### **Discretionary Review Analysis**

#### **Medical Cannabis Dispensary**

**HEARING DATE JANUARY 26, 2017** 

Date: January 12, 2017
Case No.: 2016-009352DRM

Project Address: 2442 Bayshore Boulevard

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

RH-1 (Residential, House-One-Family) District

55-X Height and Bulk District

Visitacion Valley / Schlage Special Use District

Block/Lot: 6249 / 020

Project Sponsor: Victor Nguyen, Elevated Systems Inc.

2442 Bayshore Blvd, San Francisco, CA 94134 bayshoregroupinc@gmail.com or (415) 710-4411

Property Owner: Charlie Seto, 2440 Bayshore Blvd #1, San Francisco, CA 94134

charliewaiseto@gmail.com or (415) 298-9527

Staff Contact: Colin Clarke at (415) 575-9184 Colin.Clarke@sfgov.org

Recommendation: Take Discretionary Review and Approve with Conditions

#### PROJECT DESCRIPTION

The proposal is a request for a Mandatory Discretionary Review of Building Permit Application No. 2016.0830.6390, pursuant to Planning Code Sections 202.2(e)(1) and 712.84, to establish a Medical Cannabis Dispensary (MCD) use (d.b.a. Elevated Systems) in the existing 880 square-foot vacant tenant space at the ground floor of the existing two-story mixed-use building. No parking is required and no physical expansion is proposed for the structure.

The proposed MCD would include on-site sales of medical cannabis and medical cannabis edibles. The MCD would not include on-site use of medical cannabis (e.g. smoking, vaporizing, or consumption of medical cannabis edibles), or on-site cultivation (harvesting of cannabis). The operator will fully comply with the comprehensive regulatory framework for MCDs in San Francisco. The site will be fully renovated to meet the requirements of the Department of Public Health, Department of Building Inspection, and other agencies. Modifications will be made to comply with Mayor's Office of Disability requirements, i.e. new accessible restroom.

The Elevated Systems business has been formed with the purpose of providing safe, secure, affordable, and convenient access to medical cannabis to underserved patients in the Visitacion Valley area and District 10 residents, and helping to revitalize the commercial corridor (many vacancies exist) and the community in partnership with civic leaders (non-governmental organizations (NGOs) with an emphasis on education and youth centers, non-profits, charities, service providers), with priorities that include regulatory compliance, patient education, dispensing the proper medication, compassion, vendor quality, patient safety, respecting neighbors, and becoming a trusted community partner. Medical Cannabis

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

Reception: 415.558.6378

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415.558.6409

Planning Information: 415.558.6377 Dispensaries in the NC-3 District (Planning Code Section 712.84) may operate between the hours of 8am and 10pm. However, the proposed MCD would operate with hours daily between 9am-7pm, closing earlier than the permitted 10pm, out of courtesy for neighbors.

The operator has stated that Expert Service Professionals Security, a San Francisco company "with deep roots in Visitacion Valley" will be employed for security. The operator will maintain full-time security, including two security guards at all times during operations, interior and exterior video cameras, motion detectors, alarms, and panic buttons monitored 24/7 by Tyco Integrated Systems, Inc. There will be a security guard at the front door, who will be checking IDs and doctor recommendations and providing a visible presence on the block to deter criminal activity. Additionally, there will be a second security guard to patrol the immediate neighborhood to actively enforce good-neighbor policies and to ensure that the MCD positively contributes to the neighborhood commercial district, including patrolling the area to prevent double-parking, cannabis consumption, loitering, harassment, and crime, ensure patients and community members are safe, and escort patients to their vehicles. Security guards will use a handheld radio system to ensure constant contact with management and security personnel. There will be a Knowledge Transfer phase at the end of each security shift, e.g. to communicate their patrol, risk issues, unruly patient list, and any other relevant information, between security personnel and management.

Planning Code Section <u>790.141</u> states that all MCDs are required to be heard by the Planning Commission, which will consider whether or not to exercise their discretionary review powers over the building permit application.

#### SITE DESCRIPTION AND PRESENT USE

The project site is improved with a two-story mixed-use building of approximately 3,250 square feet. The ground floor tenant space has been vacant since 2015 when Asian Pacific American Community Center (APACC) vacated, and relocated to 66 Raymond Avenue. The proposed MCD would occupy approximately 880 square feet at the ground floor below two existing dwelling units at the second floor. The building is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District. A portion of the lot, including off-street parking, residential common open space, storage, and waste bins, is within the RH-1 (Residential - House, One-Family) Zoning District.

#### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is near the middle of the west side of the 2400 block of Bayshore Boulevard, between Visitacion and Leland Avenues. The property is within the Visitacion Valley Invest in Neighborhoods (IIN) Initiative Area. This corridor was rezoned during the Visitacion Valley planning process. The building is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District. The NC-3 District is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The NC-3 District is a linear district located along a heavily trafficked thoroughfare (Bayshore Boulevard) that also serves as a major transit route. NC-3 Districts include some of the longest linear commercial streets in the City, with this one having continuous commercial (and some industrial development) for many blocks. Large-scale lots and buildings and wide streets distinguish the district from smaller-scaled commercial streets, although the District includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with

occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

The vicinity of 2442 Bayshore Boulevard contains medical uses including North East Medical Services and Visitacion Valley Pharmacy within two blocks. Other uses within the subject block include dwellings, vacant storefronts, banks, grocery markets, food uses, nail salon, cleaners, mobile phone retail store, post office, church, auto service centers, and a large future development site (Schlage Lock) across the street.

The Project Site is well-served by transit, with major buses running along Bayshore Boulevard, and crosstown and local-serving buses nearby. Given the area's accessibility to the City's transit network, parking is not required. The Project Site is located within one-quarter-mile of MUNI lines KT, 9R, 9, 8AX, 8BX, 8, and 56, within 0.6-miles of the regional-serving Caltrain Bayshore Station (which will be 0.2-miles when streets are developed on the Schlage Lock site, e.g. Visitacion Avenue extension to Tunnel Avenue), and within 3-miles of two regional-serving BART stations (Glen Park and Balboa Park). The General Plan includes Transit Preferential Streets: Bayshore Blvd is Transit Important and Visitacion Ave is Transit Oriented. There is metered parking on Leland Ave and Desmond Street with hours of 9am-6pm Mon-Sat and 12-6pm Sun (refer to attached map). Two public parking garages are located within approximately one block. There is a bike lane along Bayshore Boulevard and nearby access to U.S. Highway 101.

#### ISSUES AND OTHER CONSIDERATIONS

• **Medical Cannabis Dispensary (MCD).** Planning Code Section <u>202.2(e)(1)</u> states that all MCDs are required to be heard by the Planning Commission, which will consider whether or not to exercise its discretionary review powers over the building permit application.

San Francisco Health Code Section 3308

(e) It is unlawful for any person or association operating a medical cannabis dispensary under the provisions of this Article to permit any breach of peace therein or any disturbance of public order or decorum by any tumultuous, riotous or disorderly conduct, or otherwise, or to permit such dispensary to remain open, or patrons to remain upon the premises, between the hours of 10 p.m. and 8 a.m. the next day. However, the Department shall issue permits to two medical cannabis dispensaries permitting them to remain open 24 hours per day. These medical cannabis dispensaries shall be located in order to provide services to the population most in need of 24 hour access to medical cannabis. These medical cannabis dispensaries shall be located at least one mile from each other and shall be accessible by late night public transportation services. However, in no event shall a medical cannabis dispensary located in a Small-Scale Neighborhood Commercial District, a Moderate Scale Neighborhood Commercial District, or a Neighborhood Commercial Shopping Center District as defined in Sections 711, 712 and 713 of the Planning Code, be one of the two medical cannabis dispensaries permitted to remain open 24 hours per day.

The proposed MCD at 2442 Bayshore Blvd will afford the non-profit cooperative the much desired opportunity to comply with the SF Health Code and operate legally and under the SFDPH supervision. The applicant is still required to file a permit application with SFDPH and will be subject to their regulations including tax compliance, non-profit operation, background checks, and annual compliance inspections. This project is a change of use to a Medical Cannabis Dispensary use independent of other uses within the existing building.

- Planning Code Compliance. The proposed Medical Cannabis Dispensary complies with all standards and requirements of the Planning Code. The Zoning Administrator confirmed in the 2015-014222ZAD letter dated May 16, 2016 that the site meets the proximity requirements, and reconfirmed during preparation of this staff report. Most notably, the Project Site was found to be located more than 1,000-feet from any active permitted community facility or recreation center that primarily serves persons under 18 years of age; no public or private elementary or secondary schools are located within 1,000-feet. However, the proposed MCD is within 1,000-feet of the uses described below, which do not have proximity restrictions that would prevent the proposed MCD use from Planning Code compliance.
  - 1. 73 Leland Ave, 0.1-mile away: includes the administrative office for Real Options for City Kids (ROCK), which is also used for middle and high school students during the school year on weekends, but does not primarily serve persons under 18 years old.
  - 2. 50 Raymond Ave, 0.2-miles away: Visitacion Valley Community Center is not primarily youth-oriented as the majority of their services include senior services, food distribution, and resources/referrals for families.
  - 3. 66 Raymond Ave, 0.2-miles away: Asian Pacific American Community Center (<u>APACC</u>) services are primarily for seniors, and for adults by providing education, resources, and referrals, and serves families, with linguistics and cultural programs.
  - 4. The <u>Community Garden</u> of the Visitacion Valley Greenway includes 26 individual gardening plots, with six (6) plots for youth programs. This facility does not primarily serve persons under 18 years old.
  - 5. The <u>Herb Garden</u> of the Visitacion Valley Greenway is an outdoor park with a terraced herb garden, picnic areas, patios, and landscaping, with a venue for outdoor activities, but no specific programs are operated there primarily for youth.
- MCD Concentration, Clustering, and Effect on Neighborhood. Although the SF Health Code does not prohibit clustering of MCDs, clustering is an issue that has been raised and may create unique neighborhood issues. However, there are no other Medical Cannabis Dispensaries permitted in the neighborhood or in the subject property's Zoning District. The nearest permitted Medical Cannabis Dispensary is 4218 Mission Street (2.6 miles away) d.b.a. The Green Cross. There is an MCD proposed 1-mile away at 3015 San Bruno Ave d.b.a. SBA Wellness; after the hearing and closing public comment on January 5, 2017, 2016-000119DRM was continued to September 21, 2017. There is an MCD (2016-013942DRM) proposed 249-feet away at 5 Leland Ave / 2400 Bay Shore Blvd d.b.a. Connected SF. Please refer to the attached maps. With no clustering impacts, and security patrols to prevent illegal activity, the Project Sponsor will work to ensure minimal effects on the neighborhood.

• Proposition 64/Adult Use of Marijuana Act. Although approved by the voters in November 2016, the Adult Use of Marijuana Act does not authorize any existing or future MCD to distribute nonmedical (aka "adult use") cannabis without (1) a state license and (2) compliance with San Francisco's local laws. While Proposition 64 requires the State to begin issuing licenses by January 2018, the Planning Department, along with other City agencies, is crafting local land use and other regulatory controls to address the production, processing, and sale of adult use cannabis. Per Mayor Lee's <a href="Executive Directive 16-05">Executive Directive 16-05</a>, these regulations are to be introduced by September 2017 so that they can be effective prior to the onset of the State licensing system. It is anticipated that these controls will address existing MCDs that wish to distribute cannabis for adult use in addition to, or instead of, medical use. As with any change to the Planning Code, these controls will be presented to the Planning Commission for review and discussion prior to consideration by the Board of Supervisors and Mayor.

#### **HEARING NOTIFICATION**

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	December 27, 2016	December 27, 2016	30 days
Mailed Notice	30 days	December 27, 2016	December 23, 2016	34 days

#### PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	None	None	None
Other neighbors on the block or directly across the street	None	5	None
Neighborhood groups or others	680	1	None

The Project Sponsor began outreach to the community approximately one year ago. In early 2016, the Project Sponsor met with Rex Tabora from Asian Pacific American Community Center (APACC), Jack Siu from Visitacion Valley Strong Families (VVFSC: Family Services Collaborative), and Lesette Gray from Mayor's Youth Employment & Education Program (MYEEP), to introduce the project. In mid-2016, the Project Sponsor met with Kim Mitchel from TURF (Together, United, Recommitted Forever at 1652 Sunnydale Ave, 0.9-miles away), Drew Jenkins from The Way Program (Sunnydale: PTSD, cancer treatment and education), and Ruth Jackson from Polly's Family Support Center. The Project Sponsor later met with TURF and The Way Program several times, and Ruth Jackson twice. The Project Sponsor donated to and volunteered at TURF's Back Pack Day event, and has partnered with the Willie Brown Community Center's TURF, which seeks to inspire the future leaders of the District by building self-esteem, improving job readiness skills, and providing access to education, recreation, training, support, and advocacy services in a safe and positive environment. With the assistance of TURF, the Project Sponsor began donation programs such as establishing a scholarship to help provide books for students entering college. Drew Jenkins from The Way Program introduced the Project Sponsor to Freeda Rawson

of Mercy Housing. The Project Sponsor participated in and donated to Mercy Housing's Game Day and their Christmas Dinner and Annual Christmas Giveaway. In autumn 2016, the Project Sponsor met with Rudy Corpus from <u>United Playaz</u> (1038 Howard St) and has since partnered with them in the Gun Buy Back program. The Project Sponsor has attended every Gun Buy Back meeting, helped promote, donate to, and spread the word about the Gun Buy Back program, volunteered at an event day, and attended the annual Christmas party.

The Project Sponsor has been meeting with as many organizations and neighbors as possible and has held an outreach meeting with District Supervisor Malia Cohen. Opposition was discovered at an outreach meeting with approximately 40 people in attendance on December 29, 2016. The Project Sponsor held an additional public outreach meeting on January 19, 2017 with an invitation in English, but also translated into Cantonese, Vietnamese, and Spanish. Invitations for the aforementioned meetings have been sent to organizations including the Mayor's Youth Employment & Education Program (MYEEP), the Visitacion Valley Strong Families (VVFSC: Family Services Collaborative), Asian Perinatal Advocates (APA), Asian Pacific American Community Center (APACC), and the Cross Cultural Family Center.

The Project Sponsor has provided six (6) letters demonstrating the company's contribution to the community (e.g. from Mercy Housing at 1711 Sunnydale Ave, 0.9-miles away), with four (4) signed letters (all attached) also serving as support for the proposed use, from TURF (Together, United, Recommitted Forever at 1652 Sunnydale Ave, 0.9-miles away), United Playaz (Gun Buy Back program, 1038 Howard St), The Way Program (Sunnydale: PTSD, cancer treatment and education) and Success Center.

The Department received a petition with names of 676 persons supporting the proposed MCD (attached).

The Department has received two (2) calls from the public expressing general opposition to the proposed MCD. The Department has received one (1) letter in opposition, generally due to the proximity to the uses (<u>VVFSC</u>, <u>MYEEP</u> at 50 Raymond Ave; <u>ROCK</u> at 73 Leland Ave) that have been determined not to be community facilities or recreation centers that primarily serve persons under 18 years of age. The Department has also received 3 letters requesting a continuance (all letters attached).

#### **PROJECT ANALYSIS**

#### MEDICAL CANNABIS DISPENSARY CRITERIA

Below are the six (6) criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section <u>790.141</u>:

1. That the proposed site is located not less than 1,000-feet from the parcel containing the grounds of an elementary or secondary school, public or private, or recreation buildings as defined by Section 221(e) of the Planning Code.

#### Project Meets Criteria

The parcel containing the proposed MCD is not located within 1000-feet of an elementary or secondary school, public or private, or active permitted community facility or recreation center that primarily serves persons under 18 years of age as defined by Planning Code Section 790.141.

2. The parcel containing the MCD cannot be located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

#### Project Meets Criteria

The subject parcel does not contain a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

3. No alcohol is sold or distributed on the premises for on- or off-site consumption.

#### Project Meets Criteria

No alcohol is or will be sold or distributed on the premises for on- or off-site consumption.

4. If Medical Cannabis is smoked on the premises, the dispensary shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in odor emission from the premises.

#### Criteria Not Applicable

The Project Sponsor does not intend to allow any on-site smoking or consumption on the premises.

5. The Medical Cannabis Dispensary has applied for a permit from the Department of Public Health pursuant to Section <u>3304</u> of the San Francisco Health Code.

#### Project Meets Criteria

The applicant has applied for a permit from the Department of Public Health (2016-009352MIS).

6. A notice shall be sent out to all properties within 300-feet of the subject lot and individuals or groups that have made a written request for notice or regarding specific properties, areas or Medical Cannabis Dispensaries. Such notice shall be held for 30 days.

#### Project Meets Criteria

A 30-day notice was sent to owners and occupants within 300-feet of the subject parcel identifying that a Medical Cannabis Dispensary is proposed at the subject property and that the building permit was subject to a Mandatory Discretionary Review hearing at the Planning Commission.

#### **GENERAL PLAN COMPLIANCE:**

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

#### COMMERCE AND INDUSTRY

#### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### Policy 1.1:

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

The operator will provide safe, convenient access to medical cannabis, which has been recognized as a beneficial option to San Francisco residents.

#### Policy 1.2:

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

The location for the proposed MCD meets all of the requirements in Section 790.141 of the Planning Code.

#### **OBJECTIVE 2:**

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

#### Policy 2.1:

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

The Project will allow a new business to locate in a mixed-use building with commercial activity (now vacant) on the ground floor within the Visitacion Valley neighborhood, increasing the diversity of job and activity types within the District, and will help maintain the diverse economic base of the City.

#### **OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.3:** Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The Project will serve chronically ill patients in great need of this type of medical service. By allowing the services provided by the MCD, its patients will be provided with safe, convenient access to medication for their ailments.

#### **SECTION 101.1 PRIORITY POLICIES**

Planning Code Section 101.1 establishes eight (8) priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposed use is a neighborhood-serving use. Because the location for the MCD is currently vacant, the new use will not displace a previous neighborhood-serving use.

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

The project occupies a ground floor commercial space and will adhere with all sign regulations defined in Article 33 of the Health Code to help preserve the existing neighborhood character. The proposed use would not adversely affect the existing neighborhood character.

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

Because the proposed use is located in an existing ground floor tenant space previously occupied by a non-residential use, the proposed use will not displace any affordable housing.

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

Because the Project Site is close to multiple public transit lines and the immediate neighborhood provides sufficient short-term parking, the use will not impede transit operations or affect parking.

5. 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 subject tenant space is vacant and will not displace any industrial or service industry establishments.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The MCD will follow standard earthquake preparedness procedures and any construction would comply with contemporary building and seismic codes.

7. Landmarks and historic buildings be preserved.

The subject building is not considered a historical resource.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The Project will not restrict access to any open space or parks and will not affect any open space or park's access to sunlight or vistas.

#### **ENVIRONMENTAL REVIEW**

The project is categorically exempt from the environmental review process under Section 15301 Class 1 and Class 3 of the California Environmental Quality Act (CEQA) Guidelines, pursuant to Title 14 of the California Administrative Code.

#### BASIS FOR RECOMMENDATION

In 1996, California voters passed Proposition 215, known as the <u>Compassionate Use Act</u>, by a 56% majority. In San Francisco, Proposition 215 passed by a 78% majority. The legislation established the right of seriously ill Californians, including those suffering from illnesses such as AIDS, cancer and glaucoma, to obtain and use marijuana for medical purposes when prescribed by a physician.

MCDs began to be established in San Francisco shortly after Proposition 215 passed as a means of providing safe access to medical cannabis for those suffering from debilitating illnesses. At that time, San Francisco did not have any regulatory controls in place to restrict the placement and operations of the dispensaries. As a result, over 40 dispensaries were established in the City without any land use controls, often resulting in incompatible uses next to each other.

On December 30, 2005, the Medical Cannabis Act, as approved by the Board of Supervisors and Mayor, became effective. The Act, set forth in Ordinance 275-05 and supported by Ordinances 271-05 and 273-05, amended the Planning, Health, Traffic, and Business and Tax Regulation Codes in order to establish a comprehensive regulatory framework for MCDs in San Francisco.

The Act designates the <u>Department of Public Health (DPH)</u> as the lead agency for permitting MCDs. DPH conducts its own review of all applications and also refers applications to other involved City Agencies, including the Planning Department, in order to verify compliance with relevant requirements. The Planning Department's review is generally limited to the location and physical characteristics of MCDs.

- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- The Project will not significantly affect public transit. The Project Site is well-served by transit, bikeways, and existing parking. Bayshore Blvd has a bike lane and the Project Sponsor has volunteered to add two Class-2 bicycle parking spaces.
- The Project Site is more than 1,000-feet from any active permitted community facility or recreation center that primarily serves persons under 18 years of age.
- The Project Site is more than 1,000-feet from primary and secondary schools.
- No on-site use of medical cannabis (e.g. smoking, vaporizing, or consumption of medical cannabis edibles) or on-site cultivation (harvesting of cannabis) will be permitted.
- The Project Site will be fully renovated to provide a safe, well-lit, well-surveilled environment for California Medical Cannabis Patients with proper identification cards.
- Only employees registered with SFDPH will be at the subject tenant space.

The operator will focus hiring on Visitacion Valley residents, and a diverse workforce, interested
in having a positive effect on the community, to include approximately six (6) full-time and four
(4) part-time employees.

