

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO

Appeal of
CIVIC CENTER COMMUNITY BENEFIT DISTRICT,)
Appellant(s))
vs.)
DEPARTMENT OF BUILDING INSPECTION,)
PLANNING DEPARTMENT APPROVAL Respondent)

Appeal No. **24-031**

NOTICE OF APPEAL

NOTICE IS HEREBY GIVEN THAT on April 15, 2024, the above named appellant(s) filed an appeal with the Board of Appeals of the City and County of San Francisco from the decision or order of the above named department(s), commission, or officer.

The substance or effect of the decision or order appealed from is the issuance on March 29, 2024 to 77 McAllister LLC, of an Alteration Permit (change of use from religious institution to retail sales and services; less than 1% of tobacco and paraphernalia sales are proposed; 1,996 gross feet, 2 spaces, 10 feet 2, tobacco and paraphernalia display area to comply with NOV No. 202317032 and NOV No. 202317032) at the subject property 77 McAllister Street.

APPLICATION NO. 2024/03/05/7168

FOR HEARING ON June 12, 2024

Address of Appellant(s):

Address of Other Parties:

<p>Civic Center Community Benefit District, Appellant(s) c/o Helene Sautou, Agent for Appellant(s) Civic Center Community Benefits District 1182 Market Street, Suite 213 San Francisco, CA 94102</p>	<p>77 McAllister LLC, Permit Holder(s) c/o Riad Algahim, Agent for Permit Holder(s) 77 McAllister LLC 14341 San Pablo Avenue San Pablo, CA 94806</p>
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Date Filed: April 15, 2024

**CITY & COUNTY OF SAN FRANCISCO
BOARD OF APPEALS**

PRELIMINARY STATEMENT FOR APPEAL NO. 24-031

I / We, **Civic Center Community Benefit District**, hereby appeal the following departmental action: **ISSUANCE** of **Alteration Permit No. 2024/03/05/7168** by the **Department of Building Inspection** which was issued or became effective on: **March 29, 2024**, to: **77 McAllister LLC**, for the property located at: **77 McAllister Street**.

BRIEFING SCHEDULE:

Appellant's Brief is due on or before: 4:30 p.m. on **May 23, 2024, (no later than three Thursdays prior to the hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be double-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org, kevin.birmingham@sfgov.org and riadalgahim@gmail.com

Respondent's and Other Parties' Briefs are due on or before: 4:30 p.m. on **June 6, 2024, (no later than one Thursday prior to hearing date)**. The brief may be up to 12 pages in length with unlimited exhibits. It shall be doubled-spaced with a minimum 12-point font. An electronic copy shall be emailed to: boardofappeals@sfgov.org, julie.rosenberg@sfgov.org, corey.teague@sfgov.org, tina.tam@sfgov.org, matthew.greene@sfgov.org and sautou@sfciviccenter.org

Hard copies of the briefs do NOT need to be submitted to the Board Office or to the other parties.

Hearing Date: **Wednesday, June 12, 2024, 5:00 p.m., Room 416 San Francisco City Hall, 1 Dr. Carlton B. Goodlett Place**. The parties may also attend remotely via Zoom. Information for access to the hearing will be provided before the hearing date.

All parties to this appeal must adhere to the briefing schedule above, however if the hearing date is changed, the briefing schedule MAY also be changed. Written notice will be provided of any changes to the briefing schedule.

In order to have their documents sent to the Board members prior to hearing, **members of the public** should email all documents of support/opposition no later than one Thursday prior to hearing date by 4:30 p.m. to boardofappeals@sfgov.org. Please note that names and contact information included in submittals from members of the public will become part of the public record. Submittals from members of the public may be made anonymously.

Please note that in addition to the parties' briefs, any materials that the Board receives relevant to this appeal, including letters of support/opposition from members of the public, are distributed to Board members prior to hearing. All such materials are available for inspection on the Board's website at www.sfgov.org/boa. You may also request a hard copy of the hearing materials that are provided to Board members at a cost of 10 cents per page, per S.F. Admin. Code Ch. 67.28.

The reasons for this appeal are as follows:

See attachment to the Preliminary Statement of Appeal.

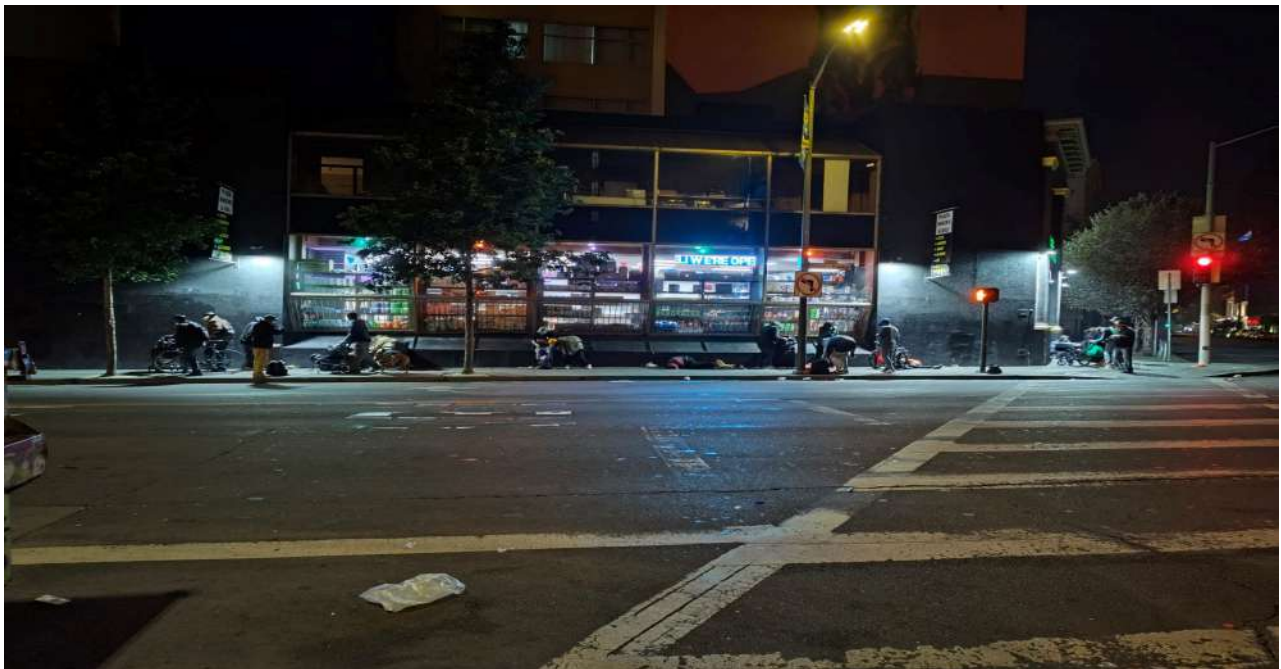
Appellant or Agent:

Signature: Via Email

Print Name: Helene Sautou, agent for appellant

Letting you know that 77 McAllister is a problem retail store. It basically caters to the drug market and stolen goods market that converge to Charles J Brenham and McAllister especially at night time. I don't think they should be permitted to operate.

Let me know if any questions,



Helene Sautou

Project Director

Civic Center Community Benefit District

(415) 658-7979

sautou@sfcciviccenter.org

Permit Details Report

Report Date: 4/15/2024 10:35:05 AM

Application Number: 202403057168
 Form Number: 8
 Address(es): 0351 / 033 / 0 77 MCALLISTER ST
 Description: CHANGE OF USE FROM RELIGIOUS INSTITUTION TO RETAIL SALES AND SERVICES.<1% OF TOBACCO AND PARAPHANELIA PROPOSED. 1996 GROSS FT 2 SPACE, 10 FT 2, TOBACCO AND PARAPHERNALIA DISPLAY AREA TO COMPLY WITH NOV 202317032 AND NOV 202317032
 Cost: \$30,000.00
 Occupancy Code: M,B
 Building Use: 15 - RETAIL SALES

Disposition / Stage:

Action Date	Stage	Comments
3/5/2024	TRIAGE	
3/5/2024	FILING	
3/5/2024	FILED	
3/29/2024	APPROVED	
3/29/2024	ISSUED	

Contact Details:

Contractor Details:

Addenda Details:

Description:

Station	Rev#	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Review Result	Hold Description
INTAKE		3/5/24	3/5/24			3/5/24	BUFKA SUSAN	Administrative	
INTAKE		3/25/24	3/25/24			3/25/24	HANKINS ETHAN	Administrative	REINTAKE NEW SHEETS
CP-ZOC		3/7/24	3/7/24			3/7/24	SITU JIA HONG	Approved	3.07.2024: Approved for change of use to Retail Sales and Service. Under Tobacco Paraphernalia threshold per plans. jiahong.situ@sfgov.org
CP-ZOC		3/25/24	3/25/24			3/25/24	DONG MAGGIE	Administrative	3/25/24: Plans routed to Jia Hong Situ for restamp. Maggie.Dong@sfgov.org
CP-ZOC		3/26/24	3/26/24			3/26/24	SITU JIA HONG	Approved	3.26.2024: Plans reviewed, same as prior approval, no new work. To meet applicant at Permit Center then route to DBI. jiahong.situ@sfgov.org
BLDG		3/26/24	3/26/24			3/26/24	MCELROY CAREY	Approved	OTC
MECH		3/26/24	3/26/24			3/26/24	NAGATA TIMOTHY	Approved	OTC, No MEP under this permit
SFPUC		3/26/24	3/26/24			3/26/24	FONG JEFFREY	Approved	Approved. Capacity Charge not applicable. No change in meter size, not enough fixtures added to warrant a larger meter. jfong@sfgov.org. Plans given back to applicant 03/26/24
SFFD		3/26/24	3/26/24			3/26/24	MARSH JAMES	Approved	3-26-24; APPROVED OTC, PAPER PLANS RETURNED TO APPLICANT, INSP FEES. -JM
HEALTH		3/26/24	3/26/24			3/26/24	OBANA DOUG	Administrative	DPH NA - Change of use only and facility already opened in 10/2023. plans routed OTC to fire. douglas.obana@sfdph.org 3/26/2024
CPB		3/29/24	3/29/24			3/29/24	YU ZHANG REN	Administrative	

This permit has been issued. For information pertaining to this permit, please call 628-652-3450.

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Special Inspections:

Addenda No.	Completed Date	Inspected By	Inspection Code	Description	Remarks
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For information, or to schedule an inspection, call 628-652-3400 between 8:30 am and 3:00 pm.

[Station Code Descriptions and Phone Numbers](#)

[Online Permit and Complaint Tracking](#) home page.

Technical Support for Online Services

If you need help or have a question about this service, please visit our FAQ area.

Contact SFGov Accessibility Policies
City and County of San Francisco © 2024

THE APPELLANT(S) DID NOT SUBMIT A BRIEF

BRIEF SUBMITTED BY THE PERMIT HOLDER(S)

Riad Algahim & Brothers

Plaza Snacks & Deli

77 McAllister St

San Francisco, CA

June 12, 2024

RE: 24-031 CIVIC CENTER COMMUNITY BENEFIT DISTRICT vs. DBI, PDA

Dear Board Members:

I am the co-owner/manager of PLAZA SNACKS & DELI at 77 McAllister St.

Ms. Helene Sautou (the “Appellant”) claims that my business is a “problem retail store,” “basically caters to the drug market and stolen goods market,” and should not be permitted to operate. My brief is split into the sections below:

1. About Me

My brothers and I have lived in San Francisco for 20+ years and I have lived in the Tenderloin for more than 8 years. We recently opened a convenience store at 77 McAllister St. that we operate ourselves.

2. Why I Opened My Business

In the past year alone: CVS, Walgreens, and Whole Foods have shut their doors nearby. These large corporations are saying goodbye to San Francisco and I am planting my feet. The entrepreneur in me seized the perfect opportunity to both build something for my family and help the San Francisco economy. As a resident of the Tenderloin, I have a vested interest in opening my small business in my neighborhood. I know this area like the back of my hand and know that my community members need somewhere to shop.

3. The Community We Serve

The Tenderloin is a diverse neighborhood filled with people from all walks of life who I get to interact with every single day. Some of my customers live nearby, others work nearby, and some are just passing by. Students at the nearby UC Law San Francisco often come in for an energy drink and protein bar. Residents of the nearby senior housing center shop for bread, cereal, and milk. Construction employees working on Market St. visit for large water jugs. BART station employees pick up an afternoon snack. I understand Ms. Sautou (the “Appellant”), sees the individuals struggling with homelessness and addiction that I serve. Despite the challenges presented with this subset of customers, I sell them the same things I sell every other one of my customers. I am a businessman and my job is to sell. Business aside - they are human beings and I will treat them as such. My business caters to the general public.

4. About My Business

The Appellant claims that my business is a “problem retail store,” but I am finding it very difficult to understand how. I do not sell any alcohol or liquor, tobacco products, lottery tickets or gambling products, or even sharp objects. Instead we provide quick access to essential items like milk, eggs, bread, cereal, hygiene products, etc. More than 95% of our sales come from food products that I am needing to restock almost every day.

Initially, we were proud to be open 24 hours a day and available for all convenience needs at any time. In mid-April, I was approached by the Department of Public Works (DPW) and asked to modify my business hours to help them speed up the street cleaning process. I agreed and we now close my business for 3 hours in the early morning to make their (the DPW) jobs easier.

To provide my customers with a sense of safety and security, my business is well lit both inside and out. I have security cameras recording at all hours of the day as well. There have been a few times when the San Francisco Police Department requested security camera footage from us for their investigations. We promptly handed the footage over and were glad to do so.

I worked very hard to build my business and am working even harder to keep it running. Small businesses are the backbone of the community so I take great pride in my community and the small business I have built.

