



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Project Summary and Motion No. \_\_\_\_\_

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: NOVEMBER 30, 2017

*Date:* November 22, 2017  
*Case No.:* **2017-010819CUA**  
*Project Address:* **1526 Wallace Ave**  
*Zoning:* PDR-2 (PDR Production, Distribution, and Repair)  
40-X Height and Bulk District  
*Plan Area:* Bayview Hunters Point  
*Block/Lot:* 4829/004  
*Project Sponsor:* Harvey Hacker  
528 Bryant Street  
San Francisco, CA 94107  
*Staff Contact:* Mathew Chandler – (415) 575-9048  
[Mathew.chandler@sfgov.org](mailto:Mathew.chandler@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is for Conditional Use Authorization (CUA) to process and sell small livestock in a PDR-2 Processing, Distribution, and Repair Zoning District, (d.b.a. Saba Live Poultry). Direct sales to customers is proposed on site. All activities are proposed within and to be contained in a completely enclosed building, with no opening, other than fixed windows or exits required by law. The structure is a hard shelled building to prevent any noxious or offensive emissions. There is currently one roll-up door on the existing west façade to be used for loading functions. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

In the PDR-2 Processing, Distribution, and Repair Zoning District, Planning Code Section 210.3 requires a Conditional Use Authorization for Livestock Processing 1, which by definition includes the processing and sale of small animals including chickens and rabbits.

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2017-010819CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated August 9, 2017, and stamped "EXHIBIT B."

**CB3P CHECKLIST**

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
	<small>list specific §§</small>			
Photographs of the site and/or context	X			Photographs of the site and other locations for reference, the applicant has also submitted a map of adjacent land uses
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			

Additional Information	
Notification Period	20 day mailing, 300' owner radius, 20 day newspaper, 20 day posting
Number and nature of public comments received	One member of public has inquired about procedure
Number of days between filing and hearing	100 days

**Generalized Basis for Approval (max. one paragraph)**

*The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1 and 303(c) findings submitted as part of the application. The proposed livestock processing, sales and service business (d.b.a Saba Live Poultry) will occupy 2,100 square feet of an existing structure within a PDR Production Distribution, and Repair Zoned Parcel. The operations will be completely contained within a hard-shell structure to prevent any noxious or offensive emissions. The site is well suited for livestock processing and is surrounded by compatible uses. To the west, east, and south are other PDR-2 Zoned Parcels, with a PDR-1B Light Industrial Buffer to the north, separating the industrial from residential zoned parcels by approximately 50 linear feet. The proposed project is on balance consistent with General Plan Policies by creating additional retail and industrial services and jobs within the City.*

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 30, 2017.

AYES:

NAYS:

ABSENT:

ADOPTED: November 30, 2017

\_\_\_\_\_  
 Jonas P. Ionin  
 Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

**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.

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections 210.3 and 303 to authorize Livestock Processing and Sales (d.b.a. Saba Live Poultry ) at an existing 2,100 square-foot tenant space of an existing one-story metal commercial building, within the PDR-2 (PDR Production, Distribution, and Repair) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated **August 9, 2017**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-010819CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 30, 2017** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 30, 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)*
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
10. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

11. **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)*
12. **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

13. **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>*
14. **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>*
15. **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)*

16. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

17. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

18. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

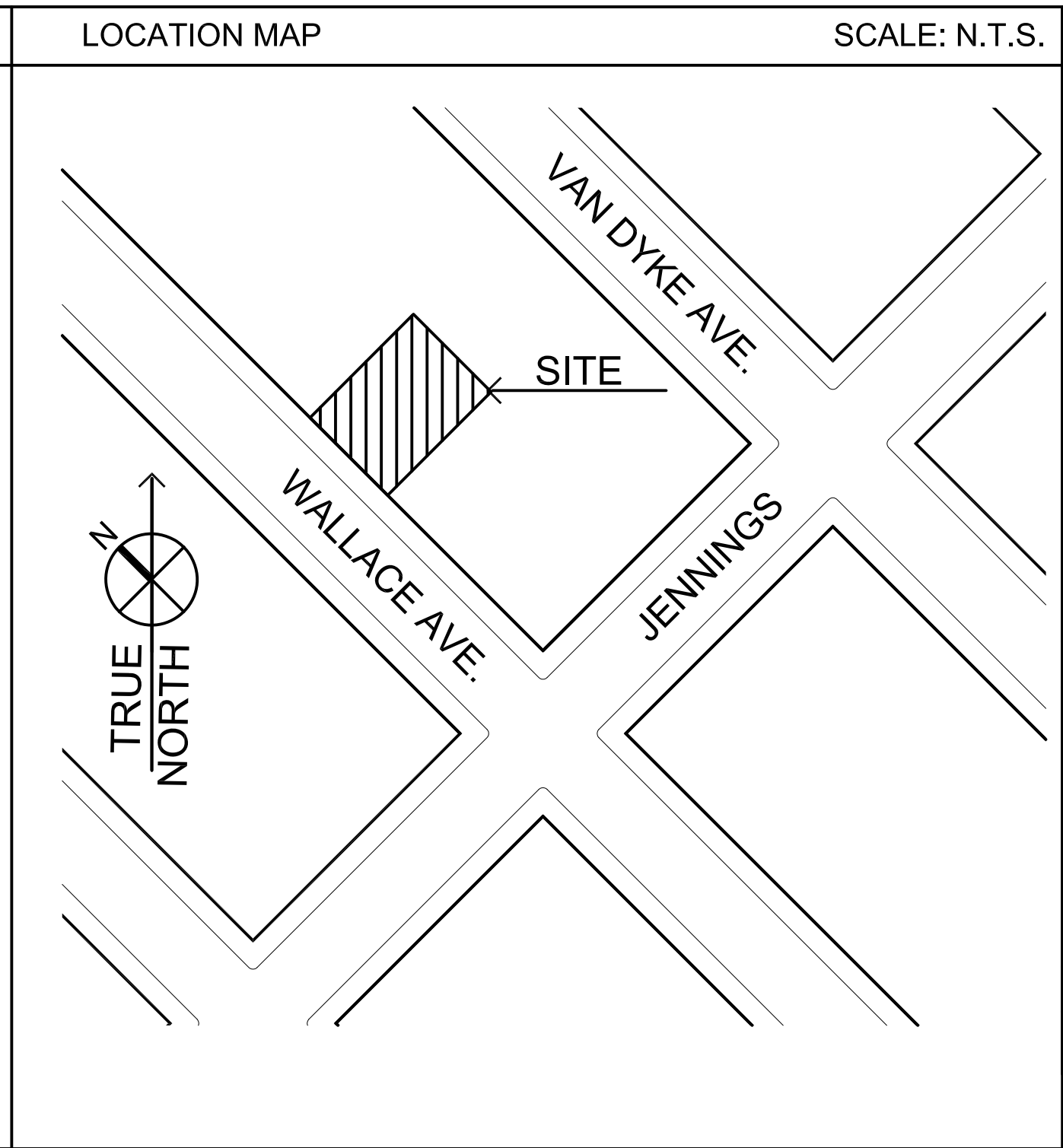


# Exhibit B

## LIVESTOCK PROCESSING & SALES 1526-C WALLACE AVE. San Francisco, California

REVISIONS	BY
1	REVISION
20 OCT 17	

ABBREVIATIONS					
A.B.	ANCHOR BOLT	F.E.	FIRE EXTINGUISHER	MAX.	MAXIMUM
ACCESS.	ACCESSIBLE	F.F.	FINISH FLOOR	MECH.	MECHANICAL
A.F.F.	ABOVE FINISH FLOOR	F.O.	FACE OF FINISH	MEMB.	MEMBRANE
ABV.	ABOVE	FIN.	FLASHING	MFR.	MANUFACTURER
ACOUS.	ACOUSTICAL	FL., FLR.	FLUORESCENT	MIN.	MINIMUM
A.C.T.	ACOUSTICAL CEILING TILE	FLUOR.	FLUORESCENT	MISC.	MISCELLANEOUS
ADJ.	ADJUSTABLE	FND.	FOUNDATION	MTL.	METAL
ALUM.	ALUMINUM	FT.	FOOT OR FEET	(N)	NEW
B.O.	BOTTOM OF BOARD	FTG.	FOOTING	N	NORTH
BD.	BOARD			N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING			N.T.S.	NOT TO SCALE
		G.S.M.	GALVANIZED SHEET METAL	NOM.	NOMINAL
CAB.	CABINET				
CER.	CERAMIC	GA.	GAUGE	O.C.	ON CENTER
CLG.	CEILING	CER.	CERAMIC	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	GALV.	GALVANIZED	OPNG.	OPENING
CNTR.	COUNTER	GL.	GLASS	OPP.	OPPOSITE
COL.	COLUMN	GWB.	GYP SUM WALL BOARD	P.	PAVEMENT
CONC.	CONCRETE			P. LAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	GYP.	GYP SUM	PANEL'G	PANELING
CPT.	CARPET			PL.	PLATE
CTR.	CENTER	H.C.	HOLLOW CORE	PLAS.	PLASTER
		H.M.	HOLLOW METAL	PLYWD.	PLYWOOD
D.S.	DOWNSPOUT	HDWD.	HARDWOOD	PTD.	PAINTED
DIM.	DIMENSION	HORIZ.	HORIZONTAL		
DN.	DOWN			R.	RISER
DR.	DOOR	I.D.	INSIDE DIMENSION	R.O.	ROUGH OPENING
(E)	EXISTING	INSUL.	INSULATION	RAD.	RADIUS
EA.	EACH	INT.	INTERIOR	RDWD.	REDWOOD
EL.	ELEVATION	JT.	JOINT		
ELEC.	ELECTRICAL				
EQ.	EQUAL				
EXT.	EXTERIOR				
				REFR.	REFRIGERATOR
				REQ.	REQUIRED
				RESIL.	RESILIENT
				RM.	ROOM
				S.S.D.	SEE STRUCTURAL DRAWINGS
				SHT.	SHEET
				SIM.	SIMILAR
				SQ.	SQUARE
				STD.	STANDARD
				STL.	STEEL
				SYM.	SYMMETRICAL
				T	TREAD
				T & G	TONGUE & GROOVE
				T.B.	TOWEL BAR
				T.O.	TOP OF
				T.O.S.	TOP OF SLAB
				T.O.W.	TOP OF WALL
				T.P.D.	TOILET PAPER DISPENSER
				TEL.	TELEPHONE
				TYP.	TYPICAL
				U.O.N.	UNLESS OTHERWISE NOTED
				V.C.T.	VINYL COMPOSITE TILE
				V.I.F.	VERIFY IN FIELD
				VAR.	VARIES
				VERT.	VERTICAL
				W.	WEST
				W.O.	WINDOW OPENING
				W/	WITH
				W/O	WITHOUT
				WD.	WOOD
				WT.	WEIGHT



**PROJECT DIRECTORY**

OWNER:  
SABA LIVE POULTRY  
845 KENNEDY STREET  
1526-C WALLACE AVENUE  
OAKLAND, CA 94606  
PHONE: (510) 535-1111  
EMAIL: SAPSELLS@GMAIL.com  
CONTACT: MR. SMITH

ARCHITECT:  
HARVEY HACKER ARCHITECTS  
528 BRYANT STREET  
SAN FRANCISCO, CA 94107  
TEL: (415) 957 0579  
FAX: (415) 957 0581  
EMAIL: HARVEY@HARVEYHACKER.COM  
CONTACT: HARVEY HACKER

**SCOPE OF WORK**

1. TENANT IMPROVEMENTS FOR LIVESTOCK PROCESSING

**PLANNING CODE**

PLANNING CODE: SAN FRANCISCO PLANNING CODE  
STREET ADDRESS: 1526-C WALLACE AVENUE, SAN FRANCISCO CA 94124  
BLOCK / LOT: BLOCK / LOT 4829 / 004  
USE DISTRICT: PDR-2 PRODUCTION DISTRIBUTION REPAIR  
HEIGHT LIMIT: 40-X  
STORIES: 1 STORY  
FLOOR AREA SUMMARY: FIRST FLOOR 7500 SF (LOT AREA ALSO)  
EXISTING USE: WAREHOUSE  
PROPOSED USE: LIVESTOCK PROCESSING  
LEASE AREA: 2100 SQUARE FEET (21 FT. X 100 FT.)

**BUILDING CODE**

CODES:  
CALIFORNIA BUILDING CODE, 2016 EDITION  
CALIFORNIA ELECTRICAL CODE, 2016 EDITION  
CALIFORNIA FIRE CODE, 2016 EDITION  
CALIFORNIA MECHANICAL CODE, 2016 EDITION  
CALIFORNIA PLUMBING CODE, 2016 EDITION  
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION  
SAN FRANCISCO CODE AMENDMENTS TO ALL OF THE ABOVE  
2013 SAN FRANCISCO HOUSING CODE  
CALIFORNIA ENERGY CODE, 2016 EDITION

CONSTRUCTION TYPE:  
EXISTING: V-B, FULLY SPRINKLERED

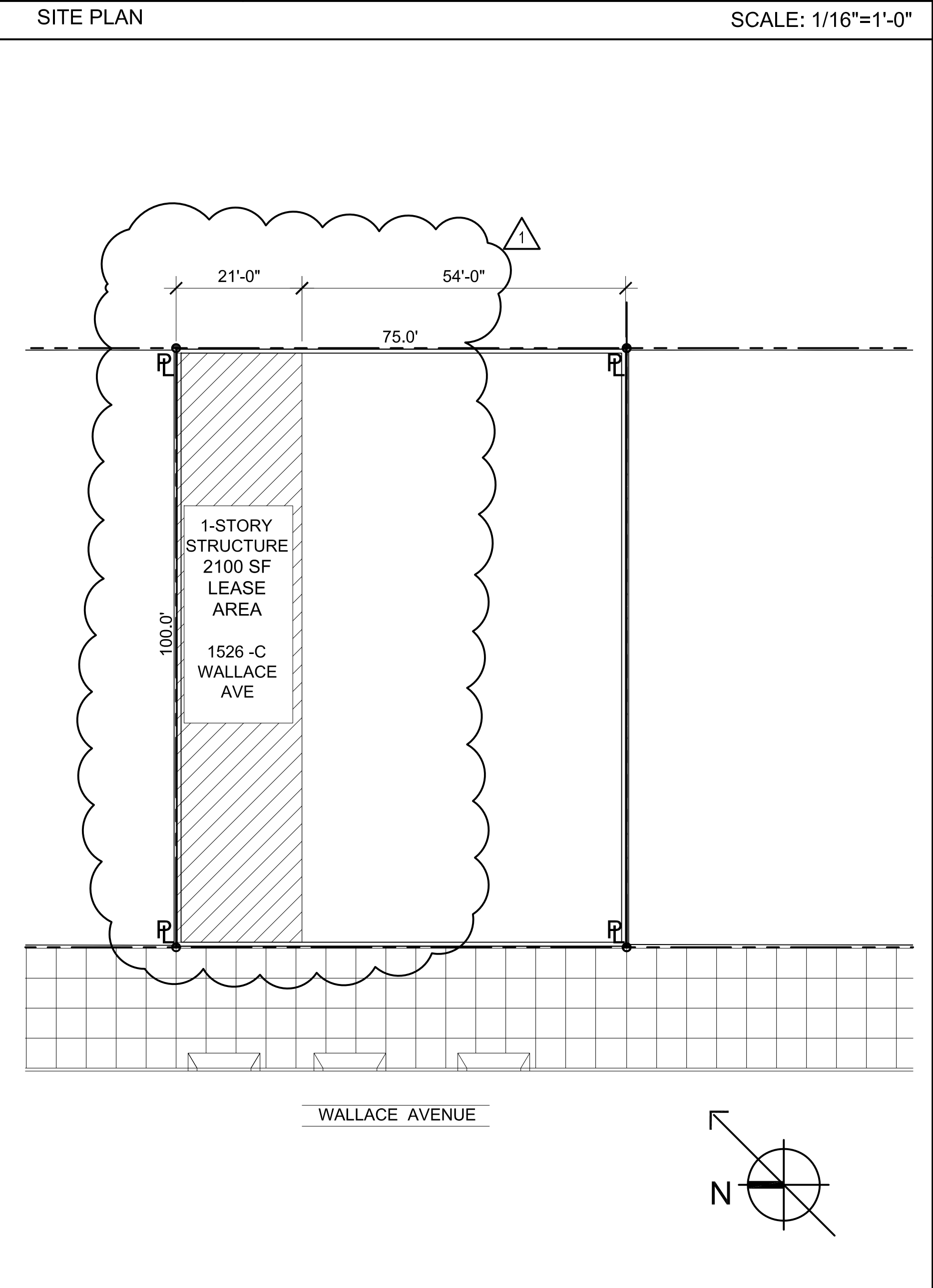
EXISTING OCCUPANCY: S-1 (MODERATE-HAZARD STORAGE)

