



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 27, 2014

Continued from the February 27, 2014 Hearing

Date: February 20, 2014
Case No.: 2013.0638C
Project Address: 4871-73 Mission Street
Zoning: Excelsior Outer Mission Street NCD
Fringe Financial Service RUD
40-X Height and Bulk District
Block/Lot: 6272/015
Project Sponsor: Gabriel Ng
Gabriel Ng + Architects Inc.
1360 9th Avenue
San Francisco, CA 94122
Staff Contact: Jessica Look – (415) 575-6812
Jessica.look@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

The project sponsor proposes to legalize the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing, pursuant to the relocation provision found in Planning Code Section 186.1(e) which states that a nonconforming use in a Neighborhood Commercial District may be reestablished at another location within that Neighborhood Commercial District, but only upon approval of a conditional use authorization. This case was continued on request of the project sponsor due to concerns from District 11 Supervisor, John Avalos. The project team sought more time to work with his office (see attached letter from Project Sponsor).

CURRENT PROPOSAL

The project site is located in the Fringe Financial Service Restricted Use District. Per Planning Code Section 249.35(c)(1) a new fringe financial service is not permitted as a principal or accessory use in the Fringe Financial Service RUD. As a result, any new fringe financial service would not be permitted at the subject property. However, due to relocating within the NCD without the benefit of proper permits, the project sponsor proposes to legalize the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing, pursuant to the relocation provision found in Planning Code Section 186.1(e). This provision states that a nonconforming use in a Neighborhood Commercial District may be reestablished at another location within that Neighborhood Commercial District, but only upon approval of a conditional use authorization.

For background, a fringe financial service use is defined under Planning Code Section 790.111 as, "A retail use that provides banking services and products to the public and is owned or operated by a 'check cashier' or licensee as defined in California Civil.

Lucky Money Check Cashing has been continuously providing financial services to the Excelsior District for over 20 years as evidenced by state and city licenses. Since July of 2007, Lucky Check Cashing has been located at 4871-73 Mission Street. Previously, since July of 2007, they were located at 4569 Mission Street, which the site now operates as a tattoo parlor. Due to an anonymous complaint, the Zoning Administrator has determined that the use within the Fringe Financial Service Restricted Use District, created by legislation in 2008, is a non-conforming use and as such, requires a Conditional Use Authorization to relocate. The Zoning Administrator issued a Notice of Violation for this on October 2, 2012. In addition, the Zoning Administrator determined that the wall and projecting signs do not conform to signage requirements of the Planning Code. This violation was also included in the October 2, 2012, Notice of Violation. The project sponsor has submitted a building permit to rectify this situation.

According to the project sponsor, Lucky Check Cashing primarily serves the Filipino immigrant community in the Excelsior District. Their primary services include check cashing of government and payroll checks, with the added service of fund wiring back to customers families in the Philippines. Other services they provide include sales of prepaid phone cards and transportation passes. The hours of operation are 9am to 6pm, 7 days a week. The project does not include interior tenant improvements. The existing tenant space measures approximately 605 square feet, and the size would not change as part of the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to legalize the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing pursuant to Planning Code Section 186.1(e).

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established business and contributes to the range of services available along the Mission Street Corridor in the Excelsior.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood,
- The project would not result in a net increase in the number of fringe financial services in the neighborhood, as the use is already in operation.
- The proposed project is consistent with the stated purpose of Excelsior Outer Mission Street Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approve with Conditions

Attachments:

Letter from Project Sponsor requesting Continuance
Public Comment received after 2/27/2014

Received at CPC Hearing

2/27/14

J. Lock


+ARCHITECTS

Jonas Ionin, Commission Secretary
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

February 27th, 2014

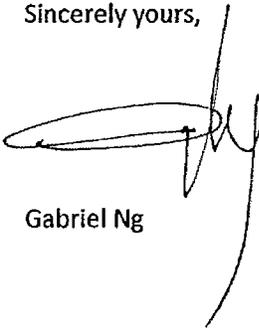
Subject: Address: 4873 Mission Street
CU Application: #2013.0638C

Dear Mr. Ionin,

I would like to request a continuance of the above mentioned project due to concerns of the District 11 Supervisor, John Avalos, expressed this morning. We will work with his office, and we look forward to a presenting our case at a future hearing.

If you have any questions, please feel free to contact me. Thank you for your attention.

Sincerely yours,



Gabriel Ng

GABRIEL NG + ARCHITECTS INC.

1360 9th Avenue Suite 210 · San Francisco · CA · 94122 | (415) 682-8060 | Fax (510) 281-1359 | www.gabrielngarchitects.com



35 San Juan Avenue | San Francisco CA 94112 | Telephone 415.585.0110 | Fax 415.585.0170 | www.eagsf.org

Planning Commission
1650 Mission St #400
San Francisco, CA 94103

Dear Commissioners:

Excelsior Action Group's (EAG) Advisory Board would like to express concern regarding the Conditional Use Application for Lucky Money Check Cashing at 4871-4873 Mission St. We feel that this type of business model engages in predatory practices that are harmful to residents of the Excelsior, especially those who are immigrants, low-income, or who may lack understanding of their financial options and rights. San Francisco's Office of Financial Empowerment is currently running a campaign to educate the public on the expense of using check cashing services, estimated at more than \$700 per year. This is a huge and unnecessary cost for working families and harms the economic vitality of our community.

EAG's mission is to revitalize the San Francisco Excelsior Neighborhood's Commercial Corridor by involving residents, merchants, neighborhood associations, and city agencies through activities aimed to reinvigorate, green, beautify, strengthen, and unify our diverse community. We support the efforts of Supervisor John Avalos to recruit a credit union to the neighborhood, which will provide a diversity of needed financial services to residents at low- or no-cost. We feel that Lucky Money is inconsistent with the long-term needs of the commercial corridor, and we encourage you to take this into consideration when evaluating their Conditional Use Authorization application.

Sincerely,

Advisory Board
Excelsior Action Group
35 San Juan Ave
San Francisco, CA 94112

Look, Jessica (CPC)

From: Arlo Bushnell <arlobushnell@gmail.com>
Sent: Wednesday, March 12, 2014 1:24 PM
To: Look, Jessica (CPC)
Subject: Lucky Money Check Cashing Permit

Hello Jessica,

I live in the Excelsior. I recently heard there's a permit hearing on March 27 for a Lucky Money Check Cashing business that would like to move into the Excelsior. I can't attend the meeting but wanted to voice my opinion. After recently having the NetStop business removed from Mission street, the last thing we need is a business that could potentially bring the same element back to our neighborhood.. What we really need in the Excelsior are grocery stores, pet stores, children's stores, hardware stores, etc. There are a lot of families in the Excelsior but not a lot of local resources for these families to walk to. We'd like to support our neighborhood but with nothing but check cashing and gambling establishments going in, we are forced to leave the neighborhood to shop.

I am hoping the Lucky Money Check Cashing permit will be denied and that resources will be allocated to our neighborhood to help encourage quality business to set up shop along the Excelsior stretch of Mission Street.

Thanks,

ARlo

Look, Jessica (CPC)

From: Allyson Ritger <allysonsta@gmail.com>
Sent: Thursday, February 27, 2014 6:20 PM
To: Look, Jessica
Subject: Re: Lucky Money Check Cashing

Hello Ms. Look,

I've heard that there will be a hearing (on 3/27) regarding this business's application for a conditional use permit on MISSION Street in the Excelsior. Unfortunately, I'm unable to attend the hearing, so I'm writing to express my opinion.

I can't say enough how little our neighborhood needs another check cashing business. They prey on low income people, costing them over \$700 per year each, on average. In fact, I saw that information on an advertisement on MUNI, warning residents against check-cashing businesses, probably because the city wants to protect people. So it seems silly for the city to then allow additional check cashing businesses to open!

We have numerous check cashing businesses on the same street, just a couple of blocks from the proposed location. People can certainly walk the extra block or two to get their money taken from them. Please don't facilitate the opening of this business in the Excelsior.

We need safe, family-oriented businesses around here. Grocery stores, bike shops, restaurants, hardware stores, gardening stores, etc., are all good options. Check cashing is not.

Please take care of the residents of our city by only granting permits to reputable businesses that provide necessary services. Thank you for your consideration!

Best regards,
Allyson Ritger
Excelsior resident
415.946.5699

Look, Jessica (CPC)

From: Gail Finne <gfinne@gmail.com>
Sent: Wednesday, March 12, 2014 11:49 AM
To: Look, Jessica (CPC)
Subject: Lucky Money Check Cashing Permit

Hello Jessica,

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I am hoping the Lucky Money Check Cashing permit will be denied and that resources will be allocated to our neighborhood to help encourage quality business to set up shop along the Excelsior stretch of Mission Street.

Best,
Gail Finne

gfinne@gmail.com



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 27, 2014

Date: February 20, 2014
Case No.: **2013.0638C**
Project Address: **4871-73 Mission Street**
Zoning: Excelsior Outer Mission Street NCD
Fringe Financial Service RUD
40-X Height and Bulk District
Block/Lot: 6272/015
Project Sponsor: Gabriel Ng
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PROJECT DESCRIPTION

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The project site is located in the Fringe Financial Service Restricted Use District. Per Planning Code Section 249.35(c)(1) a new fringe financial service is not permitted as a principal or accessory use in the Fringe Financial Service RUD. As a result, any new fringe financial service would not be permitted at the subject property.

Lucky Money Check Cashing has been continuously providing financial services to the Excelsior District for over 20 years as evidenced by state and city licenses. Since July of 2007, Lucky Check Cashing has been located at 4871-73 Mission Street. Previously, since July of 2007, they were located at 4569 Mission Street, which the site now operates as a tattoo parlor. Due to an anonymous complaint, the Zoning Administrator has determined that the use within the Fringe Financial Service Restricted Use District, created by legislation in 2008, is a non-conforming use and as such, requires a Conditional Use Authorization to relocate. The Zoning Administrator issued a Notice of Violation for this on October 2, 2012. In addition, the Zoning Administrator determined that the wall and projecting signs do not

conform to signage requirements of the Planning Code. This violation was also included in the October 2, 2012, Notice of Violation. The project sponsor has submitted a building permit to rectify this situation.

According to the project sponsor, Lucky Check Cashing primarily serves the Filipino immigrant community in the Excelsior District. Their primary services include check cashing of government and payroll checks, with the added service of fund wiring back to customers families in the Philippines. Other services they provide include sales of prepaid phone cards and transportation passes. The hours of operation are 9am to 6pm, 7 days a week. The project does not include interior tenant improvements. The existing tenant space measures approximately 605 square feet, and the size would not change as part of the project.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Mission Street, between Onondaga Ave, Block 6272, and Lot 015. The subject property is located within the Excelsior Outer Mission Street NCD (effective 12/27/2013) and the 40-X Height and Bulk District. It is also located within the Fringe Financial Services RUD. The property is developed with a two-story mixed use building, with commercial on the ground floor and a residential unit on top. The subject property has approximately 25-feet of frontage on Mission Street. There is also an additional housing unit in the rear of the building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts along Mission Street including restaurants, bars, convenience stores, and other types of retailers, including Safeway which is located down the street. Buildings in the vicinity typically range from two to three stories in height. Upper floors of buildings are generally occupied by residential units. The commercial corridor is surrounded generally, by single-family residential uses. There is one other fringe financial use located near the subject property at 4919 Mission Street d.b.a. Money Mart, however, the Department's Enforcement planners determined that it is an existing nonconforming use that has operated at the location since 2004.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 7, 2014	February 5, 2014	23 days
Posted Notice	20 days	February 7, 2014	January 30, 2014	29 days
Mailed Notice	20 days	February 7, 2014	January 30, 2014	29 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has not received any public comment on this item.

