



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MARCH 16, 2017

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Suite 400  
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CA 94103-2479

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*Date Prepared:* March 6, 2017  
*Case No.:* [2016-003880CUA](#)  
*Project Address:* **2487 Mission Street**  
*Zoning:* Mission Street Neighborhood Commercial Transit ([NCT](#)) District  
55-X Height and Bulk District  
*Planning Area:* [Mission \(EN\)](#)  
*Block/Lot:* 3610 / 019  
*Project Sponsor:* Sami & Khalid Aldajani  
TKS Wireless, Inc., 400 Hester St, San Leandro, CA 94577  
[sami.aldajani@ueiwireless.com](mailto:sami.aldajani@ueiwireless.com) (916) 821-3775  
*Property Owner:* Elias H & N E Nazzal Trust, 7 Locksley Ave, San Francisco, CA 94110  
(415) 760-0093  
*Staff Contact:* Colin Clarke at (415) 575-9184 or [Colin.Clarke@sfgov.org](mailto:Colin.Clarke@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), on the ground floor of the two-story commercial building within the Mission Street [NCT](#) District and 55-X Height and Bulk District. The property was last (legally) operated by a Retail clothing store (d.b.a. De Leon), but most recently occupied by Aio Wireless, a Formula Retail electronics store that did not obtain a Conditional Use Authorization prior to operating. The total floor area of the space will not change with this Project. Cricket Wireless is a national telecommunications corporation headquartered in Atlanta, with more than 4,000 locations worldwide, with approximately seven (7) other San Francisco locations, some of which are still pending Planning Commission approval (listed below). The Project will include signs and an awning.

### SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 019 in Assessor's Block 3610, is located at the northeast corner of 21<sup>st</sup> and Mission Streets in the Mission Street [NCT](#) Zoning District in the Mission neighborhood. The property at 2487 Mission Street is developed with a two-story commercial building. The building, constructed circa 1925, occupies the majority of the 8,498 square foot lot, with a narrow rear yard running parallel to Mission Street behind each of the four ground floor commercial tenant spaces. The existing second floor office spaces will remain. The primary façade faces west onto Mission Street, with the façade's first story dominated by a transparent storefront. The property contains no off-street parking. The tenant space was occupied by a Retail clothing store d.b.a. De Leon until approximately June 2013, and was thereafter

vacant until January 2014. The subject tenant space was occupied – without proper permits – by a Formula Retail electronics store (d.b.a. Aio Wireless) between January 2014 and May 2014. In May 2014, Aio Wireless merged with Cricket Wireless, due to the acquisition deal by AT&T and Leap Wireless, the parent of Cricket Wireless. The tenant space has been d.b.a. Cricket Wireless since May 2014.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Mission Street [NCT](#) Zoning District generally runs along the Mission Street corridor, located near the center of San Francisco in the Mission District. It lies along Mission Street between 15th and Cesar Chavez Street, and includes adjacent portions of 17th Street, 21st Street, 22nd Street, and Cesar Chavez Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district. The Project is within 1/4-mile walking distance of the 12, 14, 14R, and 49 MUNI bus lines. Cycling can be encouraged due to the site's proximity within four blocks of the bikeways along 17<sup>th</sup> Street, and Valencia Street, and Folsom Street. The nearest BART stations are one-half-mile away at 24<sup>th</sup> Street and 16<sup>th</sup> Street. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions.

Zoning surrounding the Project Site is Mission Street [NCT](#) Zoning, with RTO-M Zoning to the east.

## **ENVIRONMENTAL REVIEW**

This Conditional Use Authorization is "Not a Project" under the California Environmental Quality Act (CEQA).

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 22, 2017	February 22, 2017	22 days
Posted Notice	20 days	February 14, 2017	February 14, 2017	30 days
Mailed Notice	20 days	February 14, 2017	February 8, 2017	36 days



The required Section 312 neighborhood notification process was conducted as part of this Project's Conditional Use notice.

## **PUBLIC COMMENT**

- The Planning Department has received approximately 109 letters of support, and no correspondence in opposition to the Project.

## **ISSUES AND OTHER CONSIDERATIONS**

- No commercial tenant will be displaced as the tenant space was vacant until January 2014, when the previous tenant's Retail clothing store use, d.b.a. De Leon, vacated. The tenant space has been occupied by an unauthorized Formula Retail use since January 2014, d.b.a. Aio Wireless between January 2014 and May 2014 without a Conditional Use Authorization for a Formula Retail use, and d.b.a. Cricket Wireless since May 2014.
- There are 387 commercial establishments within a one-quarter-mile radius, 185 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.
- There are 27 Formula Retail establishments within a one-quarter-mile radius, 24 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.
- There are 16,487 commercial linear feet within a one-quarter-mile radius, 7,264 of which are within the same Zoning District (Mission Street [NCT](#)).
- There are 2,008 Formula Retail linear feet within a one-quarter-mile radius, 1,877 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.
- The existing concentration of Formula Retail businesses within the one-quarter-mile vicinity and also within the Mission Street [NCT](#) Zoning District, excluding the existing unauthorized Cricket Wireless at 2487 Mission Street, is approximately 12.97% (24/185). With the proposed legalization, the concentration of Formula Retail businesses would become 13.51% (25/185).
- The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 2487 Mission Street, is 25.84% (1,877/7,264) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the Mission Street [NCT](#) Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 26.01% (1,889/7,264).
- The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same Zoning District (Mission Street [NCT](#)). There is a high concentration of commercial storefronts in the District, with six (6) similar mobile/wireless provider stores (Formula Retail). This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change of use from Retail to Formula Retail will not

significantly affect the existing commercial uses within the [NCT](#) District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.

- The proposal is to encourage the hiring of local residents, with approximately three (3) full-time and two (2) part-time employees.

## **REQUIRED COMMISSION ACTION**

A Conditional Use Authorization is requested to grant a change of use to a Formula Retail use from a Retail use. A Formula Retail use may be conditionally permitted per Planning Code Sections [303.1](#), [703.3](#), and [703.4](#).

## **BASIS FOR RECOMMENDATION**

- The Project is necessary, desirable for, and compatible with the surrounding neighborhood in that it would continue to activate the ground floor tenant space, of a two-story commercial building.
- The Project would not displace any existing tenant.
- The Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Parcel Map  
Historic Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photograph (within plan set)  
Site Photographs (within plan set)  
Interior Photographs (within plan set)  
Map of Formula Retail Use Concentration (1/4-Mile Radius)  
Map of Mobile Wireless Electronics Store Concentration (1/4-Mile Radius)  
Letters in Support  
Reduced Plans

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project Sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion                | <input type="checkbox"/> Brief  |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Letters in support  |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map                  | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Context Photos              |   |
| <input checked="" type="checkbox"/> Site Photos                 |   |

Exhibits above marked with an "X" are included in this packet

CBC

Planner's Initials

*CBC I:\Cases\2016\2016-003880CUA - 2487 Mission St - Cricket Wireless\ExecSum\_MissionSt-2487\_2016-003880CUA\_20170306.docx*



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- |   |  |
|---|--|
| <input type="checkbox"/> Transportation Sustainability Fee (Sec. <a href="#">411A</a> ) | <input type="checkbox"/> Affordable Housing (Sec. 415)     |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413)                        | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Child Care Requirement (Sec. 414)                              | <input type="checkbox"/> Other                             |

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## Planning Commission Draft Motion

HEARING DATE: MARCH 16, 2017

*Date Prepared:* March 9, 2017  
*Case No.:* [2016-003880CUA](#)  
*Project Address:* **2487 Mission Street**  
*Zoning:* Mission Street Neighborhood Commercial Transit ([NCT](#)) District  
55-X Height and Bulk District  
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*Project Sponsor:* Sami & Khalid Aldajani  
TKS Wireless, Inc., 400 Hester St, San Leandro, CA 94577  
[sami.aldajani@ueiwireless.com](mailto:sami.aldajani@ueiwireless.com) (916) 821-3775  
*Property Owner:* Elias H & N E Nazzal Trust, 7 Locksley Ave, San Francisco, CA 94110  
(415) 760-0093  
*Staff Contact:* Colin Clarke at (415) 575-9184 or [Colin.Clarke@sfgov.org](mailto:Colin.Clarke@sfgov.org)  
*Recommendation:* **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS [303](#) [303.1](#), [703.3](#), AND [703.4](#) TO ALLOW A 1,335 SQUARE-FOOT FORMULA RETAIL SALES AND SERVICE USE (ELECTRONICS STORE D.B.A. [CRICKET WIRELESS](#), A SUBSIDIARY OF AT&T, ON THE GROUND FLOOR OF THE TWO-STORY COMMERCIAL BUILDING WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT AND 55-X HEIGHT AND BULK DISTRICT.

### PREAMBLE

On March 24, 2016, Sami & Khalid Aldajani (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), on the ground floor of the two-story commercial building within the Mission Street Neighborhood Commercial Transit (NCT) District and 55-X Height and Bulk District. The property was last (legally) operated by a Retail clothing store (d.b.a. De Leon), but most recently occupied by Aio

Wireless, a Formula Retail electronics store that did not obtain a Conditional Use Authorization prior to operating.

On March 16, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. [2016-003880CUA](#).

On February 6, 2017, the Project (a change the use from Retail to Formula Retail) was determined to be “Not a Project” under the California Environmental Quality Act (“CEQA”), as described in the determination contained in the Planning Department files for this Project.

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 requested in Application No. [2016-003880CUA](#), 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. **Site Description and Present Use.** The Project Site, Lot 019 in Assessor’s Block 3610, is located at the northeast corner of 21<sup>st</sup> and Mission Streets in the Mission Street [NCT](#) Zoning District in the Mission neighborhood. The property at 2487 Mission Street is developed with a two-story commercial building. The building, constructed circa 1925, occupies the majority of the 8,498 square foot lot, with a narrow rear yard running parallel to Mission Street behind each of the four ground floor commercial tenant spaces. The existing second floor office spaces will remain. The primary façade faces west onto Mission Street, with the façade’s first story dominated by a transparent storefront. The property contains no off-street parking. The tenant space was occupied by a Retail clothing store d.b.a. De Leon until approximately June 2013, and was thereafter vacant until January 2014. The subject tenant space was occupied – without proper permits – by a Formula Retail electronics store (d.b.a. Aio Wireless) between January 2014 and May 2014. In May 2014, Aio Wireless merged with Cricket Wireless, due to the acquisition deal by AT&T and Leap Wireless, the parent of Cricket Wireless. The tenant space has been d.b.a. Cricket Wireless since May 2014.
3. **Surrounding Neighborhood.** The Mission Street [NCT](#) Zoning District generally runs along the Mission Street corridor, located near the center of San Francisco in the Mission District. It lies along Mission Street between 15th and Cesar Chavez Street, and includes adjacent portions of 17th Street, 21st Street, 22nd Street, and Cesar Chavez Street. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in



the evening hours. The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district. The Project is within 1/4-mile walking distance of the 12, 14, 14R, and 49 MUNI bus lines. Cycling can be encouraged due to the site's proximity within four blocks of the bikeways along 17<sup>th</sup> Street, and Valencia Street, and Folsom Street. The nearest BART stations are one-half-mile away at 24<sup>th</sup> Street and 16<sup>th</sup> Street. Given the area's central location and accessibility to the City's transit network, accessory parking for residential uses is not required. This District has a mixed pattern of larger and smaller lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving commercial development is encouraged mainly at the ground story. While offices and general retail sales uses may locate at the second story of new buildings under certain circumstances, most commercial uses are prohibited above the second story. Continuous retail frontage is promoted by requiring ground floor commercial uses in new developments and prohibiting curb cuts. Housing development in new buildings is encouraged above the ground story. Housing density is not controlled by the size of the lot but by requirements to supply a high percentage of larger units and by physical envelope controls. Existing residential units are protected by prohibitions on upper-story conversions and limitations on demolitions, mergers, and subdivisions. Zoning surrounding the Project Site is Mission Street [NCT](#) Zoning, with RTO-M Zoning to the east.

4. **Project Description.** This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), on the ground floor of the two-story commercial building within the Mission Street [NCT](#) District and 55-X Height and Bulk District. The total floor area of the space will not change with this Project. Cricket Wireless is a national telecommunications corporation headquartered in Atlanta, with more than 4,000 locations worldwide, with approximately seven (7) other San Francisco locations, some of which are still pending Planning Commission approval (listed below). The Project will include signs and an awning. The store will employ three (3) full-time and two (2) part-time employees.
  1. 830 Market St. (C-3-R). Permitted. 2.3-miles away.
  2. 4489 Mission St. (Excelsior Outer Mission Street NCD). Permitted. 2.4-miles away.
  3. 2575 San Bruno Ave. (NC-2). **Pending legalization**. Scheduled for May 11, 2017, Planning Commission hearing. 2.8-miles away.
  4. 1100 Grant Ave. (CRNC). **Pending legalization**. Scheduled for March 16, 2017, Planning Commission hearing. 3.1-miles away.
  5. 1905 Irving St. (Irving Street NCD). **Pending legalization**. Tentatively scheduled for May 11, 2017, Planning Commission hearing. 3.9-miles away.
  6. 524 Clement St., Suite A. (Inner Clement NC). **Pending legalization**. Scheduled for April 6, 2017, Planning Commission hearing. 4.1-miles away.
  7. 3251 20<sup>th</sup> Ave. (C-2). Permitted. 4.5-miles away.
5. **Public Comment.** The Planning Department has received approximately 109 letters of support, and no correspondence in opposition to the Project.

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

- A. **Hours of Operation.** Planning Code Section [736.27](#) (as defined by Section [790.48](#)) states that permitted hours of operation are not limited.

*The proposed hours of operation will be 10AM-8PM Monday - Saturday, and 11AM-6PM on Sunday.*

- B. **Parking.** Pursuant to Planning Code Section [717.22](#) (and [710.22](#)), no off-street parking is required for commercial/institutional uses less than 5,000 square-feet in the Neighborhood Commercial, Cluster ([NC-1](#)) Zoning District.

*There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project.*

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

*The first 25-feet of building depth along the Mission Street frontage is devoted to an active retail use. The subject commercial space has approximately 12 feet of frontage on Mission Street, where the majority is a transparent storefront. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines. There are no changes proposed to the commercial frontage other than the awning work described below.*

- D. **Awnings.** Planning Code Section [136.1](#) requires that awnings shall be at least eight feet above finished grade, its valance at least seven feet above grade and no portions shall be higher than the windowsill level of the lowest story (if any) exclusive of the ground story and mezzanine, or extend above the bottom of a projecting upper-story window bay, or cover any belt cornice or horizontal molding, provided that no such awning shall in any case exceed a height of 16 feet or the roofline of the building to which it is attached, whichever is lower. Where external piers or columns define individual storefront bays, an awning may not cover such piers or columns. When the width of all awnings is ten feet or less along the direction of

the street, the horizontal projection of such awnings shall not exceed six feet from the face of any supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed six feet, including any valance. When the width of all awnings exceeds ten feet measured along the direction of the street, the horizontal projection of such awnings shall not exceed four feet from the face of the supporting building and the vertical distance from the top to the bottom of such awnings shall not exceed four feet, including any valance.

*The existing unauthorized awning is proposed for legalization. In doing so, a portion of the mosaic tile surrounding the building's entry vestibule will be restored when the awning size is slightly reduced. The Project will be required to comply with the requirements of Article 6 of the Planning Code and Formula Retail sign guidelines.*

7. **Conditional Use Authorization.** Planning Code Section [303](#)(c) 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 use or feature, 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 allow the continued use of a ground floor tenant space in a commercial building in the Mission neighborhood, and provides a centrally located retail service center for a widely used wireless service provider. The legalization of this business would not result in the displacement of any existing tenant (nor did it result in any previous displacement), and would continue to activate an existing 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:

Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The Project allows the continued use of an existing ground floor commercial tenant space in a commercial building. 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 proposed Project will not affect the building envelope. Because a Retail use already existed until approximately June 2013, a change from that vacant Retail clothing store use to a Formula Retail use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a one-quarter-mile radius, there are six (6) other mobile/wireless electronic stores (see attached map). The change of use is not anticipated to significantly affect the existing mobile/wireless electronic stores within the District.*

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

*The Planning Code does not require parking or loading for a 1,335 square foot square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Existing metered street parking spaces will remain. The Project will not adversely affect public transit or overburden the existing supply of parking in the neighborhood.*

- d. 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 ample sound insulation.*

- e. 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 permit and must comply with the requirements of Article 6 of the Planning Code as well as the Formula Retail sign guidelines.*

- f. 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.*

- g. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

*The Project is consistent with the stated purpose of the Mission Street [NCT](#) Zoning District in that it contributes to providing a selection of goods serving neighborhood needs and is part of a wider trade area with specialized retail outlets; the Formula Retail use will provide a compatible business for the immediately surrounding neighborhoods. The Code allows for the full range of commercial uses provided that the use size generally is limited to 6,000 square feet; the proposed use is 1,335 square feet.*

- 8. **Formula Retail Use.** Formula Retail uses within the Mission Street [NCT](#) Zoning District 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.