PROPOSED OCCUPANCY: F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL (FOOD PROCESSING FACILITIES NOT MORE THAN 2500 SQUARE FEET))

SHEET INDEX	
<b>ARCHITECTURAL</b>	
A0.0	TITLE SHEET
A2.1	EXISTING & PROPOSED FIRST FLOOR PLAN
A3.1	EXISTING & PROPOSED EXT. ELEVATIONS
A3.2	EXISTING EXTERIOR ELEVATIONS AND BUILDING SECTION

**GENERAL NOTES**

- THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201), LATEST EDITION, AND SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND OR ARE A PART OF THE CONTRACT DOCUMENTS.
- ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES, FEDERAL, STATE, AND LOCAL, HAVING JURISDICTION.
- CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- DISCREPANCIES WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD. ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.
- ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE INDICATED: DIMENSIONS LOCATING DOORS AND WINDOWS ARE TO EDGE OF DOOR JAMB OR EDGE OF WINDOW, UNLESS OTHERWISE INDICATED.
- THESE DRAWINGS AND ALL IDEAS, ARRANGEMENTS AND PLANS, EITHER INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF HARVEY HACKER ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECT SO DESIGNATED IN THE TITLE BLOCK. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, NOR SHALL ANY CHANGES WHATSOEVER BE MADE ON THIS DRAWING WITHOUT THE WRITTEN PERMISSION FROM HARVEY HACKER ARCHITECTS. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT. UPON COMPLETION OF THE PROJECT,



**PLANNING CODE**

PLANNING CODE: SAN FRANCISCO PLANNING CODE  
STREET ADDRESS: 1526-C WALLACE AVENUE, SAN FRANCISCO CA 94124  
BLOCK / LOT: BLOCK / LOT 4829 / 004  
USE DISTRICT: PDR-2 PRODUCTION DISTRIBUTION REPAIR  
HEIGHT LIMIT: 40-X  
STORIES: 1 STORY  
FLOOR AREA SUMMARY: FIRST FLOOR 7500 SF (LOT AREA ALSO)  
EXISTING USE: WAREHOUSE  
PROPOSED USE: LIVESTOCK PROCESSING  
LEASE AREA: 2100 SQUARE FEET (21 FT. X 100 FT.)

**BUILDING CODE**

CODES:  
CALIFORNIA BUILDING CODE, 2016 EDITION  
CALIFORNIA ELECTRICAL CODE, 2016 EDITION  
CALIFORNIA FIRE CODE, 2016 EDITION  
CALIFORNIA MECHANICAL CODE, 2016 EDITION  
CALIFORNIA PLUMBING CODE, 2016 EDITION  
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION  
SAN FRANCISCO CODE AMENDMENTS TO ALL OF THE ABOVE  
2013 SAN FRANCISCO HOUSING CODE  
CALIFORNIA ENERGY CODE, 2016 EDITION

CONSTRUCTION TYPE:  
EXISTING: V-B, FULLY SPRINKLERED

EXISTING OCCUPANCY: S-1 (MODERATE-HAZARD STORAGE)

PROPOSED OCCUPANCY: F-1 (MODERATE-HAZARD FACTORY INDUSTRIAL (FOOD PROCESSING FACILITIES NOT MORE THAN 2500 SQUARE FEET))

**Harvey Hacker Architects**  
528 Bryant Street  
San Francisco, CA 94107  
415 957 0579

**LIVESTOCK PROCESSING & SALES**  
1526-C WALLACE AVE.  
SAN FRANCISCO, CA

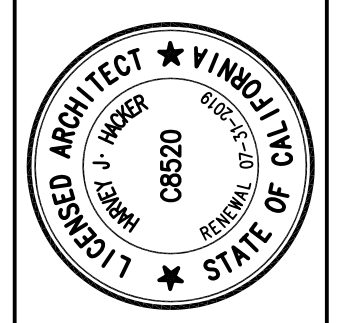
**TITLE SHEET**

DATE	8/9/17
SCALE	AS NOTED
DRAWN	MR
JOB	1719
SHEET	A0.0

REVISIONS	BY
1	REVISION 20 OCT 17

FLOOR PLAN LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW 1-HR. WALL
	TO BE DEMOLISHED / REMOVED
	ACCESSIBLE PATH OF TRAVEL
	PARTITION TYPE SYMBOL, SEE WALL/PARTITION SCHEDULE
	DOOR SYMBOL, SEE DOOR SCHEDULE
	EXISTING DOOR SYMBOL
	EMERGENCY EXIT SYMBOL

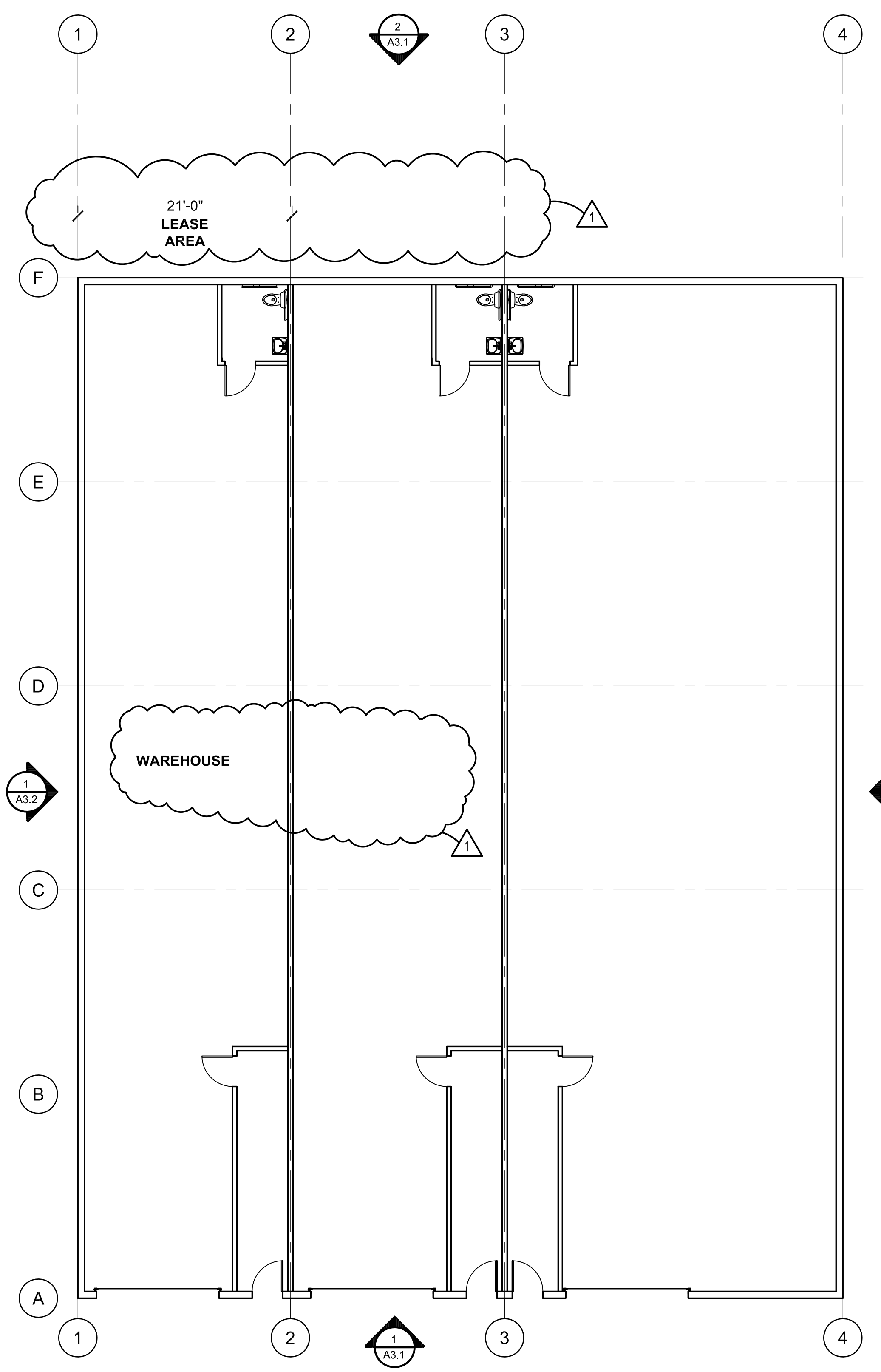
**Harvey Hacker Architects**  
 528 Bryant Street  
 San Francisco, CA 94107  
 415 957 0579



