



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Medical Cannabis Dispensary

HEARING DATE AUGUST 13, 2015

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

Reception:
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Planning
Information:
415.558.6377

Date: July 27, 2015
Case No.: **2015-002210DRM**
Project Address: **948-952 Mission Street**
Zoning: C-3-G (Downtown General) District
160-F Height and Bulk District
Central SoMa Area Plan
Downtown Area Plan
Block/Lot: 3704/017
Project Sponsor: Brendan Hallinan
Hallinan & Hallinan, PC
345 Franklin Street
San Francisco, CA 94102
Staff Contact: Nicholas Foster – (415) 575-9167
nicholas.foster@sfgov.org
Recommendation: **Take Discretionary Review and Approve with Modifications**

PROJECT DESCRIPTION

The proposal is to expand an existing Medical Cannabis Dispensary (dba “Barbary Coast Collective”), located at 952 Mission Street. The proposal would allow for on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles) as well as on-site cultivation (e.g. plants to be kept on-site). The proposal would also expand the existing MCD floor space by approximately 1,284 sf, adding a 648 sf storage room and a 636 sf all-purpose meeting room within a vacant portion of the ground floor area of 950 Mission Street tenant space. The total floor area for the MCD would increase from 2,018 sf to 3,302 sf.

A previous Mandatory Discretionary Review (Case No. 2010.1118D) for the establishment of an MCD at the subject property was reviewed—and approved—by the Planning Commission on June 9, 2011. This previous case permitted an MCD to operate on the ground floor of 952 Mission Street (approximately 2,018 sf floor area), and granted approval for the applicant to sell cannabis and cannabis foodstuffs, but did not permit on-site cultivation or medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles).

SITE DESCRIPTION AND PRESENT USE

The Project site is a 6,250 sf through-lot, located on the north side of Mission Street, between 5th and 6th Streets in the SoMa District. Since this parcel is a through-lot, the building’s secondary frontage is on Jessie Street, which, functions primarily as the back-of-house access for the many of the block’s existing businesses. The lot is developed with an approximately 15,224 sf, 4-story building. The 4,257 sf ground floor of the building is currently divided into two tenant spaces; one tenant (an MCD (d.b.a. Barbary Coast Collective)) currently operates out of the 952 Mission Street portion of the ground floor space,

while the balance of the 950 Mission street ground floor space is currently vacant. The building's upper floors (floors 2 through 4) are occupied by a 65-room residential hotel (d.b.a. Alkain Hotel), which, is accessed through the 948 Mission Street entrance. The building contains 49'-8" of street frontage along Mission Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within the C-3-G (Downtown General) Zoning District, 160-F Height and Bulk District, and the Central SoMa and Downtown Plan Areas. The neighborhood context is characterized by intense urban development and contains a diverse mix of uses. Existing buildings within the neighborhood are mixed in scale (ranging from 3-10+ stories), and contain a wide variety of uses, including residential hotels, older and newly-constructed residential buildings, offices, retail establishments, and automotive repair. The Project site is located one block away from a major transit node at Market Street and Powell Street, which, includes an array of transit service, including MUNI buses, cable car, and lightrail, BART, and Golden Gate Transit.

There are a number of new (and proposed) projects in the neighborhood as well. A new, 13-story, 165 guest room tourist hotel (d.b.a. Hampton Inn), was recently constructed immediately adjacent the subject property, at 942 Mission Street. Meanwhile the 5M Project, a large-scale, mixed-use project, is proposed at 925 Mission Street, located just three blocks to the southeast from the subject property.

Currently, there are four (4) MCDs operating within 1/2 Mile of the subject property: Barbary Coast Collective, operating at the subject property (952 Mission Street); Bloom Room Collective, operating just behind the subject property, at 471 Jessie Street; Green Door San Francisco, operating at 843 Howard Street; and SPARC SF, operating at 1256 Mission Street.

ISSUES AND OTHER CONSIDERATIONS

While principally permitted in the C-3-G District, MCDs are required to be heard by the Planning Commission, which, will consider whether or not to exercise its discretionary review powers over the building permit application, pursuant to Planning Code Section 202.2(e)(1). The proposed dispensary complies with all relevant Planning Code requirements. Most notably, the subject property was not found to fall within 1,000' feet of any public or private elementary or secondary schools, or community facility or recreation center primarily serving persons younger than 18 years of age.

The associated Building Permit Application is for tenant improvements—adding a storage room and private meeting room—within the ground floor space of 950 Mission Street. This additional ground floor space to be utilized by the existing MCD (d.b.a. Barbary Coast Collective) is subject to compliance with San Francisco Health Code Article 33, Section 3308(y), as to be determined by the Mayor's Office of Disability (MOD). The Project Sponsor will make tenant improvements at the subject property to accommodate the on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles). These improvements will result in an upgraded HVAC system for the entire ground floor of the subject property as to provide proper ventilation for the tenant space (see the attached document covering HVAC upgrades).

The subject property has approximately 49'-8" of frontage along Mission Street. The project sponsor will continue to maintain full-time security; security guards will be stationed at the front door, and maintenance of the immediate sidewalk will be provided (see the attached documents outlining security plans). The MCD (d.b.a. Barbary Coast Collective) will maintain the existing 952 Mission Street entrance as the primary business entrance for the dispensary, with an emergency egress being provided for the expanded MCD floor space located within the 950 Mission Street frontage.

The MCD application originally included the expansion of operating hours for the existing MCD (d.b.a. Barbary Coast Collective) to twenty-four (24) hours, as permitted under SF Health Code Section 3308(e). This information was included in the project description of the required 30-day public notice. However, the Project sponsor has since amended their application. On July 24, 2015, the Planning Department received an email from the Project Sponsor, requesting to remove the request to operate twenty-four (24) hours. Therefore, the proposed hours of operation for the MCD will remain the same as with the existing MCD (8 a.m. to 10 p.m., daily), as permitted under Section 3308(e) of the San Francisco Health Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	July 14, 2015	July 14, 2015	30 days
Mailed Notice	30 days	July 14, 2015	July 13, 2015	31 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street			
Neighborhood groups or others	X		

The Department has received one (1) letter of support for this project. The Project Sponsor has collected forty (40) written letters of support and approximately 1,500 signatures of support for the expansion of the MCD (d.b.a. Barbary Coast Collective); the Project Sponsor will provide copies of these letters at the Planning Commission Meeting.

PROJECT ANALYSIS

MEDICAL CANNABIS DISPENSARY CRITERIA

Below are the six criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section 202.2(e)(1):

1. That the proposed parcel is located not less than 1,000 feet from a parcel containing a public or private elementary or secondary school; or a community facility and/or a recreation center that primarily serves persons under 18 years of age.

Project Meets Criteria

The parcel containing the MCD is not located within 1,000 feet from a parcel containing a public or private elementary or secondary school, or a community facility and/or a recreation center that primarily serves persons under 18 years of age as defined by Section 202.2(e)(1) of the Planning Code.

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

Project Meets Criteria

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

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

Project Meets Criteria

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

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

Project Meets Criteria

The Project Sponsor will make tenant improvements at the subject property to accommodate the on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles). These improvements will result in an upgraded HVAC system for the entire ground floor of the subject property as to provide proper ventilation for the tenant space.

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

Project Meets Criteria

The applicant has applied for a permit from the Department of Public Health.

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

Project Meets Criteria

A 30-day notice was sent to owners and occupants within 300-feet of the subject parcel identifying that a MCD is proposed at the subject property and that the building permit was subject to a Mandatory Discretionary Review Hearing.

GENERAL PLAN COMPLIANCE:

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1

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

The Project will provide access to safe, convenient access to medical cannabis.

Policy 1.2:

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

The location for the proposed MCD meets all of the requirements in Section 202.2(e)(1) of the Planning Code.

OBJECTIVE 2:

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

Policy 2.1

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

The Project introduces a new business into the Financial District, increasing the diversity of job and activity types within this District.

OBJECTIVE 7:

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

Policy 7.3:

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

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

SECTION 101.1 PRIORITY POLICIES

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

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

The proposed use is a neighborhood serving use. The location for the MCD is currently utilized as an MCD, therefore the modified use will not displace a previous neighborhood serving use.

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

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

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

The proposed use is located in a space previous occupied by non-residential uses so the proposed use will not displace any affordable housing.

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

The site is close to multiple public transit lines and the immediate neighborhood provides sufficient short-term parking so the use will not impede transit operations or impact parking.

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

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

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

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

7. Landmarks and historic buildings be preserved.

Although the subject building was constructed circa 1907, the Project scope is for interior tenant improvements only, with no exterior work on the subject building proposed.

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

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

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

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

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

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

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

- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- The Site is more than 1,000' from any primary and secondary school.
- The Site is more than 1,000' from any active youth-services facility.

- Employment levels are estimated to be consistent with the existing MCD (approximately 8 employees).
- This Site is well served by public transit (including MUNI service, Golden Gate Transit, BART, etc.).
- The application proposes to expand the useable floor area of an existing MCD at the subject property (there is no net increase in the number of MCDs within the City).
- The MCD (d.b.a. Barbary Coast Collective) currently operating at the subject property opened in January, 2013, and has maintained a clean record with the San Francisco Department of Public Health; to date, there have been no operations violations.

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

1. The operator of the establishment shall maintain the entrances and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup and disposal and washing or steam/pressure cleaning of the entrances and abutting sidewalks at least once every month.
2. The operator shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
3. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

