



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: 02/14/2019

*File Date:* February 4, 2019  
*Record No.:* **2018-014721CUA**  
*Project Address:* **1685 Haight Street**  
*Zoning:* Haight Street Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 1247/020  
*Project Sponsor:* Shawn Richard  
Cole Ashbury Group, LLC  
761 Bryant Street  
San Francisco, CA 94107  
*Staff Contact:* Laura Ajello – (415) 575-9142  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project is a request for Conditional Use Authorization pursuant to Planning Code Sections 202.2, 303, and 719 to establish a Cannabis Retail use (dba not specified at time of submittal) at the ground level of a mixed-use building within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District. The proposal is to convert an interim retail use with approximately 1,250 square feet of floor area (occupied by "Silver Sprocket") to a Cannabis Retail use. The proposal will involve interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing tenant space or building envelope. Exterior modifications are limited to in-kind replacement of the front entry door and the addition of a security camera.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization to establish the proposed Cannabis Retail use within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District pursuant to Planning Code Sections 202.2, 303, and 719.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received 14 letters in support of the Project, (five letters are from Haight Street merchants, including the current tenant Silver Sprocket), and approximately 96 form letters expressing support as of the date of this Executive Summary. The applicant hosted neighborhood outreach meetings on November 15, 2018 and January 29, 2019.

- **Cannabis Retail definition per Planning Code Section 102:** A Retail Sales and Service Use that sells or otherwise provides cannabis and cannabis-related products for adult use, and that may also include the sale or provision of cannabis for medicinal use. A Cannabis Retail establishment may only be operated by the holder of (a) a valid license from the State of California (License Type 10—Retailer, as defined in California Business and Professions Code, Division 10) and (b) a valid permit from the City’s Office of Cannabis. This use is subject to operating and location restrictions set forth in Planning Code Section [202.2\(a\)](#), as outlined below.
- Planning Section 202.2(a)(5)(B) Compliance. The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City’s Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued (see Exhibits).
- Per Planning Section 202.2(a)(5)(C), Cannabis may be consumed or smoked on site pursuant to authorization by the Department of Public Health as applicable. The applicant is not seeking a health permit for on-site consumption.
- Retail Cannabis is further regulated by Police Code Section 1609 requirements. Under which, the applicant must submit a Security Plan and Good Neighbor Policy and Community Benefits Agreement to the Office of Cannabis.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will replace an interim use retail store. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Public Correspondence
- Exhibit G - Project Sponsor Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: FEBRUARY 14, 2019

*Record No.:* February 4, 2019  
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40-X Height and Bulk District  
*Block/Lot:* 1247/020  
*Project Sponsor:* Shawn Richard  
Cole Ashbury Group, LLC  
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San Francisco, CA 94107  
*Property Owner:* Carl E. Olson  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 719 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE WITHIN THE HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On October 26, 2018, Cole Ashbury Group, LLC (hereinafter "Project Sponsor") filed Application No. 2018-014721CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use at the basement level of a mixed-use building (hereinafter "Project") at 1685 Haight Street, Block 1247 Lot 020, (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-014721CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On February 14, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-014721CUA.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-014721CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project sponsor seeks Conditional Use Authorization pursuant to Planning Code Sections Code Sections 202.2, 303, and 719 to establish a Cannabis Retail Use (dba not specified at date of hearing) at the ground level of a mixed-use building. The proposal is to convert an interim retail use with approximately 1,250 square feet of floor area to a Cannabis Retail use. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. Exterior modifications are limited to in kind replacement of the front entry door and the addition of a security camera.
3. **Site Description and Present Use.** The project site is located at 1685 Haight Street, on the southeast corner of Cole and Haight Streets on Assessor's Block 1247, Lot 020. The project site is located within the Haight Street Neighborhood Commercial District (NCD), 40-X Height and Bulk District. The parcel measures approximately 7,122 square feet in total area (approximately 95 feet wide by 75 feet deep). The existing three-story mixed-use building has three additional ground-floor level retail spaces fronting on Haight Street, one retail space fronting on Cole Street, and 16 dwellings on upper floors. The subject tenant space is currently occupied by an interim retail use (d.b.a. Silver Sprocket) whose rent is subsidized by the applicant, the leaseholder of the space since January 2018.
4. **Surrounding Properties and Neighborhood.** The Haight Street NCD is located in the Haight-Ashbury neighborhood, extending along Haight Street between Stanyan and Central Avenue, including a portion of Stanyan Street between Haight and Beulah Streets at the eastern entrance to Golden Gate Park. The shopping area provides convenience goods and services to the local residents as well as comparison shopping goods and services to a larger market area. The district is frequented by users of Golden Gate Park (located two blocks west of the subject site) and others for its eating, drinking and entertainment places. Numerous housing units establish the district's mixed residential-commercial character. Commercial buildings without housing are typically one- and two-stories while mixed use and/or wholly residential buildings are typically three- to four-stories tall within the Haight Street NCD and its adjacent districts. The adjacent



parcel to the east is developed with a three-story mixed-use building, while the adjacent parcel to the south is developed with a three-story-over-basement residential building. The surrounding zoning is primarily RM-2 (Residential, Mixed, Moderate-Density) and RH-3 (Residential, House, Three-Family).

5. **Public Outreach and Comments.** The Planning Department has received 14 letters in support of the Project, (five letters are from Haight Street merchants, including the current tenant Silver Sprocket), and approximately 96 form letters expressing support as of the date of this Executive Summary. The applicant hosted neighborhood outreach meetings on November 15, 2018 and January 29, 2019.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Planning Code Section 719** states that a Conditional Use Authorization is required for a Cannabis Retail use, whether it is Principal or Accessory, as defined by Planning Code Section 102.

*The proposed Project consists of a Cannabis Retail as a principal use with no on-site consumption proposed.*

- B. **Planning Code Section 202.2(a)(5)(B)** states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius.

*The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued.*

- C. **Planning Code Section 202.2(a)(5)(C)** states that Cannabis may be consumed or smoked on site pursuant to authorization by the Department of Public Health as applicable.

*The applicant is not seeking a Department of Public Health permit for on-site consumption.*

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that

must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The Project would occupy an existing ground floor commercial space where existing fenestration consists of unobstructed glazing. The storefront window visibility zone for active uses is located between four feet to eight feet above grade, however, the applicant has agreed to a visibility zone extending to the base of the windows to comply with Historic Preservation staff recommendations. The subject commercial space has approximately 17 feet of frontage on Haight Street with approximately 12.5 linear feet devoted to either the entrance or window space. Exterior modifications are limited to in-kind replacement of the front entry door and the addition of a security camera.*

- E. **Use Size.** Planning Code Section 719 allows a non-residential use size up to 2,499 sq. ft. as-of-right within the Haight Street NCD, and any use size 2,500 sq. ft. and above requires Conditional Use Authorization.

*The Project will occupy a ground floor tenant space that was previously occupied by a retail use of equal size. The existing space includes approximately 1,250 gross square feet of a multi-story, mixed-use building with four additional retail spaces and 16 dwelling units on upper floors.*

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

*The size of the proposed use is in keeping with other storefronts on the blockface. The proposed Cannabis Retail use will not affect traffic or parking in the District because it is a specialized retail use, small in size with no on-site consumption proposed. The state legalized adult cannabis use on January 1, 2018 and cannabis dispensaries are currently located throughout the City. The proposed Cannabis Retail use will complement the mix of goods and services currently available in the district and*

*contribute to the economic vitality of the neighborhood by occupying a storefront that would otherwise be vacant.*

*The applicants are active in the community and are committed to directly supporting Haight community-serving organizations. Cannabis Retail applicants are required to submit a detailed Community Benefits program to the Office of Cannabis as part of the application process.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The tenant space is approximately 1,250 square feet in size with no proposed expansion.*

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

*The Planning Code does not require parking or loading for a 1,250 square-foot Cannabis Retail use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The applicant intends to diligently prevent double-parking by customers who visit the store.*

*The Haight NCD is an established shopping area that provides convenience goods and services to local residents and tourists. The site is well served by public transit and has two yellow commercial loading spaces in front of the building.*

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*No on-site smoking or vaping is proposed. Therefore, no noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed Project. Additionally, the applicant has planned interior renovations that include installation of an HVAC system with a carbon filter exhaust system to remove any potential odors.*

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

*The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.*

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

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

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

*The proposed project is consistent with the stated purposes of the Haight Street NCD in that the intended retail use is not located above the first story, will provide a compatible retail service to the public in the immediately surrounding neighborhoods and to a larger market area during daytime hours.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### **OBJECTIVE 2:**

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

#### **OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

#### **Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

#### **Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*Cannabis is the fastest growing job category in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The proposed business is entirely owned by local residents and will hire directly from the community. The business has commitments in its Operating Agreement, as well as*

*obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.*

**Policy 3.3:**

Emphasize job training and retraining programs that will impart skills necessary for participation in the San Francisco labor market.

*The applicant, Cole Ashbury Group CEO Shawn Richard, runs the nonprofit Brothers Against Guns, which provides job assistance and preparation for City youth. His partner Conor Jonson serves on the board of City Youth Now, which provides similar services for local youth in the foster and juvenile justice systems. The project team is committed to training San Franciscans for jobs in the emerging cannabis industry and helping employees learn skills that they can transfer to numerous other fields. The Project also intends to provide direct support to community nonprofits like Larkin Street Youth, which provides job training to homeless youth in the community.*

**OBJECTIVE 4:**

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

**Policy 4.8:**

Provide for the adequate security of employees and property.

*Cannabis retailers are proven to improve security for the entire neighborhood they serve. A UCLA study funded by the National Institutes of Health demonstrated that neighborhoods with cannabis stores have no more crime than other neighborhoods and that “measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship” of the area. The project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the Haight corridor.*

**OBJECTIVE 6:**

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

**Policy 6.2:**

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

*As a verified Cannabis Equity Applicant, the Project would foster small business entrepreneurship for a City native who was directly impacted by the “war on drugs.” The applicant was incarcerated and*

*returned to his community to be a force for good as the Executive Director of Brothers Against Guns, working to prevent violence and help youth be on a path to success.*

*Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. Additionally, the Project is not a Formula Retail use.*

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

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

*Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. The Haight Street corridor has numerous vacancies, including the space adjacent to the subject site. The addition of this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is the fastest growing job category in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. Cole Ashbury Group is entirely owned by local residents and will hire directly from the neighborhood.*

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

*Existing residential units on upper floors and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the building.*

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

*The Project has no effect on housing and does not convert housing to a non-residential use.*

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

*The Haight Street site is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. The subject site has seven MUNI transit lines located within one quarter mile (6-Haight/Parnassus, 7-Haight/Noriega, 7X-Noriega Express, 33-Ashbury, 37-Corbett, 43-Masonic and N-Judah).*

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

*There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area. The applicant has commitments in its Operating Agreement, as well as obligations under City polity to source products and services from local businesses, particularly those owned by and employing residents who meet Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership in local cannabis enterprises.*

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

*The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project site is located in the Haight Ashbury Historic District, which is noted for a cultural event: the Hippie Movement/Summer of Love in San Francisco. Minor exterior modifications to the building exterior are limited to replacement in kind of a front entry storefront door and the addition of a security camera.*

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-014721CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 4, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on February 14, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2019



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish a Cannabis Retail use located at 1685 Haight Street, Block 1247, and Lot 020 pursuant to Planning Code Sections 202.2, 303, and 719 within the Haight Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated **January 4, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-014721CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 14, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## DESIGN

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

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

## MONITORING - AFTER ENTITLEMENT

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

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

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

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

## OPERATION

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

10. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered

neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

# COLE ASHBURY GROUP TENANT IMPROVEMENT



## SHEET LIST

CUA-00	PROJECT DATA COVER SHEET
CUA-01	PLOT PLAN (NO CHANGE)
CUA-01A	ASSESSOR'S MAP
CUA-02	FLOOR PLAN EXISTING
CUA-03	FLOOR PLAN PROPOSED
CUA-04	EXTERIOR ELEVATION EXISTING
CUA-05	EXTERIOR ELEVATION PROPOSED
CUA-06	INTERIOR ELEVATIONS

**CHANGE OF USE PERMIT APPLICATION PROJECT DESCRIPTION:**  
CHANGE OF USE FROM RETAIL TO CANNABIS RETAIL.

**PROJECT LOCATION:**  
1685 HAIGHT STREET, SAN FRANCISCO, CA

**BLOCK/LOT:**  
1247/020

**ZONING:**  
NCD INDIVIDUAL (NAMED, CONTROLS VARY) HAIGHT STREET  
NEIGHBORHOOD COMMERCIAL DISTRICT

**OCCUPANCY GROUP:**  
EXISTING B + M - BUSINESS + MERCANTILE  
PROPOSED B + M - BUSINESS + MERCANTILE MEDICAL + ADULT  
USE STOREFRONT CANNABIS RETAIL