#### CONDITIONS OF APPROVAL

To minimize the potential impact of the proposed use on the surrounding area, the following conditions are recommended for imposition on the project:

- 1. **Sidewalk Maintenance.** The operator of the establishment shall maintain the main entrance and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup and disposal and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every month.
- Odor Control. The operator will maintain appropriate air cleaning or odor control equipment if
  necessary to prevent any significant noxious or offensive odors from escaping the premises. Odor
  control ducting shall not be applied to the primary façade of the building.
- 3. Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
- 4. **Notices Posted.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
- 5. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

#### RECOMMENDATION

RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions

#### **Attachments:**

Parcel Map

Historic Block Map

Sanborn Map

Zoning Map

Height and Bulk Map

Aerial Photographs

Site, Exterior & Interior Photographs

Context Photographs

1000-Foot Radius GIS Map

GIS MCD Concentration/Proximity Map

Applicant's MCD Application

DPH Referral to Planning

30-Day Public Notice

California Environmental Quality Act ("CEQA") Categorical Exemption

2015-014222ZAD Zoning Administrator Letter of Determination dated May 16, 2016

Letters of Support

Signatures of Support (Petition)

Letters in Opposition

Metered Parking Map

Security Video Camera Plan

**Architectural Plans** 

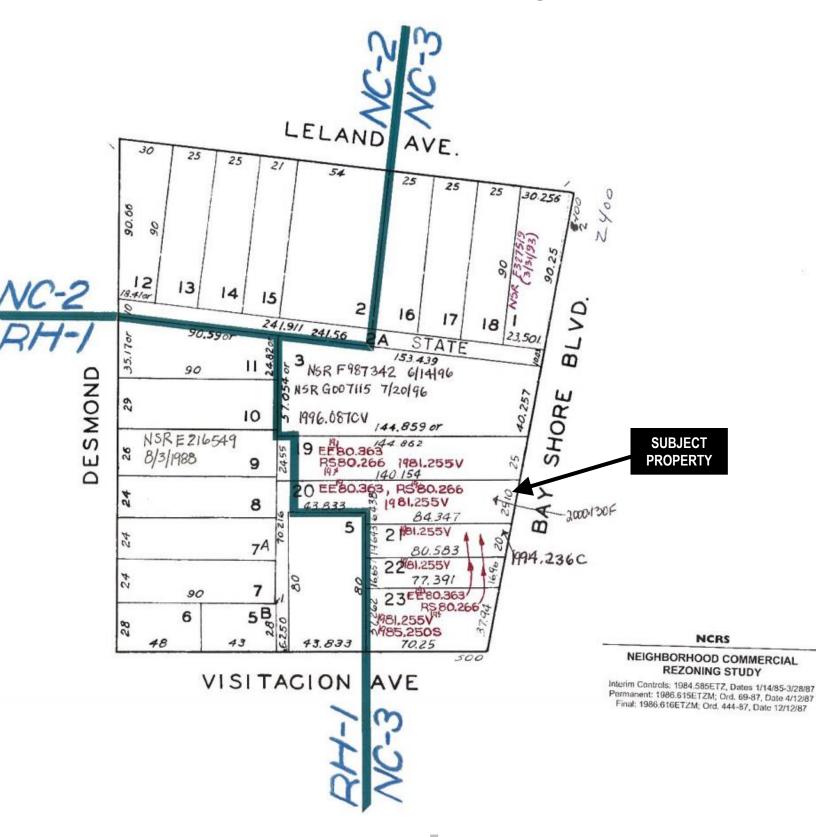
## **Parcel Map**



VISITACION AVE

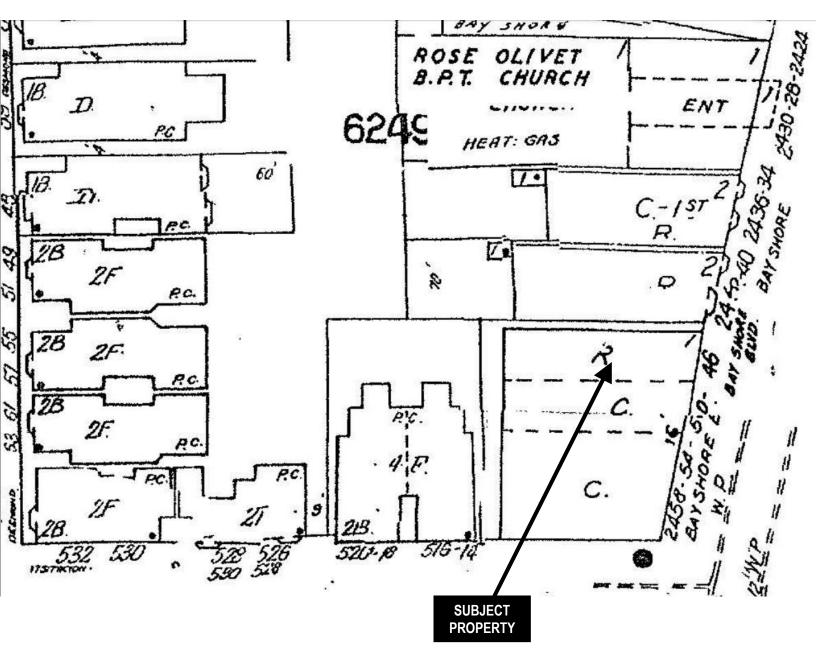


### **Historic Block Map**





## Sanborn Map\*



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

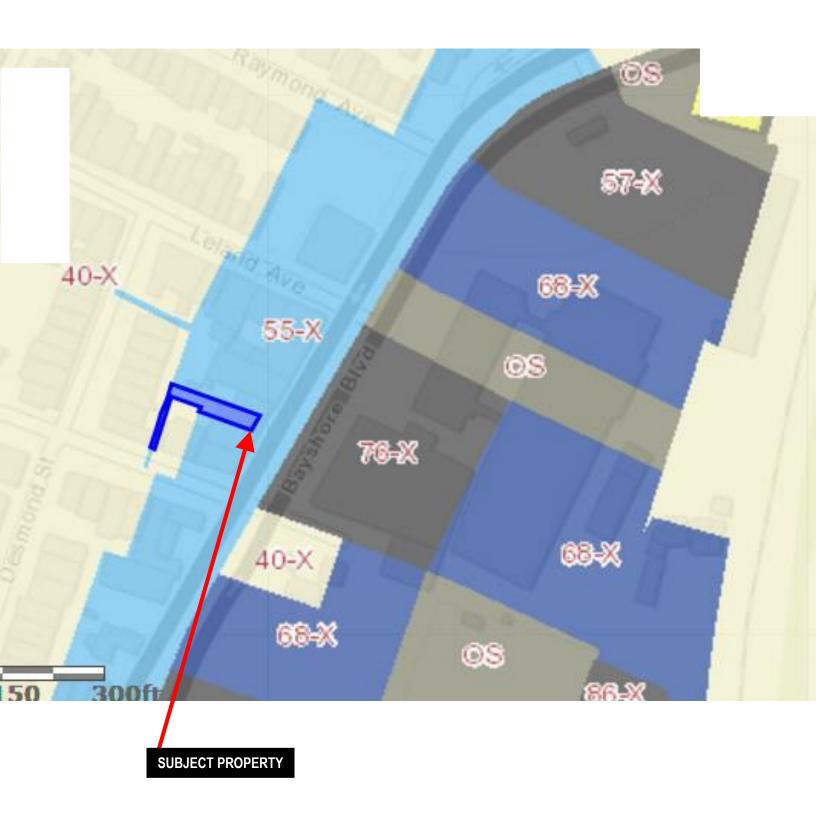


## **Zoning Map**





## **Height and Bulk Map**





## **Aerial Photo**

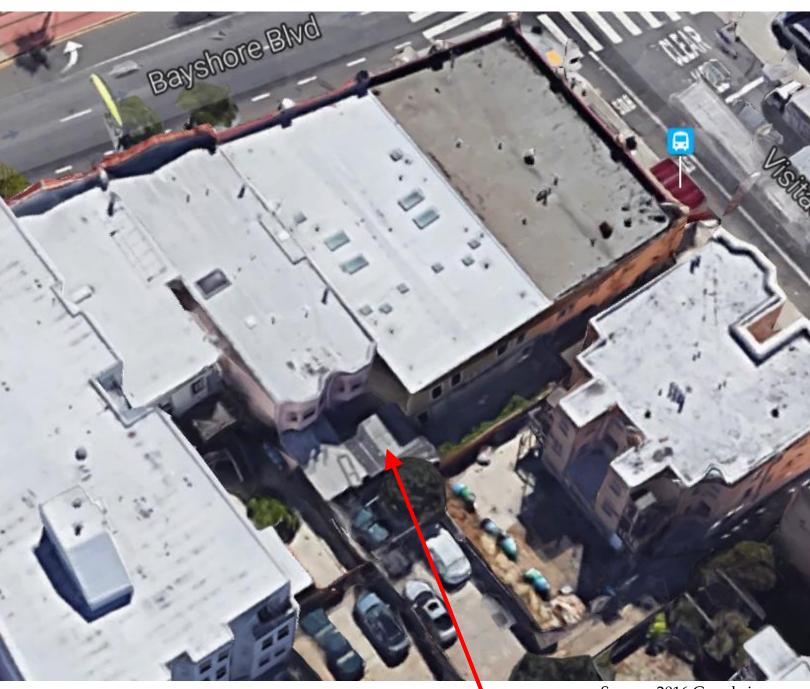


Source: 7/17/2015 Pictometry

SUBJECT PROPERTY



## **Aerial Photo**

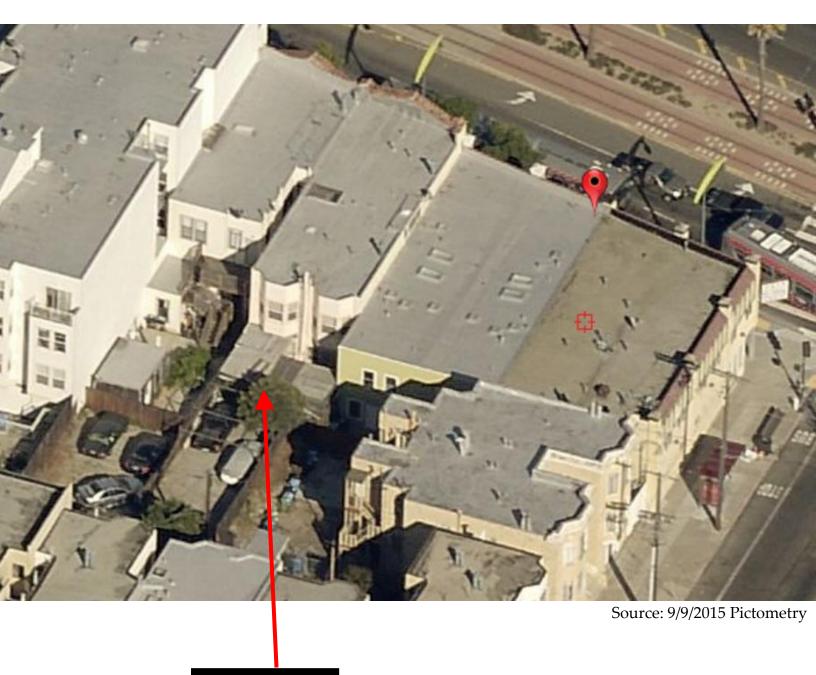


Source: 2016 Google imagery

SUBJECT PROPERTY



## **Aerial Photo**



**SUBJECT PROPERTY** 

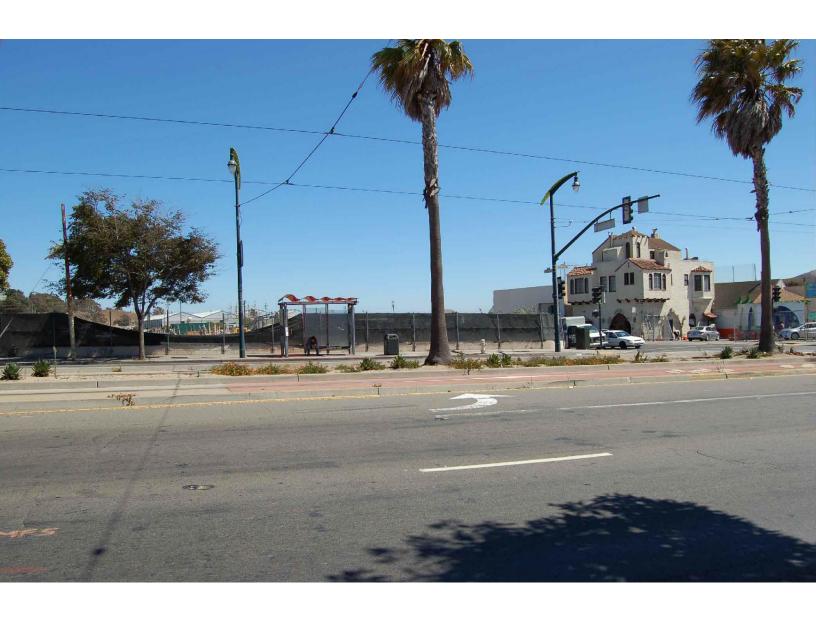


## **Site Photo (Front Elevation)**



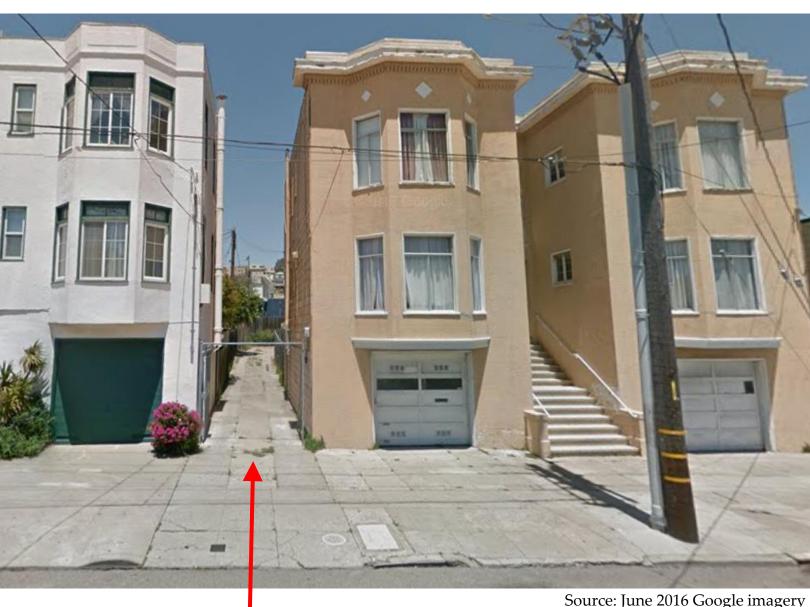
Source: Project Sponsor

## **Photo of Across Bayshore Blvd**



Source: Project Sponsor

## **Site Photo** (Access via Visitacion Ave)



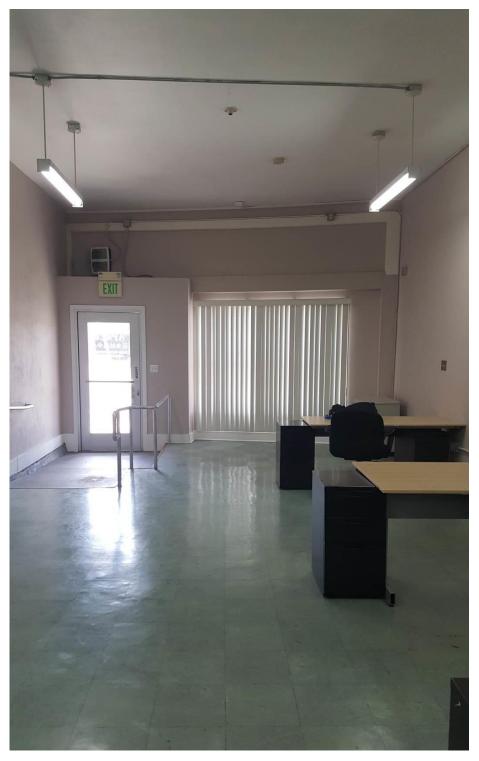
Source: June 2016 Google imagery

Gate permitted under BPA-2016.1208.4446 / BPA-9817067

**SUBJECT PROPERTY** 

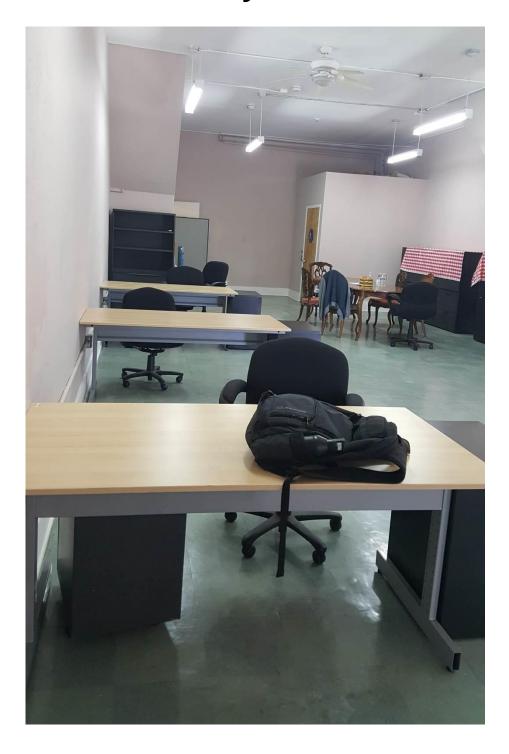


# Interior Photo View toward Bayshore Blvd





# Interior Photo View from Bayshore Blvd



## Exterior Photo (Rear Yard) View toward Visitacion Ave



Source: Project Sponsor



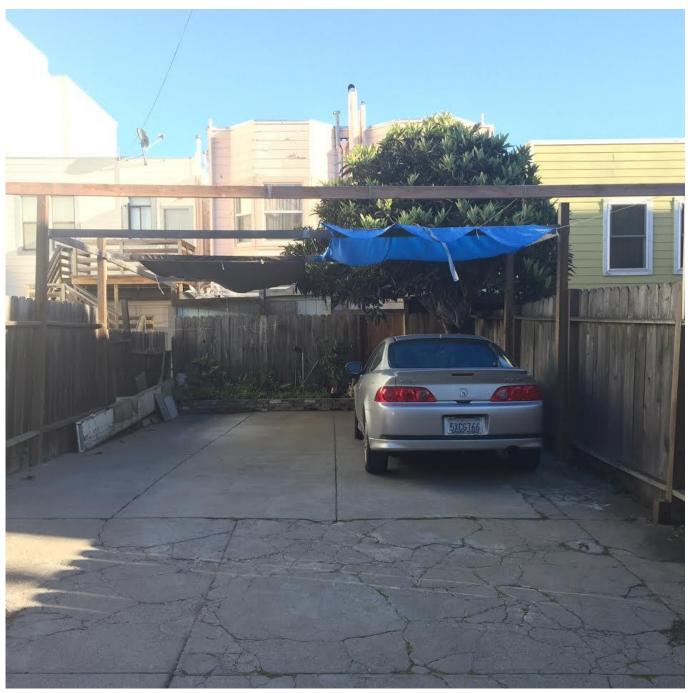
## Exterior Photo (Rear Yard) View from Visitacion Ave



Source: Project Sponsor



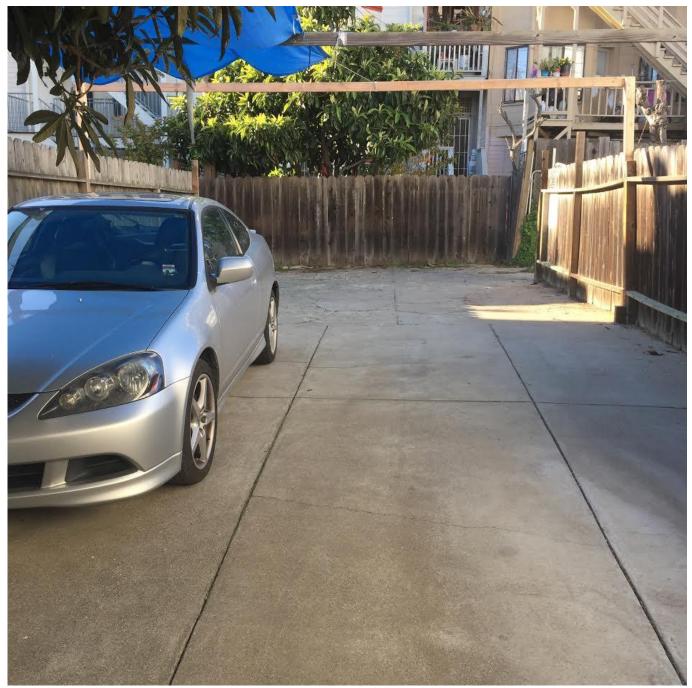
## Exterior Photo (Rear Yard) View toward Bayshore Blvd



Source: Project Sponsor



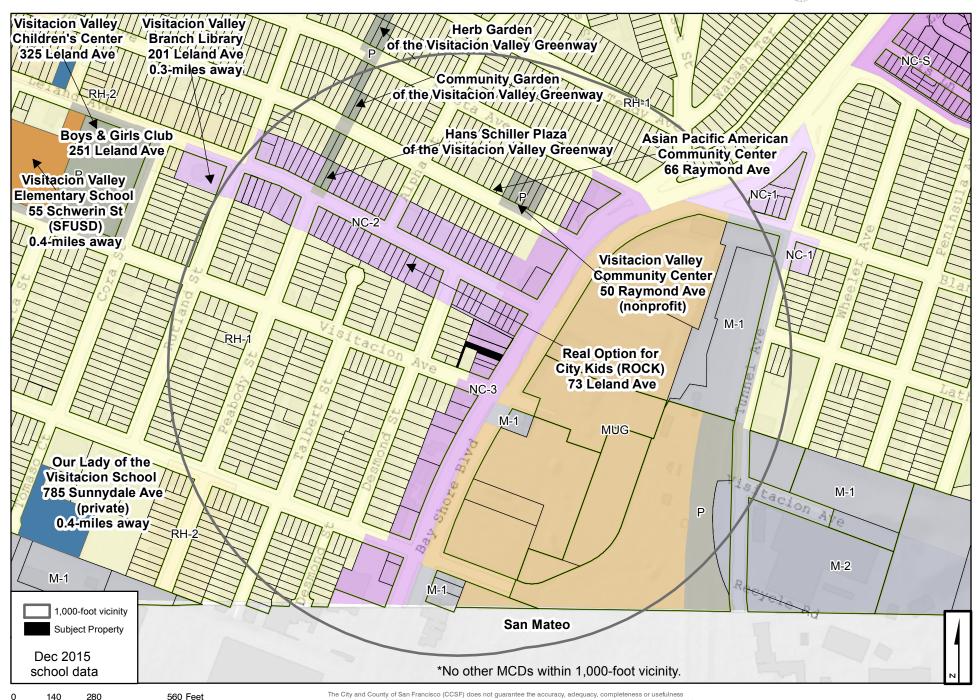
## Exterior Photo (Rear Yard) View away from Bayshore Blvd



Source: Project Sponsor











## APPLICATION TO OPERATE A Medical Cannabis Dispensary

Owner/Applicant Information	ation				
PROPERTY OWNER'S NAME:			•		
CHARLIE SETO					
PROPERTY OWNER'S ADDRESS:			TELEPHONE:		
2440 BAYSHORE BLVD			(415 ) 298-9527		
SAN FRANCISCO, CA 94134			EMAIL: CHARLIEWAISETO@GMAIL.COM		
APPLICANT'S NAME:					
VICTOR NGUYEN					Same as Above
APPLICANT'S ADDRESS:			TELEPHO	NE:	
563 DEWEY BLVD SAN FRANCISCO, CA 94116			( 415 )990-0857		
SANT HANOISOO, OA 94110			EMAIL:		
			ELEVA.	TEDSYSTEMSINC@	GMAIL.COM
CONTACT FOR PROJECT INFORMATION:					
MARC DIMALANTA / D-SCHEME	STUD	10			Same as Above
ADDRESS:			TELEPHONE:		
222 8TH STREET			( 415 ) 252-0888		
SAN FRANCISCO, CA 94103			EMAIL:		
			M.DIM	IALANTA@DSCHEM	E.COM
2. Location and Dispensary	y Info	rmation			
STREET ADDRESS OF PROJECT:					ZIP CODE:
2442 BAYSHORE BLVD					94134
CROSS STREETS:	A N I	D AMENILE			•
VISITACION AVENUE / LI	ELAN	DAVENUE			
ASSESSORS BLOCK/LOT:	ZONIN	G DISTRICT:			
0629/020 /	NC-3	3 / RH-1			
DISPENSARY SQ FT:		SQ FT. ACCESSIBLE TO PATRONS:		FLOOR ON WHICH DISP	ENSARY IS LOCATED::
880 S.F. 438		438 S.F.		1	
PROPOSED BUSINESS NAME (IF KNOWN):	***************************************				
PRESENT OR PREVIOUS USE:					
COMMUNITY CENTER					
COMMONT FORMER					

#### 3. Dispensary Proximity

PROXIMITY TO SCHOOLS	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of an elementary or secondary school, public or private.	M
PROXIMITY TO RECREATION BUILDINGS	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of a recreation building, as defined in the Planning Code.	M
PROXIMITY TO SUBSTANCE ABUSE TREATMENT FACILITIES	( Initial Below )
I have used all reasonable resources available to me, including a personal inspection of the subject property and have found that, to the best of my knowledge, the property does not contain a substance abuse treatment facility.	M

#### 4. Dispensary Services

ON SITE MEDICATING	
Will you allow patrons or employees to smoke or vaporize medical cannabis, or otherwise medicate with medical cannabis, on the premises?	☐ NO ☐ YES
MEDICAL CANNABIS EDIBLES	
Will you offer medical cannabis in the form of food or drink or will medical cannabis edibles be produced on-site? If so, please check the appropriate boxes and, if applicable, declare the proposed square footage to be dedicated to on-site production of edibles.  (Note that Planning Code standards may prohibit [1] the dedication of more than 1/4 of the total floor area of the dispensary for the production of food and/or [2] the off-site dispensing of any products that are made on-site. Also please note that if food is provided or produced, additional permits will be required from the Department of Public Health.)	NO X YES X Dispensing Production SQ FT
ON-SITE MEDICAL CANNABIS CULTIVATION	
Will any live marijuana plants be kept on the premises for purposes of harvesting medical product? If so, please declare the proposed square footage to be dedicated to growing activities.  (Note that additional safety measures may be required. Consult with the Department of Public Health regarding the use and storage	X NO YES SQFT
of chemicals associated with the growing process and with the Department of Building Inspection regarding associated building safety issues. Also note that the Planning Code may prohibit the use of more than 1/4 of the total area of the dispensary for such purpose.)  OFF-SITE MEDICAL CANNABIS CULTIVATION	
	promp
Will any medical cannabis distributed on the premises have been grown elsewhere than on the premises? If so, please declare whether medical cannabis cultivation will occur within or outside the City and County of San Francisco.	NO X YES X Within San Francisco
( Note that any off-site growing facility located in San Francisco must be properly permitted under applicable state and local law.)	X Outside San Francis

CASE NUMBER: For Staff Use only

5.	Applicant's Statement
Ple	ease discuss:
1.	The business plan for the proposed Medical Cannabis Dispensary;
	See Attached
2.	Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment;
	See Attached

3.	Neighborhood outreach efforts made and the results/input from those efforts;
	See Attached
4.	Any other circumstances applying to the property involved which you feel support your application.
	See Attached

### Priority General Plan Policies Findings

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

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

Elevated Systems will be located in a neighborhood that is need of commercial development. Our business will provide opportunities for the establishment of other businesses in the empty commercial buildings on our block. We will hire from within the community, providing jobs for community members who have an interest in the success of the neighborhood.