*The Project includes a change of use to a Formula Retail use from a Retail use.*

*There are 387 commercial establishments within a one-quarter-mile radius, 185 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.*

*There are 27 Formula Retail establishments within a one-quarter-mile radius, 24 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.*

*There are 16,487 commercial linear feet within a one-quarter-mile radius, 7,264 of which are within the same Zoning District (Mission Street [NCT](#)).*

*There are 2,008 Formula Retail linear feet within a one-quarter-mile radius, 1,877 of which are within the same Zoning District (Mission Street [NCT](#)), excluding the existing unauthorized Cricket Wireless at 2487 Mission Street.*

*The existing concentration of Formula Retail businesses within the one-quarter-mile vicinity and also within the Mission Street [NCT](#) Zoning District, excluding the existing unauthorized Cricket Wireless at 2487 Mission Street, is approximately 12.97% (24/185). With the proposed legalization, the concentration of Formula Retail businesses would become 13.51% (25/185).*

*The existing percentage of commercial linear frontage dedicated to Formula Retail businesses, excluding the existing unauthorized Cricket Wireless at 2487 Mission Street, is 25.84% (1,877/7,264) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the Mission Street [NCT](#) Zoning District. With the proposed legalization, the concentration of Formula Retail businesses would become 26.01% (1,889/7,264).*

*The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same Zoning District (Mission Street [NCT](#)). There is a high concentration of commercial storefronts in the District, with six (6) similar mobile/wireless provider stores (Formula Retail). This District has a relatively low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change of use from Retail to Formula Retail will not significantly affect the existing commercial uses within the [NCT](#) District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.*

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

*The Mission Street [NCT](#) District is a linear commercial street in the central part of the City. Within the one-quarter-mile vicinity of the Project Site as shown on the Formula Retail Map, there are six (6) other similar uses, i.e. existing mobile/wireless electronic stores.*

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

*The proposed Formula Retail use will occupy a previously vacant retail space that was formerly occupied by a non-Formula-Retail clothing store (d.b.a. De Leon). No exterior alterations are proposed other than the signs and awning. Therefore, the proposed Formula Retail use is compatible within, and will have no adverse effect on, the architectural and aesthetic character of the District. The signs and awning will be required to have a permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines. Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass. See images in Exhibit B.*

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



*There are 14 vacancies within the Mission Street [NCT](#) District and within the one-quarter-mile mile vicinity (7.5% vacancy rate) and 25 additional vacancies within the one-quarter-mile mile vicinity (10% vacancy rate). Approximately 966 of 7,264 linear feet or 13% of the total street frontage is vacant within the Mission Street [NCT](#) District.*

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

*Of the occupied Retail uses in the Mission Street [NCT](#) District, 89 (37%) are considered “Daily-Needs,” or neighborhood-serving; of these, 15 (60%) are Formula Retail. The remaining 40% (10 locations) of locations serve Citywide (82 locations, or 55%) or are vacant (14 locations, or 8%). The proposed Formula Retail use does not qualify as a “Daily-Needs” use.*

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

**Table 1. Mission Street NCT District Ground Floor Frontage Breakdown per Land Use<sup>1</sup>**

Land Use Type	Mission Street NCT Frontage Total (linear feet)	NCT % Concentration	One-Quarter-Mile Vicinity Frontage Total (feet)	Vicinity % Concentration
Automotive	0	0%	119	1%
Bar	215	3%	423	4.5%
Entertainment	110	1.5%	40	0.5
Financial Service	756	10%	461	5%
Retail	2,642	36%	2,820	30%
Limited-Restaurant	116	1.5%	446	5%
Restaurant	934	13%	934	13%
Liquor Store	180	2.5%	489	5%
Medical Service	456	6%	299	3%
Other Entertainment	0	0%	140	1.5%
Personal Service	641	9%	467	5%
Professional Service	233	3%	609	7%
Trade Shop	15	0%	60	0.5%
Vacant	966	13%	428	5%
<b>Total</b>	<b>7,264</b>	<b>100%</b>	<b>9,223</b>	<b>100%</b>

<sup>1</sup> The table was developed using data collected by the Project Sponsor in 2016.

*The use mix is varied in the Mission Street [NCT](#) District. Retail uses comprise 36% of the ground floor frontage, followed by eating establishments at 15% (Limited-Restaurants and Restaurants combined), vacant storefronts at 13%, Financial Services at 10%, Personal Services at 9%, Medical Services 6%, Professional Services at 3%. These calculations do not include non-retail establishments, such as residences, institutions (e.g. schools, churches, hospitals, etc.), parking lots and garages, or public services.*

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section [303](#)(i) of the Planning Code.

*As the proposed Formula Retail use is less than 20,000 square feet, an Economic Impact Study is not required for this Project. Section [303](#)(i) only requires this study for the “establishment of large-scale retail uses.”*

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

## **COMMERCE AND INDUSTRY**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

*The Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within a Mission Street [NCT](#) Zoning District that runs along a heavily trafficked thoroughfare and is thus consistent with activities allowed in the commercial land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will allow continued use of a tenant space in a commercial building with commercial activity on the ground floor within the Mission neighborhood, and will help maintain the diverse economic base of 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.

*The Project will authorize a Formula Retail use to locate within the neighborhood, maintaining employment opportunities for unskilled and semi-skilled workers.*

**Policy 3.4:**

Assist newly emerging economic activities.

*The Project will allow an existing Retail use to change to a Formula Retail use that specializes in emerging mobile/wireless electronic technologies, and will enhance the diverse economic base of the City.*

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

**Policy 6.2:**

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

*Although the Project is a Formula Retail Use, a local entrepreneur is the franchisee who is sponsoring the proposed change from Retail to a Formula Retail use. The ground floor Formula Retail use would activate the pedestrian realm by maintaining an active use at the ground floor.*

**Policy 6.3:**

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

*No commercial tenant will be displaced as the tenant space was previously vacant. The Project will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide the neighborhood with a Formula Retail store for a popular wireless service provider.*

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

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

*The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would retain the previous mix of neighborhood-serving retail uses by replacing a vacant retail space. The Project would enhance the District by providing a convenient retail outlet for a popular wireless provider in an area that contains six (6) similar stores. The Project will provide desirable goods and will provide 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 signs and awning. The existing upper floor office use will not be altered.*

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

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

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

*There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit. The location is consistent with the City's "Transit First" policy and several San Francisco General Plan Policies, including those in the Transportation Element. The City's Transit First Policy,*

*established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The majority of employees are anticipated to use the several available transportation options, including transit, to and from commuter destinations. The Project is within 1/4-mile walking distance of the 12, 14, 14R, and 49 MUNI bus lines. Cycling can be encouraged due to the site's proximity within four blocks of the bikeways along 17<sup>th</sup> Street, and Valencia Street, and Folsom Street. The nearest BART stations are one-half-mile away at 24<sup>th</sup> Street and 16<sup>th</sup> Street. The Project Sponsor will encourage auto-free travel. Given the ease and availability of several transportation options, a high level of use of automobiles by employees and visitors, for travel within the City, is not anticipated.*

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

*The Project will not displace or adversely affect any service sector or industrial businesses as the Project will allow a change of use from an existing Retail Use to a Formula Retail Use on the ground floor of a commercial building.*

- F. 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.*

- G. That landmarks and historic buildings be preserved.

*The existing building is not a landmark, but is a historic resource. No changes are proposed for the façade other than the signs and awning. The existing unauthorized awning is proposed for legalization in addition to restoring the façade area (where awning is affixed) that overlaps the adjacent storefronts on either side of the subject storefront. The Project will be required to comply with the requirements of the Planning Code and Formula Retail sign guidelines, and all exterior alterations will be reviewed by the Department's historic preservation staff prior to final permit approval.*

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

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

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section [101.1](#)(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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 Application No. [2016-003880CUA](#)** under Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, on the ground floor of the two-story commercial building within the Mission Street [NCT](#) District and 55-X Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **March 7, 2017**, 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 No. XXXXX. 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 **March 16, 2017**.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 16, 2017

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store d.b.a. [Cricket Wireless](#), a subsidiary of AT&T, on the ground floor of the two-story commercial building within the Mission Street [NCT](#) District and 55-X Height and Bulk District, in general conformance with plans, dated **March 7, 2017** and stamped “EXHIBIT B” included in the docket for Case No. [2016-003880CUA](#) and subject to conditions of approval reviewed and approved by the Commission on **March 16, 2017** under Motion No. **XXXXX**. 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 **March 16, 2017** under Motion No. **XXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

8. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#) and be reviewed by the Department's historic preservation staff for consistency with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).

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

## MONITORING– AFTER ENTITLEMENT

9. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

10. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

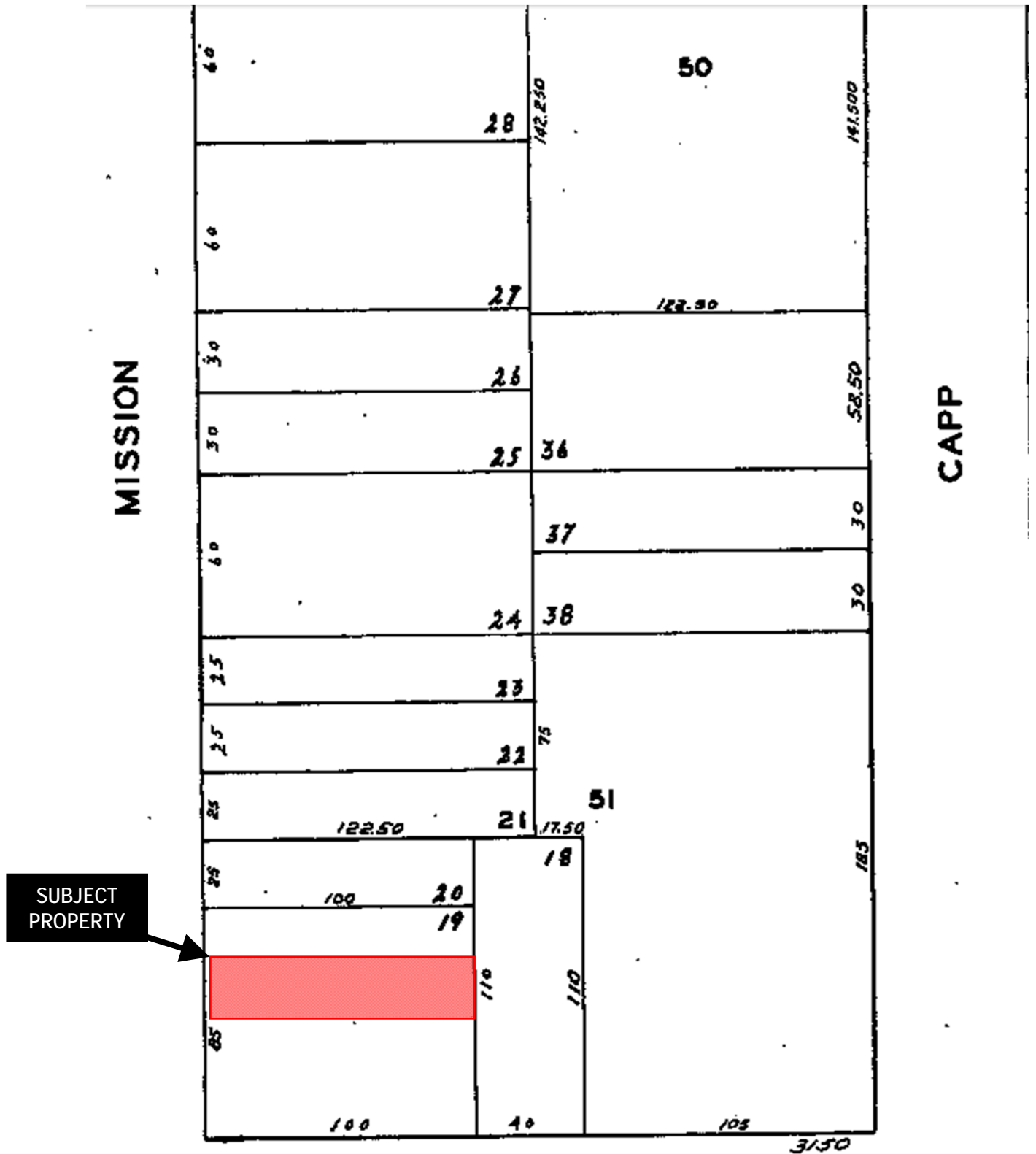
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*
13. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# Parcel Map

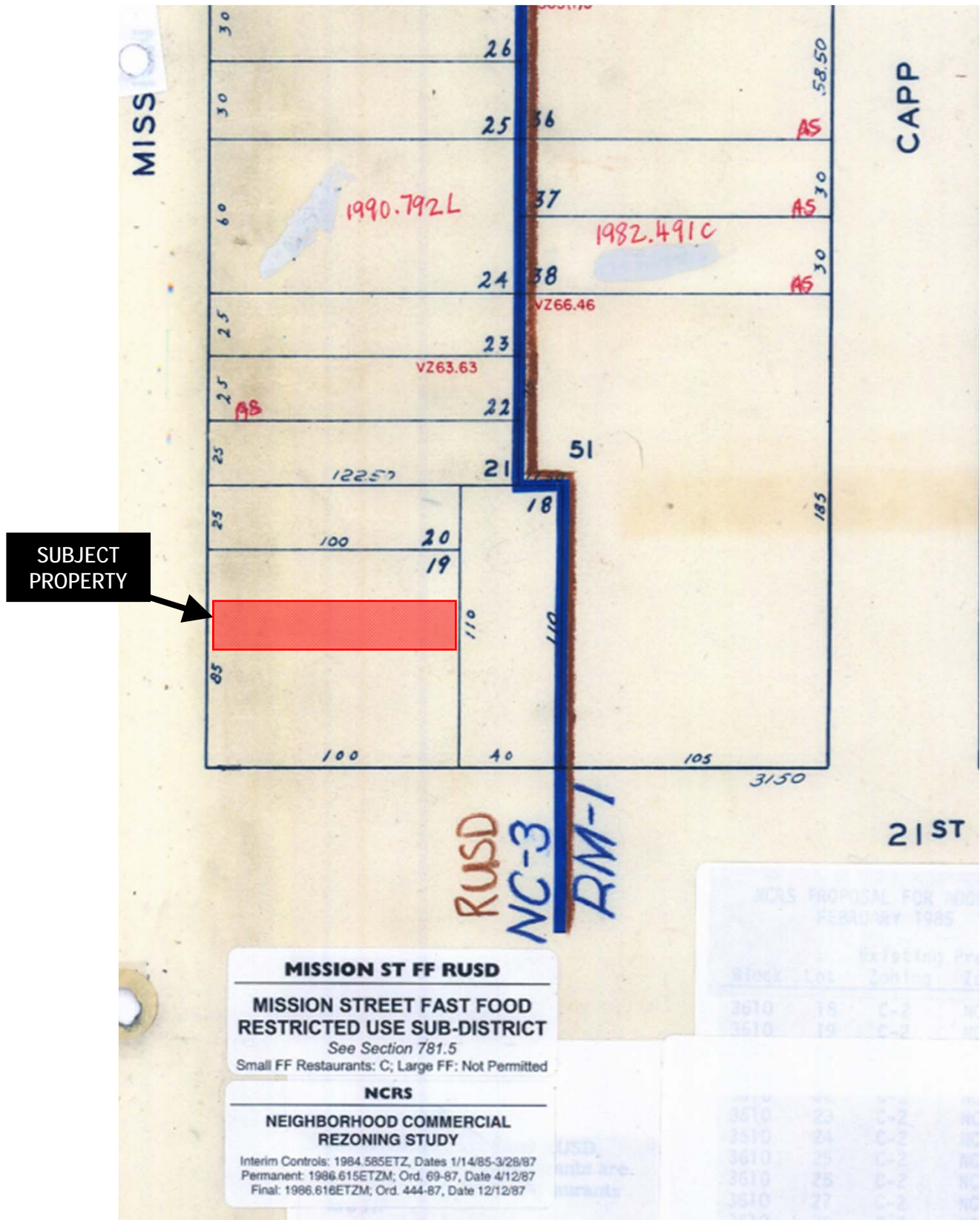


21 ST



Conditional Use Authorization  
Record Number 2016-003880CUA  
2487 Mission Street

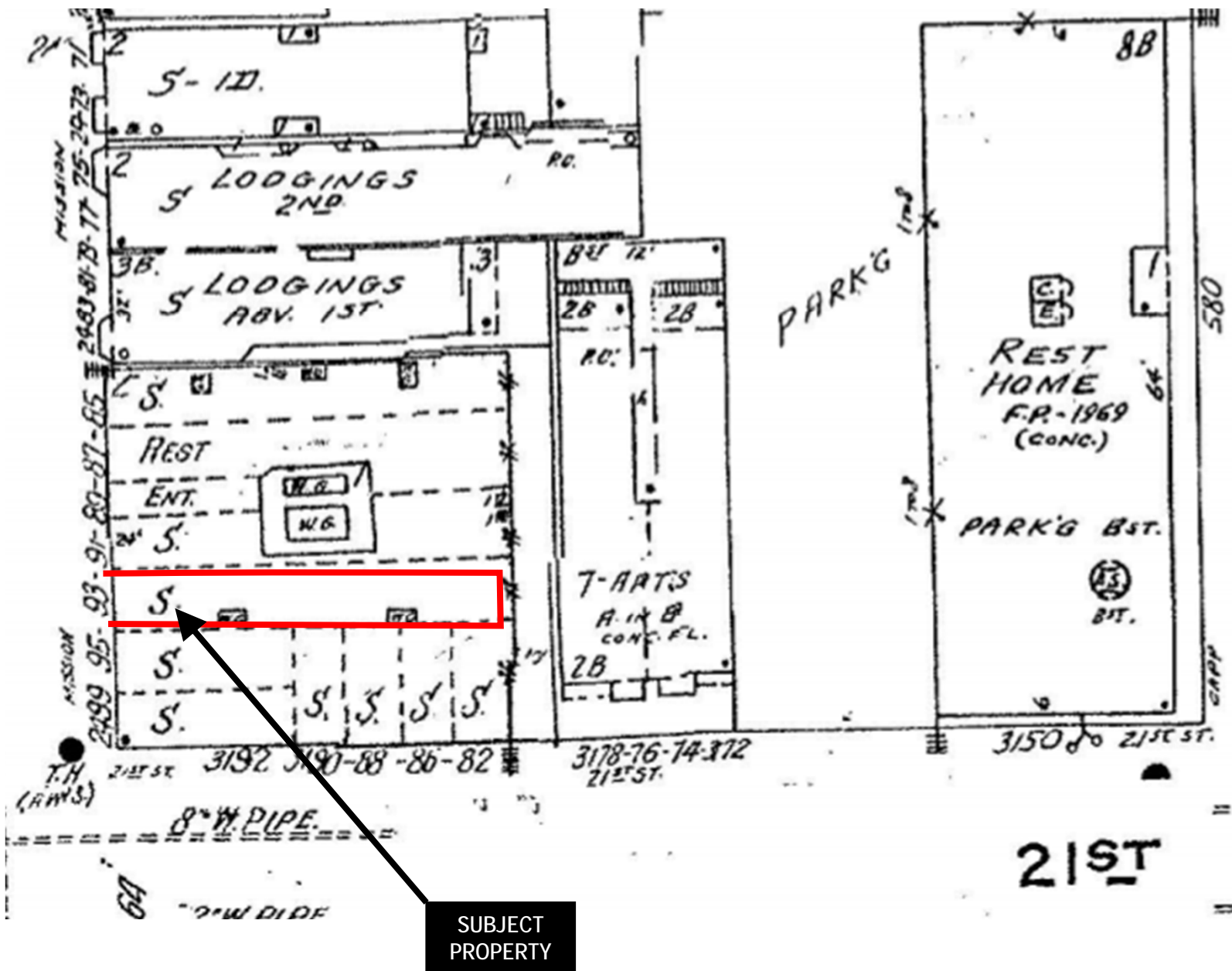
# Historic Block Book Map



Conditional Use Authorization  
Record Number 2016-003880CUA  
2487 Mission Street