ISSUES AND OTHER CONSIDERATIONS

- The legislation regulating fringe financial service uses became effective on April 9, 2008, which made fringe financial service use a prohibited use within this neighborhood and zoning district. At that date, Lucky Money Check Cashing, no longer complied with the zoning, and thus became a legal nonconforming use while it was located at 4569 Mission Street. Although the fringe financial service use moved on July 23, 2011 to 4873 Mission Street, under the Planning Code Section 186.1(e), an existing legal nonconforming use can be relocated to another location with the same neighborhood commercial zoning district with Conditional Use Authorization.
- The Excelsior Outer Mission Street NCD runs from Alemany Blvd. to the north and to the Daly City-San Francisco border to the south. The subject site was previously zoned NC-3 Neighborhood Commercial, Moderate Scale, however the area was rezoned to Excelsior Outer Mission NCD effective December 27, 2013 and initiated by Supervisor Avalos. The zoning code update also repealed the Excelsior Alcohol Restricted Use District. The Fringe Financial Service Restricted Use District was not modified during this code update.
- Lucky Money Cash Checking has relocated within the Excelsior Outer Mission NCD and has moved to locations within 5 blocks of each other. Below is a timeline of locations within the Neighborhood Commercial District. The project sponsor has also submitted a map to graphically show the locations. The map is included as an attachment to this report:
 1. November 1994 – July 1998: Located at 4929 Mission Street
 2. July 1998 to July 2007: Located at 5036 Mission Street
 3. July 2007 to July 2011: Located at 4569 Mission Street (at which use became legal non-conforming)
 4. 4871-4873 Mission: July 2011 to Present
- In order for a project to comply with the relocation provision found in Planning Code Section 186.1(e), a project must comply with the condition that the original premise cannot be occupied by a fringe financial use. The project complies with this condition as the previous location at 4569 Mission Street operates as a tattoo parlor d.b.a. "UK Tattoo".
- Another condition found in Planning Code Section 186.1(e), is that the project sponsor has to file a Notice of Special Restrictions (NSR) against the previous location. The Department will work with the project sponsor to satisfy this requirement.
- The Notice of Violation and Penalty Decision dated February 6, 2013 is included as an attachment to this report.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to legalize the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing pursuant to Planning Code Section 186.1(e).

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established business and contributes to the range of services available along the Mission Street Corridor in the Excelsior.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood,
- The project would not result in a net increase in the number of fringe financial services in the neighborhood, as the use is already in operation.
- The proposed project is consistent with the stated purpose of Excelsior Outer Mission Street Neighborhood Commercial District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block and Lot Map
Sanborn Map
Aerial Photographs
Notice of Violation and Penalty Decision

Project Sponsor Submittal, including:

- Cover Letter
- Licenses
- Map of Previous Locations
- Site Photographs of Existing Subject Space
- Photographs of Previous Subject Space
- Reduced Set of Plans
- Reduced Set of Signage Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <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 | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

IL

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 27, 2014

Date: February 20, 2014
Case No.: **2013.0638C**
Project Address: **4871-73 Mission Street**
Zoning: Excelsior Outer Mission Street NCD
 Fringe Financial Service RUD
 40-X Height and Bulk District
Block/Lot: 6272/015
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 186.1(e) OF THE PLANNING CODE TO ALLOW THE RELOCATION OF A FRINGE FINANCIAL SERVICE USE SUD WITHIN THE EXCELSIOR OUTER MISSION STREET NCD AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 17, 2013, Gabriel Ng (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 186.1 (e) to allow the relocation of a the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing in the Excelsior Outer Mission Street NCD and a 40-X Height and Bulk District.

On February 27, 2014 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0638C.

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

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. 2013.0638C, 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 is located on the east side of Mission Street, between Onondaga Ave, Block 6272, and Lot 015. The subject property is located within the Excelsior Outer Mission Street NCD (effective 12/27/2013) and the 40-X Height and Bulk District. It is also located within the Fringe Financial Services RUD. The property is developed with a two-story mixed use building, with commercial on the ground floor and a residential unit on top. The subject property has approximately 25-feet of frontage on Mission Street. There is also an additional housing unit in the rear of the building.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts along Mission Street including restaurants, bars, convenience stores, and other types of retailers, including Safeway which is located down the street. Buildings in the vicinity typically range from two to three stories in height. Upper floors of buildings are generally occupied by residential units. The commercial corridor is surrounded generally, by single-family residential uses. There is one other fringe financial use located near the subject property at 4919 Mission Street d.b.a. Money Mart, however, the Department's Enforcement planners determined that it is an existing nonconforming use that has operated at the location since 2004.
4. **Project Description.** The project sponsor proposes to legalize the fringe financial service use at 4871-73 Mission Street d.b.a., Lucky Money Check Cashing, pursuant to the relocation provision found in Planning Code Section 186.1(e) which states that a nonconforming use in a Neighborhood Commercial District may be reestablished at another location within that Neighborhood Commercial District, but only upon approval of a conditional use authorization. A fringe financial service use is defined under Planning Code Section 790.111 as, "A retail use that provides banking services and products to the public and is owned or operated by a 'check cashier' or licensee as defined in California Civil.

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Financial Service Restricted Use District, created by legislation in 2008, is a non-conforming use and as such, requires a Conditional Use Authorization to relocate. The Zoning Administrator issued a Notice of Violation for this on October 2, 2012. In addition, the Zoning Administrator determined that the wall and projecting signs do not conform to signage requirements of the Planning Code. This violation was also included in the October 2, 2012, Notice of Violation. The project sponsor has submitted a building permit to rectify this situation.

According to the project sponsor, Lucky Check Cashing primarily serves the Filipino immigrant community in the Excelsior District. Their primary services include check cashing of government and payroll checks, with the added service of fund wiring back to customers families in the Philippines. Other services they provide include sales of prepaid Phone Cards and transportation Passes. The hours of operation are 9am to 6pm, 7 days a week. The project does not include interior tenant improvements. The existing tenant space measures approximately 605 square feet and the size would not change as part of the project. The previous location at 4569 Mission Street operates currently as a tattoo parlor d.b.a. "UK Tattoo".

5. **Public Comment.** At the time of publishing of this report, the Department has not received any public comment on this item.
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. **Continuation of Existing Prohibited Fringe Financial Service Use** Planning Code Section 249.35 states that any fringe financial service may continue in accordance with Planning Code Section 180 – 186.2, only if the following provisions are met:
 1. The fringe financial service lawfully exists as licensed by the State of California prior to the effective date of Fringe Financial Service Restricted Use District legislation
 2. The use shall retain the same type of fringe financial service license within a license classification
 3. The fringe financial service shall be operated continuously, without substantial changes in mode or character of operation.

Lucky Money Cash Checking, have had a Check Casher Permit issued by the Department of Justice and State of California prior to the effective date of the legislation. The use retains the same license classification throughout its business history. In addition, the project complies with the relocation provision found in Planning Code Section 186.1(e), as the previous location at 4569 Mission Street operates as a tattoo parlor d.b.a. "UK Tattoo".

- B. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The Subject Property contains approximately 605 square-feet of occupied floor area and thus does not require any off-street parking.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25

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

The subject commercial space has approximately 25-feet of frontage on Mission Street with approximately 16 feet devoted to either the use entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

D. **Signage.** Planning Code Section 607.1(f)(3)(B) allows a wall sign that complies with the following restrictions:

- The area of all wall signs shall not exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

In addition, Planning Code Section 607.1(f)(3)(C) allows a projecting sign that complies with the following restrictions:

- The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section [602.1\(a\)](#), shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curblin, or six feet six inches, whichever is less. Such signs may be nonilluminated, indirectly, or directly illuminated.

The subject sponsor has submitted a building permit number 2012.11.01.3283 that demonstrates a code complying signage plan.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed use is in current operation and has been in operation in the neighborhood commercial corridor for several years. Furthermore, the size of the proposed use is in keeping with other storefronts on the block face. The proposed fringe financial service will not impact traffic or parking in the District because it is not a destination use. This use will continue to add to the mix of goods and services currently available in the district.

- 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:

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- ii. 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 605 square-foot commercial use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use will not create substantial emissions. The proposed use typically does not emit noise, dust and/or odor.

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

The Project does not require any additional landscaping or screening, and the proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purpose of Excelsior Outer Mission Street NCD in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

NEIGHBORHOOD COMMERCE

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 1.3:

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

The proposed development will provide a demonstrated needed goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities 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 retain an existing commercial activity and will enhance the diverse economic base of the City.

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.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

9. **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 does comply 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.

Lucky Check Cashing has been providing neighborhood serving financial services to the immediate area for over twenty years. The use supports the residents of the immediate neighborhood and community. According to the project sponsor, the business is a small local operation.

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

The site contains 2 residential units that are to remain. The project will not impact the City's supply of affordable housing. Also, the current use will be conserved and in essence will preserve the economic diversity within the neighborhood.

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

No housing is removed for this Project.

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

The site is on Mission Street and is well served by transit. It is presumable that the employees and customers would commute by transit or by walking thereby mitigating possible effects on street parking.

- 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 any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The facility is within an existing building envelope and it does not require or involve structural change.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. 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.
11. 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. 2013.0638C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 8, 2013, 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 February 27, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 27, 2014

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Fringe Financial Service Use (d.b.a. **Lucky Check Cashing**) located at 4871-73 Mission Street, Block/Lot 6272/015 pursuant to Planning Code Section(s) **303 and 186.1(e)** within the **Excelsior Outer Mission Street NCD** and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 8, 2014**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.0638C** and subject to conditions of approval reviewed and approved by the Commission on **February 27, 2014** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 27, 2014** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

DESIGN

2. **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 architectural addenda. 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.