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

Our facility will enhance the character of the neighborhood by fostering community and generating business for the surrounding area. We are committed to keeping the block clean and safe. Our goal is to support the cultural diversity of the neighborhood by employing a multicultural, multiethnic workforce.

The exterior design of the existing building will be preserved.

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

Elevated Systems will not remove any existing residential units.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;	
The area's metered and two-hour parking will sufficiently accommodate any traffic. Out facility will not affect Muni transit service.	r
<ol> <li>That a diverse economic base be maintained by protecting our industrial and service sectors from displacemen due to commercial office development, and that future opportunities for resident employment and ownership these sectors be enhanced;</li> </ol>	t in
Elevated Systems will not displace any industrial or service-sector businesses and will, fact, foster a diverse economic base through the establishment of a successful and civic-minded business on this block.	in
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquare	
This project will take the necessary precautions and adhere to all building codes that pertain to health life and safety.	n
7. That landmarks and historic buildings be preserved; and	
Our facility will not affect any landmarks or historic buildings in the area.	
8. That our parks and open space and their access to sunlight and vistas be protected from development.	
Elevated Systems will be occupying an existing building and will not affect any park or reduce open space or access to sunlight or vistas.	7

1. Elevated Systems' intention is to provide safe, affordable and convenient access to medicinal cannabis, and to improve and strengthen our neighborhood, in partnership with civic leaders, through sustained community-outreach efforts. We are committed to being a positive force in our district through the establishment of a much-needed local service for patients—there is currently one facility providing medical cannabis in district 10, located at 2544 3rd Street, which is a 3.9 mile drive from Elevated Systems' proposed location. Elevated Systems would be only the second medical cannabis dispensary in the district. Our plan is to improve our district by providing affordable medicine, encouraging economic growth and hiring a diverse workforce from within the community.

Our priorities are as follows:

- Providing a safe, secure and compassionate source for the underserved medicinal cannabis patients in the area
- Becoming a business leader that will spark a revitalization of the commercial district in which we plan to operate
- Strengthening our community through partnerships with local charities and service providers
- Respecting our neighbors and complying with all local regulations and guidelines that apply to medicinal cannabis
- 2. The proposed location of Elevated Systems is in an empty storefront that has been vacant for over a year. The 2400 block of Bayshore is currently home to a number of vacant storefronts. It is our intention to initiate a revitalization of this commercial district through the establishment of a secure and thriving business. In addition to providing important services for patients, our facility will add value to and improve the character, security and cleanliness (through our street cleanup) of the surrounding neighborhood.
- 3. Elevated Systems' community outreach has already begun, and we have ongoing plans for further programs that will strengthen our neighborhood relations.

We are currently in partnership with the Willie Brown Community Center's TURF (Together United Recommitted Forever), which aims to inspire the future leaders of the district by building self-esteem, improving job-readiness skills, and providing access to education, recreation, training, support, and advocacy services in a safe and positive environment. Elevated Systems has

already started donation programs, including scholarships for students, and we will be donating funds as needed for community leaders.

Our mission is to become a trusted community partner, and we will continue to look for opportunities to provide for and strengthen ties with the surrounding neighborhood. We are committed to participating in fulfilling the needs of youth centers, with an emphasis on education.

4. Elevated Systems is committed to establishing a diverse workforce, and we will be hiring local members of the community who care about having a positive impact in the neighborhood in which they live and work. We look forward to playing a part in the commercial revitalization of the Bayshore area, which has numerous vacancies (including our proposed location, which has been vacant for over a year). We will maintain a clean sidewalk and will secure the street with both cameras and guards, and it is our hope that these improvements will not only provide a safe, welcome environment for patients but also encourage commercial growth in the area.

#### Applicant's Affidavit

b: The information presented is true and correct to the best of	of my knowledge.
c: The other information or applications may be required.	
Signature:	Date: 8 29 2016
Print name, and indicate whether owner, or authorized agent:	-
For Department Use Only Application received by Planning Department:	
By:	Date:

Under penalty of perjury the following declarations are made: a: The undersigned is the owner or authorized agent of the owner of this property.

#### RECEIVED



City and County of San Francisco

DEPARTMENT OF PUBLIC HEALIHTY & COUNTY OF Barbara A. Garcia, MPA, Director of Health

ENVIRONMENTAL HEALTH BRANCH

PLANNING DEPARTMENT

PLANNING DEPARTMENT

PLANNING DEPARTMENT

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PLANNING DEPARTMENT

Environmental Health Director

Envi

#### **Medical Cannabis Dispensary Planning Referral**

Date of Application:		Date to Zoning:			
Inspector:				Telephone	
Dispensary DBA:	<del>- E   2</del> .	To be	Completed	by Applicant	
Address:	24	42 Pr	ushor	e Blind.	Zip: 04134
Existing Business Use:	No	cant	- J		
Change of Ownership:	☐ Yes	1 <mark>∑</mark> No	<u> </u>		2016-009352 N
New Establishment:	<b>⅓</b> Yes	□ No			00/6-00/30 N
Is location now vacant?	Yes	☐ No			
What floor(s) will the bu		y? (check all :	that apply)	Street Level	☐ Other than street level
Dispensary Square Foot	age: පී(	ns sa	£+.		
Special Note: If any other proposed operation is not applicant's Na	ot located w	ithin or conne	ected to addr		plication; OR, if any part of the planation sheet.
proposed operation is n	ot located water since: Vi	ithin or conne	Ngu Wey 15-)	ess above, attach explored by Bluch.	· · · · · ·
Applicant's Na Mailing Addre City, State: Applicant's Co	ot located wome: Viss: 57	ithin or conne	Ngu Wey 15-)	ess above, attach expenses above, attach expe	Zip Code: 94116
Applicant's Na Mailing Addres City, State: Applicant's Co	ot located water the second se	ithin or conne	Ngu Wey 15-)	ess above, attach explored by Bluch.	planation sheet.
Applicant's Nation Mailing Address City, State: Applicant's Conditions or Condition	ot located water the second se	ithin or conne	Ngu Wey 15-)	ess above, attach expenses above, attach expe	Zip Code: 94116
Applicant's Nation Mailing Address City, State: Applicant's Co  Zoning: NC-3 Limitations or Condition Building Permit Applicat	ot located water the second se	ithin or conne	Ngu Wey 15-)	ess above, attach expenses above, attach expe	Zip Code: 94116
Applicant's Nation Mailing Address City, State: Applicant's Conting: National Condition Duilding Permit Applicate Planning Case #:	ot located water the second se	ithin or conne	Ngu Wey 15-)	Ranning Use Only  Block: G249	Zip Code: 94116  Zip Code: 94116  Lot: 020
Applicant's Nation Mailing Address City, State: Applicant's Conditions or Condition	ot located water the second se	ithin or conne	Ngue	Ranning Use Only  Block: G249	Zip Code: 94116
Applicant's Nation Mailing Address City, State: Applicant's Conting: National Condition Duilding Permit Applicate Planning Case #:	ot located water the second se	ithin or conne	Ngue	Place Only  Block: G249  Date	Zip Code: 94116  Zip Code: 94116  Lot: 020

Revised: 07/29/2014

Medical Cannabis Dispensary Program

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

#### NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 26, 2017**Time: **Not before 12:00 PM (noon)** 

Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400

Case Type: Discretionary Review (Mandatory)

Hearing Body: Planning Commission

PROPERTY IN	IFORMATION	APPLICATION INFORMATION		
Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): Area Plan: District:	2442 Bayshore Blvd Visitacion Ave 6249 / 020 NC-3, RH-1 / 55-X Schlage Lock 2	Case No.: Building Permit: Applicant: Telephone: E-Mail:	2016-009352DRM 2016.0830.6390 Marc Dimalanta, Architect (415) 252-0888 m.dimalanta@dscheme.com	

#### PROJECT DESCRIPTION

This is a request for a Mandatory Discretionary Review of Building Permit Application No. 2016.0830.6390 pursuant to Planning Code Sections 202.2(e)(1) and 712.84 to establish a Medical Cannabis Dispensary (MCD) use d.b.a. Elevated Systems in the existing 880 square-foot vacant tenant space at the ground floor of the existing two-story mixed-use building within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District (a portion of the lot is within the RH-1 (Residential - House, One-Family) Zoning District), Visitacion Valley / Schlage Special Use District, Visitacion Valley Zone 2 Redevelopment Area, and 55-X Height and Bulk District. The MCD would include on-site sales of medical cannabis and medical cannabis edibles. The MCD would not include on-site use of medical cannabis (e.g. smoking, vaporizing, or consumption of medical cannabis edibles), or on-site cultivation (harvesting of cannabis).

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

#### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a>

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

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

#### **GENERAL INFORMATION ABOUT PROCEDURES**

#### **HEARING INFORMATION**

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

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

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

#### APPEAL INFORMATION

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

#### **ENVIRONMENTAL REVIEW**

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

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



### SAN FRANCISCO PLANNING DEPARTMENT

#### **CEQA Categorical Exemption Determination**

#### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
2442 Bayshore Blvd		6249 / 020		
Case No.		Permit No.	Plans Dated	
2016-0093	352DRM	BPA-2016.0830.6390	,	12/16/2016
✓ Additio	on/	Demolition	New	Project Modification
Alterati	on	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)
Project desc	ription for	Planning Department approval.	•	
		ment associated with a change of use fron approx. 880 sqft) at ground floor. No chan		
STEP 1: EX		CLASS BY PROJECT PLANNER		
*Note: If no	either class	applies, an Environmental Evaluation App	lication is required.	*
$\checkmark$	Class 1 – I	Existing Facilities. Interior and exterior alter	ations; additions un	der 10,000 sq. ft.
<b>✓</b>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.			ctures; utility extensions.; .;
	Class			
STEP 2: CE		TS BY PROJECT PLANNER		
If any box i	s checked b	pelow, an Environmental Evaluation Applic	cation is required.	
Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone?  Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)				
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the			

Revised: 4/11/16

Para sa impormasyon sa Tagalog tumawag sa: 415.575.9121

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
	<b>Seismic:</b> Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
	Application is required, unless reviewed by an Environmental Planner.
<b>✓</b>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments a	and Planner Signature (optional):
No excava	tion
	OPERTY STATUS – HISTORIC RESOURCE
	IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
☐ Ca	tegory A: Known Historical Resource. GO TO STEP 5.
	tegory B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<u> </u>   Ca	tegory C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

#### STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Che	
	eck all that apply to the project.
<b>√</b>	1. Change of use and new construction. Tenant improvements not included.
	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-ofway.
	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Not	e: Project Planner must check box below before proceeding.
	Project is not listed. <b>GO TO STEP 5.</b>
	Project does not conform to the scopes of work. GO TO STEP 5.
	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<b>√</b>	Project involves less than four work descriptions. GO TO STEP 6.
	EP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER
Che	eck all that apply to the project.
	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	2. Interior alterations to publicly accessible spaces.  3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with
	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.  4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.  5. Raising the building in a manner that does not remove, alter, or obscure character-defining
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.  4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.  5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.  6. Restoration based upon documented evidence of a building's historic condition, such as historic

SAN FRANCISCO
PLANNING DEPARTMENT

	9. <b>Other work</b> that would not materially impair a historic of	listrict (specify or add comments):				
П	٦					
	(Requires approval by Senior Preservation Planner/Preservation					
	10. <b>Reclassification of property status</b> . (Requires approval by Senior Preservation Planner/Preservation Coordinator)					
	Reclassify to Category A Reclassify to C	ategory C				
	a. Per HRER dated: (attach HRER)					
	b. Other (specify):					
Note	ote: If ANY box in STEP 5 above is checked, a Preservation Plan	ner MUST check one box below.				
	Further environmental review required. Based on the info					
	Environmental Evaluation Application to be submitted. GO To	1 1 1				
	Project can proceed with categorical exemption review. The Preservation Planner and can proceed with categorical exemption.	1 /				
Com	nments (optional):					
Prese	servation Planner Signature:					
0.755						
	EP 6: CATEGORICAL EXEMPTION DETERMINATION BE COMPLETED BY PROJECT PLANNER					
	Further environmental review required. Proposed project do	es not meet scopes of work in either (check				
$   \Box   $	all that apply):	1				
	Step 2 – CEQA Impacts					
	Step 5 – Advanced Historical Review					
	STOP! Must file an Environmental Evaluation Application.					
<b>√</b>	No further environmental review is required. The project is	categorically exempt under CEQA.				
	Planner Name: Colin B. Clarke, AICP	gnature:				
	Project Approval Action:	Digitally signed by Colin Clarke DN: dc=org, dc=sfgov, dc=cityplanning,				
	Blacking Commission Handa					
	Planning Commission Hearing	ou=CityPlanning, ou=Current Planning, cn=Colin Clarke,				
	If Discretionary Review before the Planning Commission is requested,	Planning, cn=Colin Clarke, email=Colin.Clarke@sfgov.org Date: 2017.01.10 16:41:58 -08'00'				
	the Discretionary Review hearing is the Approval Action for the project.	-08'00'				
	Once signed or stamped and dated, this document constitutes a categorical ex	emption pursuant to CEQA Guidelines and Chapter 31				
	of the Administrative Code.	annual of an exemption determination can only be filed				
	In accordance with Chapter 31 of the San Francisco Administrative Code, an within 30 days of the project receiving the first approval action.	appear of an exemption determination can only be med				

#### Letter of Determination

May 16, 2016

Victor Ngyen Bayshore Group Inc. 2442 Bayshore Boulevard San Francisco, CA 94134

**Site Address:** 

2442 Bayshore Boulevard

Assessor's Block/Lot: 6249/020

**Zoning Districts:** NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE)

RH-1 (RESIDENTIAL – HOUSE, ONE FAMILY)

**Staff Contact:** Jeff Speirs, (415) 575-9106 or jeffrey.speirs@sfgov.org

Record No.: 2015-014222ZAD

Dear Mr. Ngyen:

This letter is in response to your request for a Letter of Determination regarding the property at 2442 Bayshore Boulevard. This parcel is irregular in shape, and primarily located in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 55-X Height and Bulk District. A portion of the lot fronting Visitacion Avenue is located in an RH-1 (Residential - House, One Family) Zoning District and 40-X Height and Bulk District. The existing building is located within the NC-3 Zoning District. The request is to determine if the subject property meets the requirements of Planning Code Section 790.141, if the subject property were proposed to be a Medical Cannabis Dispensary. In particular, the request seeks a determination as to whether the uses at 50 Raymond Avenue (dba Visitacion Valley Strong Families/Mayor's Youth Employment & Education Program (MYEEP)/Asian Pacific American Community Center (APACC)/Cross Cultural Family Center), which is within 1,000 feet of the subject property, would render the subject location ineligible pursuant to the requirements of Planning Code Section 790.141(a).

Planning Code Section 790.141(a)(1)(B) requires that a parcel containing a proposed MCD may not be located within 1,000 feet of a parcel containing a public or private elementary or secondary school; or a community facility and/or a recreation center that primarily serves persons under 18 years of age.

The subject property is located within 1,000 feet of 50 Raymond Avenue, which contains mulitiple uses provided by the Visitacion Valley Strong Families, the Asian Pacific American Community Center, and the Cross Cultural Family Center.

The Visitacion Valley Strong Families provides case management, counseling, differential reponse, enhanced visitation, team-decision making, and crisis intervention for higher-need families. This program is primarily adult-focused but does include some youth. Under the management of Visitacion Valley Strong Families is the Mayor's Youth Employment & Education Program (MYEEP). This program provides job readiness training, paid work experience, academic support, and personal development opportunities for San Francisco Youth between 14 and 17 years of age. MYEEP is partnered with several

www.sfplanning.org

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

Reception:

415.558.6378

Fax:

415.558.6409

Planning Information: 415.558.6377

May 16, 2016 Letter of Determination 2442 Bay Shore Blvd

nonprofits in San Francisco with multiple locations throughout the City. The MYEEP partnership at this location is with the Asian Perinatal Advocates (APA) Family Support Services, focusing on programs for the whole family.

The Asian Pacific American Community Center (APACC) provides health education, finance education, and food distribution to low income families. Although this location does provide a dance and language class for youth, this center is mostly focused on adult and senior programs.

Lastly, the Cross Cultural Family Center provides child care services. Child care is considered a Personal Service Use under the Planning Code; therefore, child care is not a use described in Planning Code Section 790.141(a)(1)(B).

Planning Department staff has reviewed available data, and conducted a review of properties within 1000 feet of the subject property. At this time, the subject property has been found to be in compliance with the proximity requirements of Planning Code Section 790.141 and 712.84. Please note that any proposed MCD would be subject to the Mandatory Discretionary Review Hearing requirements of Section 712.84. Further, MCDs in the NC-3 Zoning Districts may only operate between the hours of 8:00 am and 10:00 pm.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Scott F. Sanchez

Zoning Administrator

cc:

**Property Owner** 

Neighborhood Groups Jeff Speirs, Planner

Sue Exline, Planner



TURF 4 Youth
Kim Mitchell
Executive Director

1652 Sunnydale Ave San Francisco, Ca 94134 415-637-7859 Cell 415-841-1740 Ofc 415-841-1742 Fax turf4youth.com

San Francisco Planning Department 1650 Mission St. Ste. 400 San Francisco CA 94103

This letter is in support of Elevated Systems and their proposed Medical Cannabis Dispensary at 2442 Bayshore Blvd.

I am the director of Together, United, Recommitted Forever (T.U.R.F) located at 1652 Sunnydale Ave. We provide case management, academic assistance, specialized technological learning and enrichment activities. We will offer a safe environment, impact and motivate the youth to be successful in school and life.

Elevated Systems reached out to us about half a year ago and have partnered with us on various programs including Back Pack Day and scholarships for students. They are dedicated to our community and focused on clevating our at-risk youth. They bring the type of community conscious thinking we need to help assist in improving our environment. They will provide us with the support this community not only needs, but deserves.

Sincerely,

Kim Mitchel

Executive Director/T.U.R.F.

1038 Howard Street · San Francisco, CA 94103

www.unitedplayaz.org

January 4, 2017

To Whom It May Concern:

United Playaz is happy to present this letter of support for Elevated Systems Inc as they seek to open a medical cannabis dispensary at 2442 Bayshore Boulevard in the Visitacion Valley community of San Francisco.

United Playaz organizes and runs San Francisco's Gun Buyback program. The Gun Buyback program has been hugely successful in removing hundreds of guns off our streets. Elevated Systems Inc is one of our partners in this program. Strong partnerships, like the one forged with Elevated Systems Inc., are an integral part of the program. In addition to the Gun Buyback program, United Playaz has a long-standing track record in providing after-school programs, in-school violence prevention programs, community and crisis response interventions, case management, and workforce development and workforce development services.

Elevated Systems Inc is a great example of San Franciscan natives engaging in positive community supports and innovative partnerships. We believe Elevated Systems Inc.'s medical cannabis dispensary would be beneficial to Visitacion Valley, as well as the City and County of San Francisco. United Playaz strongly supports Elevated Systems Inc in their development of a medical cannabis dispensary in Visitacion Valley.

Sincerely,

Rudy Corpuz, Jr.

**Executive Director** 

To whom this may concern,

My name is Drew Jenkins, executive director of The Way Program, and this letter is in strong support of Elevated Systems and their proposed MCD at 2442 Bayshore.

I was introduced to Victor of Elevated Systems, in the middle of 2016. He explained Elevated Systems' vision of bringing medical cannabis to the area. I'm exposed to and help people in Sunnydale with PTSD on a daily basis. I also have a focus on cancer treatment and education. Medical cannabis has been know to help treat both PTSD and cancer and Elevated Systems' value system is something I was able to get behind.

Elevated Systems has been a valued partner not only to The Way Program, buy Sunnydale as a whole. The character shown from Elevated Systems has been excellent; I welcome them to our community and look forward to a long term partnership.

Sincerely,

Drew Jenkins

Executive Director

The Way Program



January 5, 2017

Mr. Victor Nguyen Elevated Systems 2442 Bayshore Blvd San Francisco, CA 94134

Dear Mr. Nguyen,

Thank you for your generous donations to Mercy Housing's Game Day and our Annual Christmas dinner. The jumpers and Spiderman character you provided at Game Day were both enjoyed by all. The gifts you brought to our Christmas give away, and the food for the dinner, were sure to have help some of our family members have a very merry Christmas.

Again thank you much for your generous donation,

Freeda Rawson
Resident Services Manager II/Sunnydale
Mercy Housing
1711 Sunnydale Avenue
San Francisco, CA 94134





#### ADMINISTRATIVE OFFICES

375 Woodside Avenue, Building W2 - San Francisco, CA 94127

Western Addition Neighborhood Access Point

1449 Webster St. - San Francisco, CA 94115

Phone 415.753.7690 | Fax 415.753.7859 | www.SuccessCenterSF.org

Rodney Fong, Planning Commission President City and County of SF 1650 Mission Street, Suite 400 San Francisco, CA 94103

Dear Mr. Fong:

I am writing this email in support of the proposed Medical Cannabis Dispensary to be located at 2442 Bayshore Boulevard in San Francisco. The MCD will benefit the community in both addressing the medical needs of qualified patients and as an opportunity for local residents to obtain meaningful well-paying jobs. The medical cannabis industry has been an important addition to the City at large and the Bayshore community should be allowed to participate in its benefits as well.

In community,

Liz Jackson-Simpson Executive Director 415/948-1917 My name is Emani Williams, I'm 17 years old and I am a high school graduate class of 2016. I am very thankful to be able to have this opportunity. This will help me further my education by getting me all the materials I need for my courses. Also it's very important to me because I want to be very successful in life and prove the statistics of a teenage black girl wrong. I know that I don't want to struggle in my future life so I have to work hard in order to get where I want to be and that's why I'm starting here. I want to give a special thanks to Elevated Systems for their support and giving me funds to help me get the materials I need for school. This is going to open a great amount of doors and make it much easier for me financially that is why i appreciate it so much. My parents didn't attend college so this is something new in our family. I want to be able to make my family proud by doing something they didn't get to do as they support me through whatever it is i need. I am going to take full advantage of this opportunity because a lot of people don't and I have a lot of ambition to move on in life and be financially stable so i can take care of my family.