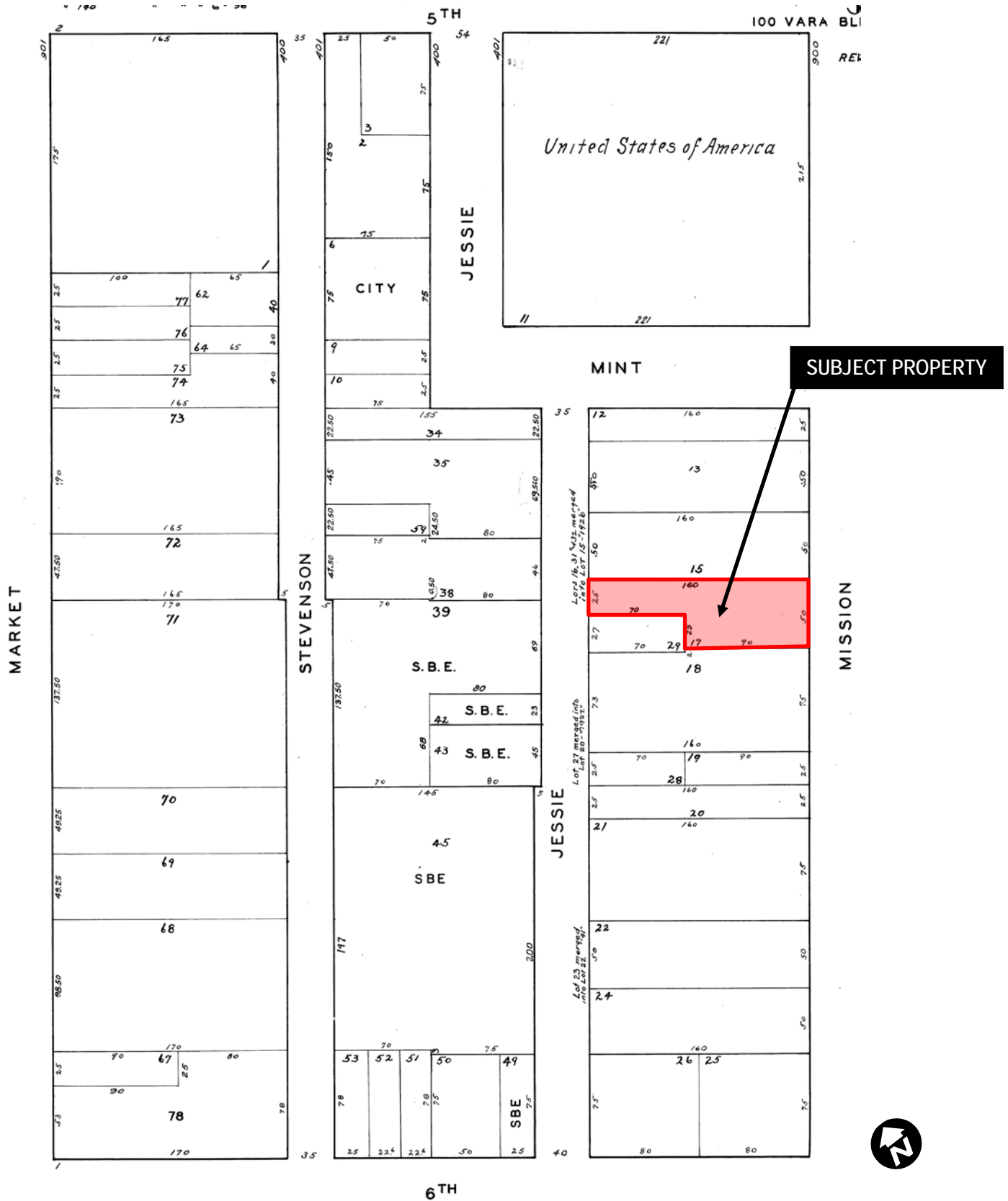
RECOMMENDATION

RECOMMENDATION: Take Discretionary Review and Approve the MCD with Modifications

Attachments:

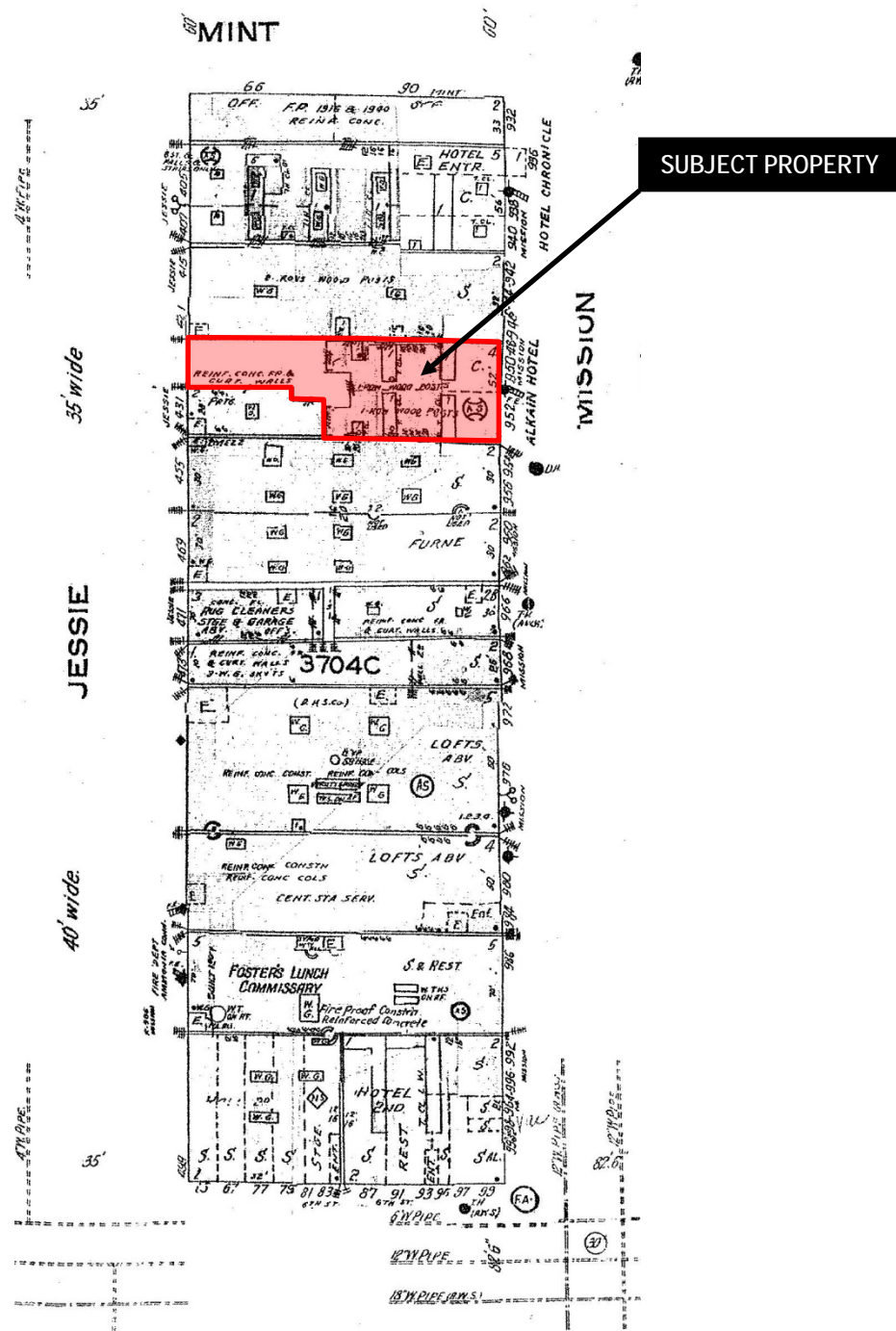
Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
1,000' Arc View GIS Map
MCD DR Notice
Applicant's MCD Application
Security Plan for Barbary Coast Collective
HVAC Upgrade Plan for Barbary Coast Collective
Letters of Support
Floor Plans

