NCT Zoning District in the Mission District. The site is developed with a three-story building that has two ground floor commercial spaces and residential units above that is approximately 12,276. The building was constructed in 1914. The tenant space is currently vacant and was previously occupied by Kicks, a shoe and apparel store, until approximately 2018.
- 4. Surrounding Properties and Neighborhood.** The neighborhood is characterized by one to four story commercial, residential, and mixed-use buildings. Mission Street is a shopping and transit corridor that contains numerous retailers, restaurants, and bars. There are local and non-chain businesses, as well as storefronts for major banks and financial services businesses. The Project Site is within the Calle 24 Cultural District which is intended to preserve and enhance local culture and businesses. All properties on this block of Mission Street are within the Mission Street NCT Zoning District and the properties behind the Project Site that face Capp Street are zoned RTO-M (Residential Transit Oriented-Mission.)
- 5. Public Outreach and Comments.** The Project Sponsor conducted a Pre-Application meeting on May 15, 2020 which no one attended. The Project Sponsor contacted the Calle 24 Latino Cultural District to arrange a meeting multiple times in August and September and did not get a response. The Project Sponsor did meet with United Save the Mission (USM) on September 3, 2020 via a Zoom meeting. The representatives for USM asked how the Project Sponsor selected the location, how the business will benefit local residents, and what job opportunities will be available. Concerns were raised about the furnishings being too expensive for many area residents. The Project Sponsor discussed how financing options and discounts for Military Service members and veterans can make the products more affordable.
 - A. Support/Opposition:** To date the Department has received six letters in support and no letters in opposition to the Project. Support for the Project is centered on reactivating a vacant storefront, encouraging business in the Mission, the potential to display local art, and the dependable nature of Wallbeds 'n' More as tenants.
- 6. Calle 24 Special Use District (SUD)/Calle 24 Latino Cultural District.** The project site is located outside of the boundaries of the Calle 24 Special Use District; however, the project site is located within the boundaries of the Calle 24 Latino Cultural District. The Board of Supervisors established this cultural

district to recognize the contributions of the Latino community to the surrounding neighborhood and San Francisco as a whole. The area is well-known for its distinctive character and reputation as the cultural heart of the Missions and includes a unique mix of arts and cultural destinations, institutions, murals and other public art, alongside of a vibrant retail and restaurant corridor focused along 24th Street. Currently, the Cultural District does not possess any land use controls, which would apply to the Project.

7. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. General Retail Sales and Service.** A Retail Sales and Service Use that provides goods and/or services to the general public and that is not listed as a separate Retail Sales and Service Use in this Section 102. This use includes, but is not limited to the sale or provision of the following goods and services:
- i. Personal items such as tobacco and magazines;
 - ii. Self-service laundromats and dry cleaning, where no portion of a building occupied by such use shall have any opening other than fixed windows and exits required by law within 50 feet of any R District;
 - iii. Household goods and service (including paint, fixtures, and hardware, but excluding other building materials);
 - iv. Variety merchandise, pet supply stores, and pet grooming services;
 - v. Florists and plant stores;
 - vi. Apparel and accessories;
 - vii. Antiques, art galleries, art supplies, and framing service;
 - viii. Home furnishings, furniture, and appliances;
 - ix. Books, stationery, greeting cards, office supplies, copying service, music, and sporting goods; and
 - x. Toys, gifts, and photographic goods and services.

Wall Beds 'n' More is a furniture store that specializes in murphy beds. Murphy beds are beds which are attached to a wall with hinges and can be folded into a cabinet or closet, creating more space in small rooms and apartments. Wall Beds 'n' More is considered a General Retail Sales and Service use, as defined in Planning Code Section 102, which is a principally permitted use in the Mission Street NCT Zoning District per Planning Code Section 754.

- B. **Formula Retail.** Planning Code Sections 303.1 requires a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the Mission Street NCT District.

Wall Beds 'n' More currently has approximately 15 locations worldwide and is therefore considered a Formula Retail establishment. Grocery Outlet seeks a Conditional use Authorization for the establishment of a new Formula Retail use.

8. **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 proposed Formula Retail use is compatible with and desirable for the surrounding community because it would reactivate a currently vacant store front, create new job opportunities, and provide space-efficient furnishings for residents in smaller dwelling units. The authorization of this business would not result in the displacement of any existing tenant since the proposed tenant would occupy 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 size and shape of the site and the size, shape, and arrangement of the building, e.g. height and bulk, will not be altered as part of this Project. The Project will not affect the building envelope. The Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. The establishment of this Formula Retail Use is not anticipated to significantly affect the existing retail uses within the District.

- (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 for General Retail Sales and Service uses.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or

odor. The Formula Retail activities would be within an enclosed building, providing sound insulation.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign 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.

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

The Project is within the Mission Street NCT Zoning District. The purpose of the Mission Street Neighborhood Commercial Transit District includes: (1) to preserve and enhance the existing storefront configuration and size, signage, artwork, and other character-defining elements of the built environment; (2) to preserve the contributions of Legacy Businesses to the history and identity of the District; (3) to retain, enhance, and promote active community involvement and input on development within the District by conducting thorough outreach to stakeholders and neighborhood groups and responding to community input; and, (4) to retain, enhance, and promote neighborhood-serving businesses and institutions that enhance economic and workforce opportunities for local residents by coordinating with the Office of Economic and Workforce Development to engage with the City's workforce system to provide employment opportunities, career trainings, and formal partnerships to identify and address both business and community workforce needs. General Retail Sales and Service uses are principally permitted, and Formula Retail businesses are permitted with a Conditional Use Authorization.

- 9. Formula Retail Use.** Formula Retail Uses within the Bayshore Boulevard Home Improvement SUD require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

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

Within the 300 feet radius of 2675 Mission Street, there are approximately 29 commercial retail storefronts on the ground floor. Six businesses are Formula Retail which is a concentration of 20.7%. Of approximately 1,306 linear feet of commercial retail storefronts within the 300 feet radius, 473 linear feet is Formula Retail which is a concentration of 36.2%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 38.1%, while the

concentration of lot frontage devoted to Formula Retail uses would increase to 24.1%.

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

There are no other General Retail Stores in the Vicinity. Therefore, this use will support and enhance and not displace other grocery uses in the vicinity.

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

The Project seeks to occupy a commercial space in an existing three-story building that has two ground floor commercial spaces and residential units above. The Project includes new signage and no major exterior alterations. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the District.

- D. *The existing retail vacancy rates within the District.*

The Project will slightly decrease the existing vacancy rate within a 300-foot radius of the Project Site. Six of the 29 commercial spaces are vacant, for a vacancy rate of approximately 20.7%. The vacant frontage accounts for 118 feet out of 1,306 feet of total commercial frontage within 300 feet. Vacancies account for approximately 9.0% of frontage with 300 feet of the Project Site. The Project accounts for one commercial space and 25 inches of lot frontage, which would decrease the vacancy rate to approximately 24.1%, while the amount of frontage devoted to vacancies would decrease to 7.1%, within 300 feet of the Project Site.

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

Daily Needs: There are currently 24 daily needs businesses within a 300 feet vicinity of the subject property. This is approximately 82% of the number of storefronts in this same area.

Citywide Services: There are currently 6 citywide service businesses within a 300 feet vicinity of the subject property. This is approximately 17% of the number of storefronts in this same area.