**CONSTRUCTION TYPE:**  
EXISTING - VB  
PROPOSED - VB

**SPRINKLERS:**  
EXISTING - NONE  
PROPOSED - NONE

**AREA OF WORK:**  
+/- 1,210 SF

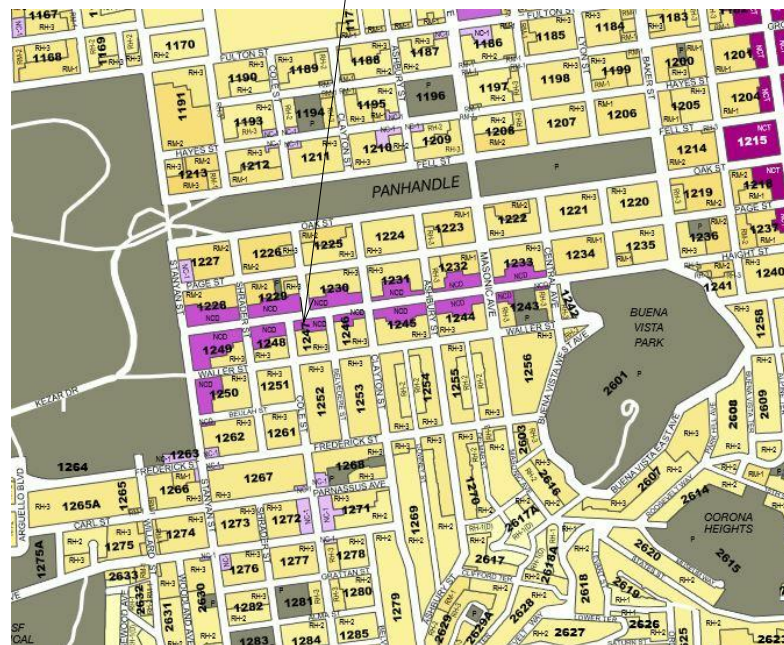
**NUMBER OF FLOORS:**  
EXISTING - 3  
PROPOSED - 3 (NO CHANGE)

## VICINITY MAP

1685 HAIGHT  
STREET



NORTH



## PROJECT DIRECTORY

**BUILDING OWNER:**  
CARL E. OLSEN  
55 WEST OAK KNOLL DRIVE  
SAN ANSELMO, CA 94960

**TENANT:**  
QUENTIN PLATT  
COLE ASHBURY GROUP  
824 ALABAMA STREET  
SUITE A  
SAN FRANCISCO, CA 94110  
415-613-6452

**ARCHITECT:**  
KYLE BRUNEL, AIA  
PENCIL BOX ARCHITECTS, INC.  
237 CLARA STREET  
SAN FRANCISCO, CA 94107  
415-699-5953

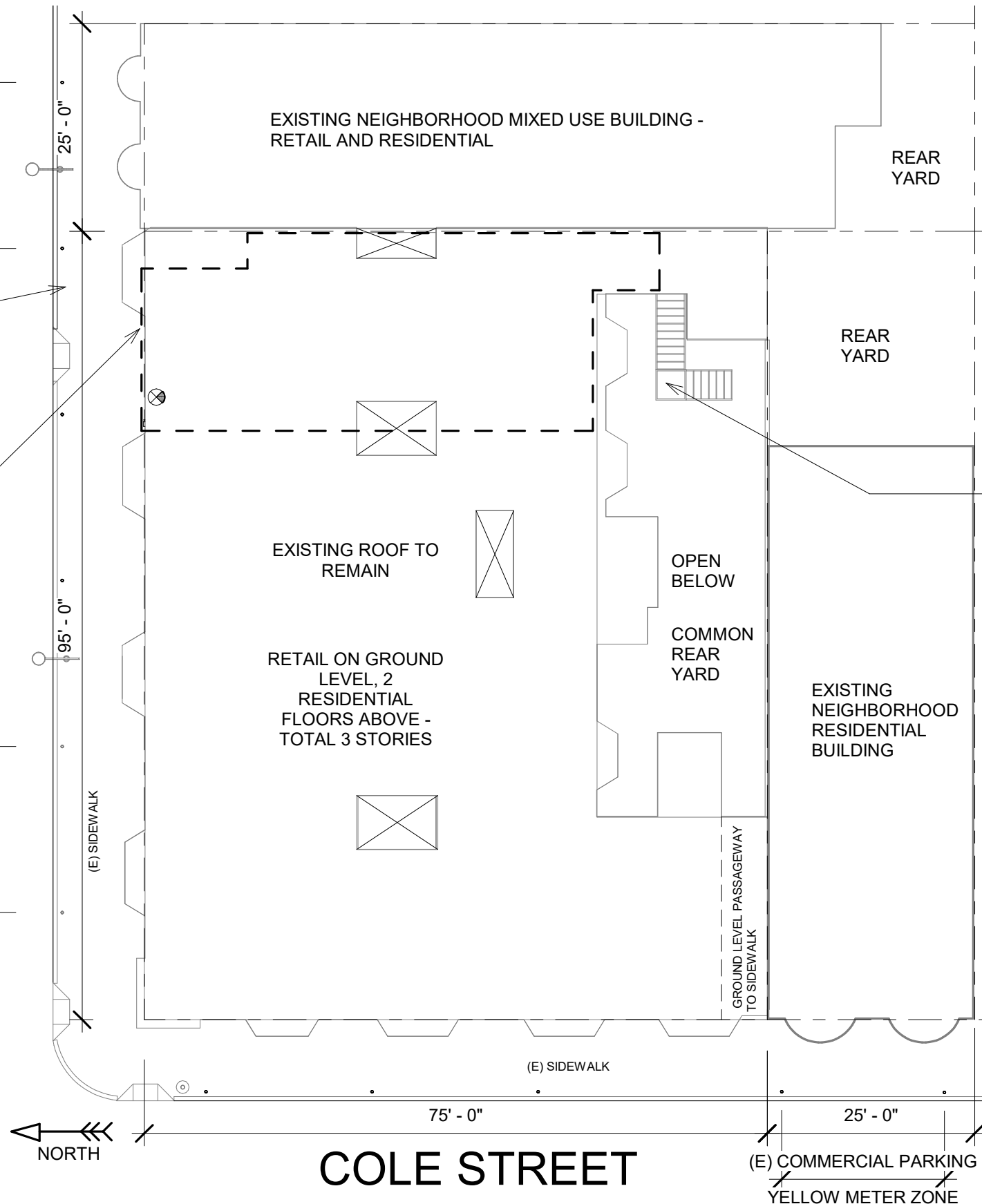
(N) CLASS 2 BICYCLE PARKING TO BE COORDINATED WITH DPW

AREA OF WORK AT GROUND LEVEL - NO NEW ROOF WORK

HAIGHT STREET

(E) COMMERCIAL PARKING YELLOW METER ZONE

(E) COMMERCIAL PARKING YELLOW METER ZONE



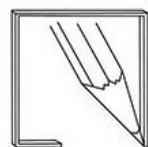
# PLOT PLAN (NO CHANGE)

## CANNABIS - RETAIL 1685 HAIGHT STREET

1/16" = 1'-0"

# CUA-01

JANUARY 4, 2019



PENCIL BOX ARCHITECTS, INC.

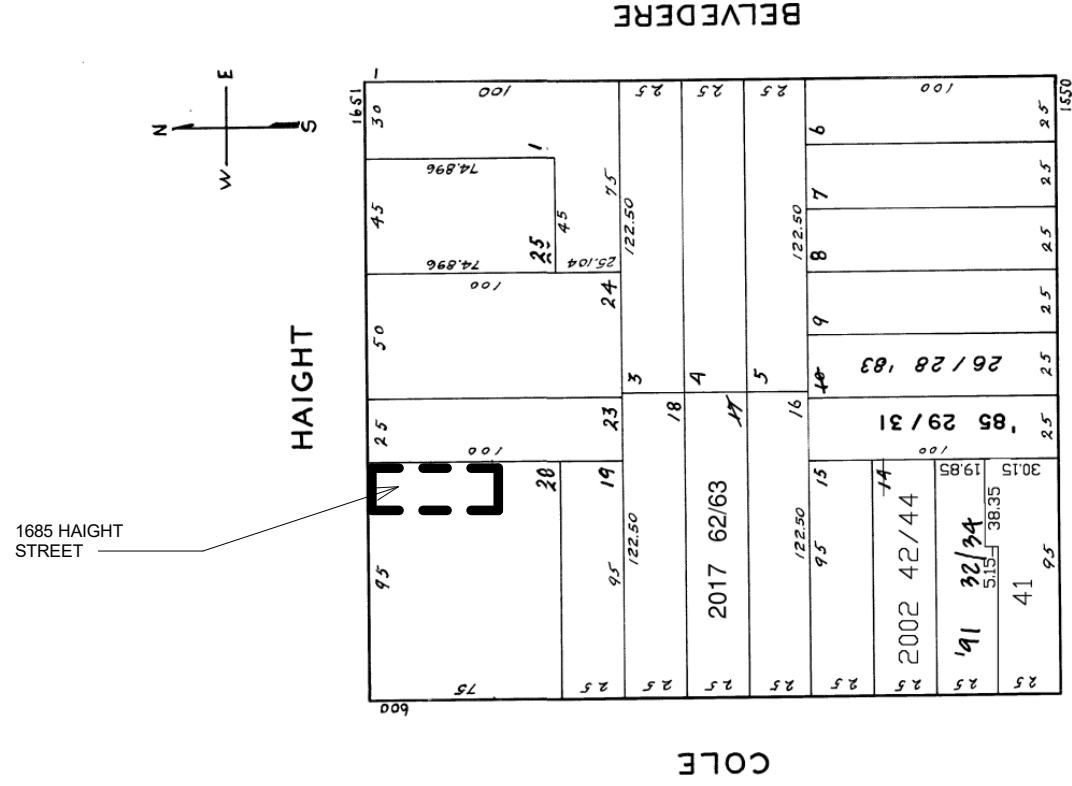
237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953

ASSESSOR-RECORDER'S OFFICE  
 1247  
 W. A. BLK. 680  
 REVISED 1983  
 " " '85  
 " " '91  
 Revised 2001  
 Revised 2002  
 REVISED 2017

Lots 21-22 merged into lot 20 - 1/4  
 Lot 2 merged into lot 1 - 1/2

© COPYRIGHT SAN FRANCISCO  
 CITY & COUNTY ASSESSOR 1995

lot12 & commarea of condo lots32/34 into lot41  
 lot14 into lots42/44 for 2002 roll  
 Lot 17 into lots 62 & 63 for 2017 roll



1576 - 1578 - 1580 WALLER ST.			1570 WALLER ST.			654 - 656 - 658 COLE ST.		
A CONDOMINIUM			A CONDOMINIUM			A CONDOMINIUM		
LOT NO.	UNIT NO.	% COMMON AREA	LOT	UNIT	% COMM AREA	LOT	UNIT	% COMM. AREA
29	1580	30.09	26	201	36.01	32	658	1/3
30	1578	33.44	27	301	34.03	33	656	1/3
31	1576	36.47	28	401	29.96	34	654	1/3

648-650-652 COLE ST.