# Sanborn Map\*

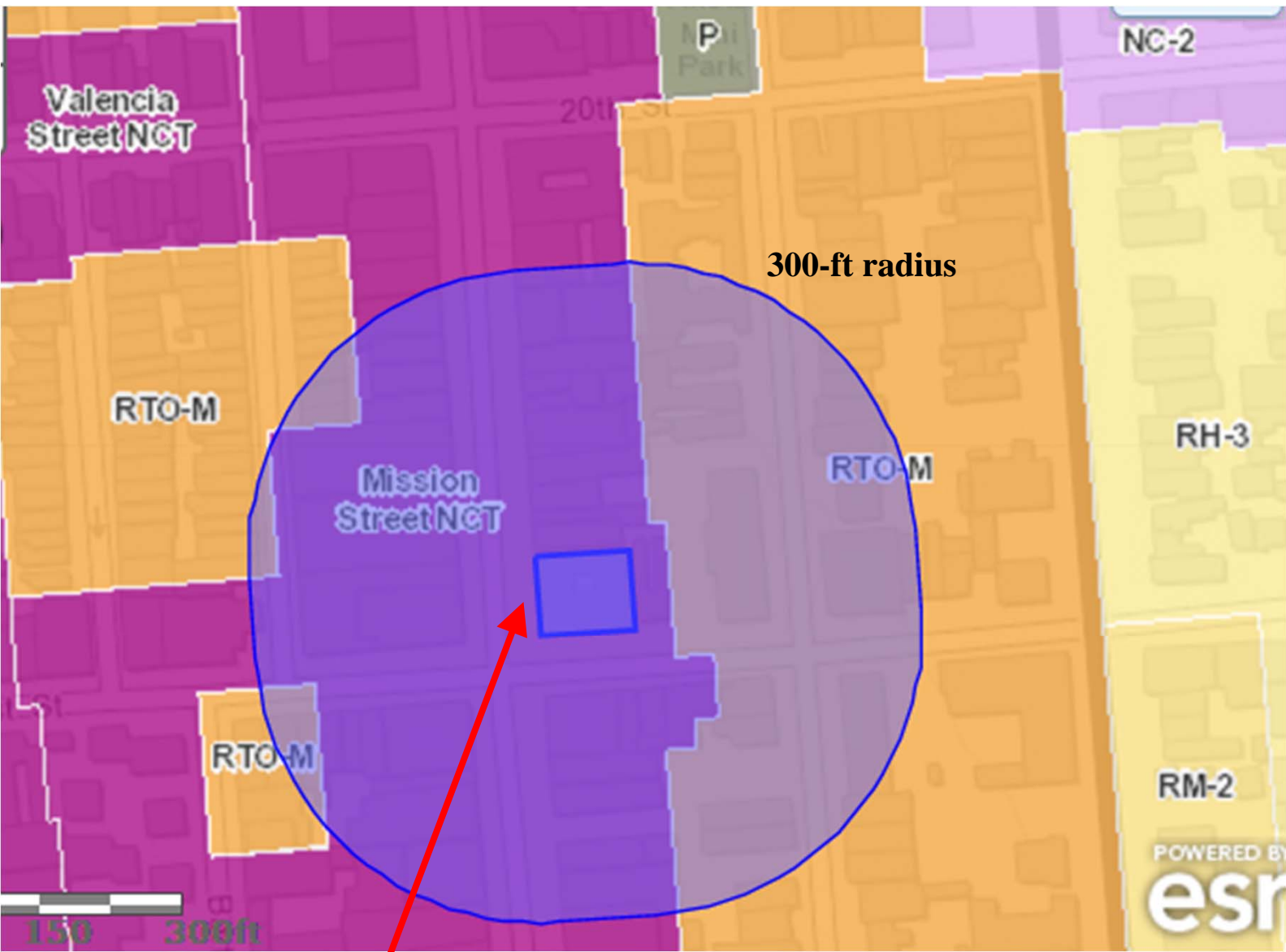


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Record Number 2016-003880CUA  
2487 Mission Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization  
Record Number 2016-003880CUA  
2487 Mission Street



## AFFIDAVIT FOR

# Formula Retail Establishments

### 1. Location and Classification

STREET ADDRESS OF PROJECT: 2487 Mission Street		
ASSESSORS BLOCK/LOT: 3610 / 019	ZONING DISTRICT: Mission NC-T	HEIGHT/BULK DISTRICT: 55-X

### 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): 790.104 Sales & Services - Retail	
PROPOSED BUSINESS NAME: Cricket Wireless	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Cellular phones, accessories & usage plans	
BUILDING PERMIT APPLICATION NO.: (if applicable) N/A	CONDITIONAL USE CASE NO.: (if applicable) 2016-003880CUA

### 3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	≈ 4,000
3.b	How many of the above total locations are in San Francisco?	8 (see attached list)

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

### 4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		7	1

Enter the total number of Yes/No answers above.

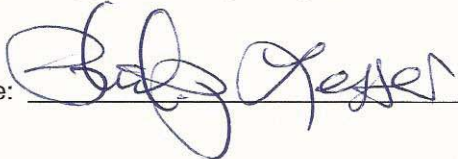
If the total YES responses is two (2) or more, then the proposed use is a Formula Retail Use.

## 5. Applicant's Affidavit

NAME: <u>Philip Lesser</u>		<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <u>555 Laurel Avenue, #501 San Mateo CA 94401</u>		
PHONE: <u>(650) 346-2903</u>	EMAIL: <u>ghnsan@msn.com</u>	

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature: 

Date: March 2, 2017

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: <u>303, 303.1, 703.3, 703.4</u>			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input checked="" type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: <u>Colin Clarke</u> Printed Name: _____		Date: _____ Phone: <u>415-575-9184</u>	



SAN FRANCISCO  
PLANNING  
DEPARTMENT

FOR MORE INFORMATION:  
Call or visit the San Francisco Planning Department

**Central Reception**  
1650 Mission Street, Suite 400  
San Francisco CA 94103-2479

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: <http://www.sfplanning.org>

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.

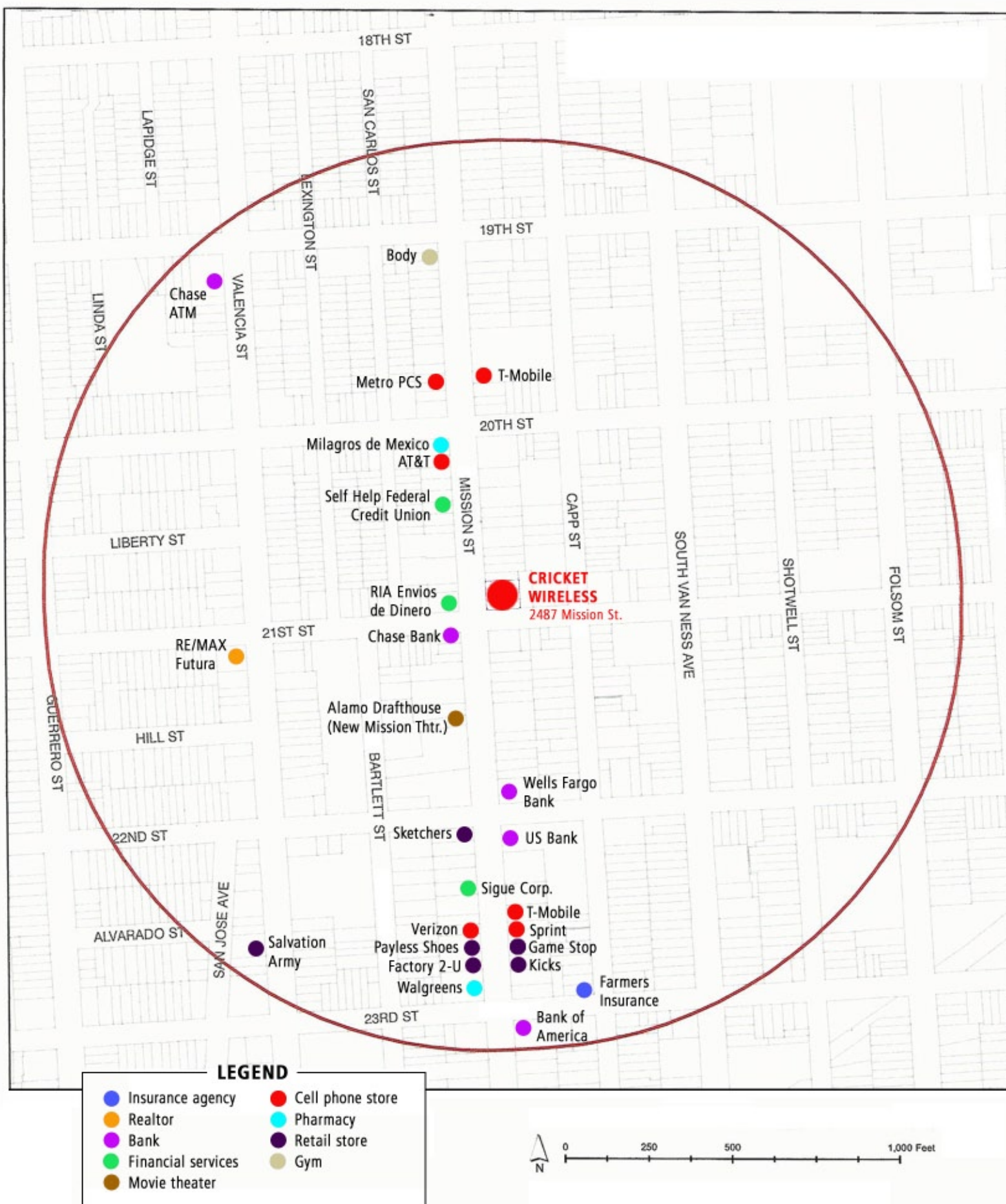


# CRICKET WIRELESS STORES IN SAN FRANCISCO – MARCH 2017

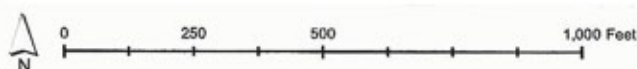
1. 830 Market St (C-3-R). Permitted without CUA required. 2.3-miles away.
2. 4489 Mission St / 2016-005514CUA (Excelsior Outer Mission Street NCD) – Motion No.19739 approved September 15, 2016. 2.4-miles away.
3. 2575 San Bruno Ave / 2016-011797CUA (NC-2) – **legalization not yet approved**; May 11, 2017 Planning Commission hearing scheduled. 2.8-miles away.
4. 1100 Grant Ave / 2016-013911CUA (CRNC) – **legalization not yet approved**; March 16, 2017 Planning Commission hearing scheduled. 3.1-miles away.
5. 1905 Irving St / 2016-011920CUA (Irving Street NCD) – **legalization not yet approved**. 3.9-miles away.
6. 524 Clement St, Suite A / 2016-005702CUA (Inner Clement NC) – **legalization not yet approved**. 4.1-miles away.
7. 3251 20<sup>th</sup> Ave, Suite 242 and 5540 (C-2): Permitted without CUA required. 4.5-miles away.
8. 2487 Mission Street / 2016-003880CUA (Mission NC-T) – **legalization not yet approved**; March 16, 2017 Planning Commission hearing scheduled



# Formula retail uses within 1/4 mile of 2487 Mission St.



# Cell phone stores within 1/4 mile of 2487 Mission St.





# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 16, 2017**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Conditional Use Authorization (CUA)**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>2487 Mission Street</b> Cross Street(s): <b>21<sup>st</sup> and 20<sup>th</sup> Streets</b> Block / Lot No.: <b>3610 / 019</b> Zoning District(s): <b><a href="#">Mission Street NCT</a> / 55-X</b> Planning Area: <b><a href="#">Mission (EN)</a></b> Supervisor District: <b>9</b>	Case No.: <b><a href="#">2016-003880CUA</a></b> Building Permit: <b>N/A</b> Applicant: <b>Sami &amp; Khalid Aldajani</b> Telephone: <b>(916) 821-3775</b> E-Mail: <b><a href="mailto:sami.aldajani@ueiwireless.com">sami.aldajani@ueiwireless.com</a></b>

### PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [303.1](#), [703.3](#), and [703.4](#) to authorize a 1,335 square-foot Formula Retail Sales and Service use (electronics store doing business as [Cricket Wireless](#), a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services), previously occupied by a Retail clothing store (doing business as De Leon), on the ground floor of the two-story commercial building within the Mission Street Neighborhood Commercial Transit (NCT) District and 55-X Height and Bulk District.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Colin B. Clarke, AICP** Telephone: **(415) 575-9184** Mail: **[Colin.Clarke@sfgov.org](mailto:Colin.Clarke@sfgov.org)**



# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re: Letter Supporting Approval of a Cricket Wireless Store at 2487 Mission Street,  
San Francisco

As a member of San Francisco's Mission District, I have been very pleased to have  
the Cricket Wireless store at 2487 Mission Street.


Cell phones have become a must-have device in today's life. They give almost  
everyone the opportunity to stay connected with one another, stay informed and  
stay safe.

It is therefore very desirable to have a variety of cell phone providers in our  
neighborhood to provide us with a greater array of competitive plans and  
products.

The presence of Cricket Wireless is also very beneficial to the neighborhood  
economy by attracting more shoppers to our commercial corridor and by  
providing good jobs.

For all these very important reasons, please permit Cricket Wireless to continue  
being an important part of our neighborhood.

Respectfully,

Abel Navarro 

2783 BOWHILL LN

San Pablo CA 94806



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

MICARIO D. ABRATANO  
3934 - MISSION ST.  
APT. A S.F. CA. 94112



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Handman Hu  


7145 Geary Blvd. apt 1



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JOSH KARPINSKI  
2230 MISSION ST #4  
S.F., CA 94110



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San Francisco CA 94103-2479

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Respectfully,

Julio Cesar Ton Navath



1751  
Market St



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Catalina

355 canal San Rafael





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Margarita CONTRERAS  


671 HYRON AVE.  
SAN FCO. CA 94112



San Francisco Planning Commission  
Suite 400  
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San Francisco CA 94103-2479

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Respectfully,

ALEXIS MOVIS  
169 LEGXINTON





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Guillermo Betran

*Guillermo B*

4796. MISSION-ST-



San Francisco Planning Commission  
Suite 400  
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San Francisco CA 94103-2479

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Rondell  
1747 LaSalle Ave  
Bris



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

  
Sergio Hernandez  
361 14 st 94103.



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Respectfully,

*Begun Padilla*  
431 Corte Arango Apt 1



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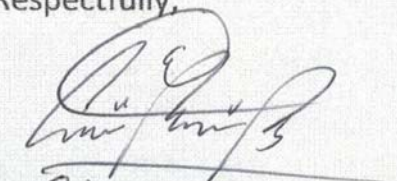
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Respectfully,

A handwritten signature in dark ink, appearing to read 'Carlos Macha', with a stylized flourish underneath.

Carlos Macha  
2833 high st, Oakland. CA



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Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Yoranda   
2693 Bryan



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Respectfully,

Robin Dudley  
28 Cunningham  




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Respectfully, 1732 Post

JOSE ALVARADO





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
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Respectfully,

LUIS Calderon  
Luis Calderon

795 Geary St. #208



San Francisco Planning Commission  
Suite 400  
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San Francisco CA 94103-2479

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LUIS Calderon  
Luis Calderon

795 Geary St. # 208



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Respectfully, Eligio Alencar

*Eligio Alencar* 2629 mission 94110



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Respectfully,

Margari Abigail Matamoros A.  
415-374-3367.  
759. 4TH LN. S. S.F.



San Francisco Planning Commission  
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Margari Abigail Matamoros A.  
415-374-3367.  
759. 4TH LN. S. S.F.



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Respectfully,

*Clarissa Morin*

*40 brittton street*

*94132*



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*40 brittton street*

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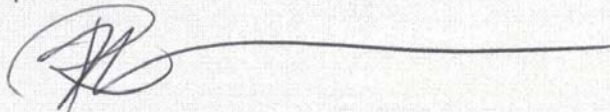
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For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

Roxana Morales

A handwritten signature in dark ink, appearing to be 'RM' or similar initials, followed by a horizontal line.

795 Pacific Ave #727  
SF CA



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re: Letter Supporting Approval of a Cricket Wireless Store at 2487 Mission Street,  
San Francisco

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Respectfully,



Rebecca G.