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

The use mix is varied within the 300 feet vicinity. Businesses providing Other Retail Sales and Services, such as sporting goods, clothing, and grocery retail, comprise 63.4% of the ground floor frontage. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

LAND USE TYPE	300 FEET VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0%
Business / Professional	100	7.7%
Financial	0	0%
Limited Restaurant / Restaurant	125	9.6%
Medical	0	0%
Other Retail Sales & Services	828	63.4%
Personal Service	65	5.0%
Other	70	5.4%
Vacant	118	9.0%
Total	1,306	100%

- 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.

An economic impact study is not required for this project because it is less than 20,000 square feet.

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

COMMERCE & INDUSTRY ELEMENT

Objectives and Policies

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.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 2

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1

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

OBJECTIVE 11

ESTABLISH PUBLIC TRANSIT AS THE PRIMARY MODE OF TRANSPORTATION IN SAN FRANCISCO AND AS A MEANS THROUGH WHICH TO GUIDE FUTURE DEVELOPMENT AND IMPROVE REGIONAL MOBILITY AND AIR QUALITY.

Policy 11.3

Encourage development that efficiently coordinates land use with transit service, requiring that developers address transit concerns as well as mitigate traffic problems.

OBJECTIVE 24

IMPROVE THE AMBIENCE OF THE PEDESTRIAN ENVIRONMENT.

Policy 24.4

Preserve pedestrian-oriented building frontages.

URBAN DESIGN ELEMENT

Objectives and Policies

OBJECTIVE 4

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.6

Emphasize the importance of local centers providing commercial and government services.

MISSION AREA PLAN

Land Use
Objectives and Policies

OBJECTIVE 1.1

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.6

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

OBJECTIVE 1.8

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.1

Direct new mixed-use residential development to the Mission's neighborhood commercial districts to take advantage of the transit and services available in those areas.

Policy 1.8.2

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

OBJECTIVE 3.2

PROMOTE AN URBAN FORM AND ARCHITECTURAL CHARACTER THAT SUPPORTS WALKING AND SUSTAINS A DIVERSE, ACTIVE AND SAFE PUBLIC REALM.

Policy 3.2.1

Require high quality design of street-facing building exteriors.

Policy 3.2.4

Strengthen the relationship between a building and its fronting sidewalk.

OBJECTIVE 6.1

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

Policy 6.1.3

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

The Project will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Wall Beds 'n' More sells murphy beds, furnishings which are as specifically designed to fit into small apartments, like many residences in the Mission and San Francisco

overall. The Project will not negatively impact adjacent businesses because it will not directly compete with them. Nearby storefronts include clothing retailers, pharmacies, cafes, bars, and grocers. Opening this location will contribute to the overall diversity of retail sales and services within the District and City at large. By establishing a new commercial activity in a vacant space, the neighborhood retains a commercial use at this site and enables the Project to enhance the economic base of the City and immediate area. In addition, the Project Sponsor has been in discussion with local neighborhood organizations about job opportunities for local residents.

The Mission is a diverse community with a vibrant economic base. There are many locally owned stores and restaurants, as well as trade shops and artist studios. The Formula Retail businesses in the area are mostly financial institutions. There are also a few chain businesses that specialize in affordable goods and services, like Grocery Outlet, McDonalds, and AutoZone. While Wall Beds 'n' More is a Formula Retail business, it is not a well-known global brand nor does it compete with adjacent businesses. Wall Beds 'n' More will provide furnishings that are appealing and useful to people in small dwelling units and it will not substantially alter the retail character of Mission Street.

11. 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. The Project would enhance the District by filling a vacant tenant space on a busy commercial street. The Project will provide desirable services and will employment opportunities to those in the community.

- 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. There are no changes proposed to the façade other than the new signage.

- 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.

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 multiple Muni bus lines (12 Folsom/Pacific, 14 Mission, 14R Mission Rapid, 49 Van Ness/Mission, and 67 Bernal Heights.) The 24th Street Mission BART Station is also less than two-blocks away. The Project does not include any parking, however there are three loading-zone parking spaces to the left of the Project Site that can be used for customer to pick up their furniture purchases. Wall Beds

'n' More also offers at home delivery so many customers will not need to transport the murphy beds they buy. Therefore traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

- D. 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.

Since the Project does not include any commercial office development, the Project will not displace or adversely affect any service sector or industrial businesses. The Project will occupy a vacant ground floor tenant space in an existing building.

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

This 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.

- F. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

- G. 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.

- 12.** 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.
- 13.** The Commission hereby finds that approval of the Conditional Use Authorization 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. 2020-005123CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 15, 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 November 5, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 5, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. Wall Beds 'n' More) at 2675 Mission Street, Assessor's Block 3637 Lot 022, pursuant to Planning Code Sections 303, 303.1, 703.4, and 754, within the Mission Street NCT Zoning District and 65-B Height and Bulk District; in general conformance with plans, dated April 15, 2020 and stamped "EXHIBIT B" included in the docket for Record No. 2020-005123CUA and subject to conditions of approval reviewed and approved by the Commission on November 5, 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 November 5, 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*

Design – Compliance at Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

- 7. Signage.** A sign permit(s) and compliance with Article 6 and Section 145 of the Planning Code will be required.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313,
www.sfplanning.org*

Monitoring - After Entitlement

- 8. 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*

- 9. 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*

Operation

- 10. 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, www.sfpublicworks.org

- 11. 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



WALLBEDS "n" MORE
FORMULA-RETAIL USE
 2675 MISSION STREET
 SAN FRANCISCO, CA 94110
 APN: 3637/022

PUBLISH DATE

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 Date: 04.15.2020
 Drawn by: SS, FY
 Project No: 2008
 Scale: As Noted

Cover Sheet

SHEET NO:
A0.00

Project Summary

Request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1 and 754 to authorize a 3,605 square foot Formula Retail Sales and Service Use (furniture store d.b.a Wallbeds 'n' More), previously occupied by a retail clothing store d.b.a Moro's Boots.

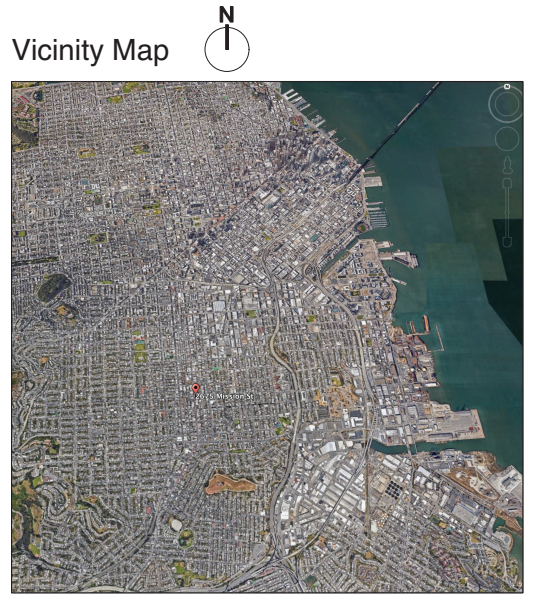
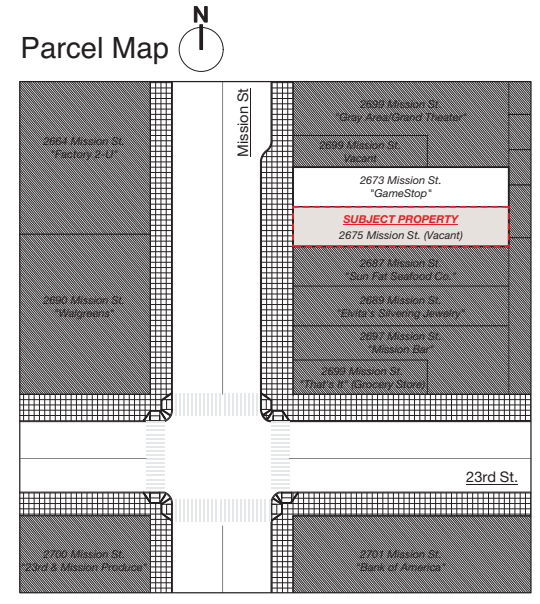
Signage under separate permit.