5. There Is a Problem

I believe the Appellant's complaint stems from the large number of individuals struggling with homelessness and addiction that gather outside of my business throughout the night. I will admit, they are a problem. As you already know, this is a systemic city-wide issue and not unique to my business. You can travel 5 blocks in any direction of the neighborhood and see more clusters of individuals scattered throughout. They gather outside of other businesses (open and closed), restaurants, residential buildings, and community centers. In my case, these individuals have been present outside of 77 McAllister well before I opened my business. I recall seeing them daily while researching the location and fully understood they would be a prospective challenge. In my opinion, these individuals tend to accumulate near my business because of the large sidewalks on the northern and eastern sides of the building, not because of me being there.

I want this problem solved because these individuals have a significantly detrimental impact on my business. They are responsible for rampant amounts of theft throughout the day and require constant attention while inside my store. These individuals deter potential customers who are not comfortable being around those struggling with homelessness and addiction. Worst of all: they litter, create disorder, and cause disruptions outside of my business.

I do not know what the solution to this problem is, but I wholeheartedly believe my business is not the problem. Whatever the solution; I want to be part of it.

6. Conclusion

To conclude: I am a new small business owner who worked hard to achieve an enormous milestone but is now wrongfully accused of being a problem in his own neighborhood. I do not sell any problematic goods, have a healthy local clientele, and cooperate with public officers/staff. I urge you to consider the broader context and support small businesses like mine, which contribute positively to the fabric of our economy.

We cannot place the blame for our city's problems on small businesses. I cherish my business dearly and will continue to do the best job running it. My business is an asset to our community and should be allowed to operate as usual. I plan on being here for a very long time. Please come visit and let my business speak for itself.

Again, I want to be part of the solution. Let's make it happen.

Thank you,

A handwritten signature in black ink, appearing to read 'Riad Alga Him', with a long horizontal line extending to the right.

RIAD ALGAHIM



May 28th, 2024

Board of Appeals
San Francisco, CA 94103

Re: Appeal No.: 24-031 Civic Center Community Benefit District vs. DBI, PDA

Dear the Honorable Members,

The Neighborhood Business Alliance is a 501c6 Non-Profit Trade Association that brings together disproportionately impacted business communities to advocate for sensible, informed solutions to local economic policies and beyond. This current entity is built from long standing ethnic trade associations like the Arab Grocers Association and reflects family businesses, and workers and industry and community allies coming together to create a collaborative voice on economic issues affecting them the most. Officially formed in 2019, we facilitate the growth and development of our members through ongoing government advocacy; legal, financial, and entrepreneurial support and education; as well as innovative programs that strengthen local merchants, groups, and communities. One of our major goals is to enable members to participate fully in their region's local political landscape and economic development without regard to race, color, creed, origin and class. Our founding member businesses and staff are leaders in the Palestinian, Yemeni, Sudani, etc communities in the Bay Area and throughout California. We currently engage in food access and produce supply chain projects as we build our mutual-aid and social impact capacity as an Organization.

We are writing to express our support in the business at 77 McAllister and owners, Riad Algham in their pursuing of business operating permits and building permits. As an organization, we understand the struggles of our sector businesses first-hand and know what business, technical and social support is needed . Prior to a complaint filed against the business and a contestation of permits sought in the City and County of San Francisco, the business was not approached by the Community Benefit District or any other party regarding business activities and community concerns. We hope to provide support to the business as they implement community operating agreements and maintain compliant business practices.

Thank you for your time and consideration.

Sincerely,
Neighborhood Business Alliance Executive Board

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 8:00 a.m. TO 5:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7DAYS A WEEK
BY CALLING (628) 652-3401

APPLICATION NO. 202403052168 ISSUED 03.29.24
JOB ADDRESS: 77 McCallister St BLOCK: _____ LOT: _____
NATURE OF WORK: _____

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF 3.24.25

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED
UPON WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For information on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

*** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT ***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

8

DEPARTMENT OF BUILDING INSPECTION

INSPECTION RECORD



APPLICATION NO. 202402057168 ISSUED 03 29 24
JOB ADDRESS: 77 McAllister St BLOCK: LOT:
NATURE OF WORK:

Table with 3 columns: INSPECTIONS, Dates, Inspectors. Sections include: Do Not Pour CONCRETE until the following are signed, Do Not CONCRETE SLAB until the following are signed, Do Not COVER until the following are signed.

Table with 3 columns: INSPECTIONS, Dates, Inspectors. Sections include: ADDITIONAL WORK REQUIRING APPROVALS, FINAL INSPECTION REQUIRED, CERTIFICATE OF FINAL COMPLETION.

WARNING: THE PROVISIONS OF YOUR BUILDING INSPECTION PERMIT WILL BE NULLIFIED UNLESS ALL FINAL INSPECTIONS ARE SIGNED OFF ABOVE BY THE APPROPRIATE INSPECTORS.

WARNING

Pursuant to Article 20 of Chapter 10, Part II of the San Francisco Municipal Code (Public Works Code), certain building permits may be issued only after the permittee analyzes the soil for the presence of hazardous wastes and, where applicable, certifies that it has completed site mitigation. No officer, employee, or agency of the City conducted the soil sampling and analysis, recommended site mitigation measures, conducted the site mitigation or checked or verified the reports submitted or work performed for accuracy, reliability or adherence to protocols. In issuing this permit, neither the city nor any of its officers or employees make any representation that the soil on or about the site is free from the presence of hazardous wastes. Nor does the City's implementation of this process relieve any person from their duties and responsibilities relating to hazardous waste contamination under state and federal law. Neither soil analysis pursuant to Article 20 of Public Works Code nor the issuance of this permit is intended to alter, extinguish, or transfer these responsibilities.

ADDITIONAL INFORMATION

1. **Building Permit.**
All requests for extension of time must be in writing to Director, Dept. of Building Inspection.
Permits are issued subject to Appeal within 15 days to Board of Permit Appeals.
Incur no expenses until right of Appeal has lapsed.
2. **Demolition Permit.**
If Demolition involves Abandonment of Side Sewer Permittee must obtain a Side Sewer Permit. The Side Sewer will then be blocked at the Main Sewer.
3. **Permit to Lower Curb/To Excavate in Street or Sidewalk.**
Issued to construct Auto Runway as per Article 15. Public Works Code.
Excavation should be carried out in accordance with Article 8 of Public Works Code.
If issued with Building permit time for completion is same as Building; if issued alone, complete work within 6 months from date of Permit. Void if not started within 6 months.
4. **Street Space Permit.**
No refuse, excavated materials, concrete or mortar is to be disposed of upon Paved Streets, catch basins or into the City sewer system. No material or equipment shall be left on Roadway of Police Tow-Away Zone during hours when Tow-Away Rule is in force. Gutters and Waterways must be kept clear.
All provisions of Section 724.3 of the Public Works Code are incorporated into this permit by reference.
Street and sidewalk areas occupied must not exceed a width 1/2 the width of the sidewalk plus 1/3 the width of the Roadway fronting.
5. **Permit to Repair or Construct Sidewalk.**
Handicap Ramps required in vicinity of Crosswalks per plan No.11-33, 982, Ch. 2. Before beginning any work under this permit contact your Area Inspector Tel. 554-5837. Permit valid for 3 months from date issued, unless extension authorized.
Some sidewalks have been constructed over a subsidewalk basement or other below ground structure. Issuance of this permit does not limit, modify, or alter in any way the responsibility of the property owner to ensure that such subsidewalk space complies with the San Francisco Building Code, Electrical Code, Fire Code, Mechanical Code, Plumbing Code, Public Works Code, and other Municipal Codes. In addition, issuance of this permit does not limit the liability of the property owner or his or her agent if work pursuant to this permit or the actions of a third party result in damage to the sidewalk or subsidewalk structure; consequently, permittees proceed at their own risk. The City and County of San Francisco makes no representations that issuance of a sidewalk permit will or will not directly or indirectly affect a subsidewalk structure. The Department of Building Inspection, in conjunction with the Department of Public Works, issues permits to construct or alter subsidewalk spaces separately from a sidewalk permit. Property owners are encouraged to seek the advice of qualified professionals to independently analyze the structural integrity of subsidewalk space and determine whether such space should be improved or modified.
6. **Hold Harmless Clause.**
The Permittee(s) by acceptance of this permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands and actions.

BOARD OF PERMIT APPEALS STIPULATIONS.

Sec 307
 BID 201
 1/15/24
 1/17/24
 1/23/24
 2/26/24
 3/26/24

APPROVED
 Dept. of Building Insp.
 - San Francisco -
 MAR 29 2024

SFFD INSP. FEES REQ.

FIRE

APPROVED FOR ISSUANCE

BLDG. FORM 3/8

APPLICATION NUMBER

OSHA APPROVAL REQ'D APPROVAL NUMBER

Capacity Charges
 Water: \$
 Wastewater: \$
 3/26/24

DCP CENE

APPLICATION FOR BUILDING PERMIT ADDITIONS, ALTERATIONS OR REPAIRS

CITY AND COUNTY OF SAN FRANCISCO DEPARTMENT OF BUILDING INSPECTION

APPLICATION IS HEREBY MADE TO THE DEPARTMENT OF BUILDING INSPECTION OF SAN FRANCISCO FOR PERMISSION TO BUILD IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED HERewith AND ACCORDING TO THE DESCRIPTION AND FOR THE PURPOSE HEREINAFTER SET FORTH.

FORM 3 OTHER AGENCIES REVIEW REQUIRED
 FORM 8 OVER-THE-COUNTER ISSUANCE

NUMBER OF PLAN SETS

DO NOT WRITE ABOVE THIS LINE

DATE FILED 3/5/24	FILING FEE RECEIPT NO.	(1) STREET ADDRESS OF JOB 77 McAllister St.	BLOCK & LOT 0351/033
RECEIPT NO.	ISSUED 3/29/24	(2A) ESTIMATED COST OF JOB \$20,000.00	(2B) REVISED COST: BY: 30,000 - cm DATE: 3/26/24

INFORMATION TO BE FURNISHED BY ALL APPLICANTS

LEGAL DESCRIPTION OF EXISTING BUILDING

(4A) TYPE OF CONSTR. 201	(5A) NO. OF STORIES OF OCCUPANCY 2	(6A) NO. OF BASEMENTS AND CELLARS -	(7A) PRESENT USE: Religious Institution	(8A) OCCUP. CLASS A2, B (15)	(9A) NO. OF DWELLING UNITS 0
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DESCRIPTION OF BUILDING AFTER PROPOSED ALTERATION

(4) TYPE OF CONSTR. I	(5) NO. OF STORIES OF OCCUPANCY 2	(6) NO. OF BASEMENTS AND CELLARS -	(7) PROPOSED USE (LEGAL USE) Retail Sales & Services	(8) OCCUP. CLASS M, B	(9) NO. OF DWELLING UNITS 0
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(10) IS AUTO RUNWAY TO BE CONSTRUCTED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(11) WILL STREET SPACE BE USED DURING CONSTRUCTION? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(12) ELECTRICAL WORK TO BE PERFORMED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(13) PLUMBING WORK TO BE PERFORMED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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(14) CONTRACTOR SUCCESS CONSTRUCTION	E-MAIL 275 6th AVE #111	PHONE 415 649 9560	CSLB NO. 101808	EXPIRATION DATE 4/30/2026
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(15) PROPERTY OWNER 77 McAllister LLC	ADDRESS 77 McAllister St.	ZIP 94102	E-MAIL 77mc@77mc.com	PHONE (FOR CONTACT BY DEPT.) (415) 720-0757
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(16) WRITE IN DESCRIPTION OF ALL WORK TO BE PERFORMED UNDER THIS APPLICATION (REFERENCE TO PLANS IS NOT SUFFICIENT)
 Change of use from religious institution to retail sales & services. < 1% of tobacco & paraphernalia proposed. 1,996 gross A² space, 10 A² tobacco & paraphernalia display area. To comply with NOV# 202317302. Ref. NOV# 202317032.
 NOV# 201932981
 2022 HSP

ADDITIONAL INFORMATION

(17) DOES THIS ALTERATION CREATE ADDITIONAL HEIGHT OR STORY TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(18) IF (17) IS YES, STATE NEW HEIGHT AT CENTER LINE OF FRONT	(19) DOES THIS ALTERATION CREATE DECK OR HORIZ. EXTENSION TO BUILDING? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(20) IF (19) IS YES, STATE NEW GROUND FLOOR AREA SQ. FT.
(21) WILL SIDEWALK OVER SUB-SIDEWALK SPACE BE REPAIRED OR ALTERED? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(22) WILL BUILDING EXTEND BEYOND PROPERTY LINE? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(23) ANY OTHER EXISTING BLDG. ON LOT? (IF YES, SHOW ON PLOT PLAN) YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	(24) DOES THIS ALTERATION CONSTITUTE A CHANGE OF OCCUPANCY? YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>

(25) ARCHITECT OR ENGINEER (DESIGN <input type="checkbox"/> CONSTRUCTION <input checked="" type="checkbox"/> Ahmad Larizadeh	ADDRESS 1880 Golden Gate Ave. 94115	CALIF. CERTIFICATE NO.
---	--	------------------------

(26) CONSTRUCTION LENDER (ENTER NAME AND BRANCH DESIGNATION IF ANY. IF THERE IS NO KNOWN CONSTRUCTION LENDER, ENTER "UNKNOWN")	ADDRESS
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IMPORTANT NOTICES

No change shall be made in the character of the occupancy or use without first obtaining a Building Permit authorizing such change. See San Francisco Building Code and San Francisco Housing Code.
 No portion of building or structure or scaffolding used during construction is to be closer than 6'0" to any wire containing more than 750 volts. See Sec 385, California Penal Code.
 Pursuant to San Francisco Building Code, the building permit shall be posted on the job. The owner is responsible for approved plans and application being kept at building site.
 Grade lines as shown on drawings accompanying this application are assumed to be correct. If actual grade (this area) is not the same as shown, revised drawings showing correct grade lines, cuts and fills, and complete

NOTICE TO APPLICANT

HOLD HARMLESS CLAUSE. The permittee(s) by acceptance of the permit, agree(s) to indemnify and hold harmless the City and County of San Francisco from and against any and all claims, demands and actions for damages resulting from operations under this permit, regardless of negligence of the City and County of San Francisco, and to assume the defense of the City and County of San Francisco against all such claims, demands or actions.
 In conformity with the provisions of Section 3800 of the Labor Code of the State of California, the applicant shall have worker's compensation coverage under (I) or (II) designated below, or shall indicate item (III), (IV), or (V), whichever is applicable. If however item (V) is checked, item (IV) must be checked as well. Mark the appropriate method of compliance below.

