

From: [Ben Terrall](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Gibson, Lisa \(CPC\)](#)
Subject: Appeal filing to the CEQA Exemption Determination for Case No. 2020-010532PRJ - 1801 Mission Street
Date: Monday, April 26, 2021 4:00:23 PM
Attachments: [CAN_BOSappeal_2020-010532PRJ.pdf](#)
[CAN_LOA_1801_Mission_.pdf](#)
[BOS_FeeWaiver\(1\).pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello-

Please find the attached appeal filing to the CEQA Exemption Determination for the project at 1801 Mission Street. Exhibit A of the filing includes the Planning Commission Discretionary Review Action and the CEQA Categorical Exemption Determination.

Also included in the email are a letter of authorization from Cultural Action Network, a neighborhood organization registered with the City, and the appeal fee waiver form for neighborhood organizations.

Another member of Cultural Action Network will drop off a hard copy of the appeal fee waiver form with a check. I have provided them with the number to call to arrange to meet at the Grove St loading dock.

Thank you.
Ben Terrall
member, Cultural Action Network

April 26, 2021

Clerk, San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

**RE: Case No. 2020-010532PRJ 1801 Mission Street
Appeal of the March 25, 2021 Planning Commission Decision**

Dear President Walton and Members of the Board Supervisors:

Please accept this submission by Cultural Action Network appealing the decision of the Planning Commission made on March 25, 2021 regarding the proposed project at 1801 Mission Street (hereafter "proposed project").

The current proposed project proposes to establish a limited restaurant use in a commercial space zoned for retail use, to allow a well-known destination cafe (dba The Creamery Coffee Shop) to relocate to the 1,763 square foot commercial space at the corner of Mission and 14th Streets. The project lies within the Mission neighborhood and within the American Indian Cultural District.

Summary

The Planning Commission Discretionary Review Action DRA-742 approved a change of use that incorporates a CEQA Categorical Exemption Determination, yet the proposed project directly conflicts with core guidelines of the Mission Area Plan and General Plan which precisely describe protecting and supporting Latino and other established local businesses in order to retain the existing culture and services that are oriented to serve the needs of the existing community.

Before examining the inconsistencies of the project with the Mission Area Plan and General Plan, it is useful to define the community as it was identified in the [Eastern Neighborhoods Environmental Impact Report](#) and [The Mission Area Plan](#) which was adopted as part of the Eastern Neighborhoods Plan and incorporated into the General Plan.

“At just under three persons per household, the average household in the Mission is 30 percent larger than the average household in San Francisco... Over 90 percent of the children in the plan area under the age of 18 live in the Mission and in Showplace Square/Potrero Hill... The Eastern Neighborhoods have a greater racial and ethnic mix that varies among neighborhoods... Almost 30 percent of the City’s Latino residents live in the Eastern Neighborhoods, almost all (90 percent) of them live in the Mission-- an established Latino cultural hub for San Franciscans and the entire Bay Area... [in] the Mission, 40-45 percent of the population are foreign-born... Non-citizens are concentrated in the Mission, where 65 percent of the foreign-born are not citizens... A high percentage (46 percent) of the people living in the Eastern Neighborhoods do not speak English at home... a relatively large segment of the adult population has not graduated from highschool... The percentage is highest in the Mission, where almost 30 percent do not have a high school diploma... The generally lower educational attainment for some residents of the Eastern Neighborhoods translates to a higher proportion of workers in lower-wage jobs that do not require college degree... A disproportionate share of the City’s residents holding occupations with lower skills requirement and lower wages lives in the Eastern Neighborhoods.”

We would respectfully ask the Supervisors to keep these unique characteristics of the Mission community and the importance of maintaining cultural diversity and supporting existing businesses and services within the district in mind while determining this proposed project’s inconsistency with the Mission Area Plan.

Mission Area Plan and General Area Plan Objectives

The project is demonstrably inconsistent with the Mission Area Plan Objectives to reinforce the importance of the Mission as the center of Latino life in San Francisco and to stabilize the Mission neighborhood by protecting existing businesses from displacement through the pressures of gentrification. The approved conversion of this retail space to limited restaurant use is specifically to enable the proposed project, a well-known cafe formerly located at 4th and Townsend Streets caters to high end earners in the tech industry and is famous as a destination for venture capitalists to make large tech deals, to move into an area where long standing community serving businesses face great pressure of displacement.