Hello, my name is Lakayla Gathron and I am from the Visitation Valley area near the Cow Palace. I am 17 years old and I recently graduated from Downtown High School with a 3.83 GPA. My birthday is September 17 and I will be 18 years old and my goal for now is to open up my own studio space used for recording, photography, videos, business ect. Not only do I want to open it but I would like it to be open for the public as well not just the people I know. I want everyone to be able to come and expand their craft weather its singing, rapping, dancing, photographing, poetry, ect. The reason why I want to open this is because often times when I'm in a bad mood or need a getaway and positive vibes I can go to any studio around my neighborhood and catch a laugh or two and uplift my spirits. Even if I'm not the one recording music sometimes it's still cool to just sit back hear others out and listen to what they have to say.

I don't come from one of the best neighborhoods but me as well as others in the community try our best to make good out of any bad situation during times that really count such as back to school give aways, thanksgiving dinners, haunted houses, Christmas give a ways, family day parades ect. Every event is held in the community for the community! All families are welcomed to come out enjoy the food, music, games, and socialize with others.

I'm writing this letter because we don't really come from much but we still try to make something out of nothing. I'm starting my basics at the City College Of San Francisco but after that I would like to leave state and continue my education in Atlanta at Clark University. This opportunity is everything to me because no one really takes the time out to go and help youths in low income communities labeled as the 'ghetto', so for someone to want to give me a opportunity to aim for something I really want to do is really appreciated on my behalf. I would like to thank elevated systems and everyone involved in this wonderful opportunity and would like to let everyone know that I am very happy to be one of the youth accepting and elevating this opportunity!

Sincerely, Lakayla G.

Neighborhood Support

for

A Medical Cannabis Dispensary

To be located at:

2442 Bayshore Boulevard

San Francisco

(676 Resident Signatures In Support of the Proposed Project) The Project Sponsor for the 2442 Bayshore Blvd, San Francisco Medical Cannabis Dispensary (MCD) spent numerous hours walking the surrounding neighborhood to knock on doors and speak to a significant number of the local stakeholders to speak with them about the proposed MCD to be located in the neighborhood.

The results were overwhelmingly supportive from the one on one conversations that were had to explain the proposed project and to ask the neighbors to consider providing their support.

Attached please find the first set of signatures supporting the proposed project, with many more anticipated signatures that will be coming in support.

The statement presented for consideration is as follows:

We, the undersigned, agree that Elevated Systems, Inc. should be permitted to open a medical cannabis dispensary at 2442 Bayshore Blvd San Francisco, CA 94134. We feel the MCD would positively affect our community and bring much needed medicine to the underserved area. We sign this petition because we care about medical cannabis access and the quality of life which we feel will be permanently and positively affected by Elevated Systems, Inc.

Attached please find the signatures in support of the project.

B		1		
Printed Name	Signature	Address	Date of Signing	Contact information
Alazeta Vana	Sh	Street 3 DOUBLE FOCK	10/13/16	Phone #
Duggia Nove		City Son Fran 24,9424	1710110	E-Mail
1 1/1 R 1/10	1 t. S. 100	sirest 65 Summale Que	16/13/16	Phone #
HIMMINH	yvvaluly	city: S-+ (a 2) 21/34	9116,16	E-Meil
1 11/2 5/1/2	100010916	Street 912 Surydde	10/13/2	Phone #
L 00/14 4/17	Calla Old	City: S.T.CA, zip:	011/11	E-Malt
RIVE	1	street 1964 SunMahr	11/2/11	Phone #
BICK FLAIN	me	City: Zip:	10//3/14	E-Mail
The same to be with	Bugan From	Steel 1776 Sunadala	10/14/16	Phone #
Bygon FISHER	16ym From	Chr. S.F. CA. 99134 zips	wing it	E-Mall
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Marla Martin	male mostras	City: S t LM 24: 94/31	10/13/16	E-Mail
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Card Dognaran	( )	Street: 1571 Jurydal Aul	11/12/11	Phone #
Java Kozemon	A MANAGE	City Jan Francisco 210: 94134	10/13/16	E-Mail
1400 1 1/20 ·	(Lan II) al kor	Street 1543 Sunnyable and		Phone #
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hala Araactialian	2010	Breat: 132 U Sunnydale ave	1/1-1/	Phone If
Natae Armstrong	rabe auros	city: SF 21p: 94134	10/13/16	E-Mail
	Intan.	Street: 1524 SUNAYORE		Phone #
Latge Armstrang	Lotel prinstrono	City: SF 210: QU134		E-Mall
Called Cank	De An	street 78 Blyth dule	1,01/2/1/2	Phone #
HITHORY HAIR	My Hull	City: 5 . F. zip: 94139	<u> </u>	E-Mail

JOHN DA

# We are in Favor of a Medical Cannabis Dispensary to be located at 2442 Bayshore Boulevard San Francisco, CA 94134

effected by Elevated Systems Inc.			1	I i
Printed Name	Signature	Address	Date of Signing	Contact information
Keith Jones	K.J.	Shoot 106 Bridgericu dr.  Ghr. SF zip. 94124	10/13/16	Phone #
Dominic Local	Joniny Jes	Street 187 BLYHH WALE AVE  City: SF Zip: 14434	10/13/16	Phone # E-Mail
Ardrew libanes - Smith	Coch shirt	Street JAG BIYTHALL 94139  City: S.S. Zip:	4	Phone # E-Mail
YEVIN KEST	poper	Street 1804 SUNMAGES AVE City: 87 Zp: 94134	,N (1	Phone if
PUBLICT KEST	Pole	Street 1804 SUNNIPHIE AVE City: SF 20: 94134	s (1	Phone # E-Meii
Leyvonna Swygert	X Jurgant	Street 234 Haha  City: San Francisca: 94134	10/13/14	Phone if
DavianteJacuson	Phun	Street: 1519 SUMMY DATE  City: SF Zip: 94134	u u	Phone #
PITA. G	State	Street 187 844 Blythdale and City. FF 21p. 94134	<u> </u>	Phone #
Taivale Tautalatasi	199-	street 39 Garrison  Chy. SF Ca, 94134		Phone #
Soe Tagosplag	10	Street 234 Hahn 8+ Oily SF CA, 9,40/34		Phane #
Yavier Gvillory	halk	strot 150 Olmstead St City. San Francisco zip. 94134		Phone #
ira Nova Full	on Progrado	Street 150, OMStead St.	2	Phone #

Printed Name	Signature	Address	Date of Signing	Contact information _
Natali Cisneros	1/422	strock 126 blythedale clar San Francicco 20: 94134	70/13/16	Phone # 415 341 6910
Joseph John	Jolla	Street: 160 blythedale 94134	10/13/16	Phone # 415 756 2834
Rasacefiafor	De Ka	Street 12.6 blytridays  City: SF zbx 44134	10/13/16	Phone # 6118 377 666
Timo Failauga	Tind Jale go	Sires: 1763 Surrydal o	10/13/16	Phone # 415)240 - 9505
WILLE HEFTI SP.	Robert	Street 1804 SUNNYDALT AVE City. SAN FRANCISCO Zip. 99134	10/13/14	Phone # 415 424 7639
Kelvon Watts	Rel 26tts	Give SF Sunny date ave	10/13/16	Phone # 45 756~7389
Emon Brown	EmonBroun	street: 204 Blythdale 94134 City: 5. F	10/13/16	Phone # (4/5) 97/1-73//
Dew Septins	Muffer	Street: Halla 81  City: SF Zip:	10/13/16	Phone 4 6 2 5 9 - 1 1 1 8
MARCUS W:	MarkxW	Street 764 Sunnyme	10/13/16	Phone #
Minu Fragoto	Mas of	Street 1 27 Plyker conve	10/19/16	Phone # 4(5-576)-16-14
MICHAEL PON	Melan	226UNUX/ STREET	10-13-16	Phone # 415-246-0847
S. Taulon	Latertolo	Street: HAHN City: 57 zip: ar-y1/34	10-13-16	Phone # 415

Printed Name	Signature	Address	Date of Signing	Contact information
Christma Hernandez	Chuja Su-	Street 731 Delta St City. SF 24134	10/13/16	Phone (415) 889-3656
Tomiko Spenall	Tomiko Spruall	Street: 1751 Sunnydala  City: SF zip: 94134	10/13/14	Phone & 418. 678. 0860
La Jeana Thompson	12	street 1713 Sunnydgle Ane city: 87, CA zip: 94/34	10/14/16	Photograph 153 570-1830
Kaylar wilson	Mapolila	Street: 1907 Sunnydale  City: S.F (A zip: 94134	10/17/16	Phona #
Rollander	Rollen Cat	City: 5.F 210: 94134	10/17/16	Phone #
Koylah Marzetta	All.	Street 105/ Gilman Ave City: SF CA Zip: 94124	10/17/16	Phone # [415]879-6023
Kelvon Watts	Hel Wetts	sired: 1515 SUNHYDAC  City: 5, F (A zip: 94134	10/17/16	Phone #
Altif vinson	aur pr	Street 1511 SUNNYDAIC 94134 Chy: St. CA Zu:	10/17/16	Phons #
MARCUS Combsey	Marcus Symber	Street:  Olty: 57 C & 210: 94134	16/17/16	Phone #
ROBERT POCHOT	RIPAD	sired 713 SUNNYDAGE  City SF CA 74634	10/17/16	Phone #
Jessica McRoters	I' (M)	Street: 1583 Sunny diffe are city: 54 zp. 94134	10/16/16	Phone #
Bunchaha Burgie	Alle	Street: 1916 SUNNYDALE AVE City: 57 ZII: 94134	10/17/10	Phone #

Printed Name	Signature	Address	Date of Signing	Contact information
Lakayla Gathron	Jakayle A.	shoot 1726 Sunnydale  City: San Francisco zin: 04134	10/17/16	Phone # (415) 312 - 5183
Lafi Seumanu	Sluman	Street 1026 Sunnydere City: St. 21p: 94134	10/17/10	Phone 8 (415) 75 3 - 8 (31
Alsedee Greene	abedie gune	Street: 1774 Sunnydate Ave City: ST zip: 94134	10/17/16	Phone #
Shawn Siolo	Jun Sul	City: SF SLYTHEDALE AVE	10/17/16	Phone 415 - 240 -2963
Marsiano Van	Aly	Street: 49 BLYTHEDALE AVE.	10/17/16	Phone R 4'5) 748.2035
Daniela Eaton	02	Street 187 Blythdale Ave City: SF 210: 94134	10/17/4	Phone # 415.334.2939
Vainessa Tosua	6 lg.	Street 125 B14thdale Are  City. S.F. 24134	10-17-16	Phone # 4/5 · KANDI 9/9 · 7222
Vai Vele	Voivele	Street 25 Blyth date AVE City: SP Zip: 94134	10-17-16	Phone # 4/5-894-70/8
LATASHAKEN	Honten 14. Guz	1	10-17-16	Phone #
Olivia Taylor		Stroot 44 HAMAAL AVE	10-17-16	Phone #
Karen Peppars	Hun papa	Street 199 Byth dall ANG	10-17-14	Phone #
Freida. Tuisea	trenda luzer	Street 1523/4/4/00/18 Coly: SF 25: 94/34		Phons #

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Allandis M. Bolo	salles	SURPES Blythdale ave Colors Sf Con 210: 94/34	10-17-16	Phone #
Jessenia Zaldana	A Alah	street 157 Blythdale ave clly: SF CA 210: 94134	10.17.16	Phone #
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aven any boat	Joseph Capall		10-17-16	Phone #
aummi M	Cammon	street 147 BW thuby  Clinx 5 F zip. 94134	10/17/16	Phone tr
Lamar Usher	Jan elfister	street: 137 Bhythedale	10/17/16	Phons #
Tychia Ketty	Typerin Coro	Street 160 H4H4/a/E ALE  CITY 5. F 210: 94134	10/17/6	Phone #
Arriana	AR	Street: 173 holy Hodale  City. SF 210: 94135	110/17/16	Phone 4  E-Mail
Rongrede	PC.	Street 63 BILL HE WIE 2	10/17/14	Phone #
Travia Russell	Messel	Street: 183 Rhyhdall City: St. Zip: 94/34	rdille	Phone #
Kevin Brown	Ken Ron	Street Stythedak	10/17/16	Phone #
hennen Simon	My Ch	Street 215 Bly the clute Me	10/17/16	Phone #

Printed Name	Signature	Address	Date of Signing	Contact information
Terri Redd	ZAR	Street 1440 Palou Ave City: San Francisco zip: 94124	10.17-16	Phona #
Willie Hawkins	Wan Hanh	Street: 207 Buthdall  City: L.F. 210: 94134	10.17.16	Phone #
Capricia Colbert	Coquera allo	Street: City. 207 Blythood zince	10-17-16	Phone #
,	4 George Szysin	Street:  City: 268 RUMAN	10-17-16	Phone #
Ronda Brown		Street 204 Bhffh dale Ave City Sig Francis (2 zip: 94/34	10-17-16	Phone tf
EMON Brown		Strag Sty Bythrale AND  ONE Sur Tragge 10 Ca ZID: 94134	10/17-16	Phone #
alitan Madson		Strong RM Francisca Ca Ca zip. 94/34	10-/17/16	Phone #
Ychran tenpkie	Velation h	Street: 21 Blythous Ave	10/17/1/6	Phone #
Maklus		Street 13 VI Color 200 275 24 24	10-17-16	Phone #
Jamelia	+115	Street IVS BIJHVdaY  City: SAN FRAN, Zip: 94134	10.17.16	Phone #
Tushp 12011om	7 14	Street UU BYTHOGIC City: SF Zipx GU134	10-17-16	Phone #
Dess.c	D. C	Street: 103 BYOH CG CITY: 943	16-17-16	Phone II

Printed Name	Signature	Address	Date of Signing	Contact information
Jarjulin Jallat	gut.	Street 1729 Sinyelle Clips SF 21p: 94134	10-17-104	Phone #
W. Minso Benn	et Willeber	Street: Le S BROOK OCHE  City: SF ZID: 94/34	1217-lo	Phone #
lance Fiseger	well	Street: 150 BYHDHC  City: St. 210: 99139	10/17/16	Phone #
Derewy Crady	Genrey Dudt	Street: 1314thdale City: Santrancisco zip:94134	10-17/16	Phone #
starve (1 Lewissa	& fun him	Siree 144 blythdall HVR City Sam Francisco zur 94889	D17-16	Phone #
Patrice Freeman	faint f	city. SF zip: 94131	10-17-16	Phone #
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Suesha La(n)	- Syetha Lalin	Streat: 1 broat date Ave	10-17-10	Phone #
Marin Stewart	Mai D	Street: 135 Blythodule  City: S. F. Zip: 44134	10-17-16	Phone #
Albert conins	allopers Cour	Street: 1729 Sunny date  City: SF Zip. 94134	10-17-16	Phone #
Jamari Watkins	1. Walles	Sires: 35 GUYIN Water AVE	10/17/16	Phona # E-Mell
Gersonlina	Destan	Street 1522 Sunryddo 24.94157	10 kg/b	Phono #

Printed Name	Signature	Address	Date of Signing	Contact information
Chandale Shannon	Chandalo Shannon	svoe: 1532 Sunnydale ave	10-18-16	Phone #
Denineloga	Denie Dia	sires: 76 Blythdale, city SI= zip: 9413\$	10-18-16	Phone #
ashley Green	1 (1 -44	Street: 14 B/4thdale ave city San Franciscopy 94134	10 10 11	Phone #
Deloves Beasle	y Deasley	Street: 1581 Sunnydale City: 51- zip: 94/34	10 10 11	Phone # E-Mail
Elifininanesi Mafia ofa DELIAH ROGERS	Alitinauxi J	Street: 1774 Sunnydale and City. San Francisco 210: 94134	Oct. 18,2016	Phone #
DELIAH ROGERS	DelideRop	Street: 1520 THOMAS PUE  City: SAWFRANCTSCO Zip: 94124	10.18.2016	Phona # E-Mall
Judith Holmes	Judish 7/1m>	Girect 3733 San Bruno Ave  City. S. F. Gun 21p: 94124	10.18.16	Phone #
Carrie HANVEL		Sirat: 174 Brookdale are  City: 67 Ca zip: 94/34	10-14-16	Phons #
Brittany lester	Va J	178 1/2 consider a - a - a	10-14-14	Phone #
Tyree Voughu SP	(une	Street 174 Browkdole  City: SF Zipx 94134	10-14-14	Phone #
Cindy Oneal	Johndy ON W	Smoot: 182 Brookdale 94134  City SP Zip: Ca	10-19-16	Phone #
princess kuka	Pour P	City: S.F. BRUUKDALE  Zip: 94134	10/19/16	Phone #

Printed Name	Signature	Address	Date of Signing	Contact information
MUK UTIT	la figher	Strate 1604 SUNPYDAVEA City. SAN FRANCISCO ZIP. 94134	THE TOTAL OF THE	Phone # 415 123 4567
Tama Vivvale	260	Street: 238 Hann 5+  City: St Ca94/34 zip: 94/34	10.19.16	Phone (415) 822 - 32(m)
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Wellington Chen Portola District neighbor January 4, 2017

Jeffrey Spiers and Colin Clarke San Francisco City Planning 1650 Mission St suite 400 San Francisco 94103

re: MCD applications for: 3015 San Bruno Av San Francisco 94134 2442 Bayshore Blvd San Francisco 94134

#### Dear City Planning:

Your Planning Commission is scheduled to review two applications for Medical Cannabis Dispensaries.

3015 San Bruno Av San Francisco 94134 case no.: 2016-000119DRM and 2442 Bayshore Blvd San Francisco 94134 case no.: 2016-009352DRM.

With the November 2016 election, the passage of CA Proposition 64, new regulations for sale of recreational use marijuana are not yet public record and will not be state law until January 2018. As the Commission already knows, sale & use of recreational marijuana is still illegal under Federal law. It is not US DOJ's priority to prosecute cases unless the cases relate to sale to minors and ancillary criminal activity i.e. a pretext or cover for criminal activities or firearm violence. For these two MCD applications, the same exceptions should also be this Planning Commission's concerns.

This is Planning Commissions opportunity to consider new Prop 64 regulations. This is your time to "get it right" and not create issues for these sites when recreational sales become legal in 2018.

At this time, I implore you to seek continuance for both MCD applications until Commissioners can determine how sale of recreational marijuana impacts medical dispensaries. Please consider the public safety issues that will change come 2018.

In my opinion, come 2018, the stand alone MCD will become economically obsolete. I perceive that the CA Bureau of Marijuana is underfunded and ineffective. When Prop 64 becomes effective in 2018, I feel it more efficient if CA ABC becomes the regulatory agency. I also feel that for non-online orders, retail sales should be in large footprint size retail stores where corporate cooperation with law enforcement becomes more efficient. The farming & wholesale distribution of marijuana should be FDA regulated - - - not an underfunded stand alone agency.

There are long term Portola residents who remember, before cell phones, illegal drug sale transactions were in front of liquor stores. The corner liquor store at San Bruno Av & Bacon St was a serious problem. Adjacent San Bruno Av merchants were adversely impacted. We certainly do not want a repeat of history where Portola and Visitacion Valley neighbors feel unsafe to walk their shopping corridor. Concurrently, although proposed San Bruno Av MCD is not immediately near Phillip Burton High School, it seems odd that City Planner does not consider Burton High School students walk in front of 3015 San Bruno Av for their daily to access MUNI. Similarly, although 2442 Bayshore Blvd MCD site complies with City Planning zoning administrator, youth access to MUNI light rail T travels in front of 2442 Bayshore Blvd. Zoning administrator is using a too narrow interpretation of regulations.

It was important for former D-10 Supervisor Sophie Maxwell to limit liquor stores in Bayview. Planning Commission should heed Supervisor Maxwell's concerns about excessive opportunities to sell alcohol drinks by limiting excessive opportunities to sell marijuana in zip code 94134.

Thank you.
Wellington Chen
Portola resident

From: Clarke, Colin (CPC)

Sent: Thursday, January 05, 2017 2:32 PM

To: 'Wellington Chen'

**Cc:** Speirs, Jeffrey (CPC); Christensen, Michael (CPC)

**Subject:** RE: 2442 Bayshore Blvd / 2016-009352DRM / BPA-2016.0830.6390 - Medical Cannabis

Dispensary

**Attachments:** medical cannabis dispensaries 3015 S.DOC

Hi Wellington,

Thank you for your message. I can include your letter in the packet provided to the Planning Commission prior to the hearing.

The request for a **Discretionary Review (Mandatory)** for 2442 Bayshore Blvd is scheduled for a <u>Planning Commission</u> hearing on **January 26, 2017**, beginning after 12:00 P.M. (noon) in Room 400 at City Hall, 1 Dr. Carlton B. Goodlett Place. Please review the <u>Hearing Procedures</u> and watch the <u>video</u> explaining what to do at a Commission hearing. The <u>agenda</u> and packet will be available online one week prior.

You may attend the hearing and request a continuance at the beginning of the hearing, but the City is continuing to process medical cannabis applications under the current law. The project has already been noticed and is required to be heard as noticed.

Medical Cannabis Dispensaries must meet the requirements in Planning Code Section 790.141 (Zoning Administrator confirmed in 2015-014222ZAD letter dated 5/16/2016 that the site meets the proximity requirements). Per Planning Code Section 712.84, Medical Cannabis Dispensaries in NC-3 District may only operate between the hours of 8am and 10pm. The 2442 Bayshore Blvd proposed MCD would operate with hours between 9am-7pm, closing earlier than the permitted 10pm, out of courtesy for neighbors.

Michael.Christensen@sfgov.org is the Planner assigned to the MCD proposed 1-mile away at 3015 San Bruno Ave / 2016-000119DRM dba SBA Wellness.

<u>Jeffrey.Speirs@sfgov.org</u> is the Planner assigned to the MCD proposed at 5 Leland Ave (2400 Bay Shore Blvd dba Connected SF / 2016-013942DRM).

The Phillip and Sala Burton Academic High School is not within 1,000-feet of 2442 Bayshore Blvd (0.9-miles away).

The MCD webpage includes more info, e.g. process and procedures, as well as the MCD application.

Thank you,

Colin B. Clarke, AICP
Planner, Current Planning
Planning Department, City and County of San Francisco

1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9184 Fax: 415-558-6409

Email: Colin.Clarke@sfgov.org Web: www.sfplanning.org

From: Wellington Chen [mailto:wellingtonychen@pacbell.net]

Sent: Wednesday, January 04, 2017 3:57 PM

To: <a href="mailto:jeffrey.spiers@sfgov.org">jeffrey.spiers@sfgov.org</a>; Clarke, Colin (CPC)

Subject: please include my MCD in 94134 to Planning Commission

City Planners: Please include my above WORD letter to Planning Commission.