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
42	652	30.34
43	650	33.47
44	648	36.19

# ASSESSOR'S MAP

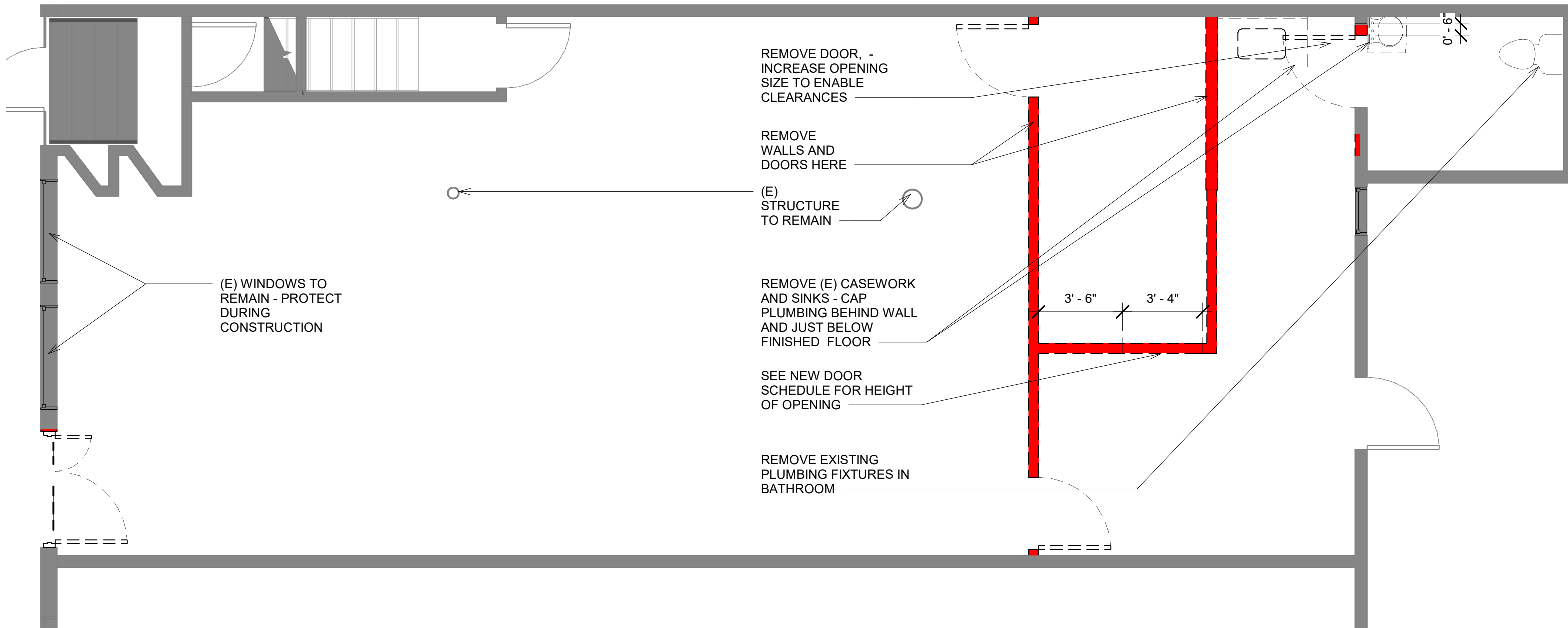
## CANNABIS - RETAIL

### 1685 HAIGHT STREET

# CUA-01A

JANUARY 4, 2019





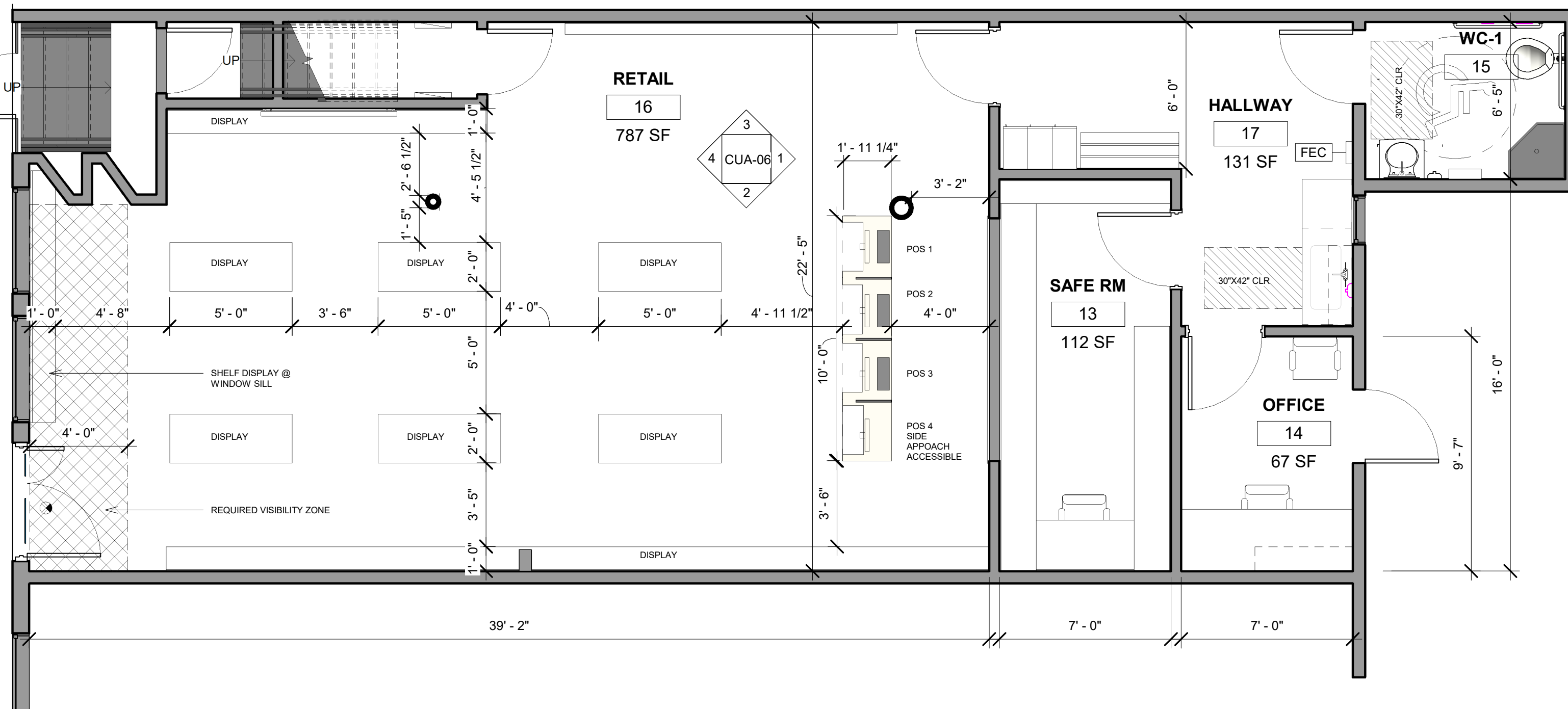
**EXISTING CONDITIONS + DEMO PLAN**

1/4" = 1'-0"

**FLOOR PLAN EXISTING + DEMO**

**CANNABIS - RETAIL  
 1685 HAIGHT STREET**





**FLOOR PLAN - PROPOSED**

1/4" = 1'-0"



237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953

**FLOOR PLAN PROPOSED**

**CANNABIS - RETAIL  
 1685 HAIGHT STREET**

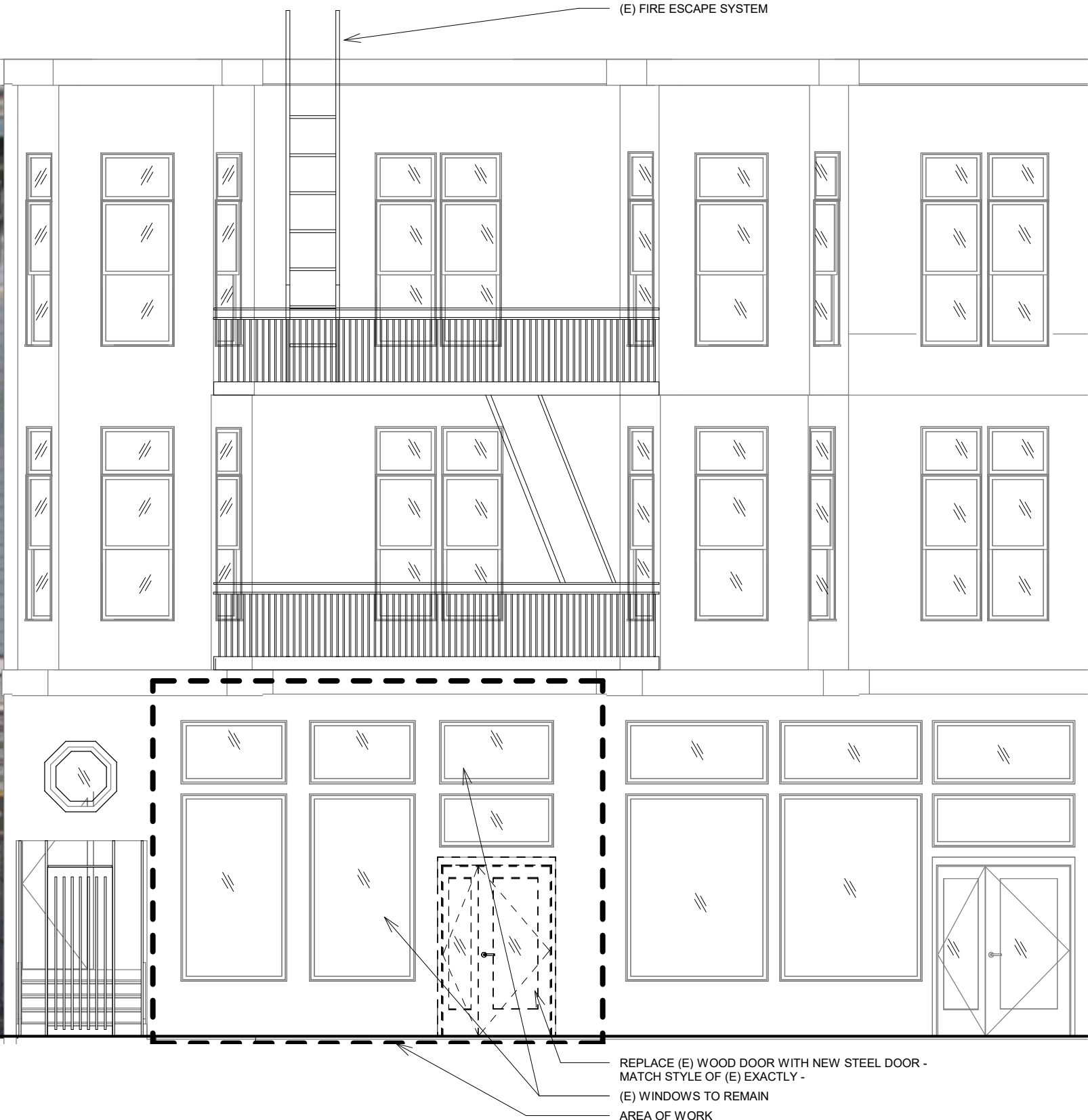
1/4" = 1'-0"

**CUA-03**

JANUARY 4, 2019

1681 HAIGHT STREET

1685 HAIGHT STREET



# EXTERIOR ELEVATION EXISTING

CANNABIS - RETAIL  
1685 HAIGHT STREET

3/16" = 1'-0"

# CUA-04

JANUARY 4, 2019



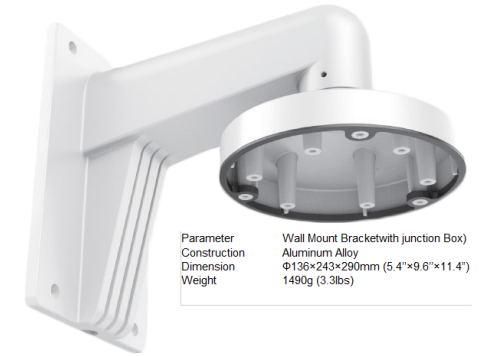
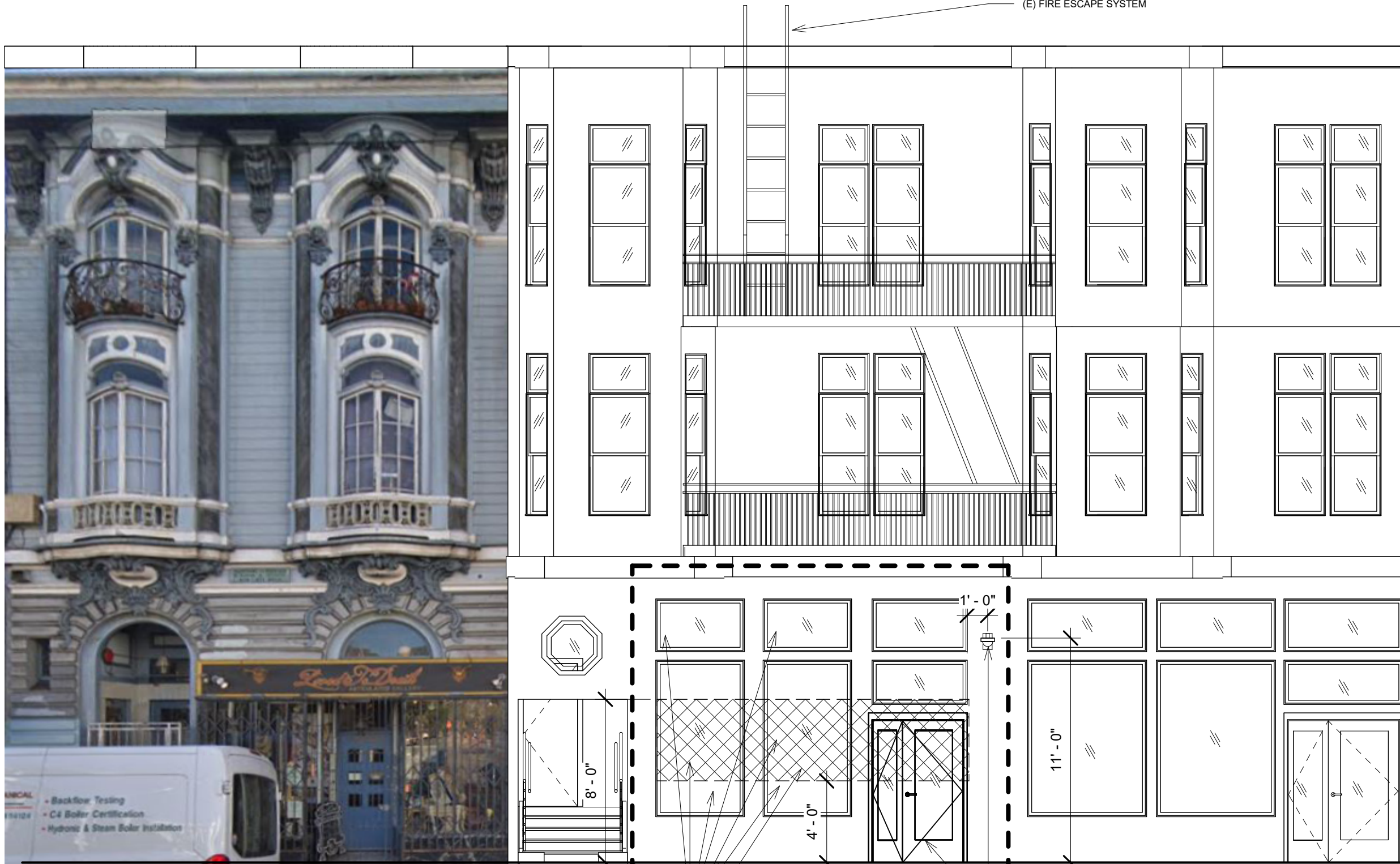
237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953



