



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Analysis

### Medical Cannabis Dispensary

HEARING DATE APRIL 13, 2017  
CONTINUED FROM FEBRUARY 2, 2017

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

Reception:  
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Planning  
Information:  
**415.558.6377**

*Date:* April 6, 2017  
*Case No.:* **2016-006303DRM**  
*Project Address:* **3326 Mission Street**  
*Zoning:* NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 6635 / 005  
*Project Sponsor:* Brendan Hallinan  
345 Franklin Street  
San Francisco, CA 94102  
*Staff Contact:* Michael Christensen – (415) 575-8742  
Michael.Christensen@sfgov.org  
*Recommendation:* **Take Discretionary Review and Approve with Conditions**

### PROJECT DESCRIPTION

The proposal is a request for a Mandatory Discretionary Review of Building Permit Application No. 2016.0523.8132, pursuant to Planning Code Sections 202.2(e)(1) and 712.84, to establish a Medical Cannabis Dispensary (MCD) use (d.b.a. La Corona Wellness Center) in the existing 2,766 square-foot tenant space at the ground floor of the existing two-story mixed-use building. The tenant space is currently occupied by a bar, which would be vacated as part of the project. No parking is required and no physical expansion is proposed for the structure.

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

The project also includes minor modifications to the front façade of the building to comply with the active street frontage requirements of Planning Code Section 145.1, including additional windows at pedestrian level. This front portion of the space will be utilized as waiting area and for patient intake.

### SITE DESCRIPTION AND PRESENT USE

The project site is improved with a two-story mixed-use building containing one residential unit on the upper floor and one commercial tenant space on the lower floor. The commercial tenant space also



includes a small basement area. The commercial tenant space is currently occupied by Coronitas Bar, which would be vacated as part of the project.

## SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is on the west side of Mission Street, between 29<sup>th</sup> Street and 30<sup>th</sup> Street. The property is within the [Mission Street - College Hill Invest in Neighborhoods \(IIN\) Initiative Area](#). The building is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District. The NC-3 District is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The NC-3 District is a linear district located along a heavily trafficked thoroughfare (Mission Street) that also serves as a major transit route including Muni Routes 14 and 49. Buildings typically range in height from two to four stories with occasional taller structures. NC-3 building standards permit moderately large commercial uses and buildings. A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

The Project Site is well-served by transit, with major buses running along Mission Street, including routes 14 and 49. The Mission – 24<sup>th</sup> Street BART station is also located approximately five blocks north of the project site.

## ISSUES AND OTHER CONSIDERATIONS

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

*San Francisco Health Code Section [3308](#)*

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

The proposed MCD at 3326 Mission Street will afford the non-profit cooperative the much desired opportunity to comply with the SF Health Code and operate legally and under the



SFDPH supervision. The applicant is still required to file a permit application with SFDPH and will be subject to their regulations including tax compliance, non-profit operation, background checks, and annual compliance inspections. This project is a change of use to a Medical Cannabis Dispensary use independent of other uses within the existing building.

- **Planning Code Compliance.** The proposed Medical Cannabis Dispensary complies with all standards and requirements of the Planning Code. Most notably, the Project Site was found to be located more than 1,000-feet from any active permitted community facility or recreation center that primarily serves persons under 18 years of age; no public or private elementary or secondary schools are located within 1,000-feet.
- **MCD Concentration, Clustering, and Effect on Neighborhood.** Although the Planning Code does not prohibit clustering of MCDs, clustering is an issue that has been raised by the Planning Commission and may create unique neighborhood issues. Two MCDs exist within 1000' of the project site; Harvest Off Mission is located at 33 29<sup>th</sup> Street (just around the corner from 3326 Mission Street) and High Bridge Arms is permitted at 3185 Mission Street. Harvest Off Mission is a new operator which did not require Planning Commission review since they occupy a space which was previously occupied by another Medical Cannabis Dispensary, which operated as Bernal Heights Collective. High Bridge Arms was reviewed by the Planning Commission on January 26, 2017 and previously was located at 33 29<sup>th</sup> Street, operating as Bernal Heights Collective before their lease of that space was terminated.
- **Proposition 64/Adult Use of Marijuana Act.** Although approved by the voters in November 2016, the Adult Use of Marijuana Act does not authorize any existing or future MCD to distribute nonmedical (aka "adult use") cannabis without (1) a state license and (2) compliance with San Francisco's local laws. While Proposition 64 requires the State to begin issuing licenses by January 2018, the Planning Department, along with other City agencies, is crafting local land use and other regulatory controls to address the production, processing, and sale of adult use cannabis. Per Mayor Lee's [Executive Directive 16-05](#), these regulations are to be introduced by September 2017 so that they can be effective prior to the onset of the State licensing system. It is anticipated that these controls will address existing MCDs that wish to distribute cannabis for adult use in addition to, or instead of, medical use. As with any change to the Planning Code, these controls will be presented to the Planning Commission for review and discussion prior to consideration by the Board of Supervisors and Mayor.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	January 3, 2017	December 30, 2016	34 days
Mailed Notice	30 days	March 14, 2017	March 10, 2017	34 days