The subject is MCD on San Bruno Av and Bayshore Blvd 94134

Wellington Chen Portola neighbor 415 290 5215

From: rmorine@aol.com

Sent: Wednesday, January 11, 2017 3:14 PM

**To:** planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Johnson,

Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)

Cc: Cohen, Malia (BOS); Secretary, Commissions (CPC); Chan, Yoyo (BOS); Clarke, Colin

(CPC)

**Subject:** MCD permit for 2442 Bayshore Blvd (Case No.: 2016-009352DRM)

To: San Francisco Planning Commission January 10, 2017

Re: MCD Proposal for 2442 Bayshore Bvld (Case No.: 2016-009352DRM)

Thank you for postponing your vote regarding the MCD proposal at 3015 San Bruno (Case No.: 2016-000119DRM) on January 5, 2017. It is clear from your comments during deliberations that there are legitimate concerns regarding how the sale of recreational cannabis will be integrated into the current medicinal cannabis permitting process. Because of this uncertainty, your thoughtful choice to wait for internal and external guidance serves to protect all stakeholders from unintended consequences.

The recreational use of cannabis will have a much broader appeal. However, as evident from the outpouring of community opposition to the MCD proposal at 3015 San Bruno Ave, legalization at the State level does not necessarily mean broad acceptance at the neighborhood level. With this in mind, I would like to request that the pending MCD proposal at 2442 Bayshore Blvd (Case No.: 2016-009352DRM, hearing date January 26, 2017) in Visitacion Valley also be rescheduled. Like the 3015 San Bruno Ave MCD proposal, neighborhood opposition is strong for all the typical reasons, but also due to the complete lack of clarity regarding how recreational sales differs from medicinal sales of cannabis.

Again, thank you for decision regarding the 3015 San Bruno Ave MCD proposal. Maybe over the course of several months, the opposite sides of the issue will move closer to resolving their differences. As a resident of Visitacion Valley I know that I will benefit from a little more time to understand the new reality of recreational cannabis and what that will mean to my neighborhood.

Thank you for your consideration. **Russel Morine**Little Hollywood/Visitacion Valley Resident

Cc: D10 Supervisor Malia Cohen Commissions.secretary@sfgov.org Colin.clarke@sfgov.org

From: Jzhao@AsianAmericanVoters.org
Sent: Jzhao@AsianAmericanVoters.org
Thursday, January 12, 2017 12:37 PM

**To:** planning@rodneyfong.com; Richards, Dennis (CPC); Ionin, Jonas (CPC); Johnson,

Christine (CPC); Rahaim, John (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Clarke,

Colin (CPC); richhillissf@yahoo.com

**Subject:** 2442 Bayshore project

Dear Supervisors, Planning Commission President Fong, Planning Commissioners Richards, Moore, Hillis, Johnson, Melgar, Koppel, Planning Director Rahaim, Commission Secretary Ionin, and Planner Clarke,

I was invited to a community meeting last night hosted by three local organizations at or near D10, regarding a proposed MCD at 2442 Bayshore Blvd. The community leaders are concerned that the hearing date on the above proposal will be scheduled on 1/26/2017, two days before the Chinese New Year and a day before the CNY eve, and folks would be busy doing house cleaning getting rid of the devils inside their homes in order to receive a new and good luck "Year".

As you may have heard, that the Planning Commission had voted to delay an MCD bordering D10 at 3015 San Bruno Avenue to 9/21/2017, on the basis that the Marijuana Taskforce Grand Plan is to yet to be released.

Folks are wondering if the 2442 Bayshore project can also be postponed to be heard post 9/21/2017?

If not, at least postponed to past the 15th day of CNY, that will be 2/12. And cross referencing with the Planning Commission's calendar, it would be 2/17. The folks just don't want to see the the project bring them bad luck at the date of hearing and that would not be a good start of an otherwise possible productive relationship.

Please see what could be considered?

Thank you!

Josephine Zhao
<u>AsianAmericanVoters.org</u>
(650)238-8382

From: Clarke, Colin (CPC)

Sent: Tuesday, November 01, 2016 3:18 PM

**To:** 'ying9chen@hotmail.com'

**Subject:** RE: 2442 Bayshore Blvd / 2016-009352DRM / BPA-2016.0830.6390 / LOD

2015-014222ZAD dated 5/16/2016

Hi Ying Chen,

Thank you for sharing your concerns. This information will be taken into consideration.

If the proposed Medical Cannabis Dispensary (MCD) is found to be in compliance with the Planning Code, e.g. by the Zoning Administrator, a public hearing will be scheduled and the 30-day neighborhood notification will occur. This project is tentatively scheduled for January 26, 2017 Planning Commission hearing.

Thank you,

## Colin B. Clarke, AICP Planner, Current Planning

Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9184 Fax: 415-558-6409

Email: Colin.Clarke@sfgov.org
Web: www.sfplanning.org













Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org Property Information Map (PIM): http://propertymap.sfplanning.org Community Business Priority Processing Program (CB3P)

From: Ying Chen [mailto:ying9chen@hotmail.com]
Sent: Wednesday, October 26, 2016 3:35 PM

To: Clarke, Colin (CPC)

Subject: Regarding to 2442 Bay Shore

Hi Mr. Clarke,

My name is Vicky Chen who is a neighbor of 2442 Bay Shore Blvd. Application # 201608306390. I am reaching out to you regarding to the Letter of Determination (Record No. 2015-014222ZAD) dated May 16, 2016. You might think that why I would raise a concern after almost six months of the issued date. In fact, as a neighbor with 1000 ft of this proposed MCD, I have never received a copy of this Letter of Determination although the letter states that copies have been sent to Neighborhood Groups. I also have not received any notification related to this. There is also no posted notice on the proposed site at all. I didn't know about this proposed site until I was asked to sign a petition to oppose this MCD by another neighbor.

Information stated on this Letter of Determination is inaccurate and misinterpreted. It says on the paragraph 4, at 50 Raymond Ave. the Mayor's Youth Employment & Education Program (MYEEP) under the management of Visitacion Valley Strong Families is with Asian Prenatal Advocated (APA) Family Support Services, focusing on programs for the whole family. This reason makes that the proposed MCD is determined to be in compliance with the proximity requirement of Planning Code 790.141(a)(1)(B). However, when I interviewed Program Director of Visitacion Valley Strong Families Jack Siu, he clarified as "APA's services is for the whole family, while one of the program, MYEEP, does focus only with the youth" Also Jack said that they are planning to expand and add more youth programs with a funding received. In conclusion, 50 Raymond Ave. is a

major community center with programs primarily serving youth. Email interview with Jack Siu can be provided upon request.

In addition, there is the Real Option for City Kids, ROCK, (<a href="http://rocksf.org/">http://rocksf.org/</a>) at 73 Leland Ave. It says "as the largest provider of active and enriching programs for children and youth in San Francisco Visitacion Valley" on their information. It primarily serves children and youth. And this community facility was never mention on the Letter of Determination even though it is only 250 ft from the proposed MCD.

I found this Letter of Determination was composed hastily with very misinterpreted information. Furthermore, importation information which leads to oppose the proposed MCD was omitted. I strongly argue that the validation of this Letter of Determination should be re-evaluated.

Sincerely

From: Clarke, Colin (CPC)

Sent: Tuesday, November 22, 2016 3:38 PM

To: 'Carrie Lui'

**Cc:** Kelvin Chan; Jennifer Huang; Rex Tabora; 'info@apaccsf.org'

**Subject:** RE: Asian Pacific American Community Center

Thank you. Have a Happy Thanksgiving!

Colin

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From: Carrie Lui [mailto:c.lui@apaccsf.org]
Sent: Tuesday, November 22, 2016 2:16 PM

To: Clarke, Colin (CPC)

**Cc:** Kelvin Chan <<u>k.chan@apaccsf.orq</u>>; Jennifer Huang <<u>i.huang@apaccsf.orq</u>>; Rex Tabora <<u>rex@apaccsf.orq</u>>

Subject: Asian Pacific American Community Center

Hello Collin,

Asian Pacific American Community Center can be considered both a community facility AND a recreation center. The majority of our services are provided for Seniors but we do have services for Youth also. We have also updated the address on the Asian Pacific Fund website to avoid further confusion. Thank you.

Sincerely,

#### Carrie Lui

Program Assistant Asian Pacific American Community Center 66 Raymond Ave., San Francisco, CA 94134 Tel:415-587-2689

Web: www.apaccsf.org

From: Clarke, Colin (CPC)

Sent: Tuesday, November 08, 2016 4:32 PM

To: 'info@apaccsf.org'

Subject: RE: 2442 Bayshore Boulevard / Asian Pacific American Community Center

Hi Rex,

Thank you for the quick response.

If APACC has moved all operations out of 2442 Bayshore Blvd, are you able to please update the info on your website (below) that still shows 2442 Bayshore Blvd as the location?

http://asianpacificfund.org/affiliate/asian-pacific-american-community-center/

I am the Planner assigned to the proposed Medical Cannabis Dispensary (MCD / 2016-009352DRM) at 2442 Bayshore Blvd and would like to avoid any confusion within the community, e.g. to clarify the current vacant status of 2442 Bayshore Blvd.

Also, does the majority of programs/services/uses at 66 Raymond Ave constitute a community facility and/or a recreation center that primarily serves people under 18 years of age?

Thank you, Colin

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From: Info [mailto:info@apaccsf.orq]

Sent: Tuesday, November 08, 2016 4:16 PM

To: Clarke, Colin (CPC)

Subject: Re: 2442 Bayshore Boulevard / Asian Pacific American Community Center

We moved to 66 Raymond Ave.

#### Sent from Rex's iPhone!

From: Clarke, Colin (CPC)

Sent: Tuesday, November 08, 2016 3:31 PM

To: 'info@apaccsf.org'

Subject: 2442 Bayshore Boulevard / Asian Pacific American Community Center

Hi,

Sorry I was unable to reach you by phone at (415) 587-2689.

Is the Asian Pacific American Community Center located at 2442 Bayshore Boulevard?

Thank you,

Colin B. Clarke, AICP Planner, Current Planning

Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9184 Fax: 415-558-6409

Email: Colin.Clarke@sfgov.org Web: www.sfplanning.org

From: Clarke, Colin (CPC)

Sent: Tuesday, November 08, 2016 4:00 PM

**To:** 'lesettegray@yahoo.com'

**Subject:** 50 Raymond Ave

Follow Up Flag: Follow up Flag Status: Flagged

RE: www.myeep.org/locations

Hi Lesette,

Sorry I was unable to reach you by phone at (415) 724-1480.

Does the majority of programs/services/uses at 50 Raymond Ave constitute a community facility and/or a recreation center that primarily serves people under 18 years of age?

My understanding is that Visitacion Valley Community Center at 50 Raymond Ave includes the following uses: Visitacion Valley Strong Families (<u>VVFSC</u>: Family Services Collaborative), Mayor's Youth Employment & Education Program (<u>MYEEP</u>), Asian Perinatal Advocates (<u>APA</u>), Asian Pacific American Community Center (<u>APACC</u>), and <u>Cross Cultural Family Center</u>.

Do you have contact info for any other facility managers or program directors at 50 Raymond Ave?

Thank you,

Colin B. Clarke, AICP Planner, Current Planning

Planning Department, City and County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9184 Fax: 415-558-6409

**Email:** <u>Colin.Clarke@sfgov.org</u> **Web:** <u>www.sfplanning.org</u>

Elevated systems will be working with Expert Service Professionals Security (Security), a San Francisco company with deep roots in Visitacion Valley.

Two security guards will be on duty at all times. One guard will be stationed at the door greeting patients, checking IDs and doctor recommendations. This guard will provide a highly visible security presence deterring potential criminal activity. The other guard will patrol the facility and the surrounding area. The patrolling guard will prevent harassment and potential crime in the area, be available to escort patients to their vehicles, check for cleanliness, prevent double parking and ensure there is no loitering or consumption of cannabis in the area.

A hand held radio system will ensure constant contact between Elevated Systems management and Security.

Emergency Response and Life Safety - Security Officers will respond to complaints and calls for first Aid related situations. Whether the Security Officer observes a first aid situation or is dispatched by the Security Dispatcher. The Security Officers will be trained to deal with emergency situations and or control a situation until Law enforcement, local Fire Department or Emergency Medical Units can arrive on scene.

Escort - The Security Officers will escort unruly patients from the property when instructed by Dispensary managers; Security Officers will maintain order by directing out of the building and safely to their vehicle and off property. Loiterers not registered at the Dispensary will be escorted off the property, particularly if they are harassing patients.

Standard of conduct - All members of Elevated Systems will be held to a high standard of conduct in their behavior in and around the proposed dispensary. Violation of Elevated System's rules may be cause for suspension or expulsion of membership.

During the Knowledge transfer phase, Security staff will communicate their patrol, risk issues, unruly patient list and any relevant information. The Knowledge Transfer will happen at the end of every shift between the Security and an Elevated Systems designated staff member.

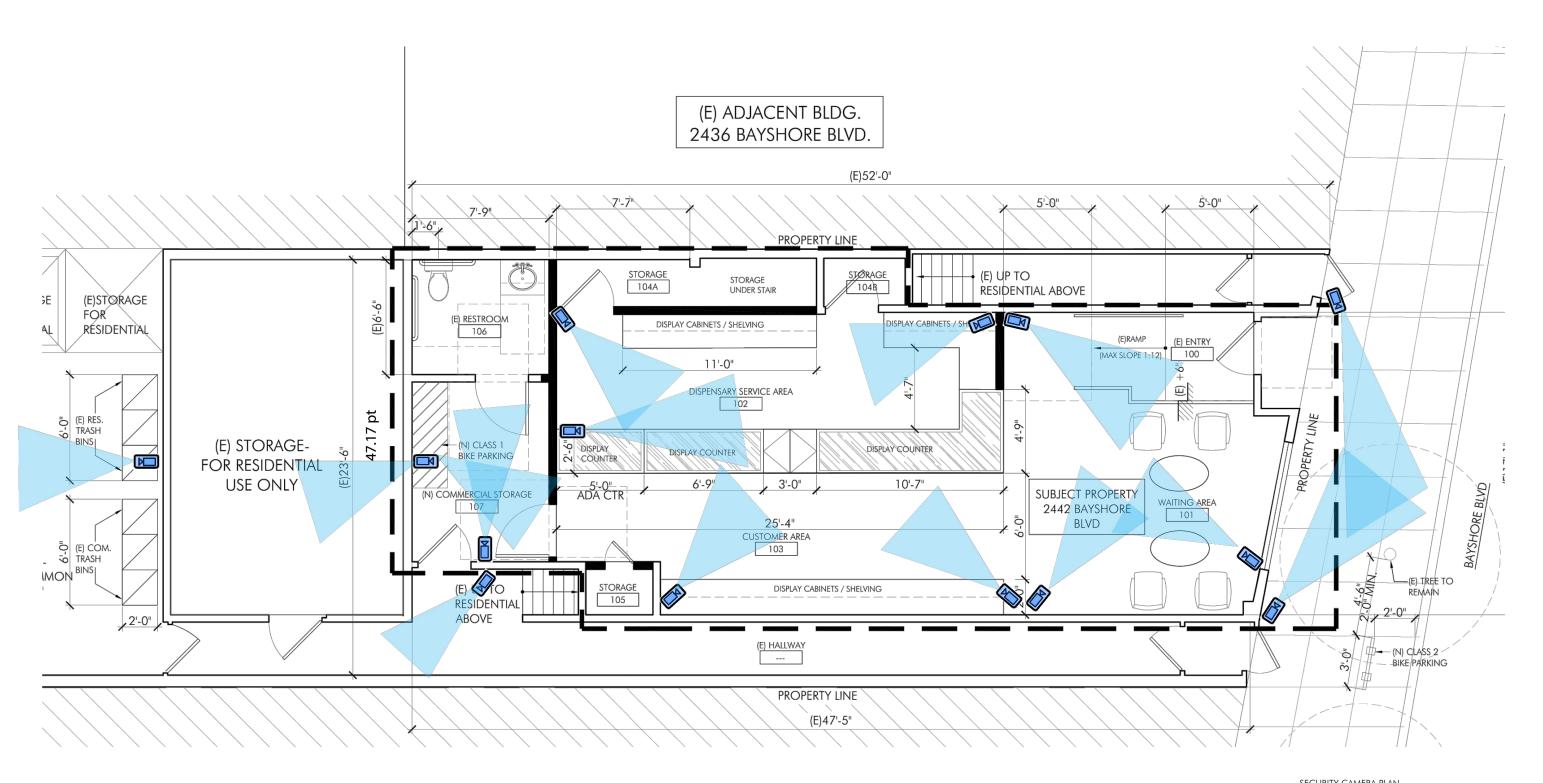
Security will provide Life Safety Services including CPR, Patient Assistance, Identify Medical Emergencies with patients for Customer Staff to coordinate emergency services, Identify Unruly Patients for Customer Staff to call Local Authorities and assist Patients in Contacting Emergency Services if necessary.

Interior and exterior cameras, alarm, motion detectors, and panic buttons will be monitored 24/7 by Tyco Integrated Security. The camera system will be a complete HD IP video management system. This network recorder provides for approx 30 days of video storage. Once the memory is filled, the video manager will start to loop over existing video. The alarm system include door and window sensors and fix/remote panic sensors.

# Rear Yard Proposed Security Video Camera Field of View



Source: June 2016 Google imagery



SECURITY PLAN

2442 BAYSHORE BLVD. SAN FRANCISCO, CA 94110

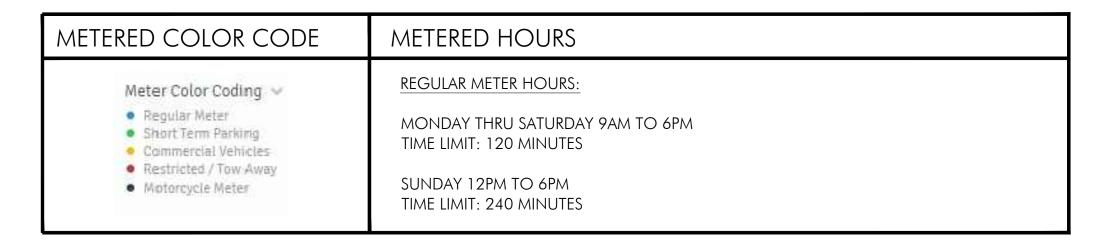
SECURITY CAMERA PLAN PREPARED BY TYCO INTEGRATED SECURITY

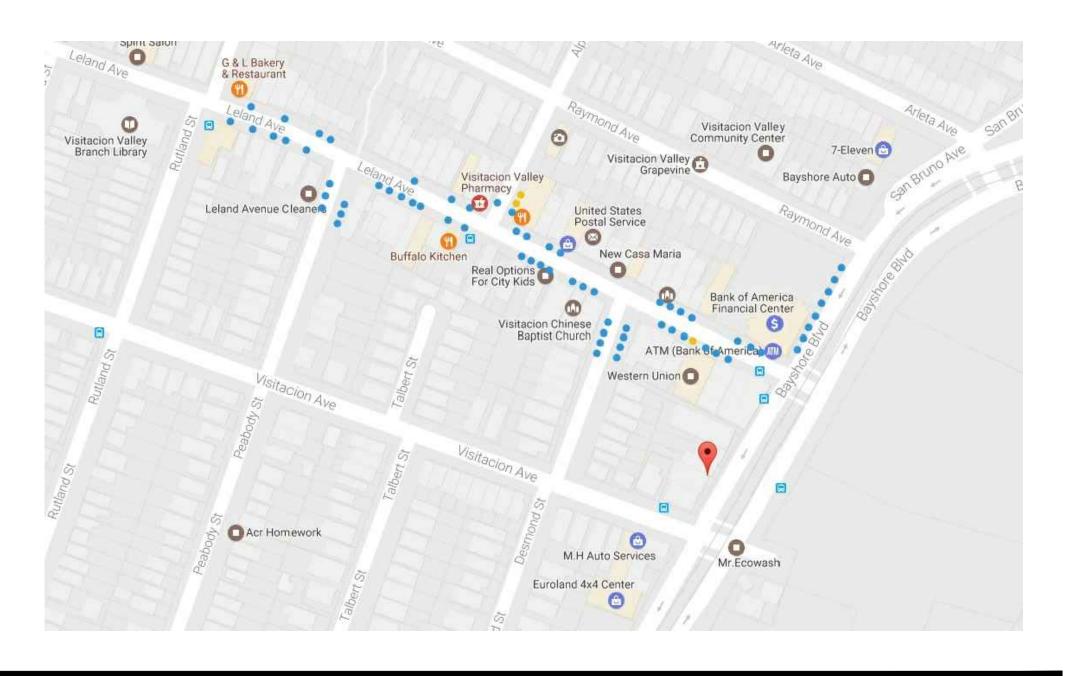
Date: 01-06-17 Job No.:

SECURITY CAMERA PLAN

REF-3

Scale: NTS





NOTE: METER & PARKING MAP GENERATED BY XTREET.ORG

METERED PARKING LOCATIONS - FOR REFERENCE ONLY

Date: 12-14-16 Job No.:

METERED PARKING LOCATIONS FOR REFERENCE ONLY

Scale: NTS

+9'-6"

ELEVATION GROUP NUMBER

ELEVATION DESIGNATION

SECTION NUMBER

SHEET NUMBER

— CEILING HEIGHT

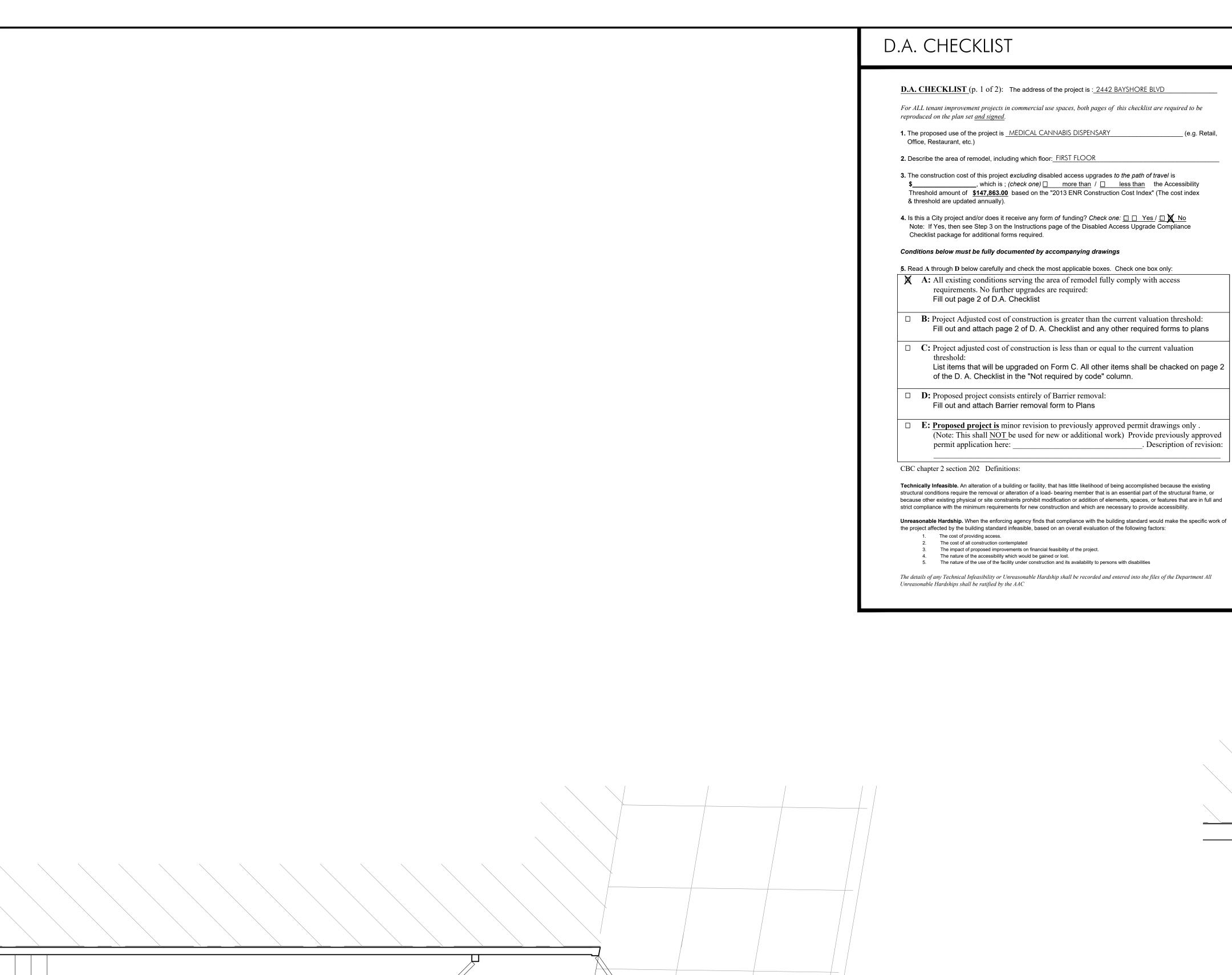
FRONT ELEVATION AT BAYSHORE BLVD

SOME OF THE ABOVE SYMBOLS

MAY NOT HAVE BEEN USED FOR

THIS PROJECT.