1681 HAIGHT STREET

1685 HAIGHT STREET

1689 HAIGHT STREET



Parameter Wall Mount Bracket with Junction Box  
 Construction Aluminum Alloy  
 Dimension  $\Phi 136 \times 243 \times 290\text{mm}$  (5.4" x 9.6" x 11.4")  
 Weight 1490g (3.3lbs)

BRACKET MOUNT FOR CAMERA

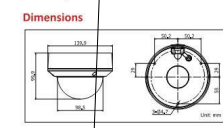
CMIP7223-S

2.0MP VF IR Dome Network Camera



CMIP7223-S	
Camera	CMIP7223-S
Image sensor	1/3" sensor
Min. Illumination	0.01Lux @F1.4AGC ON
Shutter time	1/25s - 1/100,000s
Lens	2.8 - 12mm @ F1.4, Angle of view: 113° - 33.8°
Lens mount	Ø14
Day & night	ICR
ROI	Yes, up to 4 configurable areas
Digital noise reduction	3D DNR
Wide dynamic range	Digital WDR
Backlight compensation	Yes, zone optional
Angle adjustment	Pan: 0° - 355°, Tilt: 0° - 75°, Rotation: 0° - 355°
Compression standard	H.264 / MJPEG
Video compression	H.264 / MJPEG
H.264 compression profile	Main profile
Bit rate	32 Kbps - 16 Mbps
Audio compression	G.711/G.726/MP2L2
Audio bit rate	64Kbps(G.711) / 16Kbps(G.726) / 32-128Kbps(MP2L2)
Dual Stream	Yes
Resolution	1920 x 1080
Max. image resolution	1920 x 1080
Frame rate	60Hz: 30fps (1920 x 1080) 50Hz: 25fps (1920 x 1080)
Image settings	Saturation, brightness, contrast adjustable through client software or web browser
Network	NAS
Network storage	NAS
Alarm trigger	Motion detection, Tampering alarm, Network disconnect, IP address conflict, Storage full, Storage error
Protocols	HTTP, FTP, SMTP, RTSP, RTP, H.264, H.265, ONVIF, RTSP, RTMP, RTCP, PPPoE, LLNPS, SFTP, SMM, SAMP, B02, B02.1X, QoS, IPv6, Bonjour
System compatibility	ONVIF, PSIA, CGI, ISAPI
General functionalities	User Authentication, Watermark
Communication interface	1 RJ45 10M / 100M ethernet port
On-board storage	Built-in Micro SD/SDHC/SDXC card slot, up to 64 GB
Audio Input/Output	1/1
Alarm Input/Output	1/1
General	
Operating conditions	-22° F - 140° F (-30° C - 60° C), humidity 95% or less (non-condensing)
Power supply	DC 24V $\pm$ 10%, PoE (802.3af)
Power consumption	Max. 5.5W
Impact protection	IEC60068-2-75EN, 50J, EN50102, up to IK10
Ingress protection level	IP66
IR range	Up to 100ft (About 30m)
Dimensions	$\Phi 5.5" \times 3.9" (\Phi 140.0 \times 99.5\text{mm})$
Weight	2.2lbs (1000g)

- Key features**
- 2 megapixel (1920 x 1080) high resolution
  - Full HD 1080p real-time video
  - 2.8-12mm varifocal lens
  - Video Content Analytics(VCA)
  - Region of Interest(ROI)
  - IR LEDs: up to 100ft(about 30m)
  - DWDR & 3D DNR & BLC
  - 3-Axis
  - On-board storage (up to 64GB)
  - Audio I/O, Alarm I/O
  - IP66
  - Vandal-proof



(E) CLEAR WINDOWS TO REMAIN  
 REQUIRED VISIBILITY ZONE

NEW VIDEO CAMERA  
 NEW EXTERIOR PAINTED STEEL DOORS TO MATCH  
 (E) WOOD DOORS IN SIZE, STYLE AND PROPORTIONS  
 AREA OF WORK

# EXTERIOR ELEVATION PROPOSED

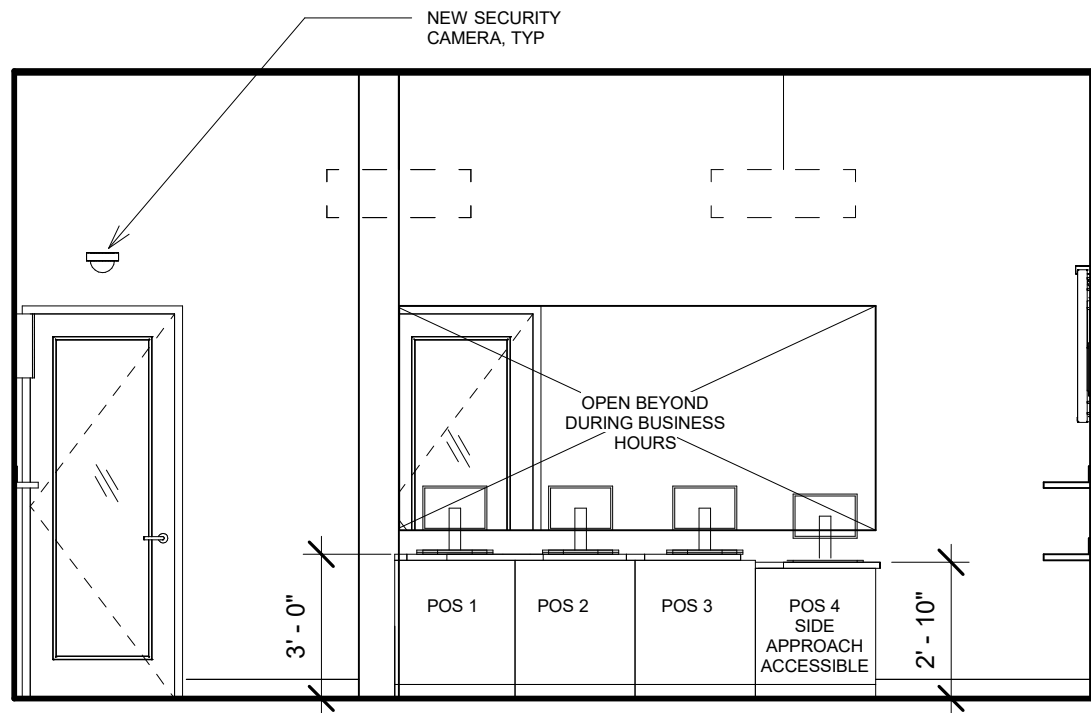
## CANNABIS - RETAIL 1685 HAIGHT STREET

3/16" = 1'-0"

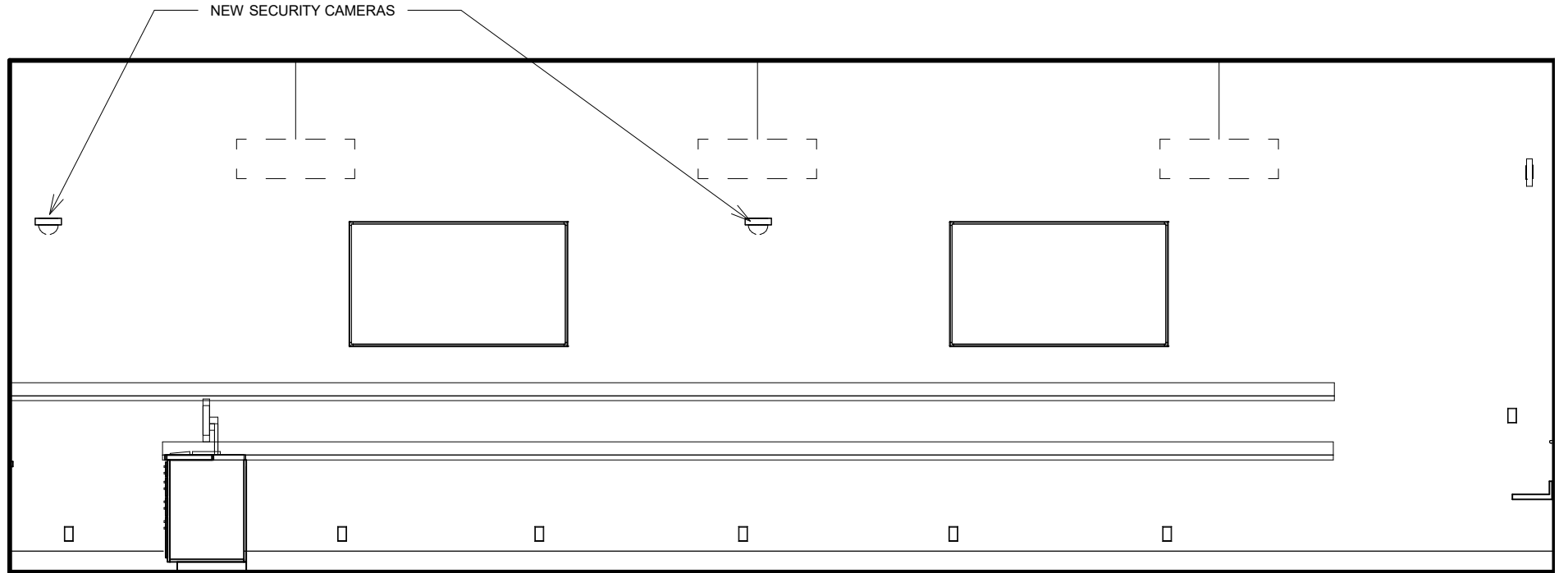
# CUA-05

JANUARY 4, 2019

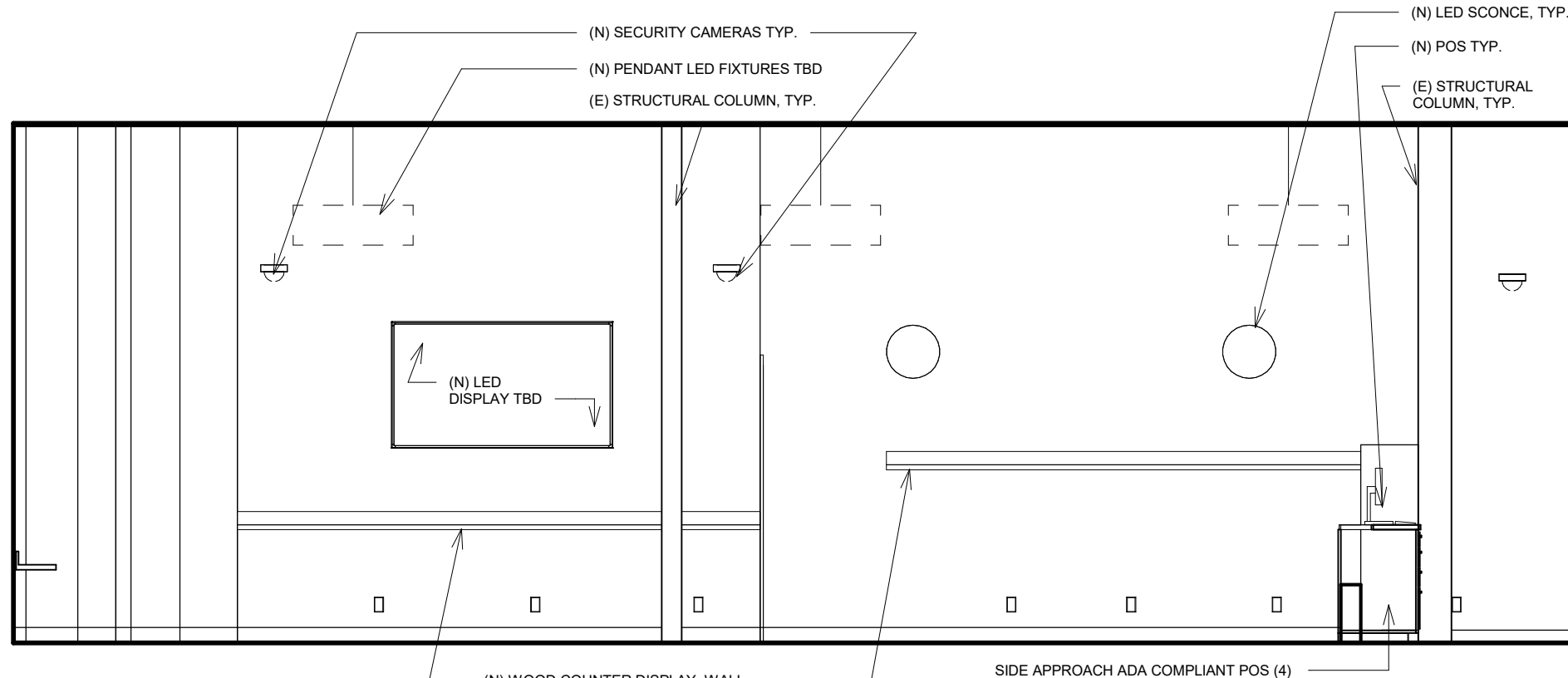
 **PENCIL BOX ARCHITECTS, INC.**  
 237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953