MONITORING

3. **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

OPERATION

4. **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/>*

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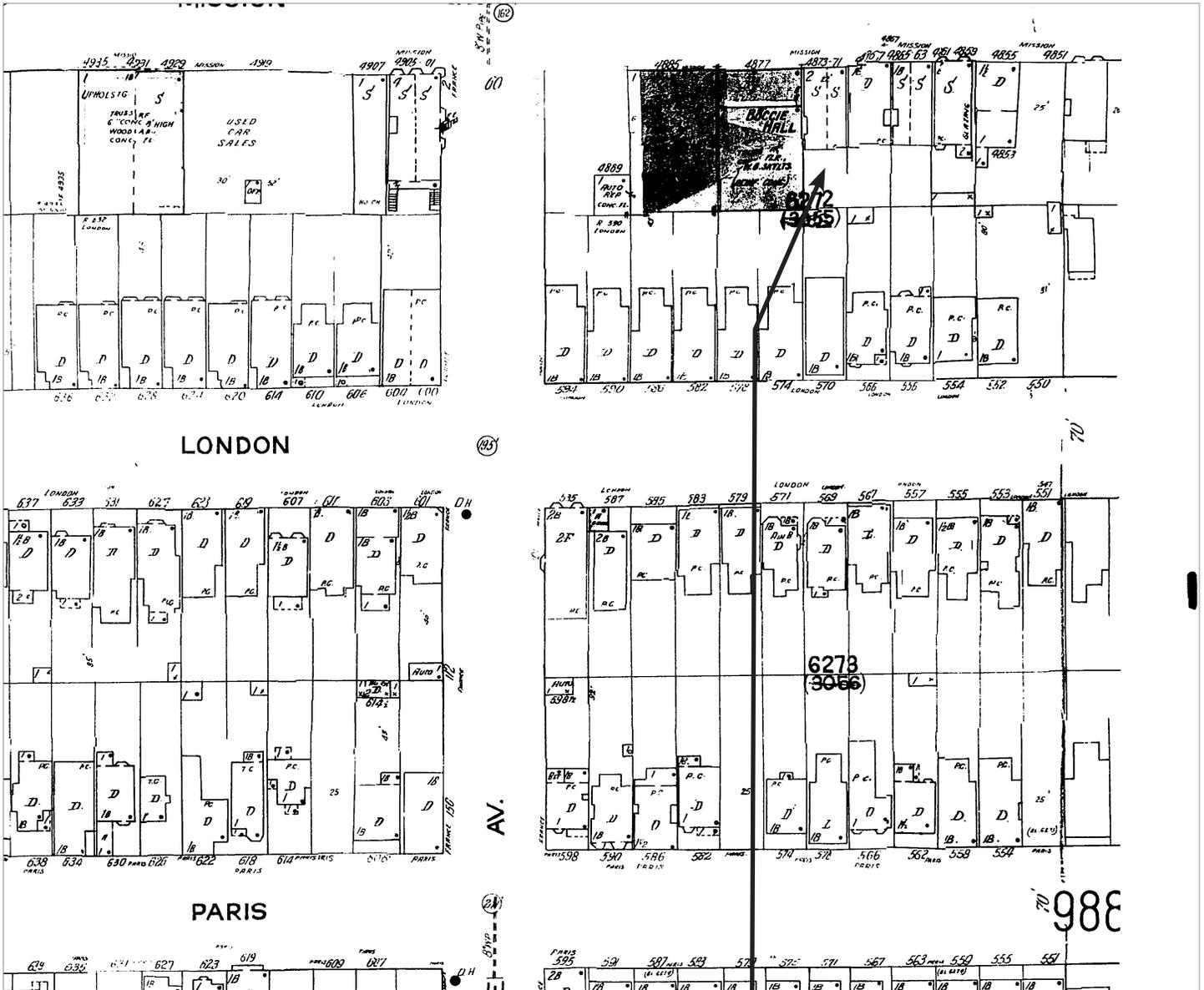
Attachments

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Block/Lot Map



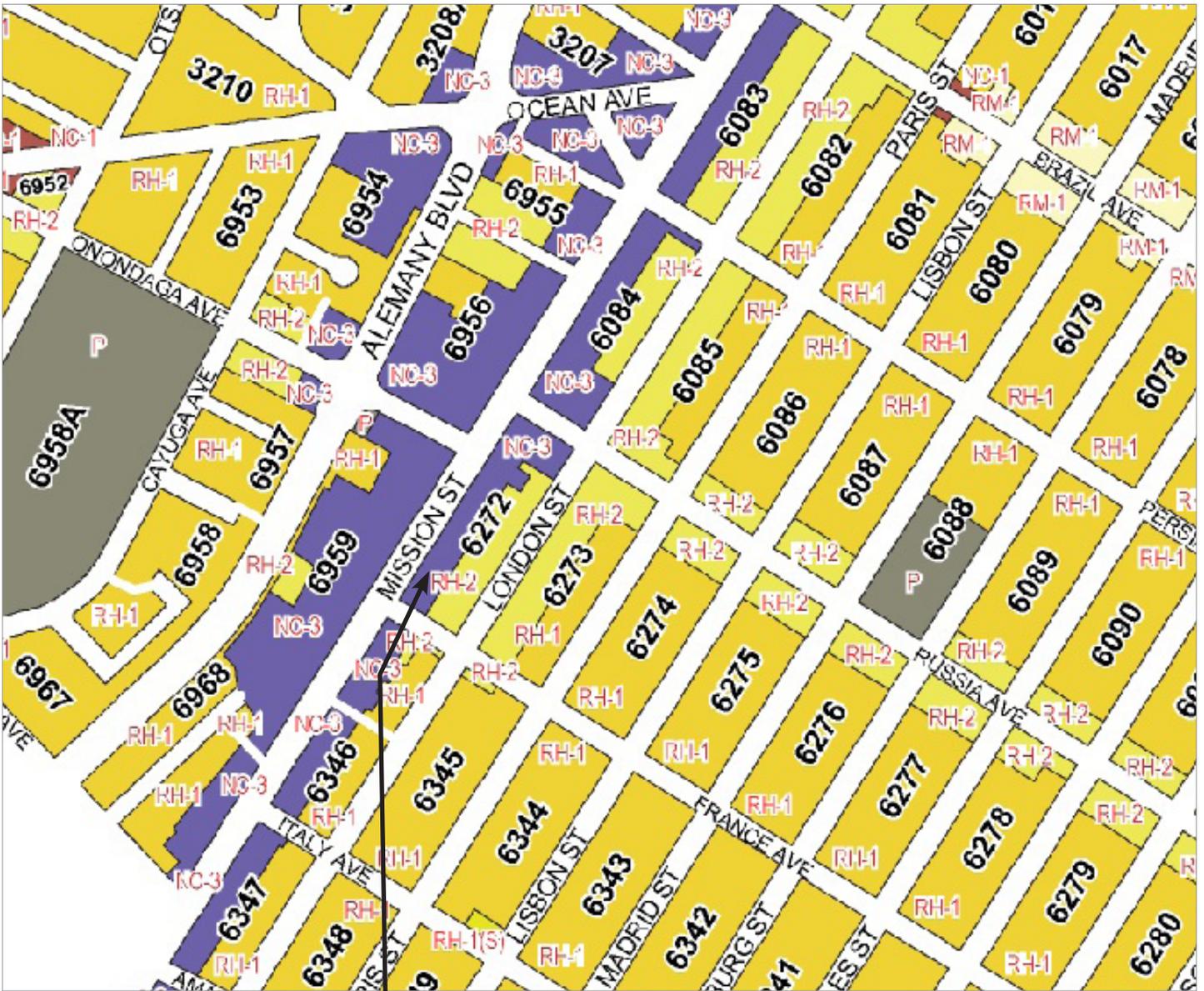
Sanborn Map



Subject Property



Zoning Map



Subject Property



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization
Case Number 2013.0638C
4871-73 Mission Street

**Note: Subject Property located in Excelsior Outer Mission Street NCD, previously NC-3.
Zoning Code Updated effective 12/27/2013.**

Aerial Map



Subject Property



Subject Property



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Violation and Penalty Decision

Date: February 6, 2013

Property Owner: Lucky Group Investments LLC
1028 Mission Street
San Francisco, CA 94103

Site Address: 4871-73 Mission Street

Block/Lot: 6272/015

Zoning District: NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District

Complaint Numbers: 11411 and 11831

Code Violations: 790.11 and 249.35: Unauthorized Fringe Financial Service within the Fringe Financial Service Restricted Use District, and
607.1(f)(3)(B) and 607.1(f)(3)(C): Unpermitted Wall and Projecting Signs

Administrative Penalty: \$250 Each Day Violations Continue

Staff Contact: Adrian C. Putra, (415) 575-6806, adrian.putra@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

DECISION: NOTICES OF VIOLATION AND PENALTY UPHELD

DESCRIPTION OF VIOLATIONS

Complaint Number 11411: Unauthorized Fringe Financial Service within the Fringe Financial Service Restricted Use District

The Zoning Administrator has determined that the above referenced property is in violation of Planning Code Sections 790.11 and 249.35 for the operation of a Fringe Financial Service use (d.b.a. Lucky Money Check Cashing) on the subject property at 4873 Mission Street without a Conditional Use Authorization within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and Fringe Financial Service Restricted Use District (RUD). The details of the alleged violation and decision are discussed below.

A Fringe Financial Service use is defined under Planning Code Section 790.111 as, "A retail use that provides banking services and products to the public and is owned or operated by a 'check casher' as defined in California Civil Code Section 1789.31, as amended from time to time, or by a 'licensee' as defined in California Financial Code Section 23001(d), as amended from time to time. Any applicant for a fringe financial service use shall provide the Planning Department with a true copy of the license issued to it by the State of California."

Per Planning Code Section 249.35(b)(6) properties in the Excelsior Alcohol Restricted Use District, which includes Assessor's Blocks and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City-San Francisco border fall within the noncontiguous Fringe Financial Service RUD. The subject property is within the Excelsior Alcohol Restricted Use District that falls within the Fringe Financial Service RUD.

Per Planning Code Section 249.35(c)(1) a new fringe financial service is not permitted as a principal or accessory use in the Fringe Financial Service RUD. As a result, a new fringe financial service is not permitted at the subject property.

Complaint Number 11831: Unpermitted Wall and Projecting Signs

The Zoning Administrator has determined that the above referenced property is in violation of the Planning Code sections 607.1(f)(3)(B) and 607.1(f)(3)(C) for unpermitted wall and projecting signs installed for an unauthorized fringe financial service use (d.b.a. Lucky Money Check Cashing) operating on the subject property at 4873 Mission Street within the NC-3 (Neighborhood Commercial, Moderate-Scale) Zoning District and Fringe Financial Service Restricted Use District (RUD). The details of the alleged violation and decision are discussed below.

The subject property is located in an NC-3 (Neighborhood, Commercial, Moderate-Scale) Zoning District, which under Planning Code Section 607.1(f)(3)(B) allows a wall sign that complies with the following restrictions:

The area of all wall signs shall not exceed three square feet per foot of street frontage occupied by the use measured along the wall to which the signs are attached, or 150 square feet for each street frontage, whichever is less. The height of any wall sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

Additionally, Planning Code Section 607.1(f)(3)(C) allows a projecting sign that complies with the following restrictions:

The number of projecting signs shall not exceed one per business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32 square feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of the lowest of any residential windowsill on the wall to which the sign is attached, whichever is lower. No part of the sign shall project more than 75 percent of the horizontal distance from the street property line to the curblineline, or six feet six inches, whichever is less. Such signs may be nonilluminated, indirectly, or directly illuminated.

Furthermore, per Planning Code Section 604(f):

A mere change of copy on a sign the customary use of which involves frequent and periodic changes of copy shall not be subject to the provisions of this Section 604, except that a change from general advertising to nongeneral advertising sign copy or from nongeneral advertising to general advertising sign copy or an increase in area including, but not limited to, any extensions in the form of writing, representation, emblem or any figure of similar character shall in itself constitute a new sign subject to the provisions of this Section 604. In the case of signs the customary use of which does not involve frequent and periodic changes of copy, a change of copy shall in itself constitute a new sign subject to the provisions of this Section 604 if the new copy concerns a different person, firm, group, organization, place, commodity, product, service, business, profession, enterprise or industry.

Therefore, the change of copy to a projecting sign identifying the current business at the subject property is considered a new sign, which requires a building permit and must comply with current Planning Code requirements.

However, the unpermitted wall and projecting signs installed at 4873 Mission Street cannot be legalized, as they are for an unauthorized fringe financial service use.

TIMELINE OF INVESTIGATIONS

Timeline of investigation for Complaint Number 11411 (Unauthorized Fringe Financial Service) from complaint to issuance of Notice of Violation and Penalty.