795 Pacific Ave.



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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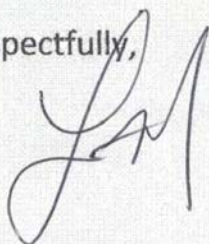
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Respectfully,



Linda Munoz

50 Chumadero Dr.



San Francisco Planning Commission  
Suite 400  
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San Francisco CA 94103-2479

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Respectfully, Karaima Enriquez



1643 PALOU AVE



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*Tommy Dwi*

2126 Mission St  
AP #20



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*DAIME GARCIA*  
*Daime Garcia*

22 ST. 623. - SAN. FCO



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, Angela Orellana



145 Taylor street #302  
San Francisco CA 94102



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, *Angel Dominguez 1029 Geary SF*





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*Santos Zaxala 759 4th Lane South S.F.*

*Santos Daniel Zaxala Bonegas*



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Daniel Posey   
1400 Shafter St, SF CA  
94112-11



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Tomas Pasual 360 Muncie St  
Brisbane CA 94005  
Tomas Pasual



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

FREDERICK SISON

*Frederick Sison*

1026 SAN LUIS CIRCLE UNIT 410  
DAY CITY, CA 94014



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Maria Golap - M. Golap

28 84 23 ST Jan Feb,  
94110-



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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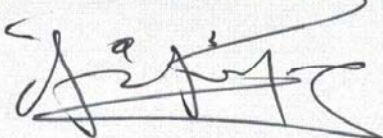
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Respectfully,

Francisco Pivns  


444 Larkin St  
SF CA 94102



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Antonio Lopez  
1060 potrero 



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,



Lizbeth Neri Espinosa

ALABAMA #~~ES~~ #1861



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, Ruby Rana



4323 mission st.



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,



Concepcion Reyes  
150 delano street  
SF CA 94112



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

JOSE RODRIGUEZ

233 Capp. St

A handwritten signature in dark ink, appearing to read 'Jose Rodriguez', with a stylized flourish at the end.



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*OTC of Joins* 

311 Capp St.



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Johnny Ruiz

310 Powell St.



San Francisco Planning Commission  
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San Francisco CA 94103-2479

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Respectfully,

*James Wong* L

874 Washington St. #307 - CA 94108  
~~874 Washington~~



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*Alfred Dominguez*

*381 Turk St*

*Alfred*



San Francisco Planning Commission  
Suite 400  
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Respectfully,

SOFIA FLORES  


47 KAPNY  
SF, CA 94107



San Francisco Planning Commission  
Suite 400  
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Respectfully,

Christian O. Martinez

Christian O.

220 S. Date St. Escondido, CA  
92025



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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Rogelio Leon Gomez



20222 LUSTIG CT DP 18



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
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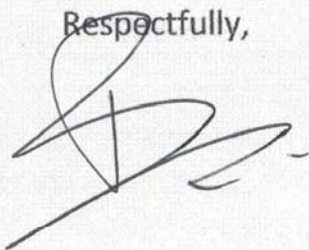
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Respectfully,



Beara Abebe  
1135 McAllister St.  
San Francisco, CA 94115



San Francisco Planning Commission  
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Respectfully,

 Sergio Mena  
1029 Geary St. APT. B-4  
SAN FRANCISCO CA. 94109



San Francisco Planning Commission  
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San Francisco CA 94103-2479

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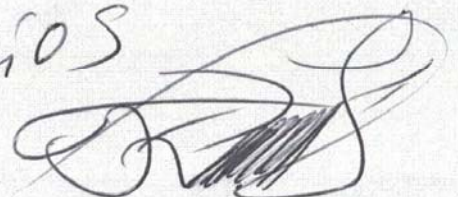
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Respectfully,

1018 Gillman ave San Francisco

Kevin P alacros

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Ana Morales -



210 Monte St.  
CA



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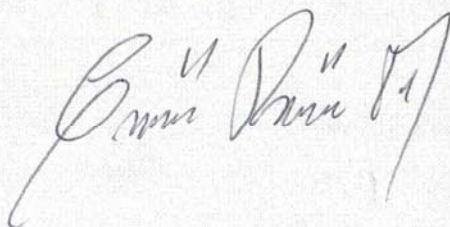
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Respectfully,

Carmen

A handwritten signature in dark ink, appearing to read "Carmen", written over the printed name.

510 6th St.



San Francisco Planning Commission  
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1650 Mission Street  
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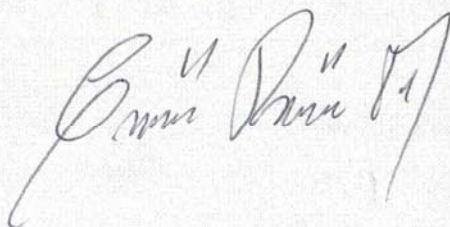
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Carmen

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510 6th St.



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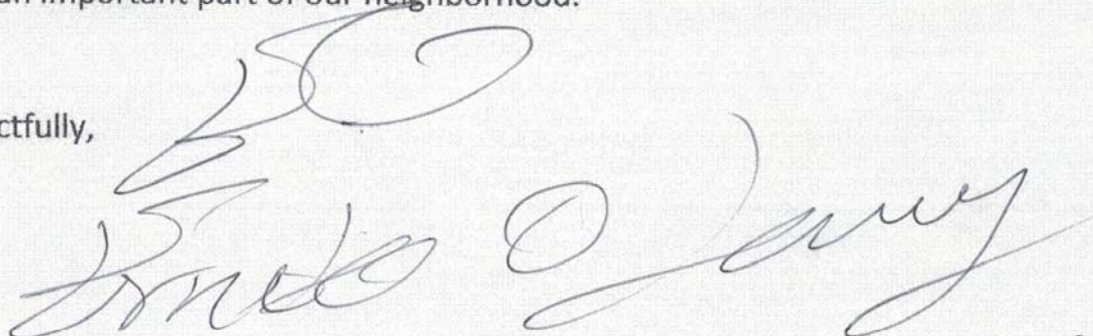
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Respectfully,



324 Salmon St.



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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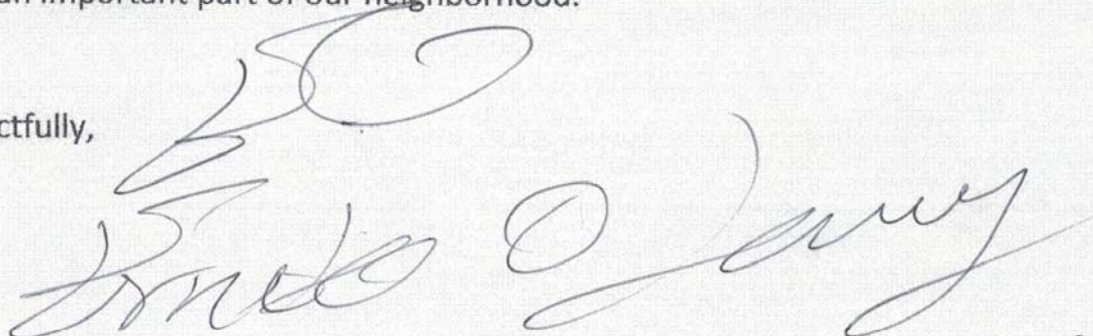
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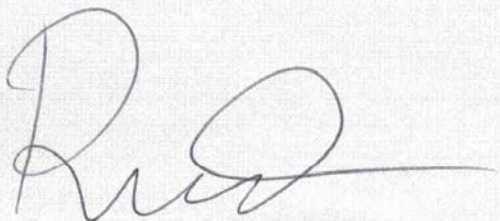
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Roma R  
224 Silver St.



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1650 Mission Street  
San Francisco CA 94103-2479

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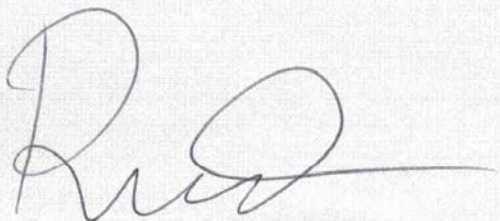
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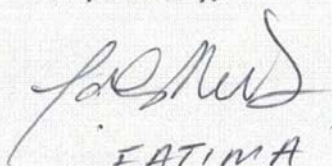
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FATIMA BUSTOS

2235 3RD ST., SAN FRANCISCO CA 94107



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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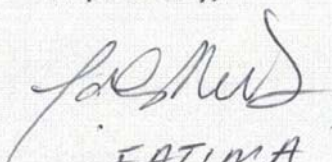
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Luis Buenfil

Jim Edwards Mr. P.

537 Marinada Ave.  
Daly City CA.



San Francisco Planning Commission  
Suite 400  
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Manuel Umaña  
2238 Mission St Apt #1  




San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Melvin Portillo

2838 Mission.

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San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*Claudia Umaña*

*1080 Capp St. SF. CA. 94110*



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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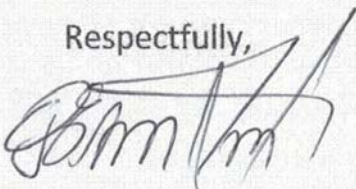
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José Quintanilla



San Francisco Planning Commission  
Suite 400  
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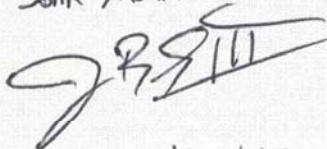
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John Shelton  
  
1192 Haight 94117



San Francisco Planning Commission  
Suite 400  
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San Francisco CA 94103-2479

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*Larry Mingo*  
1546 Ghafter Ave  
San Francisco Ca 94124  
330-217-4885



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1650 Mission Street  
San Francisco CA 94103-2479

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MARIO LIMON

775 POST ST. SAN FRANCISCO, CA 94109



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Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Fior Franco  
780 CAPP #B San Francisco CA 94110  




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San Francisco CA 94103-2479

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GILBERTO BECERRA  
14 LIBERTY ST #102  
SF CA 94110





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San Francisco CA 94103-2479

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Jose Hoil  
207 Holloway  
94112





San Francisco Planning Commission  
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CARLOS E. BONILLA JR

3595 GARY BLVD.

SAN FRANCISCO CA 94118



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Luis Flores Dominguez

359 Jones St San Francisco CA 94102





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Axel Ortiz  
1040 Sutter st #36  
Axel Ortiz





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Jose Pina

60 LEAVENWORTH





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Robert Fugate  
30 ndlato st San Rafael 94901  




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Wilfredo Aguilar

1717 McAllister



San Francisco Planning Commission  
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*Manuel Castano*  
*Cayugo 1460*





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DeAdrienne Hughes 

220 Ireland Ave



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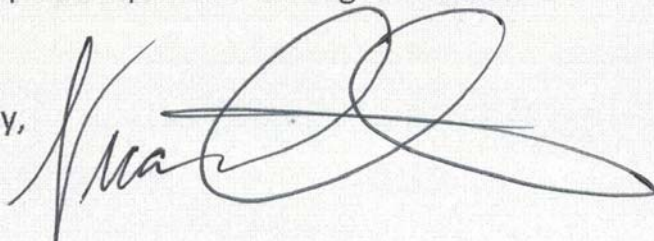
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A handwritten signature in black ink, appearing to read "Mark", with a large, stylized loop at the end.

2487 Gurnea St  
San Francisco CA 94103



San Francisco Planning Commission  
Suite 400  
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CRAG MANZIQUE  
20 SUNNYSIDE AVE. #123  
MILL VALLEY CA 94941





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Harold Jay

201 Richmond Av.  
San Francisco CA.



San Francisco Planning Commission  
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Ernesto Samano

221 Flood Ave. S.F 94112





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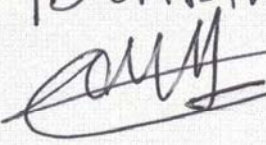
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Benbihi Khulid <sup>et al</sup>  
 26 CAP



San Francisco Planning Commission  
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*Ciro Garcia*  
3265 26th Ave #14  
San Francisco CA 94110  




San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

Re: Letter Supporting Approval of a Cricket Wireless Store at 2487 Mission Street,  
San Francisco

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For all these very important reasons, please permit Cricket Wireless to continue being an important part of our neighborhood.

Respectfully,

1391 Salfater ALV

Alex Alvarez





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, KEVIN J. BARTLETT

461 MINNA ST.

SAN FRAN. 94103





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,



Victor M. Bernal J.

57 Taylor St. Apt. 404

San Francisco



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1650 Mission Street  
San Francisco CA 94103-2479

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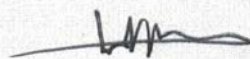
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Respectfully,

Walter Austin



684 call st  
San Francisco  
CA. 94110



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

*Davit Melchior*  *S.F. C.A.*

*John McAllister SF*



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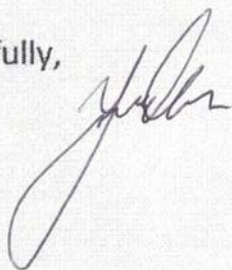
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Respectfully,



Yeimi C Rodas  
750 Kirkwood Ave Apt #F  
San Francisco CA 94124



San Francisco Planning Commission  
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1650 Mission Street  
San Francisco CA 94103-2479

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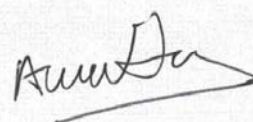
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Respectfully,

Anderson Hernandez

540 Capp St





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

RAUL CASANOVA 150 FUCHS BLVD



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, *Marta Picas*

*2700 Mission St  
apt A 94110*



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,



ZD Powers Ave  
SF, CA 94110



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully, 

61 Alexander Ave  
Daly City CA 94014



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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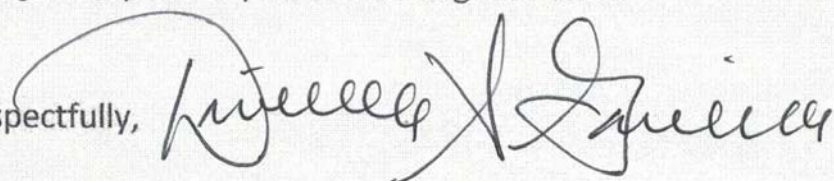
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Respectfully,

A handwritten signature in black ink, appearing to read "Willie L. Quince". The signature is fluid and cursive, with a large loop at the beginning and a long, sweeping tail.

(415) 756-4922



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

Juan Pablo Rodriguez  
3140 21st Street  
San Francisco CA

~~(Signature)~~



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Wilson B Pozada  
3182 21st Mission  
CA SF, USA 94110



San Francisco Planning Commission  
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San Francisco CA 94103-2479

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Respectfully,



7923 macarthur VLR.  
94605



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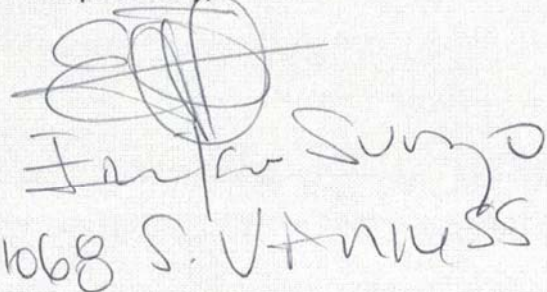
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Ian Sungo  
1068 S. VANNESS



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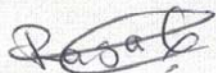
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Respectfully,

Rosa. Gonzales  
73 Mission S.F.C.A.  
94110.





San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
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Respectfully,

  
Anna Julia Brown  
415-945-6569



San Francisco Planning Commission  
Suite 400  
1650 Mission Street  
San Francisco CA 94103-2479

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Respectfully,

415 7245623

Martha Novarro

A handwritten signature in black ink, enclosed within a hand-drawn circle. The signature is stylized and appears to read 'Martha Novarro'.



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Respectfully,

Noe Ortiz



2230 Bryant St  
San Francisco CA 94110



## General Construction Notes

### 1 SCOPE

All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.

These contract documents intend to describe a finished project ready for legal use. The GC shall furnish and install all required elements for a complete operating system.

### 2 STANDARDS

The project shall be constructed according to the locally adopted edition of the uniform building code, the state of California, local municipality amendments and all other applicable codes, governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.

The GC shall maintain a current copy of the ubc on site at all times.

The GC shall install all materials and products in strict accordance with manufacturers' recommendations, all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.

All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise

The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.

Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. all work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.

### 3 DIMENSIONS

Written dimensions on drawings shall take precedence over scaled drawings. do not scale drawings at any time. walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.

### 4 FIELD CONDITIONS

The GC shall verify dimensions against field conditions. construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.

### 5 CONFLICTS

The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.

The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.

Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.

### 6 SCHEDULE

All work shall be performed during regular business hours, as permitted by local agencies. work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.

The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc.,...

The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.

### 7 REVISIONS AND CHANGES

Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installation of the work in question.

Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.

The owner may order extra work or make changes by altering, adding to, or deducting from the work. the contract sum shall be adjusted accordingly.

### 8 UTILITIES

The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and/or facilities as shown on the drawings are approximate only. the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc.,... prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible

The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection.

### 9 PERMITS

The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and/or final permit signoff & inspection.

### 10 EXISTING CONDITIONS

Access panels, clean outs, and the like shall be maintained for existing building systems the GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".

### 11 DEFINITIONS

"Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.

### 12 MATERIALS STORAGE AND PROTECTION OF WORK

Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner. no part of the structure shall be overloaded beyond its safe carrying capacity at any time.

### 13 SECURITY

The GC shall be responsible for securing the site during the course of the project. if the site is unattended at any time, it shall be locked.

### 14 TOXIC MATERIALS

Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.

### 15 CLEAN UP

The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area. remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.

Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.