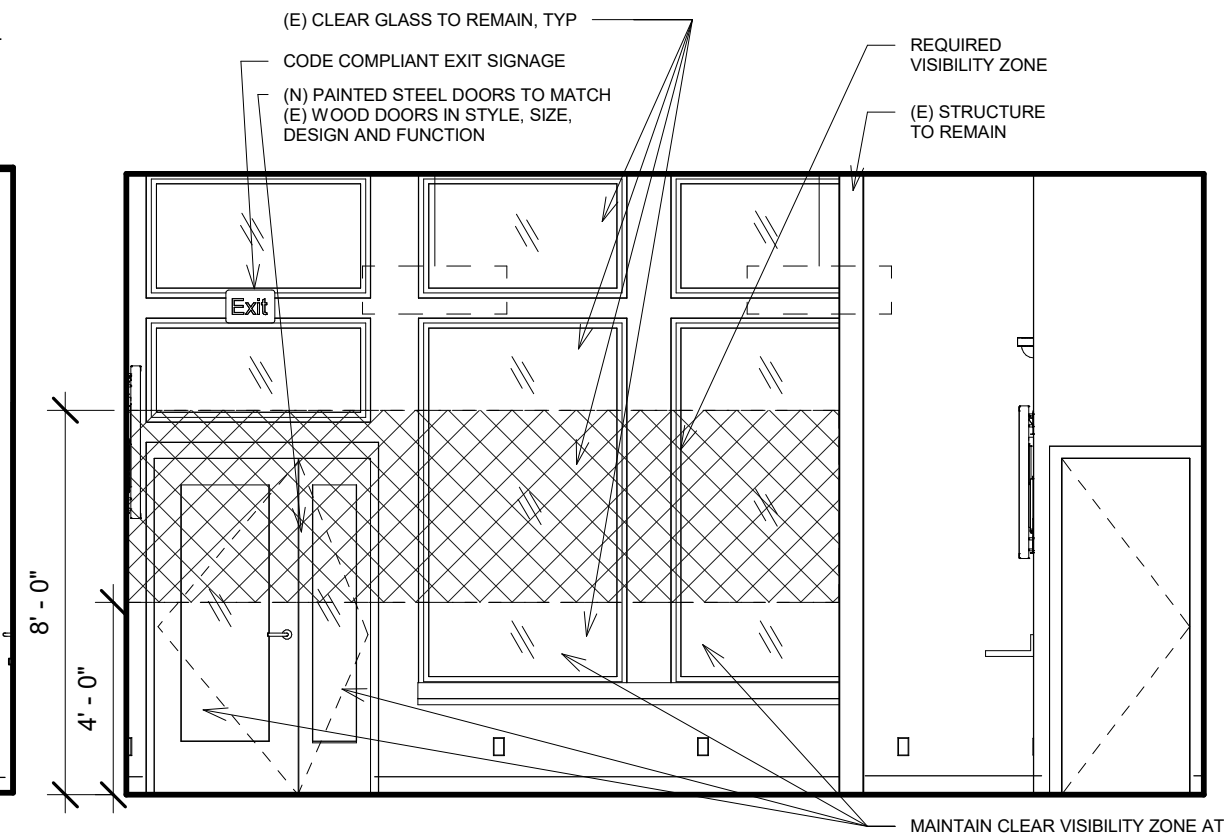
1 RETAIL LOOKING SOUTH  
1/4" = 1'-0"



2 RETAIL LOOKING WEST  
1/4" = 1'-0"



3 RETAIL LOOKING EAST  
1/4" = 1'-0"



4 RETAIL LOOKING NORTH  
1/4" = 1'-0"



# SAN FRANCISCO PLANNING DEPARTMENT



## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1685 HAIGHT ST		1247020
<b>Case No.</b>		<b>Permit No.</b>
2018-014721PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b> To establish a cannabis retail store.</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class _____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	<b>Air Quality:</b> 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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. <i>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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<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?
<input type="checkbox"/>	<b>Archeological Resources:</b> 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)
<input type="checkbox"/>	<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)
<input type="checkbox"/>	<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>
<input type="checkbox"/>	<b>Seismic: Landslide 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<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) <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</b>	
<b>Comments and Planner Signature (optional):</b> Laura Ajello	



**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	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.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Shannon Ferguson	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Commission Hearing	<b>Signature:</b> Laura Ajello
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/29/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	





# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1685 HAIGHT ST  
RECORD NO.: 2018-014721CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

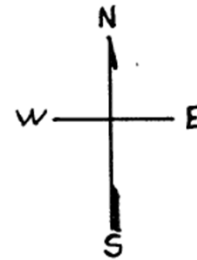
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	0	0	0
Residential GSF	10,156	0	0
Retail/Commercial GSF	<b>5,676 total</b>	<b>No change</b>	<b>0</b>
Office GSF	n/a	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	n/a	0	0
Medical GSF	n/a	0	0
Visitor GSF	n/a	0	0
CIE GSF	n/a	0	0
Usable Open Space	n/a	0	0
Public Open Space	n/a	0	0
Other ( )			
<b>TOTAL GSF</b>	<b>15,832</b>	<b>No change</b>	<b>0</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	16	0	0
Dwelling Units - Total	16	0	16
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	n/a	0	0
Loading Spaces	2	0	2
Bicycle Spaces	<b>0</b>	<b>4 (Class II)</b>	<b>4 (Class II)</b>
Car Share Spaces	n/a	0	0
Other ( )			

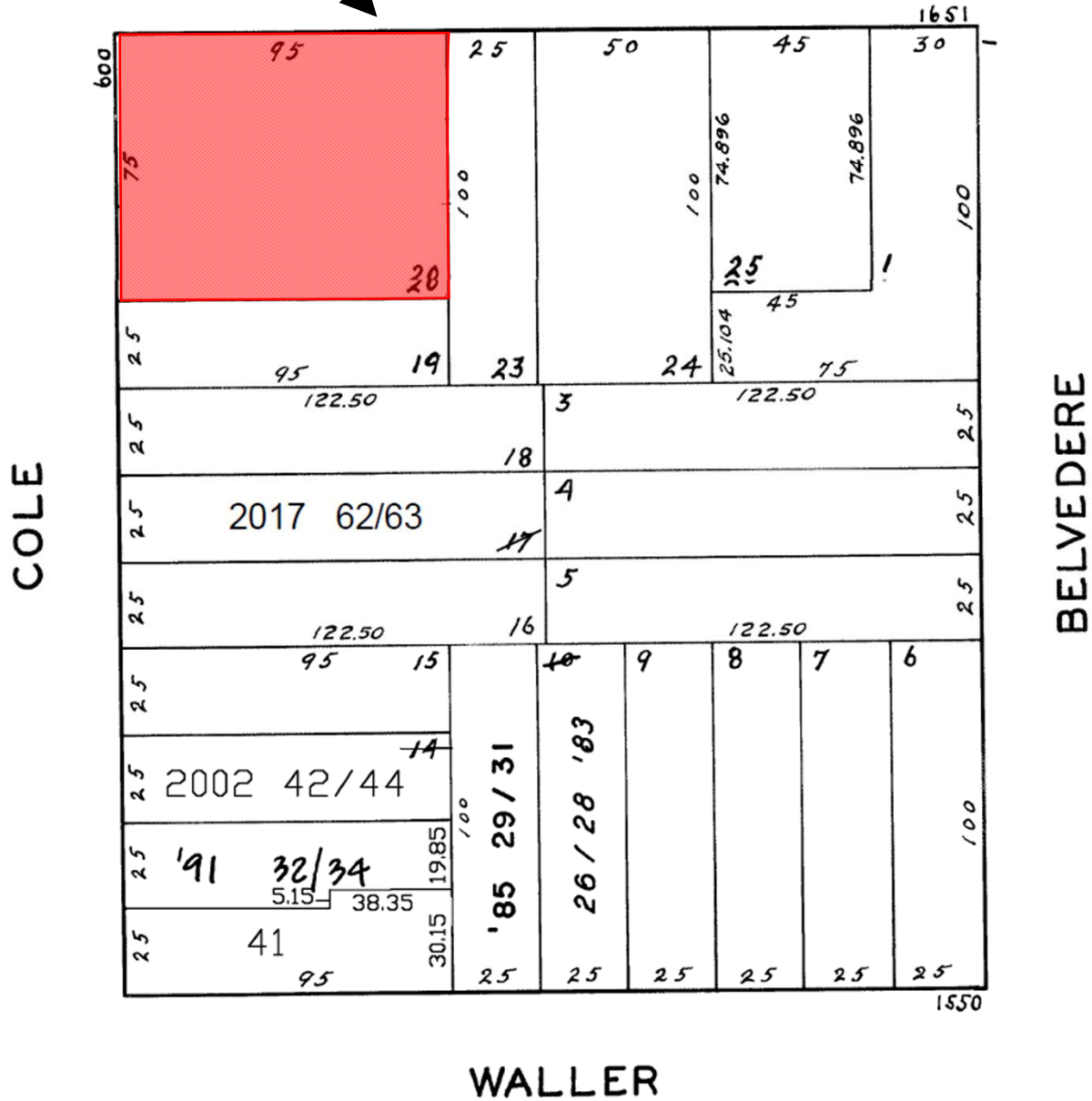
	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	2	2	0
One Bedroom Units	6	6	0
Two Bedroom Units	8	8	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