On September 9, 2011, the Planning Department (hereinafter "Department") received a complaint alleging that an unauthorized fringe financial service use (d.b.a. Lucky Money Check Cashing) is operating on the subject property at 4873 Mission Street.

On July 11, 2012, the Department sent the property owner an Enforcement Notification informing them about the violation and the abatement process. The Enforcement Notice issued to the property owner on July 11, 2012, erroneously stated that, "Per Planning Code Section 712.111 a fringe financial service use is permitted at the subject property but requires 'Change of Use' public notification per Planning Code Section 312." Additionally, the notice advised the property owner to take abatement actions and provide such evidence to the Department within 15 days from July 11, 2012.

On August 10, 2012, Building Permit Application (BPA) No. 2012.08.10.7041 was filed to legalize the establishment of a fringe financial service and interior alterations done without the benefit of a permit.

On August 30, 2012, the Department sent the property owner a corrected Enforcement Notification regarding the violation and the abatement process. The corrected Enforcement Notification informed the property owner that the subject property is in fact located within the Fringe Financial Service RUD, which does not allow new Fringe Financial Service uses. As a result, the property owner was advised to take abatement actions to cease the operation of a fringe financial service use (d.b.a. Lucky Money Check Cashing) at the subject property, and provide such evidence to the Planning Department within 15 days from August 30, 2012.

On October 2, 2012, the Zoning Administrator issued a Notice of Violation and Penalty (NOVP) advising the property owner to either abate the violation within fifteen days or file an appeal. The notice reiterated the time and materials cost of case investigation and potential administrative penalties due to the violation.

Timeline of investigation for Complaint Number 11831 (Unpermitted Business Signs) from complaint to issuance of Notice of Violation and Penalty.

On July 24, 2012, the Planning Department opened a complaint regarding a business wall sign and a business projecting sign installed without the benefit of a permit at the subject property listed above.

On August 10, 2012, Building Permit Application (BPA) No. 2012.11.01.3283 was filed to legalize the installation of a business wall sign, and BPA No. 2012.11.01.3284 was filed to legalize the installation of a

February 6, 2013

business projecting sign for an unauthorized Fringe Financial Service use (d.b.a. Lucky Money Check Cashing).

On September 4, 2012, the Department sent the property owner an Enforcement Notification informing the owner about the violation and the abatement process. In that notice, the property owner was advised to take abatement actions and provide such evidence to the Planning Department within 15 days from September 4, 2012.

On October 2, 2012, the Zoning Administrator issued a Notice of Violation and Penalty (NOVP) advising the property owner to either abate the violation within fifteen days or file an appeal. The notice reiterated the time and materials cost of case investigation and potential administrative penalties due to the violation.

Timeline of investigation for Complaint Numbers 11411 (Unauthorized Fringe Financial Service) and 11831 (Unpermitted Business Signs) from issuance of NOVPs to present.

On October 10, 2012, the Department received a request for a Zoning Administrator Hearing on the Notices of Violation and Penalty from Mr. Rene M. Medina representing the property owner.

On October 30, 2012, the Department was notified by Mr. Gabriel Ng, that he was retained as Mr. Medina's architect to address the complaints related to unauthorized Fringe Financial Service use.

On November 2, 2012, the Department received a brief dated October 30, 2012, from Mr. Medina, which included history on Lucky Money Check Cashing's past operation at different locations within the immediate neighborhood along with corresponding permit and licensing history.

On November 19, 2012, the Department informed the Messrs. Medina and Ng that the Zoning Administrator Hearing was scheduled for December 12, 2012.

On December 10, 2012, after further review of the enforcement case, the Department informed the Messrs. Medina and Ng that the property owner can pursue Conditional Use authorization to legalize the fringe financial service use at 4873 Mission Street, pursuant to the relocation provision found in Planning Code Section 186.1(e), which states that, "A nonconforming use in a Neighborhood Commercial District may be reestablished at another location within that Neighborhood Commercial District only upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code, provided that the following conditions are met: (1) The original premises shall not be occupied by an establishment of the same type of use as the relocating use unless by another establishment that is relocating from within the district; (2) No final permits to operate the relocated use at the new premises are granted prior to the issuance of a certificate of final completion of any work to the original premises which is required as conditions attached to the approval of the conditional use application; and (3) Deed restrictions are recorded for the original premises in the Official Records of the City and County of San Francisco, which restrictions prohibit for the duration of the Code sections prohibiting the use for the district in which the use is located, the establishment and operation of a new use of the same type of use as the relocated use, unless such new use is relocating from within the district." Additionally, the Department informed Messrs. Medina and Ng that the enforcement cases (and ZA hearing) could be placed on hold while a Conditional Use authorization is pursued for the subject property.

February 6, 2013

On December 11, 2012, Messrs. Medina and Ng informed the Department that they still wished to proceed with the ZA hearing for the enforcement cases, as originally scheduled.

On December 12, 2012, the Zoning Administrator held a public hearing on Complaint Numbers 11411 (Unauthorized Fringe Financial Service) and 11831 (Unpermitted Business Signs) at the Planning Department.

EVIDENCE PRESENTED AT THE ZONING ADMINISTRATOR'S HEARING

- The Zoning Administrator Hearing was attended by Scott Sanchez - Zoning Administrator, Christine Haw - Code Enforcement Manager, Adrian Putra - Code Enforcement Planner, Rene M. Medina - Representing Lucky Group Investments LLC (property owner), Gabriel Ng - Architect for Lucky Group Investments LLC, Jennifer Lim - General Counsel for Lucky Group Investments LLC, and Kelvin Zeng - General Contractor for Lucky Group Investments LLC.
- Gabriel Ng stated that the property owner does not believe the property is in violation of the Planning Code, because the violation indicated that the fringe financial service use at 4873 Mission Street is not a new establishment. Mr. Ng noted that "Lucky Money Check Cashing" has operated as a fringe financial service use within the area for over 20 years as evidenced by state and city licenses provided in their submitted brief. Therefore, Mr. Ng believed that the establishment at 4873 Mission Street should be considered a continuing business. Mr. Ng also noted that relocating a nonconforming use under Planning Code Section 186.1(e) requires obtaining a conditional use and recording a deed restriction on the previous location. Mr. Ng. concluded that applying for a Conditional Use permit to legalize the fringe financial use at 4873 Mission as a relocation of a nonconforming use would not be possible for the property owner, because he would be unable to have a deed restriction recorded on the previous location.
- Mr. Medina stated that he was never previously informed by either staff at the Planning Department's Planning Information Counter or the City's Treasurer and Tax Collector's Office (which issued a business permit to the property owner) that a fringe financial service use was not permitted at 4873 Mission Street. The Zoning Administrator notes that there is no record of Mr. Medina contacting the Planning Department to enquire about the legality of the proposed change of use. Additionally, no building permits were sought to change the use or install the business signs. Such permits would have been reviewed by the Planning Department to ensure compliance with the requirements of the Planning Code.
- The Zoning Administrator noted that the brief submitted by the property owner outlined that "Lucky Money Check Cashing" operated as a fringe financial use at 4929 Mission Street from November 1994 to July 26, 1998, relocated to 5036 Mission Street from July 27, 1998 to July 29, 2007, relocated again to 4569 Mission Street from July 20, 2007 to July 22, 2011, and finally relocated to its present location at 4873 Mission Street on July 23, 2011. The Zoning Administrator noted that all of these properties are within the same neighborhood commercial zoning district and within five blocks of each other. On April 9, 2008, legislation regulating fringe financial service uses became effective making a fringe financial service use a prohibited use within this neighborhood and zoning district. At that point, the fringe financial service no longer conformed to the zoning, thus becoming a legal nonconforming use while it was located at 4569 Mission Street. Although the fringe financial service use moved on July 23, 2011 to 4873 Mission Street, the Zoning Administrator stated that under Planning Code Section

February 6, 2013

186.1(e) an existing legal nonconforming use can relocate to another location within the same neighborhood commercial zoning district with Conditional Use authorization. The Zoning Administrator acknowledged Mr. Ng's concern regarding his client's inability to file a Notice of Special Restriction (NSR) against the previous location. However, the Zoning Administrator believes that there are other ways for the property owner to satisfy the intent of the provision if an NSR cannot be filed on the previous location. The Zoning Administrator stated that the intent for the NSR provision is to prevent nonconforming uses from multiplying. If another business has been established at the previous location (which is the case according to Messrs. Ng and Medina) then in effect the Fringe Financial Service use is considered abandoned and cannot be restored, which would satisfy the intent of Code Section 186.1(e), whether or not the NSR can be recorded. The Zoning Administrator also found that the action of the property owner relocating the fringe financial service use to 4873 Mission as additional evidence of the property owner's intent to abandon the previous location. In conclusion, the Zoning Administrator did not find the NSR issue to be problematic for the property owner to pursue Conditional Use authorization, which is required to relocate an existing legal nonconforming use to another location within the same neighborhood commercial zoning district.

The Zoning Administrator found that the facts are clear that this is a violation based on the establishment beginning its operation at 4873 Mission Street, which was after the Fringe Financial Service RUD controls became effective. However, the Zoning Administrator noted that there is a path to remedy the situation by legalizing the use through the Conditional Use process.

DECISION

NOTICES OF VIOLATION AND PENALTY UPHeld. Pursuant to Planning Code Section 176, the Zoning Administrator upholds the Notices of Violation and Penalty issued on October 2, 2012 for Complaints Nos. 11411 and 11831. The subject property owner may abate the violations by 1) discontinuing the unauthorized Fringe Financial Service use or 2) applying for a Conditional Use Authorization to legalize the relocation of a nonconforming Fringe Financial Service use at the subject property pursuant to Planning Code Section 186.1(e). If Conditional Use Authorization is granted to legalize the Fringe Financial Service use, then the unpermitted wall and projecting signs can be approved with building permit applications.

ENFORCEMENT TIME AND MATERIALS FEE

Pursuant to Planning Code Section 350(c)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting Planning Code violations. Accordingly, a total fee of **\$2,348.94** for 'Time and Materials' cost associated with the Code Enforcement investigation is now due to the Planning Department. **Please submit a check payable to 'Planning Department Code Enforcement Fund' immediately.** Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as noted above and is not appealable.

APPEALS

This decision letter and any assessed penalties may be appealed to the Board of Appeals **within the 15-day time limit** from the date of this decision. Again, the time and materials fees are not appealable. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day that the violation exists, excluding the period of time that the matter has been pending either before the Zoning

February 6, 2013

Administrator or before the Board of Appeals. **For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.**

Sincerely,



Scott F. Sanchez
Zoning Administrator

Cc: Lucky Group Investments LLC, Attn: Rene M. Medina, 1028 Mission Street, San Francisco, CA 94103
Lucky Group Investments LLC, Attn: Jennifer Lim, 1028 Mission Street, San Francisco, CA 94103
Gabriel Ng Architects Inc., Attn: Gabriel Ng, 1360 9th Avenue Suite 210, San Francisco, CA 94122
Daniel Lowrey, Acting Deputy Director, Department of Building Inspection



LUCKY CHECK CASHING

February 7, 2014

Rodney Fong, President
San Francisco Planning Commission
1650 Mission Street, Room 400
San Francisco, CA 94103

Re: Conditional Use Application for Relocation of
Fringe Financial Service Use
4871-73 Mission Street, San Francisco

President Fong and Members of the Planning Commission:

This Conditional Use Application is respectfully submitted on behalf of applicant, Lucky Group Investments.