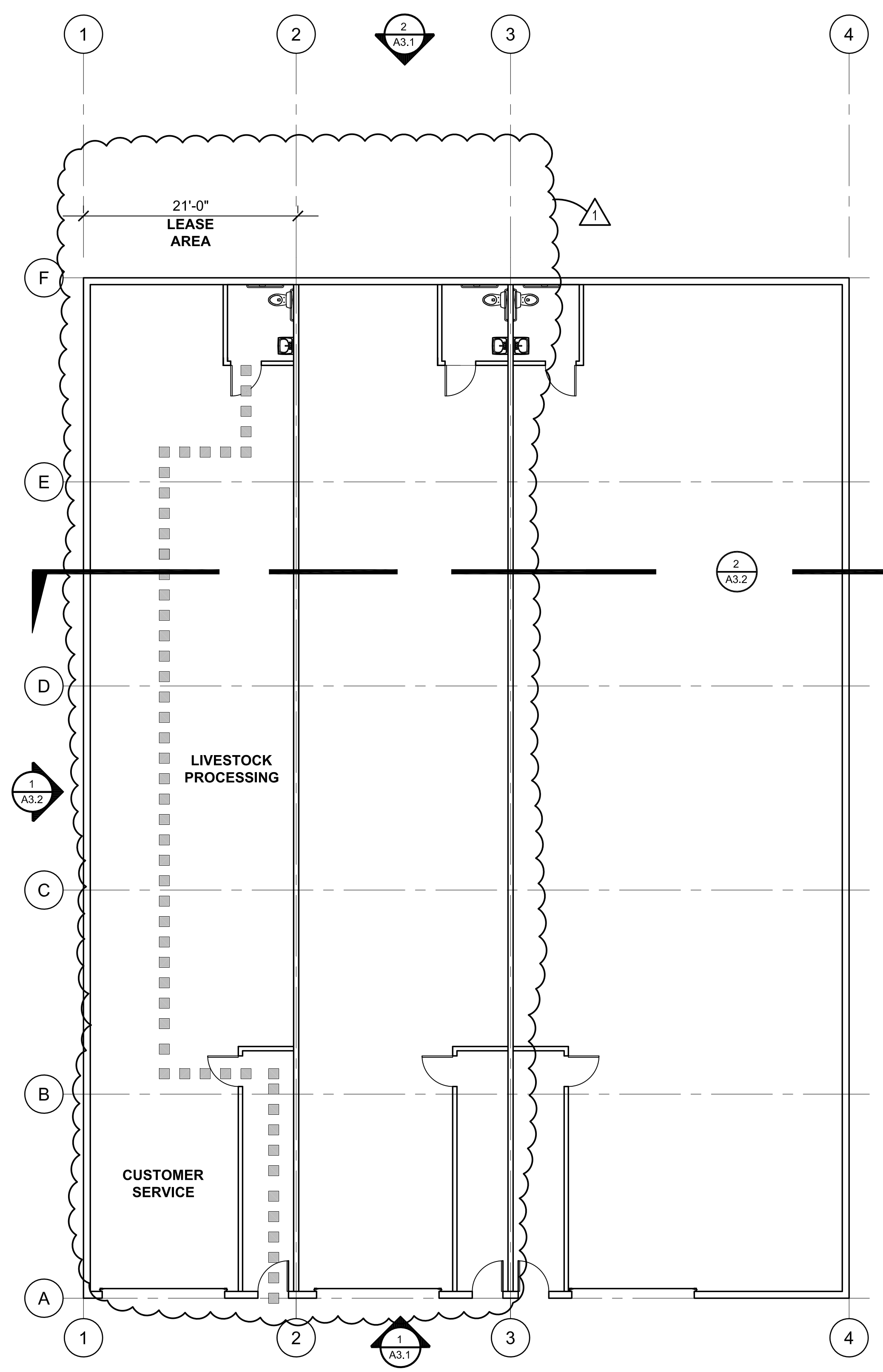
**LIVESTOCK PROCESSING & SALES**  
 1526-C WALLACE AVE.  
 SAN FRANCISCO, CA

**EXISTING & PROPOSED FIRST FLOOR PLAN**

DATE	8/9/17
SCALE	AS NOTED
DRAWN	MR
JOB	1719
SHEET	<b>A2.1</b>



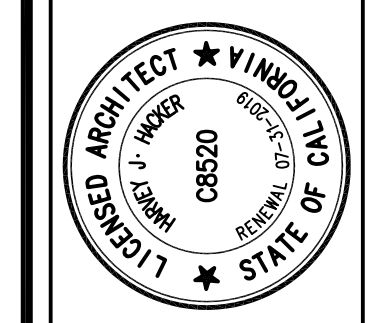
**2 EXISTING FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16'



**1 PROPOSED FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 0' 4' 8' 16'

REVISIONS	BY
△ REVISION 20 OCT 17	

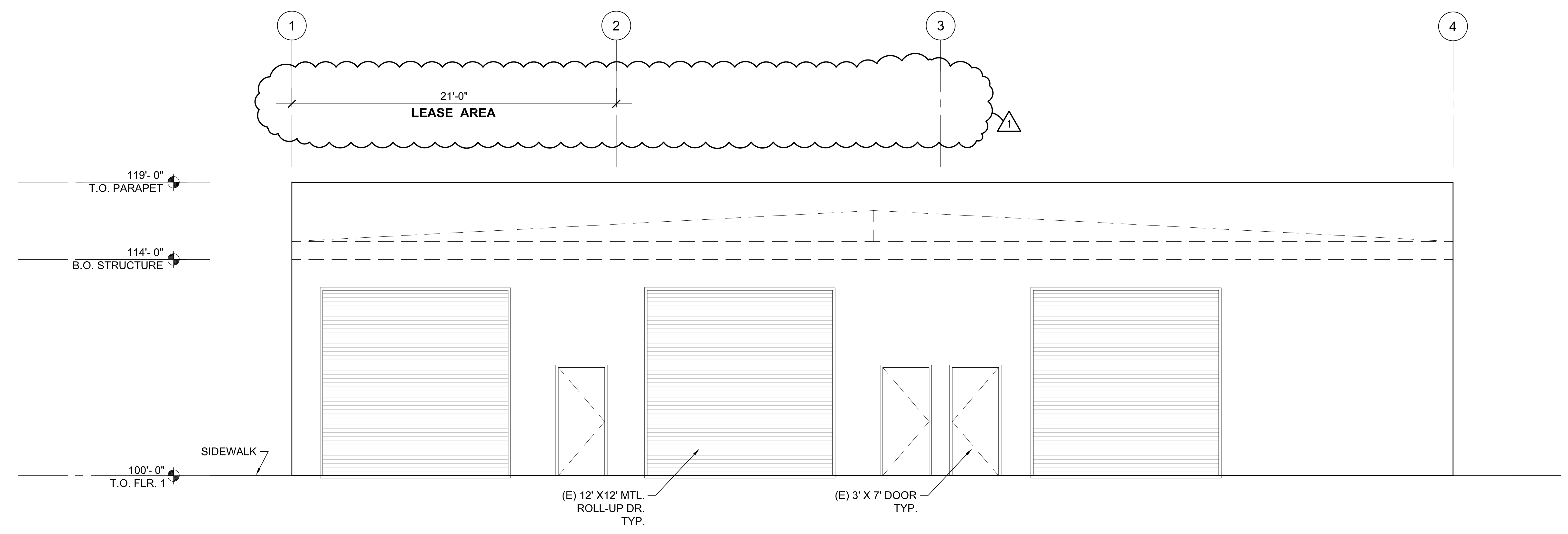
**Harvey Hacker Architects**  
 528 Bryant Street  
 San Francisco, CA 94107  
 415 957 0579