CONDITIONS AND STIPULATIONS

REFER TO: <input type="checkbox"/>	APPROVED: <p style="text-align: center;">N/A</p> <p style="text-align: center;">HOUSING INSPECTION DIVISION, DEPT. OF BLDG. INSPECTION</p>
<input type="checkbox"/>	APPROVED: <u>Jia Hong Situ</u> Approved for change of use to Retail Sales Services. TPE under threshold. MAR 07 2024 SF Planning Department <p style="text-align: center;">DEPARTMENT OF CITY PLANNING</p>
<input type="checkbox"/>	APPROVED: <p style="text-align: center;"><u>Carey McElroy, DE</u></p> <p style="text-align: center;">MAR 26 2024</p> <p style="text-align: center;">PLAN REVIEW SERVICES, DEPT. OF BLDG. INSPECTION</p>
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">X9</p> <p style="text-align: center;">CIVIL ENGINEER, DEPT. OF BLDG. INSPECTION</p>
<input checked="" type="checkbox"/>	APPROVED: <u>mc</u> NO MEP UNDER TIPS PERMITS <p style="text-align: center;"><u>Timothy Ngata, DBI</u></p> <p style="text-align: center;">MAR 26 2024</p> <p style="text-align: center;">MECHANICAL ENGINEER, DEPT. OF BLDG. INSPECTION</p>
<input checked="" type="checkbox"/>	APPROVED: PLEASE NOTIFY DISTRICT INSPECTOR AT THE START OF WORK 415-554-89 734 2103 <p style="text-align: center;"><u>James Marsh, SFFD</u></p> <p style="text-align: center;">MAR 26 2024</p> <p style="text-align: center;">SAN FRANCISCO FIRE DEPARTMENT</p>
<input type="checkbox"/>	APPROVED: <p style="text-align: center;">N/A</p> <p style="text-align: center;">SF DEPARTMENT OF PUBLIC WORKS</p>
<input checked="" type="checkbox"/>	APPROVED: <p style="text-align: center;">SFPUC @ 3/26/24</p> <p style="text-align: center;">Jeffrey Fong</p>

DATE: <u>3/5/24</u> INSPECTOR: <u>EM</u> Enrique Argumedo, BID OK To Process Jonathan Chill DBI MAR 17 2024 BUILDING INSPECTION DIVISION
DATE: <u>MAR 25 2024</u> INSPECTOR: <u>OK TO PROCESS</u> PLEASE
ELECTRICAL INSPECTION DIVISION DATE: _____ INSPECTOR: _____
PLUMBING INSPECTION DIVISION DATE: <u>3/5/2024</u> INSPECTOR: <u>Shawn</u> OK TO PROCESS CES
CODE ENFORCEMENT SERVICES DATE: _____ INSPECTOR: _____
DATE: _____ INSPECTOR: _____
DATE: _____ INSPECTOR: _____
DATE: _____ INSPECTOR: _____

HOLD SECTION - NOTE DATES AND NAMES OF ALL PERSONS NOTIFIED DURING PROCESSING

CHANGE OF USE TO RETAIL SALES AND SERVICES

77 MCALLISTER ST.

SAN FRANCISCO CA 94102

GENERAL NOTES:

- CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AS SUBMITTED BY THE LANDLORD AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY THE LANDLORD OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
- CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WALLS, FLOORS, CEILINGS OR OTHER SURFACES IDENTIFIED TO REMAIN THAT MAY BECOME DAMAGED DURING THE COURSE OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.

PROJECT DATA

BLOCK: 0351
 LOT: 033
 TYPE OF CONSTR: TYPE V-B
 SPRINKLERS: NON-SPRINKLERED
 NO. OF STORIES: 2
 PRESENT USE: VACANT CHURCH
 PROPOSED USE: GROCERY STORE
 (E) OCCUPANCY: A-2
 (N) OCCUPANCY: M
 ZONING: C-3-G

APPLICABLE CODES:

JURISDICTION: CITY AND COUNTY OF SAN FRANCISCO BUILDING CODE:
 2022 CALIFORNIA BUILDING CODE ADMENDMENTS
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE & ALL RELATED
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
 2022 SAN FRANCISCO BUILDING CODE ORDINANCES
 OF THE CITY & COUNTY OF SAN FRANCISCO

SHEET INDEX - 5 SHEETS TOTAL

A0.0 COVER SHEET, PROJECT DATA, AND SITE PLAN
 A0.1 D.A. CHECKLIST, ACCESSIBILITY DETAILS (1 OF 2)
 A0.2 DETAILS (2 OF 2)
 A1.0 EXISTING AND PROPOSED FLOOR PLANS
 A1.1 EGRESS/OCCUPANT LOAD PLAN, ENLARGED ENTRANCE PLAN

SCOPE OF WORK

- CHANGE OF USE FROM RELIGIOUS INSTITUTION USE TO RETAIL SALES AND SERVICES USE.
- <1% OF TOBACCO AND PARAPHERNALIA PROPOSED:
 1,996 GROSS SQ FT SPACE, 10 SQ FT TOBACCO AND PARAPHERNALIA DISPLAY AREA PROPOSED

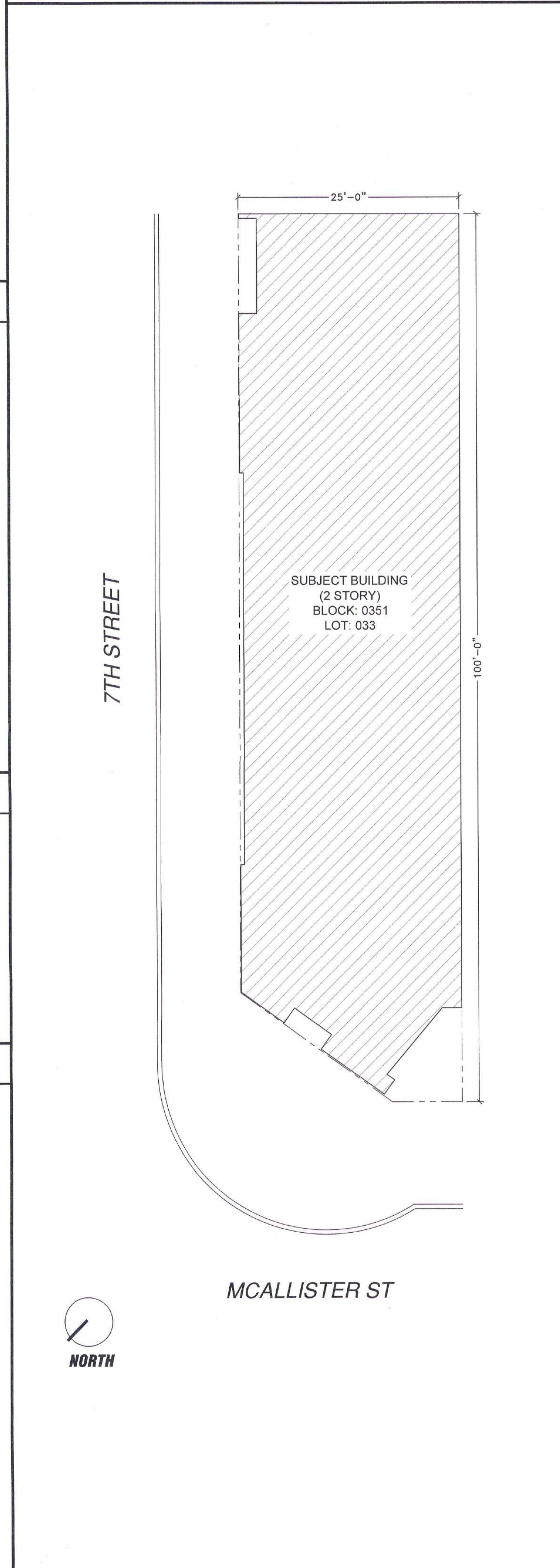
DEFERRED SUBMITTALS

NO PROPOSED DEFERRED SUBMITTALS

Capacity Charges
 Water
 3/26/24
 SFPUC
 8/26/24
 Jeffrey Fong

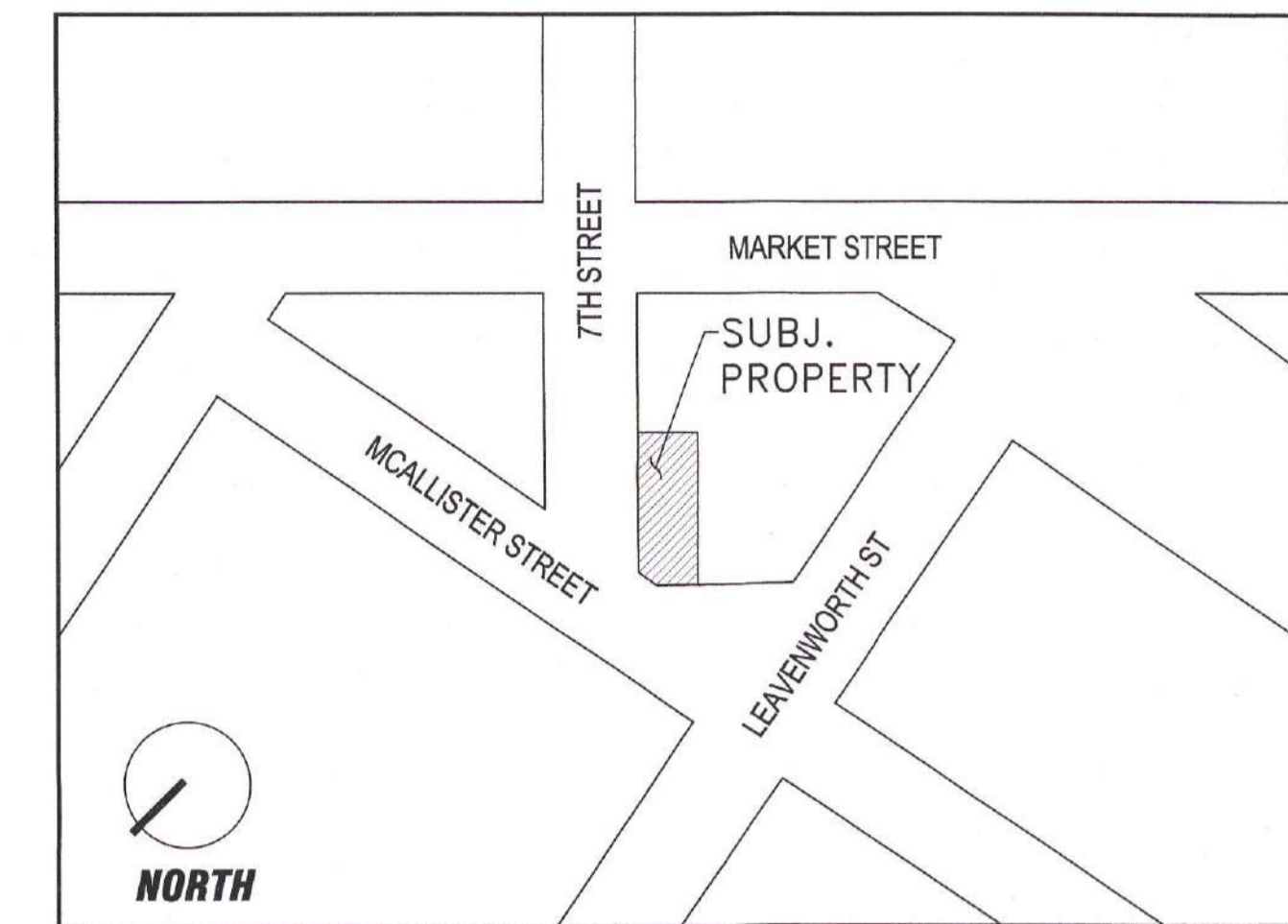
(E) SITE PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP

SCALE: NTS



AGENCY APPROVALS

PERMIT NUMBER
2024 0305 7168
 REVIEWED

For Compliance with City and County Ordinances and State Codes:
 The stamping of this plan and these specifications SHALL NOT be held to permit or to be an approval of the violation of any City and County ordinance or State Law

Approval is subject to the inspection by the Fire Department
5 Sheets
 These plans must be kept on the premises and accessible to the inspection at all times.

ELECTRICAL AND PLUMBING WORK REQUIRE SEPARATE APPROPRIATE PERMITS

RECEIVED
 MAR 25 2024
 DEPT. OF BUILDING INSPECTION
 THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING ACCEPTED

EMERGENCY LIGHTING, EXIT SIGNAGE, AND FIRE EXTINGUISHER PLACEMENT SHALL BE FIELD VERIFIED.