Site Information

Site Address: 2675 Mission Street, San Francisco, CA 94110
 APN # (Block/Lot): 3637/022
 Project Area: +/-3,605 sq ft
 Lot Area: 5,510 sq ft

Building Code Information

District: NCT - Mission Street Neighborhood Commercial Transit
 Planning District: District 8 Mission
 Current Planning Team: SE Team
 Supervisor District: District 9 (Hillary Ronen)
 Building Type: Type V
 Existing Stories: 2 (No change)
 Existing Group/ Occupancy: M (R-2, stories above)
 Proposed Group/ Occupancy: M
 Notice of Special Restrictions: None
 Neighborhood-Spec Impact Fee: Eastern Neighborhoods Infrastructure Impact Fee - Tier 1



Convention	Description
	Dimensions showing English units (in inches unless otherwise specified) above the line in SI units (in millimeters unless otherwise specified) Below the line
	Dimensions for small measurements
	Dimensions showing a range with minimum - maximum
Min.	minimum
Max.	maximum
>	greater than
<	less than
≤	less than or equal to
-----	Boundary of clear floor space or maneuvering clearance
-----	centerline
-----	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling, or other element, cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control, or feature

Symbol Legend

	Elevation Reference (drawing #/ sheet #)		Detail Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)		Room Name
	Vantage Point		Room Number
	Datum or Spot Elevation Point		Door Symbol
	Grid Line		Window Symbol
			Louver Symbol
			Wall Tag

Project Team

OWNER:
 Pebble Pudding, LLC
 Robert Randles, Trustee/Manager
 1979 Patricia Drive
 Pleasant Hill, CA 94523
 T: 925.262.7343
 E: nrwandles@gmail.com

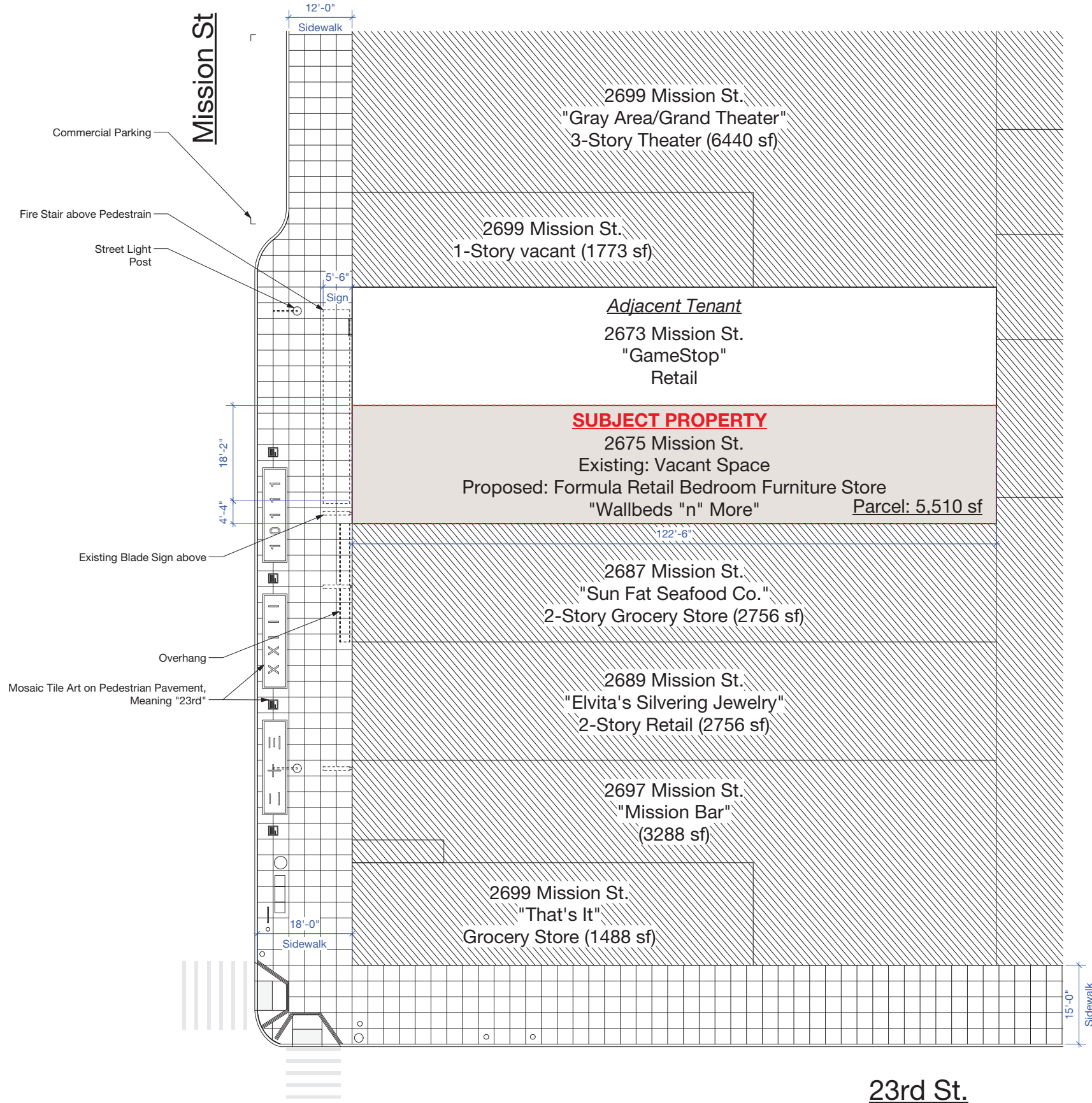
ARCHITECT:
 MH Architects
 Matt Hollis, Principal
 Stephanie Strawhecker, Project Manager
 2325 Third Street, Studio 426
 San Francisco, CA 94107
 T: 415.977.0194
 E: matt@matthollis.com
 E: stephanie@matthollis.com

OWNER'S AGENT:
 Phillip Lesser
 555 Laurel Avenue #501
 San Mateo, CA 94401
 T: 650.346.2903
 E: phnsan@msn.com

TENANT:
 Wallbeds 'n' More
 Eric Partridge
 900 Court Street
 Martinez, CA 94553
 T: 415.418.9431
 E: eric@atmurphybeds.com

Sheet Index

A0.00	Cover Sheet, Exterior Photos
A1.01	Existing Site Plan
A1.02	Existing Ground and Mezzanine Floor Plan
A1.03	Existing 2nd Floor & Roof Plan
A2.01	Existing Front Elevation
A2.02	Proposed Front Elevation
A2.03	Proposed Window Decals, Wall & Blade Signage