Lucky Check Cashing has been in operation for over twenty years but recently re-located to the 4871-73 Mission Street site. Due to an anonymous complaint that an unauthorized fringe financial service use was in operation at 4873 Mission Street, multiple Planning actions have resulted. The Zoning Administrator's primary assertion is that this is an unauthorized use for the new location. He is saying that since new Fringe Financial Services are not allowed in the Excelsior Alcohol Restricted Use District that is within the Fringe Financial Service Restricted Use District, our existing allowable use has become non-conforming. Since Lucky Check Cashing has been in continuous operation for a substantial length of time in the same neighborhood, he acknowledges that we are an allowable use, but that a conditional use authorization is required for the re-location.

Lucky Check Cashing at 4871-73 Mission Street is an authorized use. We are authorized by the State of California with the appropriate Check Cashier Permit and by the City and County of San Francisco with the appropriate Business Registration Certificate for Check Cashing. Both have been issued for the 4873 Mission Street location, identify our services and are current well into year 2014. We have been authorized to provide these same services for quite a few years within blocks of this current location.

Conditional Use Application, 4871-73 Mission Street

have been authorized to provide these same services for quite a few years within blocks of this current location.

We have been in continuous operation in the Excelsior District for almost twenty years. From November 1994 to July 26, 1998, for a period of four years, we were at 4929 Mission Street. From July 27, 1998 to July 29, 2007, for a period of nine years, we were at 5036 Mission Street. We have been in continuous operation from July 20, 2007 to July 22, 2011 at 4569 Mission Street and continuing from July 23, 2011 to the present date at 4873 Mission Street in providing useful neighborhood services to the local community. Attached please find current and prior Check Cashier Permit issued to us by Department of Justice, State of California and Business Registration Certificates issued to us by the City and County of San Francisco.

We have been a current, continuous, authorized use. We also pre-date the enactment of the Excelsior Alcohol Restricted Use District legislation and corresponding Fringe Financial Service Restricted Use District legislation. These new legislations allow for existing Fringe Financial Services to continue their operations.

We trust that the Planning Commission concurs with our position and grants our conditional use application.

Respectfully,



Phyllis Cuison
CFO- Lucky Check Cashing, Inc.

CC: Planning Commissioner Michael Antonini
Planning Commissioner Gwyneth Borden
Planning Commissioner Rich Hillis
Planning Commissioner Kathrin Moore
Planning Commissioner Hisashi Sugaya
Planning Commissioner Cindy Wu
Zoning Administrator Scott Sanchez

State Of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

4873 MISSION STREET
SAN FRANCISCO, CA 94112



Permit Number: 529500Z

Date of Expiration: 11/24/2014

Criminal Identification and Intelligence Supervisor

Signature and Title of Issuing Official

Inquiries should be addressed to:
Bureau of Criminal Information and Analysis

P.O. Box 903387
Sacramento, CA 94203-3870
(916)227-5250

This Permit is not transferable, and must be visibly displayed on the business premise.

This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

CCP-01

Sta. Of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at .

4873 MISSION STREET
SAN FRANCISCO, CA 94112

Gene M. L. Carter

Permit Number: 5295002

Date of Expiration: 11/24/2013

Department of Justice Administrator

Signature and Title of Issuing Official

Inquiries should be addressed to:

Bureau of Criminal Information and Analysis

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

P.O.Box 903387

Sacramento, CA 94203-3870

(916)227-3250

State of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

4873 MISSION STREET
SAN FRANCISCO, CA 94112

Yvonne M. D. Carter

Permit Number: 5295002

Date of Expiration: 11/24/2012

Department of Justice Administrator

Signature and Title of Issuing Official

Inquiries should be addressed to:

Bureau of Criminal Information and Analysis

P.O. Box 903387

Sacramento, CA 94205-3870

(916)227-5250

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

CCP-01

Eric 7/14

State Of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the
California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

4569 MISSION ST.
SAN FRANCISCO, CA 94112

Yuse M. A. Gaten a.k.a.

Permit Number: 5295002

Department of Justice Administrator

Date of Expiration: 11/24/2011

Signature and Title of Issuing Official

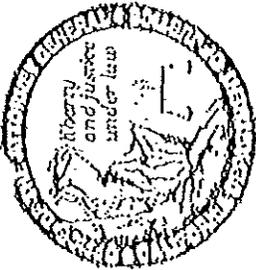
Inquiries should be addressed to:

Bureau of Criminal Information and Analysis

P.O. Box 903387
Sacramento, CA 94203-3870
(916)227-3250

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee
or tax upon the conduct of business specified above.

CCP-01



State of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

4569 MISSION ST.
SAN FRANCISCO, CA 94112

Hydia Panloja

Permit Number: 5295002

Department of Justice Administrator

Date of Expiration: 11/24/2010

Signature and Title of Issuing Official

Inquiries should be addressed to:
Bureau of Criminal Information and Analysis

P.O. Box 903587
Sacramento, CA 94203-3870
(916)227-3250

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

CCF-01

State Of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

4569 MISSION ST.
SAN FRANCISCO, CA 94112



Department of Justice Administrator

Signature and Title of Issuing Official

Inquiries should be addressed to:

Bureau of Criminal Information and Analysis

P.O. Box 905287
Sacramento, CA 94203-3270
(916)227-3250

Permit Number: 5295002
Date of Expiration: 11/24/2008

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

CCP-01





State Of California
Office of the Attorney General
Department of Justice

CHECK CASHER PERMIT

In accordance with the provisions of Section 1789.37 of Title 1.6F of the California Civil Code, this permit is granted to

LUCKY CHECK CASHING, INC.

as owner of

LUCKY CHECK CASHING, INC.

to conduct a check cashing business at

5036 MISSION ST.

SAN FRANCISCO, CA 94112

Permit Number: 5295002

Date of Expiration: 11/24/2007

Valerie Tercho-Jellery
Department of Justice Administrator

Signature and Title of Issuing Official

Inquiries should be addressed to:

Bureau of Criminal Information and Analysis

P.O. Box 903387

Sacramento, CA 94203-3870

(916)227-5250

This Permit is not transferable, and must be visibly displayed on the business premise.
This permit does not affect the power of a city, county, or city and county to charge a fee or tax upon the conduct of business specified above.

BUSINESS REGISTRATION CERTIFICATE

RENEW BY DATE
05-31-2014

EXPIRATION DATE
06-30-2014

CERTIFICATE 394207	LOC. 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHER BUSINESSES
BUSINESS NAME (DBA) LUCKY CHECK CASHING			BUSINESS LOCATION 4873 MISSION ST
OWNERSHIP LUCKY CHECK CASHING INC			TAXPAYER SIGNATURE

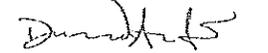
FY 2013-14

LUCKY CHECK CASHING INC
1028 MISSION ST

SAN FRANCISCO CA 94103-2813

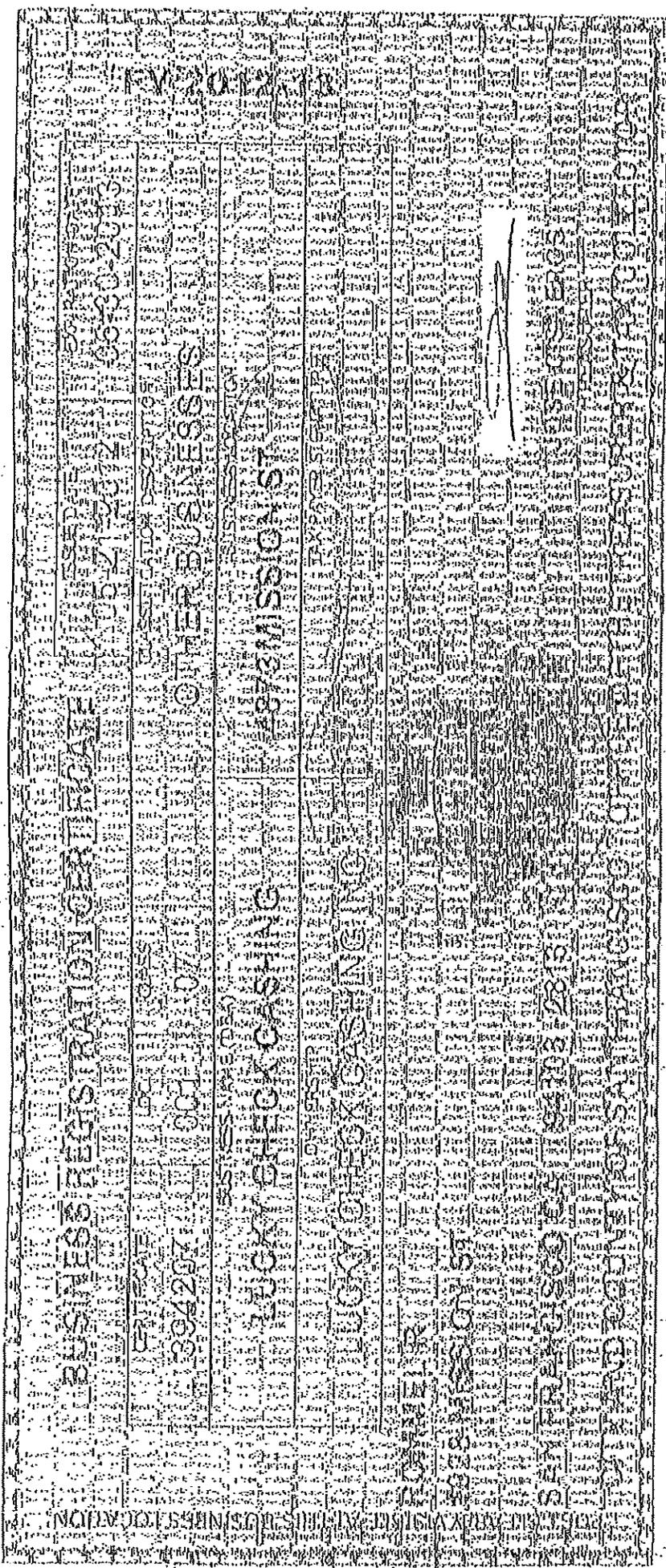
CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE TREASURER & TAX COLLECTOR


José Cisneros
Treasurer


David Augustine
Tax Collector

POST CLEARLY VISIBLE AT THIS BUSINESS LOCATION

Read reverse side. To update addresses or to close a business, notify the Tax Collector online at <https://etaxstatement.sfgov.org/AccountUpdate/>



READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR BY WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, CALIF - 7425

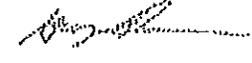
BUSINESS REGISTRATION CERTIFICATE

ISSUE DATE: 09-01-2011
 EXPIRATION DATE: 06-30-2012

CERTIF. NO.	IDC	CLASS	CLASSIFICATION DESCRIPTION
394207	001	07	OTHER BUSINESSES
BUSINESS NAME (DDB)			BUSINESS LOCATION
LUCKY CHECK CASHING			4873 MISSION ST ✓
OWNERSHIP			TAX PAYER SIGNATURE
LUCKY CHECK CASHING INC			

SF 2011-12

ROMMEL R MEDINA
 1028 MISSION ST
 SAN FRANCISCO CA 94103-2813


 GEORGE W. PUTRIS
 TAX ADMINISTRATOR

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

READ INSTRUCTIONS CAREFULLY ON REVERSE SIDE OF THIS CERTIFICATE. IF YOU HAVE ANY QUESTIONS, CONTACT THE OFFICE OF THE TREASURER & TAX COLLECTOR AT (415) 376-2000. YOU MUST NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 2425, SAN FRANCISCO, CA 94120-2425

