



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 11, 2016

Date: August 11, 2016
Case No.: **2015-010069CUA**
Project Address: **2441 MISSION STREET**
Zoning: NCT (Mission Street Neighborhood Commercial Transit) District
55-X Height and Bulk District
Block/Lot: 3610/026
Project Sponsor: Philip Lesser
555 Laurel Avenue, #501
San Mateo, CA 94401
Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org
Recommendation: Approval with Conditions

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

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Information:
415.558.6377

PROJECT DESCRIPTION

1. The project proposes to expand the existing Medical Cannabis Dispensary (MCD) space to the south, into the adjacent retail space at 2445 Mission Street. The existing MCD of 1,875 square feet will be expanded by 2,525 square feet to the proposed size of 4,400 square feet within the existing building. The project will combine the two ground levels and the rear mezzanines. No exterior changes are proposed. Per Planning Code 790.141(a)(1)(B), the existing MCD at the subject property is deemed non-complying due to the subject parcel being within 1000 feet of the parcel containing the Mission Playground & Pool (a community facility and/or a recreation center that primarily serves persons under 18 years of age), located at 3555 19th Street.

The project requires Conditional Use Authorization pursuant to Planning Code Sections 186.1(b)(1) and 303 to expand a legally non-conforming use. This report includes findings for a Conditional Use Authorization in addition to the criteria established in Planning Code Section 186.1.

EXISTING CONDITIONS		PROPOSED CONDITIONS	
Existing MCD Area	1,875 Sq. Ft.	New MCD Area	4,400 Sq. Ft.
Existing Parking	0	New Parking	0
Number Of Existing Leased Spaces	2	Number Of Existing Leased Spaces	1
Existing Building Area	±4,400 Sq. Ft.	New Building Area	±4,400 Sq. Ft.

SITE DESCRIPTION AND PRESENT USE

The project is located on the eastern side of Mission Street, between 20th and 21st Streets, Block 3610, Lot 026. The property is located within the NCT (Mission Street Neighborhood Commercial Transit) District with 55-X Height and Bulk District, on a flat lot of approximately 3,672 square feet. The property is developed with a 1-story, 4,400 square foot building, built circa 1991. The building has full lot coverage, and consists of one retail space at 2445 Mission Street and the existing MCD at 2441 Mission Street. The existing non-complying MCD of 1,875 square feet was approved by the Planning Commission in December of 2010, per DRA-0181 & Case No. 2010.0570D.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Mission Area Plan, between 20th and 21st Streets. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. The District serves a wider trade area with its specialized retail outlets, and is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street. The adjacent building to the north of the subject property is a two-story commercial building with four commercial spaces, and no known residential units. The adjacent building to the south of the subject property is a two-story commercial building with three commercial retail spaces, and no known residential units. To the west, across Mission Street, is a two-story commercial building with two commercial retail spaces. To the east, fronting Capp Street, is a 2-story music school in a RTO-M Zoning District. The subject property is within 1000 feet of the Mission Playground & Pool at 3555 19th Street, a use described in Planning Code 790.141(a)(1)(B).

ENVIRONMENTAL REVIEW

Under the California Environmental Quality Act ("CEQA"), the proposal is not considered a Project.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 22, 2016	July 22, 2016	20 days
Posted Notice	20 days	July 22, 2016	July 21, 2016	21 days
Mailed Notice	20 days	July 22, 2016	July 22, 2016	20 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

To date, other than the additional materials from the Project Sponsor, the Department has not received any public comment on the project. The additional materials from the Project Sponsor include letters in support of the expansion from neighboring merchants, and a petition from existing patients supporting the expansion.

ISSUES AND OTHER CONSIDERATIONS

- The present use was approved by the Planning Commission on December 20th, 2010.
- According to the Department of Public Health, the existing MCD operator has a proven record of compliance.
- According to the San Francisco Police Department, the existing MCD operator has had zero incidents involving police.
- The proposal does not include any on-site smoking, to be more compatible with the surrounding uses.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the expansion of a legally non-conforming use within an NCT Zoning District, pursuant to Planning Code Section 186.1(b)(1) and 303.

BASIS FOR RECOMMENDATION

- The Project will not displace any retail tenants.
- The Project will create additional space for patients' privacy, and add additional service to meet increased demand.
- The existing operator, dba Shambala, has not any incidents involving the S.F Police Department.
- Given the scale of the Project, there will be no significant impact on the existing capacity of the local street system or MUNI. The District is well served by transit.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions.
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Height & Bulk Map
Aerial Photographs & Site Photos
Proximity Map (Shambala MCD and Mission Playground & Pool)
Map of Existing MCDs in San Francisco
Notice of Hearing
Application for Conditional Use Authorization
Discretionary Review Action Memo (2010)
Additional materials from Project Sponsor:

1. Operating documents including Ryan Clausnitzer's (S.F. Dept. of Public Health) written statement: "Proven record of compliance."
2. Letter of Support from Supervisor David Campos (2010)
3. S.F.P.D. No Incidents Report at 2441 Mission Street
4. Neighboring Merchants Letters Supporting Expansion of Shambala MCD (batch 1)
5. Neighboring Merchants Letters Supporting Expansion of Shambala MCD (batch 2)
6. Patients Petition Supporting Expansion of Shambala MCD

Existing & Proposed Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Context Photos | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Environmental Determination |

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

JS
Planner's Initials

JS: G:\DOCUMENTS\Conditional Use\2441 Mission - CUA\Executive Summary.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion No. XXXX

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jeffrey.speirs@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 186.1(b) AND 303 OF THE PLANNING CODE TO ALLOW THE EXPANSION OF AN EXISTING LEGALLY NON-CONFORMING MEDICAL CANNABIS DISPENSARY USE AT THE PROPERTY. THE EXISTING LEGALLY NON-COMPLYING MEDICAL CANNABIS DISPENSARY USE OF 1,875 SQUARE FEET WILL BE EXPANDED BY 2,525 SQUARE FEET TO 4,400 SQUARE FEET WITHIN THE EXISTING BUILDING. THE SUBJECT PROPERTY IS WITHIN A NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT WITH A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 17, 2016 Philip Lesser (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 186.1 and 303 to allow an expansion to an existing legally non-conforming Medical Cannabis Dispensary (MCD) use at the property. The existing legally non-complying MCD use of 1,875 square feet will be expanded by 2,525 square feet to 4,400 square feet within the existing building. The subject property is within a NCT Zoning District with a 55-X Height and Bulk District.

The Project is not considered a “project” for the purposes of the California Environmental Quality Act (“CEQA”) as defined in CEQA Guidelines 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

On August 11, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-010069CUA.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-010069CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the eastern side of Mission Street, between 20th and 21st Streets, Block 3610, Lot 026. The property is located within the NCT (Mission Street Neighborhood Commercial Transit) District with 55-X Height and Bulk District, on a flat lot of approximately 3,672 square feet. The property is developed with a 1-story, 4,400 square foot building, built circa 1991. The building has full lot coverage, and consists of one retail space at 2445 Mission Street and the existing MCD at 2441 Mission Street. Both spaces contain a rear mezzanine. The existing non-complying MCD of 1,875 square feet was approved by the Planning Commission in December of 2010, per DRA-0181 & Case No. 2010.0570D. The subject property has approximately 30 feet of frontage on Mission Street, with a depth of 122 feet 6 inches.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Mission Area Plan, between 20th and 21st Streets. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. The District serves a wider trade area with its specialized retail outlets, and is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street. The adjacent building to the north of the subject property is a two-story commercial building with four commercial spaces, and no known residential units. The adjacent building to the south of the subject property is a two-story commercial building with three commercial retail spaces, and no known residential units. To the west, across Mission Street, is a two-story commercial building with two commercial retail spaces. To the east, fronting Capp Street, is a 2-story music school in a RTO-M Zoning

District. The subject property is within 1000 feet of the Mission Playground & Pool, a use described in Planning Code 790.141(a)(1)(B).

4. **Project Description.** Building Permit Application No. 2016.03.04.1291 proposes to expand the existing MCD space to the south, into the adjacent retail space at 2445 Mission Street. The existing MCD of 1,875 square feet will be expanded by 2,525 square feet to the proposed size of 4,400 square feet within the existing building. The project will combine the two ground levels and the rear mezzanines. No exterior changes are proposed. Per Planning Code 790.141(a)(1)(B), the existing MCD at the subject property is deemed non-complying due to the subject parcel being within 1000 feet of the parcel containing the Mission Playground & Pool (a community facility and/or a recreation center that primarily serves persons under 18 years of age), located at 3555 19th Street.
5. **Public Comment.** The Department has not received any comments or phone calls in support or opposition to the proposal; however, the Project Sponsor has submitted signatures in support of the Project. See attachment.
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. **Exemption of a Nonconforming Use in a Neighborhood Commercial District.** Planning Code Section 186.1(b)(1) states that a nonconforming use may not be significantly altered; enlarged or intensified, except upon approval of a conditional use application pursuant to the provisions of Article 3 of this Code, provided that the use not have or result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space than permissible under the limitations set forth in this Code for the district or districts in which such use is located.

The proposal is to expand the existing nonconforming MCD space in a manner that will not result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space as mentioned above. The project does not propose any expansion into the public right of way with chairs or seating. The interior expansion will not increase any discrepancy between existing and required standards for new construction on the lot.

- B. **Transparency.** Planning Code Section 145.1 states frontages with active uses that are not residential or PDR 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 existing building complies with the storefront transparency requirements. The front display windows and entry doors are at least 60 percent transparent, and any future deviation from this code requirement would require a variance.

- C. **Parking.** Planning Code Section 151.1 states that parking shall not be required for any use, and parking maximums shall instead apply. Non-residential uses may provide up to one off-street parking space per 1,500 square feet.

The existing property contains no off-street parking. The project will not provide additional parking because no parking is required under the current Planning Code.

- D. **Bicycle Parking.** Planning Code Section 155.2(a)(4) states bicycle parking is required if a change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The expansion of use will not require additional bike parking as the required bicycle parking is not more than 15 percent that the previous retail use. No bicycle parking is required; however, the project proposes two Class 1 bicycle parking spaces.

- E. **Transit Sustainability Fee.** Pursuant to Planning Code Section 411A.3(a)(5), the Project Sponsor shall pay the Transit Sustainability Fee (TSF) as required by and based on drawings submitted with the Building Permit Application for Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF.

The proposal is to expand the existing nonconforming MCD space; however, the rate change for the new use is not higher than the existing retail requirement. The proposal is exempted from this requirement.

- F. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423, the Project Sponsor shall pay the Eastern Neighborhood Impact Fee as required by and based on drawings submitted with the Building Permit Application.

Per Planning Code Table 423.3B, the proposal is to expand the existing non-residential space to a non-residential space; therefore, the proposal is not required to pay Eastern Neighborhood Impact Fees space from 18,900 gross square feet to 20,786 gross square feet. The project's expansion of 1,886 square feet is subject to the Eastern Neighborhood Infrastructure Impact Fee.

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

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

The subject building already contains 1,875 gross square feet of legal nonconforming MCD space. Sharing the subject building's storefront, the proposed additional 2,525 square feet of MCD space is located in a currently vacant space most associated with (adjacent to) the existing MCD space.

The existing MCD space has an interior width of 13 feet 9 inches. The proposed expansion would allow greater privacy for customers and improve mobility within the space. The proposed expansion would provide an increased level of service to customers and the neighborhood, where new MCDs are not permitted due to proximity to adjacent uses described in Planning Code Section 790.141. As the existing retail space is vacant, no existing tenants would be displaced.

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

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

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

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

The Planning Code does not require parking or loading for the additional MCD space. The additional MCD space should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Due to the proximity to transit, the additional MCD space is convenient and accessible without the use of automobiles.

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

The existing and proposed MCD space will not provide on-site smoking; therefore, eliminating potential offensive odor.

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

The proposed expansion will increase service area within the building envelope, and will have no impact on landscaping, screening, open spaces, parking and loading areas, service areas, lighting or signs.

- 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 generally 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.

As the expansion is within the building envelope, and adds to an existing MCD space currently serving the neighborhood, it is compatible with Neighborhood Commercial District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The proposed MCD expansion will have no undesirable consequences because the existing MCD has an existing security plan and a San Francisco Police Incident Report shows no incidents related to the operation of the MCD since 2010. The expansion is within the existing building and will be included in the existing operations of the MCD.

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 existing MCD is expanding to provide a higher quality of service for existing chronically ill patients while also attracting new activity to the neighborhood commercial district.

OBJECTIVE 7:

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

Policy 7.2:

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3:

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

The expansion of this existing MCD is within the building envelope and will minimize the negative impacts of the use by not allowing on-site smoking. The chronically ill patients who would be served by the proposed use are in great need of this type of medical service. By allowing the services provided by the MCD, its patients are assured to safe access to medication for their ailments.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The subject property is within a couple blocks of MUNI bus lines (14, 14R, and 49) and is three and a half blocks from 24th & Mission BART station. The subject property is also within 250 feet of Valencia Street and 22nd Street which have a bike route or bike lane. As such, it is well-suited to attract patients without providing off-street parking.

9. **Mission Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Mission Area Plan:

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.6:

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

In comparison to other use sizes in the area, the proposal will encourage small and moderate size establishments by restoring the original size of the ground floor space. The lot is not a large lot and the project is not expanding the building envelope.

OBJECTIVE 1.3:

INSTITUTE FLEXIBLE “LEGAL NONCONFORMING USE” PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION

Policy 1.3.1:

Continue existing, legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

The existing legal nonconforming MCD was established legally on December of 2010, per DRA-0181 & Case No. 2010.0570D. The proposed internal expansion would not introduce a new MCD.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION’S NEIGHBORHOOD COMMERCIAL AREAS

Policy 1.8.2:

Ensure that the Mission’s neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The existing MCD serves local and regional residents, and provides alternative medicine to its patients. As demand grows, no new MCDs in the immediate area will be able to comply with proximity requirements of the Planning Code. The internal expansion will allow greater service and privacy during service to local residents of all income levels.