# Parcel Map

SUBJECT PROPERTY



HAIGHT

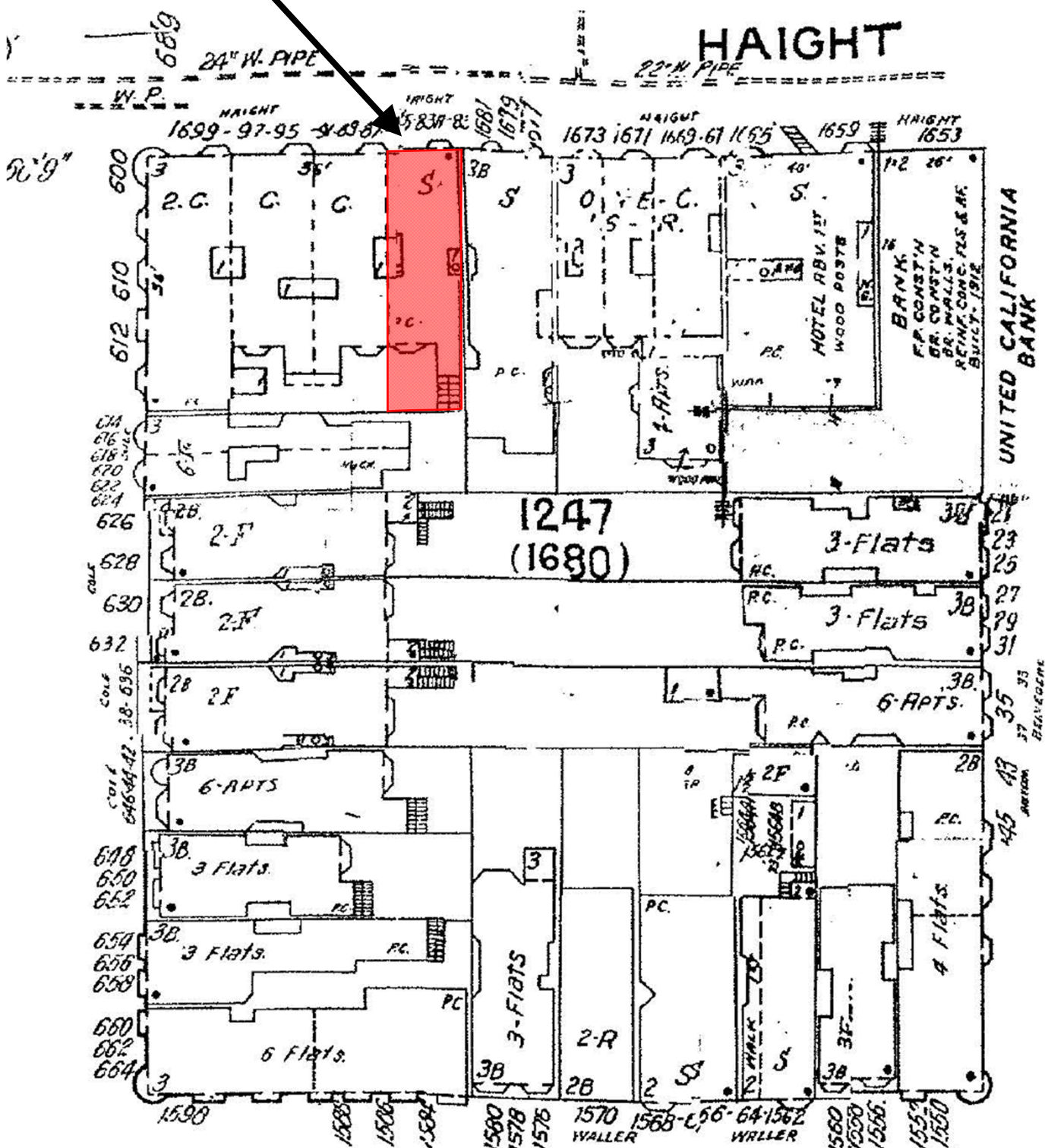


Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street



# Sanborn Map\*

**SUBJECT SITE**



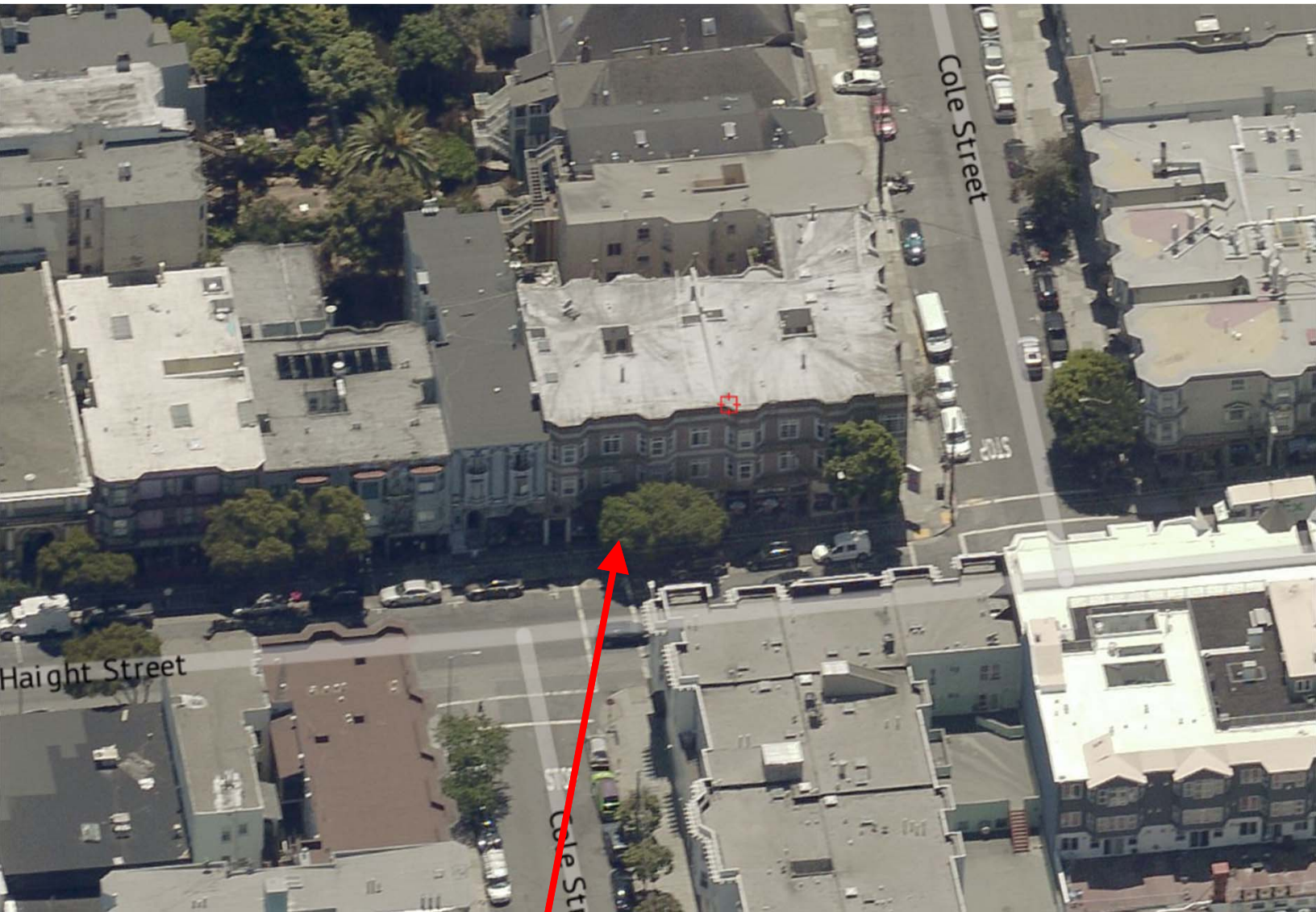
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
 Case Number 2018-014721CUA  
 1685 Haight Street



# Aerial Photo

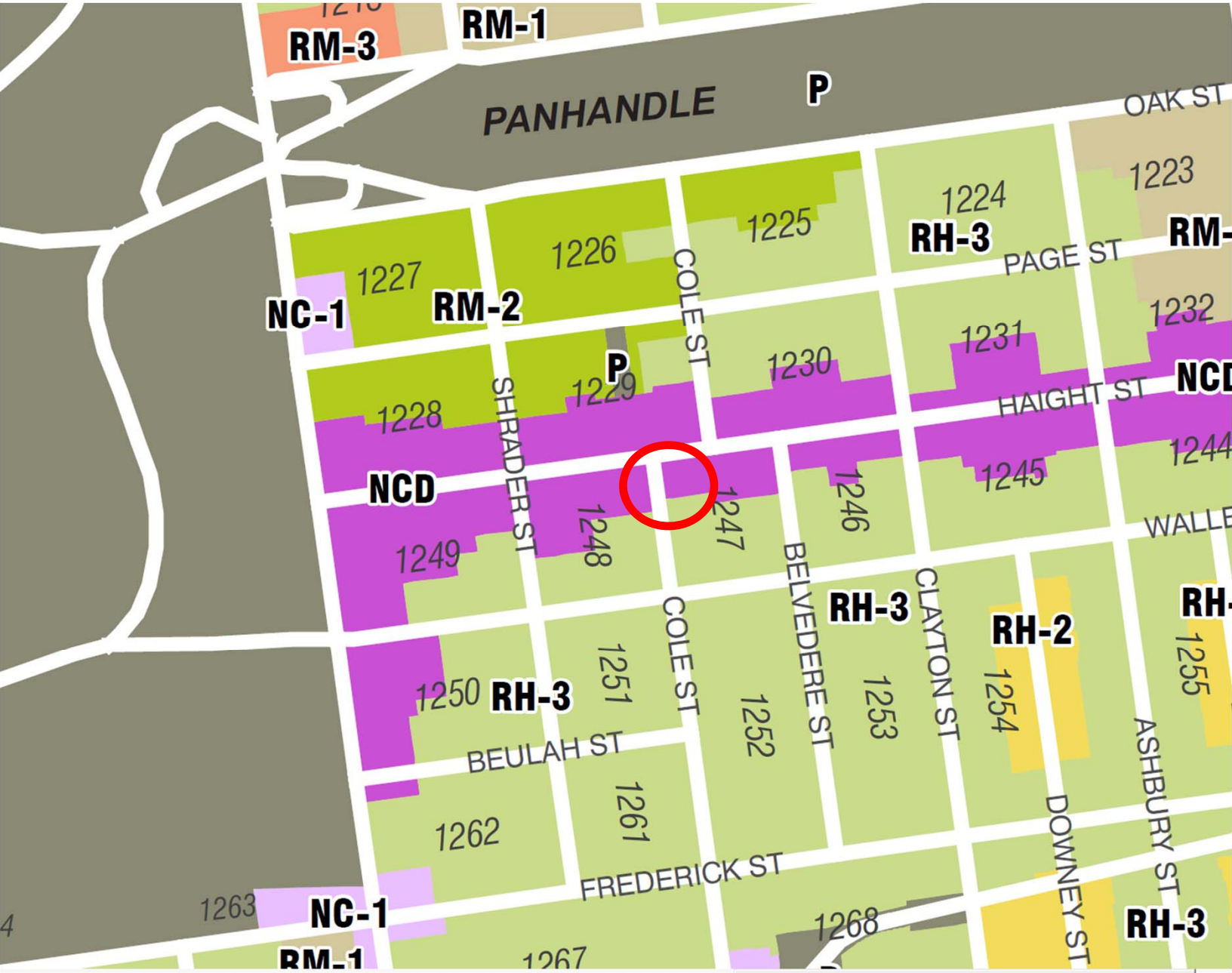


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street

# Zoning Map



Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street



# Site Photo 1



Haight Street Frontage

SUBJECT SITE

Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street

# Site Photo 2



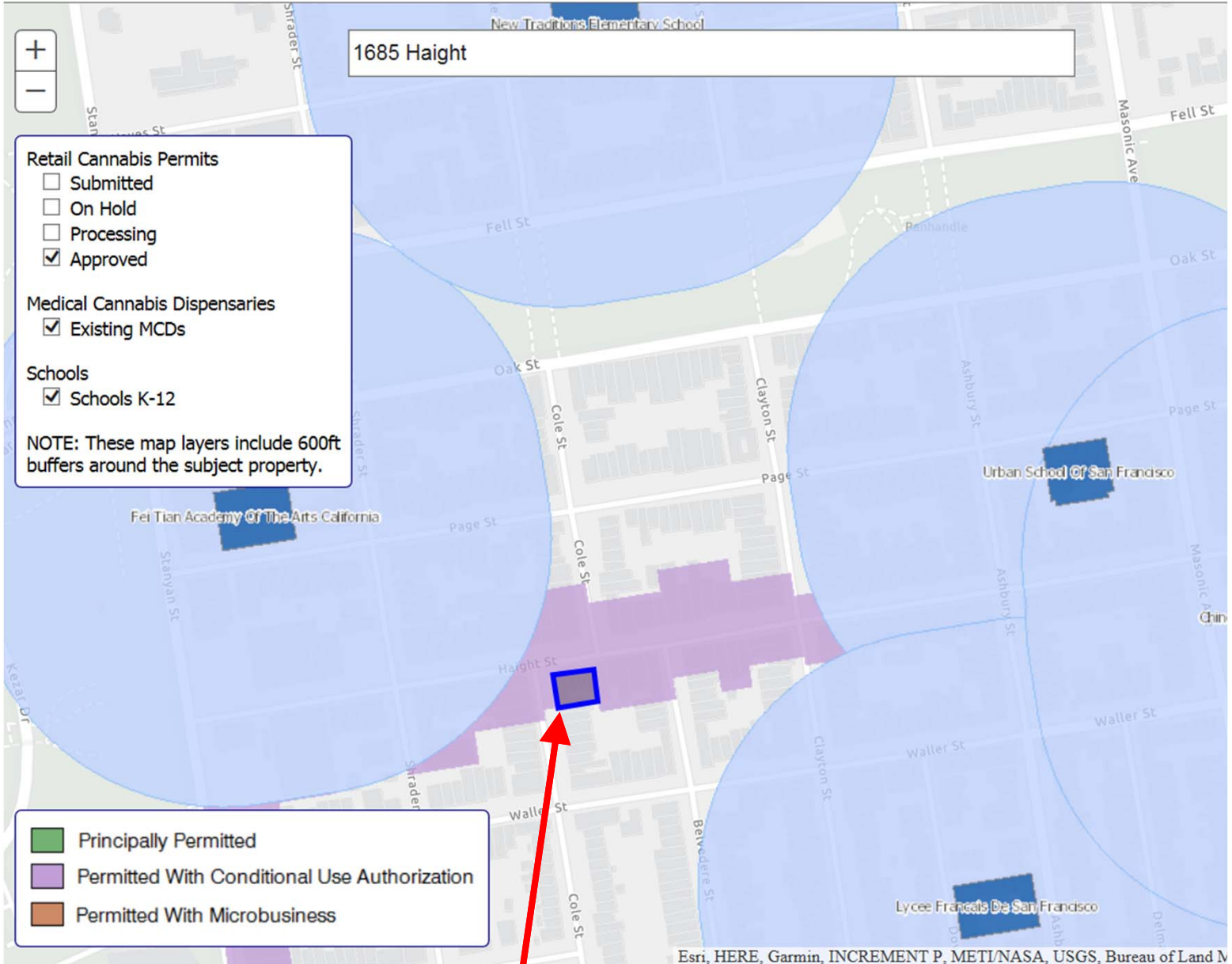
Cole Street Building Frontage

Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street



# Cannabis Green Zone Map

Print date 1/28/2019



**SUBJECT SITE**



Conditional Use Hearing  
Case Number 2018-014721CUA  
1685 Haight Street

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**Avi Ehrlich**  
**Owner, Silver Sprocket**  
**1685 Haight St.**  
[avi@silversprocket.net](mailto:avi@silversprocket.net)

Dear City Officials,

I own Silver Sprocket, the business currently occupying 1685 Haight Street. We sell comics, art, and clothing designed by local artists. Our store probably could not afford market rent on Haight Street, but **we have been able to stay open for the last year because of the support of the Cole Ashbury Group partners.** They have been the leaseholders on the space since January of 2018, and they've allowed us to stay and continue displaying and selling art at a dramatically reduced rent.