1 Existing/Proposed Site Plan
Scale: 3/32" = 1'-0"



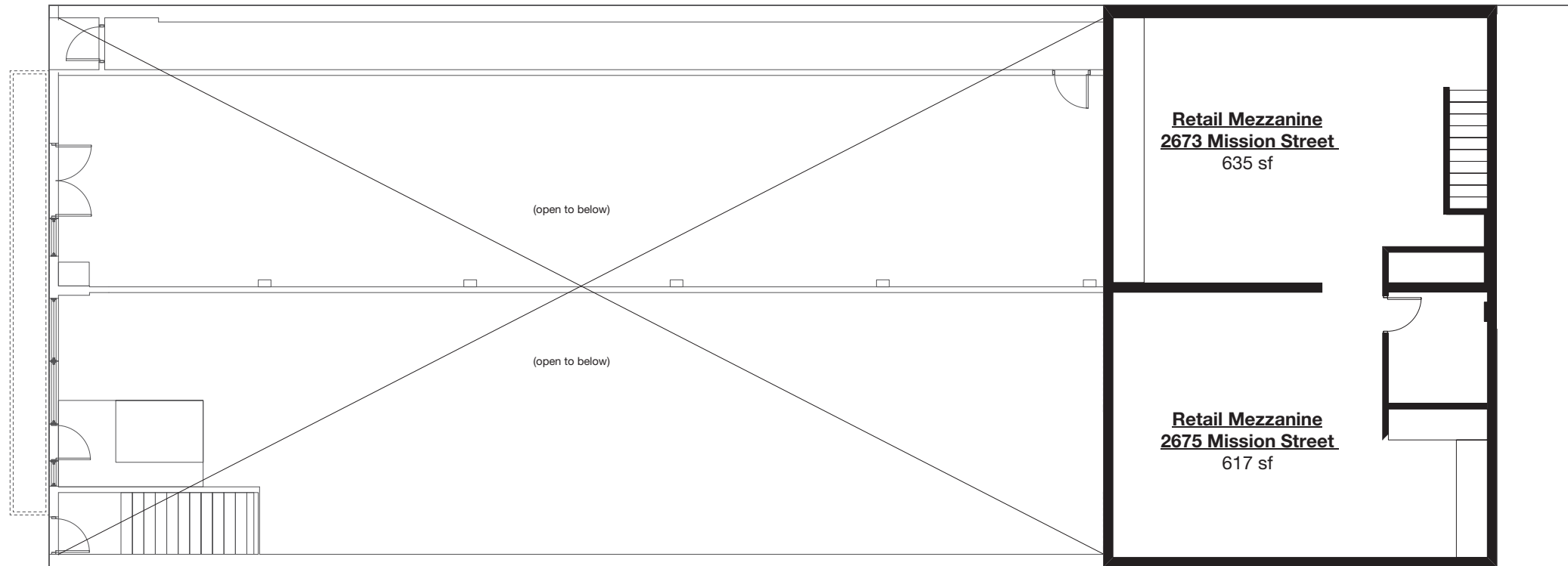
WALLBEDS "n" MORE
FORMULA-RETAIL USE
2675 MISSION STREET
SAN FRANCISCO, CA 94110
APN: 3637/022

PUBLISH DATE

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Drawn by: SS, FY
Project No: 2008
Scale: As Noted