The project was continued from the February 2, 2017 Planning Commission hearing due to an error in the placement of the posted notice. The posted notice was completed in advance of this hearing.



## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street	3	3	
Neighborhood groups or others			

The Department has received three comments in support of the application and three opposed to the application. A common issue raised by those opposed to the application is the concentration of MCDs in the immediate vicinity as other MCDs have recently opened in the area, particularly the dispensary at 3185 Mission Street, which was approved by the Planning Commission on January 26, 2017.

## PROJECT ANALYSIS

### MEDICAL CANNABIS DISPENSARY CRITERIA

Below are the six (6) criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section [790.141](#):

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

#### ***Project Meets Criteria***

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

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

#### ***Project Meets Criteria***

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

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

#### ***Project Meets Criteria***

*No alcohol is or will be sold or distributed on the premises for on- or off-site consumption. The use of the site as a bar will be vacated as part of the project.*



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

***Criteria Not Applicable***

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

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

***Project Meets Criteria***

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

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

***Project Meets Criteria***

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

**GENERAL PLAN COMPLIANCE:**

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

**COMMERCE AND INDUSTRY**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.1:**

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

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

**Policy 1.2:**

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

*The location for the proposed MCD meets all of the requirements in Section [790.141](#) of the Planning Code.*



**OBJECTIVE 2:**

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

**Policy 2.1:**

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

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

**OBJECTIVE 7:**

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

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

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

**SECTION 101.1 PRIORITY POLICIES**

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

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

*The proposed use is a neighborhood-serving use. The existing use on the site is a bar, which will be vacated as part of the project.*

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

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

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



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

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

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

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

*The project will not replace any industrial or service uses with commercial offices. The project will replace a bar with a medical cannabis dispensary, thus maintaining a neighborhood serving use on the site.*

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

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

7. Landmarks and historic buildings be preserved.

*The subject building is not considered a historical resource.*

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

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

## ENVIRONMENTAL REVIEW

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

## BASIS FOR RECOMMENDATION

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



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

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

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

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

## CONDITIONS OF APPROVAL

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

1. **Use Compliance.** For the change the use from bar to medical cannabis dispensary, the property owner must fully vacate the property's existing use as a bar. No alcohol may be available for on-site or off-site consumption.
2. **Sidewalk Maintenance.** The operator of the establishment shall maintain the main entrance and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup and disposal and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every month.



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

## RECOMMENDATION

<b>RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions</b>
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## ATTACHMENTS:

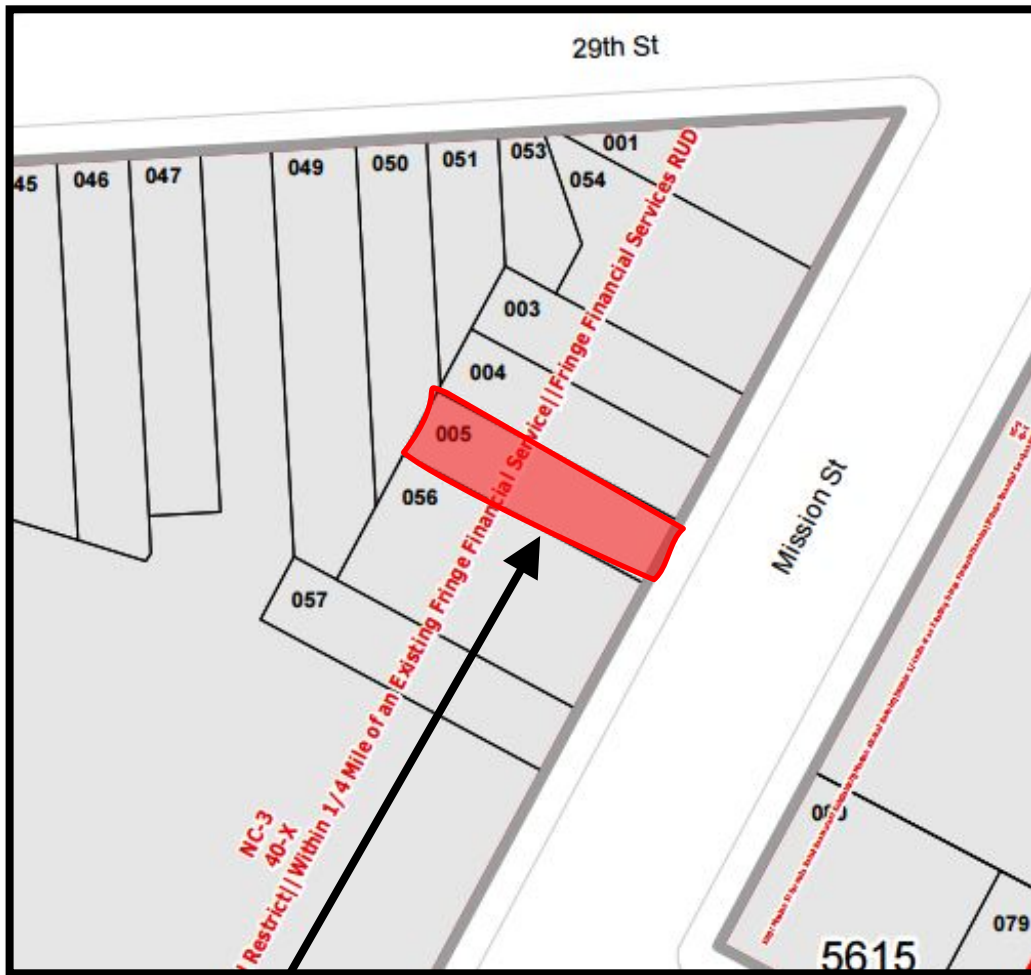
Parcel Map  
Historic Block Map  
Sanborn Map  
Zoning Map  
Height and Bulk Map  
Aerial Photographs  
Site Photographs  
Applicant's MCD Application  
DPH Referral to Planning  
30-Day Public Notice  
California Environmental Quality Act ("CEQA") Categorical Exemption  
Public Comment  
Vicinity Map of Existing and Permitted MCDs and Public/Private Schools



Project Plans



# Parcel Map



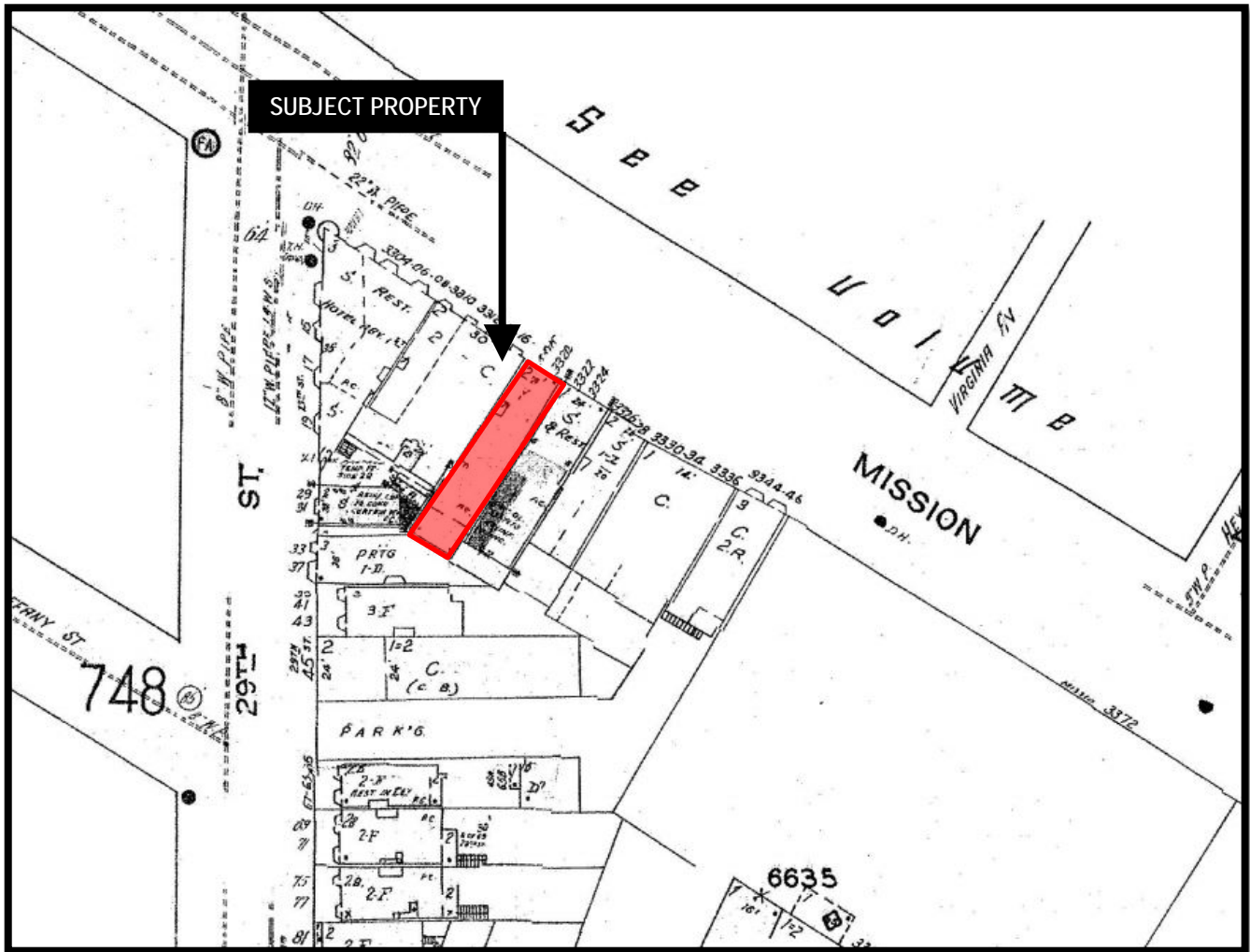
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