Parcel Map



Discretionary Review Hearing
Case Number 2015-002210DRM
948-952 Mission Street

Sanborn Map*

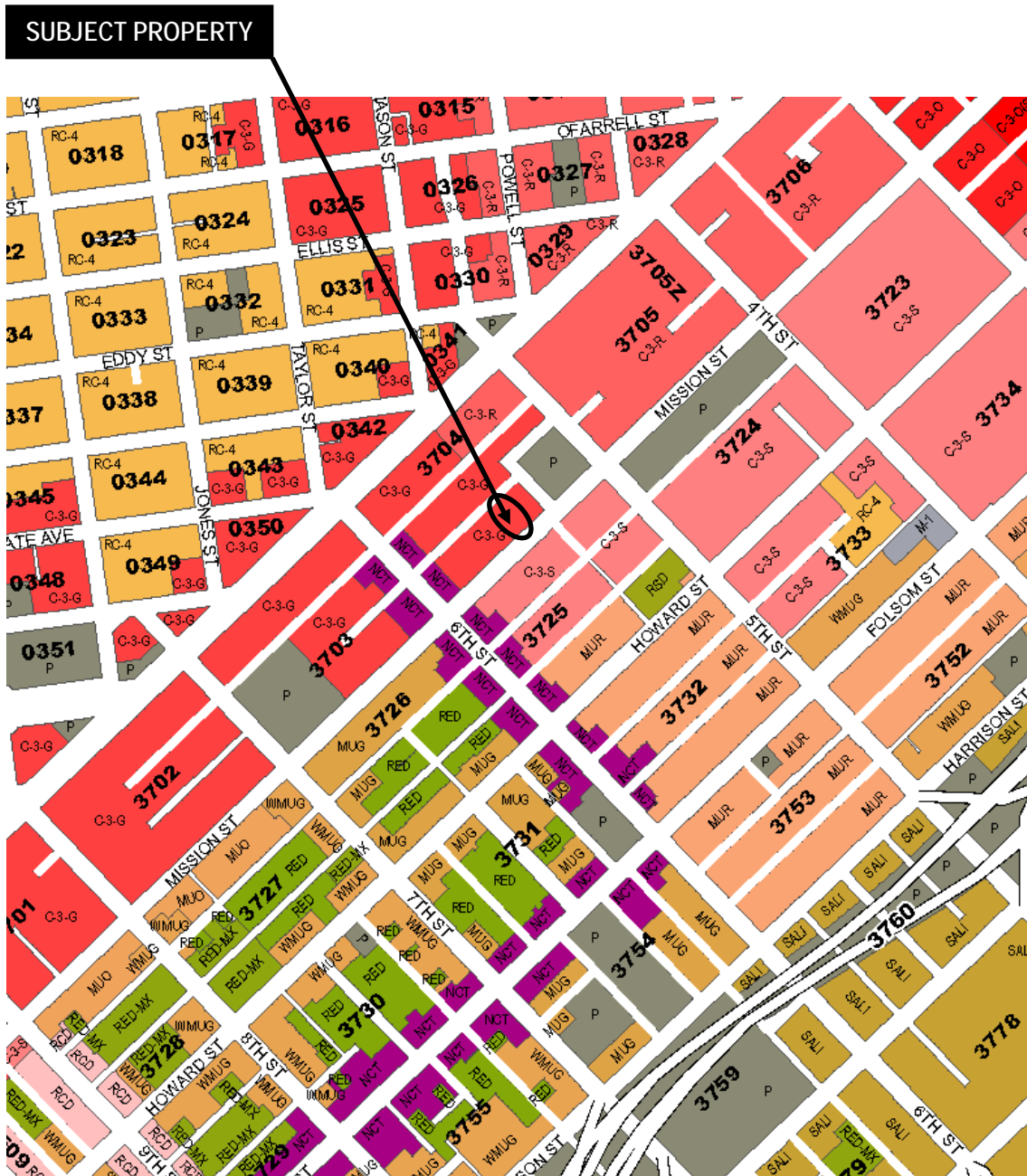


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



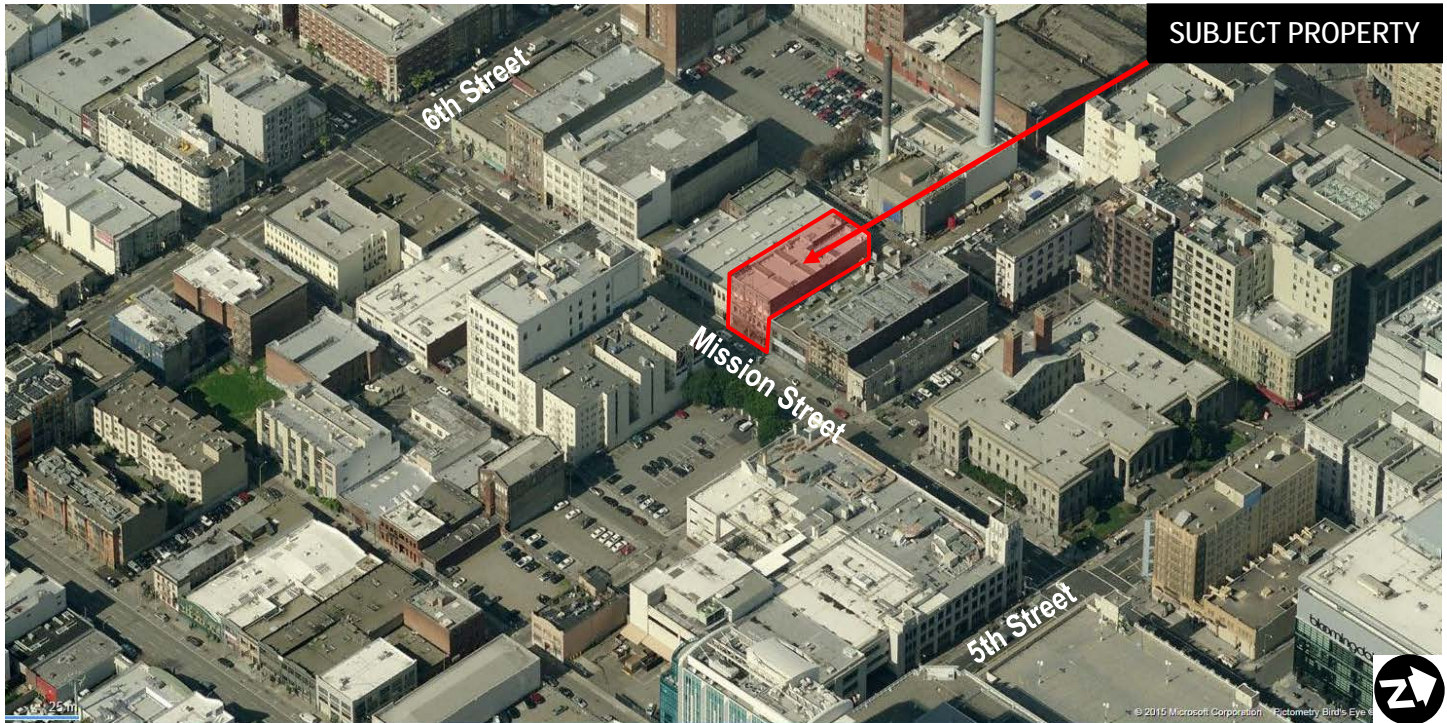
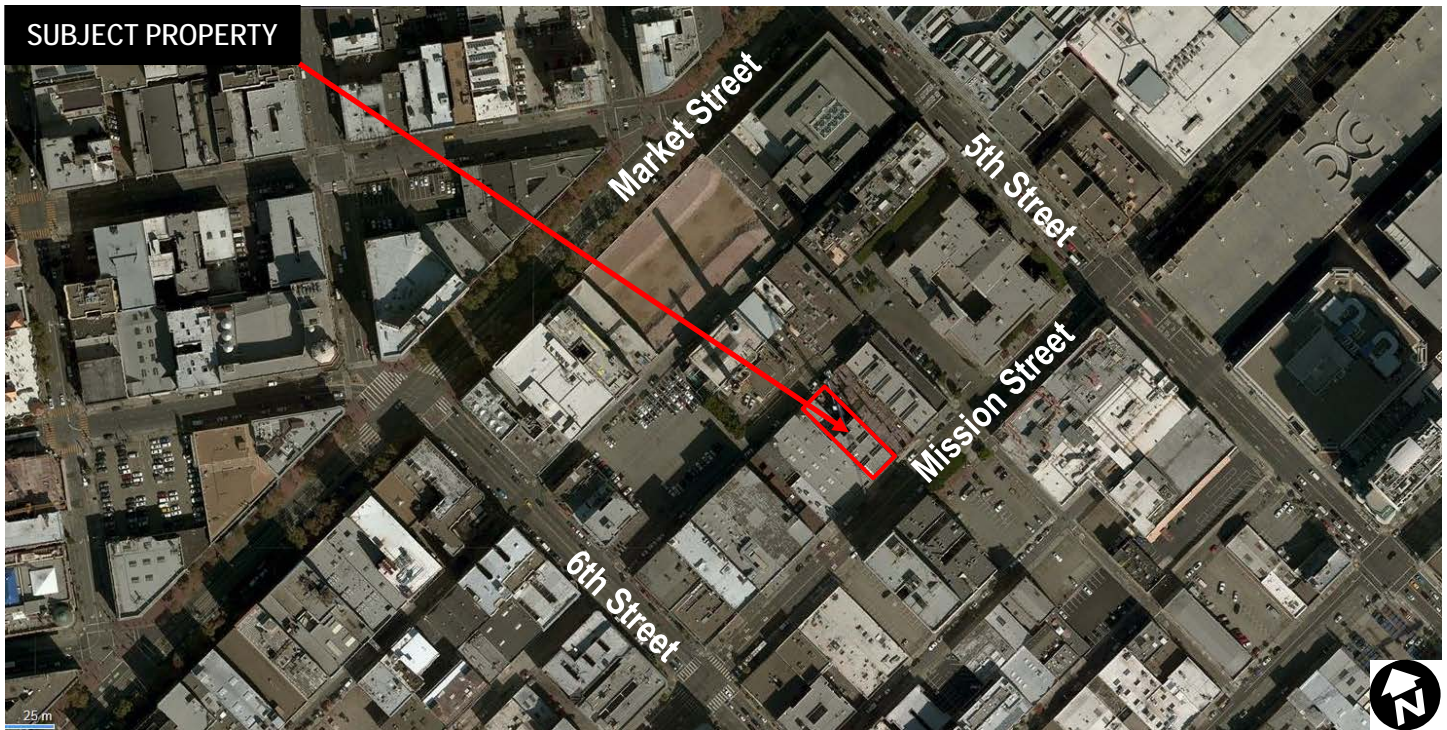
Discretionary Review Hearing
Case Number 2015-002210DRM
948-952 Mission Street

Zoning Map



Discretionary Review Hearing
Case Number 2015-002210DRM
948-952 Mission Street

Aerial Photos



Discretionary Review Hearing
Case Number 2015-002210DRM
948-952 Mission Street

Site Photo

SUBJECT PROPERTY

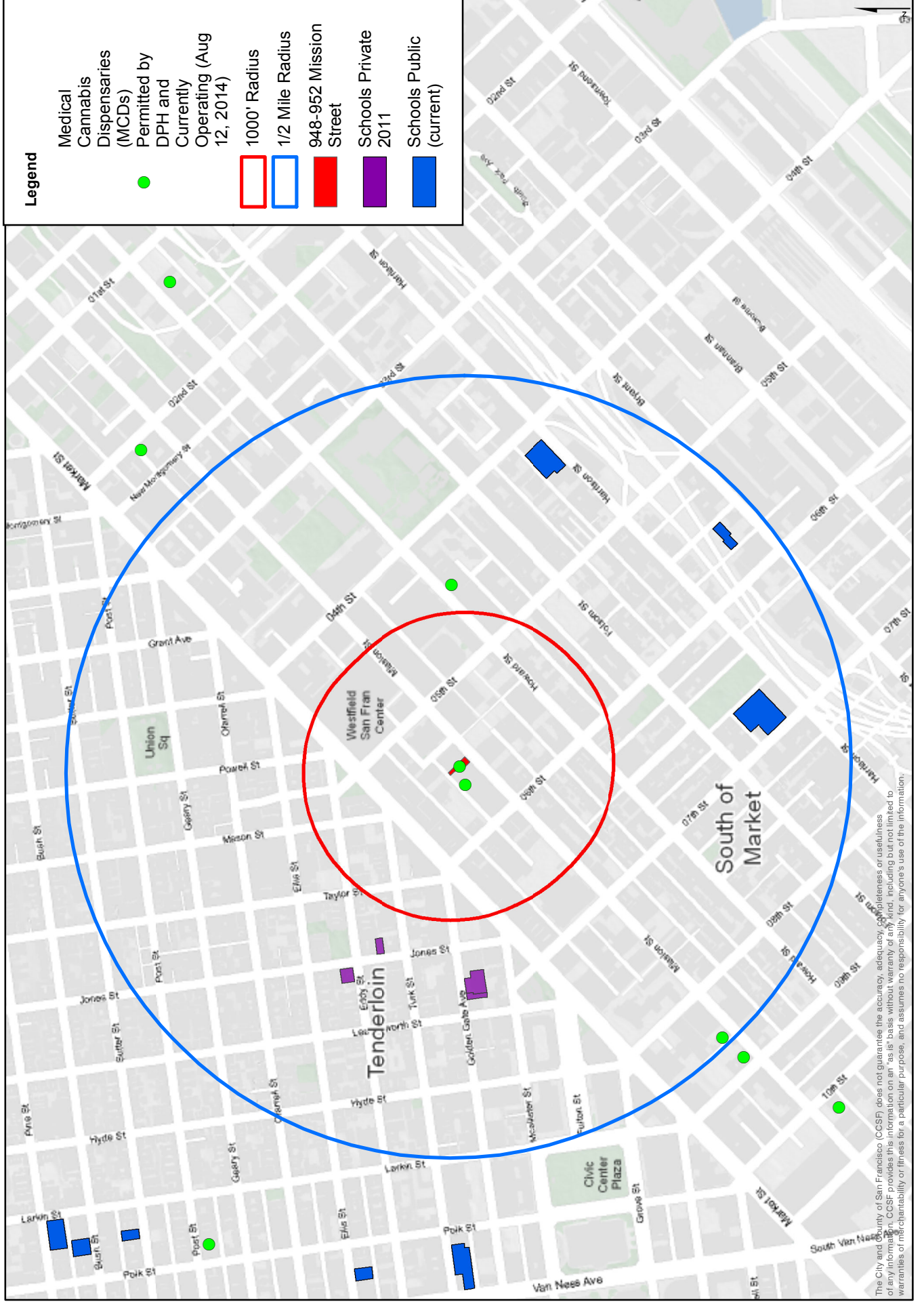


Street View of 948-952 Mission Street (view from Mission Street)

Discretionary Review Hearing
Case Number 2015-002210DRM
948-952 Mission Street

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MCD Map: 948-952 Mission Street (Case No. 2015-002210DRM)



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SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, August 13, 2015**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Mandatory Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 948-952 Mission Street Cross Street(s): 5th Street Block /Lot No.: 3704/017 Zoning District(s): C-3-G (Downtown General Commercial) / 160-F Area Plan: Central SoMa / Downtown	Case No.: 2015-002210DRM Building Permit: 2015.02.23.9053 Applicant: Brendan Hallinan Telephone: (415) 863-1520 E-Mail: brendan@hallinan-law.com

PROJECT DESCRIPTION

The Request is for a Mandatory Discretionary Review of an application to allow for on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles) at an existing Medical Cannabis Dispensary (d.b.a. "Barbary Coast Collective"). The application also seeks to add on-site cultivation (e.g. plants to be kept on-site), and to expand the hours of operation to twenty-four (24) hours, pursuant to SF Health Code Section 3308(e). The associated Building Permit Application is for tenant improvements, which, include the addition of a storage room and private meeting room, increasing the total ground floor space by 1,284 gsf, from 2,018 gsf to a total of 3,302 gsf.