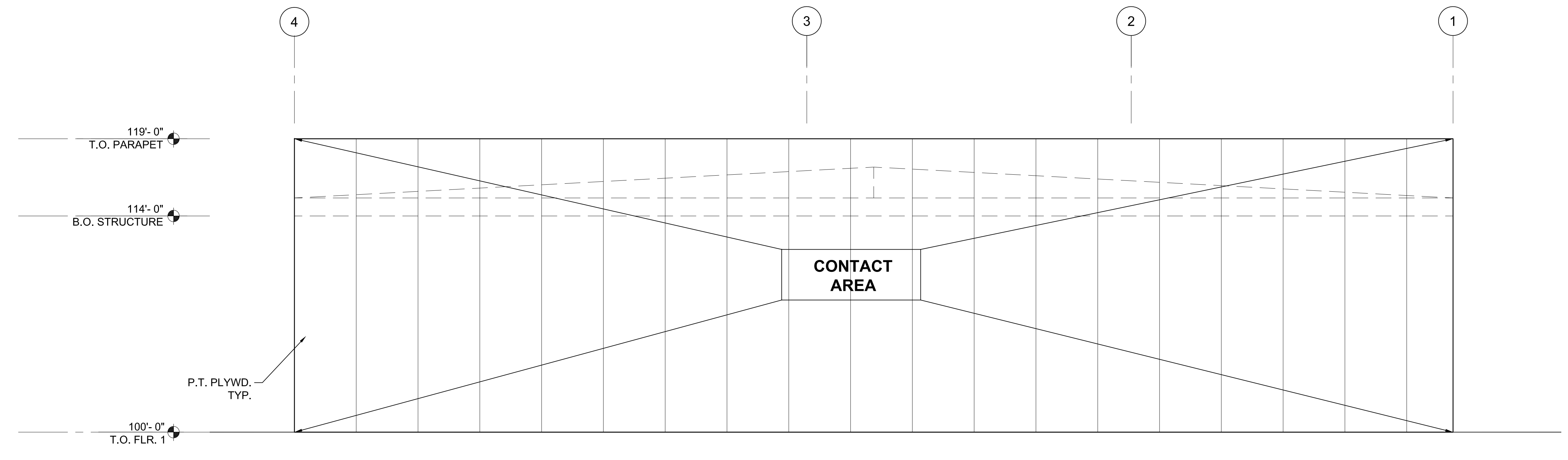
**LIVESTOCK PROCESSING & SALES**  
 1526-C WALLACE AVE.  
 SAN FRANCISCO, CA

**EXISTING & PROPOSED EXTERIOR ELEVATIONS**

DATE	8/9/17
SCALE	AS NOTED
DRAWN	MR
JOB	1719
SHEET	<b>A3.1</b>



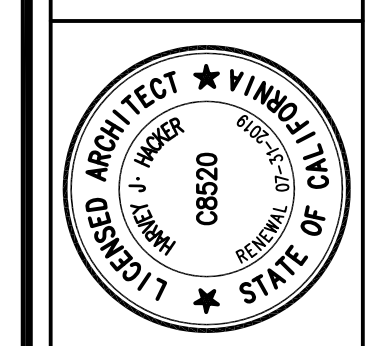
**1 EXISTING WEST ELEVATION (NO CHANGE)**  
 SCALE: 1/4" = 1'-0"  
 0' 2' 4' 8'



**2 EXISTING EAST ELEVATION (NO CHANGE)**  
 SCALE: 1/4" = 1'-0"  
 0' 2' 4' 8'

REVISIONS	BY
REVISION 20 OCT 17	

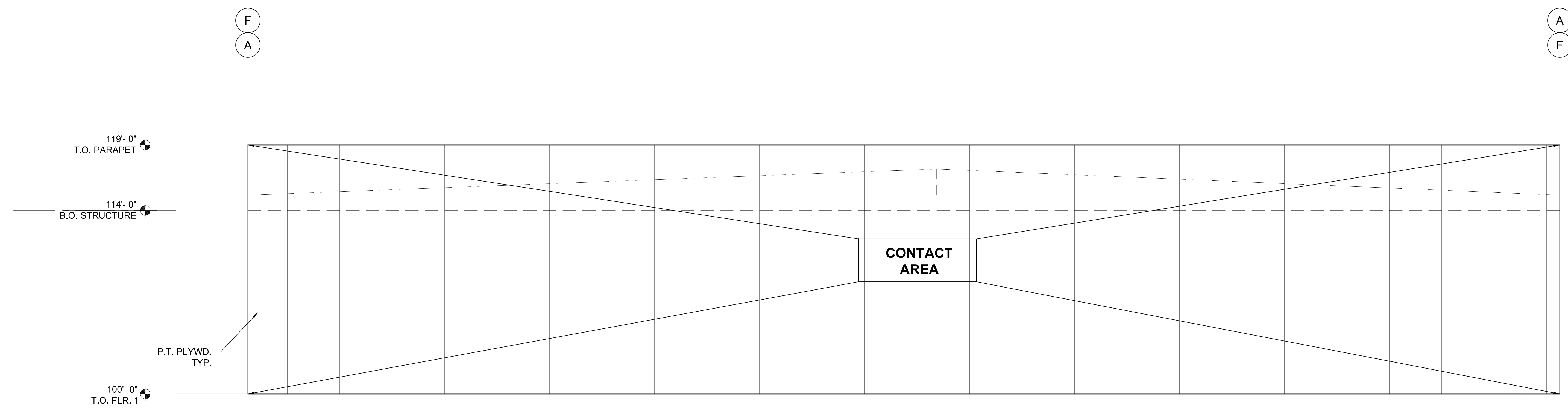
**Harvey Hacker Architects**  
 528 Bryant Street  
 San Francisco, CA 94107  
 415 957 0579