Radio Test is Required per SFPD AB#2.01 Addendum G

APPROVED
 Dept. of Building Insp. - San Francisco
 MAR 29 2024

Carey McElroy, DBI
 MAR 26 2024

Jia Hong Situ
 MAR 22 2024
 SF Planning Department

Jia Hong Situ
 MAR 26 2024
 SF Planning Department

James Marsh, SFPD
 MAR 26 2024

DPH N/A
 MAR 26 2024

Timothy Negrete, DBI
 MAR 20 2024
 No MOP on Date 7/17/24

PLEASE NOTIFY DISTRICT INSPECTOR AT THE START OF WORK 415-694-8977
 734 210'S

REVISIONS

BANA INC.
 1880 GOLDEN GATE AVE,
 SAN FRANCISCO, CA 94115
 TEL. 415-752-2824

77 MCALLISTER ST.
 SAN FRANCISCO CA 94102

COVER SHEET,
 PROJECT DATA, AND
 SITE PLAN

DATE: 3/22/2024
 SCALE: AS NOTED

SHEET:
A0.0

2024 0305 7168

BANA INC.
1880 GOLDEN GATE AVE,
SAN FRANCISCO, CA 94115
TEL. 415-752-2824

77 MCALLISTER ST.
SAN FRANCISCO CA 94102

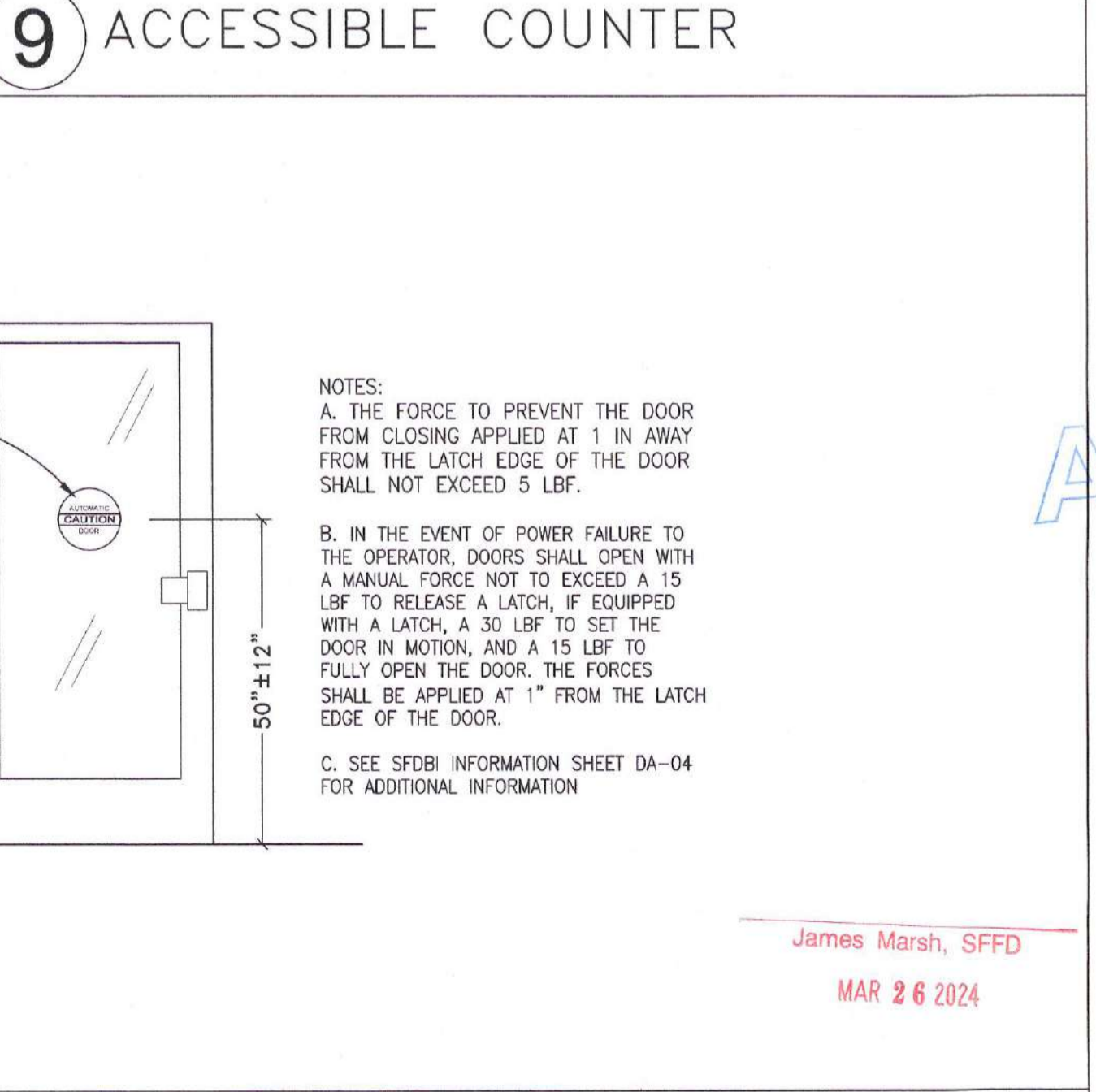