The proposed project is demonstrably inconsistent with General Plan Priority Policy of the Mission Street Neighborhood Commercial Transit District to preserve the contributions of legacy businesses to the history and identity of the District. As a destination location that can afford a higher lease rate because it caters to a population entirely antithetical to the existing culture of the Mission, the proposed project is a threat to the existing legacy businesses in its radius.

In their action to approve the change of use to limited restaurant use, Planning Commissioners failed to respond to community concerns and to address the proposed project's inconsistencies with Mission Area Plan and General Plan Policy and the physical impacts it would create. These objectives and policies are the guiding principles that should inform agency decision making. The Mission Area Plan provides clear guidance and instruction on stabilizing the neighborhood and its culture. This conversion proposal and expected new tenant directly counters the guidance the Commission is given by this Policy commitment to preserving existing and legacy businesses.

Standard of review

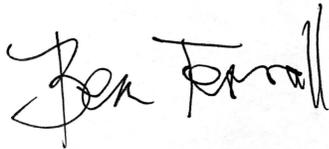
The Board must use the following standard of review under CEQA:

1. The proposed project incorporated the Eastern Neighborhoods PEIR through [CEQA Guidelines Section 15183](#) and the assertion that the proposed project is consistent with and encompassed within the analysis in the Eastern Neighborhoods PEIR, including its consistency with the Mission Area Plan and General Plan.
2. CEQA Guideline 15064(b) cautions, "the determination of whether a project may have a significant effect on the environment calls for **careful judgment** on the part of the public agency."
3. CEQA Guideline 15064(c) states, "[i]n determining whether an effect will be adverse or beneficial, the Lead Agency shall consider the views held by members of the public in all areas affected as expressed in the whole record before the agency."
4. CEQA Guideline 15183 creates, "a streamlined review for qualifying projects that are consistent with a general plan for which an EIR was certified." *Wal-Mart Stores Inc. v. City of Turlock*, 138 Cal.App. 4th 273, 286 (2006).
5. CEQA Guideline 15183(d) states that the Section, "**shall only apply to projects** which meet the following conditions: (1) The project is consistent with: (A) A community plan adopted as part of a general plan, (B) A zoning action which zoned or designated the parcel on which the project would be located to accommodate a particular density of development, or (C) A general plan of a local agency." The proposed project is inconsistent with these conditions and therefore did not qualify for review pursuant to CEQA Guideline Section 15183.

Conclusion

With an abundance of evidence that this action to approve the change of use to limited restaurant use for the proposed project is fully inconsistent with these Area Plans, Policies, and Objectives, this proposed project's adoption of a CEQA Categorical Exemption Determination is invalidated under CEQA Guidelines Section 15183 as projects must be consistent with Community Plan and General Plan policies to qualify for approval under a plan EIR, in this case the Eastern Neighborhoods EIR.

Sincerely,

A handwritten signature in black ink that reads "Ben Terrall". The signature is written in a cursive, slightly slanted style.

Ben Terrall
member, Cultural Action Network

cc: Environmental Review Officer, San Francisco Planning Department

EXHIBIT A



DISCRETIONARY REVIEW ACTION DRA-742

HEARING DATE: MARCH 25, 2021

Record No.: **2020-010532DRP**
Project Address: **1801 Mission Street**
Building Permit: **202010307806**
Zoning: UMU (Urban Mixed-Use) Zoning District
68-X Height and Bulk District
Block/Lot: 3548 / 039
Project Sponsor: Stephen Antonaros
2261 Market Street #324
San Francisco, CA 94114
DR Requestor: Ben Terrall, on behalf of the Cultural Action Network
2940 16th Street
San Francisco, CA 94103
Staff Contact: Richard Sucre – (628) 652-7364
richard.sucre@sfgov.org

ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2020-010532DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 202010307806 PROPOSING A CHANGE IN USE TO ESTABLISH A LIMITED RESTAURANT USE (DBA. CREAMERY COFFEE SHOP) MEASURING APPROXIMATELY 1,763 SQUARE FEET ON THE GROUND FLOOR OF A NEWLY CONSTRUCTED SEVEN-STORY RESIDENTIAL MIXED-USE BUILDING AT 1801 MISSION STREET WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT AND A 68-X HEIGHT AND BULK DISTRICT.

Preamble

On October 30, 2020, Stephen Antonaros (hereafter Project Sponsor) filed for Building Permit Application No. 202010307806 proposing a change in use to establish a limited restaurant use (dba. Creamery Coffee Shop) measuring approximately 1,763 square feet within a ground floor commercial space in a newly constructed seven-story residential mixed-use building at 1801 Mission Street within the UMU (Urban Mixed-Use) Zoning District and a 68-X Height and Bulk District.