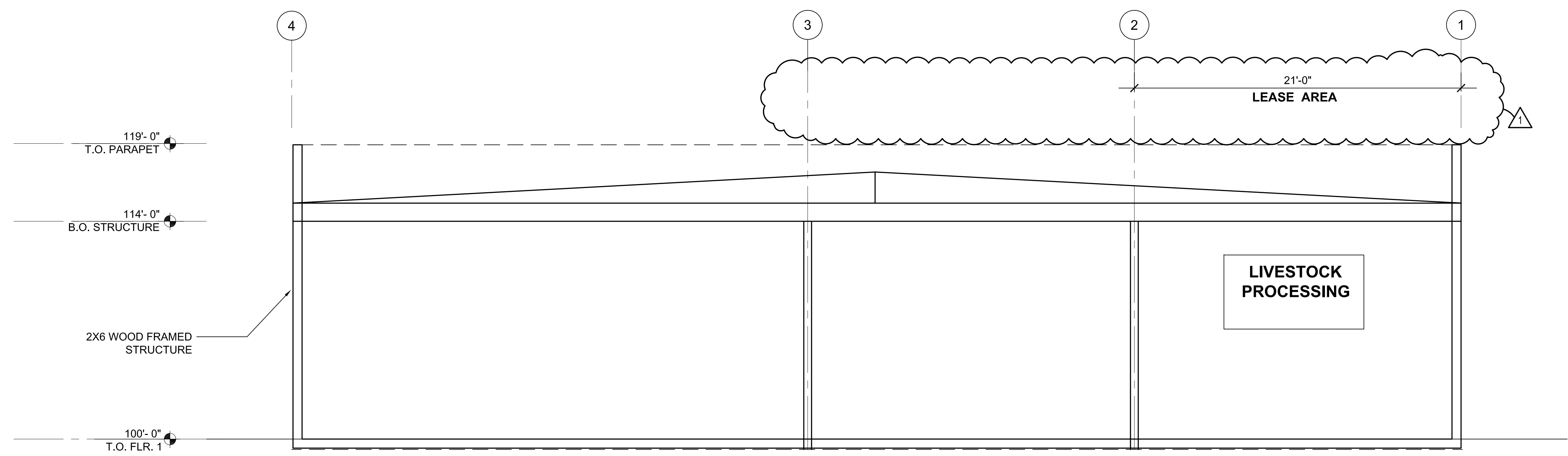
**LIVESTOCK PROCESSING & SALES**  
 1526-C WALLACE AVE.  
 SAN FRANCISCO, CA

**EXISTING & PROPOSED EXTERIOR ELEVATIONS**

DATE	8/9/17
SCALE	AS NOTED
DRAWN	MR
JOB	1719
SHEET	<b>A3.2</b>

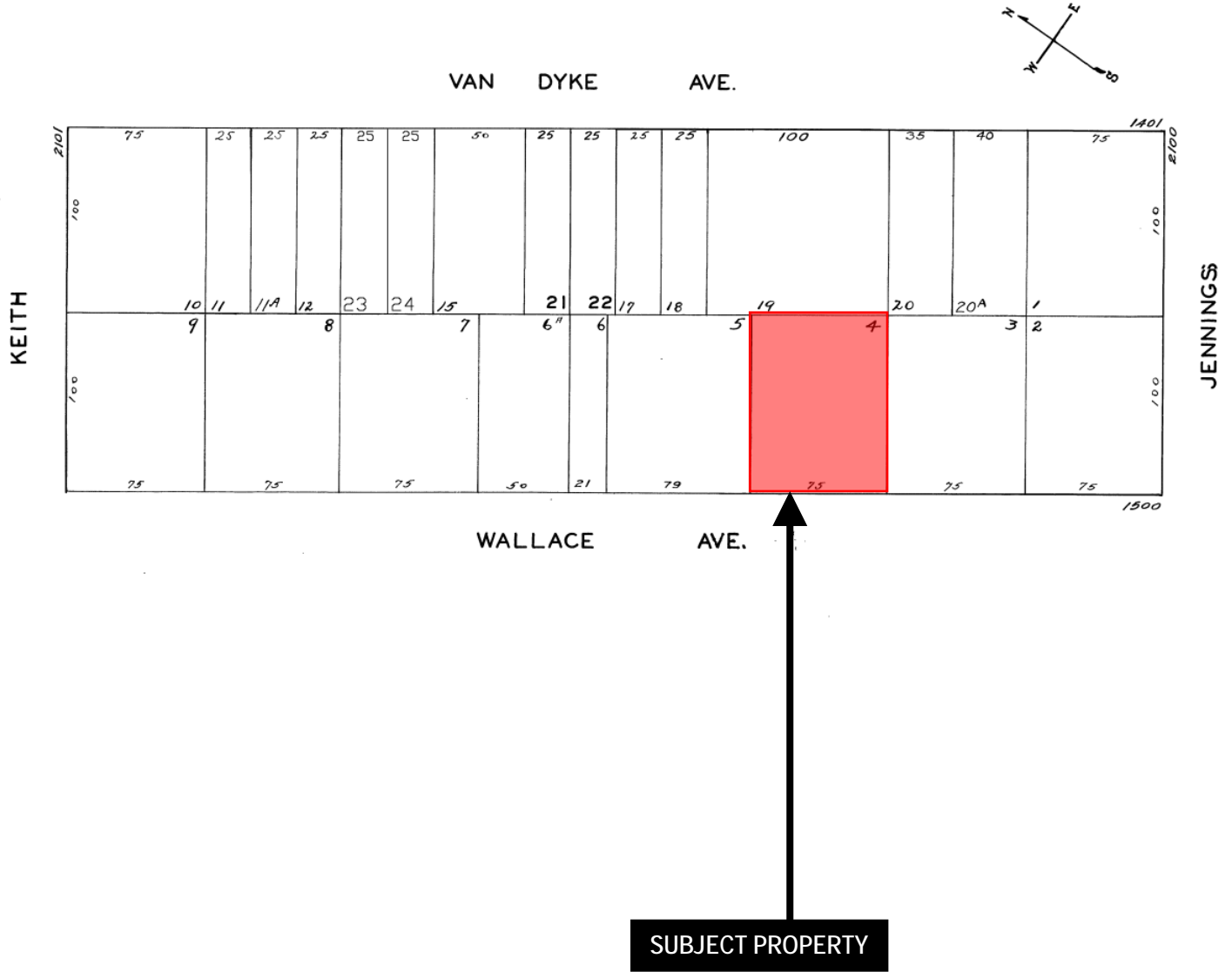


**1** EXISTING NORTH ELEVATION (SOUTH SIMILAR)  
 SCALE: 1/4" = 1'-0"  
 0' 2' 4' 8'



**2** BUILDING SECTION  
 SCALE: 1/4" = 1'-0"  
 0' 2' 4' 8'

# Parcel Map



SUBJECT PROPERTY

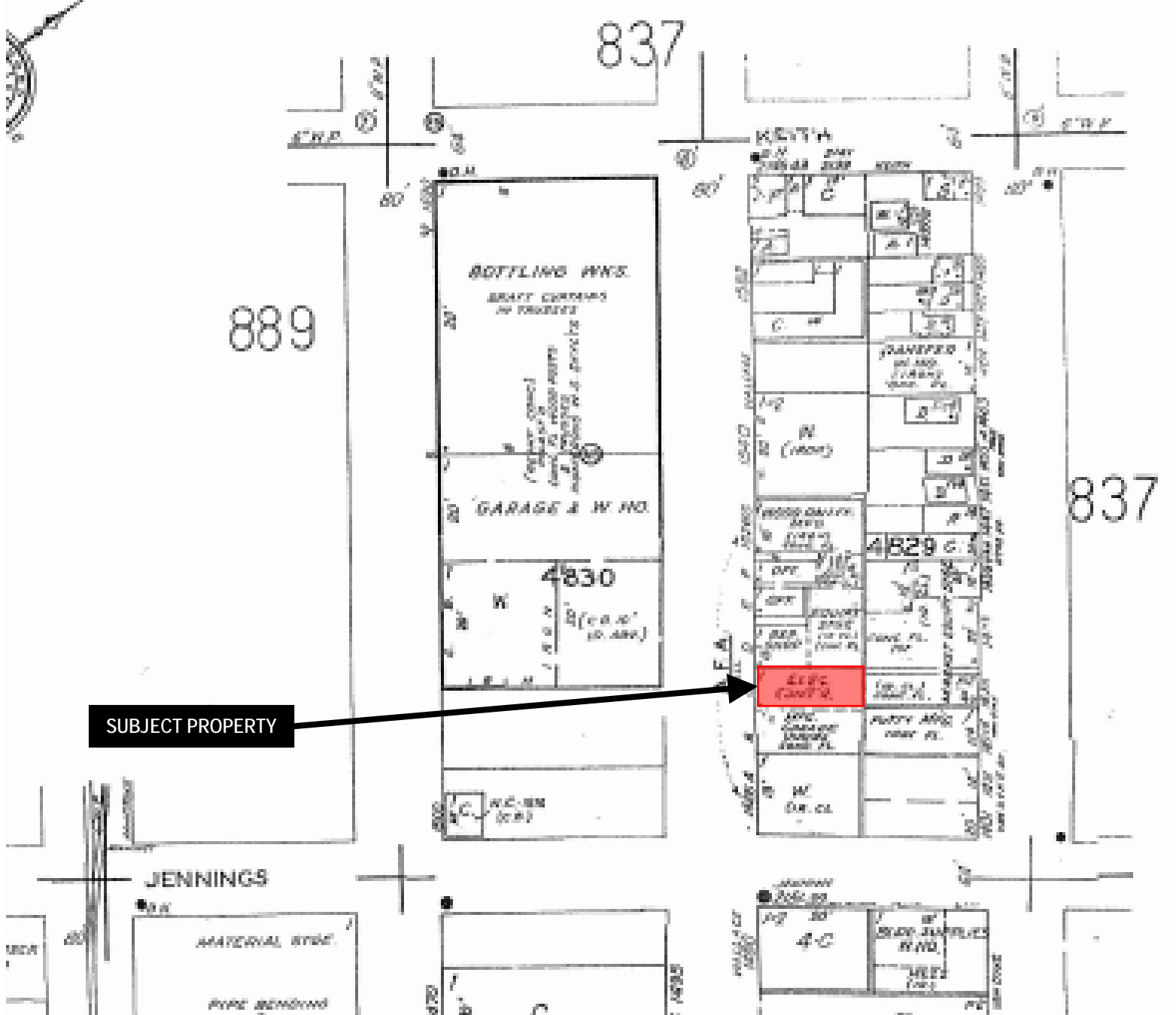


Conditional Use Authorization  
Case Number 2017-010819CUA  
PDR-2 – Saba Live Poultry  
1526 Wallace Avenue