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

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

The proposed project will not prevent future potential for ground floor retail spaces. However, providing additional legal MCD space in the vacant area of the building may increase opportunities for resident employment and allow the expansion of a neighborhood-serving use.

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

The project does not add or remove any residential uses, and there are no residential uses on the property or known residential units in adjacent properties. The project will not change the existing exterior of the building, and will occupy a currently vacant retail space. As such, the project will not impact housing or the economic diversity of the neighborhood.

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

No housing is added or removed for this Project.

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

The operation of the building will not significantly change. The existing building has operated without on-site parking since its construction. The proposed conversion of retail to MCD use will have no impact on MUNI or neighborhood parking.

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

The property contains no industrial uses, and the existing retail space is vacant.

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

The project does not include any physical alterations to the existing building's exterior, and interior alteration will be required to comply with current building code standards. The building was originally built as one space, and divided into commercial spaces. No removals of load bearing walls are proposed.

- G. That landmarks and historic buildings be preserved.

No historic buildings are present on the property.

- 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.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-010069CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 30, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXX. 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 August 11, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

Motion No. XXXX
August 11, 2016

CASE NO. 2015-010069CUA
2441 Mission Street

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of an existing legally non-conforming Medical Cannabis Dispensary use of 1,875 square feet by an additional 1,886 square feet for a total on 4,400 square feet of Medical Cannabis Dispensary, located at 2441 Mission Street, Block 3610, and Lot 026 pursuant to Planning Code Section(s) **186.1(b) and 303** within the Mission NCT District and a **55-X** Height and Bulk District; in general conformance with plans, dated **June 30, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-010069CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 11th, 2016**, under Motion No **XXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 11th, 2016**, under Motion No **XXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

MONITORING

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

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

OPERATION

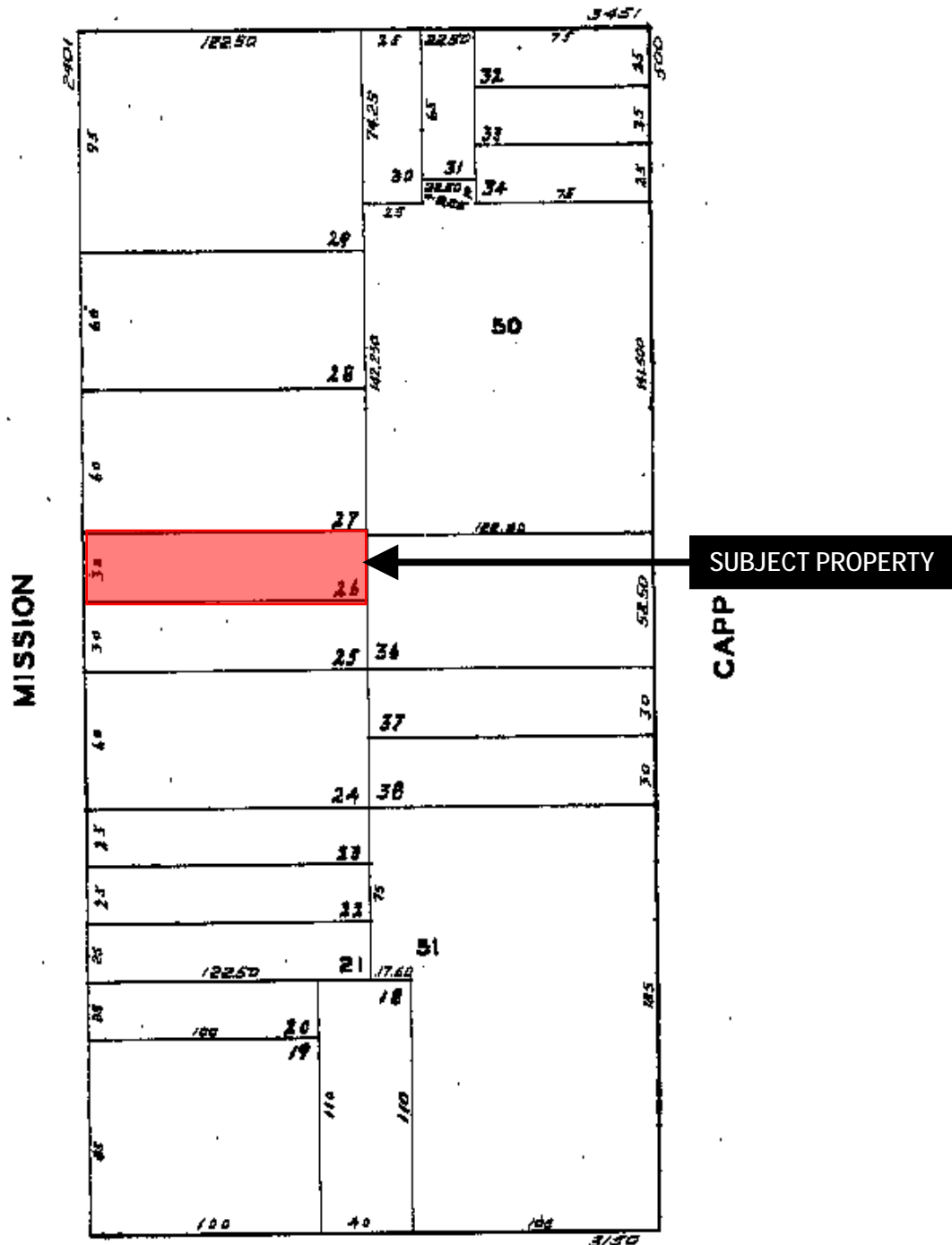
3. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
4. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the

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

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

5. **Transparency.** The subject storefront shall maintain compliance with the transparency requirements set forth in Planning Code Section 145.1.
6. **On-site Smoking.** Smoking and vaporizing on-site shall be prohibited at the subject MCD premises.
7. **Odor Control.** The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
8. **Garbage.** 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.

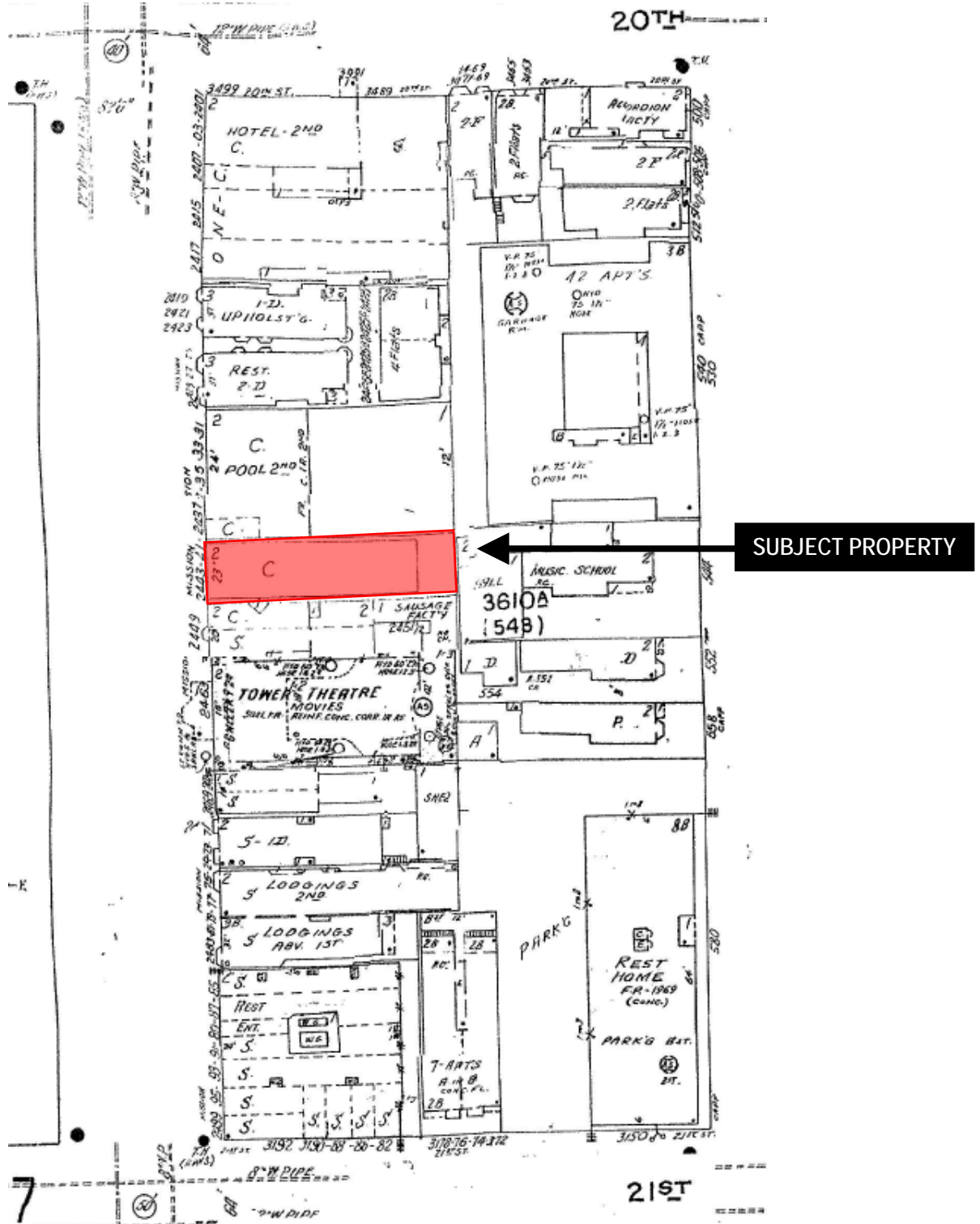
Parcel Map



Conditional Use Authorization Hearing
 August 11, 2016
 Case Number 2015-010069CUA
 2441 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.*



Conditional Use Authorization Hearing
August 11, 2016
Case Number 2015-010069CUA
2441 Mission Street

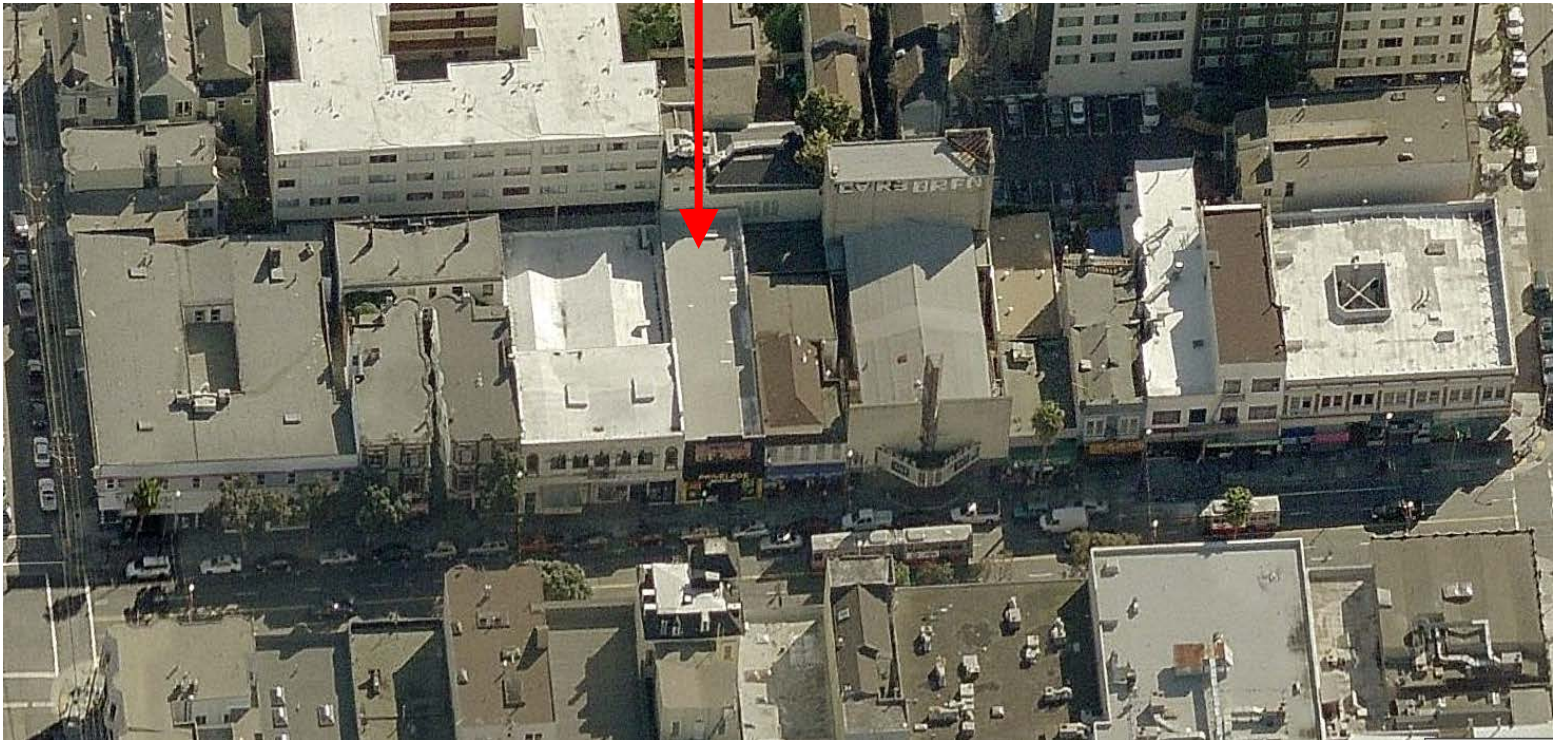
Aerial Photo



Conditional Use Authorization Hearing
August 11, 2016
Case Number 2015-010069CUA
2441 Mission Street