END OF GENERAL NOTES

## Abbreviations

ACOUS.	Acoustical	LAM.	Laminated
A.D.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LVR.	Louver
A.F.F.	Above Finish Floor	L.P.	Low Point
AGGR.	Aggregate	M.C.	Medicine Cabinet
ARCH.	Architectural	M.E.C.H.	Mechanical
ASPH.	Asphalt	MIN.	Minimum
AWN.	Awning	MIR.	Mirror
		MET.	Metal
		M.P.R.	Multi Purpose Room
BI-FO. DR.	Bi-Folding Door	(N)	New
D.H.G.	Double Hung	N.I.C.	Not In Contract
BLK.	Blocking	N.T.S.	Not To Scale
BLKG.	Blocking		
BM.	Beam	OBS.	Obscure
B.O.	Bottom Of	O.C.	On Center
BW.	Bottom of Wall	O.D.	Outside Diameter
		OPN'G	Opening
CPT.	Carpet	P LAM.	Plastic Laminated
CAB.	Cabinet	P.L.	Property Line
C.B.	Catch Basin	PL.	Steel Plate
C.E.M.	Cement	PLAS.	Plaster
C.J.	Construction Joint	PLYWD	Plywood
CL.	Closet	PT.	Point
CLG.	Ceiling	QTY.	Quantity
CLR.	Clear	R	Riser
C.O.	Clean Out	RAD.	Radius
COL.	Column	RET.	Retaining
CINC.	Concrete	RET. AIR	Return Air
CONT.	Continuous	RD.	Round
C.S.M.T.	Casement	R.D.	Roof Drain
C.T.	Ceramic Tile	REF.	Refrigerator
C.L.	Center Line	REG.	Register
C.S.	Counter Sink	REINF.	Rinforced
		REQ'D	Required
DEMO	Demolition	R.O.	Rough Opening
DET.	Detail	R.O.	Rough Opening
D.H.	Double Hung	RD.	Round
D.F.	Douglas Fir	R.W.L.	Rain Water Leader
DIAG.	Diagonal	SAG	Supply Air Grill
DIM.	Dimension	S.V.	Sheet Vinyl
DWGS.	Drawings	S.H.	Single Hung
DN.	Down	SHT.	Sheet
		SHWR.	Shower
(E)	Existing	SIM.	Similar
E.J.	Expansion Joint	SM.	Sheet Metal
EL.	Elevation	SKY.	Skylight
EQ.	Equal	SL.	Slider
EXT.	Exterior	SL. GL. DR.	Sliding Glass Door
		SQ.	Square
F.B.T.	Furnished By Tenant	S.S.D.	See Structural Drawings
F.D.	Floor Drain	ST. STL.	Stainless Steel
F.F.	Finish Floor	STD.	Standard
FIN.	Finish	STL.	Steel
F.O.C.	Face Of Concrete	STG.	Storage
F.O.S.F.O.W.	Face Of StudFace Of Wall	STRUC.	Structural
FR. DR.	French Door	T.	Tread
FT.	Footing	TC	Top Of Curb
FX.	Fixed	TEMP. GL.	Tempered Glass
		TJI	Truss Joist
GA.	Gauge	T.O.	Top Of
GALV.	Galvanized	T.O.C.	Top Of Concrete
G.B. OR G.W.	Gypsum Board	T.P.D.	Toilet Paper Dispenser
GL.	Glass	TYP.	Typical
GLU. LAM.	Glue Laminated	TW	Top Of Wall
G.S.M.	Galv. Sheet Metal	TS	Tube Steel
GW.B.	Gypsum Board	U.O.N.	Unless Otherwise Noted
H.B.	Hose Bibb	VERT.	Vertical
HGT.	Height	V.I.F.	Verify In Field
H.M.	Hollow Metal	W/	With
H.OR.	Horizontal	W.C.	Water Closet
H.P.	High Point	WD.	Wood
H.W.H.	Hot Water Heater	W.D.W.	Window
I.D.	Inside Diameter	WP.	Waterproof
INSUL.	Insulation	W.P.	Work Point
INT.	Interior	YD.	Yard
J.BOX	Junction Box		
JT.	Joint		

## Project Team

#### OWNER:

Elias H & N E Nazzal Trust  
7 Locksley Avenue  
San Francisco, CA 94110-2468

#### PROJECT APPLICANT:

TKS Wireless, Inc.  
Sami and Khalid Aldajani  
400 Hester Street  
San Leandro, CA 94577  
E: sami.aldajani@ueiwireless.com

#### PERMIT FACILITATOR:

Philip Lesser  
T: 650.347.6014  
C: 650.346.2903  
E: phnsan@msn.com

#### ARCHITECT:

**MH Architects**  
Matt Hollis  
2325 3rd Street, Studio 224  
San Francisco, CA 94107  
T: 415.977.0194  
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E: matt@mathollis.com

## Sheet Index

#### PROJECT INDEX:

A0.01 Project Index/General Notes  
A0.02 Block Elevations & Store Frontage Photos  
A0.03 Interior Photos  
A0.04 Site Plan  
A1.01 Existing/Proposed Plans & Elevations

## Project Summary

#### Scope of the Work:

**Conditional Use Authorization to authorize a Formula Retail Sales and Service use (electronics store d.b.a. Cricket Wireless, a subsidiary of AT&T, that sells mobility products and services, including mobile telecommunication devices, plans, accessories, and technical services) at the ground floor, previously occupied by a Retail electronics use d.b.a. AIO Wireless until May 2014. The existing Office use at the second floor of the two-story commercial building, will remain.**

#### No Interior or Exterior Work.

#### Sign(s) under separate permit

#### Awning under separate permit

Area where current awning overlaps above entrance to adjacent spaces (2489 and 2485 Mission Street) to be restored under separate permit.

All work shall comply with 2013 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2008 California Energy Efficiency Standards (CEES), and all applicable local codes.

Special Inspections required listed on S0.0.

#### Site Information

Site Address: 2487 Mission St.  
San Francisco, CA 94110

APN #: 3610-019

Lot Size: 8,498 S.F.

#### Building/ Zoning Information

Use Group/ Occupancy: Commercial

Zoning District: NCT

Height/ Bulk District: 55-X

Building Type: II A

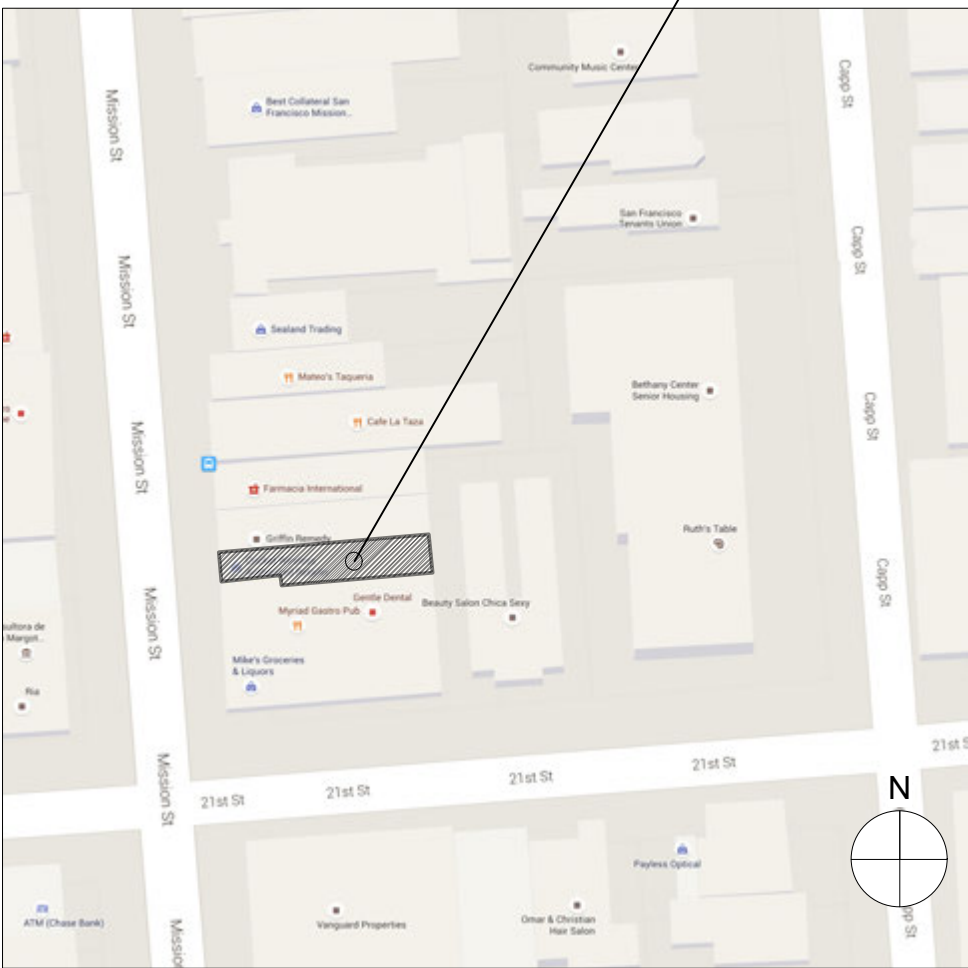
## Project Info/ Square Footage

Number of Stories	1
Existing Conditioned:	1335.09 S.F.
Proposed Conditioned:	1335.09 S.F.

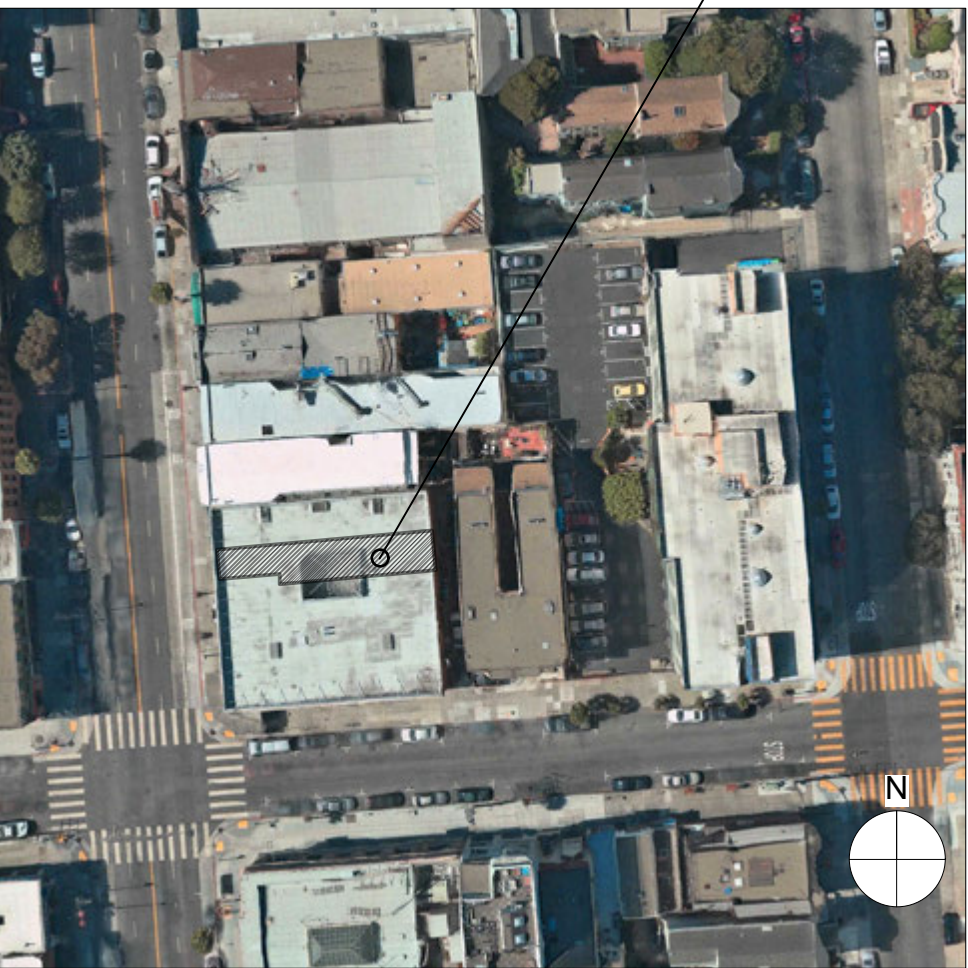
## Symbol Legend

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

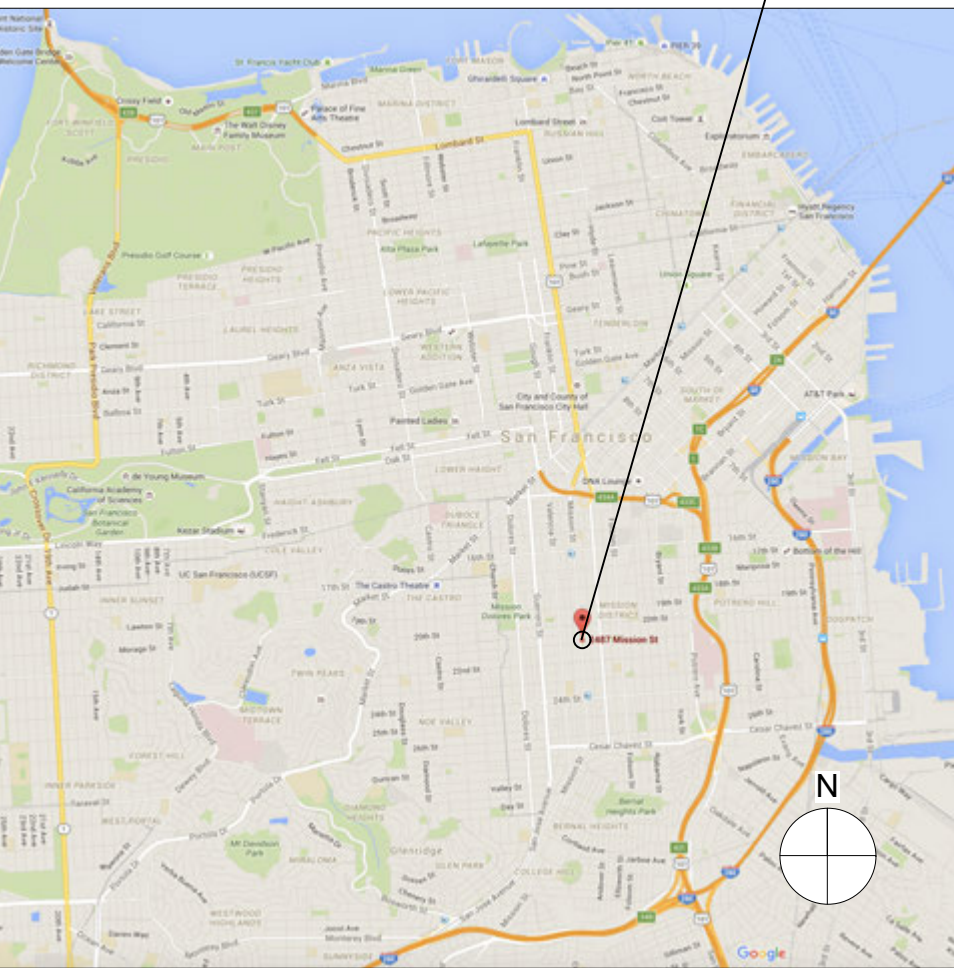
## Parcel Map



## Satelite Parcel Map



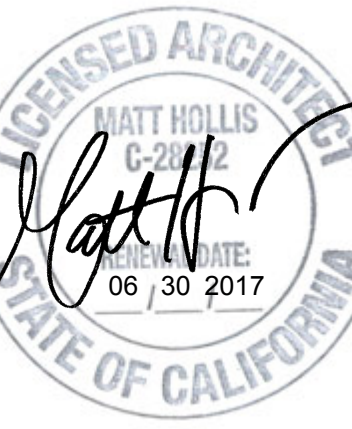
## Location Map



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**TKS WIRELESS Inc.**

**Commercial**

**2487 Mission St.  
San Francisco, CA 94110**

**APN: 3610-019**

REV	DATE
As-Built	03.14.16
1st Revision	08.19.16
2nd Revision	10.17.16
3rd Revision	12.28.16
Submittal	02.02.17

Date:	03.07.17
Drawn By:	HZ
Project No.:	1607
Scale:	As Noted

Project Index/  
General Notes

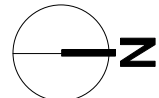
SHEET NO.:

**A0.01**





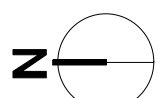
4 Street View - Across the Street  
Mission Street



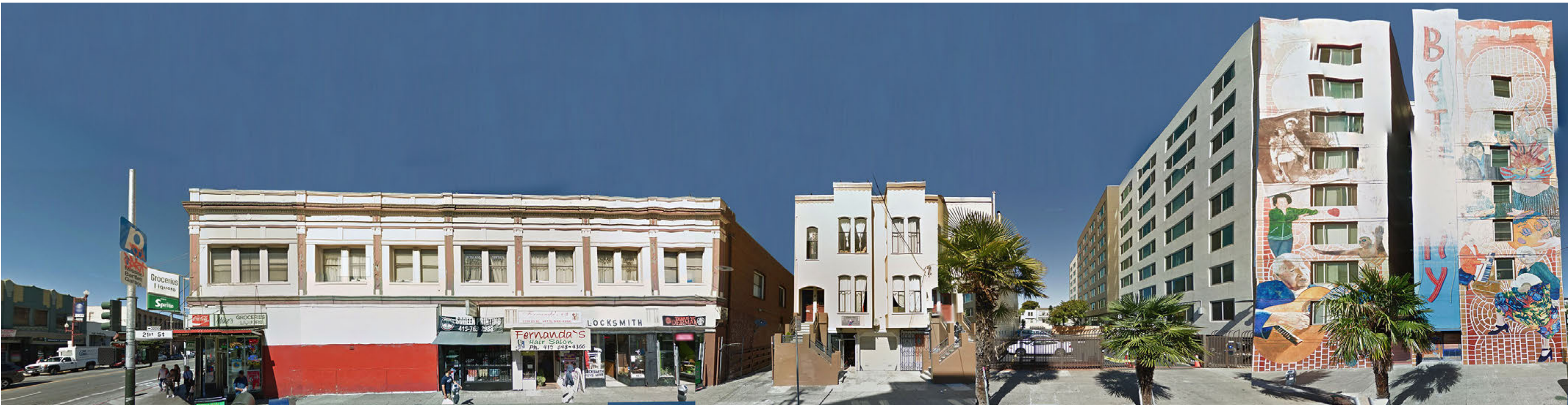
Scope of Work:  
2487 Mission Street



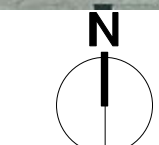
3 Street View - West Elevation  
Mission Street