# Sanborn Map\*

FOR HISTORICAL CONTEXT

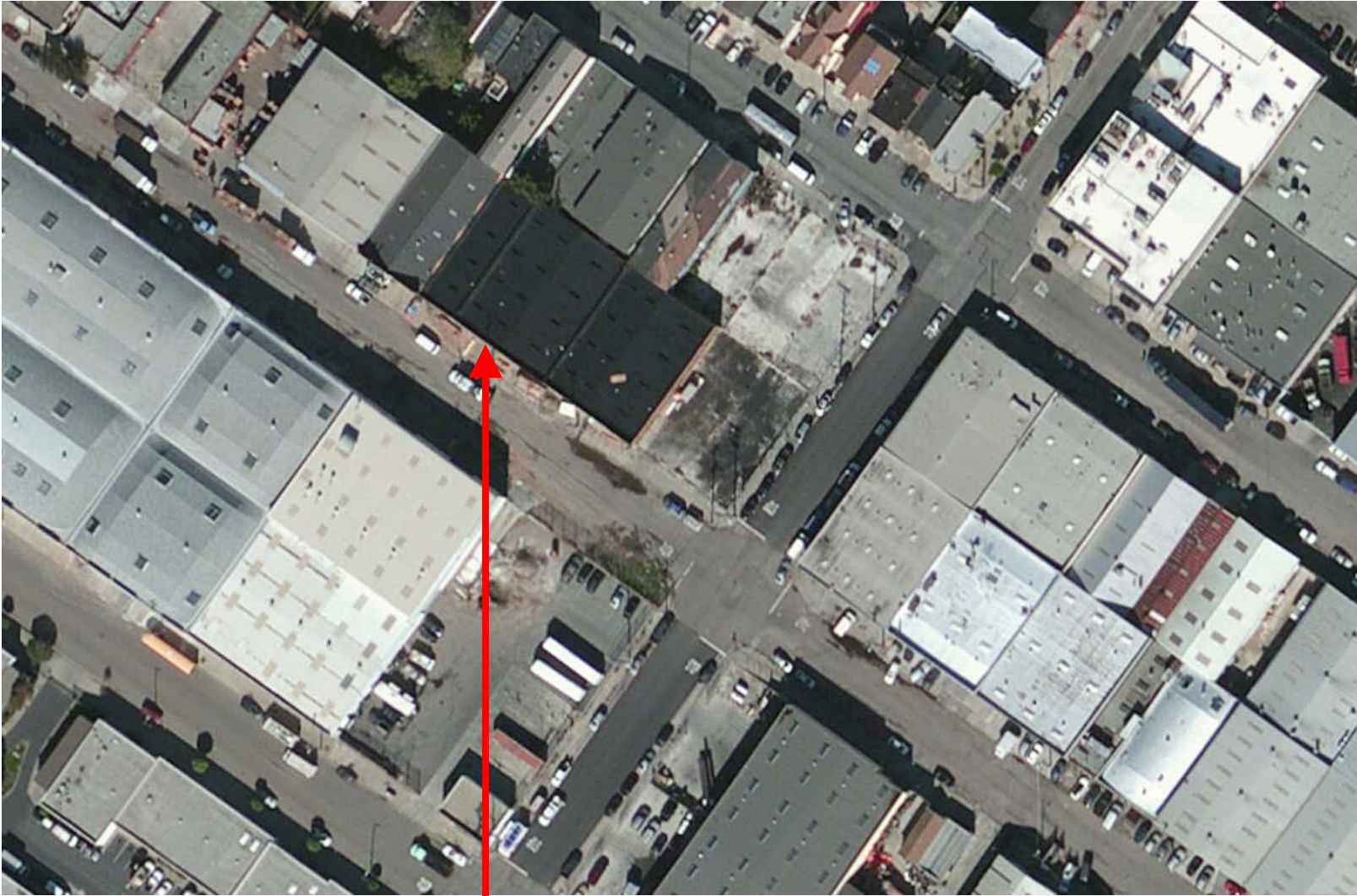


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
 Case Number 2017-010819CUA  
 PDR-2 – Saba Live Poultry  
 1526 Wallace Avenue

# Aerial Photo

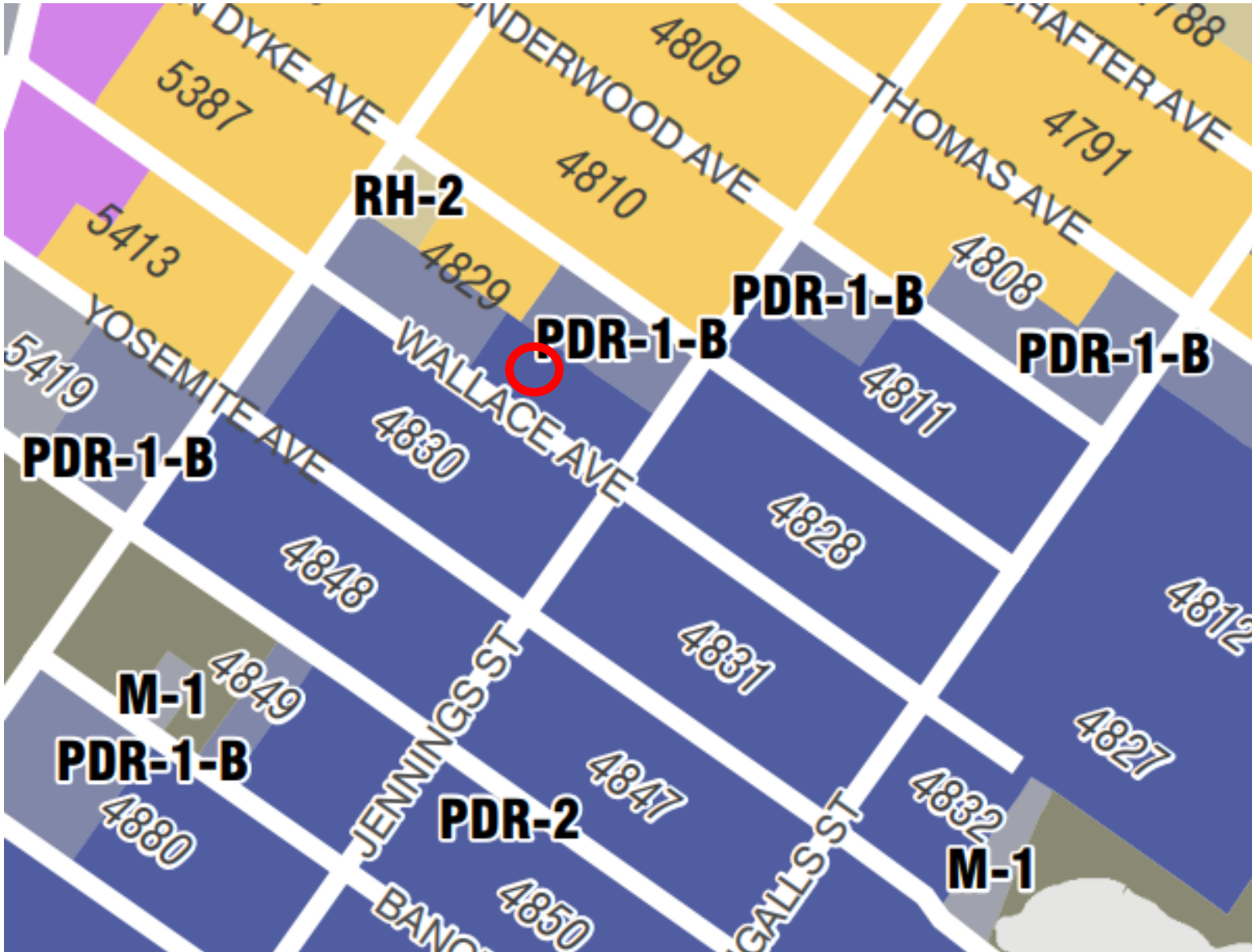


SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2017-010819CUA  
PDR-2 – Saba Live Poultry  
1526 Wallace Avenue