Aerial Photo

SUBJECT PROPERTY

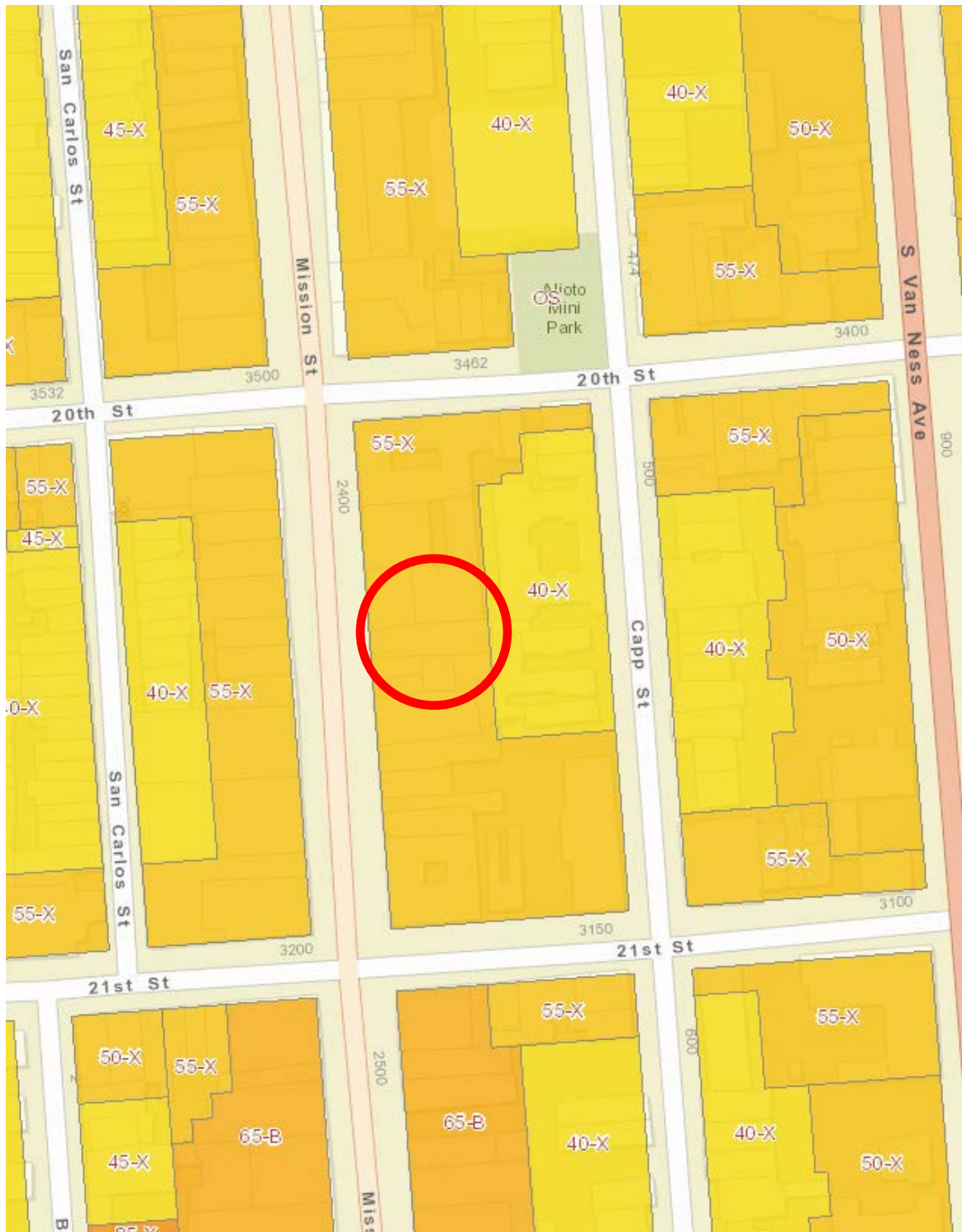


Zoning Map



Conditional Use Authorization Hearing
August 11, 2016
Case Number 2015-010069CUA
2441 Mission Street

Height and Bulk Map



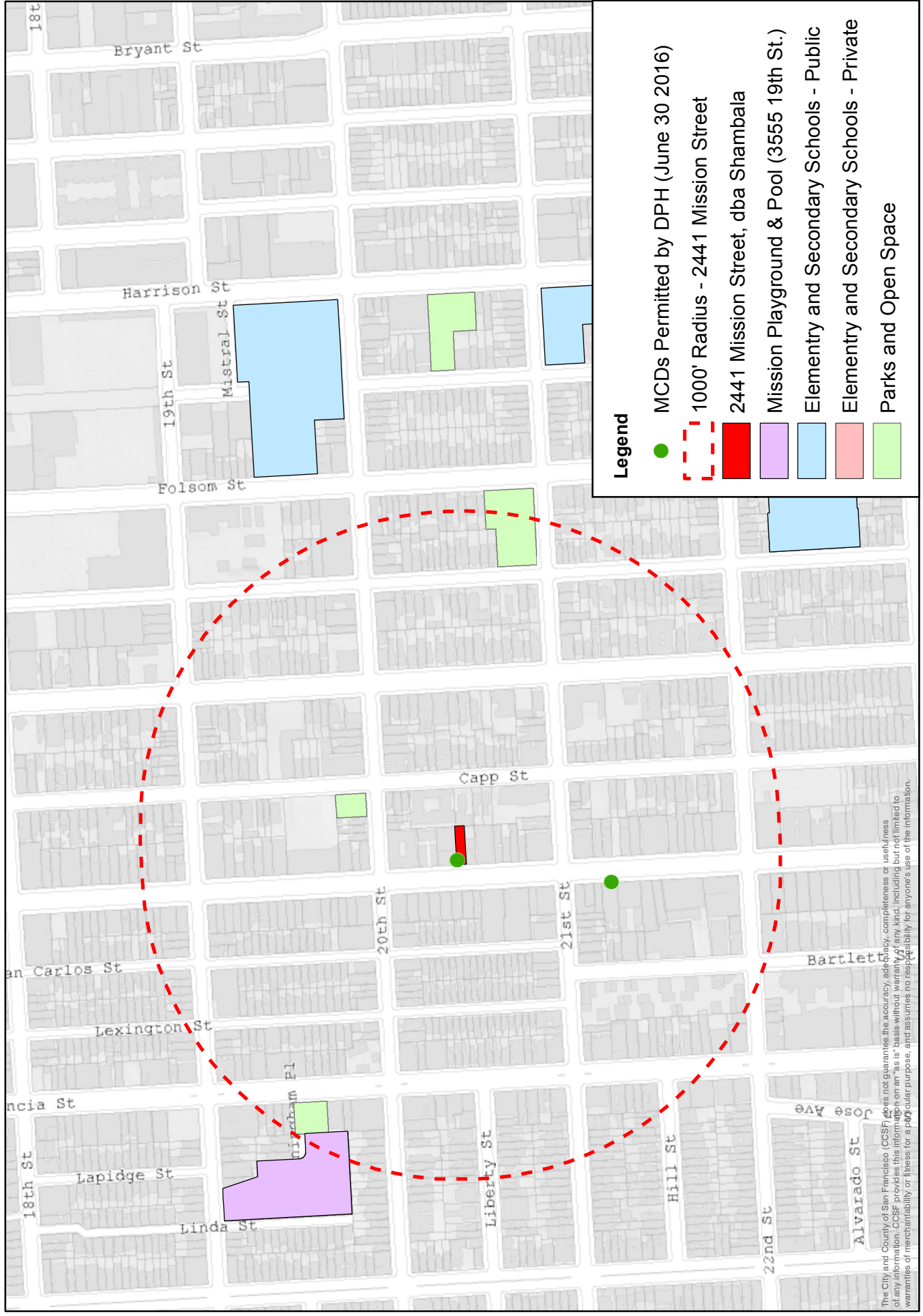
Conditional Use Authorization Hearing
August 11, 2016
Case Number 2015-010069CUA
2441 Mission Street

Site Photo



Conditional Use Authorization Hearing
August 11, 2016
Case Number 2015-010069CUA
2441 Mission Street

Proximity Map for 2441 Mission Street (dba Shambala)

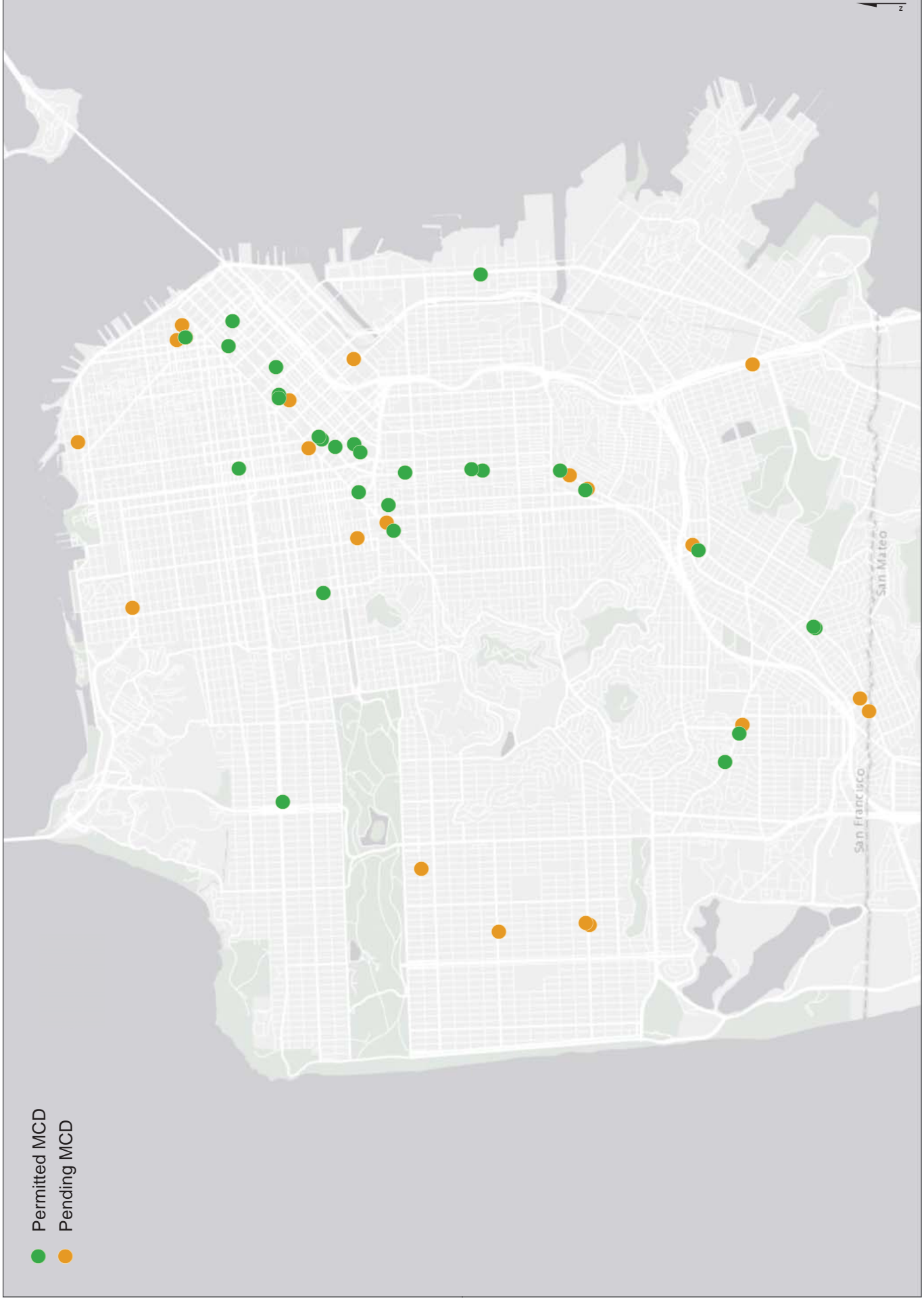


The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Medical Cannabis Dispensaries



- Permitted MCD
- Pending MCD





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 11th, 2016**

Time: **Not before 12:00 PM (noon)**

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

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	2441 Mission Street	Case No.:	2015-010069CUA
Cross Street(s):	20th Street	Building Permit:	2016.03.04.1291
Block /Lot No.:	3610/026	Applicant:	Philip Lesser
Zoning District(s):	Mission NCT / 55-X	Telephone:	(650) 347-6014
Area Plan:	Mission (EN)	E-Mail:	phnsan@msn.com

PROJECT DESCRIPTION

The proposal is for Conditional Use authorization pursuant to Planning Code sections 186.1(b)(1) and 303, to expand an existing legally non-conforming Medical Cannabis Dispensary (MCD) use at the ground floor of the subject parcel. The existing legally non-complying MCD of 1,875 square feet will be expanded to 4,400 square feet within the existing building, resulting in an expansion of 2,525 square feet. No new floor area or volume will be added to the building. Interior changes are proposed. The subject property is within a Mission NCT (Neighborhood Commercial Transit) Zoning District with a 55-X Height and Bulk District.

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 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: **Jeffrey Speirs** Telephone: **(415) 575-9106** E-Mail: jeffrey.speirs@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

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

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

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

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.