# Sanborn Map\*



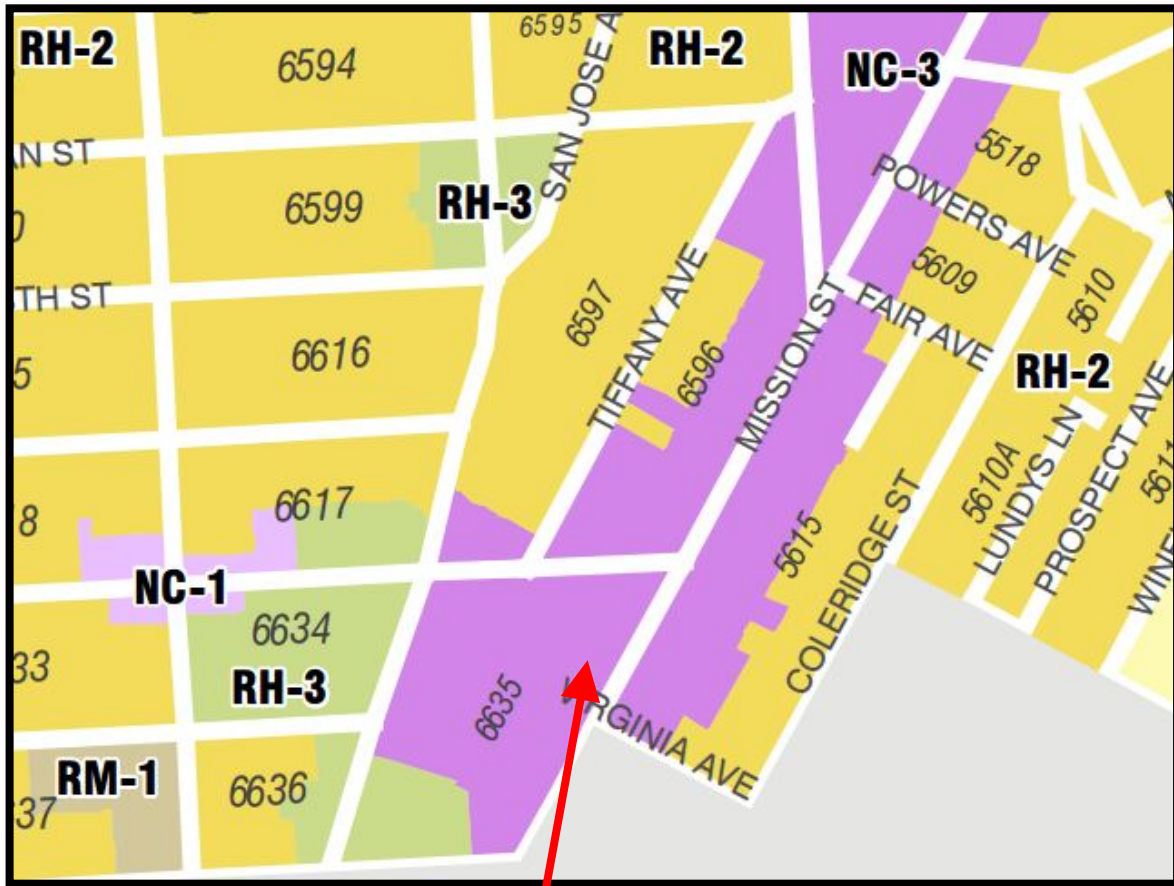
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