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

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

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

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: nicholas.foster@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

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

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

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

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

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

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SAN FRANCISCO
PLANNING
DEPARTMENT

Planning Department
1650 Mission Street
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94103-9425

T: 415.558.6378
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APPLICATION PACKET TO OPERATE A Medical Cannabis Dispensary

A complete application is necessary for the Planning Department to process your application. Planning Department staff are available to advise you in the preparation of this application. Call (415) 558-6377 for further information.

Please note that all medical cannabis dispensaries must provide full wheelchair accessibility to the same level required as a new construction proposal (Chapter 11B of the California Building Code; Title 24 of the California Code of Regulations).

WHAT IS AN APPLICATION TO OPERATE A MEDICAL CANNABIS DISPENSARY?

In 1992 California voters passed the Compassionate Use Act, legalizing marijuana for medical use. Locally, San Francisco's Medical Cannabis Act became effective on December 30, 2005. The Act established a comprehensive regulatory framework for Medical Cannabis Dispensaries (MCD) in San Francisco. The Act designates the Department of Public Health (DPH) as the lead agency for permitting MCDs. DPH conducts its own review of all applications and also refers applications to other involved City Agencies, including the Planning Department, in order to verify compliance with relevant requirements. The Planning Department's review is generally limited to the locational and physical characteristics of MCDs, although it considers operational issues.

An Application to Operate a Medical Cannabis Dispensary begins the Planning Code entitlement process to legally establish an MCD. Current regulations require that the Planning Commission hold a public hearing on all proposed MCDs in San Francisco. This Application outlines the application process, required materials, and other information necessary to operate a Medical Cannabis Dispensary in San Francisco.

WHEN IS AN APPLICATION TO OPERATE A MEDICAL CANNABIS DISPENSARY NECESSARY?

Applications to operate a MCD are required in all instances. An MCD cannot open without full licensing and approval from DPH.

HOW DOES THE PROCESS WORK?

A proposed MCD operator must first file with DPH which conducts preliminary background checks and processes the application payment. Once that is complete, DPH sends a referral letter to those agencies that must complete review before final authorization. The Planning Department, the Department of Building Inspection (DBI), and Mayor's Office of Disability (MOD) all receive referrals that they may proceed with their review.

MCDs will be required to complete a pre-operational feasibility review by the MOD prior to the project's referral by DPH to Planning. The applicant is required to submit a Site Permit application through DBI, before taking the project to the Planning Commission. If approved by the Planning Commission, the applicant will need to convert the Site Permit to a Building Permit.

To start the process with the Planning Department, there are two concurrent steps:

- A) An applicant must submit architectural drawings (2 sets) and a Site Permit application to DBI, located at 1660 Mission Street.
- B) An applicant must file an entitlement application with the Planning Department, which is the submission of this completed Application to Operate a Medical Cannabis Dispensary, plus required materials and fees.

The application and permit will be assigned to a planner on a specific Quadrant Team, dependent upon the location of the subject property. The assigned planner will review the application and once it is deemed complete, will schedule the proposed MCD for a public hearing at the Planning Commission. Prior to the Planning Commission hearing, a 30-day notification must be conducted to all owners and occupants of properties located within 300 feet from the subject property, regardless if this is reviewed by the Commission as a Mandatory Discretionary Review or a Conditional Use. At the public hearing, the Commission will review all materials, listen to public testimony, and make a formal decision.

After this process is completed, and if the project is approved, the Department will release the application to the other City Agencies for review. DBI ensures final review for MOD requirements and the permitting and licensing is overseen by DPH.

WHO MAY APPLY TO OPERATE A MEDICAL CANNABIS DISPENSARY?

Applications must be completed by the owner of the property or an authorized agent of the owner.

INSTRUCTIONS ON APPLICATION SUBMISSION

Please provide the following materials with this application:

- **Department of Public Health Application:** Prior to filing the Application to Operate a Medical Cannabis Dispensary, the applicant must provide evidence of having successfully submitted an application with the San Francisco Department of Public Health. Please submit this evidence as part of your Application to Operate a Medical Cannabis Dispensary.
- **Architectural Drawings:** The application must be accompanied by architectural drawings sufficient for proper determination of the case and meeting the minimum standards for architectural drawings as established by the San Francisco Department of Building Inspection.

In most cases a plot plan will be required, accurately showing existing and proposed structures on both the subject property and on immediately adjoining properties, open spaces, driveways, parking areas, trees, and land contours where relevant. Because the size or use of floor areas is material to the case, floor plans will also be required. Drawings of building elevations must be provided in most cases. Any landscaping should be clearly shown on the plans, calling out species type. Note that DPH has specific sign requirements for Medical Cannabis Dispensaries.

A north arrow and scale shall be shown on each plan, and unless an exception is specifically granted by the Zoning Administrator the scale shall be not less than 1" = 20' for plot plans, 1/8" = 1' 0" for floor plans, and 1/4" = 1' 0" for plans showing layout of parking and loading. Planning Department staff are available to advise you regarding the required architectural drawings.

- **300 Foot Radius Map and Address List:** See instructions on page 3. This list must include mailing information for property owners and occupants within 300 feet of the property.
- **Photographs:** The application must be accompanied by unmounted photographs, large enough to show the nature of the property but not over 11 X 17 inches. The photographs should show the subject block face and the opposite block face.

All architectural drawings and other materials, including photographs, submitted with this application will be retained as part of the permanent public record for this case.

- **Authorization:** If the applicant in this case is the authorized agent of the property owner, rather than the owner, a letter signed by the owner and creating or acknowledging that agency must be included.
- **CEQA Review:** The California Environmental Quality Act (CEQA) and Chapter 31 of the San Francisco Administrative Code implementing that act may require an Environmental Evaluation before the application may be considered. Please consult the Planning Department staff to determine if an Environmental Evaluation application must be submitted with this application. A separate fee is required for environmental review.
- **Fees:** Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at (415) 558-6377. Time and materials charges will be added if staff costs exceed the initial fee.

Planning Commission Hearing Material:

This timeline includes a deadline for project sponsors to submit material to staff to be included in the Commission packet. If the Sponsor does not submit the necessary material by the deadline, the project will be continued to a later hearing date.

- Three weeks prior to hearing: Project Sponsor submits draft project graphics (plans, renderings etc) to project planner.
- Two weeks prior to hearing: Project planner submits Draft staff report (must include draft attachments) to Team Leader for review.
- Two weeks prior to hearing: Deadline for submittal of all sponsor material and public comment to be included in Commission packets
- One week prior to hearing: Project planner delivers complete Commission packets to the Commission Secretary.

To start your Medical Cannabis Dispensary application process (either as a Mandatory Discretionary Review or Conditional Use), there are two steps:

- A) submit a Site Permit application (including 2 sets of architectural drawings) with DBI at the Central Permit Bureau, 1660 Mission St, 1st floor; and
- B) submit this completed application with the Planning Department; call (415) 558-6378 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring your completed application with all required materials.

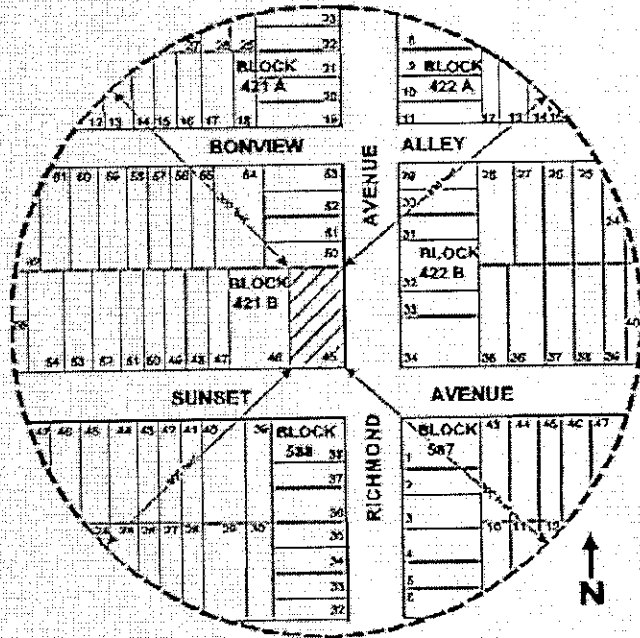
300-foot Radius Map Instructions

1. The map must show all properties within 300-feet of the EXTERIOR boundaries of the property; a 300-foot radius map, drawn to a scale of 1 inch to 50 feet, either the original on TRACING paper or a blueprint copy (no photocopy accepted) is required for submittal with applications under the Planning Code, including variance, reclassification (rezoning), conditional use, and certain subdivision applications.
2. Submit two lists of the names and addresses, including the block and lot for each one, of all owners and occupants of properties within 300 feet of the subject property and self-adhering labels with the same data. Provide a digital, mail-merged version of the list as well. The latest Citywide tax roll is available at the Office of the Treasurer and Tax Collector, City Hall Room 140, 1 Dr. Carlton B. Goodlett Pl., San Francisco, CA 94102, for the preparation of this list. The labels will be used to mail notice of the time and place of the public hearing required.

EXAMPLE OF MAILING LABEL

Block # / Lot #	#8331 / #07
Name	JOHN DOE
Address	123 South Street #2 San Francisco, CA 94100

3. If you wish to prepare the materials yourself, block maps may be traced at the office of the Assessor, 81 Dr. Carlton B. Goodlett Place, City Hall, Room 190. The width of the public right-of-way for the streets separating the blocks may be determined at the Department of Public Works, Bureau of Street Use and Mapping, 875 Stevenson Street, Room 460, 554-5810.
4. You may, for a fee that varies by firm, have a private drafting service prepare these materials.



NOTE: THIS EXAMPLE IS NOT TO REQUIRED SCALE

The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request.