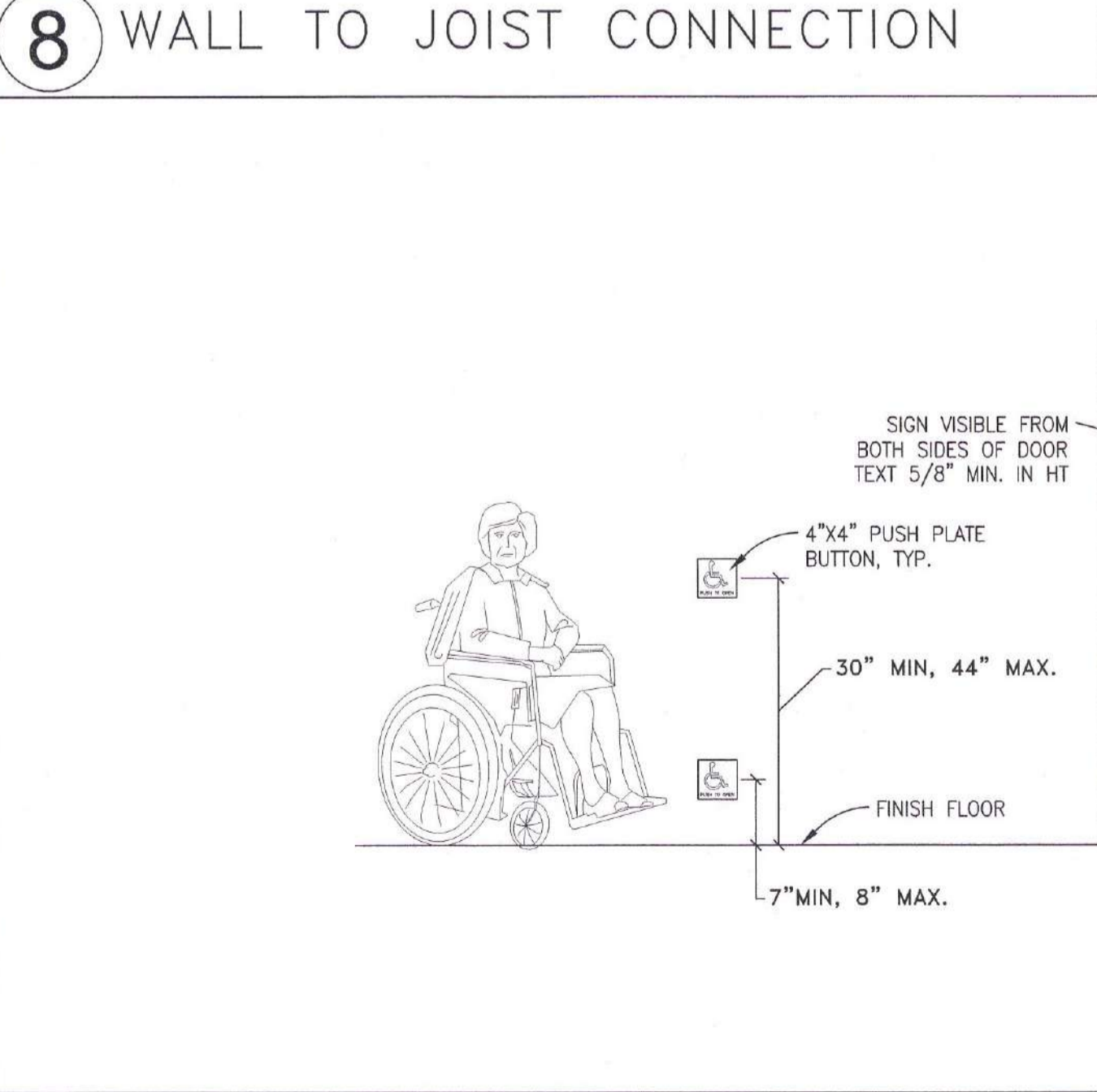
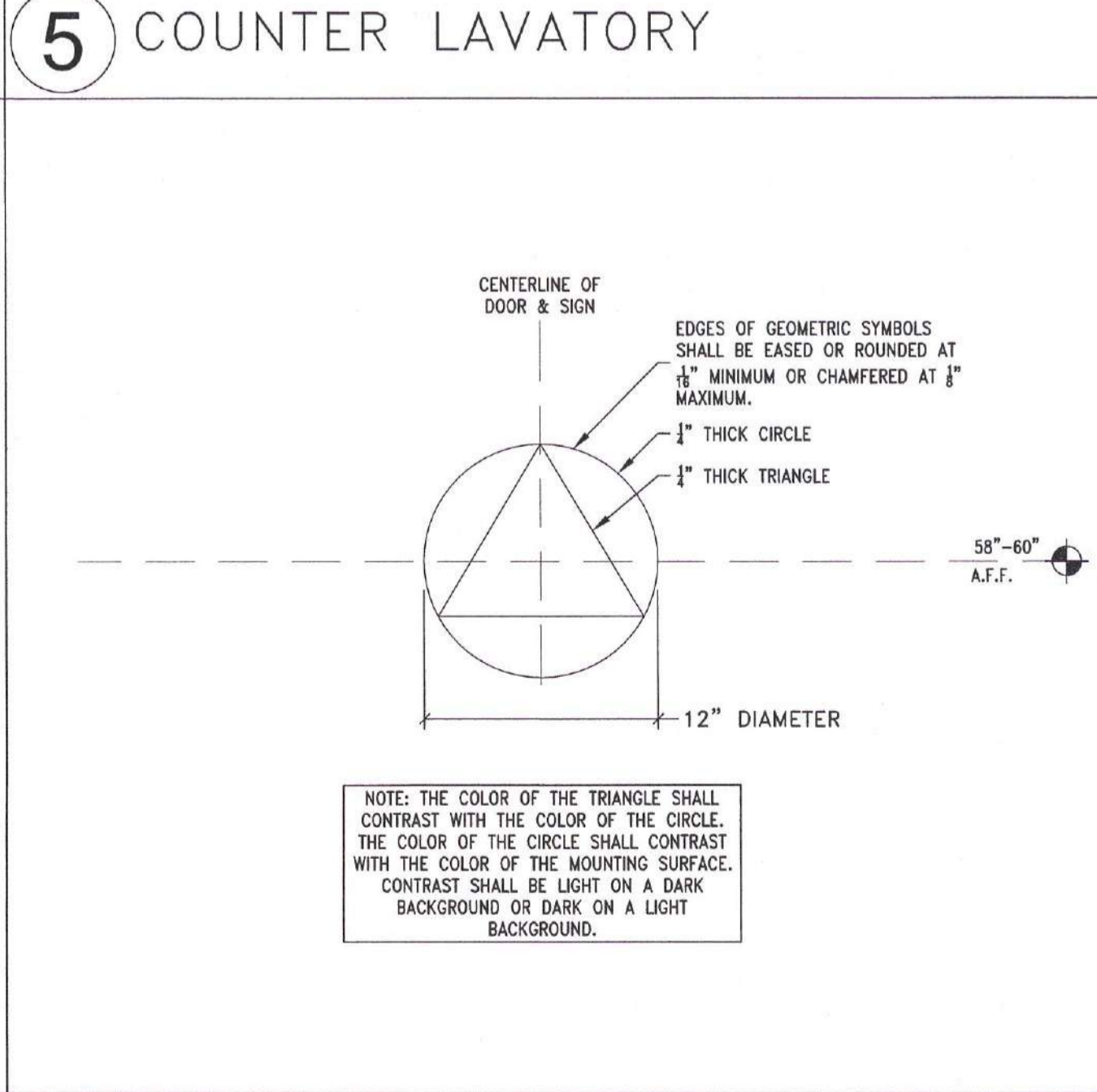
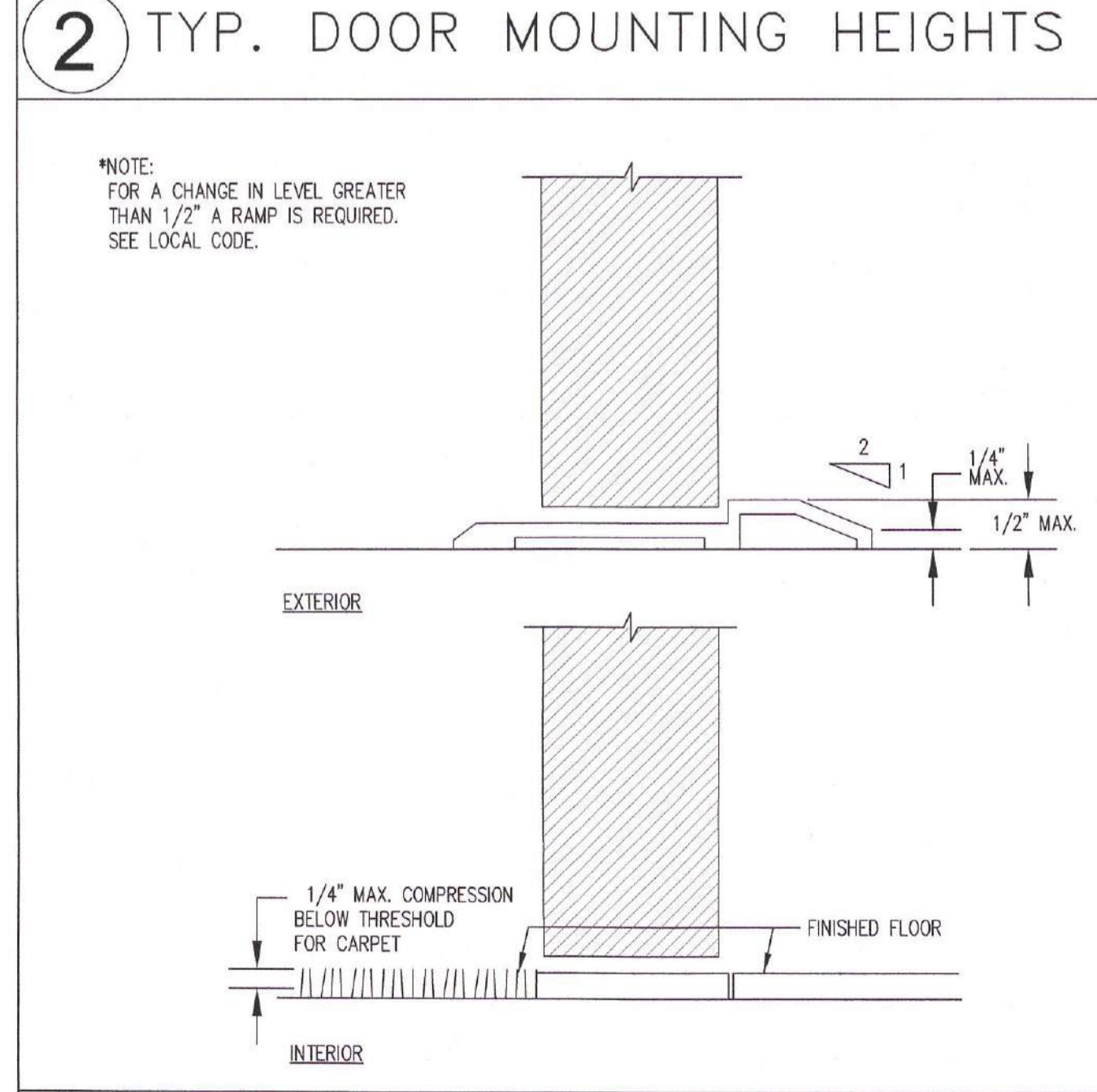
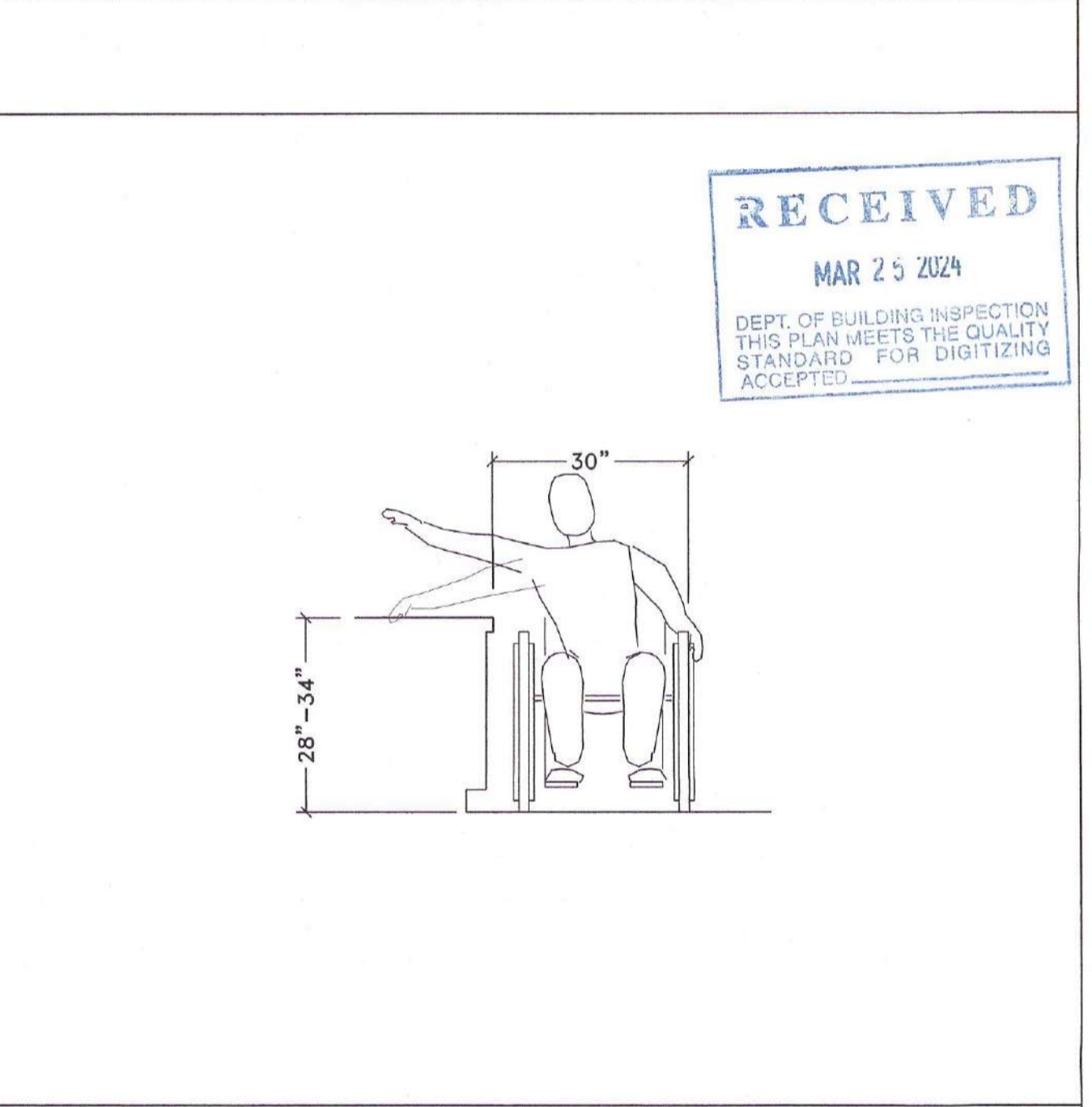
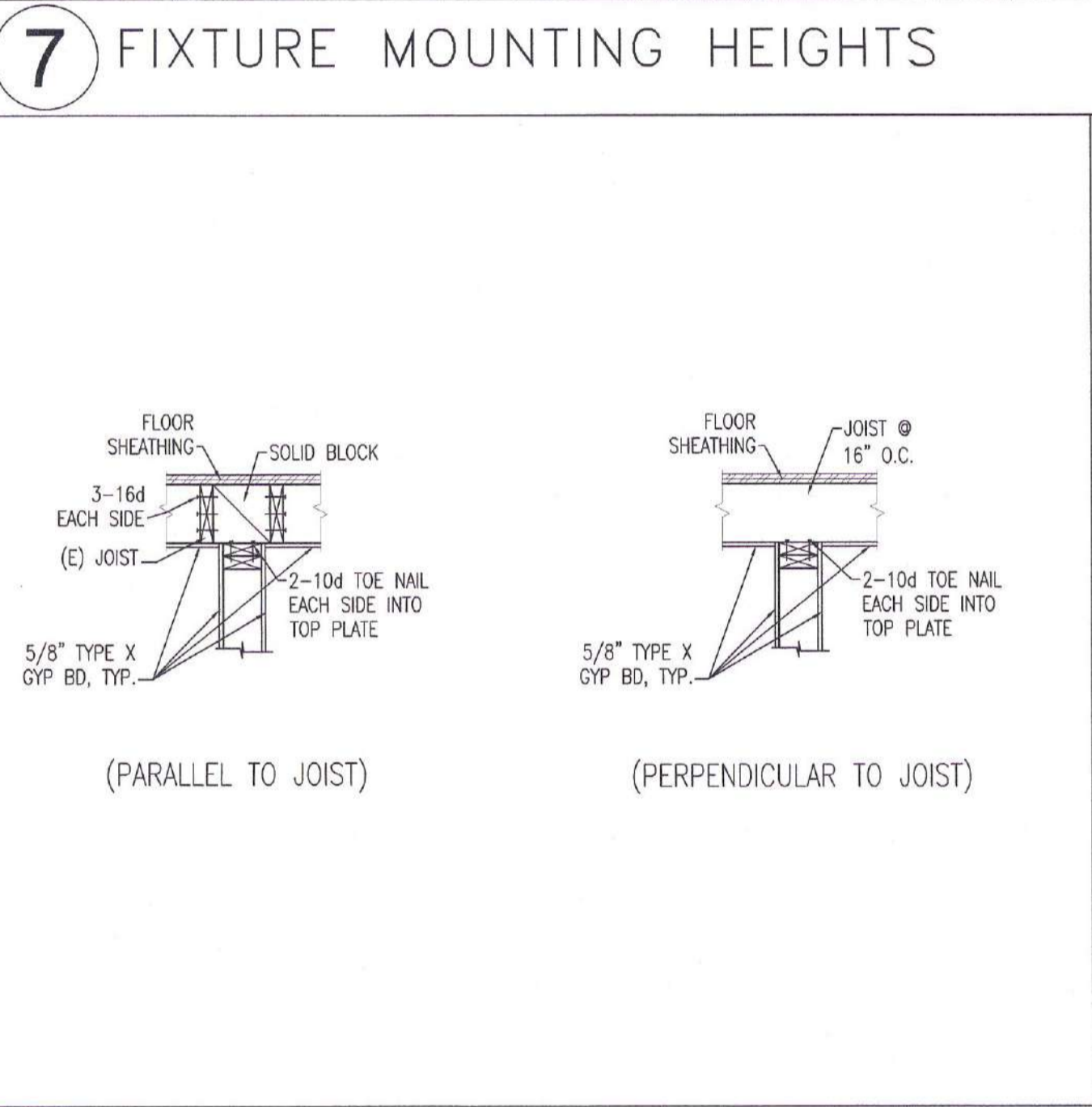
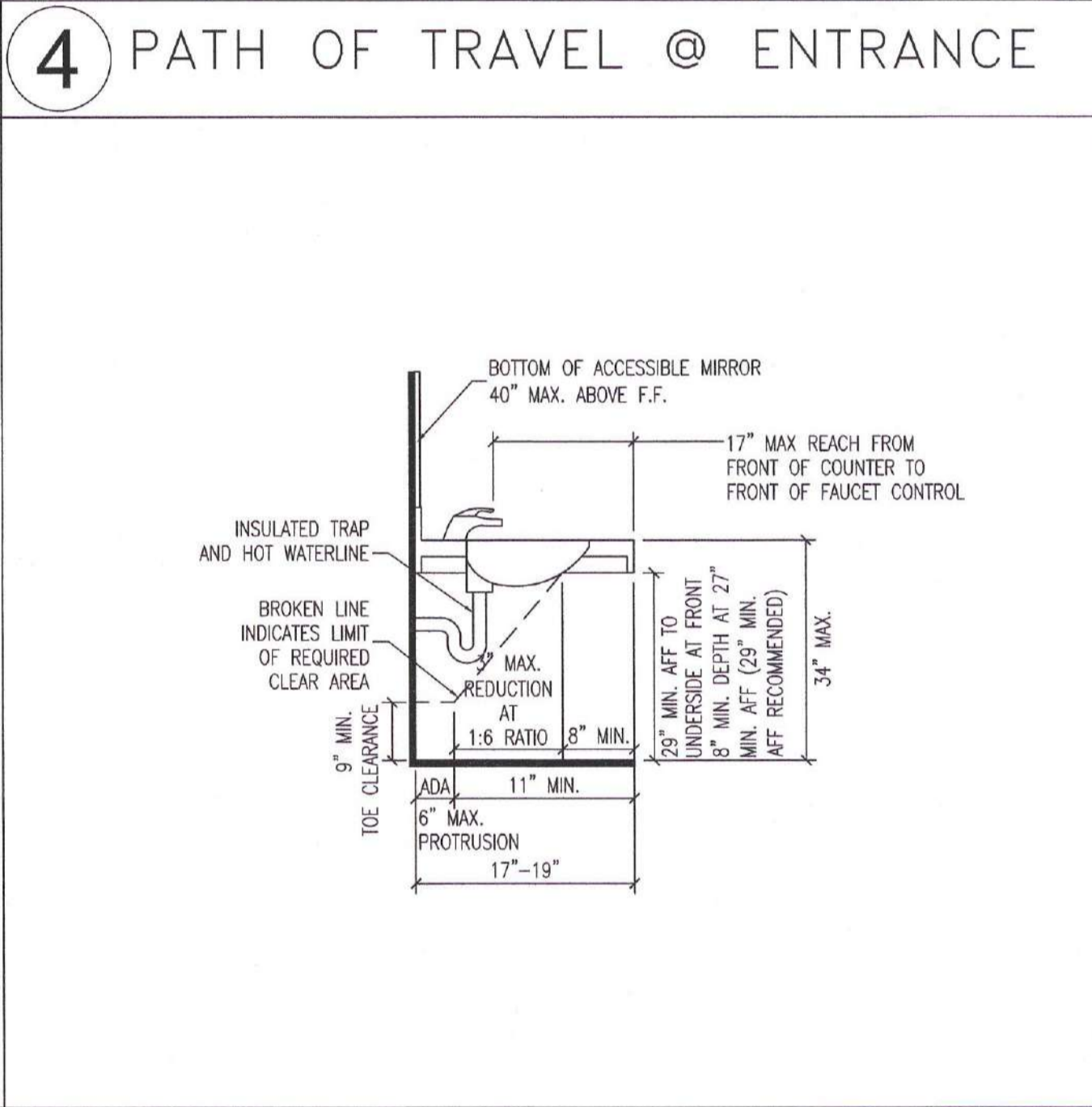
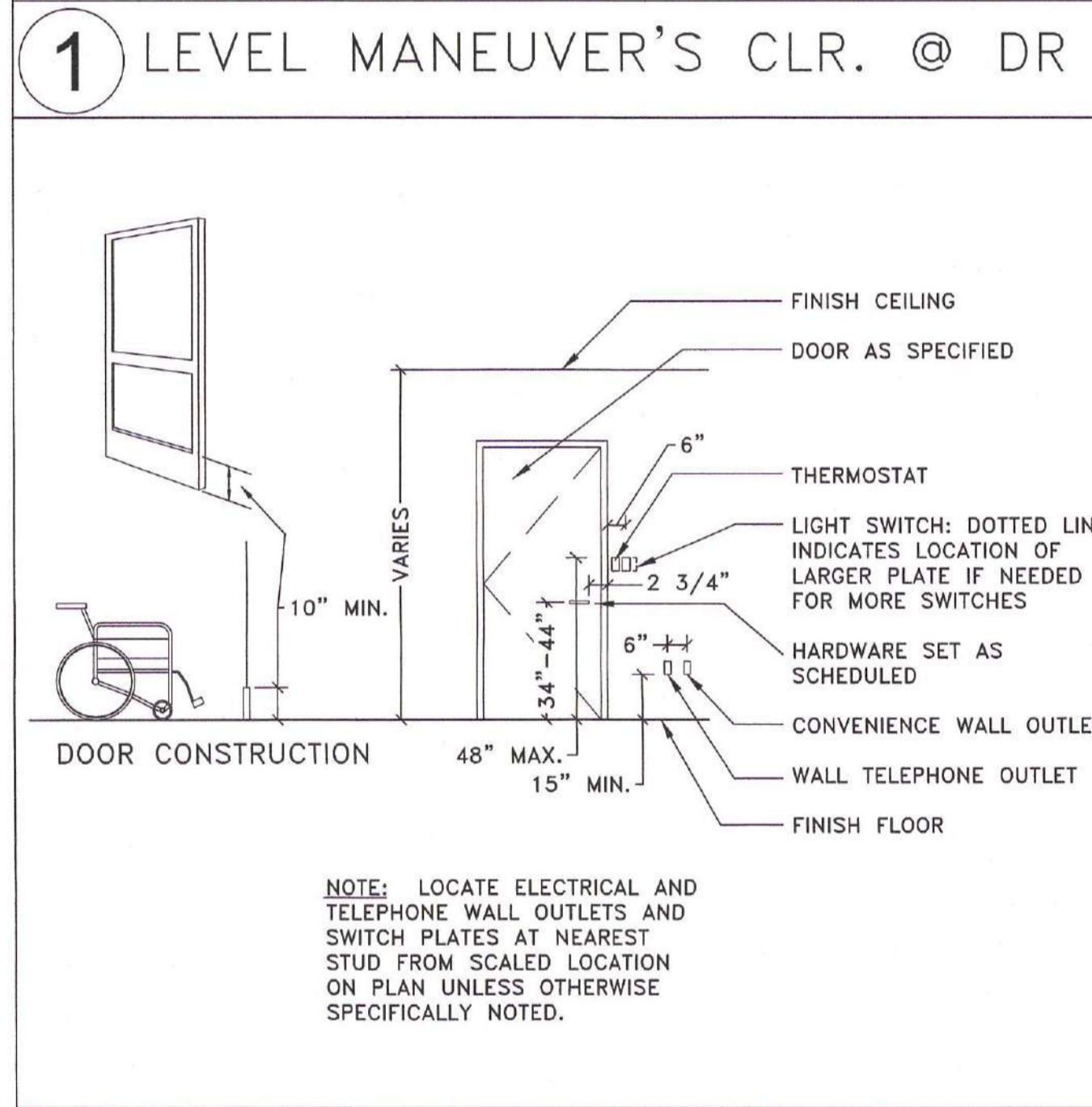
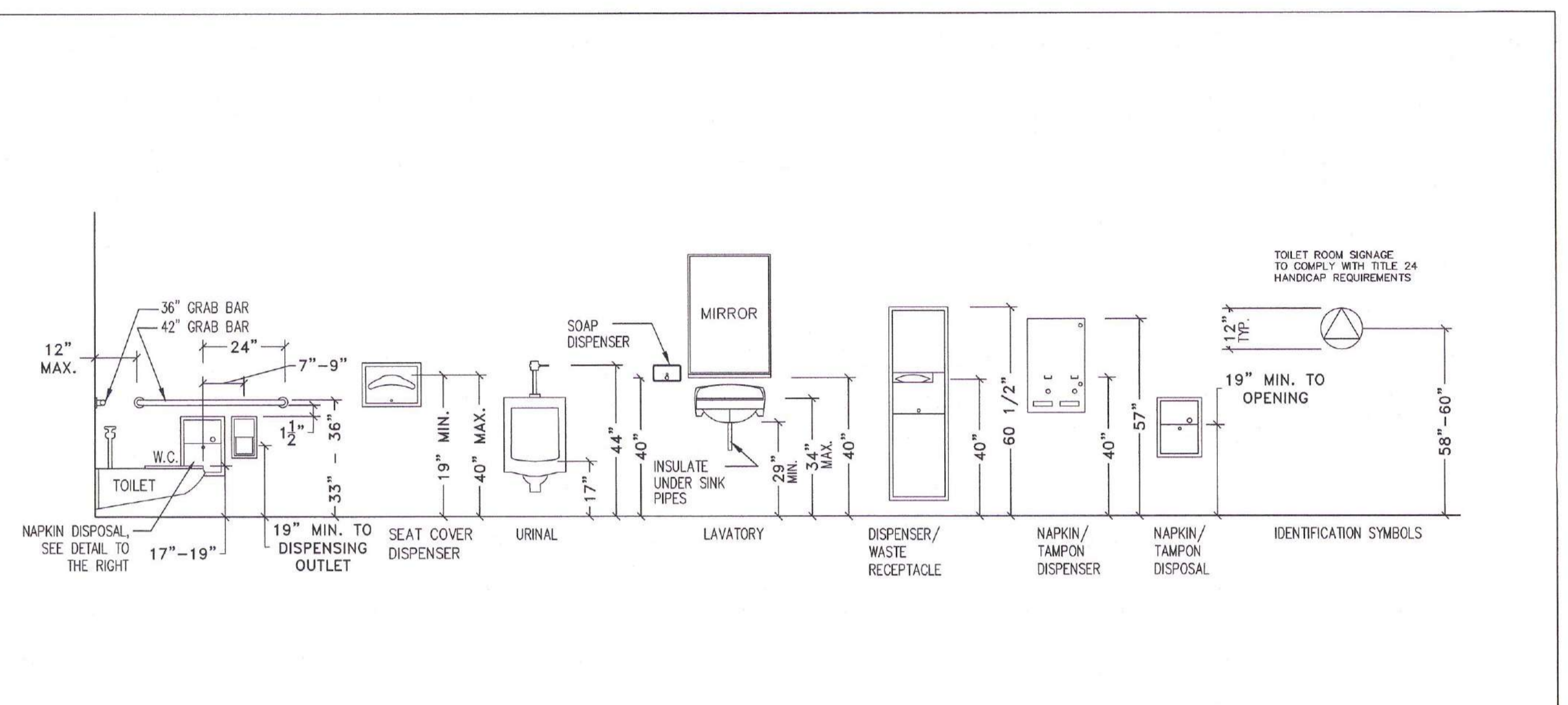
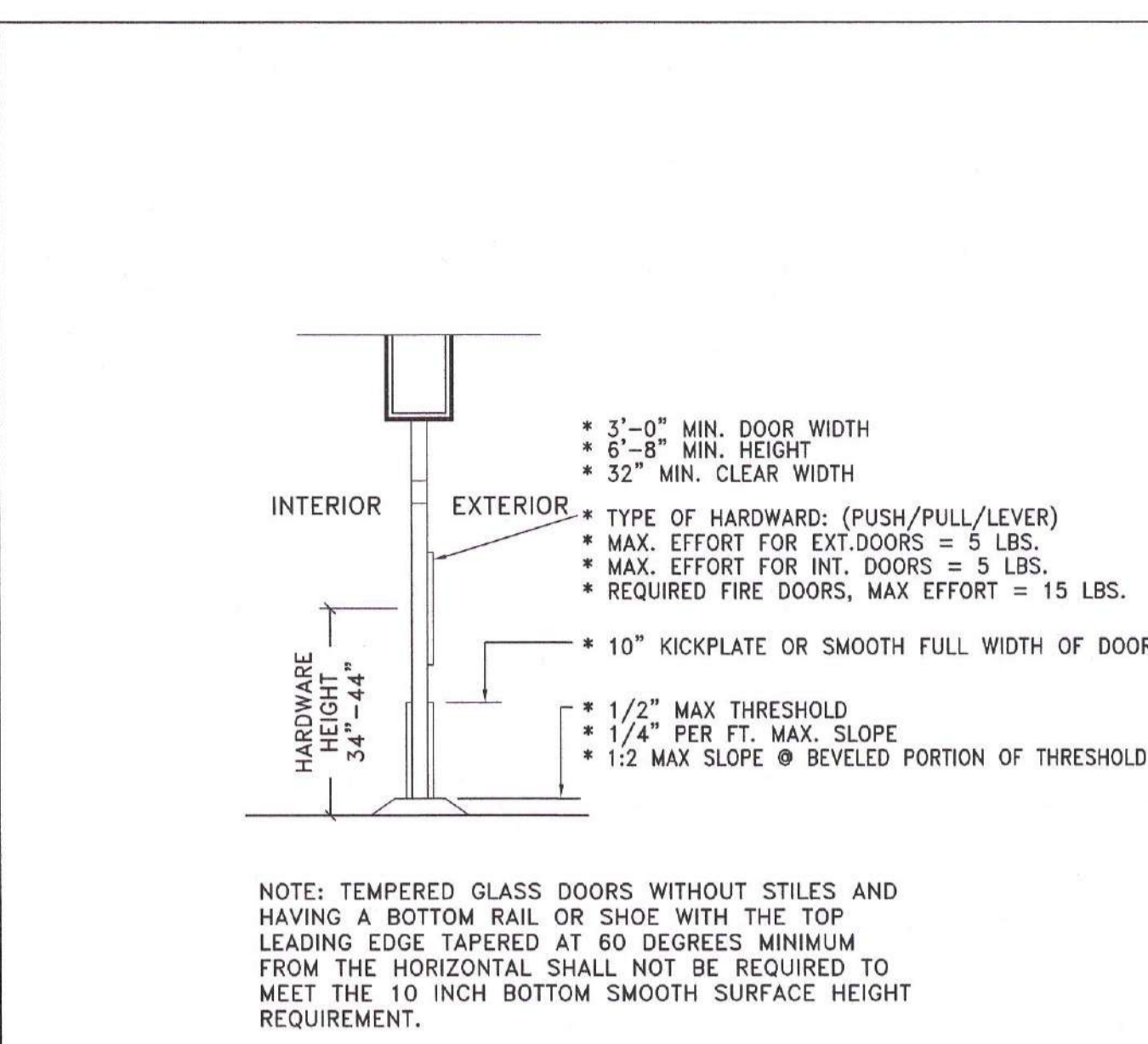
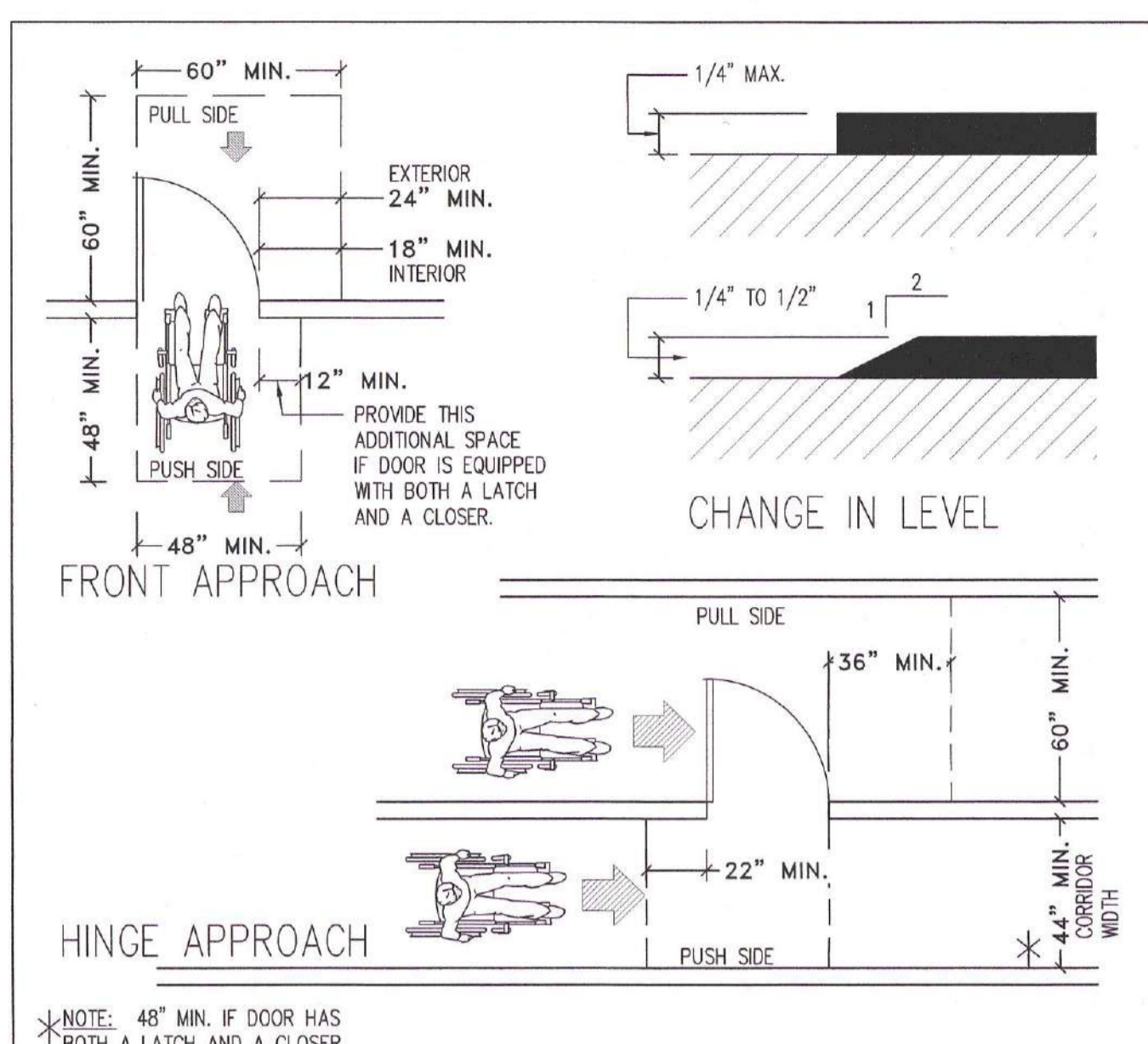
DETAILS
(2 OF 2)