# Zoning Map



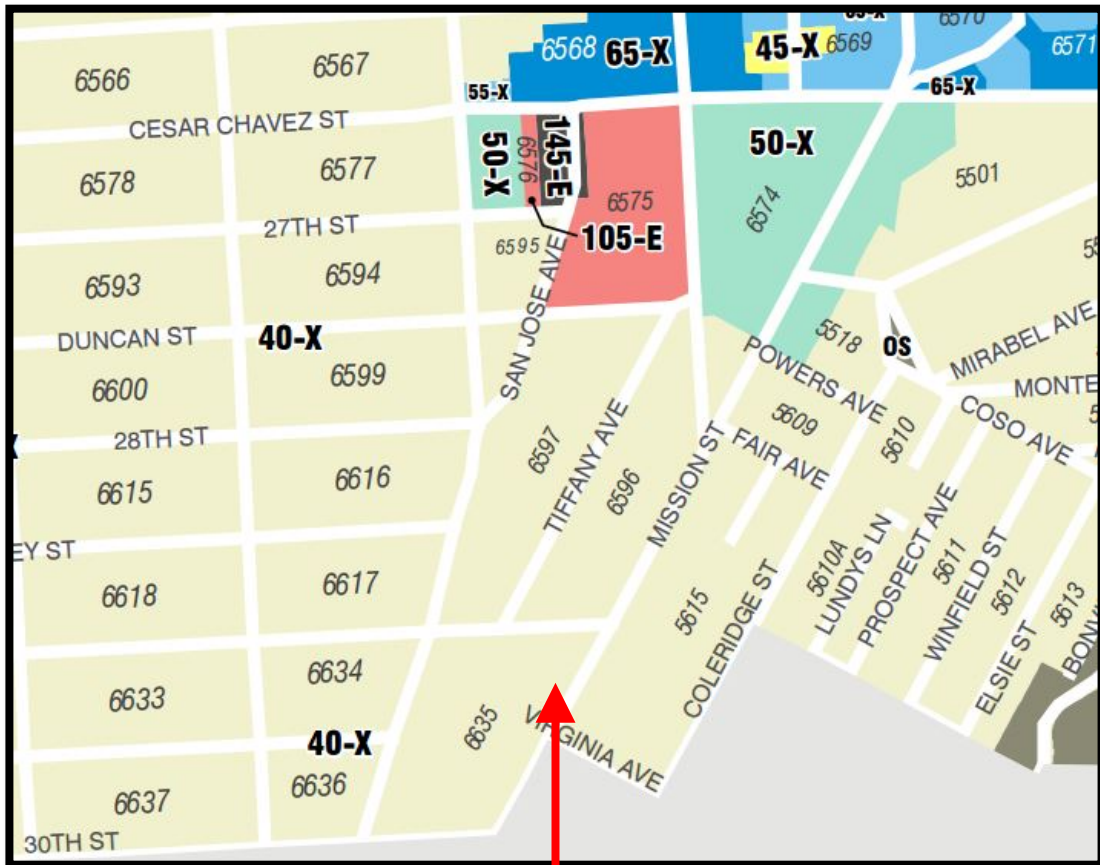
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