RM 4/6/11

POST CLEARLY SEPARATELY

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2011-12

ISSUED BY: THE DEPARTMENT OF REVENUE

DE-01-2012 06-30-2012

CLASSIFICATION	CLASSIFICATION
001 - OTHER BUSINESSES	
BUSINESS NAME	BUSINESS LOCATION
LUCKY CHECK CASHING	4559 MISSION ST

4559 MISSION ST

TAXPAYER SIGNATURE

OWNER: LUCKY CHECK CASHING, INC
 CEO: LUCKY CHECK CASHING
 ADDRESS: 4559 MISSION ST
 CITY/STATE: SAN FRANCISCO, CA 94103-8813

DATE ISSUED: 05-03-2012

George W. Putris

GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7426, SAN FRANCISCO, CA 94120 - 7425

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE F.Y. 2009-10

ISSUED THIS CERTIFICATE BY 02-28-2010 THIS CERTIFICATE EXPIRES ON 05-30-2010

CERTIFICATE NO. 394207. LOC. 001. CLASS. 07. OTHER BUSINESSSES

BUSINESS NAME: LUCKY CHECK CASHING BUSINESS LOCATION: 4588 - MISSION ST

TAXPAYER'S SIGNATURE

DATE ISSUED: 02-17-2009
George W. Putris
GEORGE W. PUTRIS
TAX ADMINISTRATOR

OWNERSHIP: LUCKY CHECK CASHING, INC.
DBA: LUCKY CHECK CASHING
ADDRESS: 1028 MISSION ST.
CITY - STATE: SAN FRANCISCO CA 94103-2813

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7485, SAN FRANCISCO, 94120-7485

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE FY 2008-09

RENEW THIS CERTIFICATE BY THIS CERTIFICATE EXPIRES ON

02-28-2009 06-30-2009

CERTIFICATE NO.	LOC.	CLASS.	CLASSIFICATION DESCRIPTION
394207	001	07	OTHERS BUSINESSES

BUSINESS NAME	BUSINESS LOCATION
LUCKY CHECK CASHING	4569 MISSION ST.

TAXPAYER'S SIGNATURE _____

OWNERSHIP
 DBA
 BUSINESS
 CITY - STATE

LUCKY CHECK CASHING INC
 LUCKY CHECK CASHING
 1028 MISSION ST.
 SAN FRANCISCO CA 94103-2813

DATE ISSUED: 04-01-2008



GEORGE W. PUTRIS
 TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS. P.O. BOX 7765, SAN FRANCISCO, CA 94116 - 7765

CITY AND COUNTY OF SAN FRANCISCO OFFICE OF THE TREASURER & TAX COLLECTOR

RENEW THIS CERTIFICATE BY

THIS CERTIFICATE EXPIRES ON

BUSINESS REGISTRATION CERTIFICATE FY 2008-09

02-28-2009

06-30-2009

CERTIFICATE NO. 394207	LOC. 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES
BUSINESS NAME LUCKY CHECK CASHING		BUSINESS LOCATION 5036 MISSION ST	

TAXPAYER'S SIGNATURE

02-19-2008

DATE ISSUED:

OWNERSHIP LUCKY CHECK CASHING INC
 DBA LUCKY CHECK CASHING
 MAILING ADDRESS 1028 MISSION ST
 CITY STATE SAN FRANCISCO, CA 94103-2813

GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120-7425

21019 10007 (REV 10-07)

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

RENEW BY DATE

EXPIRATION DATE

02-29-2008

06-30-2008

CERTIFICATE NO.	LOC.	CLASS	CLASSIFICATION DESCRIPTION
394207	001	07	OTHERS BUSINESSES
BUSINESS NAME			BUSINESS LOCATION
LUCKY CHECK CASHING			5036 MISSION ST

TAXPAYER'S SIGNATURE: _____

OWNERSHIP

DDA

MAILING ADDRESS

CITY - STATE

LUCKY CHECK CASHING INC

LUCKY CHECK CASHING

1028 MISSION ST

SAN FRANCISCO CA 94103-2813

DATE ISSUED: 02-13-2007



GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE, NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120 - 7425

81013 10007 REV. 7/03

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

CERTIFICATE NO. 394207			LOC 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES	RENEW BY DATE 02-28-2007	EXPIRATION DATE 06-30-2007
BUSINESS NAME LUCKY CHECK CASHING					BUSINESS LOCATION 5036 MISSION ST		

TAXPAYER'S SIGNATURE: _____

OWNERSHIP LUCKY CHECK CASHING INC
D/A LUCKY CHECK CASHING
MAILING ADDRESS 1028 MISSION ST
CITY - STATE SAN FRANCISCO CA 94103

DATE ISSUED: 02-13-2006



GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120 - 7425

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR

BUSINESS REGISTRATION CERTIFICATE

RENEW BY DATE		EXPIRATION DATE	
02-29-2006		06-30-2006	
CERTIFICATE NO.	LOC.	CLASS	CLASSIFICATION DESCRIPTION
394207	001	07	OTHERS BUSINESSES
BUSINESS NAME		BUSINESS LOCATION	
LUCKY CHECK CASHING		5036 MISSION ST	

TAXPAYER'S SIGNATURE: _____

OWNERSHIP
DDBA
MAILING ADDRESS
CITY - STATE

LUCKY CHECK CASHING INC
LUCKY CHECK CASHING
1020 MISSION ST
SAN FRANCISCO CA 94103

DATE ISSUED: 01-06-2006



GEORGE W. PUTRIS
TAX ADMINISTRATOR

MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION

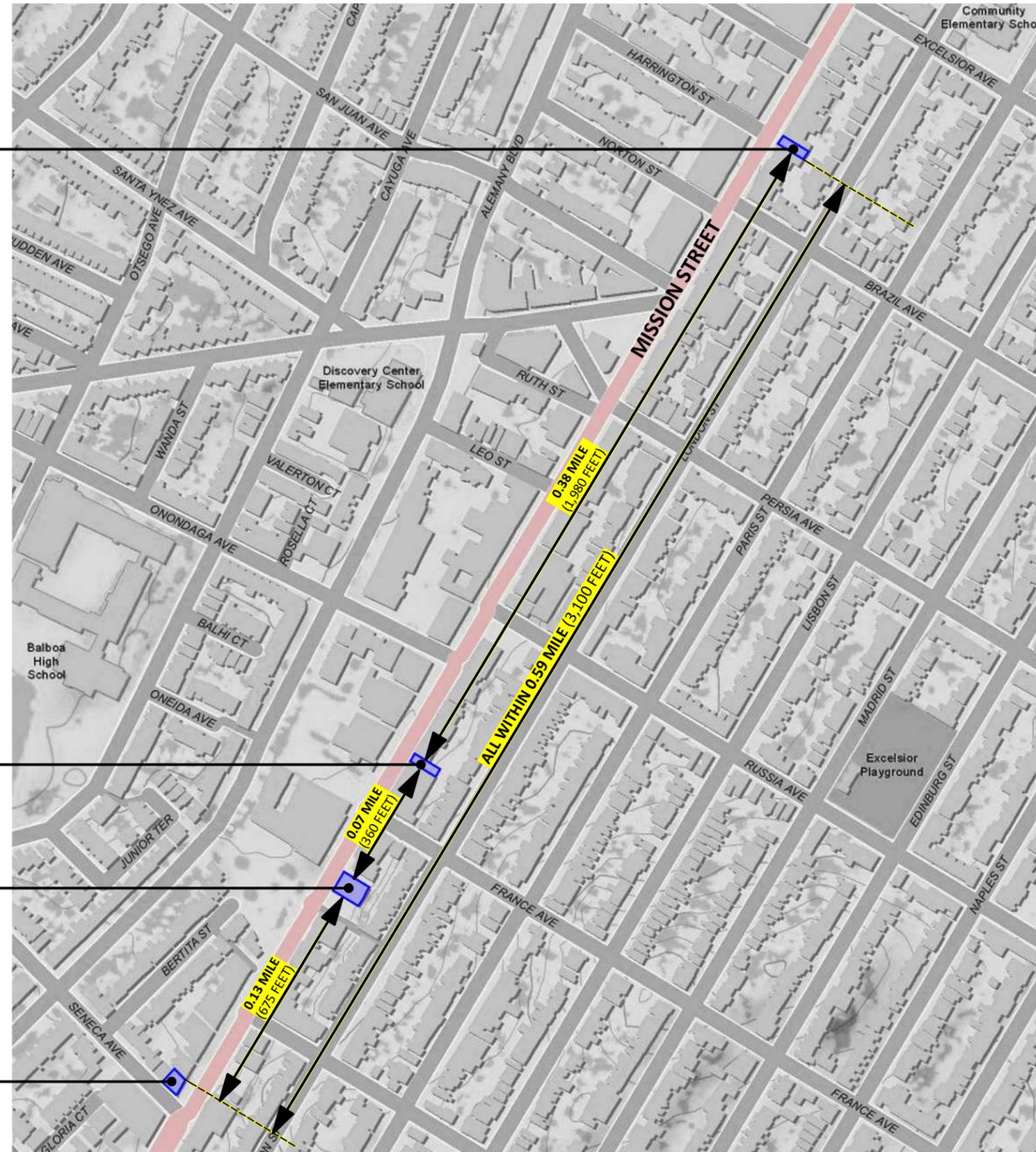
READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120 - 7425

#3 4569 Mission Street
 Operation from July 2007 to July 2011

#4 4873 Mission Street
 Operation from July 2011 to Present

#1 4929 Mission Street
 Operation from Nov. 1994 to July 1998

#2 5036 Mission Street
 Operation from July 1998 to July 2007



ALL LOCATIONS:

- ARE WITHIN 0.59 OF A MILE
- HAVE THE SAME 94112 ZIP CODE
- ARE ALONG MISSION STREET
- HAVE 4 BUS STOPS OF SEPARATION
- HAVE BEEN IN CONTINUOUS OPERATION
- HAVE SERVED THE SAME EXCELSIOR DISTRICT



GABRIEL NG + ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

4873 MISSION STREET
 BLOCK 6272, LOT 015
 SAN FRANCISCO, CA 94112

DISTANCE BETWEEN MOVES FROM 1994 TO PRESENT

DATE: 4/19/2013



STREETScape OF EXISTING SUBJECT SPACE

SUBJECT SPACE



OPPOSITE STREETScape OF EXISTING SUBJECT SPACE



SUBJECT SPACE



GABRIEL NG + ARCHITECTS INC.