Bulld CADD
3515 Santiago Street
San Francisco, CA 94116
(415) 758-8710

Javier Solorzano
3288 - 21st Street #49
San Francisco, CA 94110
(415) 724-5240
Javier131064@yahoo.com

Jerry Brown Designs
619 - 27th Street, Apt. A
Oakland, CA 94612
(415) 810-3703
jbdsgn328@gmail.com

Ted Madison Drafting
P.O. Box 8102
Santa Rosa, CA 95407
(707) 228-8850
tmadison@pacbell.net

Notificationmaps.com
Barry Dunzer
(866) 752-6265
www.notificationmaps.com

Radius Services
1221 Harrison Street #18
San Francisco, CA 94103
(415) 391-4775
radiusservices@aol.com

Notice This
(650) 814-6750

CASE NUMBER:
For Staff Use only

APPLICATION TO OPERATE A Medical Cannabis Dispensary

1. Owner/Applicant Information

PROPERTY OWNER'S NAME	
Devendra Patel	
PROPERTY OWNER'S ADDRESS	TELEPHONE
952 Mission Street ST, CA 94103	(415)310-
	EMAIL

APPLICANT'S NAME	
BCSM, Inc. d.b.a. Barbary Coast Collective	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS	TELEPHONE
948-952 Mission Street, San Francisco 94103	(415)793-0831
	EMAIL
	jesse.barbarycoast@gmail.com

CONTACT FOR PROJECT INFORMATION	
Brendan Hallinan	
Same as Above <input type="checkbox"/>	
ADDRESS	TELEPHONE
345 Franklin Street, SF, CA 94102	(415) 863-1520
	EMAIL
	brendan@hallinan-law.com

2. Location and Dispensary Information

STREET ADDRESS OF PROJECT	ZIP CODE
948-952 Mission Street, San Francisco, CA	94103
CROSS STREETS	
5th Street & 6th Street	

ASSESSORS BLOCK/LOT	ZONING DISTRICT
3704 / 017 /	C-3-G

DISPENSARY SQ. FT.	SQ. FT. ACCESSIBLE TO PATRONS	FLOOR ON WHICH DISPENSARY IS LOCATED
3300	2250	Ground

PROPOSED BUSINESS NAME (IF KNOWN)
Barbary Coast
PRESENT OR PREVIOUS USE
MCD

3. Dispensary Proximity

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

4. Dispensary Services

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

5. Applicant's Statement

Please discuss:

1. The business plan for the proposed Medical Cannabis Dispensary;

PLEASE SEE ATTACHED

+

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment;

11

3. Neighborhood outreach efforts made and the results/input from those efforts;

✓✓

4. Any other circumstances applying to the property involved which you feel support your application.

✓✓

1. Please discuss the business plan for the dispensary.

Barbary Coast MCD has been operating at 952 Mission Street in San Francisco since January 2013. The hours of the MCD are currently 10:30am -7:30pm. The MCD has been utilizing only 50% of their floor space for the dispensary. The other 50% of the floor space has been used for storage and as a private meeting room. Barbary Coast herein applies for a permit to expand the permitted dispensary space to include the meeting room and the rest of the floor space in the ground floor commercial unit.

Additionally, Barbary Coast intends to expand its hours of operation and pursuant to SF Health Code, Article 33 (Medical Cannabis Act) Section 3308 (e) herein applies for one of two (2) twenty-four (24) hour MCD permits. Barbary Coast MCD is geographically located in a neighborhood wherein it can provide safe and secure services to the population most in need of twenty-four (24) hour access to medical cannabis. It is not located within one mile another twenty-four (24) hour MCD and is accessible by late night public transportation services. Five (5) 24-hour bus lines stop within one block of the MCD: L-Line, N-Line, 5 Fulton, 14 Mission (stops within 50 feet) and 91 Owl. The MCD is located in a C-3-G zoning district and is not located in a Small-Scale Neighborhood Commercial District, a Moderate Scale Neighborhood Commercial District, or a Neighborhood Commercial Shopping Center District as defined in Sections 711, 712 and 713 of the Planning Code.

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment.

Barbary Coast is an already existing MCD in the neighborhood. It has continually had an increase in membership since opening its doors in 2013. The request for the expanded dispensary space in addition to the request for an extension of operating hours are a direct result of the growing membership of Barbary coast MCD. In addition, the property is zoned C-3-G which is an appropriate zoning district for this particular use.

3. Neighborhood outreach efforts made and the results/input from those efforts;

Managers of Barbary Coast have spoken with various members of the neighborhood, the feedback they received was positive. The Barbary Coast MCD has been an excellent neighbor since opening doors and will continue to respect and accommodate the needs of their neighbors. Barbary Coast MCD has and will continue to monitor any noise or other nuisance-type complaints and will take necessary preventative measures. Barbary Coast has full support of its neighbors.

4. Any other circumstances applying to the property involved which you feel support your application.

Various patient groups, including the Brownie Mary Democratic Club, have been using the vacant/storage room for monthly meetings. These meetings tend to run on for a few hours, which can often be burdensome to patients whose medication times conflict with the meetings. However, with onsite consumption being allowed in the MCD, this problem can be easily resolved.

Priority General Plan Policies Findings

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

7. That landmarks and historic buildings be preserved; and

Please see attached

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

Please see attached

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

The proposed use is a neighborhood serving use. The location for the MCD was previously an art and video production studio use so the new use will not displace a previous neighborhood serving use. There is currently no business operating in the space. The new use will be a neighborhood serving retail use, and will provide an opportunity for resident employment opportunities.

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

The project occupies a ground floor commercial space and will adhere with all signage regulations defined in Article 33 of the Health Code to help preserve the existing neighborhood character. Currently there are a number of vacant storefronts on this once thriving street. The proposed use will help to boost the renewal of the commercial uses on this block and will complement the cultural and economic diversity of the area.

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

The existing space is not occupied by residential-uses so the proposed use will not displace any affordable housing and has no other direct or indirect affect on the City's supply of affordable housing.

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

The site is close to multiple public transit lines including but not limited to BART and the 14 Mission, as well as all of the MUNI lines the mid market area, making it one of the City's most accessible locations. The immediate neighborhood provides sufficient short-term parking, including the Fifth and Mission Parking Garage. The site also has 8 parking spots for employees and customers. The use will not impede transit operations or impact parking.

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

The subject building is vacant and the proposed use will not displace any industrial or service industry establishments. The proposed use will provide a tremendous opportunity for employment for area residents.

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

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

7. That Landmarks and historic buildings be preserved.

The project has no affect on this policy as it is not in a landmark or historic building and does not include any exterior construction.

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

The project has no affect on this policy as there is no new construction to the exterior of the property.

CASE NUMBER:
For Staff Use only

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: _____

Andrew Silva

Date: _____

2/26/15

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

ANDREW SILVA, HALLINAN; HALLINAN, PC

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

**FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department**

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

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San Francisco Planning Department
Mr. Nicholas Foster
Nicholas.Foster@sfgov.org

Re: Security plan for Barbary Coast Collective MCD 952 Mission Street

Barbary Coast Collective has been operating at 952 Mission Street in San Francisco for nearly three years without a neighborhood complaint or any significant security issues.

Hours of operation will be 8am – 10pm.

Employees on site per shift will range from 8-10, as follows:

- 4 counterpersons (4 working 1 floating for back up and breaks)
- 2 security persons (1 door and 1 interior)
- 2 managers

Security:

Barbary Coast made a significant neighborhood outreach effort for this project and determined that the primary concern of neighbors was security and safety. In response to these concerns, Barbary Coast has implemented the following security measures to provide a safe environment for Barbary Coast patients and neighbors:

Barbary Coast has contracted with a locally owned and operated third party private security company, Top Flight Security. Top Flight has a guard on site from 7pm-10pm every day. Their presence will be adjusted over time based on need. In addition a door person remains at the front door with visibility of the Street at all times during business hours. Neighbors have been provided with 24 hour contact information for Barbary Coast staff, and the management communicates regularly with neighboring businesses.

Cameras are installed in the front and rear of the MCD and are oriented to cover a significant portion of Mission Street in both directions. Cameras are also be positioned throughout the interior of the MCD to ensure patient safety. Any evidence of criminal behavior captured by the cameras is provided to SFPD.

Employment Practices:

Barbary Coast currently employs approximately 16 employees to work at 952 Mission Street. All employees will be paid fair living wages for the San Francisco area, ranging from \$20 to \$35 per hour. Full time employees (32 hours) receive full medical, dental, and life insurance as well as paid vacation, sick days and maternity leave. There is a continuing education program in place for any and all employees who wish to pursue their education.

Barbary Coast Dispensary has works with the Friends of Mint Plaza to provide cleaning, security and maintenance at Mint Plaza. The Dispensary also sponsors various local non-profit programs with emphasis on SOMA and City youth programs.

948-952 Mission Street – HVAC Upgrades

Ventilation System with Relevant Odor and Control for on-site consumption at Barbary Coast MCD

1. Airflow (intake and outtake): Both rooms will be equipped with two twelve inch inline fans that have a rating of 1708 CFM (cubic feet per minute). Two fans will draw air into the rooms with a HEPA (high-efficiency particulate air) filter. The other two fans will remove air out of the room through a carbon filter.
2. Airflow (oscillating air movement): There will be four portable eighteen inch oscillating fans which will be placed throughout the MCD and will be used as needed depending on the amount of patients consuming medicine at any particular time. The airflow will be directed in towards the back of the MCD and will not cause any odors to be transmitted on Mission Street.

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Member, Board of Supervisors
District 5



City and County of San Francisco

LONDON N. BREED

December 11, 2014

Clayton Kopp/Jesse Henry
Barbary Coast Collective
952 Mission Street
San Francisco, CA 94103

Dear Messrs. Kopp and Henry,

The Grass Roots Collective and Barbary Coast Collective have shown themselves to be two of San Francisco's finest medical cannabis dispensaries. I have learned through my personal observation that both businesses take an active role in the community and conduct themselves as an example of how a medical cannabis dispensary should be run in San Francisco.

Both of the businesses provide a great service to their neighborhoods by maintaining a clean, professional, and safe environment for medical cannabis patients. Not only have you made safety and aesthetic improvements to the business storefronts, but by working closely with community leaders and law enforcement, you have both helped to make improvements to the surrounding neighborhoods and create a safe comfortable atmosphere on blocks that were formerly unwelcoming.

Barbary Coast and Grass Roots have also consistently provided charitable support for programs and events that directly benefit their communities. The generous contributions that have been made to youth sports and afterschool programs is positively impacting the lives of San Francisco youth and keeping kids off of the streets. The sponsorship of the South of Market gun buyback event is a tremendous benefit to our community and helps save lives and keeps the streets safer for our youth, residents and visitors to our beautiful City, and of course protects our men and women in law enforcement. I want to personally thank you both for both supporting and participating in these efforts.

Grass Roots and Barbary Coast are valuable members of their communities and have the full and unwavering support of my office.

A handwritten signature in black ink that reads "London Breed". The signature is fluid and cursive.

London N. Breed
District 5 Supervisor

LAW OFFICES OF
HALLINAN & HALLINAN

345 FRANKLIN STREET
SAN FRANCISCO, CA 94102
TEL (415) 863-1430 FAX (415) 863-1519

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RECEIVED

AUG 03 2015

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
RECEPTION DESK

August 3, 2015

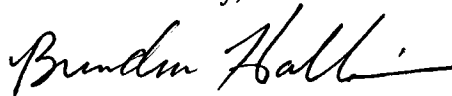
San Francisco Planning Dept.
Mr. Nicholas Foster, Planner
1650 Mission Street
San Francisco, CA

Re. Letters of Support and Signatures in Support of Barbary Coast MCD Expansion

Mr. Foster,

I am attaching to this letter, written letters of support for Barbary Coast MCD's expansion application which will be heard by the Planning Commission on August 13, 2015. As of Friday July 31, 2015 the project sponsor has collected 40 written letters of support and approximately 1500 signatures. It did not seem practical or necessary to include the 40 pages of signatures, so I will am attaching a sample of the signature sheet and will bring the actual signed pages with me to the hearing on the 13th. Please let me know if you need any additional information, otherwise thank you for your work.