# Height & Bulk Map



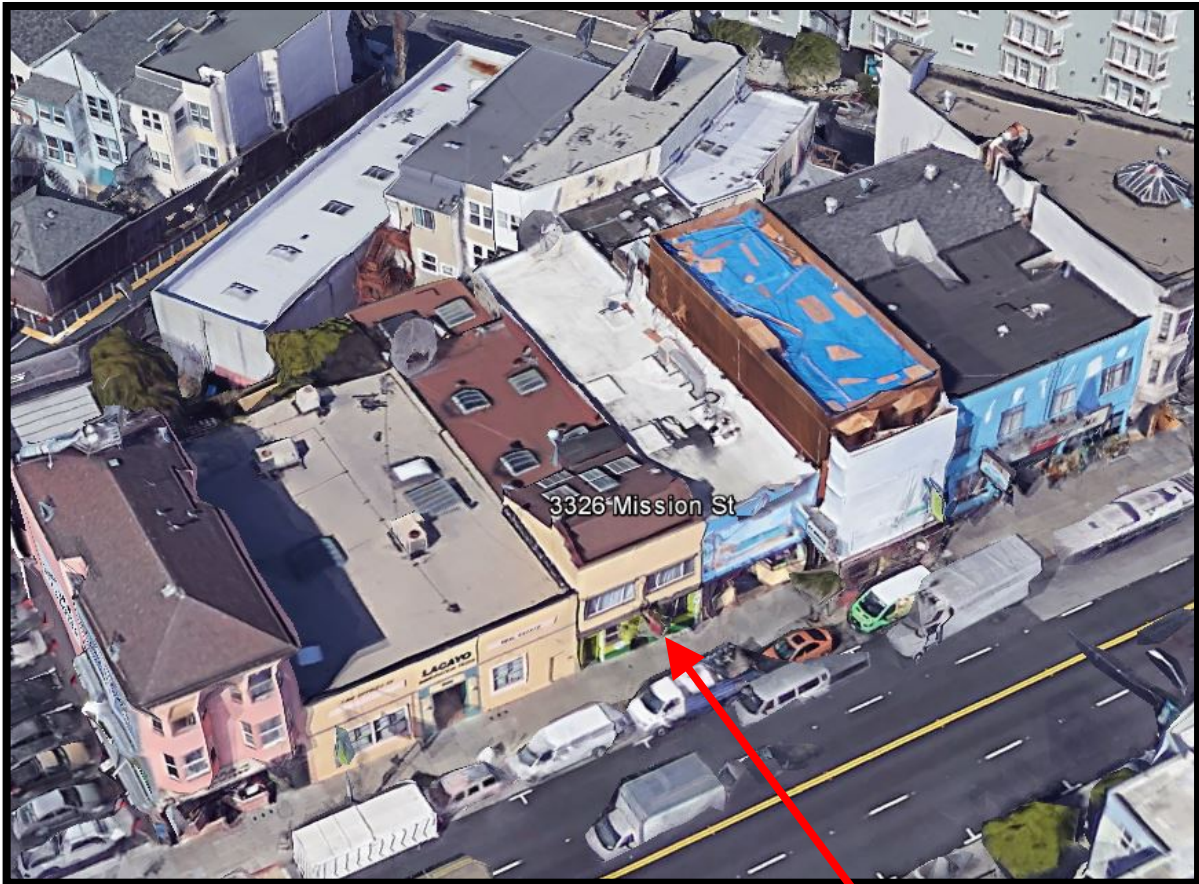
SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