CASE NUMBER:

For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Ibrahim Toupa	
PROPERTY OWNER'S ADDRESS: P.O. Box 3321 Beverly Hills CA 90212	TELEPHONE: 310 241-5898
EMAIL:	

APPLICANT'S NAME: Shambala Healing Center		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 2441 Mission Street San Francisco CA 94110	TELEPHONE: (415) 970-9333	EMAIL:

CONTACT FOR PROJECT INFORMATION: Khader El Shawwa		Same as Above <input type="checkbox"/>
ADDRESS: 2441 Mission Street San Francisco CA 94110	TELEPHONE: (415) 509-8664	EMAIL: alshawwa0712@gmail.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Philip Hesser		Same as Above <input type="checkbox"/>
ADDRESS: 555 Laurel Avenue #501 San Mateo CA 94401	TELEPHONE: (650) 346-2903	EMAIL: ghnsan@msn.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 2441 Mission Street	ZIP CODE: 94110
CROSS STREETS: 20th & 21st Streets	

ASSESSORS BLOCK/LOT: 3645 1026	LOT DIMENSIONS: 30'x122.5'	LOT AREA (SQ FT): 3,675	ZONING DISTRICT: Mission NCT	HEIGHT/BULK DISTRICT: 55-X
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3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Medical Cannabis Dispensary PROPOSED USE: Medical Cannabis Dispensary BUILDING APPLICATION PERMIT NO.: DATE FILED:
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4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
PROJECT FEATURES				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential				
Retail	742	742	803	1,545
Office	528	96		96
Industrial/PDR <small>Production, Distribution, & Repair</small>	3,555	3,184		3,184
Parking				
Other (Specify Use)	2,135	2,135		2,135
TOTAL GSF	6,960	6,157	803	6,960

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

Relocation of ground-level, non-bearing walls to reduce ground-level office and storage areas by a combined 803 square feet. That area to be added to existing retail area.

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Per Zoning Administrator Scott Sanchez's letter of Determination, a medical cannabis dispensary at 2441 Mission Street is a legal nonconforming use. Therefore the proposed on-site retail expansion requires a Conditional Use Authorization by the Planning Commission per Planning Code Section 186.1(b)(1)

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Conditional - Use Findings attached.

Application for Conditional Use Authorization

On-Site Expansion of Medical Cannabis Sales Area
Shambala Healing Arts Center; 2441 Mission Street

Conditional Use Findings

1. The relocation of non-bearing walls within the building located at 2441 Mission Street are meant to provide a less crowded service area for the Shambala Healing Center medical-card-carrying customers so they can be attended to with greater privacy and better service.
2. All modifications are to be approved by the San Francisco Department of Public Health, Department of Building Inspection, San Francisco Fire Department and the Mayor's Office on Disability
 - a. No external building modifications are sought. Office and storage spaces will be reduced to accommodate a larger (804 additional square feet) customer service area.
 - b. The enlarged service area is meant to improve the quality of service to existing clients. No appreciable impact is therefore foreseen to the amount of traffic and parking is required.
 - c. Smoking and vaping will continue to be forbidden on site. Thus no noxious or offensive emissions will be created.
 - d. The building containing Shambala Healing Arts Center is secured with a medical-card checking station with trained security, video surveillance cameras, and internal staff communication systems. The exterior is well lit and the front windows and doors are screened.

Application for Conditional Use Authorization

On-Site Expansion of Medical Cannabis Sales Area
Shambala Healing Arts Center; 2441 Mission Street

Conditional Use Findings (cont.)

3. The Shambala Healing Arts Center at 2441 Mission Street meets all six criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section 217(k):

1. 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.

“Shambala has a proven record of compliance with Article 33 of the San Francisco Health and Safety Code, and I am sure this will continue after their proposed expansion.”

Ryan Clausnitzer, Senior Environmental Health Inspector; Medical Cannabis & Potable Water Program Manager; San Francisco Department of Public Health. (E-mail of June 16, 2015 from Ryan Clausnitzer to Philip Lesser, Larry Kessler and Al Shawa, which is attached.)

Application for Conditional Use Authorization

On-Site Expansion of Medical Cannabis Sales Area
Shambala Healing Arts Center; 2441 Mission Street

Conditional Use Findings (cont.)

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

When the San Francisco Planning Commission took discretionary review on December 9, 2010 and approved with conditions the establishment of a medical cannabis dispensary at 2441 Mission Street Section 790.141 had a different interpretation of the 1000' requirement. The newer interpretation makes this MCD a legal nonconforming use requiring a Conditional Use Authorization by the Planning Commission."

Scott F. Sanchez, Zoning Administrator; San Francisco Department of Planning (Letter of Determination of May 22, 2015 from Mr. Sanchez to Philip Lesser c/o Shambala Healing Arts, which is attached.

3. 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.

Shambala Healing Arts Center strictly enforces a "no smoking/ no vaping policy.

Application for Conditional Use Authorization

On-Site Expansion of Medical Cannabis Sales Area
Shambala Healing Arts Center; 2441 Mission Street

Conditional Use Findings (cont.)

4. 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.

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

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

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

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.

Such notice was properly provided prior to the Planning Commission's Conditional Use Authorization hearing on Shambala Healing Arts Center's proposed on-site expansion of MCD service area at 2441 Mission Street.

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;

Shambala Healing Arts Center has operated responsibly as a "good commercial neighbor" without incident since its opening in 2011.

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

No change to San Francisco's housing stock is sought. To facade changes are sought.

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

This proposed enlargement of on-site service area will have no impact on San Francisco's affordable housing.

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

Shambala Healing Arts Center is well serviced by two MUNI stops within a half block; two public parking garages within two blocks; and SF MTA will be installing a sidewalk bike corral later in 2015.

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;

Shambala Healing Arts Center recruits employees heavily from within the Mission neighborhood. An enlarged service area should promote additional local employment.

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

All alterations will be done under the latest California Building Code (2013) requirements

7. That landmarks and historic buildings be preserved; and

The subject property is not listed as a landmark or historic building.

Proposed relocation of internal non-bearing walls will not be seen outside the building.

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

This interior alteration will not impact sunlight to parks and open space.

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and <u>current</u> photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

☐ Typically would not apply. Nevertheless, in a specific case, staff may require the item.

☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

Record of Compliance; Permits To operate; Letter of Determination; Discretionary Review Analysis

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Estimated Construction Costs

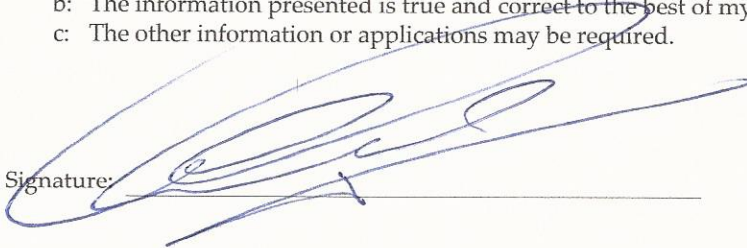
TYPE OF APPLICATION: Building Permit (Renovation)	
OCCUPANCY CLASSIFICATION: M 15- retail sales	
BUILDING TYPE: 5	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 803	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$16,000	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

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: _____



Date: _____

6/19/2015

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

Khader El Shawa

Owner / Authorized Agent (circle one)

☒ Owner



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: December 20, 2010
TO: Interested Parties
FROM: Linda D. Avery
Planning Commission Secretary
RE: Planning Commission Action – No. DRA -- 0181

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Property Address: 2441 Mission Street
Building Permit Application No.: 2010.0616.4621
Discretionary Review Case No.: 2010.0570 D

On December 16, 2010, the Planning Commission conducted a Discretionary Review hearing to consider the following project:

2441 MISSION STREET – east side between 20th and 21st Street; Lot 026 in Assessor's Block 3645 – Request for Discretionary Review of Building Permit Application No. 2010.0616.4621, proposing to establish a Medical Cannabis Dispensary dba, "Shambala Healing Center" as defined per Planning Code Section 790.141, within the Mission Street NCT District, the Mission Alcoholic Beverage Special Use Subdistrict, and a 55-X Height and Bulk District.

ACTION

The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

FINDINGS

The reasons the Commission took the action described above include:

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.
 - 2400 block of Mission has a concentration of medical services for the inner Mission (Los Portales, Mission Medical, Farmacia Remedios, opticians, dentists...)
 - 2400 block of Mission is well served by transit (2 public parking garages within a block, major MUNI lines, located between two BART stations)
 - 2400 block of Mission is more than 1,000' from primary and secondary schools.
 - 2400 block of Mission is more than 1,000' from any active permitted youth-services facility.
 - Project sponsors have a combined half century of direct involvement with the Mission community on both commercial and cultural levels.
 - The project site has been fully renovated to provide a safe, well-lit environment for California Medical Marijuana Patients with proper identification cards.
 - Employment levels are estimated to be between 10 to 15 full- and part-time employees.
 - Patients will not be permitted to smoke or inhale product via vaporizers on site.
- Non-profit activities in the Mission will be supported with profits from the dispensary.

CONDITIONS

1. On-site smoking and vaporizing shall be prohibited at the subject MCD premises.
2. The operator of the establishment shall maintain the main entrance and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup and disposal and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every month.
3. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
4. 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.

Speakers at the hearing included:

In support of the project	In support of the DR request
Krissy Keefer	
Stella Adelman	
Lela Beraderrian	
Ariel Vargas	
Lena Guchiana	
Tina Bancherro	
Michael Dane	
Phil Lesser	

Ayes: Commissioners Miguel, Olague, Borden, Moore, Sugaya and Fong.

Nayes: Commissioner. None

Absent: Commissioner Antonini

Case Planner: Edgar Oropeza, (415) 558-6381

You can appeal the Commission's action to the Board of Appeals by appealing the issuance of the permit. Please contact the Board of Appeals at (415) 575-6880 for further information regarding the appeals process.

cc: Linda D. Avery

RE: Shambala Healing Arts Center

Ryan Clausnitzer

8:41 AM

To: Philip Lesser Cc: Kessler, Larry (DPH), Al Shawa

Hello Phil-

Because the ownership nor location has changed, a permit application or DPH hearing are not required. You will be required to obtain MOD and Fire (along with DBI) approval prior to operating in this expanded space.

Shambala has a proven record of compliance with Article 33 of the San Francisco Health and Safety Code, and I am sure this will continue after their proposed expansion.

Thank you-

Ryan Clausnitzer, REHS

Senior Environmental Health Inspector

Medical Cannabis & Non-Potable Water Program Manager

Environmental Health Branch

Population Health Division

San Francisco Department of Public Health

1390 Market Street, Suite 910

San Francisco CA 94102

(415) 252-3856

(415) 252-3842 fax

From: Philip Lesser [mailto:phnsan@msn.com]

Sent: Tuesday, June 16, 2015 7:51 AM

To: Clausnitzer, Ryan (DPH)

Shambala Healing Arts Center

7:50 AM

To: Ryan Clausnitzer Cc: Larry Kessler, Al Shawa

Ryan Clausnitzer
S.F. Department of Public Health

Ryan,

As we discussed yesterday, Shambala Healing Arts Center will be requesting a conditional-use hearing before the San Francisco Planning Commission to expand the size of its MCD within its current location at 2441 Mission Street.

Can you please confirm by return e-mail to me that the San Francisco Department of Health will not require the project sponsor to make any additional applications or payments for this expansion within this MCD location already approved by the SFDPH?

As you know, SFDPH is the lead agency in San Francisco's MCD permitting process. So it would be useful for the Planning Department to have that correspondence, which I will forward when we get an assigned planner.

In this regard, it would also be gratefully appreciated if you could document Shambala Healing Arts operational record with SFDPH in writing.

Sorry to learn that you will be leaving for opportunities elsewhere. It has been a pleasure working with you.

Best wishes,

Philip Lesser
for Shambala Healing Arts Center
(650) 346-2903 cel

PERMIT TO OPERATE AND CERTIFICATE OF SANITARY INSPECTION

Issued according to provisions of the San Francisco Health Code

C 12887

AUTHORIZING conduct of the following class of

ISSUED

Business: H72 Medical Cannabis Dispensary

January 20, 2011

Name and Address below:

Shambala Healing Center, Inc.
DBA: SHAMBALA HEALING CENTER
2441 Mission St.
San Francisco, CA 94110

Officers: Kristine Keefer, Khader El Shawa, Eamon Greaney

EXPIRES:

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately. Issuance of this permit by the City and County of San Francisco is not intended to and does not authorize the violation of State or Federal Law.

DEPARTMENT OF PUBLIC HEALTH

Bureau of Environmental Health
City and County of San Francisco

Inspector

Bureau Director

Principal Inspector

Director of Public Health

DEPARTMENT OF PUBLIC HEALTH - 101 GROVE STREET - SAN FRANCISCO, CALIFORNIA 94102

8310-10C 5/92

Display this Permit prominently. This margin may be trimmed for standard 6 x 8 frame.

CITY AND COUNTY OF SAN FRANCISCO — OFFICE OF THE TAX COLLECTOR LICENSE CERTIFICATE

ACCOUNT NO.	CLASS	DESCRIPTION	STARTING DATE	EXPIRATION DATE
000028	H72	MED CANNABIS DISP	01/01/12	12/31/12
BUSINESS LOCATION			FEE PAID	
2441 MISSION ST			4,019.00	
TYPE				

SHAMBALA HEALING CENTER INC
SHAMBALA HEALING CENTER

2441 MISSION ST
SAN FRANCISCO CA 94110

DATE ISSUED 02/24/12

THIS IS NOT A BILL

GEORGE W. PUTRIS, ESQ.

TAX ADMINISTRATOR

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION
PLEASE POST CONSPICUOUSLY AT THE BUSINESS LOCATION

8101308XX (Rev. 6/00)

CALIFORNIA STATE BOARD OF EQUALIZATION

SELLER'S PERMIT



ACCOUNT NUMBER

2/1/2011 SR BH 101-701139

SHAMBALA HEALING CENTER, INC.
2441 MISSION ST
SAN FRANCISCO, CA 94110-2414

NOTICE TO PERMITTEE:
You are required to obey all Federal and State laws that regulate or control your business. This permit does not allow you to do otherwise.