Sincerely,



Brendan Hallinan

BARBARYCOAST

952 MISSION + BARBARYCOASTSF.ORG

ATTENTION MEMBERS OF BARBARY COAST COLLECTIVE

THE BARBARY COAST COLLECTIVE - DISPENSARY HAS APPLIED TO THE CITY OF SAN FRANCISCO TO ALLOW FOR THE THREE CHANGES TO THE DISPENSARY:

- 1.) **EXPANSION OF THE FACILITY TO INCLUDE 950 MISSION STREET WHICH CAN BE USED FOR SPECIAL EVENTS, DEMOS, MEETINGS, AND OTHER PATIENT SERVICES.**
- 2.) **ON-SITE VAPORIZATION AND CONSUMPTION OF MEDICAL CANNABIS.**
- 3.) **EXTENDED HOURS OF OPERATION.**

PRINTED NAME	SIGNATURE	EMAIL
1. Linda Lysek	[Signature]	
2. Ed Los Banos	[Signature]	
3. Dean Stallons	[Signature]	
4. Chris Molina	[Signature]	
5. JOYMAR Roldan Batts	[Signature]	
6. Guillermo Gr. Jalba	[Signature]	
7. Minette Medeiros	[Signature]	minnetty@gmail.com
8. KAAREN NEWMAN	[Signature]	
9. Todd Anderson	[Signature]	jeerhead@applied-solutions.com
10. Rustie Krom	[Signature]	
11. [Signature]	[Signature]	
12. James Dyer	[Signature]	wayhotred@gmail.com
13. Luis Villalobos	[Signature]	
14. Nick Trautman	[Signature]	
15. Austin Campa	[Signature]	
16. Chris Ciszewski	[Signature]	
17. BRETT AYWARD	[Signature]	BRETT.AYWARD@LIVE.COM
18. Clifton Gacy	[Signature]	cliffacgy@gmail.com
19. Michael Kelly	[Signature]	mickelly@aycoha.com
20. NIKOLAS FRISTAVI	[Signature]	NERISTAVI@GMAIL.COM
21. Vladimir Cardillo	[Signature]	VCARDILLO@GMAIL.COM
22. Kenneth Kuretniak	[Signature]	
23. Hal Burt	[Signature]	
24. Joseph Lanzarin	[Signature]	jlanzarin@gmail.com
25. Chelsey McNeill	[Signature]	chelsey@openvape.com
26. Rana Parker	[Signature]	Rana.Parker@symplicity.org
27. Dominick Maieffa	[Signature]	DominickMaieffa@gmail.com
28. Glenisha Randleston	[Signature]	glenisharwright@gmail.com
29. JAN BUTCHER	[Signature]	JEANNYTRONIC@COM
30. COLLEEN ESMOND	[Signature]	colleen.esmond@gmail.com
31. Terrell LAMAR	[Signature]	Terrell.Lamar@AOL.com
32. Lewis Brown	[Signature]	12LEWVILLE13@gmail.com
33. Richard Vesquez	[Signature]	richardvesquez@gmail.com
34. Sergio Recinos	[Signature]	

90
BARBARYCOAST
COLLECTIVE

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.


Please leave a short statement stating why you are in support our application.

Thank you,
Management

yes!

Di Angelo Reed 

name & signature

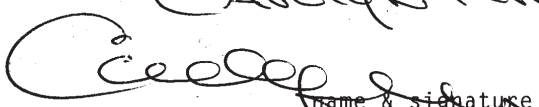
Evan Young  I will not be tempted to smoke in public

name & signature

It would provide an opportunity for the customer to enjoy the atmosphere of this facility & will most likely lead to more purchases, so better for you guys too!

Kathleen Berriatua 

name & signature

It would be good for
The Community - Carolyn Ferris


name & signature

I WANT IT BAD BECAUSE IT HELPS MY PAIN

name & signature

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

My favorite Club in the city staff always
kind and helpful. Quality is the best in the city.
Love the coast!

Bruce

Eric Wilson
name & signature

Barbary Coast is the most professional, caring,
medically focused dispensary in SF. Please allow
them to have onsite medicating!

Margot L. Wampler
name & signature

Barbary Coast has some of the nicest staff/owners
in northern CA, let alone the Bay. I wouldn't have
a lounge anywhere else than BC.

Jeffrey Brang
name & signature

Professional, Beautiful

Angie K...
name & signature

Medical Cannabis & Barbary Coast = Lounge

Linda Flores
name & signature

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

It would enhance the collective's business, and patients would have a safe place to self-medicate in a private space

Jai Mayhem 
name & signature

I'm in favor of a lounge...


name & signature

I Improve this Message

Paul J. Blount, Jr.

name & signature

I Agree

Procc Kalageora,

name & signature

IN FAVOR

Aradhna Singh
ARADHNA SINGH
name & signature

◊◊
BARBARYCOAST
COLLECTIVE

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

I think these guys should have an opportunity to expand upgrade and extend their capabilities to offer medicine. Not only do they care about the neighborhood they show it.

David McCarthy

(DM)

name & signature

Looking forward to the expansion.

Eric JACK

Eric Jack

ericjack@yahoo

name & signature

you need a lounge!

Such a chill spot. V

Ashtley

Ashtley Provost

name & signature

As a long time customer & local resident I can say without hesitation that Barbary Coast has been a welcome & positive presence in the neighborhood. The addition of an on-site ~~vapor~~ vapor lounge would greatly further their good work & be a boon to customers from all walks of life in the community, removing smokers from the streets & creating a safe, friendly place for patients to consume their medicine.

Clifton Lax

Ben Blake

I work 2 blocks

away and it would be so wonderful

if Barbary was allowed to have

A lounge, so I can medicate without

worring about other people making me feel uncomfortable.

name & signature

◊
BARBARY COAST
COLLECTIVE

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

Because Medical Cannabis I am not
using pain killers, I suffer from
P.A. MARIA ABELU

name & signature

I support Barbary Coast & look
forward to the lounge

P.B. 7/7/15
name & signature

I am a ex military vet. I enjoy that this club is
in a area that is accessable for me. I truly enjoy the
service and that they real want to help.

MICHAEL BLAKEMORE


name & signature

It's a must !!!

Jose Vazquez

name & signature

I Support this amenity & addition to BC - would
be a great & appropriate for the location & customers

Elliot

name & signature

BARBARY COAST
COLLECTIVE

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3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

I AM IN support. I would like to have a safe and comfortable space to medicate in when I am away from home.

MELINA RODRIGUEZ

name & signature

We need a place to safely medicate!
plus this growth will offer more jobs for the community.

beck santham

beck santham

name & signature

I am a patient with barbary coast for ~~its~~ as long its been first open and we would appreciate for the "lounge" for our community and help for extension of hours, many expansion for our collective for events and Patient "Ricardo G. Services" Support !!

name & signature

Having an on-site smoking area would provide a safe place to medicate!

Elyse munnerly *Elyse*

name & signature

To have an open vape lounge here would be more convenient

name & signature

BARBARYCOAST
COLLECTIVE

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2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

We need a classy vape lounge in this area!
Barbary Coast has the ideal venue to expand as stated above.
Vera J. John 184-102
I, and many locals I know would support this ↑↑↑
name & signature

I wouldn't leave!
-AN

name & signature

I would Love It a place to Relax and
medicate

Anita Merritt
Anita Merritt
name & signature

barbary Coast has the best bud in the city
and a vape lounge would make it the best
dispensary in the City

Cooper Miller
name & signature

Still havent Been to a Club/Dispensary that compares to this Place
I ♥ BC

Best Bud Ever!

Mitchell Atkins
name & signature

o
BARBARY COAST
COLLECTIVE

If you are in support of Barbary Coast Collective's Application for the following:

1. **Expansion of our facility** to include 950 Mission Street which can be used for special events, demos, meeting and other patient services.
2. **On-Site vaporization** and consumption of Medical Cannabis.
3. **Extended hours** of operations.

Please leave a short statement stating why you are in support our application.

Thank you,
Management

Robertorakon I support them in definitely
My 40 to spot in the Bay!!

name & signature

Chelsey McKrill
Chelsey@openvape.com

In conducting business
with Barbary Coast, I
have found them to be an
upstanding and model dispensary
that provides an invaluable
service to their community members.

name & signature

Joe Lanzarin.
jj@CalVape.net

The approval of Barbary Coast's
application will ensure its patients
have a safe and comfortable place
to medicate.

name & signature

DeAngelo Reed
monroedeangelo@gmail.com

Because having a safe place
to medicate is important.

name & signature

Reid Reid "All this legal smoke, and
nowhere to smoke?"

name & signature

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GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished place of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exists.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work Included:
Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations:
If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential
All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

APPLICABLE CODES:

CURRENT SAN FRANCISCO ZONING ORDINATES:
CALIFORNIA BUILDING CODE 2013 EDITION
CALIFORNIA MECHANICAL CODE 2013 EDITION
CALIFORNIA PLUMBING CODE 2013 EDITION
CALIFORNIA ELECTRIC CODE 2013 EDITION
AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINE
CALIFORNIA ENERGY CODE 2013 EDITION CURRENT
SAN FRANCISCO AMENDMENTS FOR ALL CODES

PROJECT DATA:

JOB ADDRESS: 952 MISSION ST.
SAN FRANCISCO, CA

BLOCK: 3704
LOT: 017
ZONING: C3G

TYPE OF CONSTRUCTION: V-A
OCCUPANCY: M

SCOPE OF WORK:

T.I PROJECT ON CURRENT MCD AT 952 MISSION ST.
EXPANDING MCD AREA FOR STORAGE AND MEETING
PURPOSE AT 948 MISSION ST (VACANT SPACE)

DRAWING INDEX:

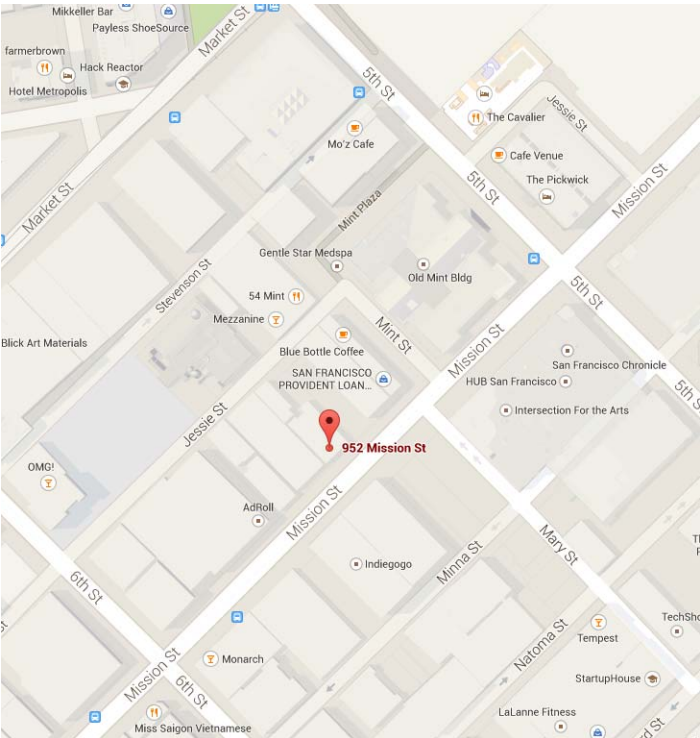
A-1.1: GENERAL NOTES
SITE PLAN & D.A CHECKLIST
A-2.1: EXISTING GROUND FLOOR PLAN
A-2.2: PROPOSED GROUND FLOOR PLAN
OCCUPANT LOAD CALCULATION PLAN
A-3.1: ARCHITECTURAL DETAILS

NOTE:

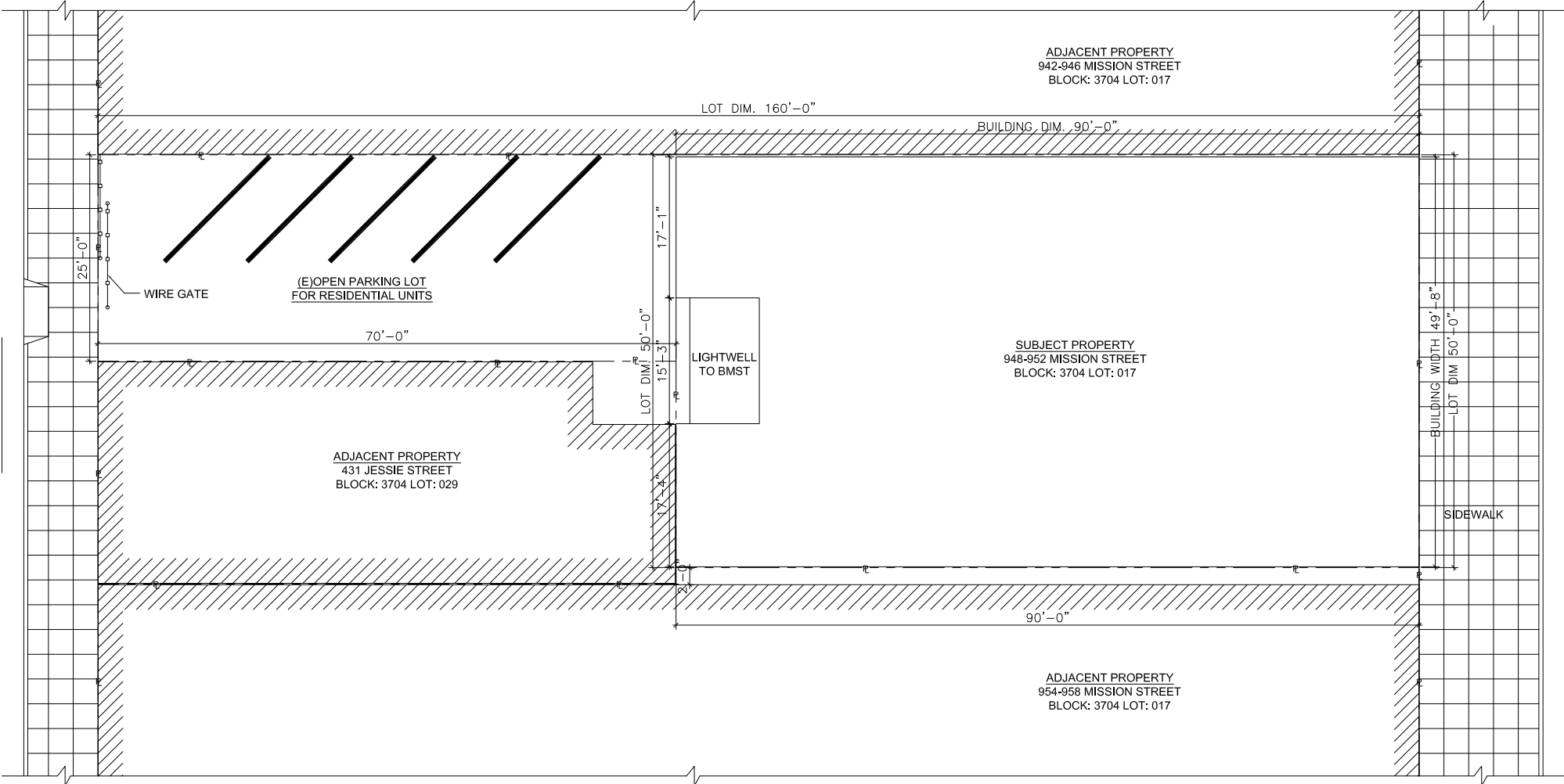
ANY SPRINKLER, MECHANICAL & ELECTRICAL WORKS
TO BE FILED SEPARATED PERMIT.

LEGEND

SYMBOL	DESCRIPTION
	REMAIN WALL
	NEW WALL
	LEVEL CHANGE
	SHEET NO.
	DETAIL
	REVISION



VICINITY MAP



EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



D.A. CHECKLIST (p. 1 of 2): The address of the project is : 948-952 MISSION ST.

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is MEDICAL CANNABIS DISPENSARY (MCD) (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: GROUND FLOOR
- The construction cost of this project *excluding* disabled access upgrades to the path of travel is \$ 5,000, which is *(check one)* ☐ more than / ☒ less than the Accessibility Threshold amount of **\$143,303.00** based on the "2013 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / ☒ No
Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

<input type="checkbox"/> A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required: Fill out page 2 of D.A. Checklist
<input type="checkbox"/> B: Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
<input checked="" type="checkbox"/> C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
<input type="checkbox"/> D: Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans
<input type="checkbox"/> E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is :

Check all applicable boxes and specify where on the drawings the details are shown:

	Meeting Fully Complying	Will be Up-graded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (and/or future existing)	Non-compliant request UHR Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank!) Also clarification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE PROPOSED FLOOR PLAN/ A-2.2
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A N/A SEE PROPOSED FLOOR PLAN/ A-2.2 N/A
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE PROPOSED FLOOR PLAN/ A-2.2
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ROOM SIGNAGE SEE PROPOSED FLOOR PLAN/ A-2.2
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

REVISIONS

BY

DESIGN CONSULTANTS GROUP

3900 Geary Blvd, Suite 201
San Francisco, Ca. 94118
Phone: (415) 831-7180
Fax: (415) 831-7181

REGISTERED PROFESSIONAL ENGINEER
JOHN W. LAU
No. 18881
Exp. 6/30/2015
CIVIL ENGINEER
STATE OF CALIFORNIA

GENERAL NOTE

EXISTING SITE PLAN & D.A CHECKLIST

COMPLAINT # 12942
BLOCK: 3704, LOT: 017
948-952 MISSION STREET
SAN FRANCISCO, CA 94103

DATE

12.15.2014

SCALE

AS NOTED

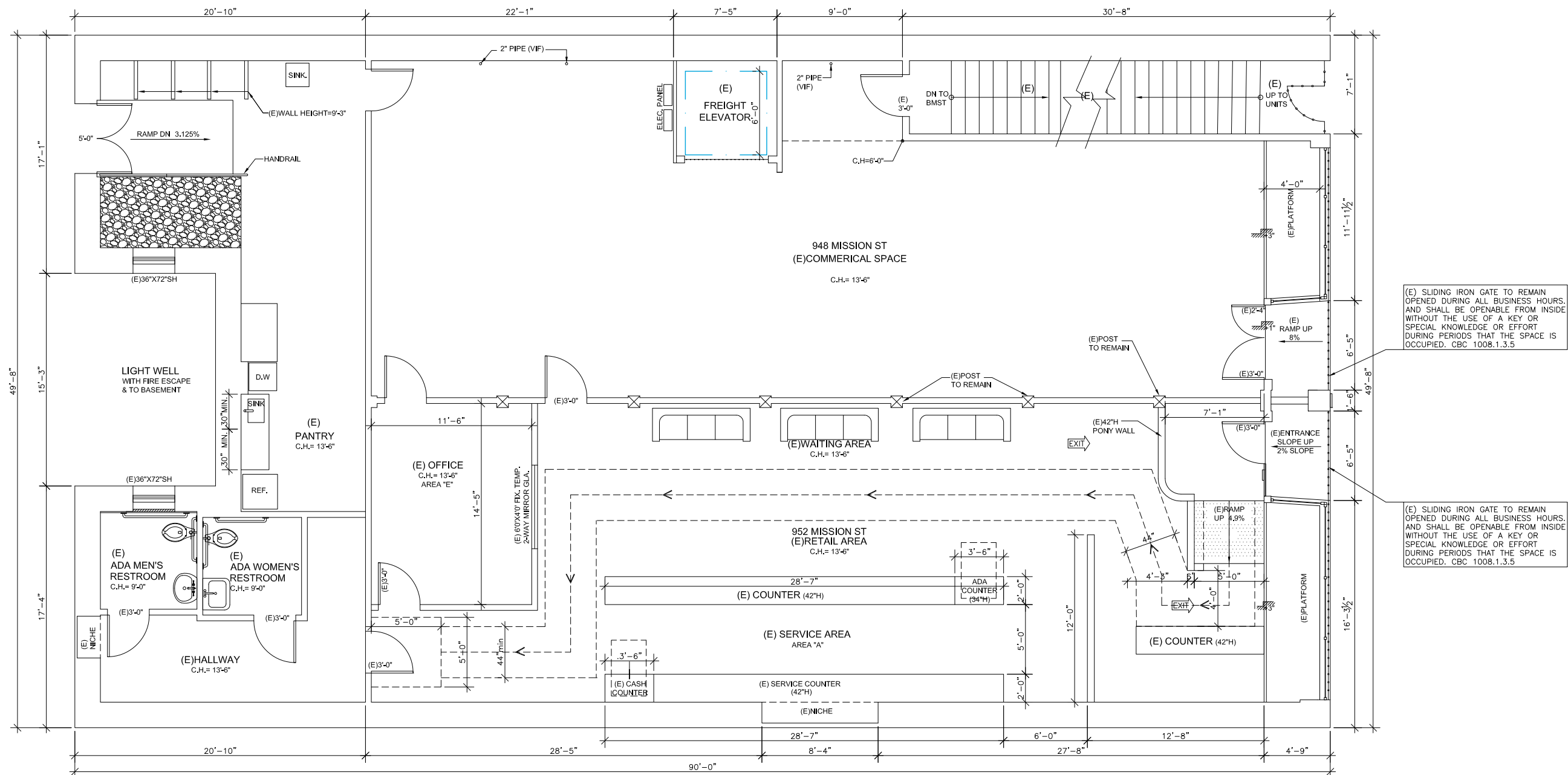
DRAWN

JH

JOB

A-1.1

OF SHEETS



EXISTING GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0" (GROSS AREA: 4257SQ.FT.)