Johnny, Quentin, Conor, and Shawn have always been very open with us and supportive of our business. They are absolutely not displacing us, in fact we probably would not have been here without them. And they have even offered to work with us to find a new space.

**We support the Cole Ashbury Group's application for a cannabis store 100% and hope that you will approve it.** This is a good team of owners who have clearly shown their support for the community and for us.

Please feel free to reach out anytime.

Sincerely,

Avi Ehrlich  
Silver Sprocket



**From: Denny Garbuio**  
Manager, John Fluevog Shoes  
1697 Haight  
[sanfrancisco@fluevog.com](mailto:sanfrancisco@fluevog.com)

**Re: SUPPORT for cannabis store at 1685 Haight**

Dear City officials,

I am writing to express my strong support for the proposed cannabis store at 1685 Haight St. I operate the Fluevog Shoes store two doors down from Cole Ashbury Group's (CAG) proposed location. I attended their open house on November 15 and have had the opportunity to speak with the ownership team.

I fully support having a cannabis store on our block, and I think CAG is the right team of people to make it happen. A cannabis store will add much-needed cameras, lighting, and security, improving safety on the block and helping patrons feel more comfortable visiting our stores. The cannabis store will also increase foot traffic on the corridor and bring new customers to my and other neighborhood stores.

Johnny, Conor, and Shawn are closely connected to our neighborhood and committed to being good neighbors. I look forward to working alongside them and hope you will approve their store as quickly as possible.

Thank you.

A handwritten signature in black ink that reads 'Denny Garbuio'. The signature is written in a cursive, flowing style.

Denny Garbuio  
Manager, John Fluevog Shoes



Dear Planning Commissioners,

As the owner of the store, Love on Haight on the corner of Haight and Masonic, a native San Franciscian & a resident of the Haight Ashbury community, I enthusiastically support the Cole Ashbury Group and their application to open a cannabis retail store at 1685 Haight. I have spoken with the CAG partners many times. They have reached out, met with me at my store and listened to my feedback. I know they will be responsible operators and good neighbors, and I look forward to having them here.

The Haight should have a cannabis store, and this is the right team to do it. Their store will add foot traffic and provide new customers for our neighborhood businesses. Something that is needed immediately with the amount of vacant storefronts on the street & the years of road construction we are facing.

But more importantly, Shawn, Conor, and Johnny have strong ties to our community and will work with us to improve the neighborhood and help homeless youth into stable housing and jobs. They have shown their support for nonprofits and community service for years, even decades in Shawn's case. We need more people like them in our community...people who lead by example.

The Cole Ashbury Group has worked very hard to successfully navigate the City's processes and be great new neighbors. Please approve their application ASAP, they truly deserve it.

With love & sparkles,

A handwritten signature in black ink, appearing to read "Sunshine Powers". The signature is fluid and cursive, with a long horizontal stroke at the end.

Sunshine Powers  
Owner, Love on Haight  
Vice President of the Board of the Haight Ashbury Merchant Association  
Policy Committee for Mayor London Breed  
Merchant Liaison of the Haight Ashbury Neighborhood Council  
SFMTA Small Business Group member  
1400 Haight Street  
San Francisco, CA 94117  
[sunny@loveonhaightsf.com](mailto:sunny@loveonhaightsf.com)



# UNITED • PLAYAZ

1038 Howard Street • San Francisco, CA 94103

[www.unitedplayaz.org](http://www.unitedplayaz.org)

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San Francisco Planning Department  
Attn: Laura Allejo, [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: 1685 Haight Street

Dear Planning Commissioners,

My name is Rudy Corpuz Jr. I am the Founder and Executive Director of United Playaz, a violence prevention organization dedicated to providing youth with positive role models and activities to engage in as an alternative to involvement with gangs, drugs and other high-risk behaviors. I am writing this letter of support on behalf of Shawn Richard and his desire to open a cannabis establishment at 1685 Haight Street.

I ask you to please approve this cannabis store without delay. I have known Shawn for over 20 years and I know him to be a responsible and reliable individual. I am confident he and his team are going to run a responsible store that will benefit the neighborhood. Moreover, having a cannabis store in the area will bring more foot traffic and visibility and improve business for all of the merchants nearby. Please feel free to contact me if you have any questions or require additional information at 415-573-6219.

In peace,

A handwritten signature in black ink that reads "Rudy Corpuz Jr." with a stylized flourish at the end.

Rudy Corpuz Jr.  
Executive Director



San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103  
Attn: Laura Allejo, [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Re: Proposed Cannabis Retailer at 1685 Haight St.—SUPPORT**

Commissioners and staff,

I am writing on behalf of the California Music & Culture Association (CMAC) to voice our support for the proposed cannabis retail store at 1685 Haight Street. CMAC is the trade organization that represents bars, clubs, music venues, and music festivals, and advocates for a robust, regulated cannabis market and responsible cannabis consumption in San Francisco and statewide.

The Haight-Ashbury neighborhood overwhelmingly supported cannabis legalization via Proposition 64 in 2016, yet it does not currently have a cannabis retailer. The owners of the proposed Haight St. store, one of whom is a CMAC member, are longtime members of the community and are the right team to serve this neighborhood. San Francisco needs more operating local cannabis businesses with strong community ties so we can finally realize the goals of cannabis legalization: safe products and medicine, reduced illegal drug sales, and opportunities for those who have been harmed by the war on drugs.

We ask you to approve this store without delay. Please feel free to contact me with any questions.

Ben Bleiman  
Co-Chairman  
California Music & Culture Association





Daniel A. Serot  
Owner, Finnegans Wake  
937 Cole Street  
San Francisco, California 94117  
Office: (415) 425-4834  
[dserot@gmail.com](mailto:dserot@gmail.com)

December 21, 2018

**Re: Support for APPROVAL of Cole Ashbury Group cannabis store at 1685 Haight Street**

Dear Planning Commissioners, Office of Cannabis staff, and Supervisors,

I am the owner of the Finnegans Wake bar in Cole Valley, a few blocks from Cole Ashbury Group's (CAG) proposed cannabis retail location at 1685 Haight St. I have discussed the planned store in detail with the CAG partners and I strongly support their application. The partners have presented to the Cole Valley Improvement Association (CVIA), of which I am member, and in addition to speaking with every merchant in the Haight, they even walked the commercial corridor in Cole Valley and spoke with all of our merchants. The partners have demonstrated their commitment to being a thoughtful, engaged part of the community.

Moreover, CAG's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses. The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. CAG is exactly such a small business, owned by people with deep ties and a strong commitment to the Haight.

Please approve Cole Ashbury Group's application for cannabis retail without any delay or changes to the process.

Respectfully,

Daniel Serot





12/7/19

**Re: Please APPROVE Cole Ashbury Group cannabis store at 1685 Haight**

Planning Commissioners, Office of Cannabis staff, and Supervisors,

I am the owner of Emporium Arcade Bar at 616 Divisadero Street in District 5, one neighborhood away from Cole Ashbury Group's (CAG) proposed cannabis retail location at 1685 Haight St. I have discussed the planned store in detail with the CAG partners and I strongly support their application. To my knowledge, the partners have presented to many neighborhood groups, while doing their best to speak with every merchant in both the Upper Haight and Cole Valley. They also made a further effort to reach out to businesses like mine along the Divisadero corridor. This robust engagement demonstrates CAG's commitment to being a thoughtful, integrated part of the community on Haight street specifically, and District 5 at large.

Moreover, CAG's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses. The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. CAG is exactly such a small business, owned by people with deep ties and a strong commitment to the Haight.

I also own a medical cannabis dispensary in Chicago, IL. As a knowledgeable industry professional I am confident in the plans as discussed and believe this will be a responsible and successful enterprise.

I also know the principal of CAG personally and can strongly attest to his character. He has lived in the community with his family for many years and I strongly believe will have the interests and wellbeing of the community as a central focus.

Please approve Cole Ashbury Group's application for cannabis retail without any delay or changes to the process.

Thank you.

A handwritten signature in blue ink, appearing to read "Daniel Marks", with a long, sweeping horizontal line extending to the right.

Daniel Marks

Owner, Emporium Arcade Bar



December 18, 2018

Re: SUPPORT Cannabis Retail at 1685 Haight Street

Commissioners,

I serve on the board of a local nonprofit that provides services to youth in foster care and the juvenile justice system. Conor Johnston, one of the owners of the proposed cannabis retail store at 1685 Haight St., is also a longtime board member of our organization. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Even when he was incredibly busy working in public service and volunteering on campaigns, he always made time to support our organization, raise money, and even MC our events. Conor has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 1685 Haight is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Didier G. Perez".

Didier G. Perez  
Chief Executive Officer  
ToolBox Genomics, Inc.



# HAIGHT ASHBURY IMPROVEMENT ASSOCIATION

Ted Loewenberg, President  
415 522-1560  
tedlsf@sbcglobal.net

San Francisco Planning Commission  
San Francisco, CA

9 January 2019

Sirs:

On behalf of the Haight Ashbury Improvement Association (HAIA), I write to announce our support for the Cole Ashbury Group's venture to open a cannabis dispensary at 1685 Haight St.

Our meeting with the entrepreneurs convinced us that the proprietors know they can only be successful if they manage the business in a manner not disruptive to the community. They have pledged a rigorous array of activities and monitoring to ensure a safe, secure and lawful operation. HAIA believes they are committed to this plan, and will be thorough in their follow-through.

Equally important, the members of the Group are all local persons who have extensive contacts in the neighborhood. This is exactly the kind of relationship we believe to be critical to the successful operation of such a business on Haight St. We know them, and we can comfortably work with them to resolve any issues that might arise, over time.

Therefore, HAIA asks that you approve the permits, etc., needed for the Cole Ashbury Group to move ahead with their venture. We think this is the best way for addressing the needs of the community while meeting the objectives of the Group.

Please let me know if you have any questions for us on this matter.

Sincerely,

Ted Loewenberg

December 17, 2018

Shelly Tatum Presents  
601 Van Ness Ave, Suite E-409  
San Francisco, CA 94102  
shellytatumpresents@gmail.com

**Re: Support for Cannabis Dispensary at 1685 Haight St.**

Dear San Francisco Planning Commission:

I am writing to express my support for a cannabis dispensary at 1685 Haight St.

I'm native San Franciscan. I partially grew up in the Haight district. I attended grade school at Dudley Stone Elementary in the sixties. Over the last 30, I've resided in District 5 and own and operate an entertainment and advertisement company in San Francisco.

I attended their neighborhood open house on November 15th and had the privilege to meet the cannabis operators and equity partner. I've known Shawn Richard for over 25 years. His community service speaks volume. I had a chance to meet Johnny, Quinten and Connor. I was very impressed with their business acumen and knowledge of the cannabis industry and was glad to hear how they're actively involved with the Haight St. community.

I believe a cannabis dispensary in that district is a good fit and hope you will approve their store.

Thank you,

A handwritten signature in cursive script that reads "Shelly Tatum". The signature is written in black ink and is positioned to the right of the typed name.