# Zoning Map



Conditional Use Authorization  
Case Number 2017-010819CUA  
PDR-2 – Saba Live Poultry  
1526 Wallace Avenue



# Site Photo



Conditional Use Authorization  
Case Number 2017-010819CUA  
PDR-2 – Saba Live Poultry  
1526 Wallace Avenue

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: GBP 5 LP c/o 2B Living, Inc (Tenant's name: Abdulsalam Mused, Saba Live Poultry)	
PROPERTY OWNER'S ADDRESS:  2B Living, Inc., 125 San Luis Ave, San Bruno CA 04066 Brooks Baskin, CEO	TELEPHONE: (650 ) 763-8552  EMAIL: brooks@twobliving.com

APPLICANT'S NAME: Harvey Hacker	TELEPHONE: ( 415 ) 957-0579
APPLICANT'S ADDRESS:  528 Bryant Street San Francisco CA 94107	EMAIL: harvey@harveyhacker.com
Same as Above <input type="checkbox"/>	

CONTACT FOR PROJECT INFORMATION:	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ( )
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ( )
	EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 1526-C Wallace Avenue	ZIP CODE: 94124
CROSS STREETS: Keith and Jennings	

ASSESSORS BLOCK/LOT: 4829 / 004	LOT DIMENSIONS: 75 x 100	LOT AREA (SQ FT): 7500	ZONING DISTRICT: PDR-2	HEIGHT/BULK DISTRICT: 40-X
------------------------------------	-----------------------------	---------------------------	---------------------------	-------------------------------

### 3. Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b> Warehouse	
		<b>PROPOSED USE:</b> Livestock Processing 1	
		<b>BUILDING APPLICATION PERMIT NO.:</b> None filed to date	<b>DATE FILED:</b>

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	19	19	0	19
Number of Stories	1	1	0	1
Bicycle Spaces	0	0	0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0	0	0	0
Retail	0	0	0	0
Office	0	0	0	0
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	2100	2100	0	2100
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
<b>TOTAL GSF</b>	<b>2100</b>	<b>2100</b>	<b>0</b>	<b>2100</b>

Please describe any additional project features that are not included in this table:  
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Conditional Use approval per Sec 210.3 and Table 210.3

## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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 for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) 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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

See attachment

CITY PLANNING CASE NO.  
ADDRESS: **1526-C Wallace Avenue**  
BLOCK & LOT NO: **Block 4829/ Lot 004**

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

- 1 That the proposed use or feature, at the size and intensity contemplated and at the proposed locations, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and  
**The site of proposed use, which is surrounded by small-scale industrial development, is admirably suited for such similar use.**
- 2 That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;  
**Site is 100% occupied by structure, so all activities are completely enclosed.**
  - (b) 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;  
**Proposed use will employ street parking, following existing neighborhood pattern.**
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;  
**Noxious or offensive emissions will be prevented by completely enclosed use.**
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and  
**Consistent with the character of the immediate neighborhood, the project presents a hard shell to the exterior, shielding activities inside.**
- 3 That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.  
**Proposed project complies with general intent and detailed provisions of Code and Master Plan, helping to maintain the City's industrial base and to provide a much-appreciated service to customers that is well served.**

# Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

See attachment for Items 1 through 8

---

---

---

---

---

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

---

---

---

---

---

3. That the City's supply of affordable housing be preserved and enhanced;

---

---

---

---

---

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

---

---

---

---

---

CASE NUMBER:  
For Staff Use only

5. 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;

---

---

---

---

---

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

---

---

---

---

---

7. That landmarks and historic buildings be preserved; and

---

---

---

---

---

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

---

---

---

---

---

CITY PLANNING CASE NO.  
ADDRESS: **1526-C Wallace Ave**  
BLOCK & LOT NO: **Block 4829/Lot 004**

### PRIORITY MASTER PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. **IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.**

- 1 That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;  
**The project adds a retail use, which will be both neighborhood-serving and City-serving.**
- 2 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 completely compatible with surrounding industrial uses.**
- 3 That the City's supply of affordable housing be preserved and enhanced;  
**The project, in an exclusively PDR zone, will not change the City's supply of affordable housing.**
- 4 That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;  
**The project will continue the existing pattern of on-street parking, resulting in no negative impacts on Muni transit or neighborhood parking.**
- 5 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 creates both industrial and retail jobs.**
- 6 That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;  
**The project will conform to the latest seismic safety standards.**
- 7 That landmarks and historic buildings be preserved; and  
**The project will have no effect on any landmarks nor on any historic buildings.**
- 8 That our parks and open space and their access to sunlight and vistas be protected from development.  
**There are no parks or public open spaces within sight of the project; therefore it will have no negative effect upon them.**



# Estimated Construction Costs

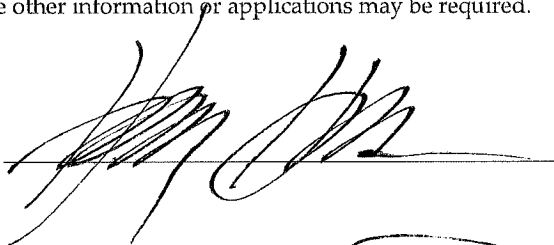
TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: Livestock Processing 1 (Group F, SFBC: Food Processing, not more than 2,500 sf)	
BUILDING TYPE: V-B, sprinklered	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  2,100 (interior remodel)	BY PROPOSED USES: Livestock Processing
ESTIMATED CONSTRUCTION COST: 100.000	
ESTIMATE PREPARED BY: Harvey Hacker Architects	
FEE ESTABLISHED:	

## Applicant's Affidavit

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: The other information or applications may be required.

Signature:



Date:

8/9/2017

Print name, and indicate whether owner, or authorized agent:

Harvey Hacker

Owner / Authorized Agent (circle one)

# Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: <b>CB 3P CHECKLIST</b> Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## Harvey Hacker

---

**From:** Abdulsalam Mused <abdulmused@yahoo.com>  
**Sent:** Monday, August 07, 2017 8:59 AM  
**To:** Harvey Hacker  
**Subject:** Saba live poultry

“Saba Live Poultry authorizes Harvey Hacker to act as its agent in any matter related to Planning and Building Department approvals for proposed facility at 1526-C Wallace Avenue, San Francisco CA 94124.”

Sent from my iPhone

# AFFIDAVIT FOR Formula Retail Establishments

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 1526-C WALLACE AVE		
ASSESSORS BLOCK/LOT: 4829-1-004	ZONING DISTRICT: PDR-2	HEIGHT/BULK DISTRICT: 40-X

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Livestock Processing 1	
PROPOSED BUSINESS NAME: Saba Live Poultry	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Slaughter and sell small livestock, primarily chickens	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE CASE NO.: (if applicable) 2017-010819 CUA

## 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.	10
3.b	How many of the above total locations are in San Francisco?	0

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 type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL			

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.

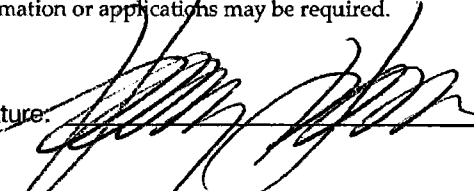
5. Applicant's Affidavit

NAME: <u>Harvey Hacker</u>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <u>528 Bryant St, San Francisco CA 94107</u>			
PHONE: <u>(415) 957-0579</u>		EMAIL: <u>harvey@harveyhacker.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: \_\_\_\_\_

10/3/17

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: <u>SECTION 210.3, TABLE 210.3</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?
<u>2017-010819 LUA</u>			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: <u>Mathew Chandler</u>		Date: <u>10-6-17</u>	
Printed Name: <u>Mathew Chandler</u>		Phone: <u>415-575-9048</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.*