VISITACION AVE



60x60 CLR

48x48 CLR

INE

BAYSHORE BLVD

1'-0"

(E)RAMP

(MAX SLOPE 1:12)

→ (E) UP TO

RESIDENTIAL5'-OABOVE \*

60x60 CLR

2 ENLARGED ENTRY AND RAMP PLAN

1'-0"

1'-0"

#### **D.A.** CHECKLIST (p. 2 of 2): The address of the project is : 2442 BAYSHORE BLVD **D.A.** CHECKLIST (p. 1 of 2): The address of the project is : 2442 BAYSHORE BLVD Check all applicable boxes and specify where on the drawings the details are shown: For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be Location of detail(s)reproduced on the plan set and signed. include detail no. & drawing sheet (do not leave this part 1. The proposed use of the project is <u>MEDICAL CANNABIS DISPENSARY</u> Also clarification comments can be written here. Note: upgrades below are 2. Describe the area of remodel, including which floor: FIRST FLOOR listed in priority based on CBC-11B-202.4, exception 8 3. The construction cost of this project excluding disabled access upgrades to the path of travel is \_\_\_, which is ; (check one) \_ \_\_ more than / \_ \_\_ less than the Accessibility A. One accessible Threshold amount of \$147,863.00 based on the "2013 ENR Construction Cost Index" (The cost index SEE 2/A0.1, SHEET A0.2, entrance including: & threshold are updated annually). approach walk, vertical acess, platform landings), door / gate and hardware for door/ 4. Is this a City project and/or does it receive any form of funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required. . An accessible route to Conditions below must be fully documented by accompanying drawings the area of remodel **5.** Read **A** through **D** below carefully and check the most applicable boxes. Check one box only: Parking/ access aisles and curb ramps A: All existing conditions serving the area of remodel fully comply with access Curb ramps and walks requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist Corridors, hallways, floors SEE NOTE A, G / A0.3

Ramps, elevators, lifts

accessible restroom

single unisex restroom serving the area of remodel.

D. Accessible public pay

Accessible drinking

Additional accessible

parking, stairways, storage, alarms, and

See the requirements

for additional forms

signage

for each sex or a

C. At least one

- No additional forms required.
- 3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attached to plan. 4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans. 5. Provide details from a set of City approved reference drawings, provide its permit application number
- \_\_ and list reference drawing number on plans. 6. No additional forms required

7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

- X -

& SHEET A0.2

SEE 2/A0.1

SEE 1 / AO.1

SEE NOTE F, J1

N/A

□ NOTE H, I / A0.3

BAYSHORE BLVD.

-TENANT IMPROVEMENT-

SAN FRANCISCO, CA 94134

BLOCK/LOT: 6249/020

■ ■ D-Scheme Studio Dream :: Design :: Develop

> 222 8TH STREET SAN FRANCISCO, CA 94103 T: 415.252.0888 F: 415.252.8388 WWW.DSCHEME.COM

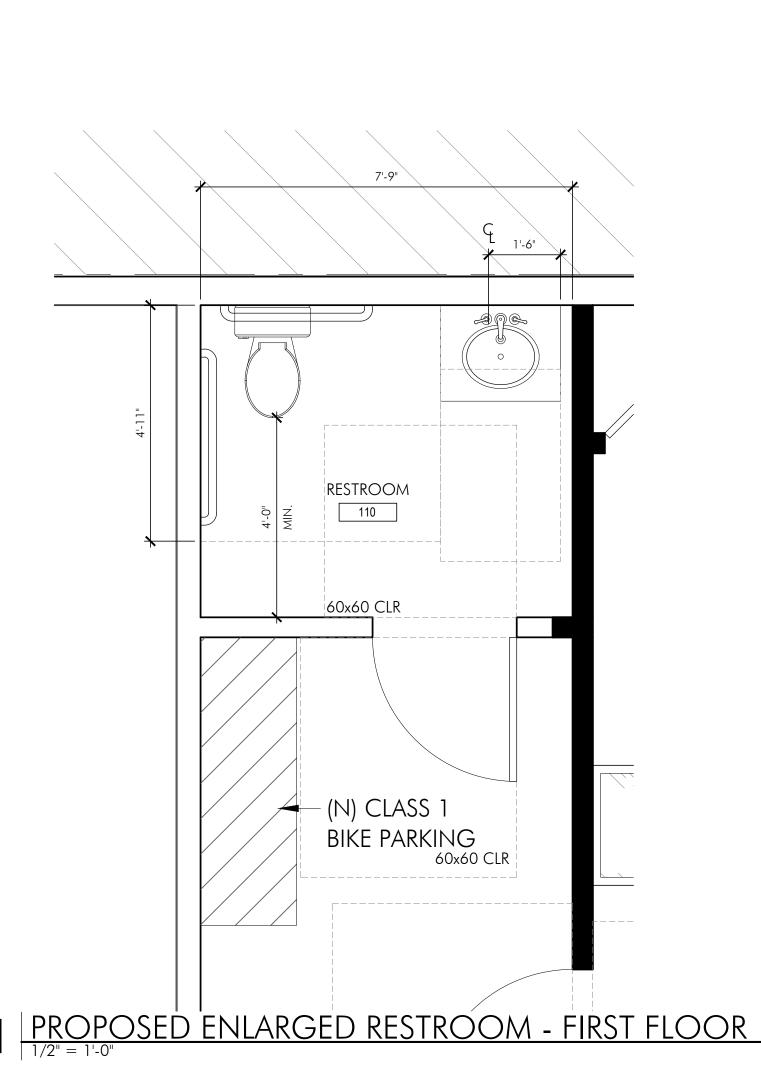


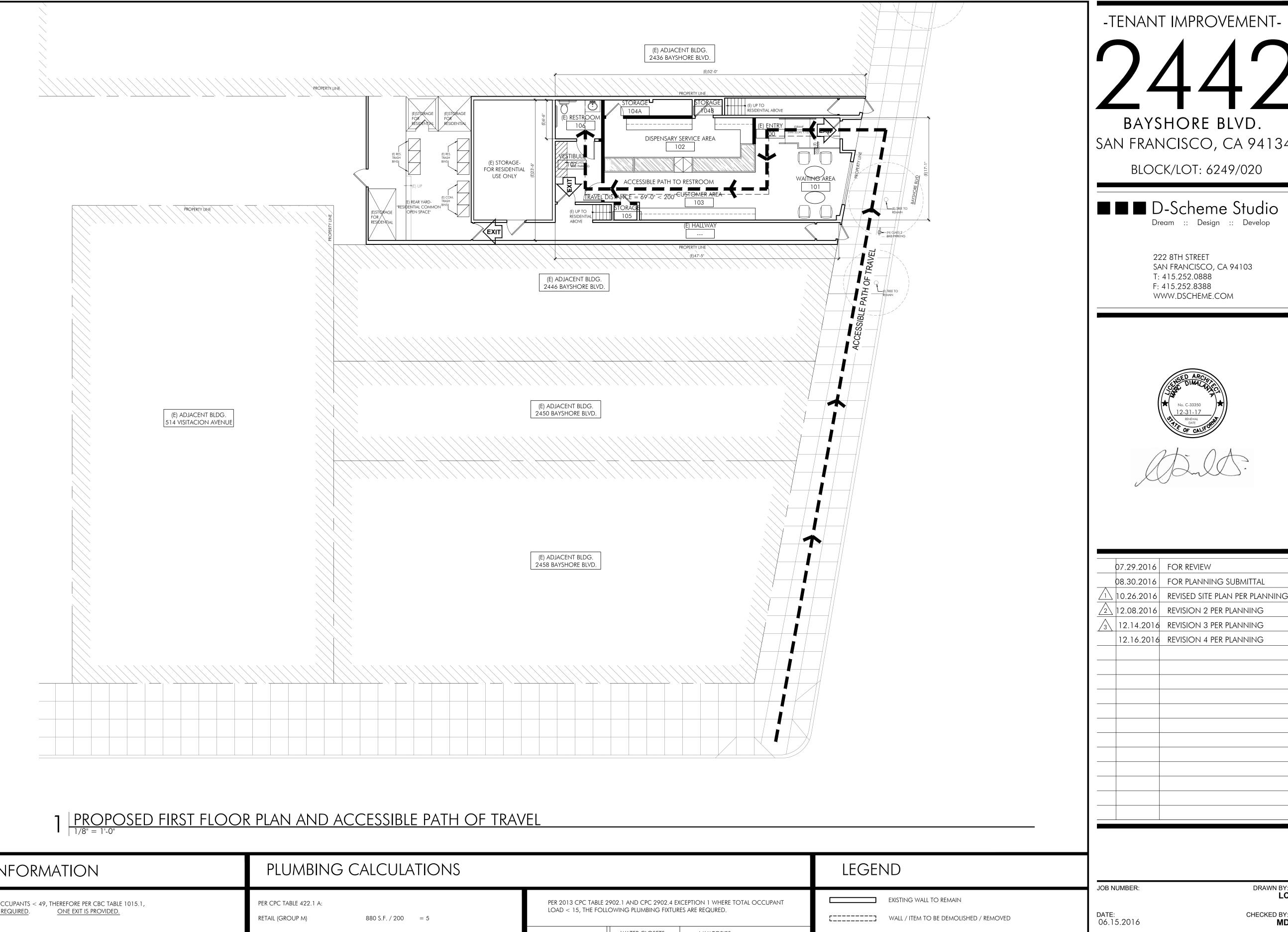
07.29.2016	FOR REVIEW
08.30.2016	for planning submittal
10.26.2016	revised site plan per planning
12.08.2016	revision 2 per planning
/3 12.14.2016	REVISION 3 PER PLANNING
12.16.2016	revision 4 per planning

JOB NUMBER: DRAWN BY: DATE: 06.15.2016 CHECKED BY: **MD** SCALE: AS NOTED SHEET TITLE:

D.A. CHECKLIST

SHEET NUMBER:





PROPOSED OCCUPANT LOAD	EXIT INFORMATION	PLUMBING CALCULATIONS		LEGEND	
WAITING AREA (101) 100 S.F. 15 S.F. GROSS / OCCUP.  DISPENSARY SERVICE AREA (102) 229 S.F. 100 S.F. GROSS / OCCUP.  CUSTOMER AREA (103) 185 S.F. 60 S.F. GROSS / OCCUP.  STORAGE (104A, 104B, 105) 63 S.F. 300 S.F. GROSS / OCCUP.  RESTROOM (106) 50 S.F. N/A  VESTIBULE (107) 79 S.F. N/A	PANTS  15 TOTAL OCCUPANTS < 49, THEREFORE PER CBC TABLE 1015.1, ONE EXIT IS REQUIRED.  ONE EXIT IS PROVIDED.  EXIT ACCESS TRAVEL DISTANCE: EXIT ACCESS TRAVEL DISTANCE, WITHOUT SPRINKLER (PER CBC TABLE 1016.2): 200' MAX LONGEST EXIT ACCESS TRAVEL DISTANCE PROVIDED: 69'-0"  A A	PER CPC TABLE 422.1 A:  RETAIL (GROUP M)  880 S.F. / 200 = 5  TOTAL PLUMBING OCCUPANCY: 5	PER 2013 CPC TABLE 2902.1 AND CPC 2902.4 EXCEPTION 1 WHERE TOTAL OCCUPANT LOAD < 15, THE FOLLOWING PLUMBING FIXTURES ARE REQURED.  WATER CLOSETS LAVATORIES  REQUIRED 1 1  WOMEN/ MEN PROVIDED 1 1	EXISTING WALL TO REMAIN  WALL / ITEM TO BE DEMOLISHED / REMOVED  NEW WALL TO UNDERSIDE OF FINISH CEILING  NOT IN CONTRACT (N.I.C.)  ACCESSIBLE PATH OF TRAVEL  EXIT  (	DATE: 06.15.2016  SCALE: AS NOTED  SHEET TITLE:  OCCUPAN ACCESS SHEET NUMBER:

BAYSHORE BLVD.

SAN FRANCISCO, CA 94134

BLOCK/LOT: 6249/020

■ ■ D-Scheme Studio Dream :: Design :: Develop

> 222 8TH STREET SAN FRANCISCO, CA 94103 T: 415.252.0888 F: 415.252.8388 WWW.DSCHEME.COM



	07.29.2016	FOR REVIEW
	08.30.2016	for planning submittal
	10.26.2016	revised site plan per planning
2	12.08.2016	REVISION 2 PER PLANNING
3	12.14.2016	revision 3 per planning
	12.16.2016	REVISION 4 PER PLANNING

DRAWN BY: CHECKED BY: **MD** 

PANT LOAD CALCUATIONS & CESSIBLE PATH OF TRAVEL

## TYPICAL ACCESSIBILITY NOTES - FOR REFERENCE WHERE APPLICABLE

#### CORRIDORS

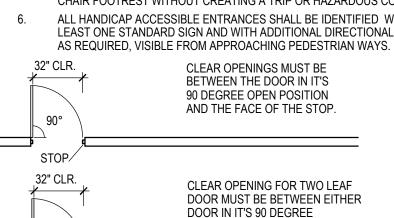
- CORRIDOR WIDTHS: EVERY CORRIDOR SERVING AN OCCUPANT LOAD OF 10 OR MORE OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH. CORRIDORS SERVING AN OCCUPANT LOAD OF LESS THAN 10 SHALL NOT BE LESS THAN 36" IN WIDTH.
- CORRIDORS THAT EXCEED 200 FEET IN LENGTH SHALL HAVE MINIMUM CLEAR WIDTH OF 60"; OR HAVE, AT A CENTRAL LOCATION, A 60-INCH MINIMUM WHEELCHAIR TURNING SPACE OR PASSING ALCOVE: OR. HAVE AT A CENTRAL LOCATION, AN INTERVENING CROSS TEE CORRIDOR, A MINIMUM OF 44" IN WIDTH: OR HAVE AT A CENTRAL LOCATION, AN OPENABLE DOOR.
- EVERY AISLE SHALL BE NOT LESS THAN 3'-0" WIDE IF SERVING ONLY ONE SIDE, AND NOT LESS THAN 3'-6" WIDE IF SERVING BOTH SIDES. SUCH MINIMUM WIDTH SHALL BE MEASURED AT THE FARTHEST POINT FROM AN EXIT, CROSS AISLE OR FOYER AND SHALL BE INCREASED BY 1-1/2" FOR EACH 3'-0" IN LENGTH TOWARD THE EXIT, CROSS AISLE OR FOYER. WITH CONTINENTAL SEATING SIDE AISLES SHALL NOT BE LESS THAN 44" IN WIDTH.

#### DOORS

- DOOR SIZE: EVERY REQUIRED EXIT DOORWAY SHALL BE OF A SIZE TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3'-0" IN WIDTH AND AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED IN EXIT DOORWAYS, EXIT DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90° AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE EXIT WAY IS NOT IS NOT LESS THAN 32".
- MINIMUM ALLOWABLE DISTANCE FROM FINISH FLOOR TO THE BOTTOM OF THE DOOR CLOSER WHERE REQUIRED TO BE 78". (PER CBC 2013 SECTION
- DOOR SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT
- REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE ALL OPERABLE DOOR HARDWARE PARTS (INCLUDING BUT NOT LIMITED TO HANDLES, PULLS, LATCHES, LOCKS) SHALL BE POSITIONED A MINIMUM OF 34"
- AND MAXIMUM 44" ABOVE THE FINISHED FLOOR. (PER CBC 11B-404.2.7) DOORS/GATES WITH CLOSERS REQUIRE A MINIMUM OF 5 SECONDS FOR A DOOR/GATE TO CLOSE FROM THE 90° POSITION TO THE 12° POSITION. DOORS/GATES WITH SPRING HINGES REQUIRE A MINIMUM OF 1.5 SECONDS TO
- CLOSE FROM THE 70° TO THE CLOSED POSITION. (PER CBC 11B-404.2.8.1) HINGFD DOORS: THE OPENING WIDTH SHALL BE MEASURED W/ THE DOOR POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION.
- PAIR OF DOORS: WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. PUSH EFFORT: MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND INTERIOR DOORS, SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING DOORS, COMPENSATING DEVICES CENTER
- PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHERE FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR SHALL NOT EXCEED 15 LBS. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC & SLIDING DOORS
- HAZARDOUS CONDITION. WHERE NARROW FRAME DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEEL-CHAIR FOOTREST WITHOUT CREATING A TRIP OR HAZARDOUS CONDITION. ALL HANDICAP ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS.

SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO

BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR



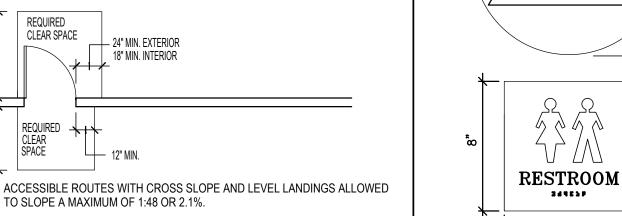
## LEVEL FLOOR OR LANDING

THE FLOOR OR LANDING ON EA. SIDE OF AN EXIT DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AREA SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND LENGTH OPPOSITE THE DIRECTION OF DOOR SWING 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.

POSITION AND THE EDGE OF THE

THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 24" PAST THE STRIKE EDGE OF THE DOOR FOR EXTERIOR DOORS AND 18" PAST THE STRIKE EDGE FOR INTERIOR DOORS.

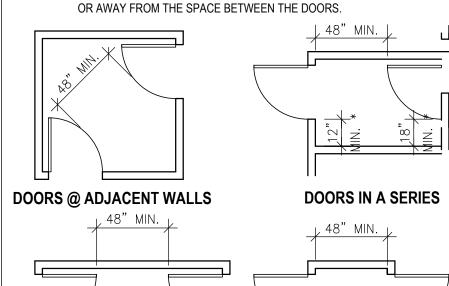
OTHER DOOR.



TO SLOPE A MAXIMUM OF 1:48 OR 2.1%.

## **VESTIBULE**

THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENINGS IN A VESTIBULE SERVING OTHER THAN A REQUIRED EXIT STAIRWAY, SHALL PROVIDE A MIN. 48" OF CLEAR SPACE FROM ANY DOOR OPENING IN SUCH VESTIBULE WHEN THE DOOR IS POSITIONED AT AN ANGLE OF 90° FROM ITS CLOSED POSITION. DOORS IN A SERIES SHALL SWING EITHER IN THE SAME DIRECTION



DOORS @ OPPOSITE WALLS **BOTH DOORS OPEN OUT** \*PROVIDE THIS ADDTIONAL SPACE IF DOOR IS SECURED

WITH BOTH A LATCH AND CLOSER

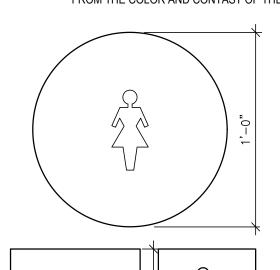
#### HARDWARE

HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE THE FLOOR. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE W/O REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.

#### IDENTIFICATION SYMBOLS

DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4" THICK W/ EDGES 12" L AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK AND 12" IN DIAMETER. UNISEX SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE 1/4" THICK, 12" IN DIAMETER W/ A 1/4" THICK TRIANGLE SUPERIMPOSED ON THE CIRCLE AND WITHIN THE 12". DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE AT A HEIGHT OF MINIMUM 58" TO MAXIMUM 60" ABOVE THE FINISH FLOOR. THFIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTAST OF THE DOOR.

NOTES:



WOMEN

MATERIAL: WOMENS & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED **BLACK TILES MOUNTED IN CHASE** CIRCLE TO BE 3/16", #140 BLUE PLEXI W/ POLISHED EDGES FIGURE TO BE 3/16" WHITE PLEXI

APPLIED TO BACKGROUND

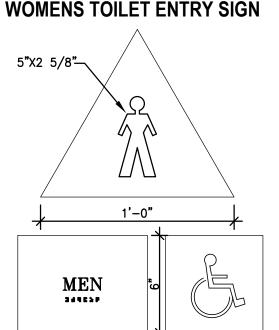
COLOR: BACKGROUND-BENJAMIN MOORF #905 LETTERS-BENJAMIN MOORE #1470 BRAILLE TILES & CHASE: STOCK BLACK TRIANGLE TO BE #140 BLUE PLEXI

WOMENS SYMBOL TO BE

WHITE PLEXI

NOTES:

SPECIAL: PROVIDE VHB TAPE ON BACK OF ALL SIGNS

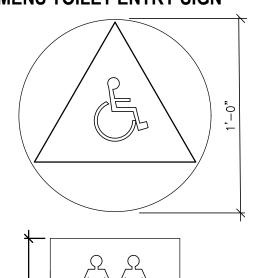


MATERIAL: MENS & WHL.CHR. SIGN PANELS TO BE 3mm SINTRA W/ SCOTT -ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2ADA APPROVED BLACK TILES MOUNTED IN CHASE CIRCLE TO BE 3/16" #140 BLUE PLEXI W/ POLISHED EDGES

FIGURE TO BE 3/16" WHITE PLEXI APPLIED TO BACKGROUND COLOR: BACKGROUND-BENJAMIN MOORE #905 LETTERS-BENJAMIN MOORE #1470 BRAILLE TILES & CHASE: STOCK BLACK TRIANGLE TO BE #140 BLUE PLEXI MENS SYMBOL TO BE WHITE PLEXI

PROVIDE VHB TAPE ON BACK OF ALL SIGNS MENS TOILET ENTRY SIGN

6"



SIGN PANELS TO BE 3mm SINTRA W/ SCOTT - ADA'S 1/32" THICK LETTERS & SYMBOLS HELVETICA MEDIUM UPPER CASE. ALL LETTERS TO BE 1" HIGH BRAILLE LETTERS TO BE GRADE 2 ADA APPROVED. ON DOOR SIGN: ACCESSIBLE FIGURE TO BE 3/16" #140 BLUE PLEXI W/ POLISHED EDGES OVER 3/16" WHITE PLEXI TRIANGLE OVER 3/16" WHITE PLEXI 12" DIA. CIRCLE.