IS HEREBY AUTHORIZED PURSUANT TO SALES AND USE TAX LAW TO ENGAGE IN THE BUSINESS OF SELLING TANGIBLE PERSONAL PROPERTY AT THE ABOVE LOCATION.

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR				RENEW THIS CERTIFICATE BY	THIS CERTIFICATE EXPIRES ON
BUSINESS REGISTRATION CERTIFICATE FY 2011-12				05-31-2012	06-30-2012
CERTIFICATE NO.	LOC.	CLASS	CLASSIFICATION DESCRIPTION		
446547	001	07	OTHER BUSINESSES		
BUSINESS NAME			BUSINESS LOCATION		
SHAMBALA HEALING CENTER INC			2441 MISSION ST		
TAXPAYER'S SIGNATURE: _____					
OWNERSHIP	SHAMBALA HEALING CENTER INC				
DBA	SHAMBALA HEALING CENTER INC				
MAILING ADDRESS	2441 MISSION ST				
CITY - STATE	SAN FRANCISCO CA 94110-2414				
				DATE ISSUED:	08-03-2011
				 GEORGE W. PUTRIS TAX ADMINISTRATOR	
MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION					

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

You have the right to seek reimbursement of the tax.

POST CLEARLY VISIBLE AT THIS BUSINESS LOCATION	BUSINESS REGISTRATION CERTIFICATE			ISSUE DATE	EXPIRATION DATE
				01-06-2012	06-30-2012
	CERTIFICATE	LOC.	CLASS	CLASSIFICATION DESCRIPTION	
	446547	001	07	OTHER BUSINESSES	
	BUSINESS NAME (DBA)			BUSINESS LOCATION	
	SHAMBALA HEALING CENTER INC			2441 MISSION ST	
OWNERSHIP			TAX PAYER SIGNATURE		
SHAMBALA HEALING CENTER INC			 GEORGE W. PUTRIS TAX ADMINISTRATOR		
KRISTINE K KEEFER 2441 MISSION ST SAN FRANCISCO CA 94110-2414					
CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TREASURER & TAX COLLECTOR					

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

(1) 81010 (REV 02/2011)

FY 2011-12

Member, Board of Supervisors
District 9



City and County of San Francisco

DAVID CAMPOS

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

December 7, 2010

Re: Shambala Healing Center – 2441 Mission Street

Dear Commissioners:

I am writing in support of the Shambala Healing Center's proposed project at 2441 Mission Street to be heard at the December 16, 2010 Planning Commission meeting, based on what I know of the project. The Shambala Healing Arts Center was formed with the purpose of providing safe access to medical cannabis for those suffering from debilitating illnesses. The site has already been fully renovated to meet requirements of the Department of Public Health, the Department of Building Inspection and other pertinent agencies. If you have any questions, please do not hesitate to contact my office at 415-554-5144.

Sincerely,

A handwritten signature in black ink, appearing to read "David Campos".

David Campos
Supervisor, District 9

SF OpenData (/)

MENU

Unsaved View Save As... Revert

Based on SFPD Incidents - from 1 January 2003
***As of July 19, 2015, the PD District boundaries have been updated through a redistricting process. These new

Address	IncidentNum	Date	Category	Descript	DayOfWeek	Time	PdDistrict	Filter	Resolution	X
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Conditional Formatting

Sort & Roll-Up

Filter

Filter this dataset based on contents.

No rows to display

Date is between

01/01/2010

and

10/31/2015

and

Category is

IncidentNum is

Address is

2441 Mission Street

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

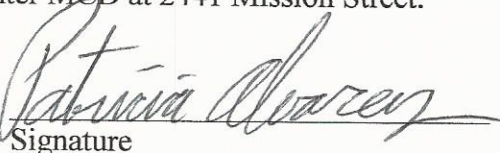
Re: Letter Supporting Expansion of the Shambala Healing Arts Center Medical Cannabis Dispensary at 2441 Mission Street

Mr. Speirs:

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- The 2400 block of Mission Street is readily accessible by public transit being lodged between two BART stations and fronted by the MUNI Red Carpet (Rapid 14 Mission) to make it easy for ill people to get medication
- The 2400 block of Mission Street is also readily accessible to ample public parking garages (21st & Bartlett; 20th & Mission; and 17th & Hoff) for people being driven or driving for their medication
- In the half-decade of its operation, Shambala Healing Arts Center MCD has proven to be a valuable and responsible part of the community

Therefore please inform the San Francisco Planning Commission that I support the granting of a permit for this proposed internal expansion of the Shambala Healing Arts Center MCD at 2441 Mission Street.


Signature

6/11/2016
Date

Patricia Alvarez
Printed Name

2442 Mission St
Address (Optional)

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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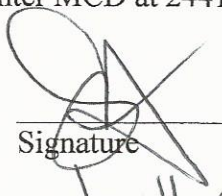
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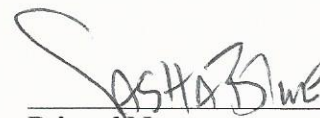
Signature

Date

Printed Name

Address (Optional)


6-11-16


2441 Mission St.

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

Date

6/11/16

Jung N Kim.
Printed Name

2420 MISSION ST
Address (Optional)

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

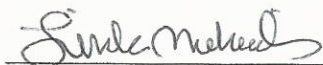
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Signature


Printed Name


Date

Address (Optional)

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1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Jack Zhao
Signature
6-10-16
Date

Cook & Bay
Printed Name
2423 Mission St.
Address (Optional)

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

Date

HUGO GONZALEZ
Printed Name DBA. COMPUPOD
2433 MISSION ST SF 94110
Address (Optional)

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San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

Date

Printed Name

Address (Optional)

Francisco Cabrera, TravelNet
OWNER

2492 Mission St.

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

Date

Printed Name

Address (Optional)

NIDAL NAZZAL

2489 Mission St. SFCA

94110

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San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

6-4-16
Date

BASEM EL-KURD
Printed Name

Mikes Grocery & Liquor
Address (Optional)
2499 Mission

Jeffrey Speirs
San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco CA 94103-2479

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Signature

6/4/2016

Date

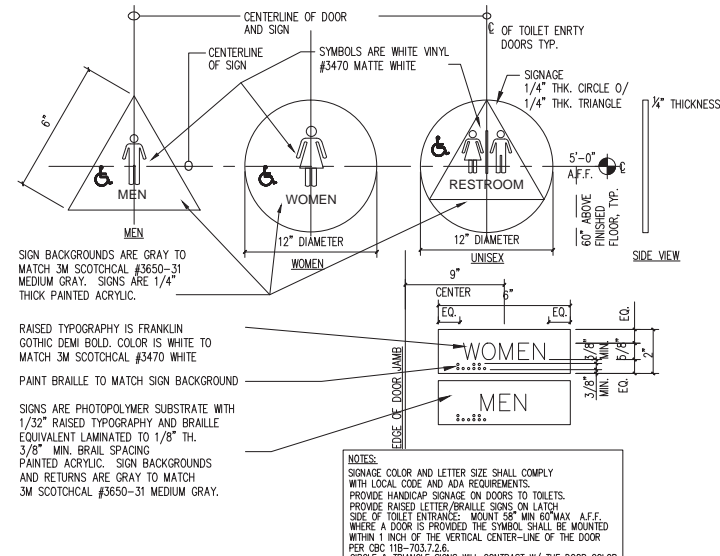
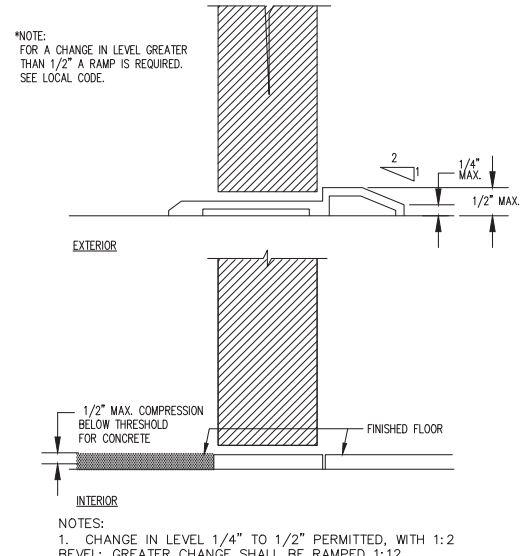
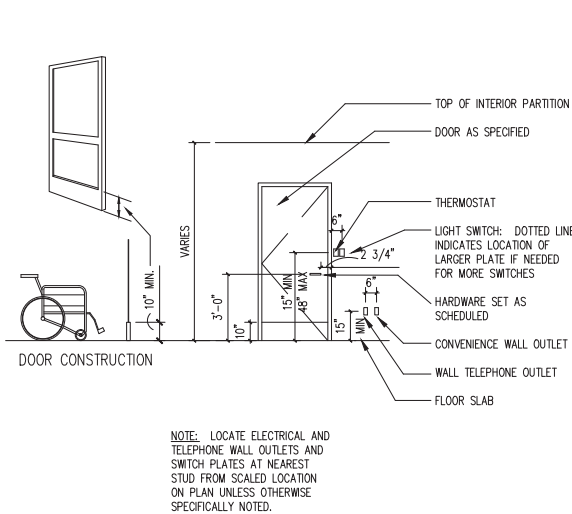
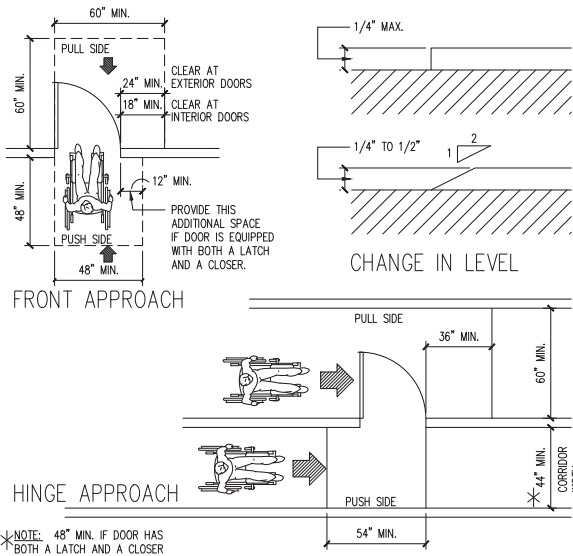
Carlos Martinez

Printed Name

La Taza 2475 Mission St.

Address (Optional)

SF, 94110

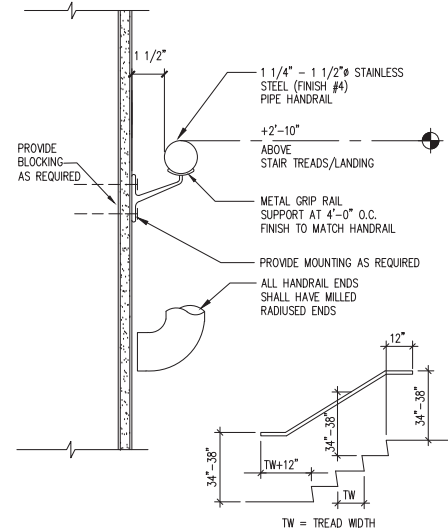
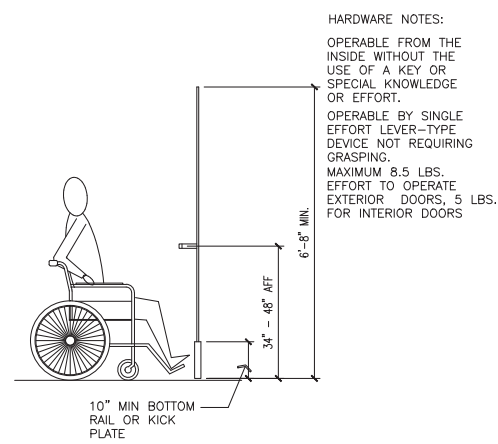
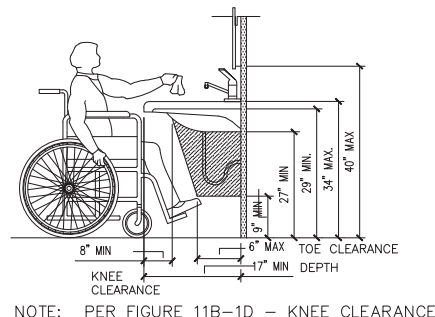
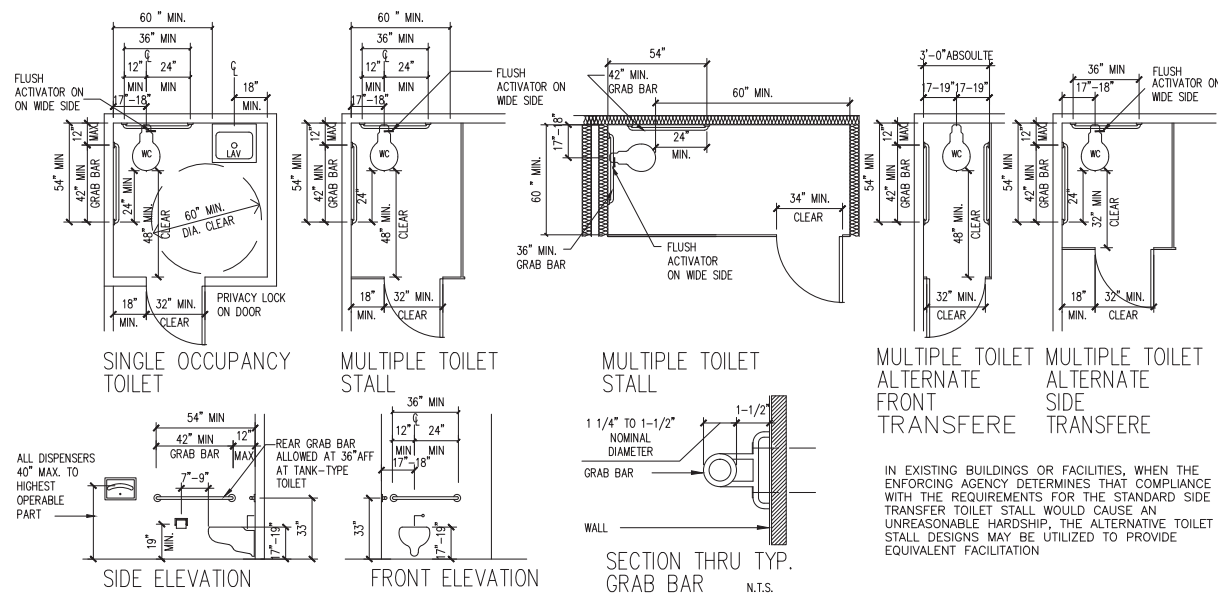