1360 9TH AVENUE, SUITE 210
SAN FRANCISCO CA 94122
415-682-8060 eFax 510-281-1359

**PHOTOGRAPHS OF EXISTING SUBJECT SPACE
SIGNAGE PLAN**

4873 MISSION STREET, BLOCK 6272 / LOT 015, SAN FRANCISCO CA 94112

05/02/2013



PREVIOUS LOCATION OF LUCKY MONEY CHECK CASHING
 4569 MISSION STREET
 CURRENT USE: TATTOO SHOP



GABRIEL NG +
 ARCHITECTS INC.
 1360 9TH AVENUE, SUITE 210
 SAN FRANCISCO CA 94122
 415-682-8060 eFax 510-281-1359

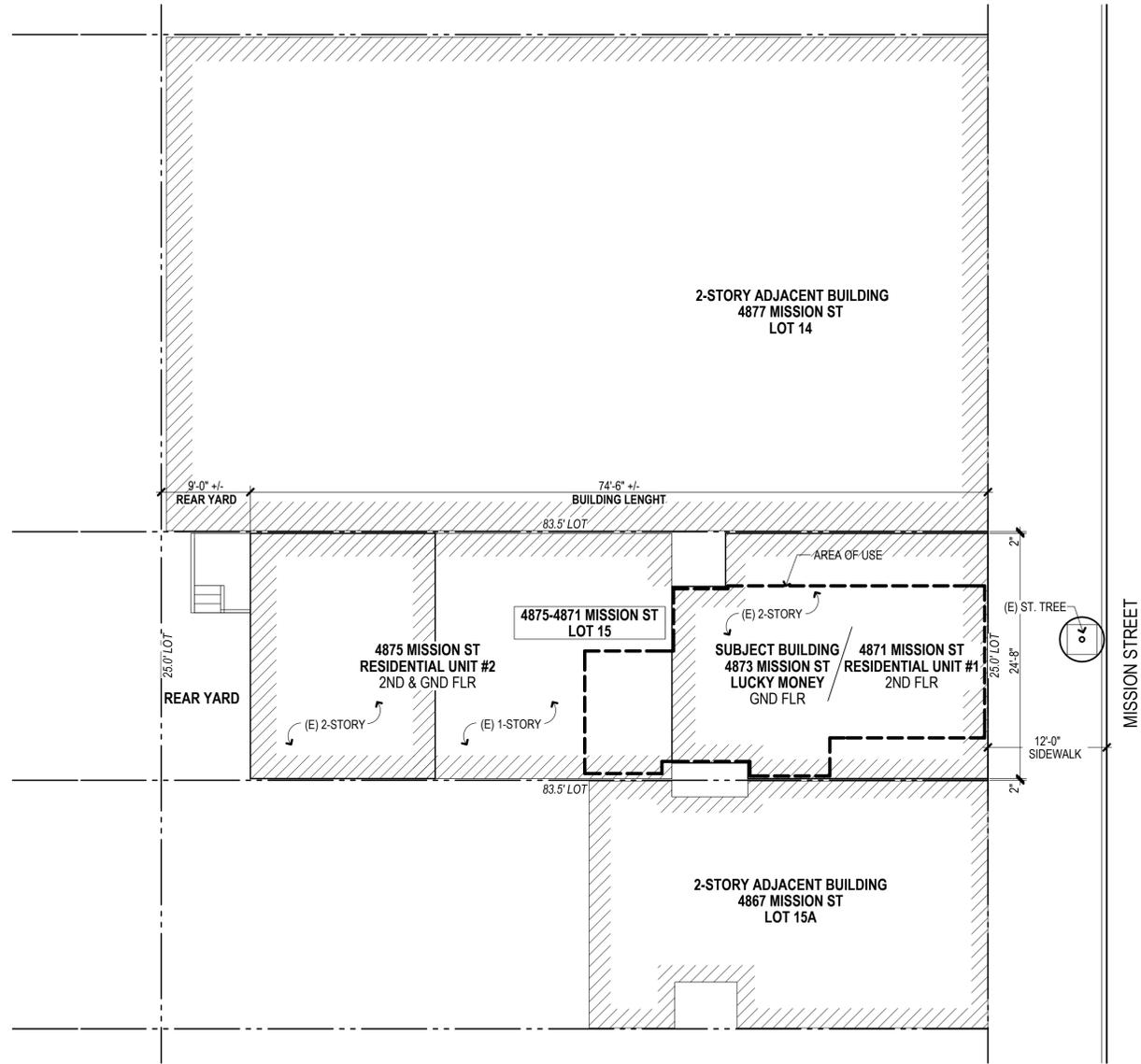
**PHOTOGRAPHS OF PREVIOUS SUBJECT SPACE
 SIGNAGE PLAN**

4873 MISSION STREET, BLOCK 6272 / LOT 015, SAN FRANCISCO CA 94112

05/02/2013

ABBREVIATIONS

&	AND
@	AT
⊙	CENTER LINE
∅	DIAMETER
#	POUND OR NUMBER
ℙ	PROPERTY LINE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSCURED
OPNG.	OPENING
PL.	PROPERTY LINE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL.	SLIDER WINDOW
SPEC.	SPECIFICATION
SQ.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W.	WITH
WD.	WOOD
WO	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT



SITE / ROOF PLAN
 ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"

GENERAL NOTES

PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

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THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE ARCHITECT SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

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ANY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

DRAWING INDEX

A-0	SITE PLAN
A-1	FLOOR PLAN & ELEVATION

APPLICABLE CODES & ORDINANCES

2013 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS

2013 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

SCOPE OF WORK

CHANGE OF USE ONLY PER PLANNING CODE FROM OFFICE TO CHECK & CASHING.

NO WORK TO BE DONE ON THIS APPLICATION.

ALL INTERIOR WORKS WERE COMPLETED WITH BUILDING PERMIT APPLICATION #2012-09-27-27-0808

ALL SIGNAGE UNDER SEPARATE PERMITS

PROJECT DATA

BUILDING PERMIT APPLICATION #: 2012-08-10-7041

BLOCK/LOT: 6272 / 015

ZONING: NC-3

OCCUPANCY: R-3 / B

NUMBER OF UNITS: 2 RESIDENTIAL / 1 COMMERCIAL

NUMBER OF STORIES: 2

TYPE OF CONSTRUCTION: V-B

VICINITY MAP



SYMBOLS

	COLUMN GRID LINE		EL. = XX.XX' ELEVATION
	SECTION / DETAIL IDENTIFICATION SHEET NUMBER		EXISTING STUD WALL
	INTERIOR ELEVATION ID		NEW STUD WALL
	INTERIOR ELEVATION #		NEW DOOR
	SHEET NUMBER		EXISTING WALL/DOOR TO BE REMOVED
	ENLARGED PLAN SECTION OR DETAIL REFERENCE		EXISTING WALL/DOOR TO REMAIN
	DOOR NUMBER		WALL DETAIL NUMBER
	WINDOW NUMBER		



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 www.gabrielngarchitects.com

CHANGE OF USE (PLANNING CODE)
4873 MISSION STREET
BLOCK 6272, LOT 015
SAN FRANCISCO, CA 94112

SITE PLAN

Date 01/08/14 By YIP

Job 121014
 Sheet **A-0**



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CHANGE OF USE (PLANNING CODE)

4873 MISSION STREET
 BLOCK 6272, LOT 015
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FLOOR PLAN & ELEVATION



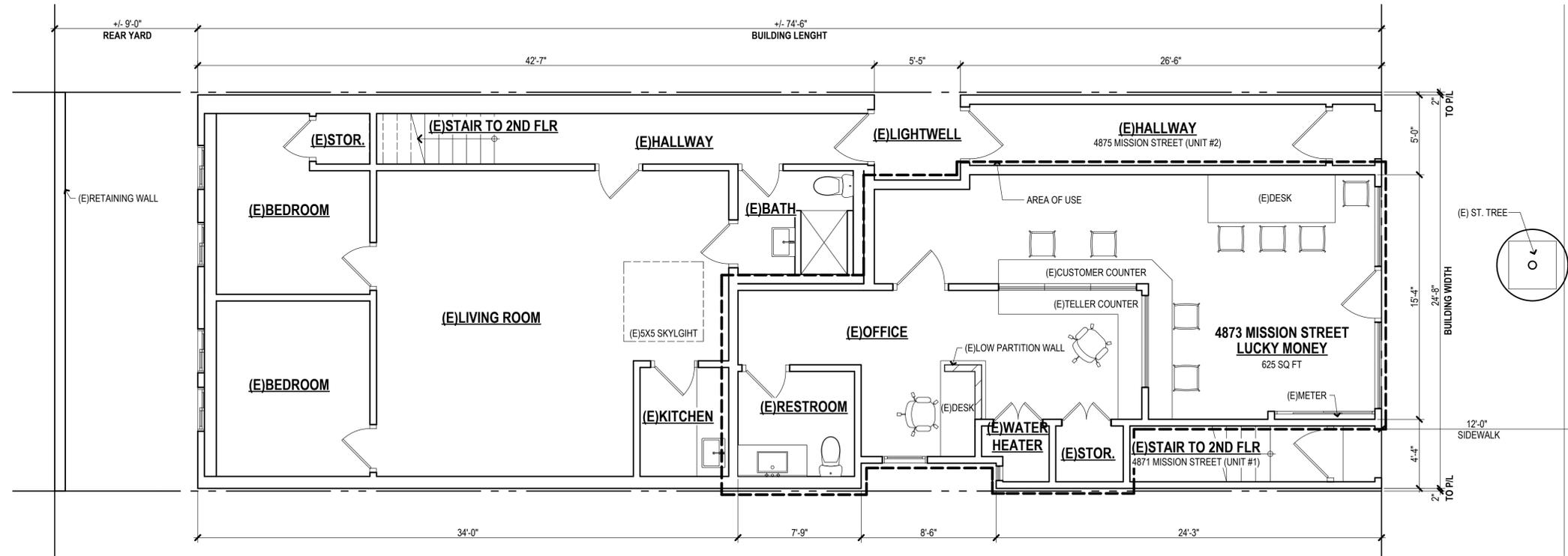
Date 01/08/14 By YIP

Job 121014

Sheet

A-1

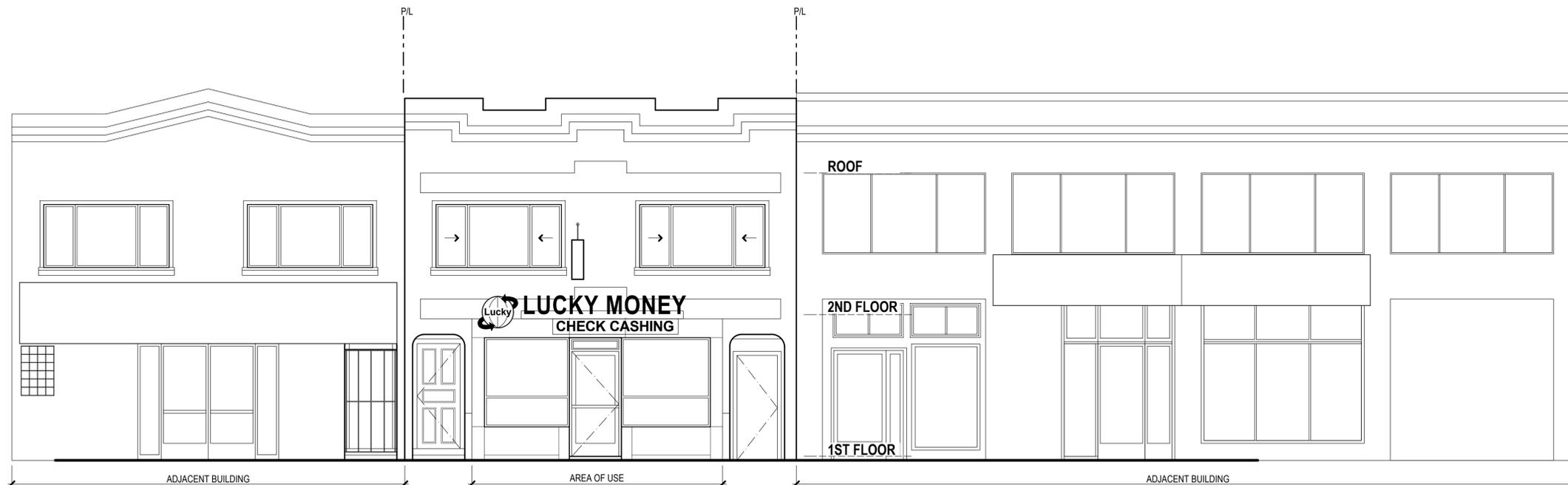
Of 2 Sheets



GROUND FLOOR PLAN

ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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



FRONT ELEVATION

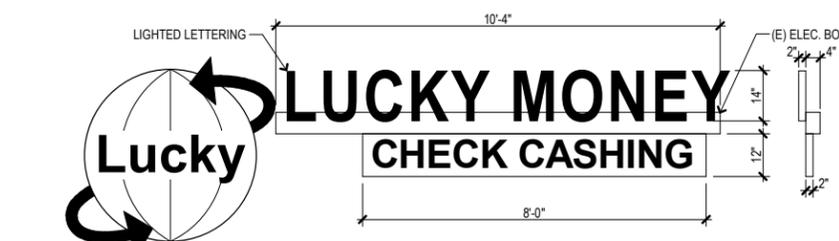
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N.