# Aerial Photo

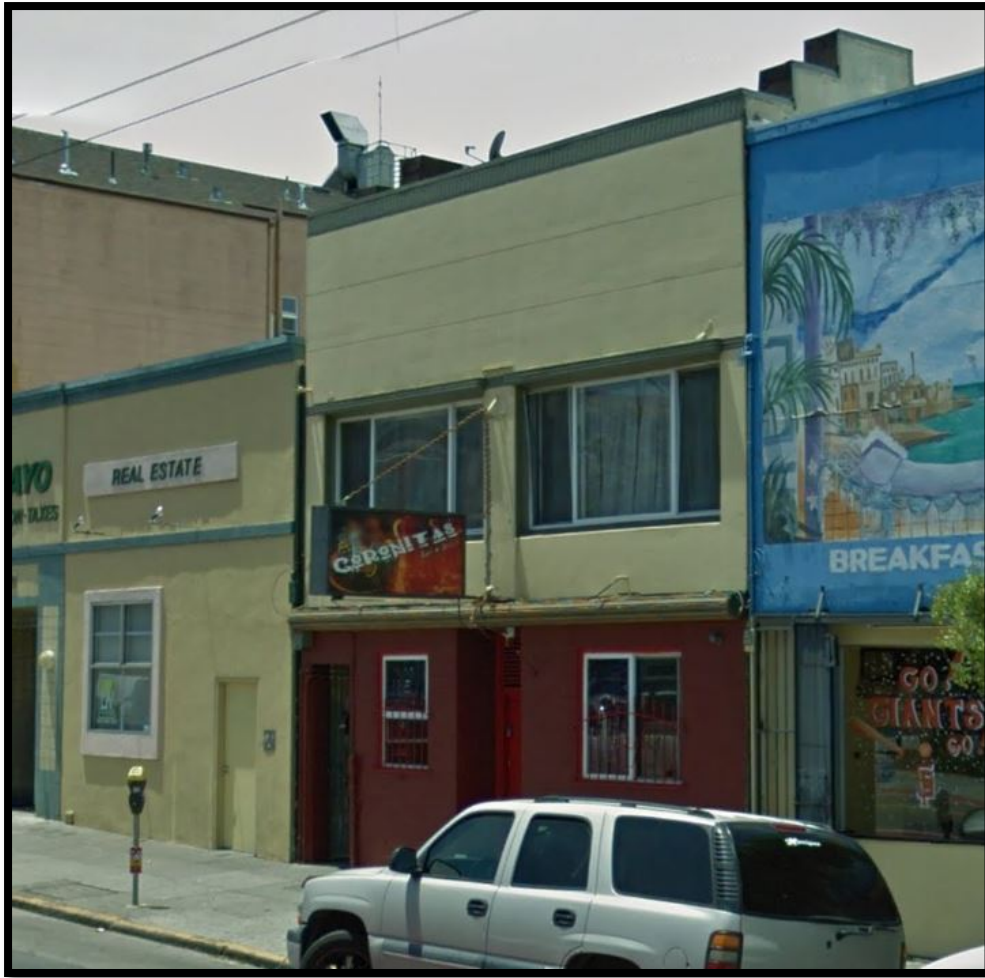


SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



# Site Photo



3326 Mission Street (Google Maps, June 2016)

Discretionary Review Hearing  
Case Number 2016-006303DRM  
3326 Mission Street



CASE NUMBER:  
For Staff Use only

2016 0063030FM

# APPLICATION TO OPERATE A Medical Cannabis Dispensary

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
Jorge Esparza + Jesus and Ana Nevarez	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
3326 Mission Street, San Francisco, CA 94534	( 925 ) 286-6607
	EMAIL:
	jose@jpinvests.com

APPLICANT'S NAME:	
Brian Mitchell / BCOK, Inc.	Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS:	TELEPHONE:
1617 Amaral Court, Fairfield, CA 94534	( 415 ) 336-0734
	EMAIL:
	brian@signaturepainting.us

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

## 2. Location and Dispensary Information

STREET ADDRESS OF PROJECT:	ZIP CODE:
3326 Mission Street	94110
CROSS STREETS:	
29th Street + 30th Street	

ASSESSORS BLOCK/LOT:	ZONING DISTRICT:
6635 / 005	NC-3

DISPENSARY SQ. FT.:	SQ. FT. ACCESSIBLE TO PATRONS:	FLOOR ON WHICH DISPENSARY IS LOCATED::
2500	2500	Ground

PROPOSED BUSINESS NAME (IF KNOWN):
TBD
PRESENT OR PREVIOUS USE:
Coronitas Bar



### 3. Dispensary Proximity

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

### 4. Dispensary Services

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



CASE NUMBER:  
For Staff Use only

## 5. Applicant's Statement

Please discuss:

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

See Attachment

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

See Attachment



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

See Attachment

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

See Attachment



## **Applicant's Statement**

### **1. The business plan for the proposed MCD:**

To provide a safe, professionally operated MCD for the surrounding community.

To offer high quality, laboratory tested medicinal cannabis products including but not limited to flowers, concentrates, tinctures, edibles, topicals, and lozenges.

The facility will offer patient consultations on the methods of use and education about the different types medical cannabis as well as the different product options; including recommended dosage and anticipated effects.

### **2. Specific factors which contribute to the compatibility and appropriateness of the MCD with the immediate neighborhood and broader City environment:**

San Francisco is a statewide leader in providing safe cannabis access to patients. San Francisco's policies allow for top notch consumer treatment including competitive pricing and quality; as well as premium service and interaction.

The facility was chosen because it is a commercial corridor in a densely populated area that is highly traveled. There are no schools, day care services, youth recreation centers, or other youth serving facilities in the surrounding area.

### **3. Neighborhood outreach efforts made the results/input from those efforts:**

Applicant, property owner, and their advisors went to Supervisor Campos' office to discuss the project and to identify stakeholders in the neighborhood so that outreach efforts can be made.

Outreach meetings have been scheduled in addition to a community meeting.

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

In the immediate vicinity there are hospitals and various other medical offices, an MCD will only help centralize medical services in the area.



## 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;

The proposed use will provide an opportunity for resident employment.  
The MCD is projected to employ 15-20 residents. No neighborhood-serving business will be displaced.

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

The proposed MCD use has no impact on housing and the project was designed to make no physical alteration to the exterior facade of the building and will have no impact on cultural and economic diversity of the neighborhood.

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

The project will not affect the City's supply of affordable housing.



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

The site is on Mission Street which is accessible by a variety of public transportation lines. It is a highly traveled street in a densely populated area with significant foot traffic. The Safeway next door has a large parking lot for its customers which leaves ample metered parking available.

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

The proposed use is on the ground floor and will enhance future opportunity for resident employment and participation. The use is a diverse economic use which protects service sectors employment.