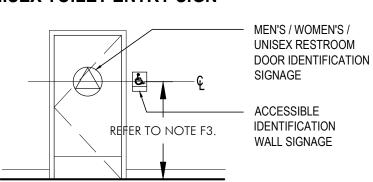
MATERIAL: UNISEX DOOR AND WALL

3"=1'-0"

AND TEXT TO BE WHITE PLEXI W/ POLISHED EDGES OVER BLUE PLEXI SQUARE BACKGROUND. COLOR: BACKGROUND-BENJAMIN MOORE #905 LETTERS-BENJAMIN MOORE #1470 **BRAILLE TILES & CHASE**:

ON WALL SIGN: ACCESSIBLE FIGURES,

**UNISEX TOILET ENTRY SIGN** 



ACCESSIBLE IDENTIFICATION WALL SIGNAGE

STOCK BLACK

PROVIDE VHB TAPE ON

BACK OF ALL SIGNS

- 2. TACTILE EXIT SIGNS SHALL BE REQUIRED IN THE FOLLOWING LOCATIONS: A. EACH GRADE LEVEL EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORD, "EXIT."
- B. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF A STAIRWAY OR RAMP SHALL BE IDENTIFIED BY A TACILE EXIT SIGN WITH THE FOLLOWING WORDS AS APPROPRIATE: "EXIT STAIR DOWN"
- 2) "EXIT RAMP DOWN" 3) "EXIT STAIR UP"
- 4) "FXIT RAMP UP"
- C. EACH EXIT DOOR THAT LEADS DIRECTLY TO A GRADE-LEVEL EXTERIOR EXIT BY MEANS OF AN EXIT ENCLOSURE OR AN EXIT PASSAGEWAY SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS, "EXIT ROUTE." D) EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY THAT IS REQUIRED TO HAVE A VISUAL EXIT SIGN, SHALL BE IDENTIFIED BY A TACILE EXIT SIGN WITH THE WORDS. "EXIT ROUTE." E) EACH EXIT DOOR THROUGH A HORIZONTAL EXIT SHALL BE IDENTIFIED BY A SIGN WITH THE WORDS, "TO EXIT."

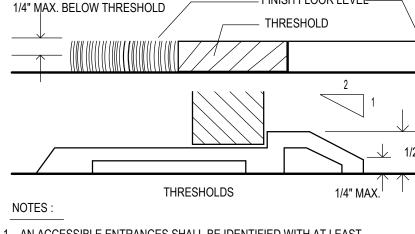
SIGNS WITH RAISED CHARACTERS AND BRAILLE ARE LOCATED 48" MIN. A.F.F. MEASURED FROM THE BASELINE OF THE LOWEST LINE OF BRAILLE, AND 60" MAX. A.F.F. FROM THE BASELINE OF THE HIGHEST RAISED CHARACTER TO FIN. FLR. (PER CBC 11B-703.4.1, FIGURE 11B-703.4.1.)

## THRESHOLDS

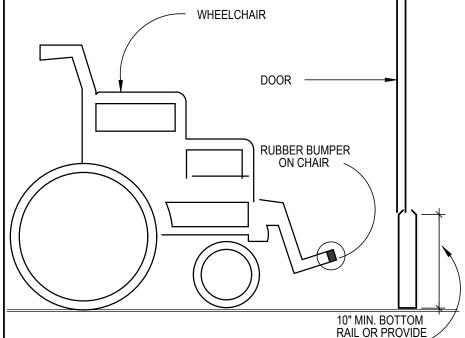
THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF A DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELED W/ A SLOPE NO GREATER THAN 1:2. CHANGE IN LEVEL GREATER THAN 1/2" SHALL BE ACCOMPLISHED WITH A RAMP. COMPRESSED CARPET

FINISH FLOOR LEVEL-

KICK PLATE

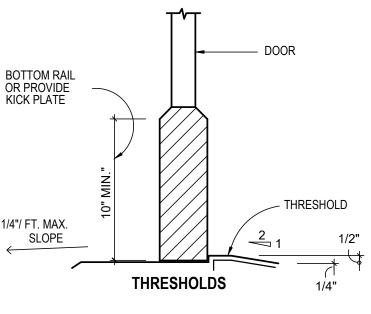


AN ACCESSIBLE ENTRANCES SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED . VISIBLE FROM APPROACHING PEDESTRIAN WAYS.



DOOR CONSTRUCTION

1. DOOR CONSTRUCTION SHALL HAVE 10 INCHES SMOOTH AND UNINTER-RUPTED BOTTOM RAIL OR INSTALL 10 INCHES KICK PLATE ON PUSH SIDE OF THE DOOR FOR NARROW FRAME DOORS.



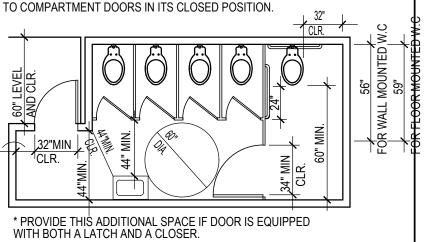
## MULTIPLE ACCOMODATION TOILET

MULTIPLE ACCOMODATION TOILET FACILITIES SHALL HAVE THE FOLLOWING: WHEELCHAIR CLEARANCE: A CLEAR SPACE MEASURED FROM THE FLOOR TO A HEIGHT OF 27" AFF. WITHIN THE SANITARY FACILITY ROOM, OF SUFFICIENT SIZE TO INSCRIBE A CIRCLE WITH A DIAMETER NOT LESS THAN 60", OR A CLEAR SPACE 56" X 63" IN SIZE. DOORS OTHER THAN THE DOOR TO THE HANDICAPPED PHYSICALLY DISABLED TOILET COMPARTMENT IN ANY POSITION MAY ENCROACH INTO THIS SPACE NOT MORE THAN 12-INCHES.

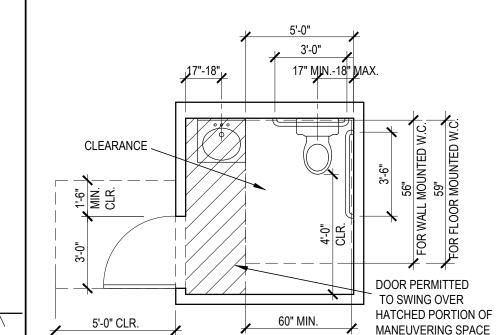
CLEAR SPACE: A WATER CLOSET FIXTURE LOCATED IN A COMPARTMENT SHALL PROVIDE A MINIMUM 28" WIDE CLEAR SPACE FROM A FIXTURE OR A MINIMUM 32" WIDE CLEAR SPACE FROM A WALL AT ONE SIDE OF THE WATER CLOSET. A MIN. OF 48" L CLEAR SPACE SHALL BE PROVIDED IN A WATER CLOSET IF THE COMPARTMENT HAS AN END OPENING DOOR (FACING THE WATER CLOSET). A 60" MIN. LENGTH CLEAR SPACE SHALL SHALL BE PROVIDED IN A COMPARTMENT W/ THE DOOR LOCATED AT THE SIDE

GRAB BARS SHALL NOT PROJECT MORE THAN 3" INTO THE CLEAR SPACE. COMPARTMENT DOORS: WATER CLOSET COMPARTMENT SHALL BE EQUIPPED WITH A DOOR THAT HAS AN AUTOMATIC CLOSING DEVICE, AND SHALL HAVE A CLEAR UNOBSTRUCTED OPENING WIDTH OF 32" WHEN LOCATED AT END AND 34" WHEN LOCATED AT THE SIDE W/ THE DOOR POSITIONED AT AN ANGLE OF 90°0 FROM ITS CLOSED POSITION. WHEN STANDARD COMPARTMEN DOORS ARE USED, WITH MIN. 9" CLEARANCE FOR FOOTRESTS UNDERNEATH AND A SELF-CLOSING DEVICE, CLEARANCE AT THE STRIKE EDGE AS SPECIFIED IS NOT REQUIRED.

EXCEPT FOR DOOR OPENING WIDTHS AND DOOR SWINGS, A CLEAR UNOBSTRUCTED ACCESS NOT LESS THAN 44" SHALL BE PROVIDED TO WATER CLOSET COMPARTMENTS DESIGNED FOR USE BY THE HANDICAPPED PEOPLE W/ DISABILITIES AND THE SPACE IMMEDIATELY IN FRONT OF A WATER CLOSET COMPARTMENT SHALL BE NOT LESS THAN 48" AS MEASURED AT RIGHT ANGLES



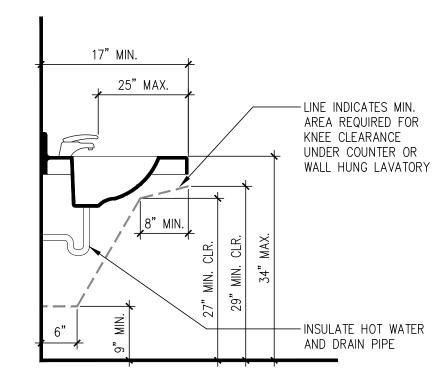
MULTIPLE ACCOMMODATION FACILITY



#### UNISEX TOILET

#### TOILET FIXTURES & ACCESSORIES

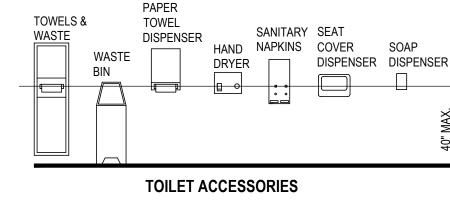
- LAVATORY FIXTURES: THE REQUIREMENTS SHALL APPLY TO LAVATORY FIXTURES, VANITIES AND BUILT-IN LAVATORIES.
- A CLEAR FLOOR SPACE 30" X 48" SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOORSPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY
- 3. LAVATORIES ADJACENT TO A WALL SHALL BE MOUNTED WITH A MIN. DISTANCE 18" TO THE CENTER LINE OF THE FIXTURE. ALL ACCESSIBLE LAVATORIES SHALL BE MOUNTED WITH THE RIM OR COUNTER SURFACE NO HIGHER THAN 34" AFF & WITH A CLEARANCE OF 24" MIN. AFF TO THE BOTTOM OF THE APRON W/ KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MIN. 30" IN WIDTH W/8" MIN. DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME WIDTH AND SHALL BE A MIN. OF 9" HIGH FROM THE FLOOR AND A MIN. 17" DEEP FROM THE FRONT OF THE LAVATORY.
- 4. HOT WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- 5. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQ'D. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5LBS. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISM ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS. WATER CLOSETS
- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MIN. 17" AND A MAX. 19" MEASURED TO THE TOP OF THE TOILET SEAT. CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF TOILET AREAS. NO MORE THAN 44" AFF. THE FORCE REQUIRED TO ACTIVATE THE CONTROLS SHALL BE NO GREATER THAN 5 LBS FORCE.
- 10. WHERE URINALS ARE PROVIDED, AT LEAST ONE SHALL BE WALL HUNG W/ A RIM PROJECTING A MIN. OF 13-1/2" FROM THE WALL AND A MAX. OF 17" HIGH A.F.F. SHALL BE PROVIDED
- 11. FLUSH CONTROLS SHALL BE AUTOMATIC OR OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE LIGHT GRASPING, PINCHING OR TWISTING OF THE WRIS AND SHALL BE MOUNTED NO MORE THAN 44" AFF. THE FORCE REQ'D. TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. FORCE. FLUSH CONTROLS SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS.



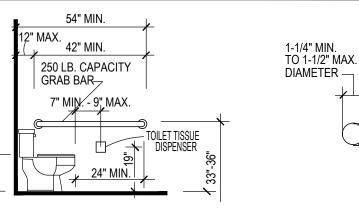
## I. COUNTER WITH LAVATORY

12. MIRRORS SHALL BE MOUNTED W/ THE BOTTOM EDGE NO HIGHER THAN 40" AFF.

TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES WHERE TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED. AT LEAST ONE OF EACH TYPE SHALL BE LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN



- TOILET TISSUE DISPENSERS SHALL BE LOCATED ON THE WALL WITHIN 7" MIN. TO 9" MAX. OF THE FRONT EDGE OF THE TOILET SEAT.
- LOCATION: GRAB BARS LOCATED ON EA. SIDE, OR ONE SIDE AND THE BACK BACK OF THE PHYSICALLY HANDICAPPED/ACCESSIBLE TOILET STALL OR COMPARTMENT, SHALL BE SECURELY ATTACHED 33" MIN. TO 36" MAX. TO ABOVE AND PARALLELTO THE FLOOR, EXCEPT WHERE A TANK-TYPE IS USED WHICH OBSTRUCTS PLACEMENT AT 33". THE GRAB BAR MAY BE AS HIGH AS 36". GRAB BARS AT THE SIDE SHALL BE AT LEAST 42" L W/ THE FRONT END POSITIONED 24" IN FRONT OF THE WATER CLOSET STOOL. GRAB BARS AT THE BACK SHALL BE NOT LESS THAN 36"L.



#### ACCESSIBLE SANITARY FACILITIES **GRAB BAR**

- 15. DIAMETER OR WIDTH: THE DIAMETER OR WIDTH OF THE GRIPPING GRAB BAR SHALL BE 1-1/4" MIN. TO 1-1/2" MAX. OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1-1/2".
- A GRAB BAR AND ANY WALL OR OTHER SURFACE ADJACENT TO IT SHALL BE FREE OF ANY SHARP OR ABRASSIVE ELEMENTS. EDGES SHALL SHALL HAVE A MIN. RADIUS OF 1/8". GRAB BARS SHALL NOT ROTATE BETWEEN THEIR FITTINGS.

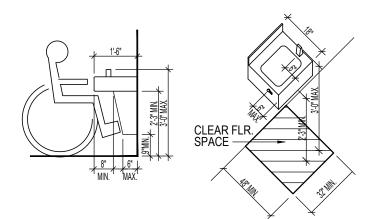
#### DRINKING FOUNTAINS

ALCOVES. WATER FOUNTAINS SHALL BE COMPLETELY WITHIN ALCOVES OR OTHERWISE POSITIONED SO AS NOT TO ENCROACH INTO PEDESTRIAN WAYS. WATER FOUNTAINS SHALL BE NOT LESS THAN 32" IN WIDTH AND 18" IN DEPTH.

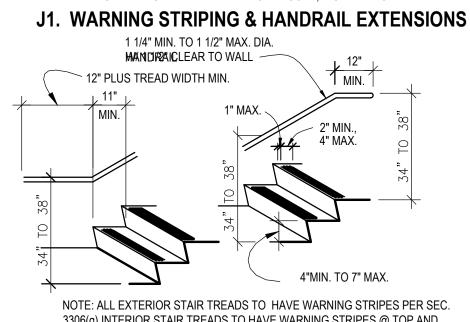
THE DRINKING FOUNTAIN SHALL BE A MIN. 18" IN DEPTH AND A CLEAR AND UNOBSTRUCTED KNEE CLEARANCE UNDER THE DRINKING FOUNTAIN OF NOT LESS THAN 27" IN HFIGHT AND 8" IN DEPTH. THERE SHALL ALSO BE A TOE CLEARANCE 9" IN HEIGHT AFF AND 17" IN DEPTH FROM THE FRONT EDGE OF THE FOUNTAIN. A SIDE APPROACH DRINKING FOUNTAIN IS NOT ACCEPTABLE.

THE BUBBLER SHALL BE ACTIVATED BY A CONTROL WHICH IS EASILY OPERATED BY A HANDICAPPED PERSON SUCH AS A HAND-OPERATED LEVER TYPE CONTROL LOCATED WITHIN 6" OF THE FRONT OF THE FOUNTAIN. A PUSH BAR CONTROL ALONG THE FRONT OF THE DRINKING FOUNTAIN. ETC. THE BUBBLER OUTLET ORIFICE SHALL BE LOCATED WITHIN 6" OF THE FRONT OF THE FOUNTAIN AND SHALL BE WITHIN 36" AFF. THE WATER STREAM FROM THE BUBBLER SHALL BE SUBSTANTIALLY PARALLEL TO TO THE FRONT EDGE OF THE DRINKING FOUNTAIN.

WHEN THE ENFORCING AGENCY DETERMINES THAT IT WOULD CREATE AN UNREASONABLE HARDSHIP TO LOCATE THE WATER FOUNTAIN IN AN ALCOVE. THE WATER FOUNTAIN MAY PROJECT INTO THE PATH OF TRAVEL. AND THE PATH OF TRAVEL SHALL BE IDENTIFICABLE TO THE BLIND AS FOLLOWS THE SURFACE OF THE PATH OF TRAVEL AT THE WATER FOUNTAIN SHALL BE TEXTURED SO THAT IT IS CLEARLY IDENTIFIABLE BY A BLIND PERSON USING A CANE. THE MIN. TEXTURED AREA SHALL EXTEND FROM THE WALL SUPPORTING THE WATER FOUNTAIN TO 12" BEYOND THE FRONT EDGE OF THE WATER FOUNTAIN AND SHALL EXTEND 12" BEYOND EACH SIDE.



## NON-ALCOVE, INSTALLATION

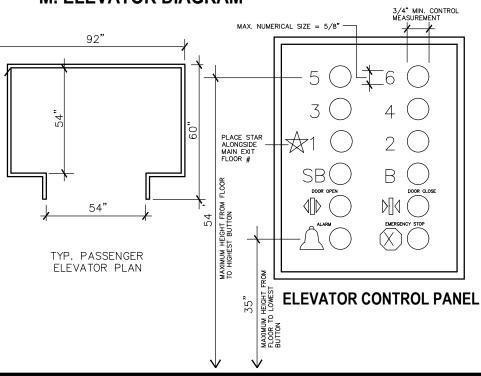


3306(q) INTERIOR STAIR TREADS TO HAVE WARNING STRIPES @ TOP AND

## ADDITIONAL REQUIREMENTS

- THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48" AFF, GROUND SURFACE OR SIDEWALK
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.
- IF EMERGENCY WARNING SYSTEMS ARE REQUIRED THEY SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.

## M. ELEVATOR DIAGRAM



#### M. ELEVATORS

IN BUILDINGS TWO OR MORE STORIES IN HEIGHT, WHERE ACCESSIBILITY IS REQUIRED BY OSA/ACS, AND PÁSSENGER

WHEN THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH ANY REGULATION UNDER THIS SECTION WOULD CREATE AN UNREASONABLE HARDSHIP, AN EXCEPTION TO SUCH REGULATION SHALL BE GRANTED WHEN EQUIVALENT FACILITATION IS PROVIDED.

THESE PROVISIONS SHALL NOT APPLY TO EXISTING BUILDINGS WHEN LEGAL OR PHYSICAL CONSTRAINTS WILL NOT ALLOW COMPLIANCE WITH THESE REGULATIONS OR EQUIVALENT FACILITATION WITHOUT CREATING AN UNREASONABLE HARDSHI

OPERATION AND LEVELING. THE ELEVATOR SHALL BE AUTOMATIC AND BE PROVIDED WITH A SELF-LEVELING FEATURE THAT WILL AUTOMATICALLY BRING THE CAR TO FLOOR LANDINGS WITH A TOLERANCE OF 1/2-INCH UNDER NORMAL LOADING AND UNLOADING CONDITIONS. THIS SELF-LEVELING SHALL, WITHIN ITS ZONE, BE ENTIRELY AUTOMATIC AND INDEPENDENT OF THE OPERATING DEVICE AND SHALL CORRECT THE OVERTRAVEL OR UNDERTRAVEL. THE CAR SHALL ALSO BE MAINTAINED APPROXIMATELY LEVEL WITH THE LANDING, IRRESPECTIVE OF LOAD.

POWER-OPERATED HORIZONTALLY SLIDING CAR AND HOISTWAY DOORS OPENED AND CLOSED BY AUTOMATIC MEANS SHALL BE PROVIDED.

MINIMUM CLEAR WIDTH FOR ELEVATOR DOORS SHALL BE 36-INCHES. **EXCEPTION** WHEN APPROVED BY THE BUILDING OFFICIAL, THE MIN. DOOR WIDTH MAY BE REDUCED TO 32-INCHES WHERE IT CAN BE DEMONSTRATED THAT A PERSON USING A WHEELCHAIR CAN ENTER AND OPERATE THE ELEVATOR.

THE CAR INSIDE SHALL ALLOW FOR THE TURNING OF A WHEELCHAIR. THE MIN. CLEAR DISTANCE BETWEEN WALLS OR BETWEEN WALL AND DOOR, EXCLUDING RETURN PANELS, SHALL BE NOT LESS THAN 68-INCHES BY 54-INCHES. MIN. DISTANCE FROM WALL TO RETURN PANEL SHALL BE NOT LESS THAN

PASSENGER ELEVATORS IN BUILDINGS SERVING AN OCCUPANT LOAD OF LESS THAN 50 SHALL HAVE A MIN. INSIDE CAR PLATFORM OF NOT LESS THAN 4'-6" X 4'-6" FROM THE REAR WALL TO THE INSIDE FACE OF THE DOOR. OTHER DIMENSIONS MAY BE SUBSTITUTED WHERE IT CAN BE DEMONSTRATED THAT A WHEELCHAIR CAN ENTER OR TURN AROUND WITHIN THE ELEV. CA

ELEVATOR FLOOR BUTTON SHALL BE WITHIN 4 FEET 6 INCHES (SIDE APPROACH) OR 4 FEET (FRONT APPROACH) OF THE CAR FLOOR. EXCEPT FOR PHOTO ELECTRIC TUBE BY-PASS SWITCHES, EMERGENCY CONTROLS INCLUDING THE EMERGENCY STOP AND ALARM SHALL BE GROUPED IN OR ADJACENT TO THE BOTTOM OF THE PANEL AND SHALL BE NO OWER THAN 2 FEET 11 INCHES FROM THE FLOOR. FOR MULTIPL CONTROLS ONLY, ONE SET MUST COMPLY WITH THESE HEIGHT
REQUIREMENTS. THE EMERGENCY TELEPHONE HANDSET SHALL E POSITIONED NO HIGHER THAN 4 FEET ABOVE THE FLOOR." AND THE HANDSET CORD SHALL BE A MIN. 2 FEET 5 INCHES

IDENTIFICATION FOR THE VISUALLY IMPAIRED SHALL BE AS

ASSENGER ELEVATOR CAR CONTROLS SHALL HAVE A MIN. DIMENSION OF 3/4 INCHES AND SHALL BE RAISED 1/8-INCH +1/32 ABOVE THE SURROUNDING SURFACE. CONTROL BUTTONS SHALL BE ILLUMINATED, SHALL HAVE SQUARE SHOULDERS, AND SHALL BE ACTIVATED BY A MECHANICAL MOTION THAT IS ETECTIBLE. ALL CONTROL BUTTONS SHALL BE DESIGNATED Y A 5/8-INCH MIN., ARABIC NUMERAL, STANDARD ALPHABET HARACTER, OR STANDARD SYMBOL IMMEDIATELY OTHE LEFT OF THE CONTROL BUTTON. A BRAILLE SYMBOL SHALL BE LOCATED IMMEDIATELY BELOW THE NUMERAL, CHARACTER OR SYMBOL. A MIN. CLEARSPACE OF 3/8-INCH OR OTHER SUITABLE MEANS OF SEPARATION SHALL

BE PROVIDED BETWEEN ROWS OF CONTROL BUTTONS. THE RAISED CHARACTERS SHALL BE WHITE ON A BLACK BACKGROUND. CONTROLS AND EMERGENCY EQUIPMENT IDENTIFIED BY RAISED SYMBOLS SHALL INCLUDE, BUT NOT BE LIMITED TO, DOOR OPEN, DOOR CLOSE, ALARM BELL, EMERGENCY STOP AND TELEPHONE.

A HANDRAIL SHALL BE PROVIDED ON ONE WALL OF THE CAR. PREFERABLY THE REAR. THE RAILS SHALL BE SMOOTH AND THE INSIDE SURFACE AT LEAST 1-1/2-INCHES CLEAR OF THE WALLS AT A NOMINAL HEIGHT OF 32-INCHES FROM THE FLOOR.