DATE: 3/22/2024

SCALE: AS NOTED

SHEET:

A0.2



RECEIVED
MAR 25 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED

Carey McElroy, DBI
MAR 26 2024

APPROVED
Dept. of Building Insp
- San Francisco -
MAR 29 2024

James Marsh, SFFD
MAR 26 2024

*NOTE: 48" MIN. IF DOOR HAS BOTH A LATCH AND A CLOSER

NOTE: TEMPERED GLASS DOORS WITHOUT STILES AND HAVING A BOTTOM RAIL OR SHOE WITH THE TOP LEADING EDGE TAPERED AT 60 DEGREES MINIMUM FROM THE HORIZONTAL SHALL NOT BE REQUIRED TO MEET THE 10 INCH BOTTOM SMOOTH SURFACE HEIGHT REQUIREMENT.

NOTES:
A. THE FORCE TO PREVENT THE DOOR FROM CLOSING APPLIED AT 1 IN AWAY FROM THE LATCH EDGE OF THE DOOR SHALL NOT EXCEED 5 LBF.
B. IN THE EVENT OF POWER FAILURE TO THE OPERATOR, DOORS SHALL OPEN WITH A MANUAL FORCE NOT TO EXCEED A 15 LBF TO RELEASE A LATCH, IF EQUIPPED WITH A LATCH, A 30 LBF TO SET THE DOOR IN MOTION, AND A 15 LBF TO FULLY OPEN THE DOOR. THE FORCES SHALL BE APPLIED AT 1" FROM THE LATCH EDGE OF THE DOOR.
C. SEE SFDI INFORMATION SHEET DA-04 FOR ADDITIONAL INFORMATION

SCALE: N.T.S.

3/22/2024 8:48 PM

BANA INC.
1880 GOLDEN GATE AVE,
SAN FRANCISCO, CA 94115
TEL. 415-752-2824

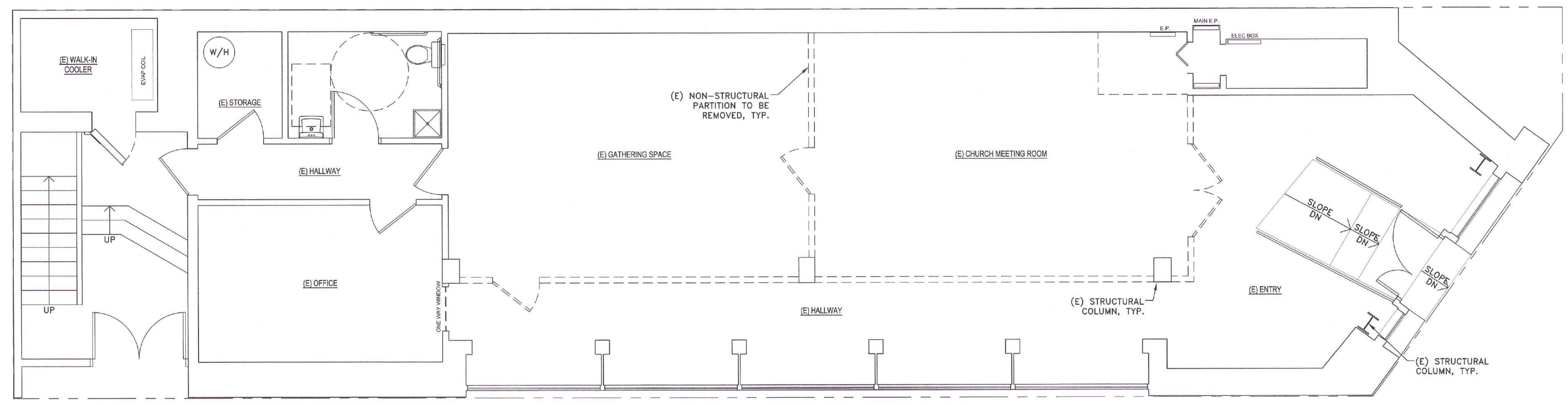
77 MCALLISTER ST.
SAN FRANCISCO CA 94102

EXISTING AND PROPOSED GROUND FLOOR PLANS

DATE: 3/22/2024
SCALE: AS NOTED

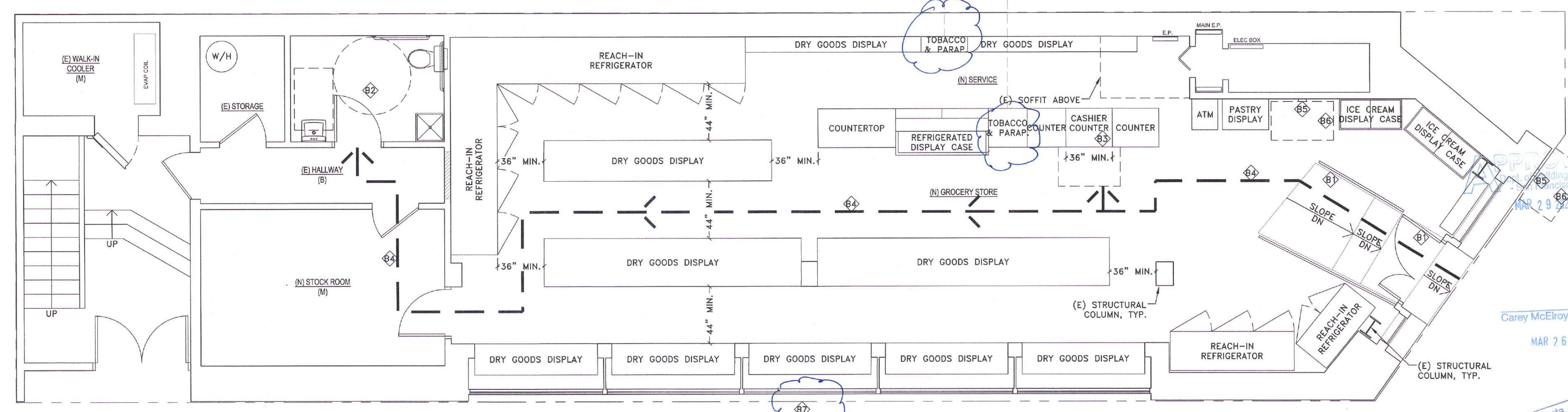
SHEET:

A1.0



2 EXISTING GROUND FLOOR PLAN
1/4" = 1'-0"

RECEIVED
MAR 25 2024
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR DIGITIZING
ACCEPTED



1 PROPOSED GROUND FLOOR PLAN
1/4" = 1'-0"

Jia Hong Situ
MAR 26 2024
SF Planning Department

Carey McElroy, DBI
MAR 26 2024

Timothy Nagata, DBI
MAR 26 2024

James Marsh, SFFD
MAR 26 2024

*NOT a space
existing conditions, existing outside air ventilation
existing lighting to remain*

- LEGEND:
- (E) WALL
 - (E) TO BE REMOVED
 - (N) STUD WALL, SEE 8 AO.2
 - BUILDING NOTE
- BUILDING NOTES:
- (E) NON-ACCESSIBLE ENTRY DOORS AND RAMPS.
 - RESTROOM, SEE DET 1 AO.1
 - COUNTER, SEE DET 9 AO.2
 - PATH OF TRAVEL
 - AUTOMATIC DOOR OPERATOR, SEE DET 10 AO.2
 - 30"x48" CLEAR FLOOR SPACE, LESS THAN 1:48 SLOPE IN ANY DIRECTION
 - STOREFRONT TRANSPARENCY TO BE MAINTAINED
 - TABACCO & PARAPHERNALIA TO OCCUPY <10% OF FLOOR AREA
 - BACK COUNTER DISPLAY 3'X1'=3FT²
 - FRONT COUNTER 2.5'X2.5'=6.25FT²
 - TOTAL SQ FTG=9.25FT²

BANA INC.
 1880 GOLDEN GATE AVE,
 SAN FRANCISCO, CA 94115
 TEL. 415-752-2824

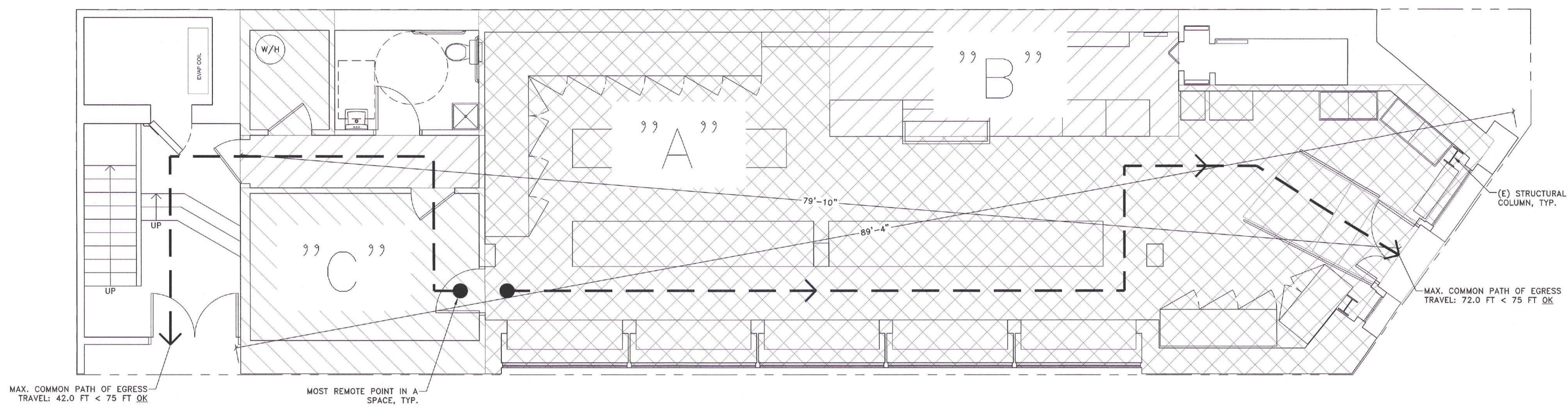
77 MCALLISTER ST.
 SAN FRANCISCO CA 94102

EGRESS/OCCUPANT
 LOAD PLAN,
 ENLARGED
 ENTRANCE PLAN

DATE: 3/22/2024
 SCALE: AS NOTED

SHEET:

A1.1



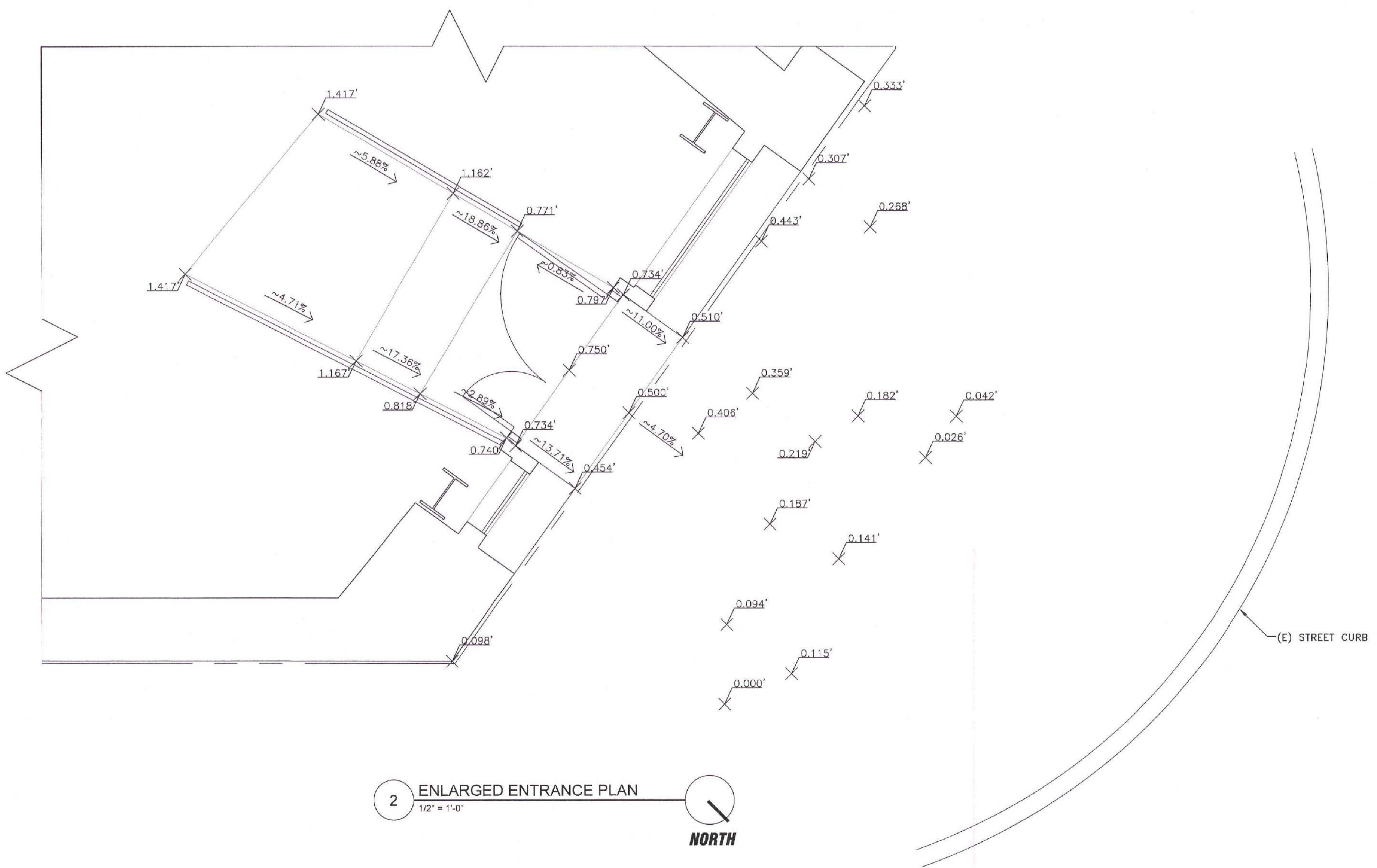
1 EGRESS/OCCUPANT LOAD PLAN
 1/4" = 1'-0"
 NORTH

CHAPTER 10 CODE SUMMARY

OCCUPANCY	M
SPRINKLERS	NON-SPRINKLERED
TOTAL NUMBER OF OCCUPANTS	25
MAXIMUM DIAGONAL OF AREA	89'-4"
EXIT SEPARATION	79'-10"
MINIMUM # OF EXITS REQUIRED	2 TOTAL, BUT ONLY 1 REQ. FROM EACH SPACE
MAXIMUM TRAVEL DISTANCE TO EXIT	200 FT
MAXIMUM LENGTH OF COMMON PATH OF EGRESS	75 FT

OCCUPANT LOAD TABLE

AREA	USE	AREA (S.F.)	FACTOR	OCCUPANTS
"A"	MERCHANTILE	1294 GROSS	60	22
"B"	BUSINESS	269 GROSS	150	2
"C"	STOCK AREA	270 GROSS	300	1
			TOTAL	25



2 ENLARGED ENTRANCE PLAN
 1/2" = 1'-0"
 NORTH



Carey McElroy, DBI
 MAR 26 2024

James Marsh, SFFD
 MAR 26 2024

CITY AND COUNTY OF SAN FRANCISCO
ENVIRONMENTAL HEALTH BRANCH

49 SOUTH VAN NESS AVENUE, SUITE 600, SAN FRANCISCO, CA 94103
T: 415 - 252 - 3800 | SFDPH.ORG/DPH/EH/FOOD/

PASS

Plaza Snacks & Deli

FACILITY NAME

77 McAllister St.

FACILITY ADDRESS

THIS FACILITY WAS INSPECTED BY SAN FRANCISCO ENVIRONMENTAL HEALTH
IN ACCORDANCE WITH THE CALIFORNIA RETAIL FOOD CODE AND
HAS SATISFACTORILY PASSED.

5/23/24

INSPECTION DATE

J. Wells

INSPECTOR

A COPY OF THE MOST RECENT INSPECTION REPORT
IS AVAILABLE FOR REVIEW UPON REQUEST AT THIS LOCATION.

Patrick Fosdahl

PATRICK FOSDAHL, MS, REHS
ACTING DIRECTOR OF ENVIRONMENTAL HEALTH

Glossary of Photo Exhibits

- 1. Image dated 7/21/2023 (before my business opened) showing people accumulating on the sidewalk outside.**
- 2. Image dated 7/26/2023 (before my business opened) showing people accumulating on the sidewalk outside.**
- 3. Image dated 04/18/2024 showing people accumulating on the sidewalk outside outside of my business.**
- 4. Image dated 04/18/2024 showing people accumulating on the sidewalks across the street from my business.**
- 5. Image showing people accumulating on the sidewalks outside of a business on Turk & Leavenworth (Taken in 2024)**
- 6. Image showing people accumulating on the sidewalks outside of a business on 9th & Mission (Taken in 2024)**
- 7. Image showing people accumulating on the sidewalks outside of a business on Hyde & Eddy (Taken in 2024)**
- 8. Image showing people accumulating on the sidewalks outside of a business on Ellis & Jones (Taken in 2024)**

Image 1



Image 2

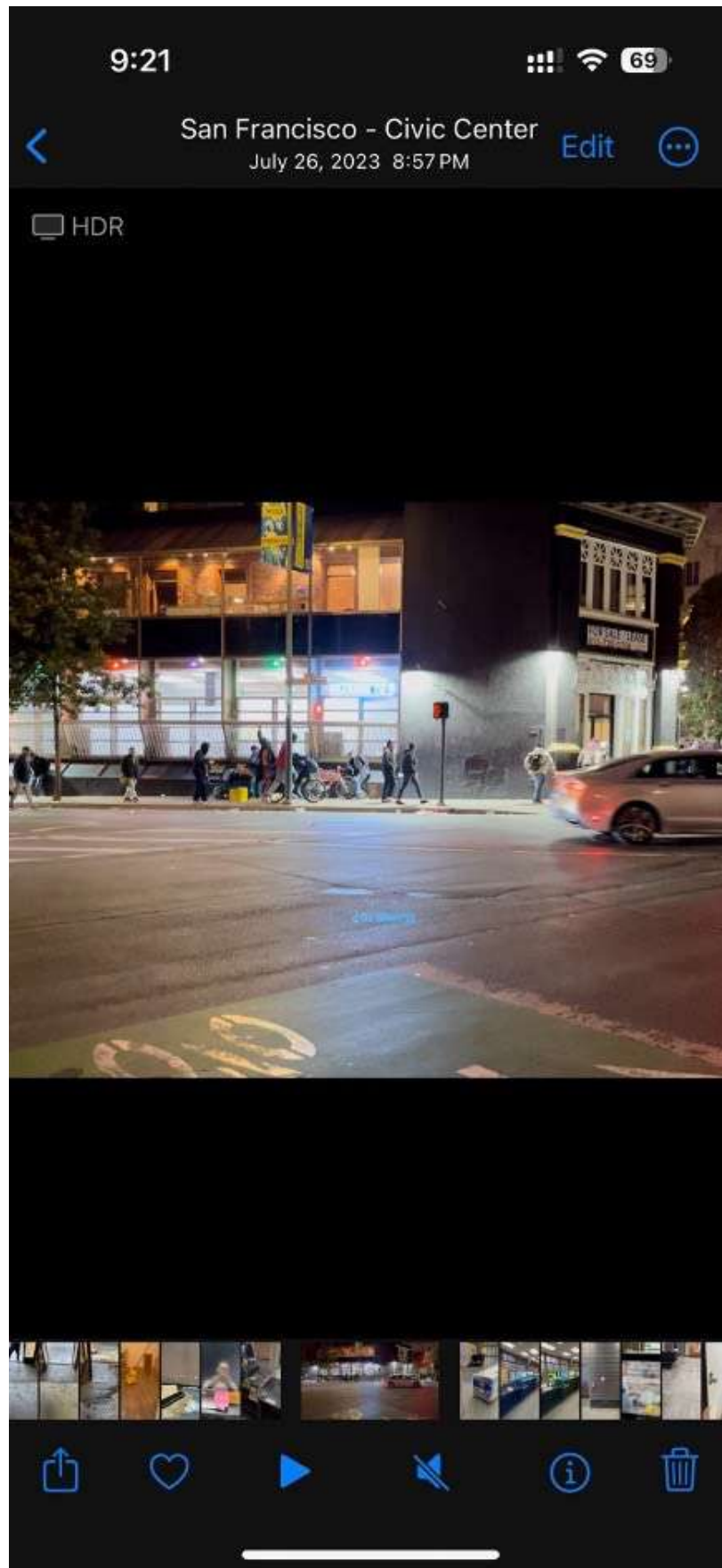


Image 3



Image 4



Image 5



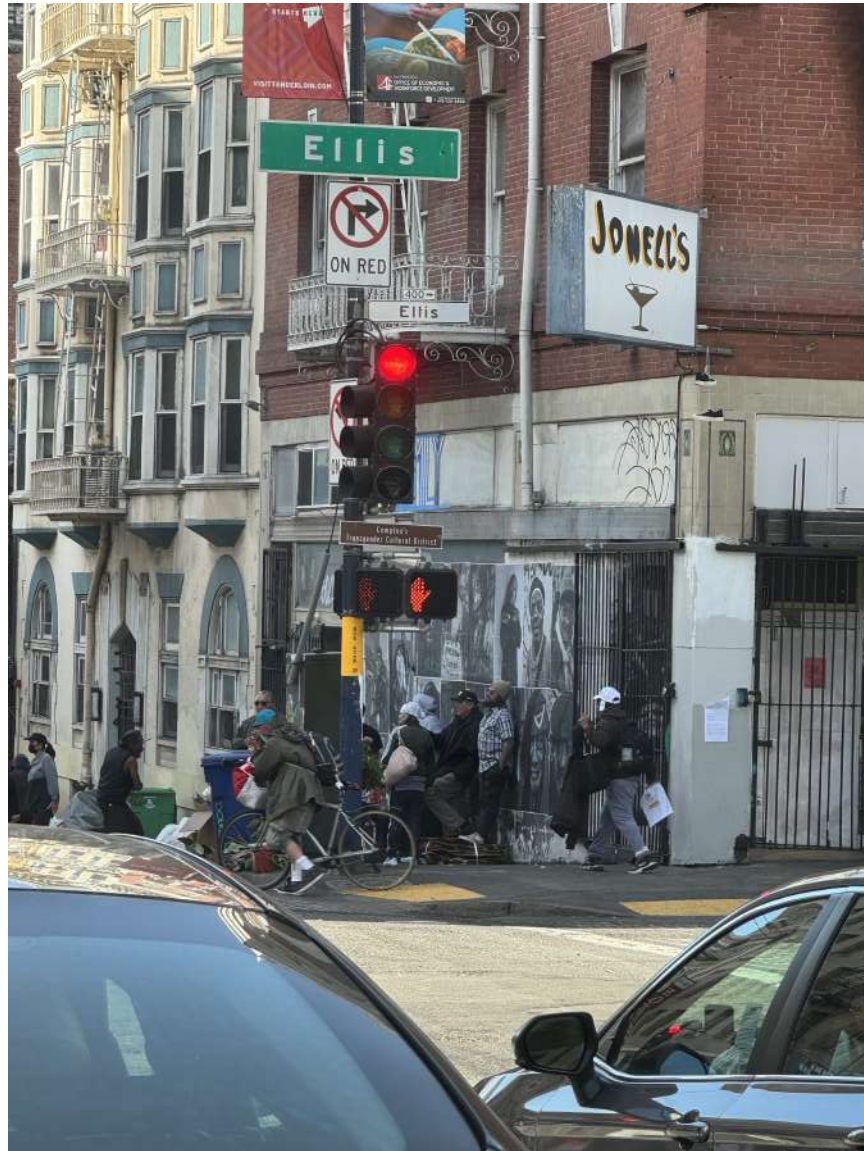
Image 6



Image 7



Image 8



PUBLIC COMMENT



May 28th, 2024

Board of Appeals
San Francisco, CA 94103

Re: Appeal No.: 24-031 Civic Center Community Benefit District vs. DBI, PDA

Dear the Honorable Members,

The Neighborhood Business Alliance is a 501c6 Non-Profit Trade Association that brings together disproportionately impacted business communities to advocate for sensible, informed solutions to local economic policies and beyond. This current entity is built from long standing ethnic trade associations like the Arab Grocers Association and reflects family businesses, and workers and industry and community allies coming together to create a collaborative voice on economic issues affecting them the most. Officially formed in 2019, we facilitate the growth and development of our members through ongoing government advocacy; legal, financial, and entrepreneurial support and education; as well as innovative programs that strengthen local merchants, groups, and communities. One of our major goals is to enable members to participate fully in their region's local political landscape and economic development without regard to race, color, creed, origin and class. Our founding member businesses and staff are leaders in the Palestinian, Yemeni, Sudani, etc communities in the Bay Area and throughout California. We currently engage in food access and produce supply chain projects as we build our mutual-aid and social impact capacity as an Organization.

We are writing to express our support in the business at 77 McAllister and owners, Riad Algham in their pursuing of business operating permits and building permits. As an organization, we understand the struggles of our sector businesses first-hand and know what business, technical and social support is needed . Prior to a complaint filed against the business and a contestation of permits sought in the City and County of San Francisco, the business was not approached by the Community Benefit District or any other party regarding business activities and community concerns. We hope to provide support to the business as they implement community operating agreements and maintain compliant business practices.

Thank you for your time and consideration.

Sincerely,
Neighborhood Business Alliance Executive Board