On January 14, 2021, Ben Terrall, on behalf of the Cultural Action Network (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review (2020-010532DRP) of Building Permit Application No. 202010307806.

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

On March 25, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2020-010532DRP.

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.

Action

The Commission hereby takes Discretionary Review requested in Record No. 2020-010532DRP and approves Building Permit Application No. 202010307806 subject to the following conditions:

- The Project Sponsor shall provide a multi-lingual menu.
- The Project Sponsor shall incorporate appropriate cultural art within the interior of the commercial space.
- The Commission encourages the Project Sponsor to conduct additional community outreach with surrounding neighbors, nearby businesses and the American Indian Cultural District.
- The Commission encourages the Project Sponsor to hire new employees locally and acknowledges that previous employees will have the first right of refusal regarding employment. The Commission encourages outreach with the City and County of San Francisco’s Office of Economic and Workforce Development.

The reasons that the Commission took the action described above include:

1. There are extraordinary or exceptional circumstances in the case. The DR Requestor and their supporters demonstrated that additional outreach was needed and that certain operational conditions should apply to the proposed use. The proposal complies with the Planning Code, the General Plan, and conforms with the Urban Design Guidelines.
2. The Commission determined that modifications to the project were necessary and they instructed staff to approve the Project per plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (628) 652-1150, 49 South Van Ness Ave, Suite 1475, San Francisco, CA 94103.

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 did take Discretionary Review and approved the building permit with conditions as reference in this action memo on March 25, 2021.



Jonas P. Ionin
Commission Secretary

AYES: Tanner, Chan, Diamond, Fung, Imperial, Moore

NAYS: None

ABSENT: Koppel

ADOPTED: March 25, 2021



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1801 MISSION ST		3548039
Case No.		Permit No.
2020-010532PRJ		202010307806
<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. The project includes establishment of a limited restaurant use (coffee shop) on the ground floor of a vacant commercial space measuring approximately 1,763 square feet within a newly-constructed seven-story residential building.</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): Richard Sucre</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> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;"><i>(attach HRER or PTR)</i></td> </tr> <tr> <td style="border: none;">b. Other <i>(specify)</i>:</td> <td style="border: none;"></td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>	b. Other <i>(specify)</i> :	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>						
b. Other <i>(specify)</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: Building Permit	Signature: Richard Sucre
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	11/18/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



March 19, 2020

To Whom It May Concern:

I, Rick Hall, president of Cultural Action Network, hereby authorize Ben Terrall to file appeal of the exemption from environmental review for 1801 Mission Street on behalf of Cultural Action Network.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Hall', written over a horizontal line.

Rick Hall, President
Cultural Action Network



BOARD OF SUPERVISORS APPEAL FEE WAIVER FOR NEIGHBORHOOD ORGANIZATIONS

APPLICATION

Appellant's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

Neighborhood Group Organization Information

Name of Organization: _____

Address: _____ Email Address: _____

Telephone: _____

Property Information

Project Address: _____

Project Application (PRJ) Record No: _____ Building Permit No: _____

Date of Decision (if any): _____

Required Criteria for Granting Waiver

All must be satisfied; please attach supporting materials.

REQUIRED CRITERIA	YES	NO
The appellant is a member of the stated neighborhood organization and is authorized to file the appeal on behalf of the organization. Authorization may take the form of a letter signed by the President or other officer of the organization.		
The appellant is appealing on behalf of an organization that is registered with the Planning Department and that appears on the Department's current list of neighborhood organizations.		
The appellant is appealing on behalf of an organization that has been in existence at least 24 months prior to the submittal of the fee waiver request. Existence may be established by evidence including that relating to the organization's activities at that time such as meeting minutes, resolutions, publications and rosters.		
The appellant is appealing on behalf of a neighborhood organization that is affected by the project and that is the subject of the appeal.		

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Submission Checklist:

- APPELLANT AUTHORIZATION CURRENT ORGANIZATION REGISTRATION MINIMUM ORGANIZATION AGE
- PROJECT IMPACT ON ORGANIZATION

- WAIVER APPROVED WAIVER DENIED

KELLY SCOTT HILL
LARISA MARIA PEDRONCELLI

1774

11-35/1210 CA
90365

April 26, 2021
Date

Pay To The
Order Of

SF PLANNING DEPT.

\$665.00

Six-hundred sixty-five and 00/100 Dollars



Bank of America

ACH R/T 121000358

For BOS Appeal

Kelly Scott Hill MP