1 LEVEL MANEUVERING CLR. @ DR.
SCALE 1/4" = 1'-0"

2 TYP. DOOR MOUNTING HEIGHTS
SCALE 1/4" = 1'-0"

3 THRESHOLD
SCALE 1" = 1'-0"

4 TOILET RM. DOOR SIGNAGE
SCALE 1 1/2" = 1'-0"

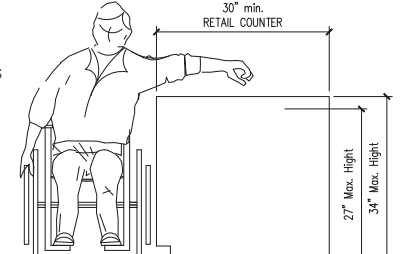
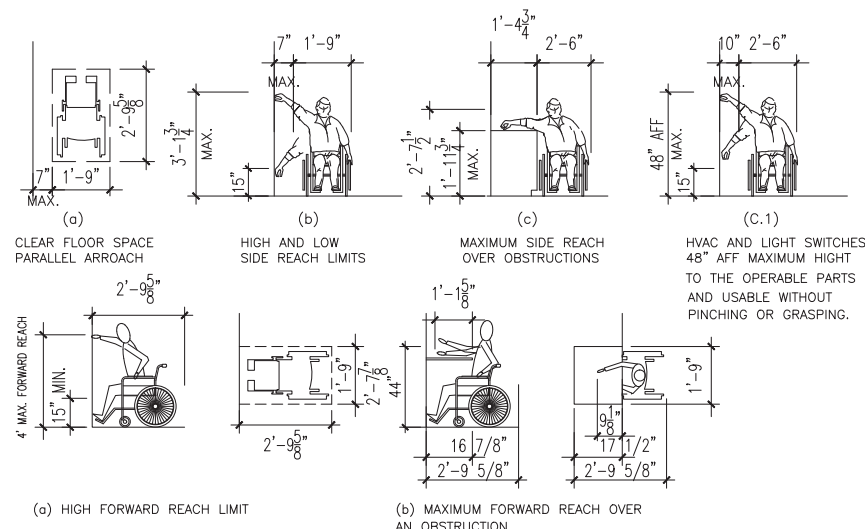
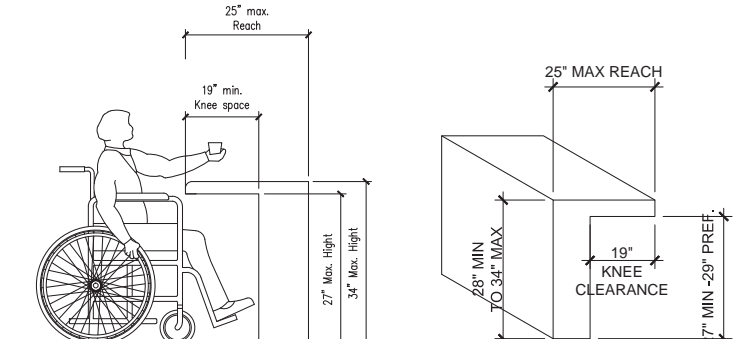
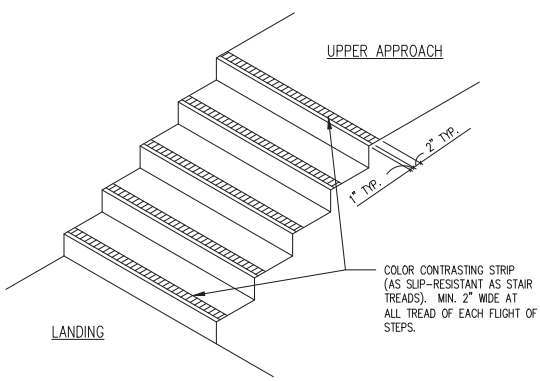


5 ACCESSIBLE TOILETS
SCALE 1/4" = 1'-0"

6 TYP. H.C. SINK
SCALE: 1/4"=1'-0"

7 ADA DOOR REQUIREMENT
SCALE: 1/4"=1'-0"

8 STAIR HANDRAIL
SCALE 3" = 1'-0"



9 TITLE 1

10 H.C. COUNTER
SCALE: 1/48"=1'-0"

11 TYPICAL REACH DIMENSIONS

12 H.C. RETAIL COUNTER
SCALE: 1/4"=1'-0"

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

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TENANT IMPROVEMENT TO (E) MEDICAL CANNABIS DISPENSARY

ADDRESS:
**2441 MISSION STREET
SAN FRANCISCO, CA**

**BLOCK: 3610
LOT: 0026**

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
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TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 07.07.2015

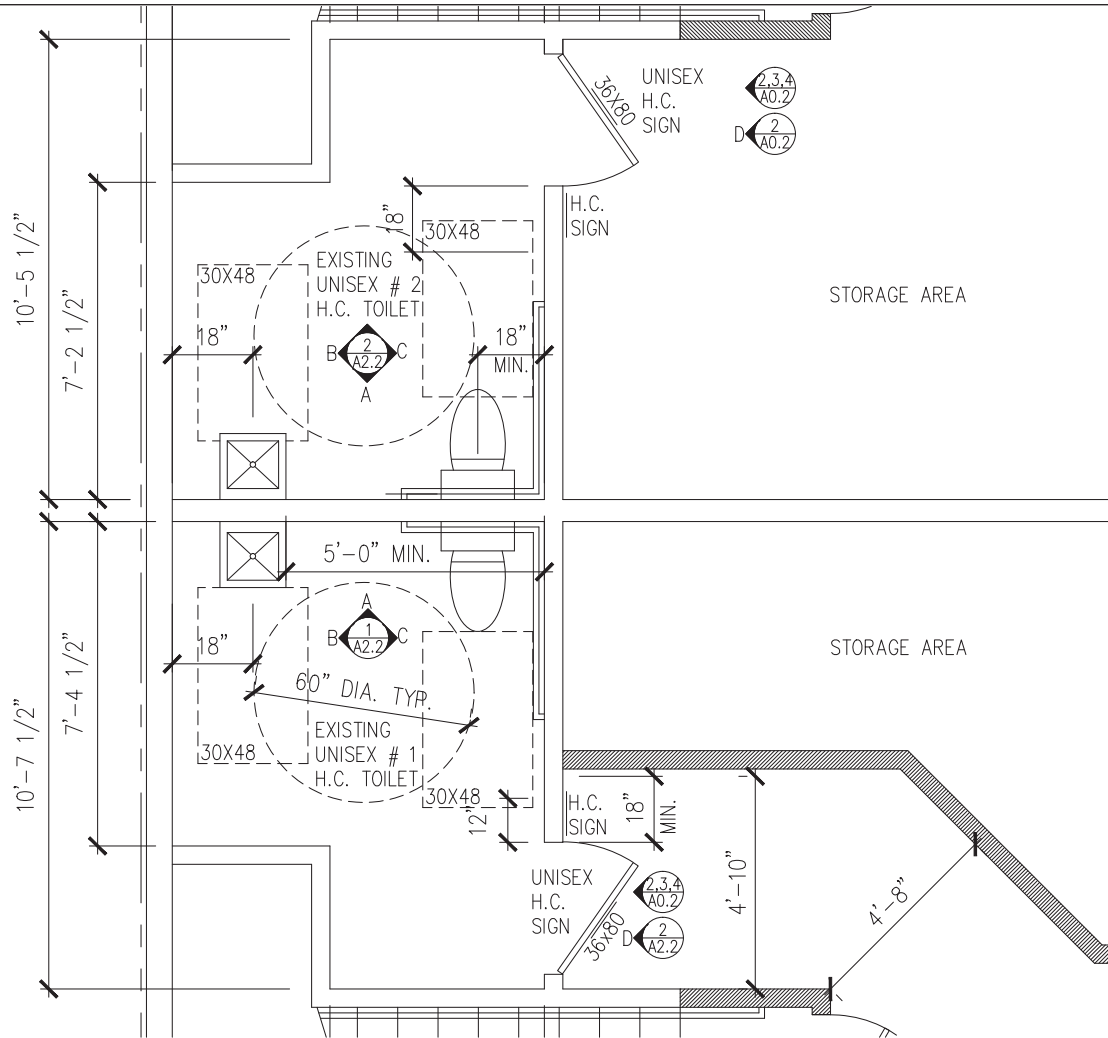
BUILDING 02.26.2016

BUILDING 06.28.2016

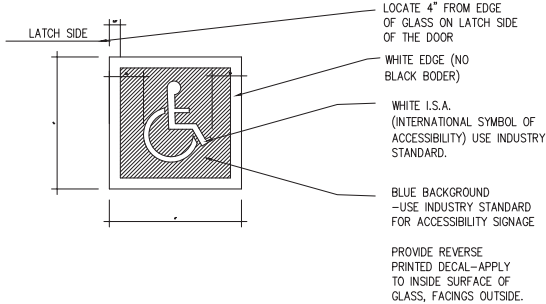


DISABLED ACCESS GUIDELINES

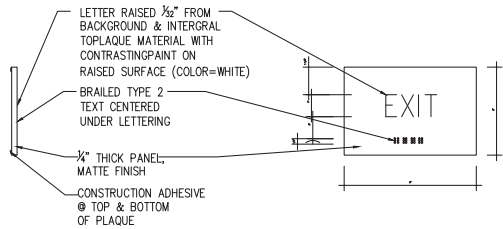
A0.1



1 ENLARGED H.C. TOILET PLAN
SCALE : 1/2"=1'-0"

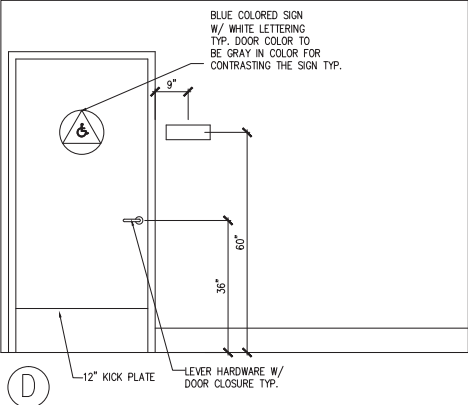
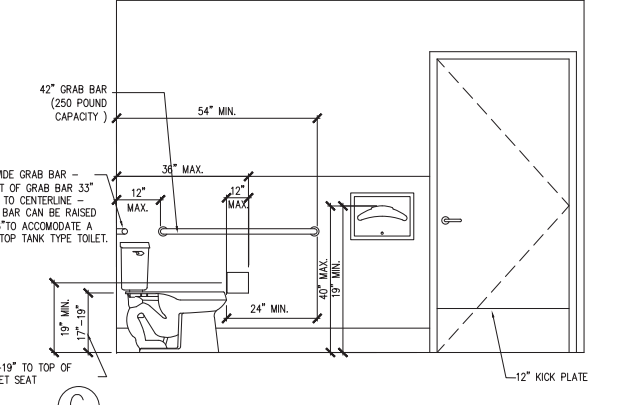
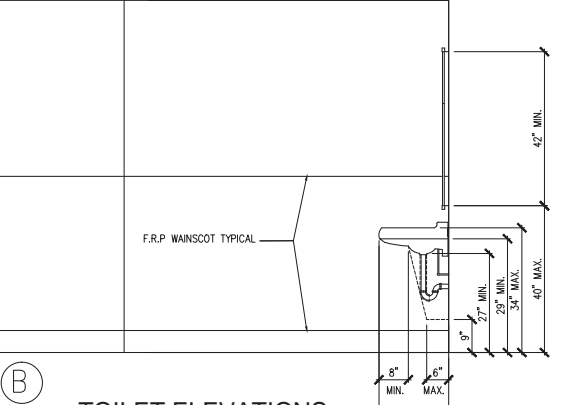
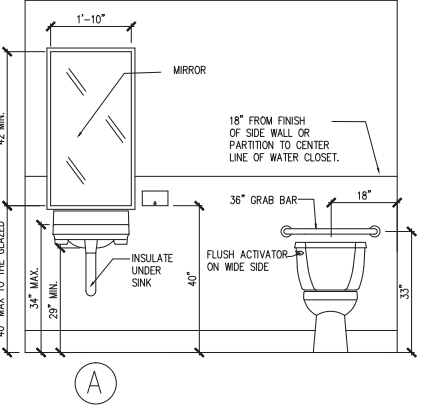
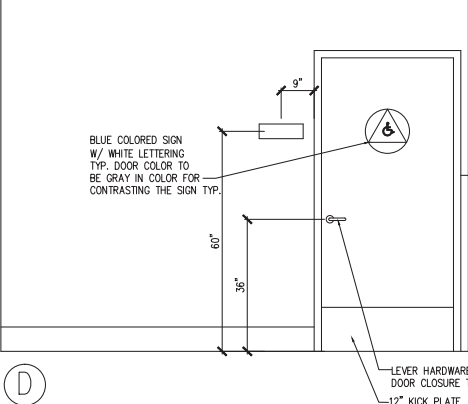
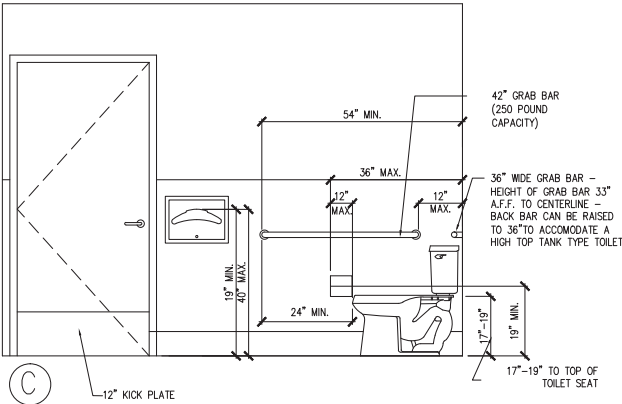
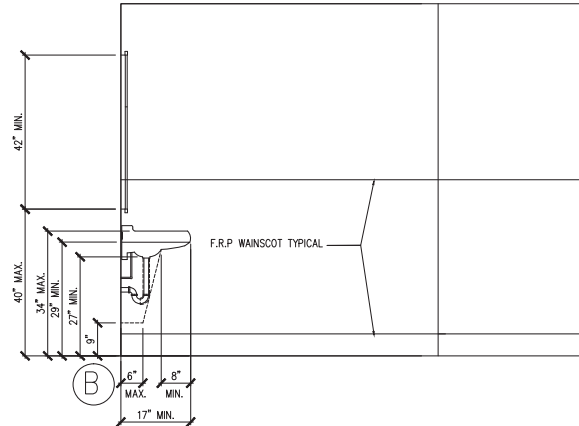
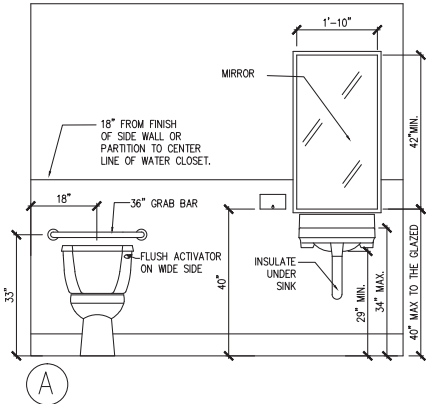