<75'	<75'	<75'	<75'	<75'
Other Retail - 890.102 Pharmaceutical drugs Active Commercial Use	Retail - 890.104 Mobility Products & Services Active Commercial Use	2nd Floor Egress	Restaurant - 790.91 Myriad Restaurant Active Commercial Use	Other Retail - 890.102 Grocery Store Active Commercial Use



2 Street View - South Elevation  
Mission Street



1 Street View - Storefront  
Mission Street

Sign Removed



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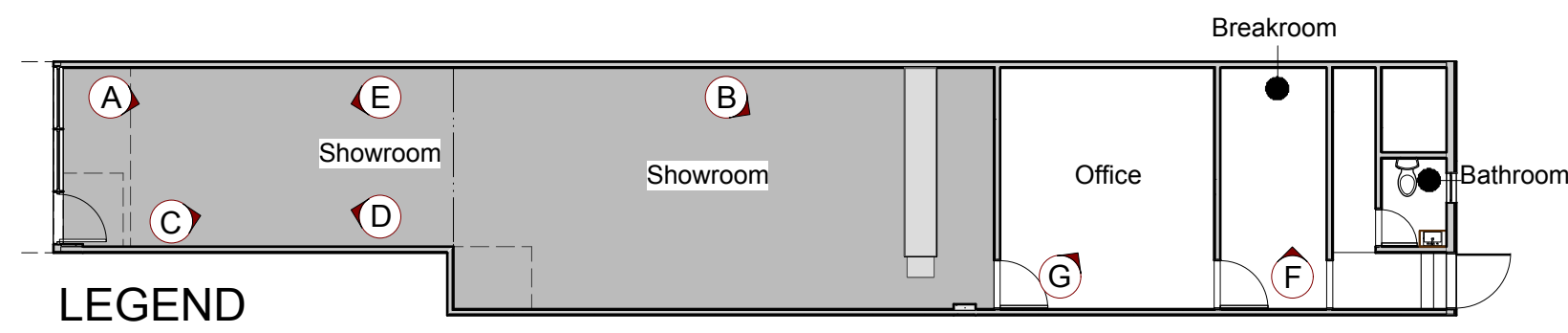
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Submittal	02.02.17


Date: 03.07.17  
Drawn By: HZ  
Project No.: 1607  
Scale: As Noted

**Block Elevations  
& Store Frontage**

SHEET NO.:  
**A0.02**








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Drawn By:	HZ
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Scale:	As Noted

Interior Photos

SHEET NO.:  
**A0.03**





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Site Plan

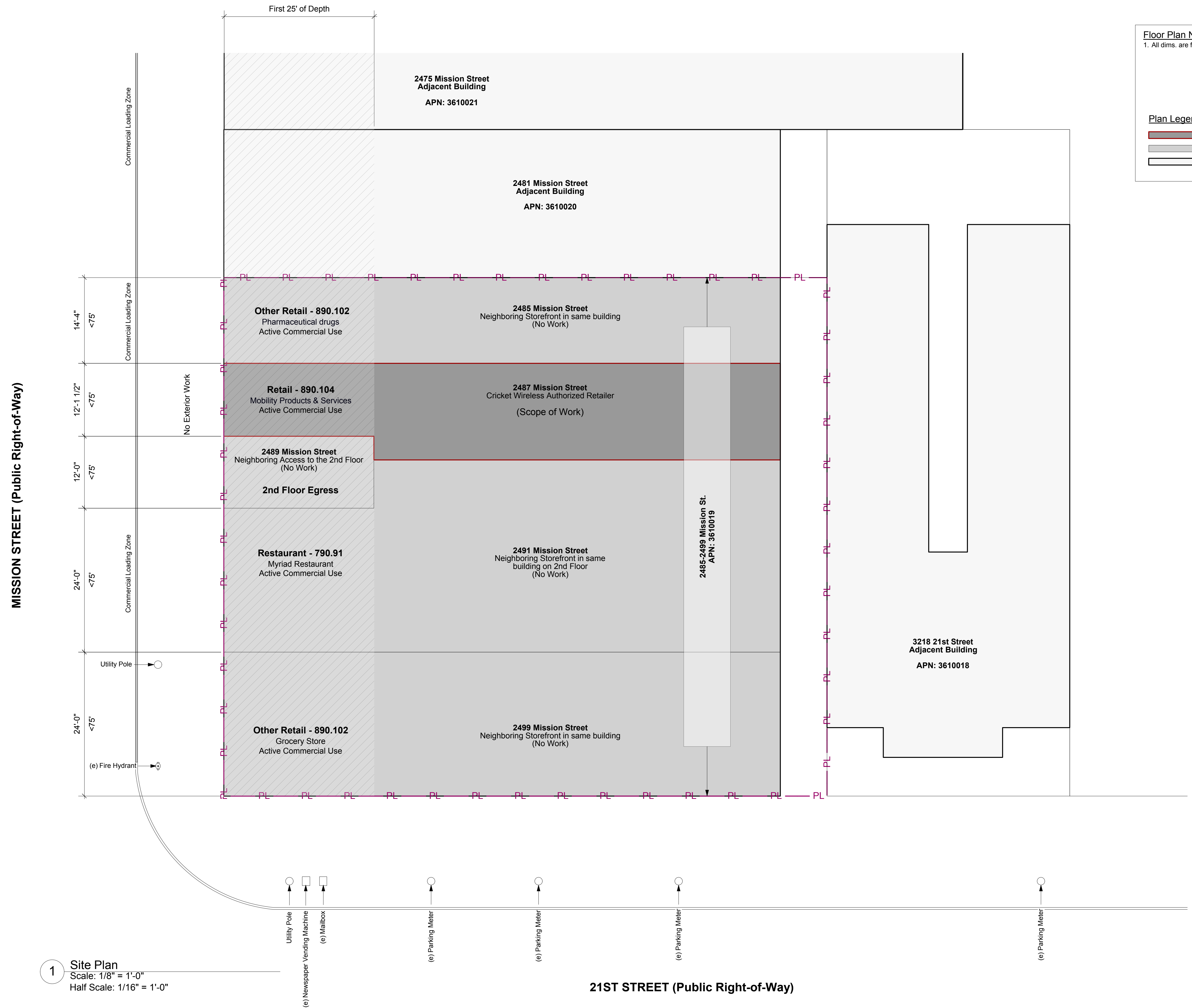
SHEET NO.:  
**A0.04**

N

**Floor Plan Notes**  
1. All dims. are from finish face to finish wall surface.

**Plan Legend**

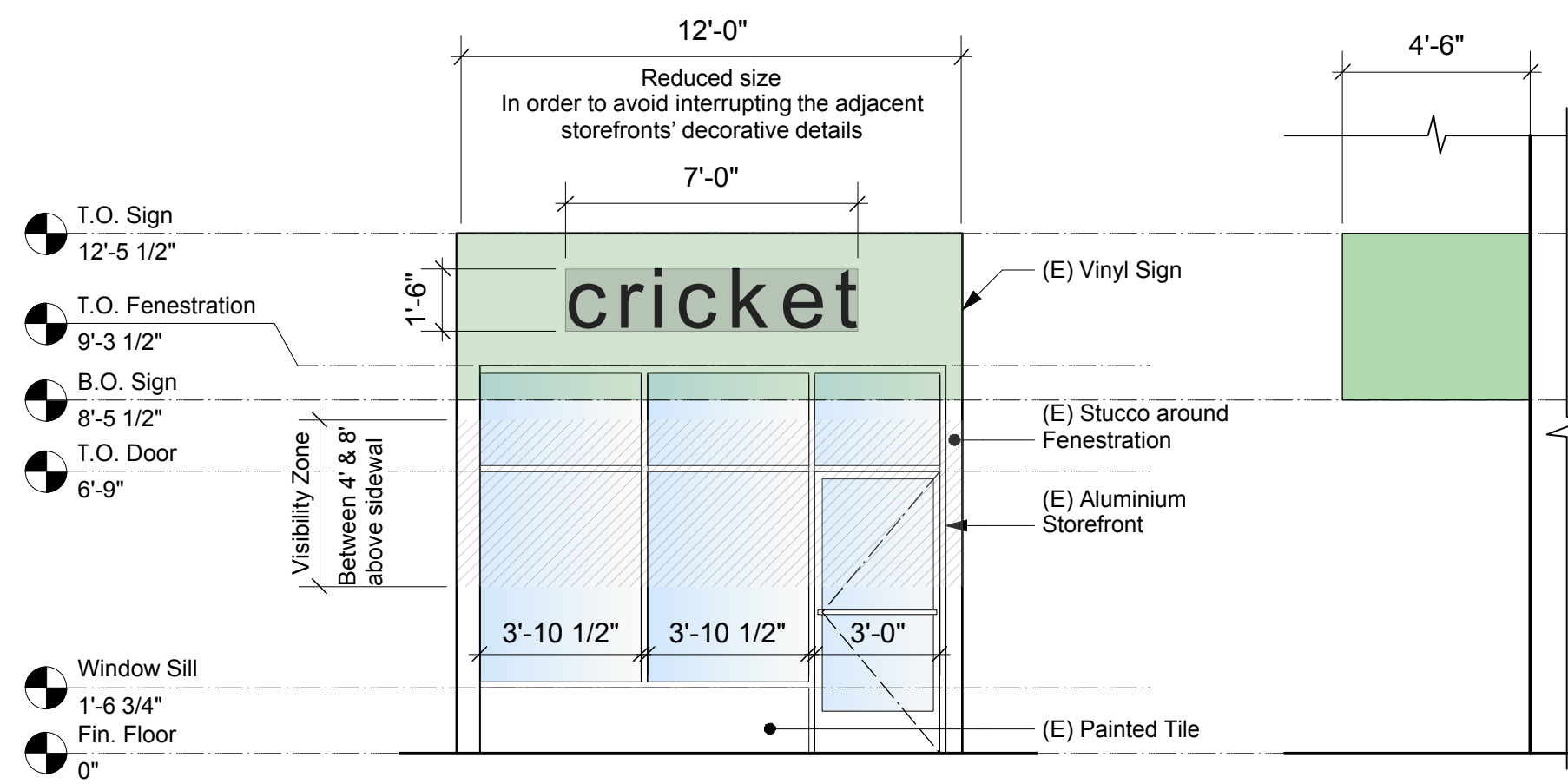
- (E) Scope of Work
- (E) Project Parcel - No Work
- (E) Other Parcels



**1 Site Plan**  
Scale: 1/8" = 1'-0"  
Half Scale: 1/16" = 1'-0"

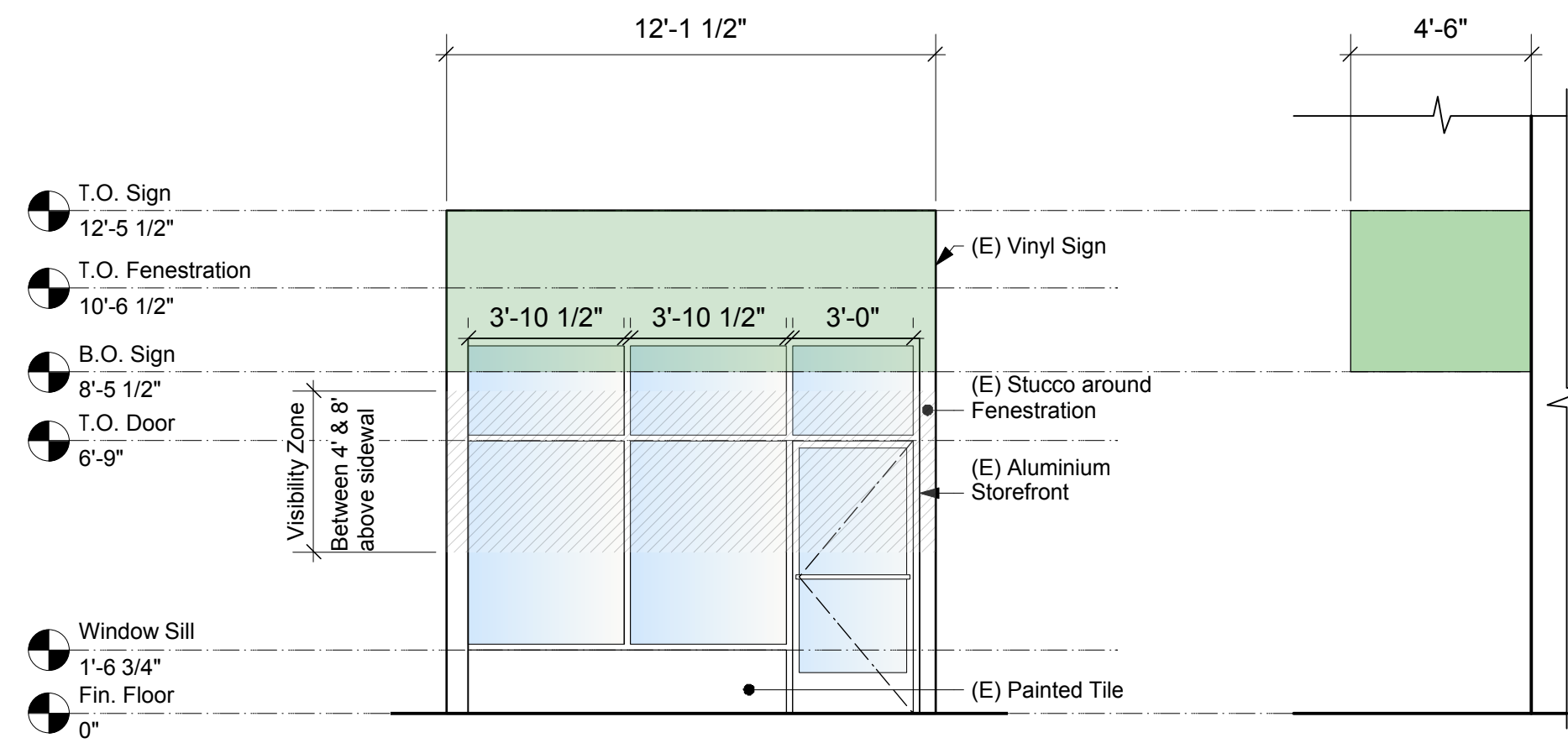
Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.





4 Proposed (West) Elevation of Formula Retail  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

4a Side View



3 Existing (West) Elevation of Formula Retail  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

3a Side View

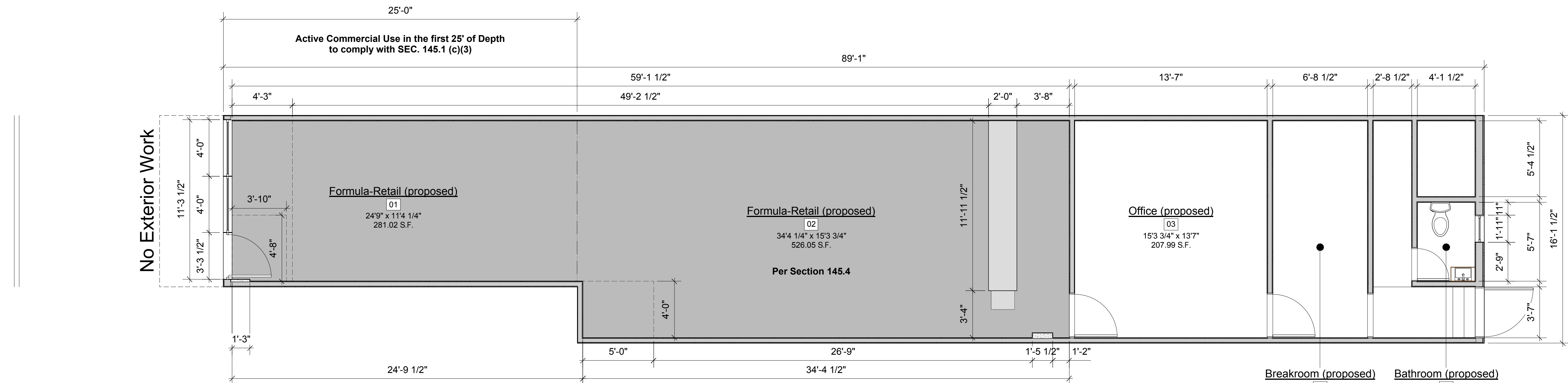
Per Section 145.1(c)(6)

Facade Area = 127.82

Total Area of Transparent  
Fenestration = 96.76 (%75.7)

sign(s) and awning under separate permits

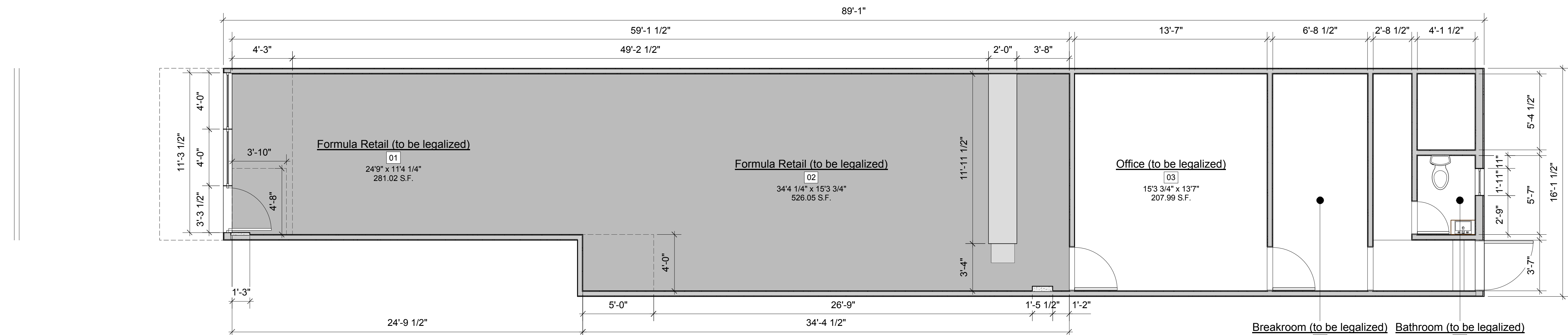
**Awning under separate permit:**  
Area where current awning overlaps above  
entrance to adjacent spaces (2489 and 2485  
Mission Street) to be restored under separate  
permit.