Existing /
Proposed Site
Plan

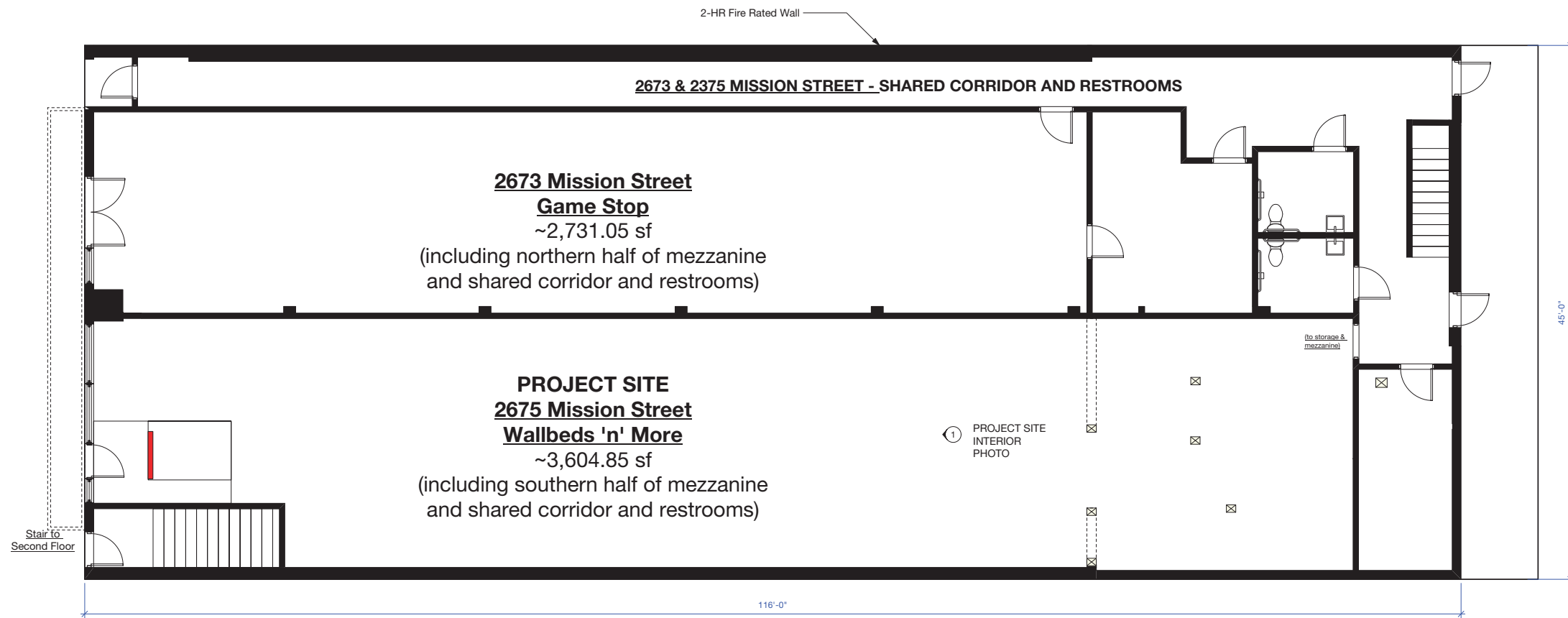
SHEET NO:
A1.01



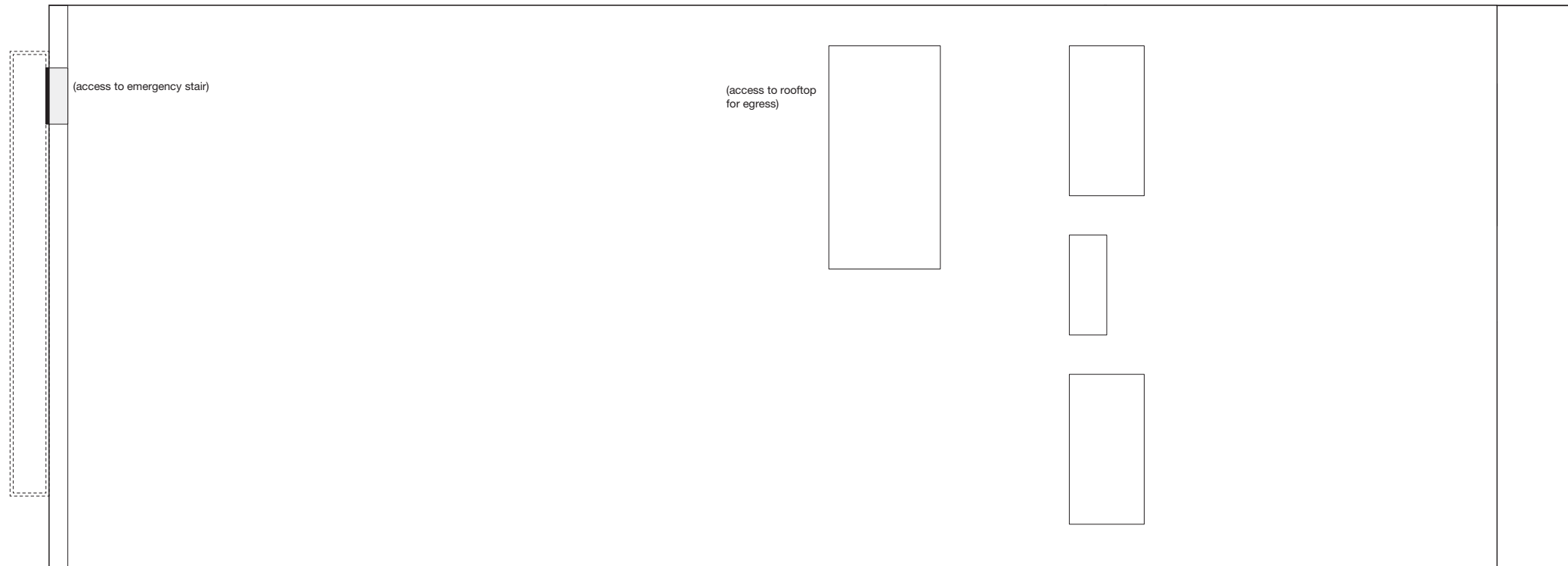
2 Mezzanine Floor Plan
Scale: 3/16" = 1'-0"



2. PROJECT SITE INTERIOR PHOTO



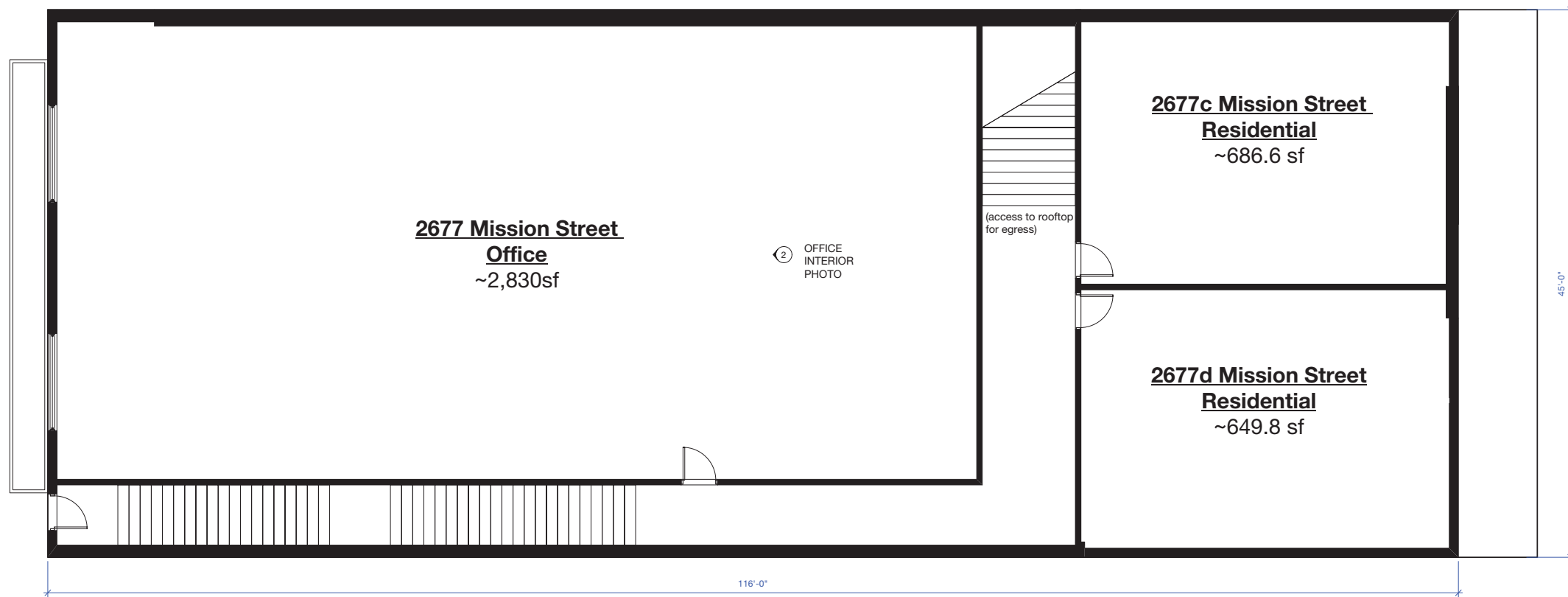
1 Ground Floor Plan
Scale: 3/16" = 1'-0"



2 Roof Plan
Scale: 3/16" = 1'-0"



2. OFFICE INTERIOR PHOTO



1 Second Floor Plan
Scale: 3/16" = 1'-0"



MH ARCHITECTS
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info@matthollis.com
matthollis.com
415 977 0194



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Date: 04.15.2020
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Project No: 2008
Scale: As Noted

(E) Second Floor Plan

SHEET NO:
A1.03

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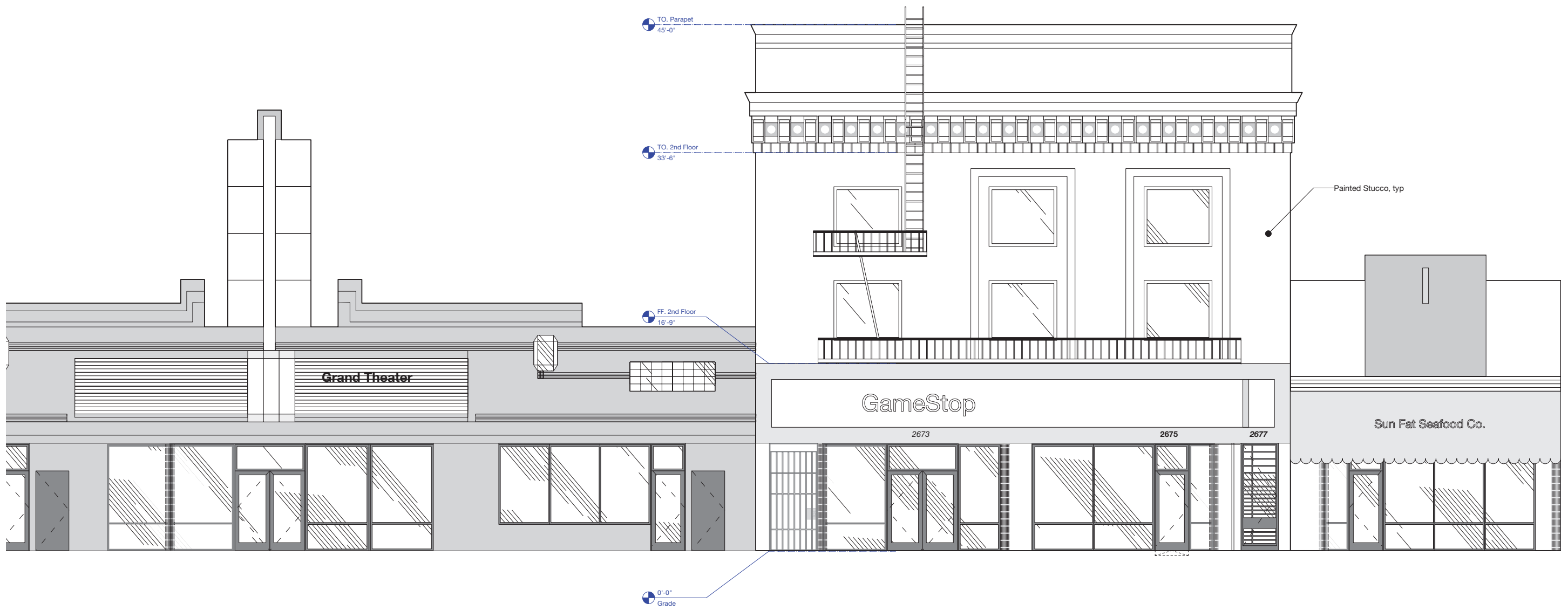
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Project No: 2008
Scale: As Noted