NOTE: 32-INCHES REQUIRED TO REDUCE INTERFERENCE WITH CAR CONTROLS WHERE LOWEST BUTTON IS CENTERED AT 35-INCHES ABOVE THE FLOOR.

CALL OPERATION BUTTONS SHALL BE WITHIN 3 FEET 6 INCHES OF THE FLOOR. BUTTONS SHALL BE A MIN. 3/4-INCH IN SIZE AND SHALL BE RAISE 1/8-INCH +/- 1/32 ABOVE THE SURROUNDING URFACE. VISUAL INDICATION SHALL BE PROVIDED TO SHOW EACH CALL REGISTERED AND EXTINGUISHED WHEN ANSWERED

A VISUAL AND AUDIBLE SIGNAL SHALL BE PROVIDED AT EACH HOISTWAY ENTRANCE INDICATING TO THE PROSPECTIVE ASSENGER THE CAR ANSWERING THE CALL AND ITS THE VISUAL SIGNAL FOR EACH DIRECTION SHALL BE A MIN.

2-1/2-INCHES HIGH BY 2-1/2-INCHES WIDE, AND VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTON. THE AUDIBLE SIGNAL SHALL SOUND ONCE FOR THE UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR OF A CONFIGURATION WHICH DISTINGUISHES BETWEEN UP AND DOWN

THE CENTER LINE OF THE FIXTURE SHALL BE LOCATED A MIN. 6 FEET (72-INCHES) IN HEIGHT FROM THE LOBBY FLOOR. THE USE OF IN-CAR LANTERNS, LOCATED IN OR ON THE CAR DOOR JAMBS, VISIBLE FROM THE PROXIMITY OF THE HALL CALL BUTTONS AND CORPORALIS TO THE ABOVE REQUIREMENTS SHALL OR WILL BE ACCEPTABLE.

THE USE OF ARROW SHAPES ARE PREFERRED FOR VISIBLE

PASSENGER ELEVATOR LANDING JAMBS ON ALL ELEVATOR LOORS SHALL HAVE THE NUMBER OF THE FLOOR ON WHICH IE JAMB IS LOCATED DESIGNATED BY RAISED ARABIC UMBERALS WHICH ARE A MIN. 2-INCHES IN HEIGHT AND RAISED RAILLE SYMBOLS LOCATED APPROX. 5 FEET ABOVE THE OOR ON THE JAMB PANELS ON BOTH SIDES OF THE DOOR THAT THEY ARE VISIBLE FROM WITHIN THE ELEVATOR. RAISED BRAILLED SYMBOLS SHALL BE PLACED DIRECTLY TO THE LEFT OF THE CORRESPONDING RAISED ARABIC NUMERALS. HE RAISED CHARACTERS SHALL BE ON A CONTRASTING

PASSENGER ELEVATORS SHALL BE LOCATED NEAR A MAJOR PATH OF TRAVEL AND PROVISIONS SHALL BE MADE TO ASSURE THAT THEY REMAIN ACCESSIBLE AND USABLE AT ALL

BAYSHORE BLVD ELEVATORS ARE PROVIDED. THEY SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

BLOCK/LOT: 6249/020

■ ■ D-Scheme Studio

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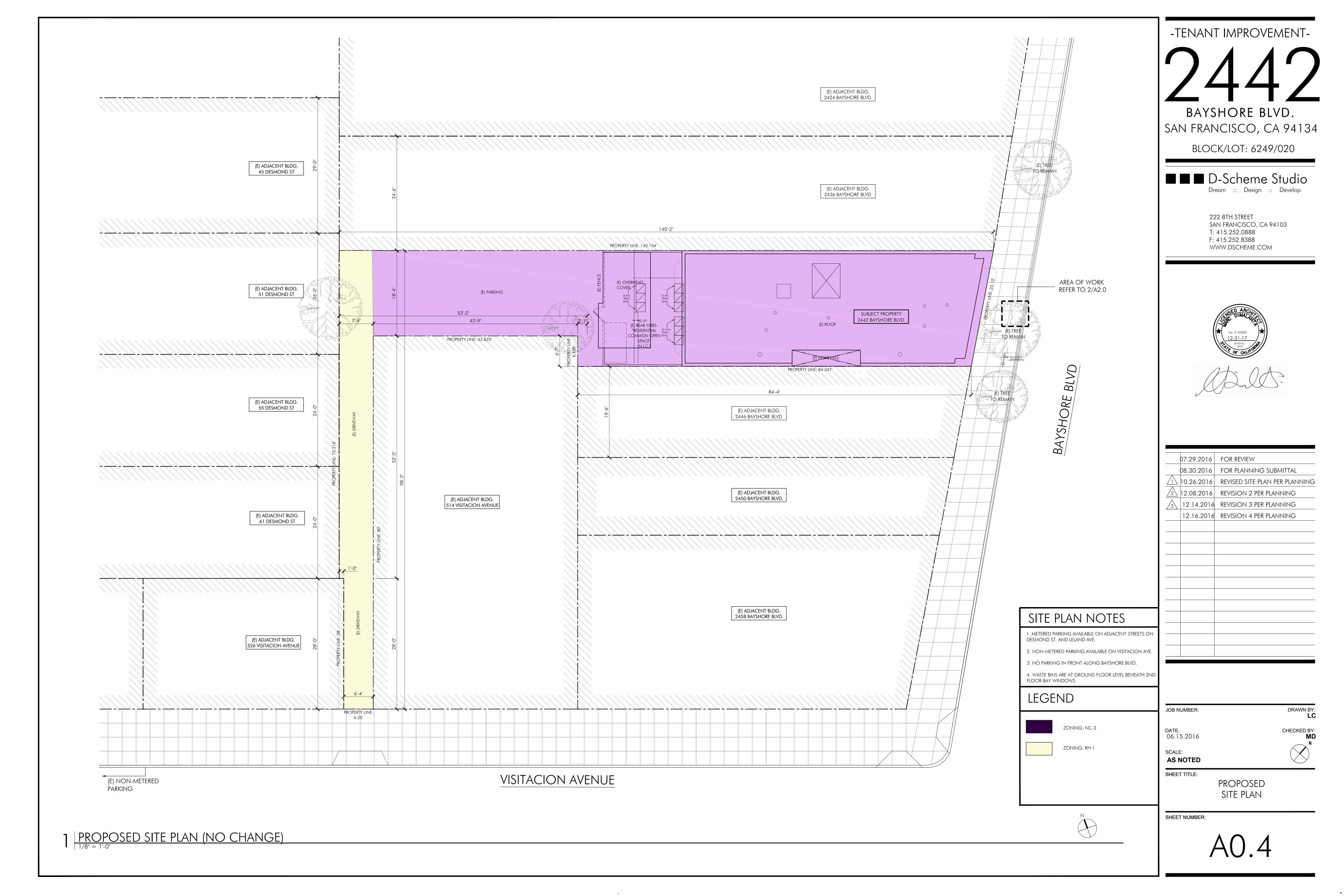
		07.29.2016	FOR REVIEW
		08.30.2016	FOR PLANNING SUBMITTAL
5		10.26.2016	revised site plan per planning
	$\overline{\bigcirc 2}$	12.08.2016	revision 2 per planning
	$\sqrt{3}$	12.14.2016	revision 3 per planning
		12.16.2016	REVISION 4 PER PLANNING
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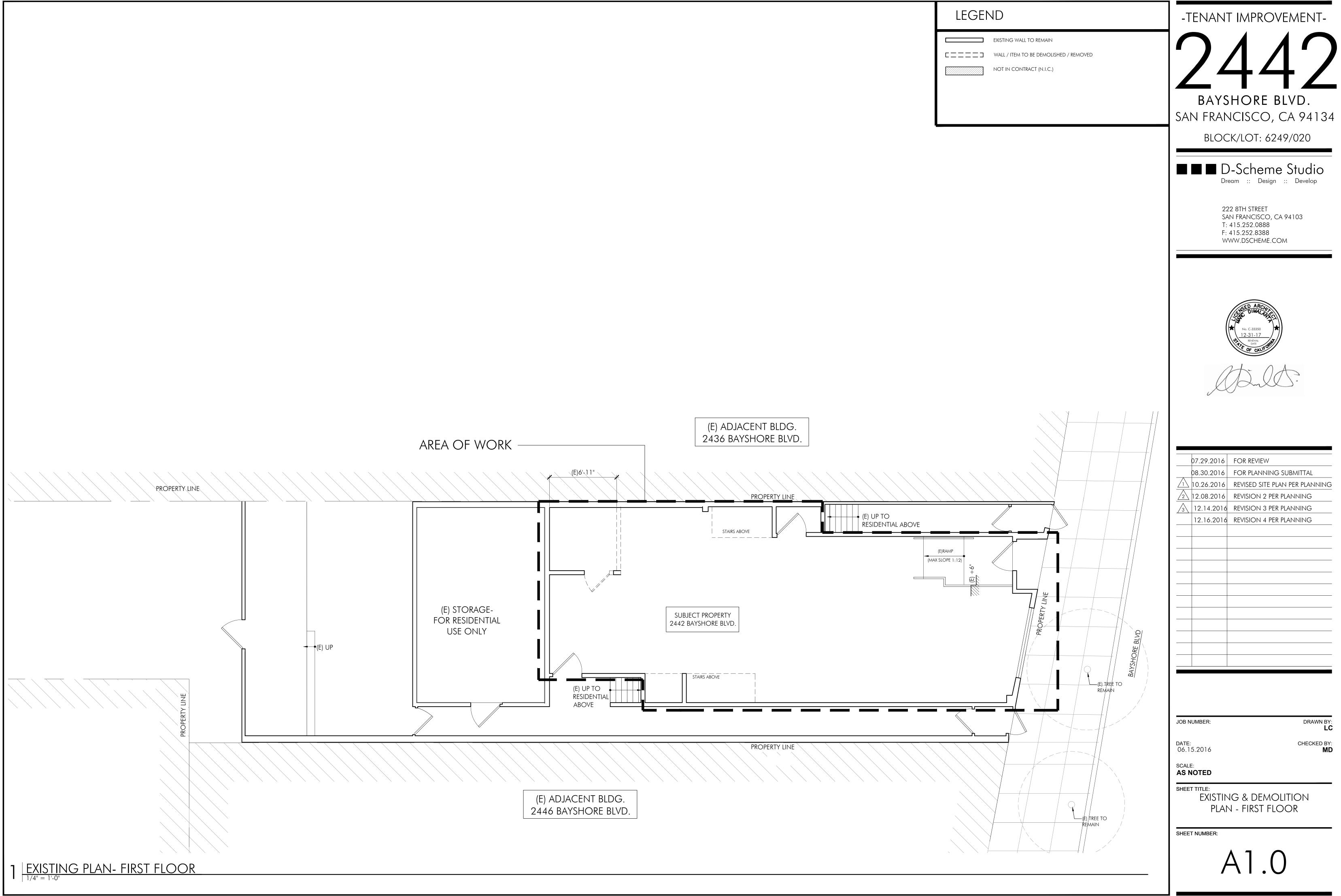
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SCALE: **AS NOTED** 

SHEET TITLE: TYPICAL ACCESSIBILITY NOTES ( FOR REFERENCE ONLY

SHEET NUMBER:





	07.29.2016	FOR REVIEW
	08.30.2016	FOR PLANNING SUBMITTAL
	10.26.2016	revised site plan per planning
2	12.08.2016	REVISION 2 PER PLANNING
3	12.14.2016	revision 3 per planning
	12.16.2016	revision 4 per planning



07.29.2016 FOR REVIEW
08.30.2016 FOR PLANNING SUBMITTAL
10.26.2016 REVISED SITE PLAN PER PLANNING
12.08.2016 REVISION 2 PER PLANNING
12.14.2016 REVISION 3 PER PLANNING
12.16.2016 REVISION 4 PER PLANNING

JOB NUMBER:

DATE: 06.15.2016 CHECKED BY: **MD** 

DRAWN BY:

SCALE: **AS NOTED** 

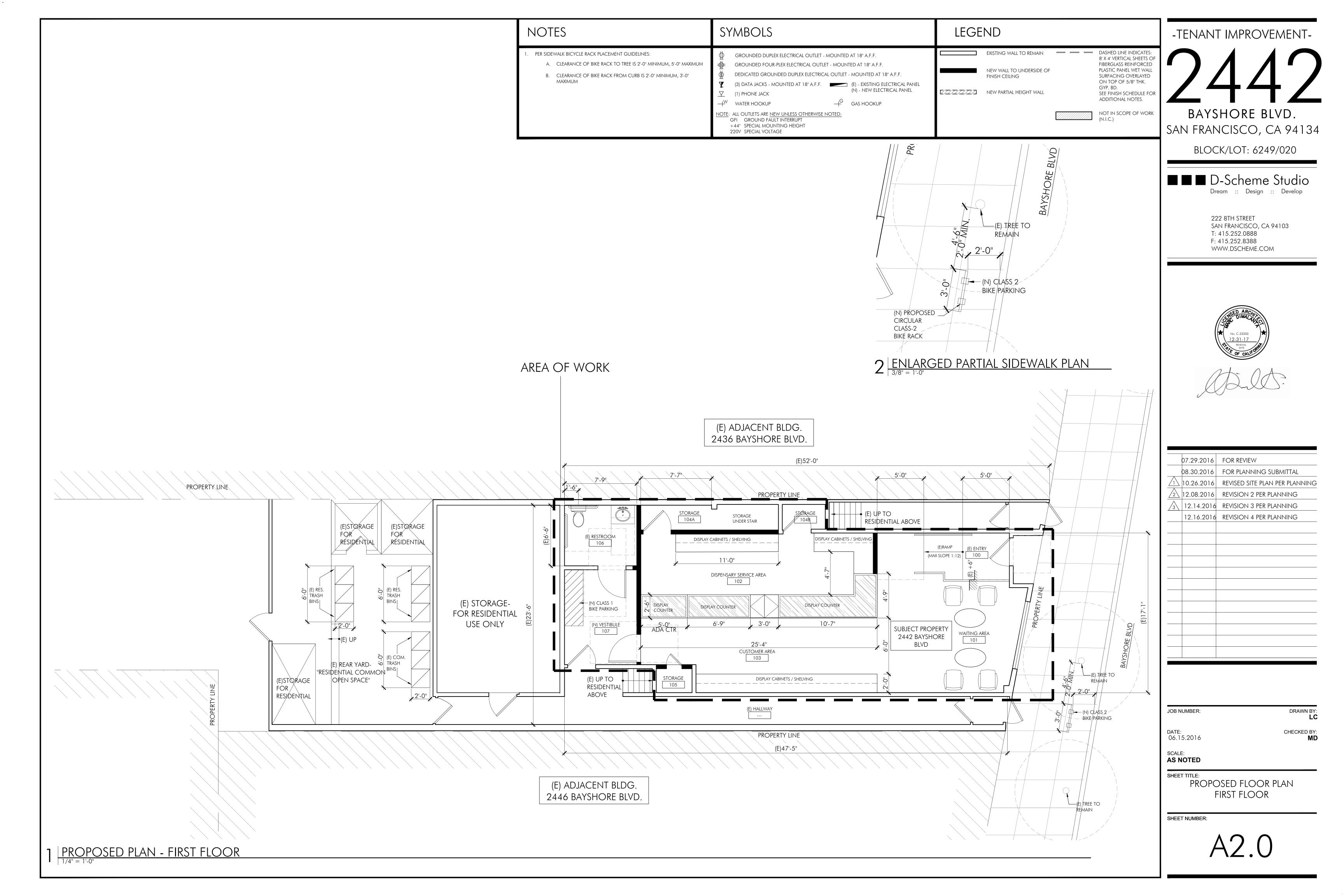
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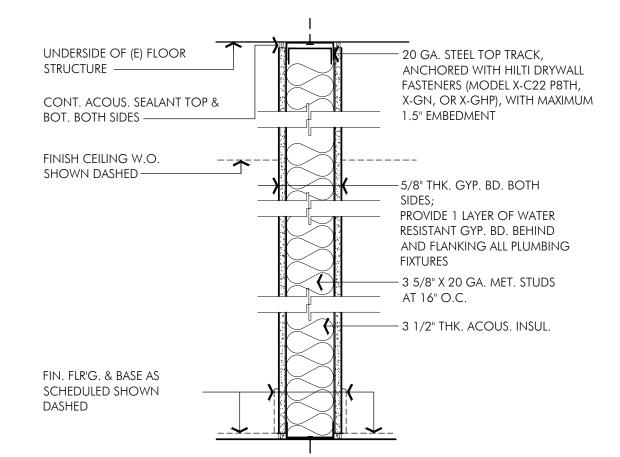
EXISTING EXTERIOR ELEVATIONS

SHEET NUMBER:

A1.1

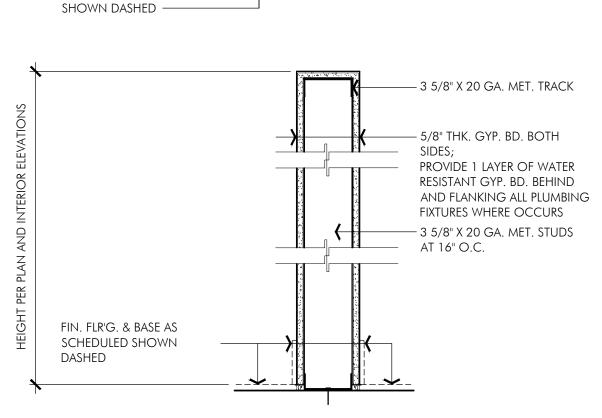






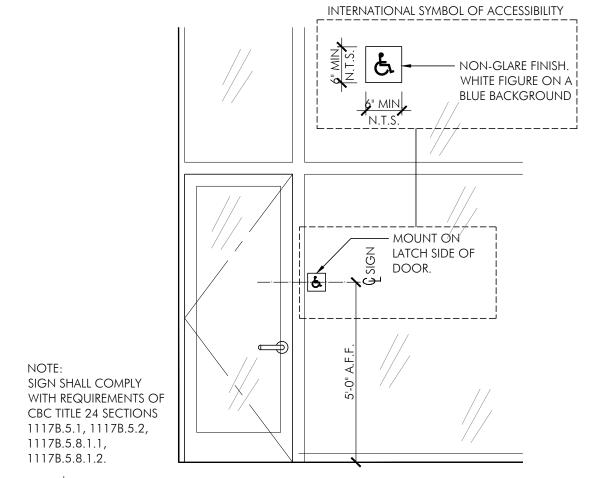
# 5 NON-RATED PARTITION - FULL HEIGHT

--<del>\*</del>------

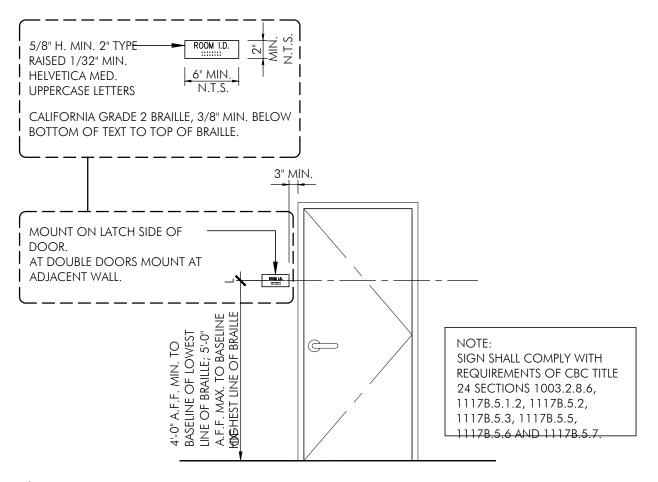


FINISH CEILING W.O.

# 6 NON-RATED PARTITION - PARTIAL HEIGHT



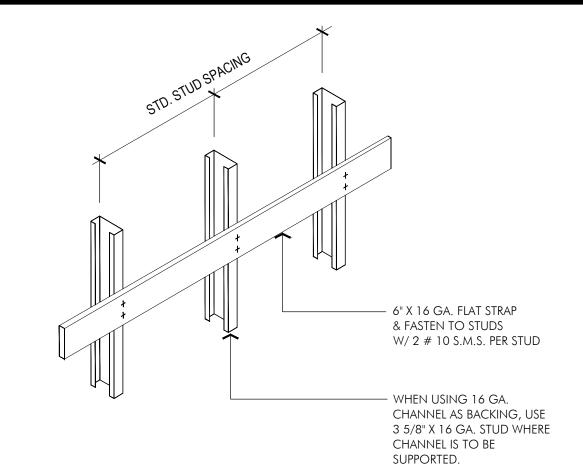
# 7 ACCESSIBILITY SIGN @ ENTRY



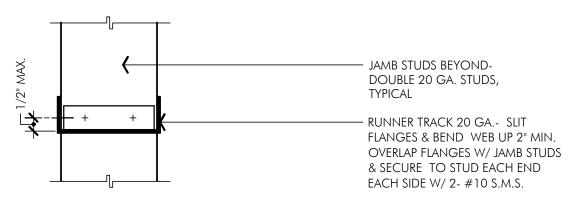
## 8 TACTILE EXIT SIGN

## PARTITION NOTES

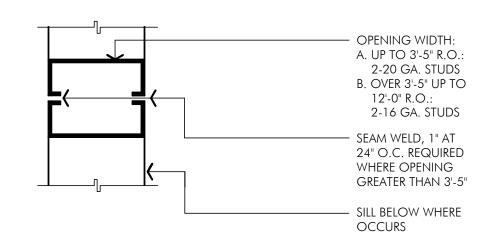
- 1. NOT USED
- 2. THE DETAILS ON THIS SHEET ARE TYPICAL MINIMUM REQUIREMENTS AND SHALL APPLY TO ALL PARTITION WORK.
- ITEMS REQUIRING BACKING INCLUDE, BUT ARE NOT LIMITED TO FINISH CARPENTRY CASEWORK, EQUIPMENT, FINISH HARDWARE, AND TOILET ACCESSORIES, SEE BACKING PLATE DETAIL 2/- IF ITEMS REQUIRING BACKING EXCEED THE ALLOWABLE WEIGHT AND NO SPECIAL INSTRUCTION OR DETAILS WERE GIVEN, CONTACT OWNER OR OWNER REPRESENTATIVE BEFORE PROCEEDING WITH INSTALLATION.
- 4. FASTEN RUNNERS TO CONCRETE FLOOR WITH 1/4" DIA. X 2" POWDER DRIVEN FASTENER. SPACE ANCHOR THE SAME AS STUD SPACING.
- 5. COORDINATE LOCATIONS OF BLOCKING FOR TOILET ACCESSORIES AND CASEWORK WITH PLUMBING TO AVOID PIPING INTERFERENCE.



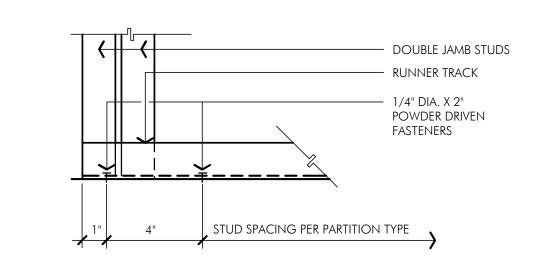
# 2 TYP. HORIZ. STUD BACKING



## A HEAD AT OPENINGS UP TO 3'-5" CLEAR



## BJAMB



## C BASE AT DOOR OPENINGS

4 PARTITION OPENING DETAILS

## -TENANT IMPROVEMENT-

2442

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JOB NUMBER:		DRAWN B <b>L</b>
DATE: 06.15.2016		CHECKED B
SCALE: AS NOTED		
SHEET TITLE:		
	DETAILS	
SHEET NUMBER:		

A4.0