2 Floor Plan of Proposed Formula Retail  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

sign(s) and awning under separate permits

Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.



1 Floor Plan of Formula Retail to be legalized  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

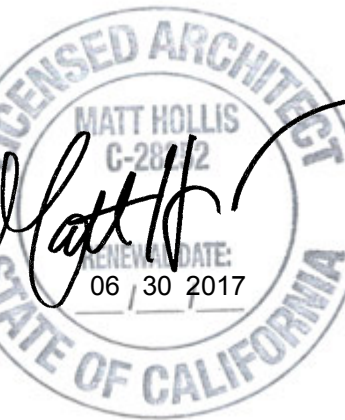
sign(s) and awning under separate permits

Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.



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**APN: 3610-019**

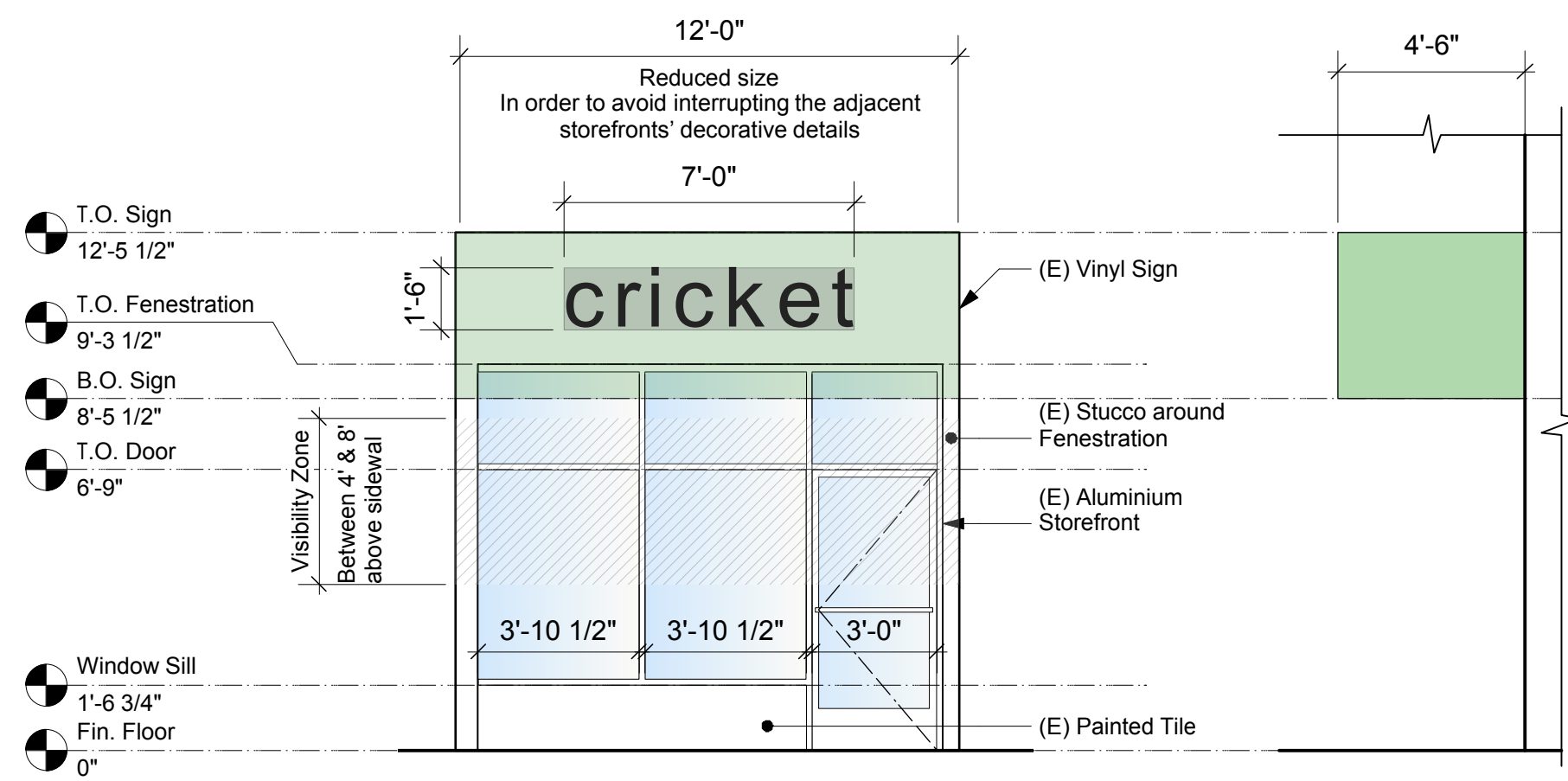
REV	DATE
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3 3rd Revision	12.28.16
Submittal	02.02.17

Date: 03.07.17  
Drawn By: HZ  
Project No.: 1607  
Scale: As Noted

Floor Plan  
& Elevation  
SHEET NO.:  
**A1.01**







4 Proposed (West) Elevation of Formula Retail  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

4a Side View

Numbers in parentheses derived from SEC 607.1 (c)(3)(A) & (D)

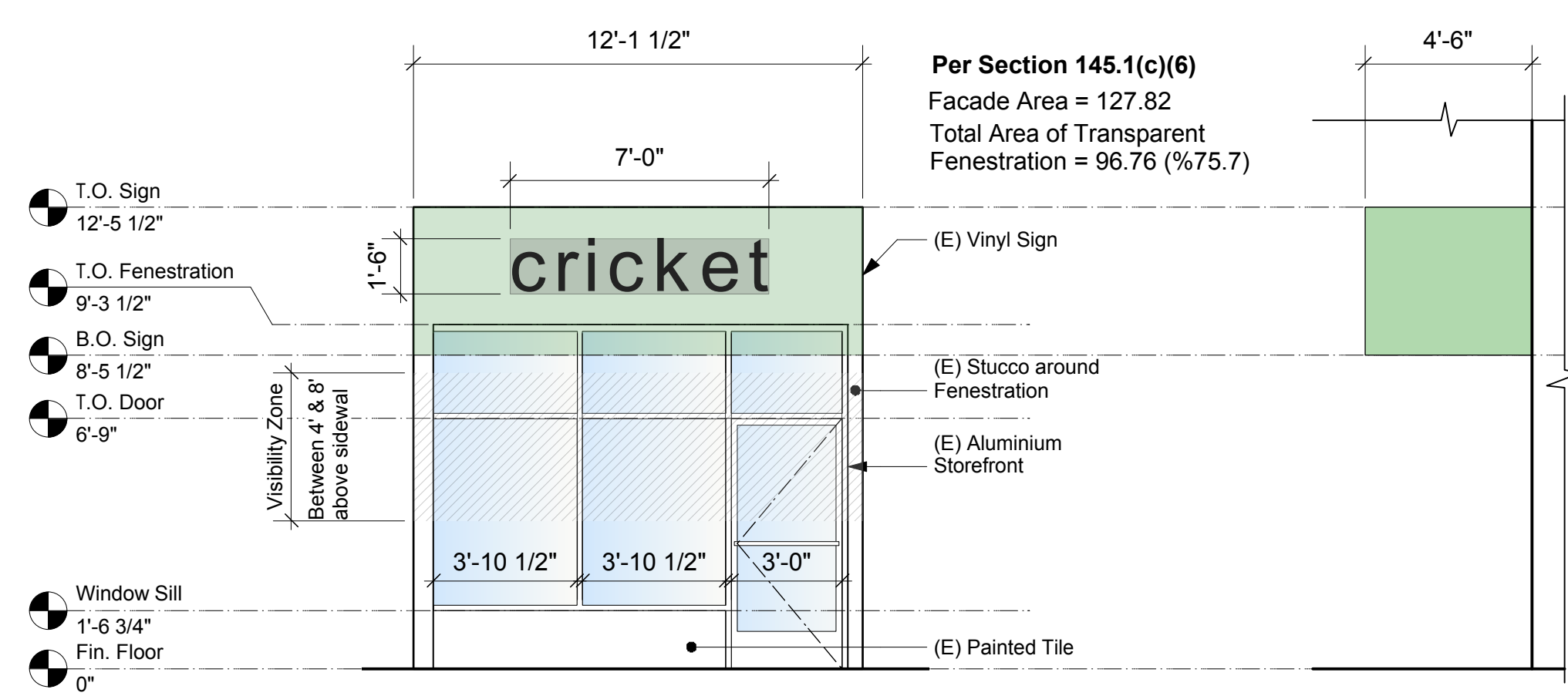
Total Area of window signs= 7.45 sq.ft.  
( $< 1/3$  of 96.76 sq.ft.)

Total Awning Sign Area = 22.95 sq.ft.  
( $< 40$  sq.ft.)

Per SEC.602.1 (c) the area of sign measured by the rectangular perimeter formed by the extending lines around the extreme limits of writing (only front side)

No other signs proposed.  
No illumination proposed.

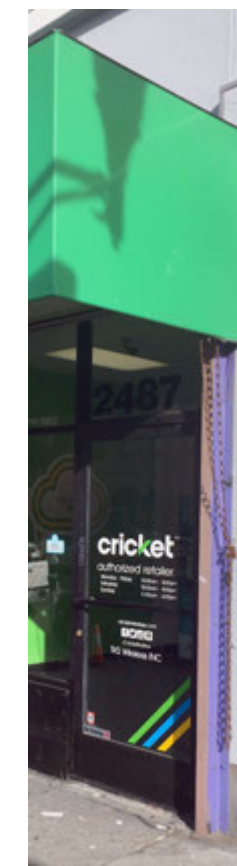
Awning under separate permit:  
Area where current awning overlaps above entrance to adjacent spaces (2489 and 2485 Mission Street) to be restored under separate permit.



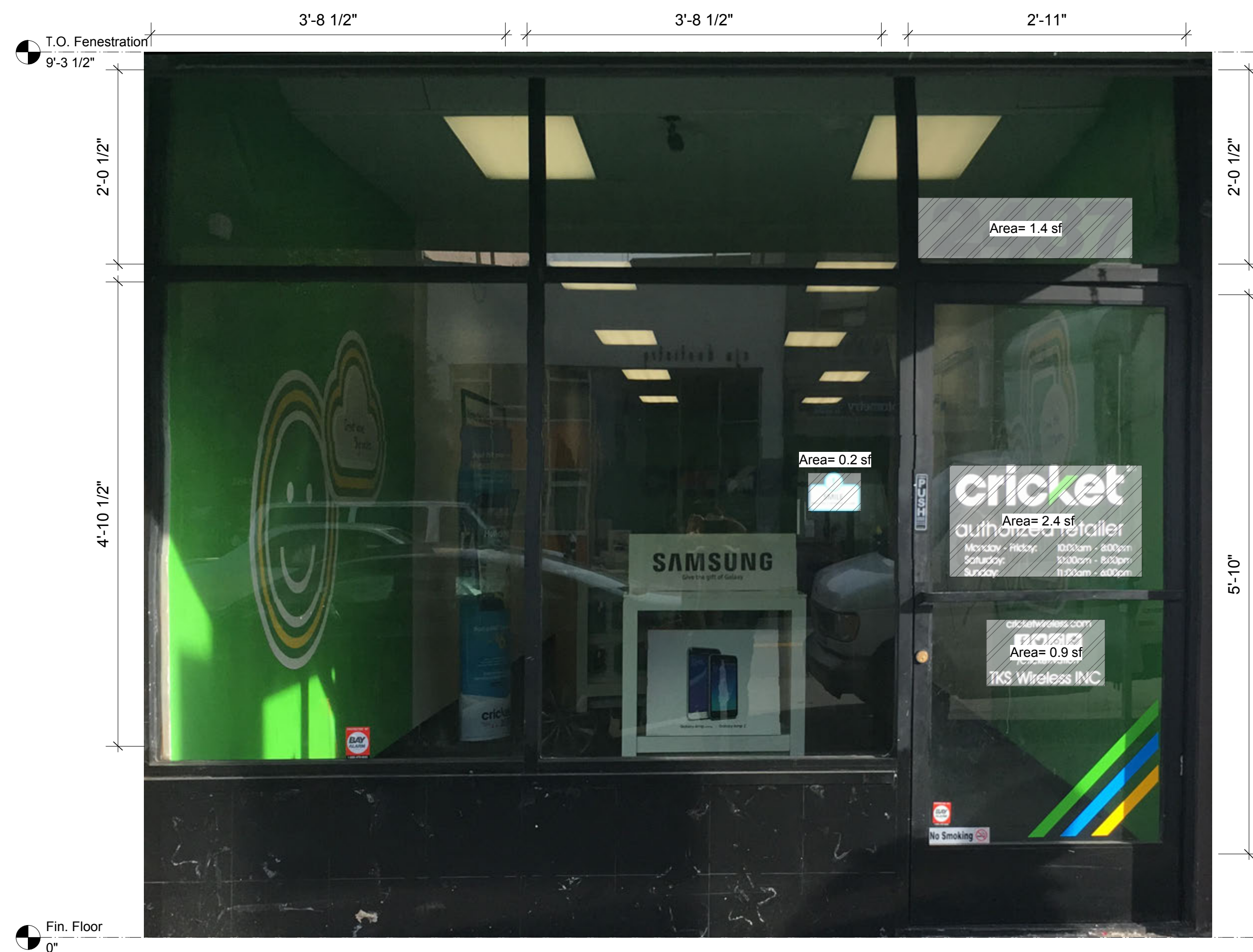
3 Existing (West) Elevation of Formula Retail  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

3a Side View

Per Section 145.1(c)(6)  
Facade Area = 127.82  
Total Area of Transparent Fenestration = 96.76 (%75.7)



Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.

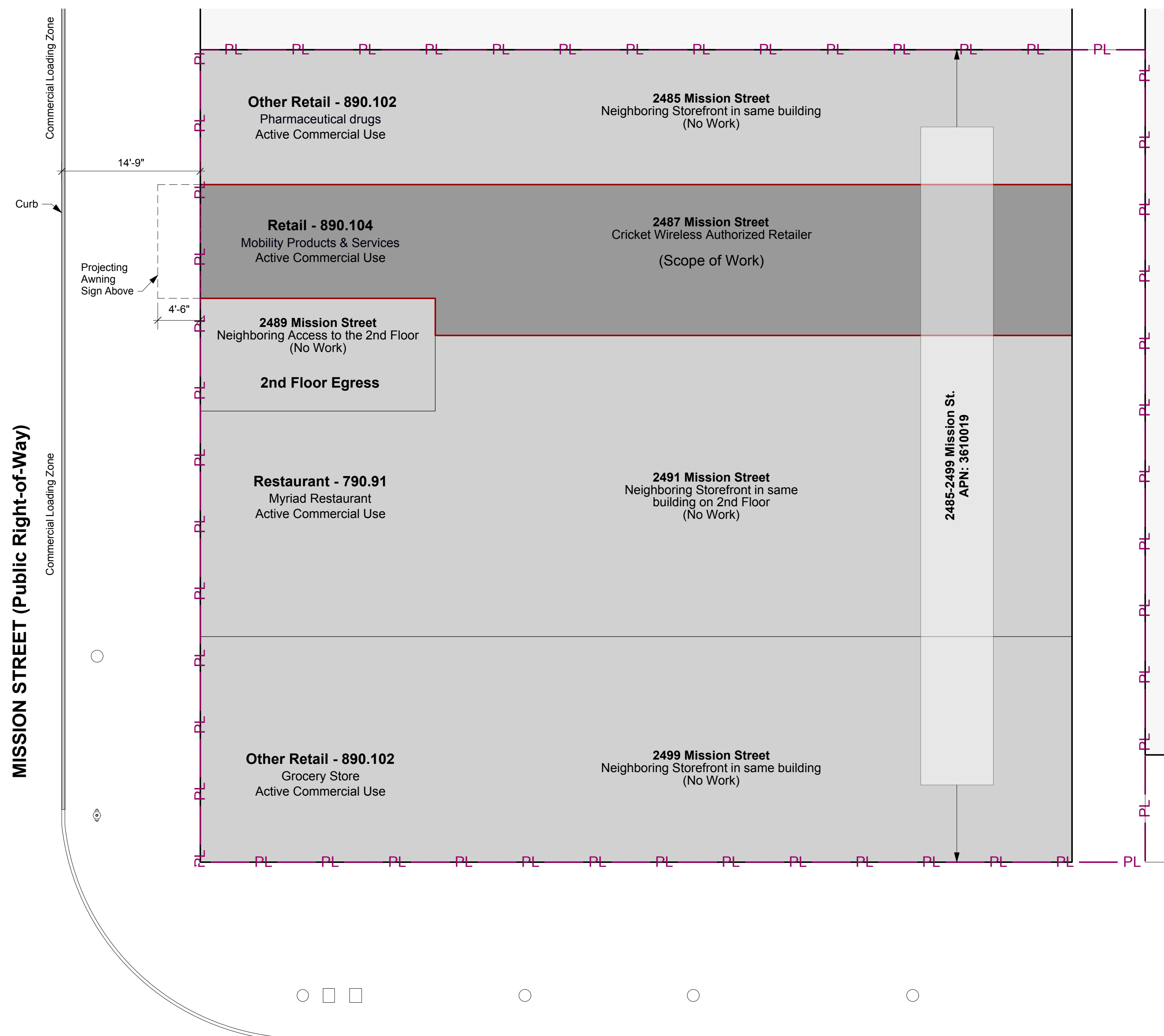


Window Size = 7.1 sf Sign Size = 0 sf Sign Ratio = 0 $< 1/3$	Window Size = 7.1 sf Sign Size = 0 sf Sign Ratio = 0 $< 1/3$	Window Size = 5.5 sf Sign Size = 1.4 sf Sign Ratio = 0.25 $< 1/3$
Window Size = 17.2 sf Sign Size = 0 sf Sign Ratio = 0 $< 1/3$	Window Size = 17.2 sf Sign Size = 0.2 sf Sign Ratio = 0.01 $< 1/3$	Window Size = 17.0 sf Sign Size = 3.3 sf Ratio = 0.19 $< 1/3$

Sign Removed

2 Window Signs Area Calculation  
Scale: 1" = 1'-0"  
Half Scale: 1/2" = 1'-0"

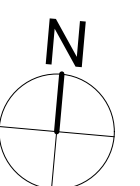
Total Window Size = 71.1 sf  
Total Sign Size = 4.9 sf  
Sign Ratio = 0.07  $< 1/3$



1 Site Plan  
Scale: 1/8" = 1'-0"  
Half Scale: 1/16" = 1'-0"

Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.