5 ISA DECAL (TACTILITY NOT REQUIRED)
SCALE : 3"=1'-0"



- TYPICAL SIGNAGE NOTES
1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
 2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F., U.O.N.
 3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
 4. TACTILE SIGNS SHALL COMPLY WITH A.D.A. RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
 5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
 6. PICTOGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
 7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS.
 8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR.
 9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE.
 10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.

3 "EXIT" SIGN
SCALE : 3"=1'-0"



2 TOILET ELEVATIONS
SCALE : 1/2"=1'-0"

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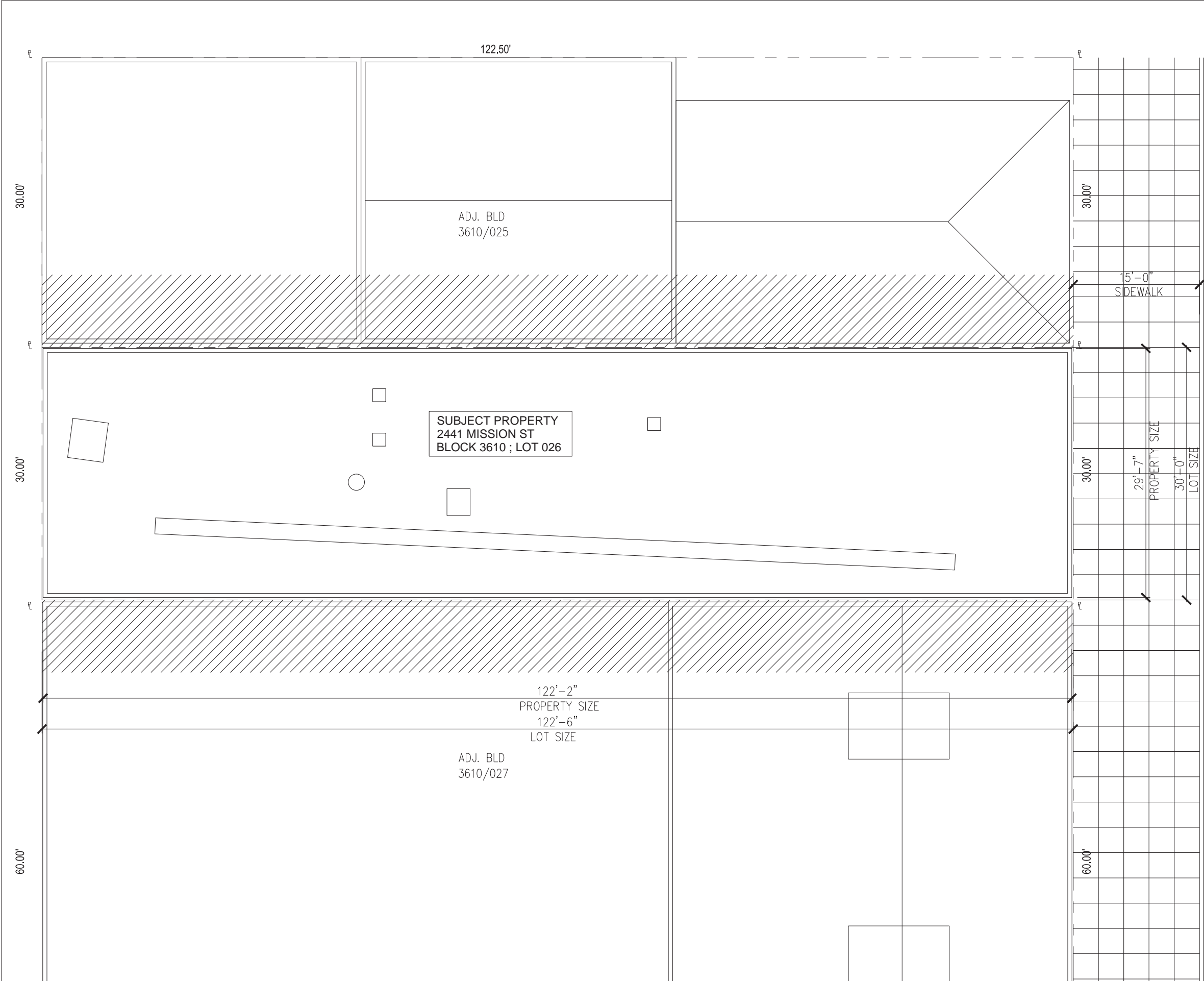
BUILDING 02.26.2016

BUILDING 06.28.2016



SHEET DESCRIPTION ACCESSIBILITY REQUIREMENTS

A0.2



MISSION STREET

DETAILS SHEET NOTES

① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.

② FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.

2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.

3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

9	WALL TYPE	A3.4	SECTION
999	DOOR NUMBER	A3.4	ELEVATION
9A	WINDOW NUMBER	A	FLOOR/CEILING ASSEMB. TYPE

== == == == (E) WALL TO BE DEMOLISHED

===== (E) WALL TO REMAIN

===== (N) WALL

--- --- --- --- PROPERTY LINE

1 EXISTING SITE PLAN
SCALE : 3/16"=1'-0"

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BUILDING	02.26.2016
BUILDING	06.28.2016



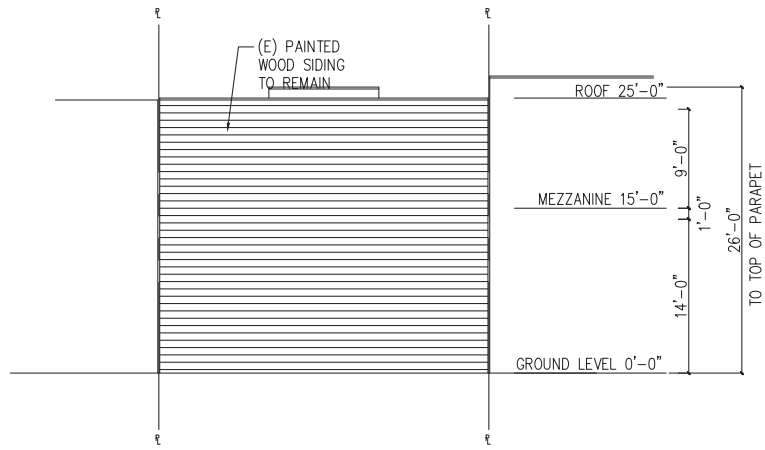
SHEET DESCRIPTION
**EXISTING /
PROPOSED SITE
PLANS**

A1.0

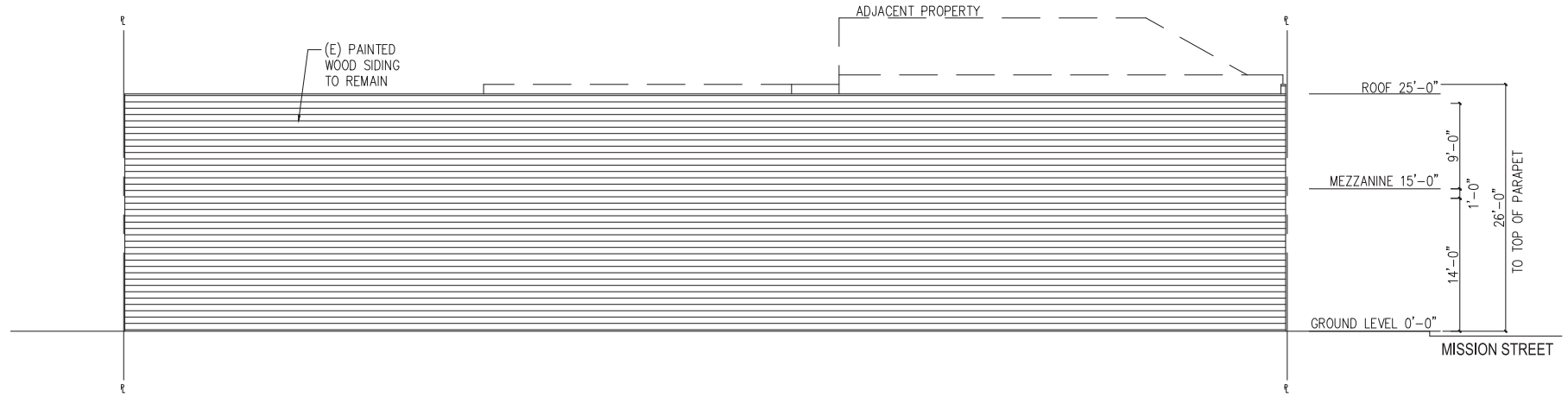


 (E) WALL TO BE DEMOLISHED
 (E) WALL TO REMAIN
 (N) WALL
 PROPERTY LINE

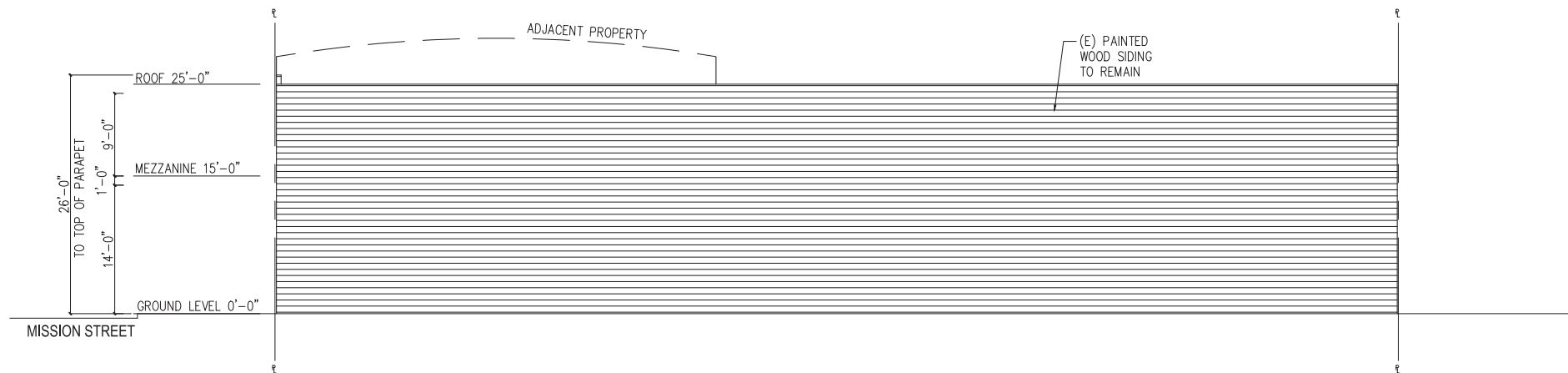
A1.1



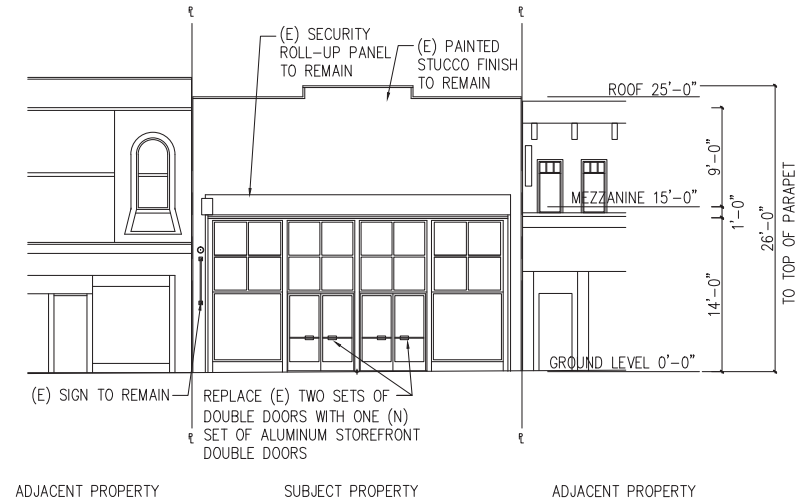
1 EXISTING EAST ELEVATION
SCALE : 1/8"=1'-0"