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

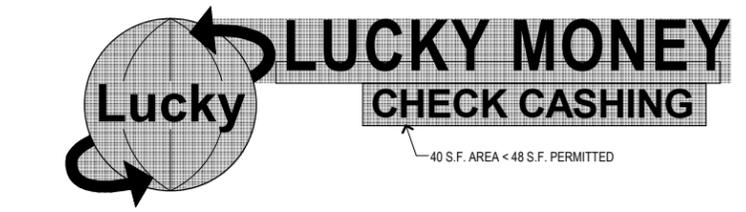
ABBREVIATIONS

&	AND
@	AT
Ø	CENTER LINE
∅	DIAMETER
#	POUND OR NUMBER
ℙ	PROPERTY LINE
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
AWN.	AWNING WINDOW
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.O.	CLEANOUT
CAB.	CABINET
CLG.	CEILING
CL.O.	CLOSET
CL.R.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CORR.	CORRIDOR
CSMT.	CASEMENT WINDOW
D.H.	DOUBLE HUNG WINDOW
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DW.	DISHWASHER
DWG.	DRAWING
E.	EAST
(E)	EXISTING
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
EQ.	EQUAL
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
F.D.C.	FIRE DEPT. CONNECTION
F.G.	FIXED GLASS WINDOW
F.P.	FIREPLACE
FDN.	FOUNDATION
FIN.	FINISH
FLR.	FLOOR
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
G.F.I.	GROUND FAULT INTERRUPTER
G.S.M.	GALVANIZED SHEET METAL
GA.	GAUGE
GL.	GLASS
GND.	GROUND
GYP.	GYPSONUM
H.B.	HOSE BIBB
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
MECH.	MECHANICAL
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N.	NORTH
(N)	NEW
N.T.S.	NOT TO SCALE
NO. OR #	NUMBER
O.C.	ON CENTER
O.F.D.	OVERFLOW DRAIN
O.H.	OVERHANG
OBS.	OBSCURED
OPNG.	OPENING
PL	PROPERTY LINE
PL.	PLATE
PLYWD.	PLYWOOD
PT.	POINT
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.W.	REDWOOD
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REFR.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
RET.	RETAINING
S.	SOUTH
S.G.D.	SLIDING GLASS DOOR
S.H.	SINGLE HUNG WINDOW
SIM.	SIMILAR
SL.	SLIDER WINDOW
SPEC.	SPECIFICATION
SO.	SQUARE
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SYM.	SYMMETRICAL
T.&G.	TONGUE & GROOVE
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
W.	WEST
W/	WITH
WD.	WOOD
W/O	WITHOUT
WP.	WATERPROOF
WT.	WEIGHT

4873 MISSION STREET

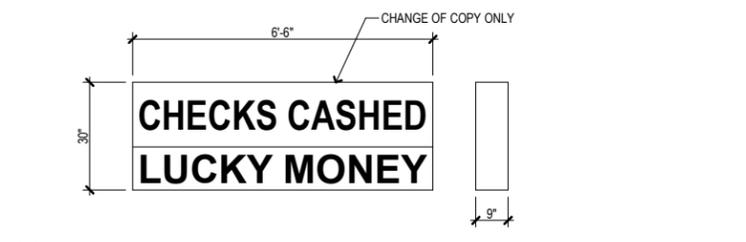


1 DETAIL OF NEW WALL SIGN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/2" = 1'-0"

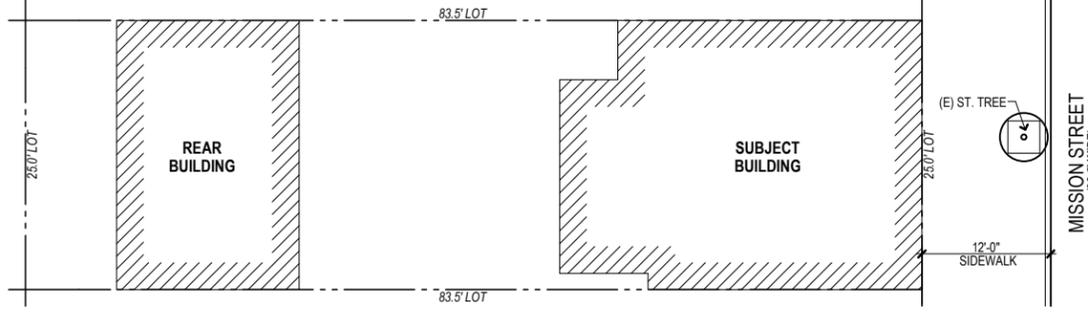


TOTAL AREA OF NEW WALL SIGN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/2" = 1'-0"

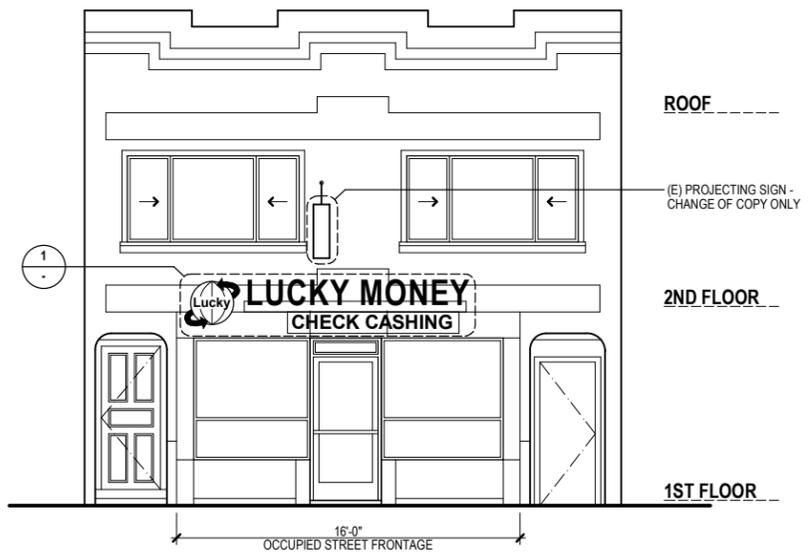
NOTE:
48 SQUARE FEET OF AREA FOR THE WALL SIGN IS PERMITTED PER PLANNING CODE SECTION 607.1(f)(3)(B):
AREA OF WALL SIGNS SHALL NOT EXCEED THREE SQUARE FEET PER FOOT OF STREET FRONTAGE OCCUPIED BY THE MEASURED USE ALONG THE WALL TO WHICH THE SIGNS ARE ATTACHED.
3 S.F. x 16' OF OCCUPIED STREET FRONTAGE = 48 S.F. PERMITTED



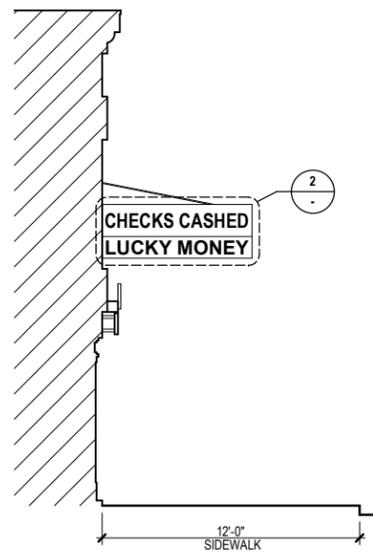
2 DETAIL OF EXISTING PROJECTING SIGN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/2" = 1'-0"



SITE / ROOF PLAN
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/8" = 1'-0"



FRONT ELEVATION
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"



FRONT PROFILE
ALL DIMENSIONS FROM FINISH TO FINISH, U.O.N. SCALE: 1/4" = 1'-0"

GENERAL NOTES
PLEASE TAKE NOTICE THAT THE DRAWINGS AS PREPARED BY GABRIEL NG + ARCHITECTS, INC. FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.
THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILDABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMENSHIP STANDARDS.

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DRAWING INDEX
A-1 SITE PLAN, FRONT ELEVATION, PROFILE, & SIGNAGE DETAILS



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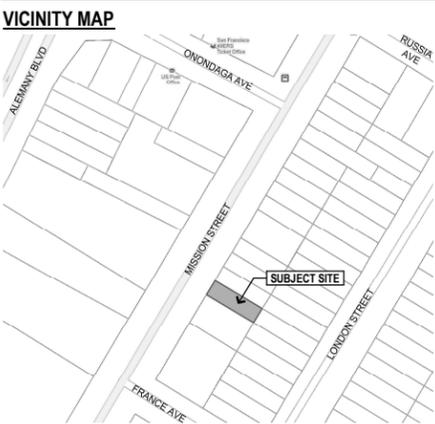
SIGNAGE PLAN
4873 MISSION STREET
BLOCK 6272, LOT 015
SAN FRANCISCO, CA 94112

SITE PLAN, FRONT ELEVATION, PROFILE, & SIGNAGE DETAILS

APPLICABLE CODES & ORDINANCES
2010 CALIFORNIA BUILDING CODE (CBC), W/ SAN FRANCISCO AMENDMENTS
2010 CALIFORNIA MECHANICAL, ELECTRICAL, AND PLUMBING CODES, W/ SAN FRANCISCO AMENDMENTS

SCOPE OF WORK
CHANGE OF COPY OF EXISTING PROJECTING SIGN.
NEW WALL SIGN.

PROJECT DATA
BUILDING PERMIT APPLICATION #: _____
BLOCK/LOT: 6272 / 015
ZONING: NC-3
OCCUPANCY: R-3 / B
NUMBER OF UNITS: 3
NUMBER OF STORIES: 2
TYPE OF CONSTRUCTION: V-B



SYMBOLS

(A)	COLUMN GRID LINE	EL. = XX.XX'	ELEVATION
⊙	SECTION / DETAIL IDENTIFICATION SHEET NUMBER	—	EXISTING STUD WALL
⊙	INTERIOR ELEVATION ID	—	NEW STUD WALL
⊙	INTERIOR ELEVATION #	—	NEW DOOR
⊙	SHEET NUMBER	—	EXISTING WALL/DOOR TO BE REMOVED
⊙	ENLARGED PLAN SECTION OR DETAIL REFERENCE	—	EXISTING WALL/DOOR TO REMAIN
⊙	DOOR NUMBER	—	WALL DETAIL NUMBER
⊙	WINDOW NUMBER	—	

Date 10/18/12 By VAE

Job 121014
Sheet **A-1**