REVISIONS	BY
DESIGN CONSULTANTS GROUP	
3900 Geary Blvd., Suite 201 San Francisco, Ca. 94118 Phone: (415) 831-7180 Fax: (415) 831-7181	
REGISTERED PROFESSIONAL ENGINEER JOHN W. LAU No. 18881 Exp. 6/30/2015 CIVIL ENGINEER STATE OF CALIFORNIA	
EXISTING GROUND FLOOR PLAN	
COMPLAINT # 12942 BLOCK:3704, LOT:017 948-952 MISSION STREET SAN FRANCISCO, CA 94103	
DATE	12.15.2014
SCALE	AS NOTED
DRAWN	JH
JOB	
A-2.1	
OF	SHEETS

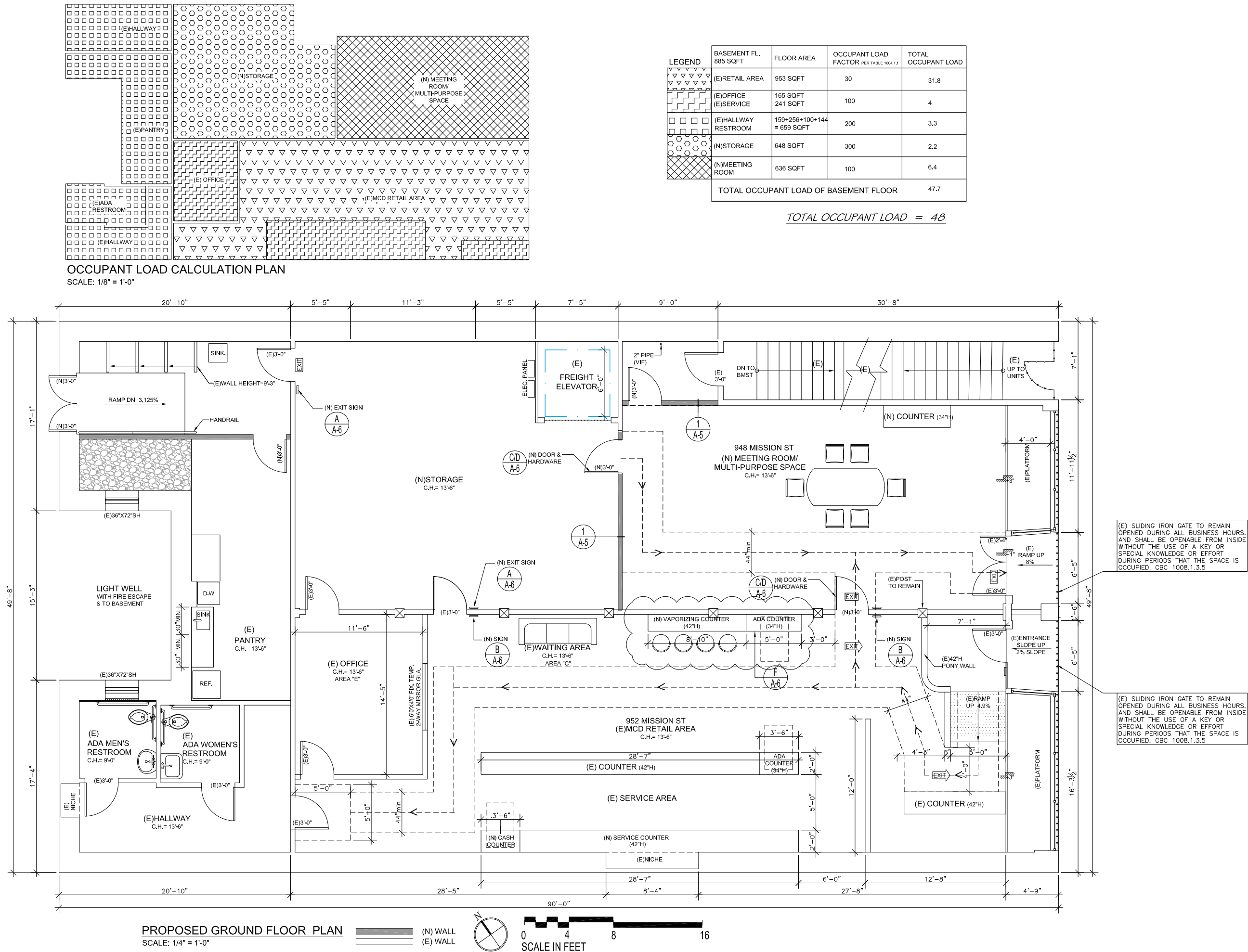
DESIGN PLANNERS GROUP	3900 Geary Blvd, Suite 201	BY	
	San Francisco, Ca. 94118		
	Phone: (415) 831-7180		
	Fax: (415) 831-7181		
REVISONS			

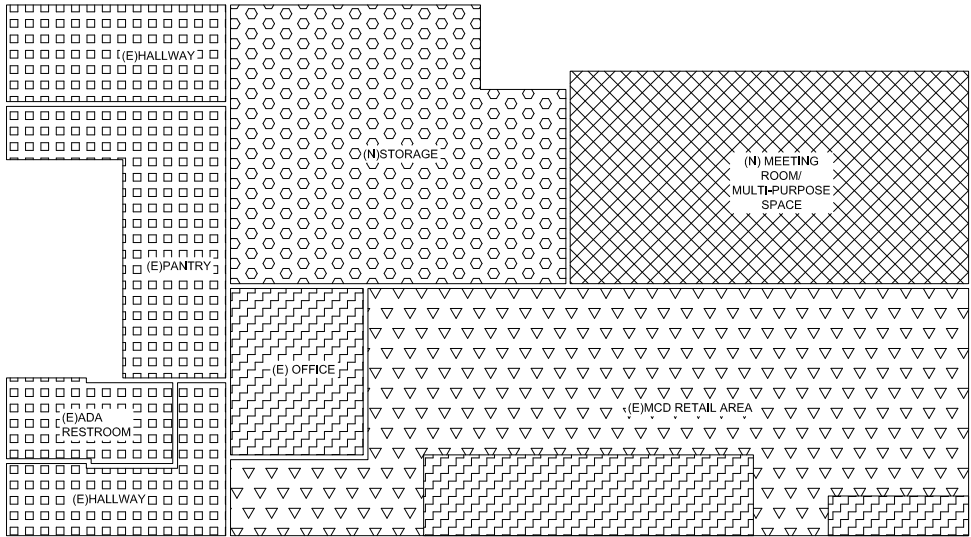


PROPOSED GROUND FLOOR PLAN OCCUPANT LOAD CALCULATION PLAN

COMPLAINT # 12942
BLOCK:3704, LOT:017
948-952 MISSION STREET
SAN FRANCISCO, CA 94103

DATE	12.10.2014
SCALE	AS NOTED
DRAWN	JH
JOB	

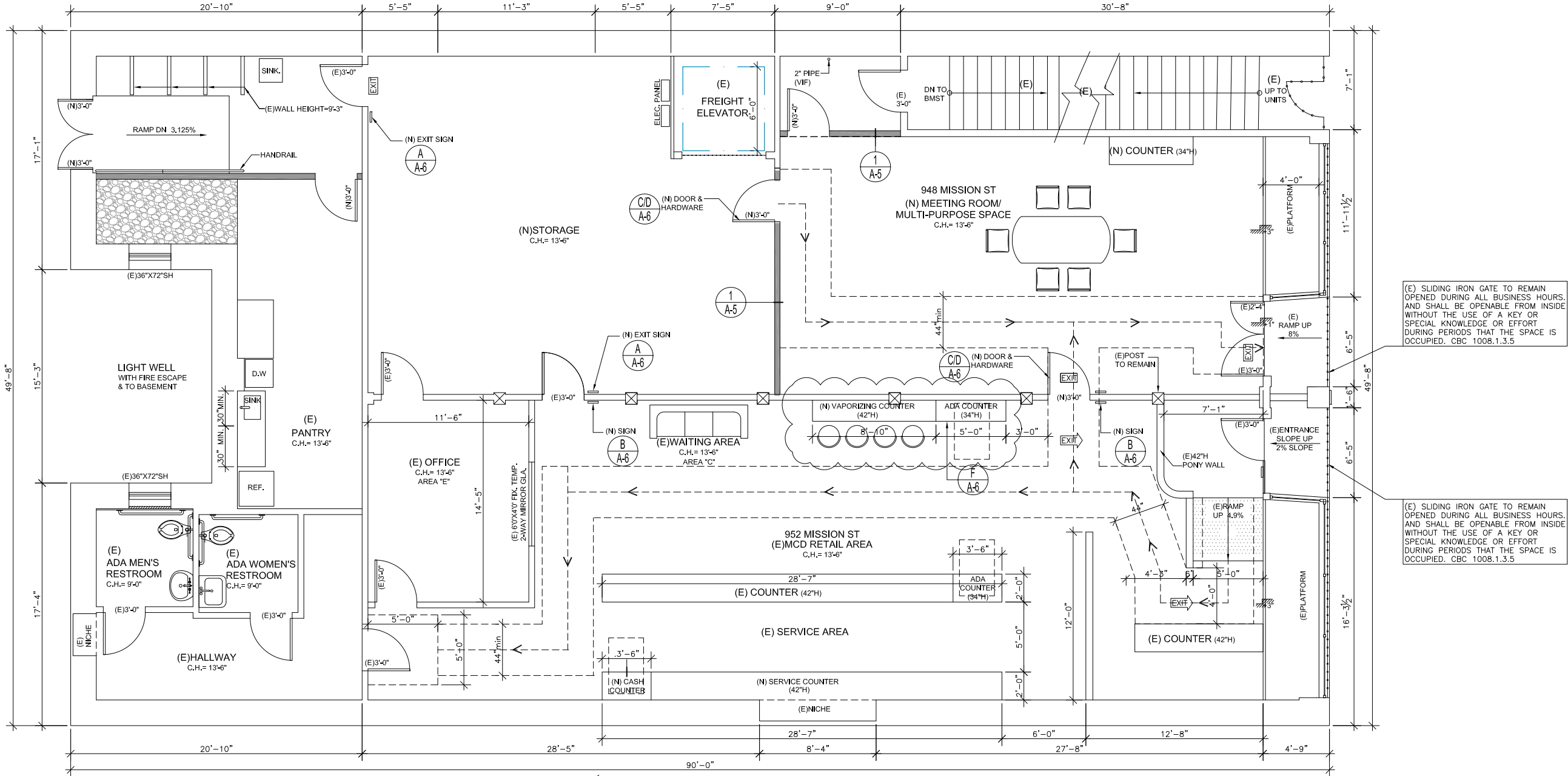




LEGEND	BASEMENT FL. 885 SQFT	FLOOR AREA	OCCUPANT LOAD FACTOR PER TABLE 100A.1.1	TOTAL OCCUPANT LOAD
(E) RETAIL AREA	953 SQFT	30		31.8
(E) OFFICE (E) SERVICE	165 SQFT 241 SQFT	100		4
(E) HALLWAY RESTROOM	159+256+100+144 = 659 SQFT	200		3.3
(N) STORAGE	648 SQFT	300		2.2
(N) MEETING ROOM	636 SQFT	100		6.4
TOTAL OCCUPANT LOAD OF BASEMENT FLOOR				47.7

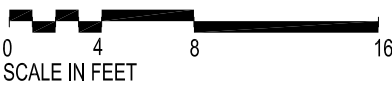
TOTAL OCCUPANT LOAD = 48

OCCUPANT LOAD CALCULATION PLAN
SCALE: 1/8" = 1'-0"



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

(N) WALL
(E) WALL



REVISIONS	BY
DESIGN CONSULTANTS GROUP	
3900 Geary Blvd., Suite 201 San Francisco, Ca. 94118 Phone: (415) 831-7180 Fax: (415) 831-7181	
REGISTERED PROFESSIONAL ENGINEER JOHN W. LAU No. 18881 Exp. 6/30/2015 CIVIL ENGINEER STATE OF CALIFORNIA	
PROPOSED GROUND FLOOR PLAN OCCUPANT LOAD CALCULATION PLAN	
COMPLAINT # 12942 BLOCK:3704, LOT:017 948-952 MISSION STREET SAN FRANCISCO, CA 94103	
DATE	12.10.2014
SCALE	AS NOTED
DRAWN	JH
JOB	
A-2.2	
OF	SHEETS