Existing Front Elevation

SHEET NO:
A2.01



1 Front Elevation
Scale: 1/4" = 1'-0"

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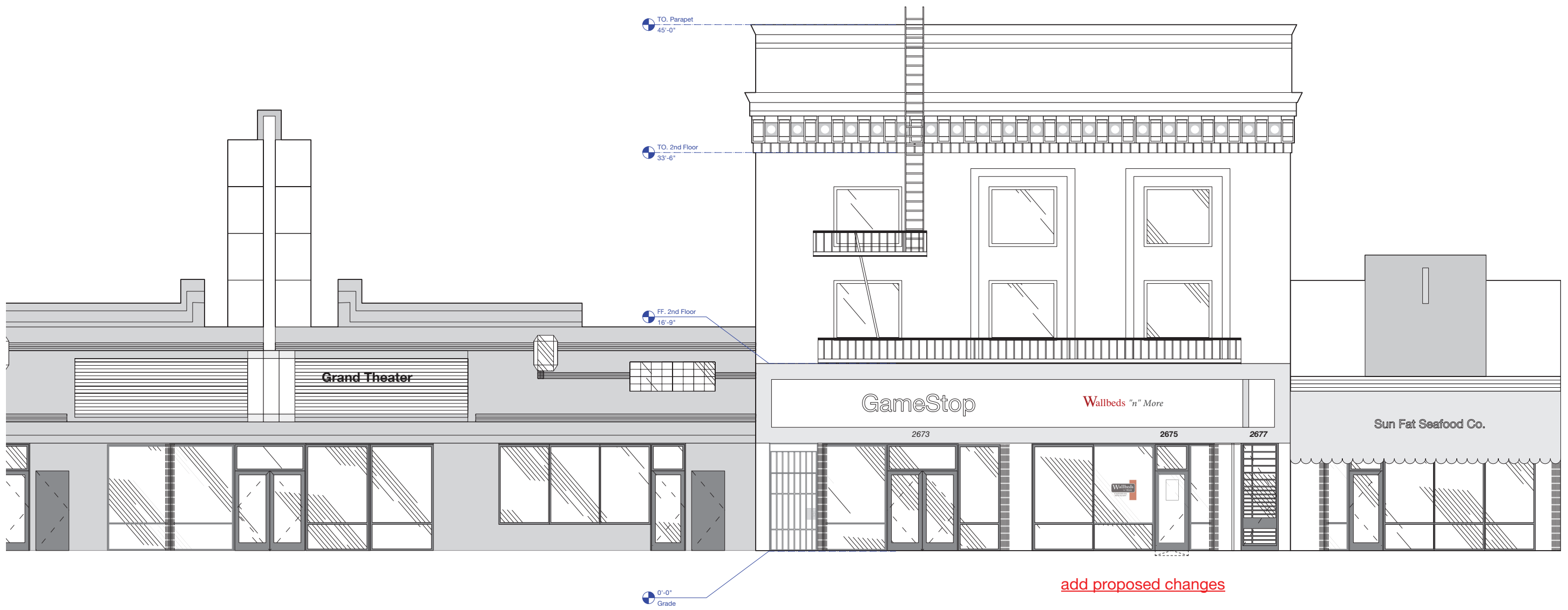
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Date: 04.15.2020
Drawn by: SS, FY
Project No: 2008
Scale: As Noted

Proposed Front Elevation

SHEET NO:
A2.02



1 Front Elevation
Scale: 1/4" = 1'-0"



PHOTOGRAPH:- S3 Wall-hung Wallbeds "n" More building sign

Storefront Transparency and Fenestration Visibility Requirement

Note: Per SEC.728 and SEC.145.1(c)(6), "Frontages with active uses that are not PDR must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building."

Street Frontage: 149 sf
 Minimum Permitted Transparency and Fenestration Area: 149 x 60% = 89.4 sf
 Existing Glazing: 113 sf
 Maximum Permitted Window Signage Area: 113 x 40% = 45.2 sf
 Proposed Window Signage:

Brand Sign, 3.1 sf
 Store Hours, 1.8 sf

Total Window Signage: 4.9 sf < 45.2 sf



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 Project No: 2008
 Scale: As Noted

Proposed Enlarged Front Elevation & Wall Section

SHEET NO: **A2.03**



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2675 MISSION ST		3637022
Case No.		Permit No.
2020-005123PRJ		
<input 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. Request for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4 and 754 to authorize a 3,605 square foot Formula Retail Sales and Service Use (furniture store d.b.a. Wallbeds 'n' More) previously occupied by a retail clothing store (d.b.a. Moro's Books).</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 ____

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>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).</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): Claire Feeney</p>	

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 type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 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: Claire Feeny
		10/22/2020
<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>		

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: 2675 MISSION STREET
RECORD NO.: 2020-005123CUA

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

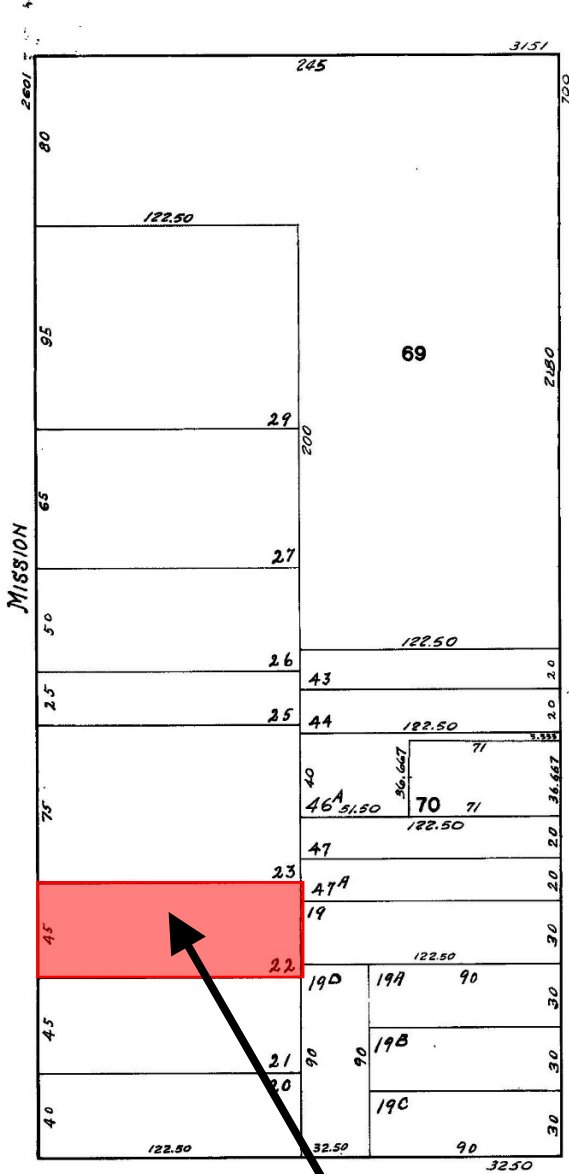
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	0	0
Residential GSF	8,671	8,671	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	3,605	3,605	0
TOTAL GSF	12,276	12,276	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	4	0	0
Dwelling Units - Total	4	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	0
Number of Stories	3	0	0
Parking Spaces	1	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map