2 EXISTING NORTH ELEVATION
SCALE : 1/8"=1'-0"



3 EXISTING SOUTH ELEVATION
SCALE : 1/8"=1'-0"



4 EXISTING WEST ELEVATION
SCALE : 1/8"=1'-0"



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BUILDING 02.26.2016

BUILDING 06.28.2016



SHEET DESCRIPTION
**EXISTING
ELEVATIONS**

A1.2

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ADDRESS
2441 MISSION STREET
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BLOCK:	3610
LOT:	0026

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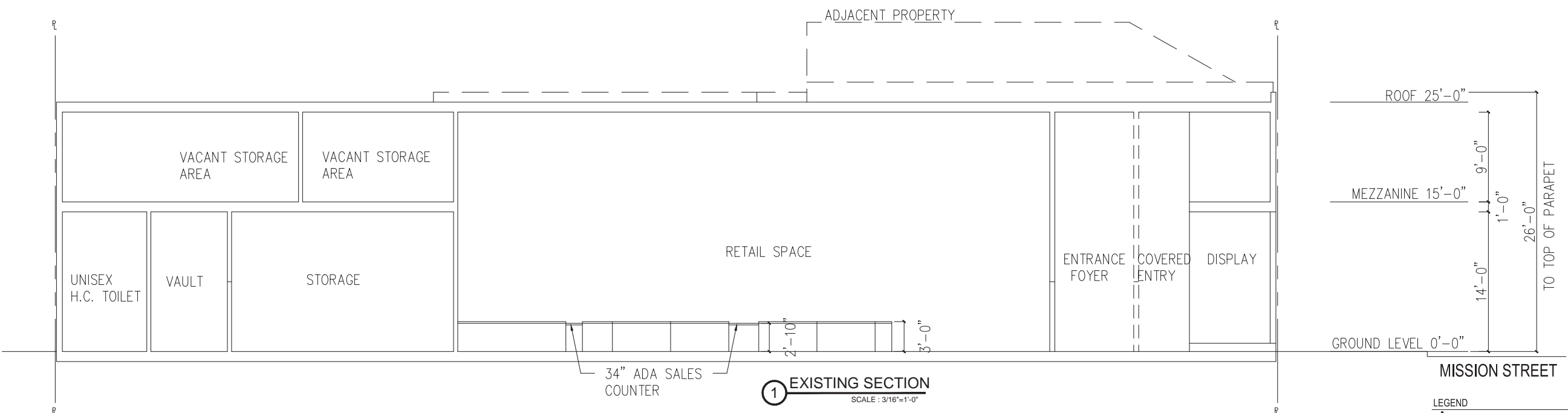
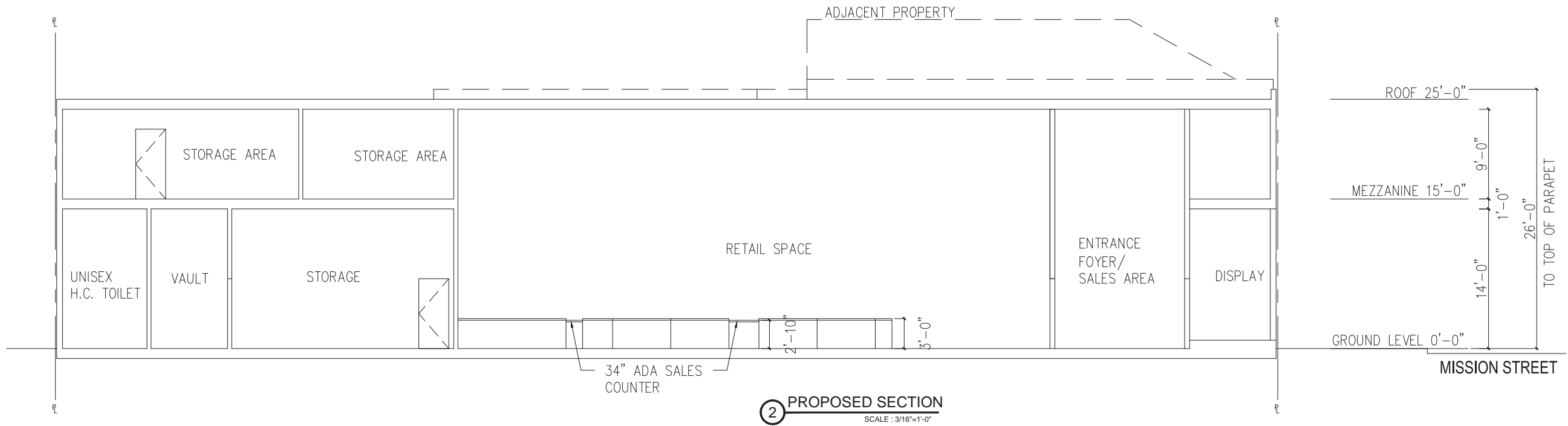
BUILDING	07.07.2015
BUILDING	02.26.2016
BUILDING	06.28.2016









SHEET DESCRIPTION





**EXISTING AND
PROPOSED
SECTION**

A1.3



LEGEND

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMBLY TYPE

	(E) WALL TO BE DEMOLISHED
	(E) WALL TO REMAIN
	(N) WALL
	PROPERTY LINE



MISSION STREET

A2.1



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BUILDING 02.26.2016

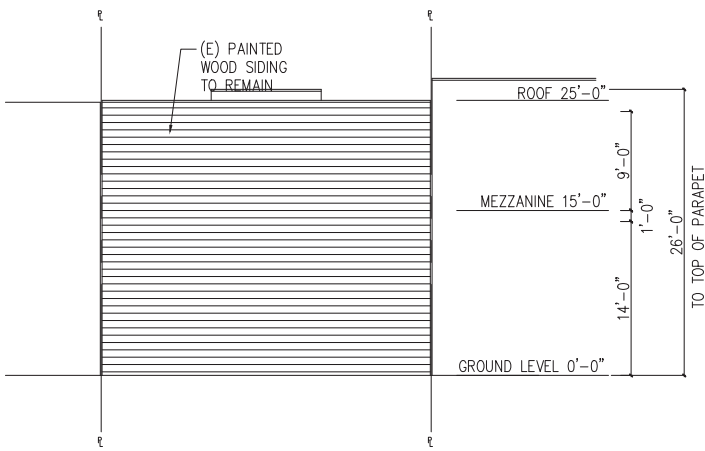
BUILDING 06.28.2016



SHEET DESCRIPTION

**PROPOSED
ELEVATIONS**

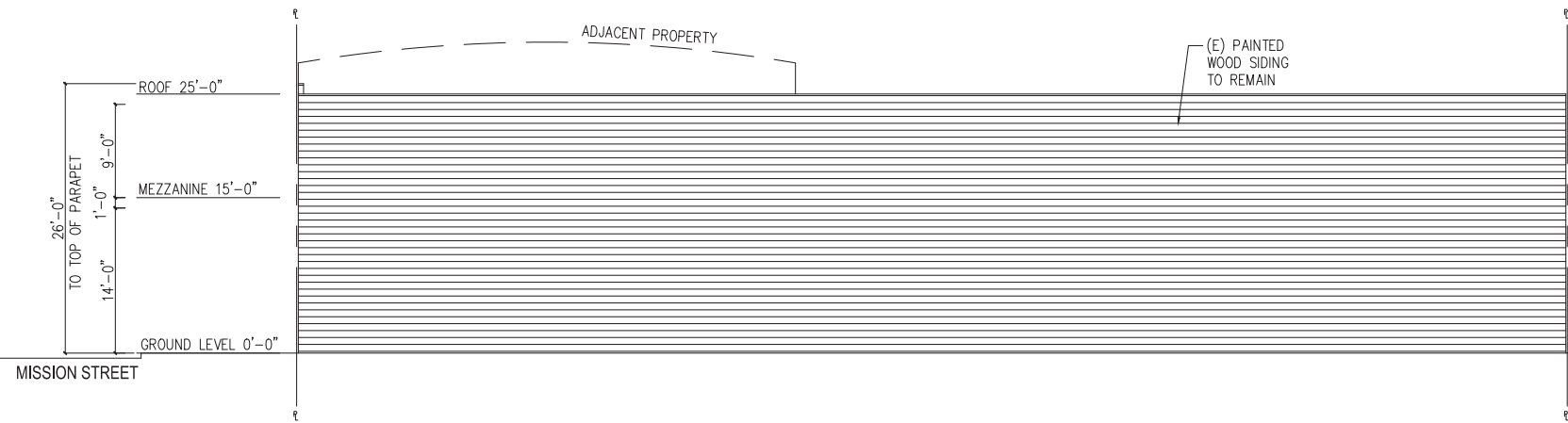
A2.2



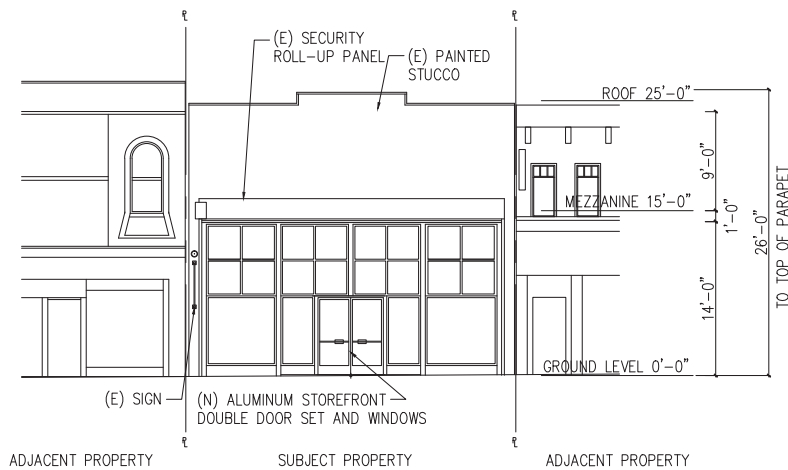
1 PROPOSED EAST ELEVATION
SCALE : 1/8"=1'-0"



2 PROPOSED NORTH ELEVATION
SCALE : 1/8"=1'-0"



3 PROPOSED SOUTH ELEVATION
SCALE : 1/8"=1'-0"





4 PROPOSED WEST ELEVATION
SCALE : 1/8"=1'-0"



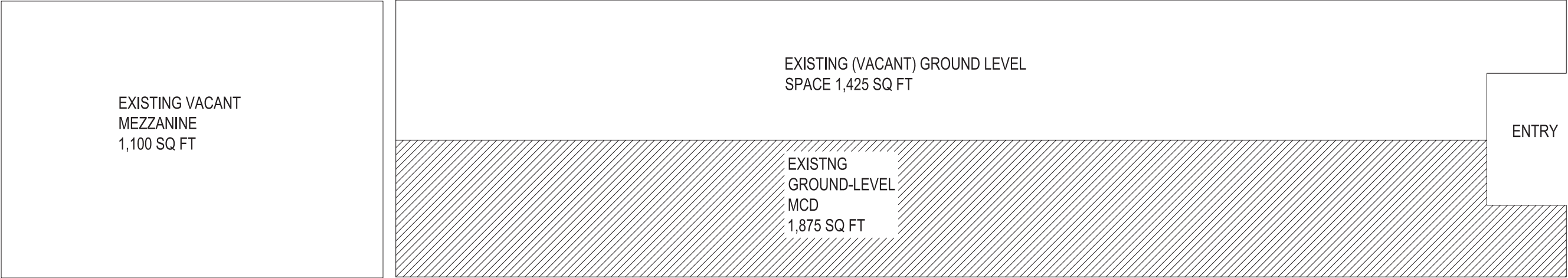
PROPOSED SQUARE FOOTAGE
4,400 SQ. FT. (NO CHANGE)

KEY

 PROPOSED MEZZANINE MCD:
1,100 SQ. FT. (NO CHANGE)

 PROPOSED GROUND LEVEL MCD:
3,300 SQ. FT.

2 PROPOSED SQUARE FOOTAGES
SCALE : 3/16"=1'-0"



EXISTNG TOTAL SQUARE FOOTAGE:
4,400 SQ. FT. (NO CHANGE)

KEY

 EXISITNG VACANT MEZZANINE SPACE:
1,100 SQ. FT. (NO CHANGE)

 EXISTING MCD SPACE:
1,875 SQ. FT.

 EXISTING VACANT SPACE:
1,425 SQ. FT.

1 EXISTING SQUARE FOOTAGES
SCALE : 3/16"=1'-0"

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BUILDING 07.07.2015

BUILDING 02.26.2016

BUILDING 06.28.2016



SHEET DESCRIPTION
**EXISTING AND
PROPOSED
SQUARE
FOOTAGES**

A3.0



1 INTERIOR VIEW AT (E) SERVICE COUNTER



2 VIEW OPPOSITE OF (E) SERVICE COUNTER



3 VIEW OF (E) MEZZANINE



4 VIEW OF (E) SERVICE COUNTER



5 HALLWAY TO (E) RESTROOM



6 VIEW OF SUBJECT PROPERTY FROM ACROSS THE STREET

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SHEET DESCRIPTION
SUBJECT
PROPERTY
PHOTOGRAPHS

A4.0