Shelly Tatum

Irene Dick-Endrizzi  
513 Clayton St.  
San Francisco, CA  
94117  
[irenedesf@gmail.com](mailto:irenedesf@gmail.com)

Dear Planning Commissioners and City staff,

I am a longtime San Francisco resident and live around the corner from the proposed cannabis store at 1685 Haight St. **I wholeheartedly support this application and encourage you to approve it as quickly as possible!**

Almost twenty years ago I became one of the early medical marijuana card holders in San Francisco. Medical cannabis is very helpful for me, and with the welcome reforms to cannabis laws, I am excited that soon there will be a store in my neighborhood.

I attended the open house that the partners held in November and have spoken to them about the project on a few other occasions. I am comfortable with and impressed by their plans and their strong commitments to our neighborhood community.

This team has a long history in our district and I can see they worked very hard to deserve to have their business approved quickly and without any changes to the City's processes. We eagerly welcome this new store to the Haight-Ashbury so I don't have to travel to other city locations as I do now.

Thank you.



Irene Dick-Endrizzi

1685 HAIGHT ST CANNABIS RETAIL STOREFRONT  
CONDITIONAL USE APPLICATION 2018-014721CUA  
SUPPLEMENTAL INFO PACKET #1 - PART A

To: San Francisco Planning Commission  
Attn: Laura Allejo  
1650 Mission Street, Suite 400

December 29th, 2018

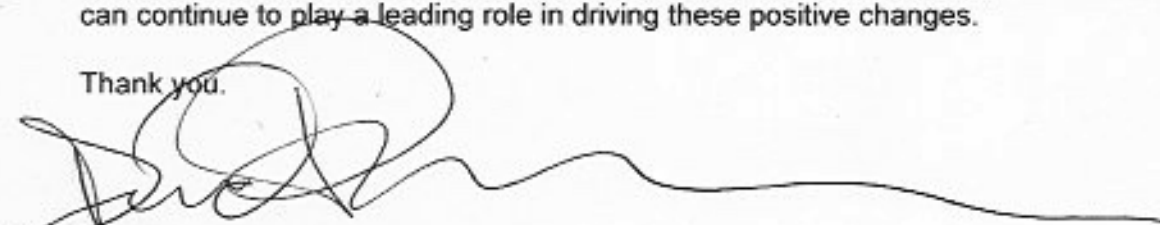
From: David Bowman  
Resident, Haight Street

Dear SF Planning Commissioners,

Forty years ago, I helped circulate petitions for the National Organization for the Reform of Marijuana Laws (NORML). I moved to Haight Street, between Masonic and Ashbury, twenty five years ago. **As a longtime advocate for cannabis legalization and longtime Haight St. resident, I am writing to ask you to please approve the planned cannabis store at 1685 Haight St.**

I had the opportunity to meet with two of the store's owners earlier this month at a café on Haight. Their team has a long history in the community and their store will be a great benefit to the Haight. It is exciting to see cannabis legalization finally happening, and I hope you will approve this store so that the Haight can continue to play a leading role in driving these positive changes.

Thank you.



David Bowman  
Haight Street Resident  
94117



## Ajello, Laura (CPC)

---

**From:** Bram Goodwin <goodwin.bram@gmail.com>  
**Sent:** Thursday, January 17, 2019 8:49 AM  
**To:** Ajello, Laura (CPC); CPC-Commissions Secretary; Rich Hillis  
**Cc:** Johnny Delaplane; Quentin Platt; Conor Johnston; Elliott, Nicole (ADM); Brown, Vallie (BOS); Breed, Mayor London (MYR); Board of Supervisors, (BOS)  
**Subject:** I am writing in support of the application for the Cole Ashbury Group Dispensary at 1685 Haight St

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Laura Ajello & Members of the Planning Commission,

I am writing in support of the application of the Cole Ashbury Group to open a Cannabis Dispensary at 1685 Haight St. that will come before the Planning Board on February 14, 2019.

I am a 40 year resident of San Francisco, living most of that time in the Haight Ashbury neighborhood, where I reside today in Cole Valley, approximately 4 blocks from the proposed Haight Dispensary location.

I am the founder of the San Francisco Social Club, @SFSC415. We hold Cannabis related social events, are active in urging our political leaders to create a fair regulatory environment, encourage members to buy legally in San Francisco & use social media to inform the SF Cannabis Community & wider public. We want regulators to create a system that empowers business development, based on science, facts, while spreading the benefits of legal cannabis to the general community. Finally, expand consumers choice in product, consumption, locations.

We are members of the Brownie Mary Democratic Club, a cannabis oriented political organization, and have met, talked with Johnny, Quentin, Connor of the Cole Ashbury Group and are very impressed with their commitment to bring a safe, first class Dispensary to Haight Ashbury. I have attended community outreach events, observing them patiently explaining their detailed vision for their project, answering every question. We feel they are the right group, at the right time to open the first Dispensary in the Haight.

During the last 20 years, when Medical Cannabis was legal, our neighborhood has been excluded from having a Dispensary. Given our proximity to Golden Gate Park, we have been overrun by Drug Dealers selling their wares to tourists, neighbors, us. Not only does San Francisco not benefit from a tax viewpoint, it puts money in the hands of people, who are not the most positive for Haight Ashbury.

We, in Haight Ashbury, want the same rights, privileges that other San Francisco neighborhoods have. We want our own Dispensary, that we can walk to from our house, buy a legal product. This is especially true for many senior medical users, like myself, who have the state card, where we have to travel far away to get our Cannabis medical products.

Also, we want the jobs that this Dispensary will generate, creating job advancement opportunities for local residents, many of whom will be trained at CCSF.

Haight Ashbury is the spiritual home of Cannabis in San Francisco, maybe the world. It brings in substantial tourist revenue to SF City Government, based on this cultural phenomenon. This product, Cannabis, is intertwined into the cultural fabric of our neighborhood & a legal Dispensary is a natural addition to many related businesses on the street.

Although some have concerns, most businesses I have talked with support the Haight Dispensary. They have seen other Dispensaries open in the City & seen the positives around their locations, including jobs, increased security, cleaning of sidewalks, bringing new people to area that buy other services from adjacent businesses.

I will be at the February 14 Planning Board meeting to testify in person of my support for this project.

Please give us our legal rights. No other legal product is excluded from our neighborhood. It is not fair.

Please vote Yes on the application for the Cole Ashbury Group Dispensary at 1685 Haight St.

Thank you,

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
[goodwin.bram@gmail.com](mailto:goodwin.bram@gmail.com)  
415.505.3686  
[twitter: @bramgoodwin](https://twitter.com/bramgoodwin)  
[linkedin: bramfoto](https://www.linkedin.com/in/bramfoto)

Attached: PDF Copy of support letter.



**Haight Cole Group Endorsement Final.pdf**

1685 HAIGHT ST CANNABIS RETAIL STOREFRONT  
CONDITIONAL USE APPLICATION 2018-014721CUA  
SUPPLEMENTAL INFO PACKET #1 - PART A

January 22, 2019  
Cole Ashbury Group, LLC

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

December 21st, 2018

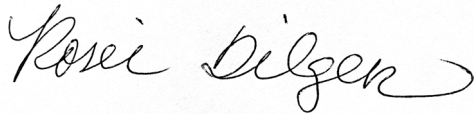
Re: SUPPORT Cannabis Store at 1685 Haight St.

Commissioners,

I live a few blocks from the planned cannabis retail store at 1685 Haight St., and I enthusiastically support this proposal. We need more neighborhood-serving retail businesses in the Haight, especially ones like this that are operated by people with strong connections to the community.

Our neighborhood overwhelmingly supports cannabis legalization because it is the right thing to do; it can create jobs and opportunities; and it will decrease illegal drug sales. But for those goals to be realized, we need to have a healthy local industry with brick-and-mortar stores that source products locally and hire from the community. I have spoken with the project representative of this proposed store and am confident this is exactly what they intend to do. Their store will be a great benefit to our neighborhood.

Please approve this application for a cannabis store at 1685 Haight St. without delay. Thank you.

A handwritten signature in cursive script that reads "Rosie Dilger". The signature is written in black ink on a light-colored background.

Rosie Dilger  
1832 Fell St., 94117

January 7, 2019

San Francisco Planning Department  
Attn: Laura Allejo  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

Planning Commissioners,

I live in Cole Valley with my wife and young children, and I am writing to offer my full support for the proposed cannabis retailer a few blocks from us on Haight Street. When Conor Johnston, one of the partners in the proposed store, worked for our then-District 5 Supervisor London Breed, he was always highly responsive to our concerns and questions. Conor took constituent input seriously and made sure we got the answers or actions we needed. I know that any local business with him as an owner will likewise respect and benefit the neighborhood it serves.

In my professional capacity, I evaluate companies and seek to gauge their potential success. No single factor is more important in this process than the people—the team that will lead the business. The partners in the Haight cannabis store are the type of leaders we look for. They all have strong ties to our community and a commitment to running an inviting, safe store that will benefit the entire Haight corridor. Our family happily supports their application. I hope you will approve the cannabis store at 1685 Haight St. without delay.

Thank you.

Tripp Jones  
93 Carmel Street, 94117

John B  
Jones III

Digitally signed by John B  
Jones III  
DN: cn=John B Jones III, o, ou,  
email=tripp@augustcap.com,  
c=US  
Date: 2019.01.07 18:01:08  
-08'00'

Dear SF Office of Cannabis, Planning Commissioners, and Supervisors,

**I SUPPORT the Cole Ashbury Group's proposed cannabis retail store at 1685 Haight St.**  
The Haight-Ashbury should have a cannabis retailer and it should be operated by people who are strongly connected to the community. The Cole Ashbury Group is not a large corporation. Its partners are all local residents who have shown their commitment to the community, their responsiveness, and their desire to run a store that benefits the entire neighborhood.

This project will increase commercial foot traffic on Haight St., improve lighting and public safety, advance the City's social equity goals, and provide opportunities for many San Franciscans.

I fully SUPPORT the Cole Ashbury Group's application and ask you to support it as well.

Thank you for your consideration.

Sincerely,

Randy Nichols (signature)

Randy Nichols (name)

106 Fern St, San Francisco (address)  
94109

TO: Planning Commission  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103



## Project Summary

USE: Cannabis Retail Storefront  
ADDRESS: 1685 Haight Street  
APPLICANT: Shawn Richard; Cole Ashbury Group, LLC  
ZONING: Haight Street NCD  
APPROVAL TYPE: Conditional Use Authorization

### The Proposal:

Verified Equity Applicant proposes a medicinal and adult use cannabis retail storefront without onsite consumption in an existing 1,250+/- sq. ft. retail space in the Haight-Ashbury, which currently does not have a cannabis retailer. No structural changes required.

### Mission:

Cole Ashbury Group aims to create an inviting, safe store that will part of the fabric of the Haight-Ashbury and will support the community that it serves.

### Company History:

Project is 100% locally owned. Equity Applicant and CEO Shawn Richard is a former SF Juvenile Probation Commissioner and founder of the nonprofit Brothers Against Guns. Partner Conor Johnston is a former longtime aide to the District 5 Supervisor and serves on the board of City Youth Now and the Alice B. Toklas LGBT Democratic Club. Partner John Delaplane is an experienced medical cannabis and small business operator who lives in the North of Panhandle with his wife and children.

### Community Outreach:

Project sponsors have walked the Stanyan, Haight, and Cole Valley merchant corridors and personally spoken with every available merchant. They distributed introductory fliers with contact information and have responded to all inquiries. They have presented at the Cole Valley Improvement Association (CVIA), the Haight Ashbury Neighborhood Council (HANC) membership and board meetings, met with Haight Ashbury Merchant Association (HAMA) leaders, and are scheduled to present at the Haight Ashbury Improvement Association (HAIA) and Haight Ashbury Neighbors for Density (HAND). They have met with SFPD Park Station Captain Bailey and District 5 Supervisor Vallie Brown. Sponsors sent invitations to every neighbor within a 500' radius (the requirement is only 300') for Open House #1 they held at 1685 Haight on Nov, 15. Open House #2 is scheduled for January 29<sup>th</sup>, 2019.

### Community Benefits:

All three partners are dedicated to community service in their personal and professional lives. Project will provide jobs and training for Equity Applicants, promote local goods and services, and provide direct support for community nonprofits like Larkin Street Youth and the Homeless Youth Alliance to help secure housing and employment for homeless youth in the Haight.

### Compatibility & Desirability:

The Haight-Ashbury neighborhood voted for cannabis legalization in 2016 with 87.25% support but does not currently have a cannabis retailer. Store will be owned and operated by long-time members of the community and will reflect and protect the unique character of the Haight. Project will improve foot traffic for neighboring merchants; help decrease retail vacancies; increase lighting and safety on the corridor; serve residents, patients, and tourists; and operate in compliance with all Office of Cannabis regulations, Article 16 of the Police Code, and California law and regulations.