715-717 CAPP ST.
A CONDOMINIUM

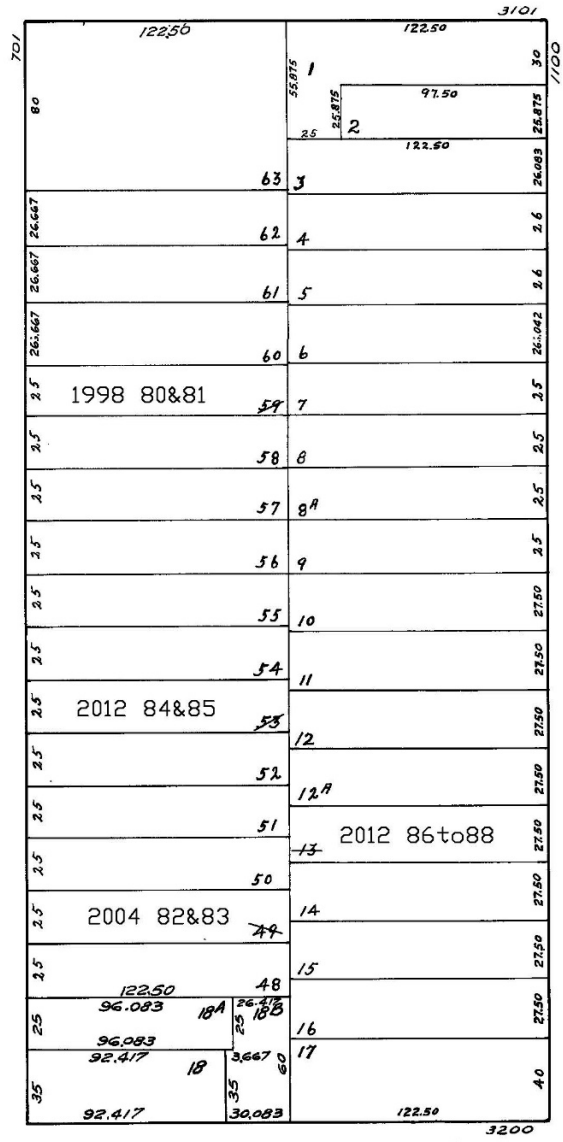
LOT	UNIT	% COMM. AREA
80	715	52.95
81	717	47.05

SUBJECT PROPERTY

22nd

CAPP

23rd



755-757 CAPP ST.
A CONDOMINIUM

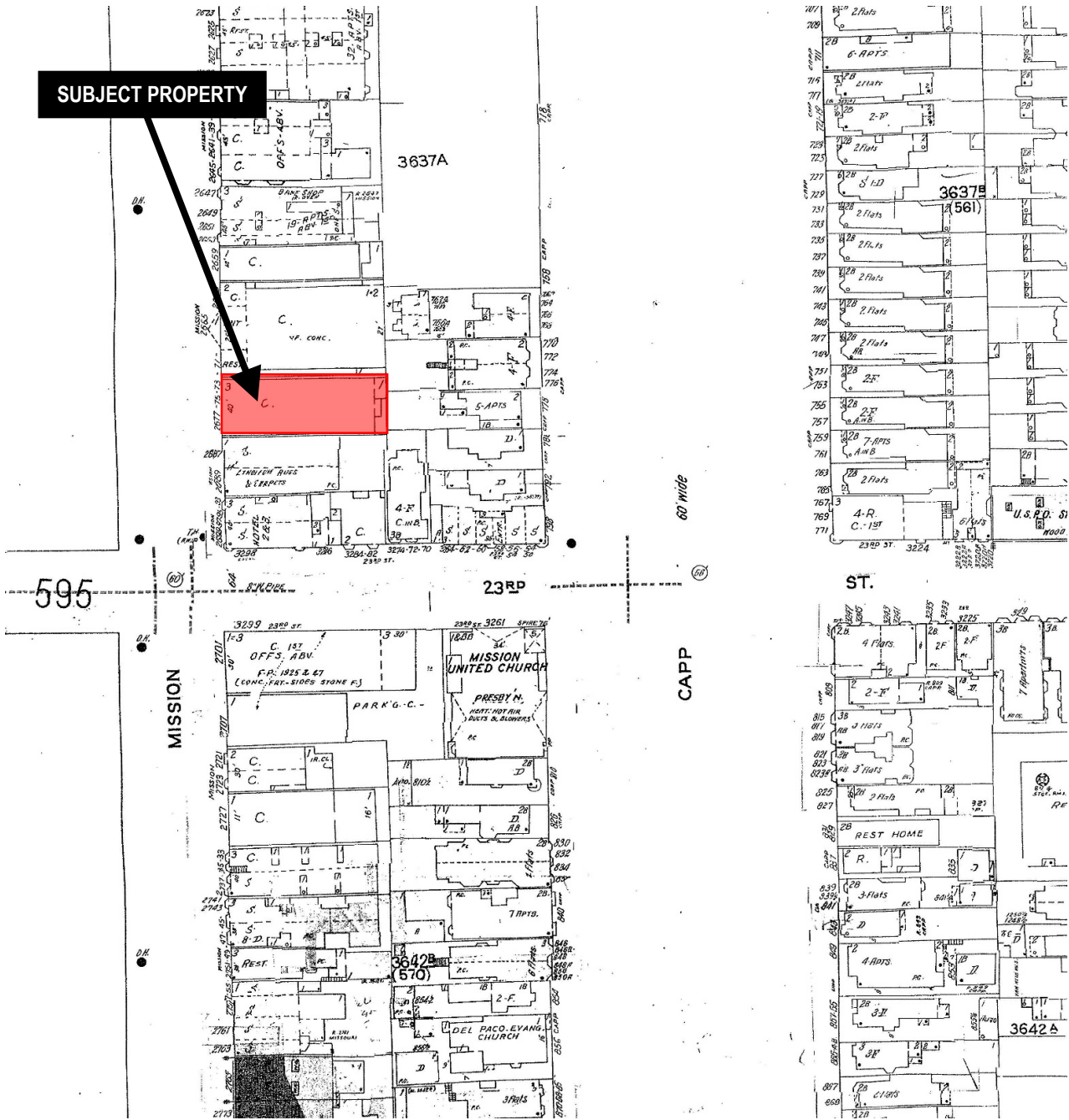
LOT	UNIT	% COMM. AREA
82	757	47.99
83	755	52.01

SOUTH VAN NESS AVE.