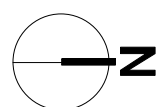
21ST STREET (Public Right-of-Way)







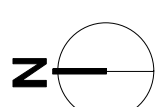
4 Street View - Across the Street  
Mission Street



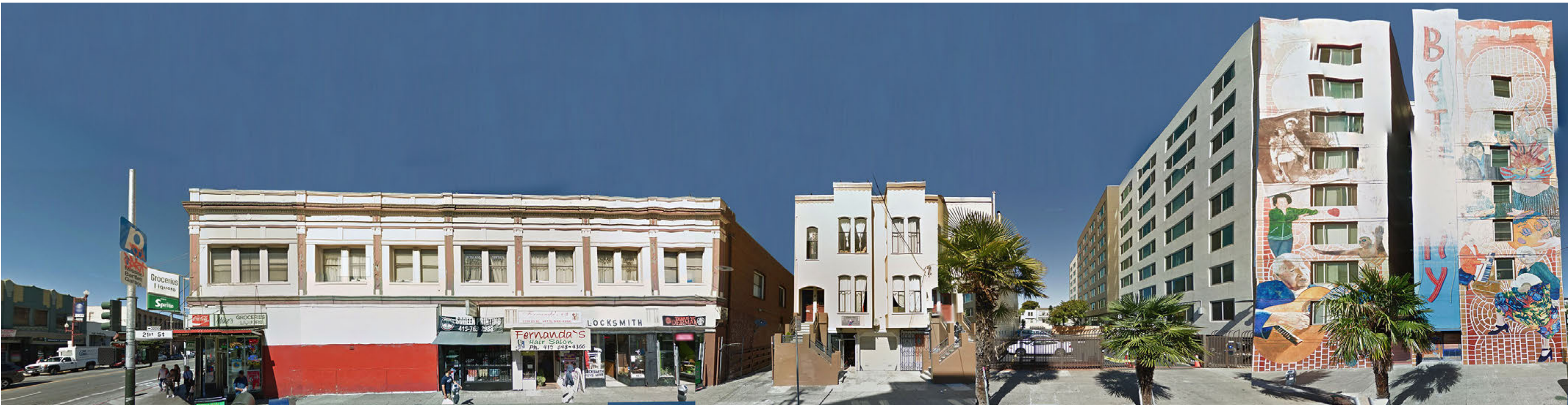
Scope of Work:  
2487 Mission Street



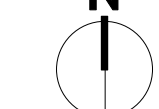
3 Street View - West Elevation  
Mission Street



<75'	<75'	<75'	<75'	<75'
Other Retail - 890.102 Pharmaceutical drugs Active Commercial Use	Retail - 890.104 Mobility Products & Services Active Commercial Use	2nd Floor Egress	Restaurant - 790.91 Myriad Restaurant Active Commercial Use	Other Retail - 890.102 Grocery Store Active Commercial Use



2 Street View - South Elevation  
Mission Street



1 Street View - Storefront  
Mission Street

Sign Removed

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APN: 3610-019

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Date: 03.07.17  
Drawn By: HZ  
Project No.: 1607  
Scale: As Noted

Block Elevations  
& Store Frontage  
SHEET NO.:  
**SP.2**





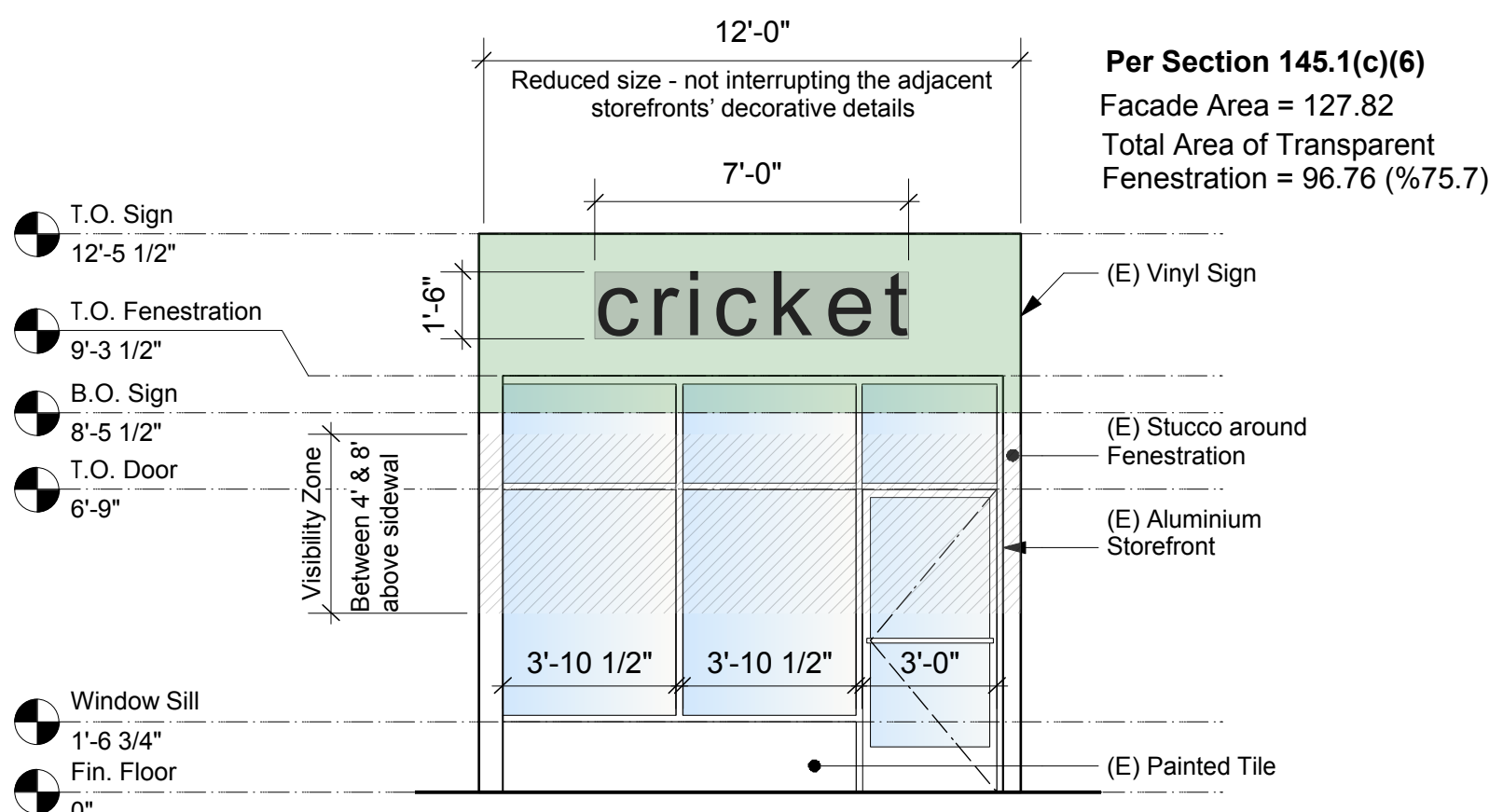
Window Size = 7.1 sf Sign Size = 0 sf Sign Ratio = 0 <1/3	Window Size = 7.1 sf Sign Size = 0 sf Sign Ratio = 0 <1/3	Window Size = 5.5 sf Sign Size = 1.4 sf Sign Ratio = 0.25 <1/3
Window Size = 17.2 sf Sign Size = 0 sf Sign Ratio = 0 <1/3	Window Size = 17.2 sf Sign Size = 0.2 sf Sign Ratio = 0.01 <1/3	Window Size = 17.0 sf Sign Size = 3.3 sf Ratio = 0.19 <1/3

Total Window Size = 71.1 sf  
Total Sign Size = 4.9 sf  
Sign Ratio = 0.07 <1/3

2 Window Signs Area Calculation  
Scale: 1" = 1'-0"  
Half Scale: 1/2" = 1'-0"

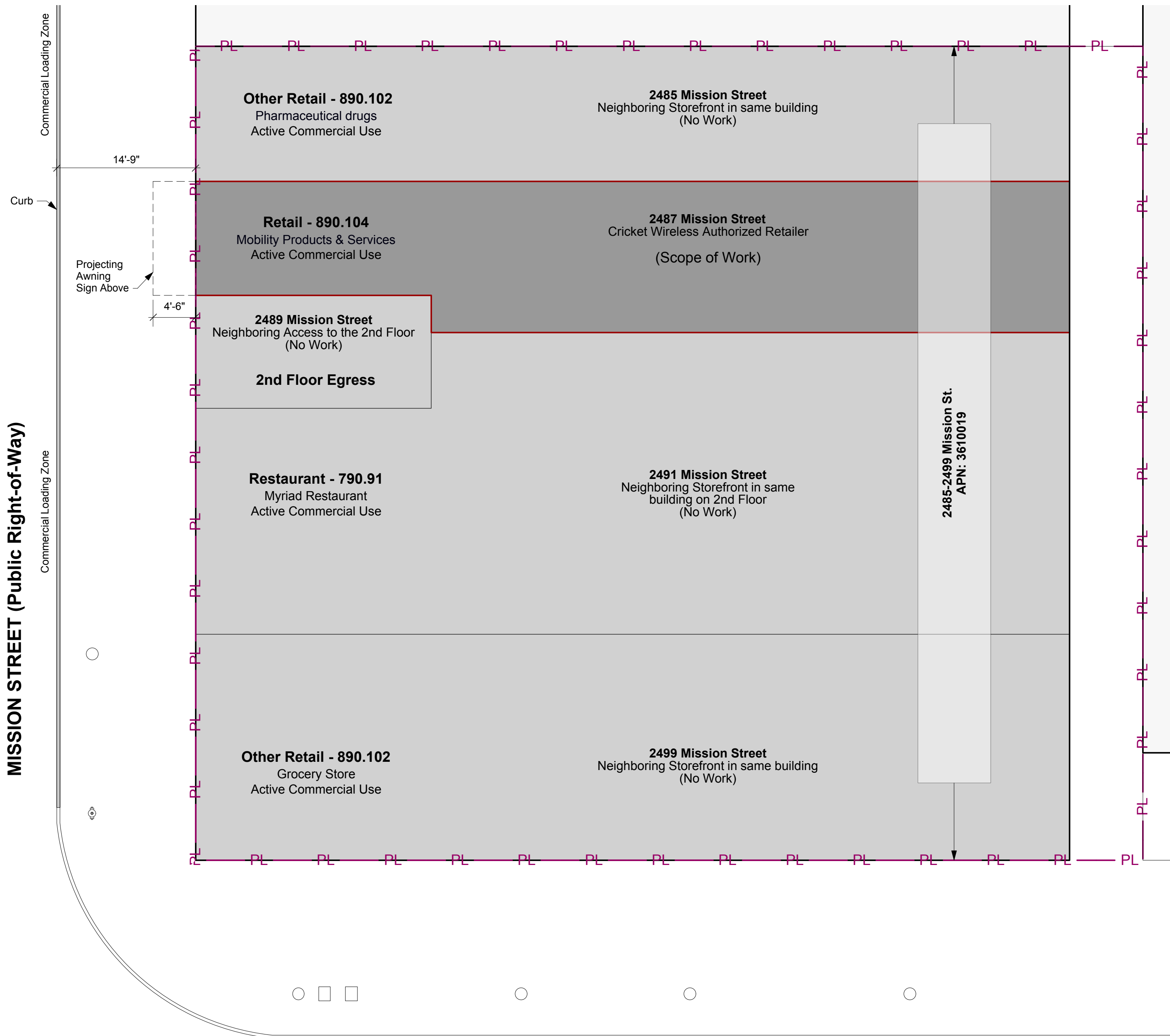
Numbers in parentheses derived from SEC 607.1 (c)(3)(A) & (D)
Total Area of window signs= 7.45 sq.ft. ( < 1/3 of 96.76 sq.ft.)
Total Awning Sign Area = 22.95 sq.ft. ( <40 sq.ft.)
Per SEC.602.1 (c) the area od sign measured by the rectangular perimeter formed by the extending lines around the extreme limits of writing (only front side)
No other signs proposed. No illumination proposed.

Awning under separate permit:  
Area where current awning overlaps above entrance to adjacent spaces (2489 and 2485 Mission Street) to be restored under separate permit.



3 (West) Elevation of Formula Retail to be Legalized  
Scale: 1/4" = 1'-0"  
Half Scale: 1/8" = 1'-0"

Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.



1 Site Plan  
Scale: 1/8" = 1'-0"  
Half Scale: 1/16" = 1'-0"

Unauthorized/unpermitted projecting awning sign will be reduced in size/location under separate permit to avoid any interruption or intrusiveness to each adjacent storefront. Adjacent storefront(s) will be restored under sign permit.

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LICENSED ARCHITECT

MATT HOLLIS

C-2812

DATE

06 / 30 / 2017

TKS WIRELESS Inc.

Commercial

2487 Mission St.  
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APN: 3610-019

REV

As-Built

1st Revision

2st Revision

3rd Revision

Submittal

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12.28.16

02.02.17

Date:

12.28.16

Drawn By:

HZ

Project No.:

1607

Scale:

As Noted

Floor Plan  
& Elevation

SHEET NO.:

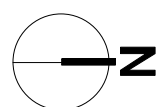
SP.1

N





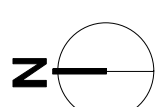
4 Street View - Across the Street  
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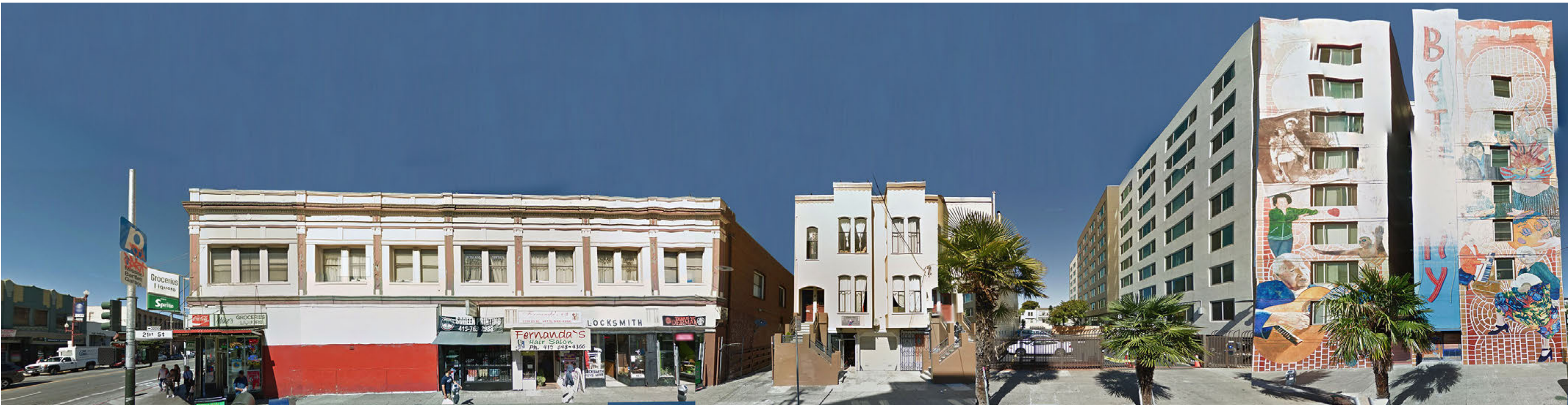
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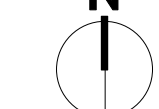
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<75'	<75'	<75'	<75'	<75'
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2 Street View - South Elevation  
Mission Street

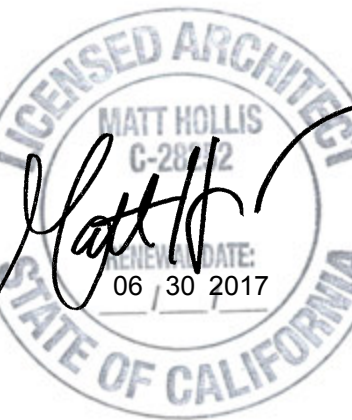


1 Street View - Storefront  
Mission Street

Sign Removed

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