Planning Commission Hearing
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 Formula Retail CUA – Wall Beds ‘n’ More
 2675 Mission Street

Sanborn Map*

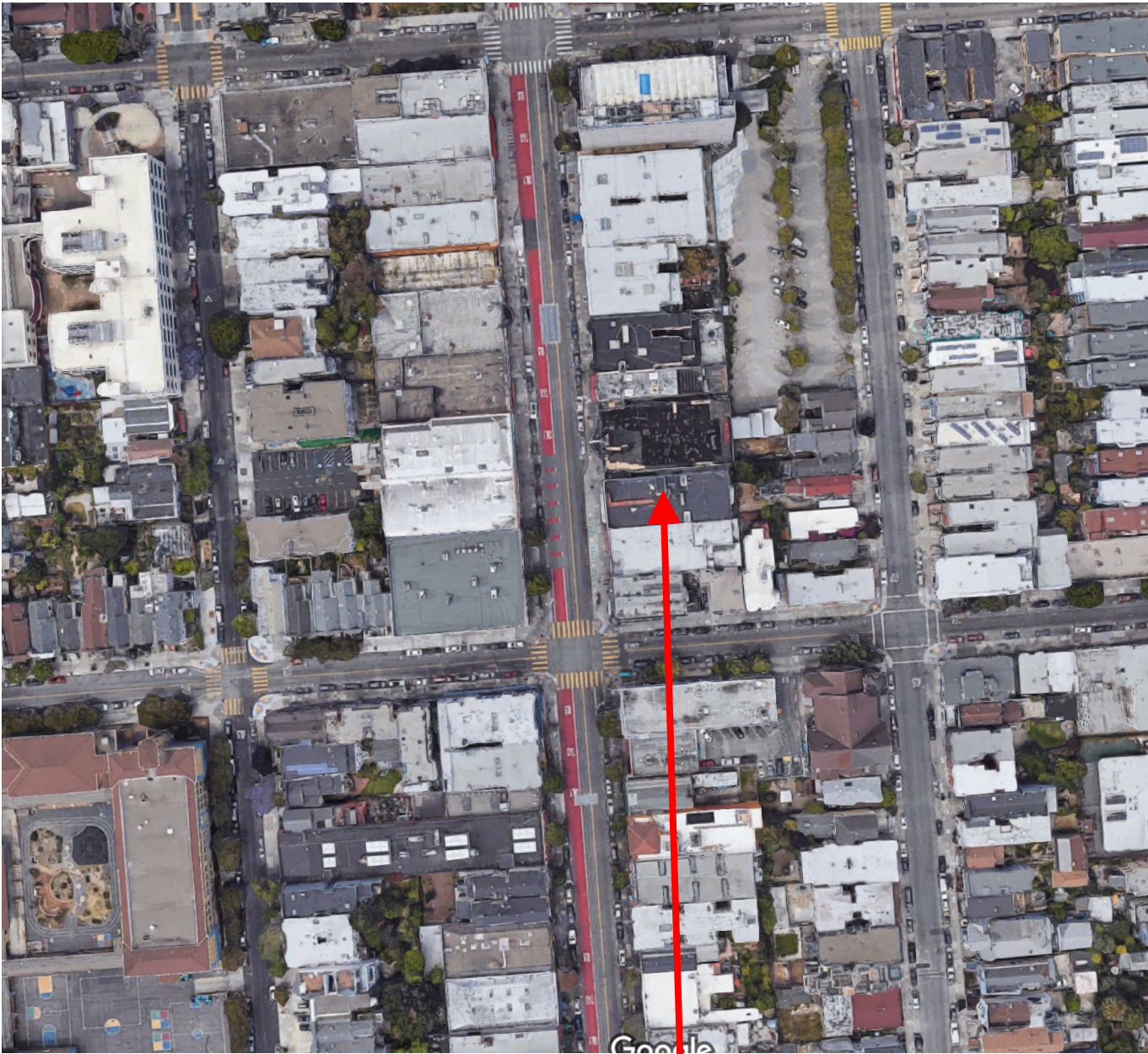


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

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 2675 Mission Street



Aerial Photo – View 1

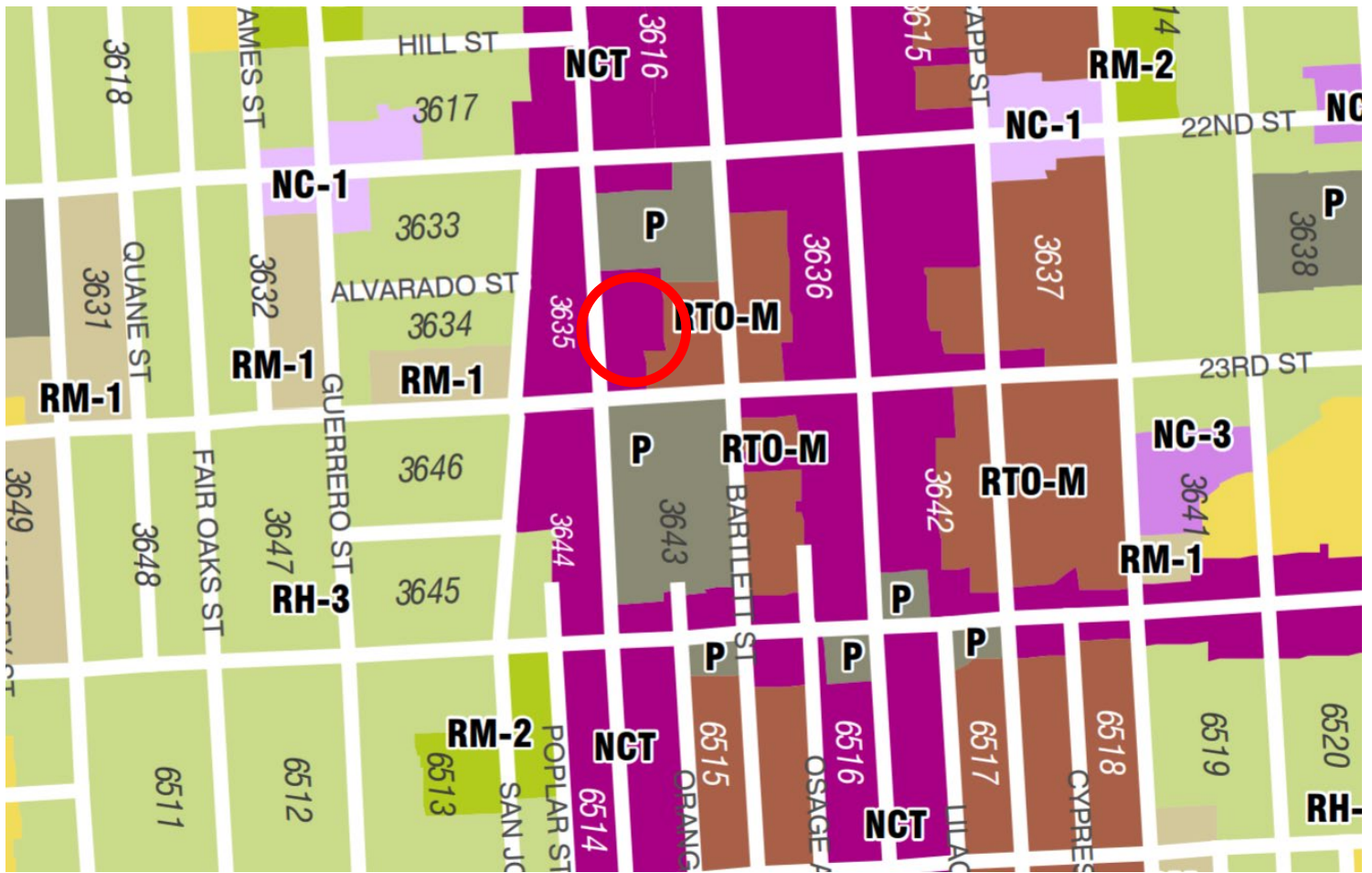


SUBJECT PROPERTY



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Zoning Map



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Site Photo



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