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

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

7. That landmarks and historic buildings be preserved; and

This project does not impact any landmarks or historic buildings.

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

The proposed project has no effect on this policy as there is no new construction or expansion of the subject property.



CASE NUMBER:  
For Staff Use only

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: Brendan Hallinan

Date: 5.24.2016

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

Brendan Hallinan

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: Angie Beatus

Date: 5/24/16





City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH BRANCH**  
**Medical Cannabis Dispensary Program**

**RECEIVED**

MAY 13 2016

Edwin M. Lee, Mayor

Richard J. Lee, MPH, CIH, REHS  
Director of Health

CITY & COUNTY OF S.F.  
PLANNING DEPARTMENT  
NEIGHBORHOOD PLANNING

**Medical Cannabis Dispensary Planning Referral**

For Health Department Use Only	
Date of Application:	March 18, 2016
Inspector:	
Date to Zoning:	
Telephone:	

To be Completed by Applicant	
Dispensary DBA:	Cone Collective
Address:	3326 Mission Street, San Francisco, CA
Existing Business Use:	Bar
Change of Ownership:	<input type="radio"/> Yes <input checked="" type="radio"/> No
New Establishment:	<input checked="" type="radio"/> Yes <input type="radio"/> No
Is location now vacant?	<input type="radio"/> Yes <input checked="" type="radio"/> No
What floor(s) will the business occupy? (check all that apply)	<input checked="" type="checkbox"/> Street Level <input type="checkbox"/> Other than street level
Dispensary Square Footage:	2500

2016-006303 MIS

**Special Note:** If any other room or building is to be used in connection with this application; OR, if any part of the proposed operation is not located within or connected to address above, attach explanation sheet.

Applicant's Name:	Brian Mitchell
Mailing Address:	1617 Amaral Court
City, State:	Fairfield, CA
Applicant's Contact Number:	(415) 336-0734
Zip Code:	94534

For Department of City Planning Use Only		
Zoning: NC-3	Block: 6635	Lot: 005
Limitations or Conditions (if any):		
Building Permit Application #:		
Planning Case #:		
Approved:	(Planner's Signature)	Date:
Disapproved:	(Planner's Signature)	Date:





City and County of San Francisco  
**DEPARTMENT OF PUBLIC HEALTH**  
**ENVIRONMENTAL HEALTH BRANCH**  
**Medical Cannabis Dispensary Program**

Edwin M. Lee, Mayor  
Barbara A. Garcia, MPA, Director of Health  
Richard J. Lee, MPH, CIH, REHS  
Acting Environmental Health Director

## Application for Permit to Operate a Medical Cannabis Dispensary

Date of Application: March 18, 2016  
Dispensary Address: 3326 Mission Street, San Francisco, CA Zip Code: 94110  
Dispensary DBA: Cone Collective Dispensary Phone #: \_\_\_\_\_  
Dispensary Operation Structure: ☒ Nonprofit Collective ☐ Nonprofit Cooperative - must be registered w/ state  
Dispensary Owner(s): BCOK, Inc.  
Legal Ownership Structure: ☒ Nonprofit Corporation\* ☐ Corporation\* ☐ Sole Proprietor ☐ Partnership  
☐ Cooperative\* ☐ Other \_\_\_\_\_  
(\*submit a copy of Article of Incorporation)

Applicant/Operator(s) Name*	Age	ID# and ID Type	Address & Contact Number
1. <u>Brian Mitchell</u> <u>President, Executive Director</u>			
(title, if corporate)		(ID type)	
2. _____			
(title, if corporate)		(ID type)	
<b>Manager(s):*</b>			
*Must submit valid proof of medical cannabis patient or caregiver status along with live scan background check form			

**Note: California fire code requires a Place of Assembly permit if facility can accommodate 50 or more persons.**

\*Fire referral included in application packet

Cannabis will be (check all that apply): ☒ Grown on site ☒ Smoked on site ☒ Vaporized on site

\*Approval for use granted by San Francisco Planning Department

Signature(s) of Applicant(s):

x Bruce Hallin Agent for BCOK, Inc. x

X

X

### For Department of Public Health Office Use Only

Planning Referral:		Fire Dept. Referral:		Background Check:	
Seller's permit #:		DBI Referral:		Bus. Reg. Certification #:	
MOD Referral:		Facility ID#		Permit Revocation Check:	
DPH Hearing Date:		Additional Notes:			





# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 2, 2017**

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

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

Case Type: **Mandatory Discretionary Review**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>3326 Mission Street</b>	Case No.:	<b>2016-006303DRM</b>
Cross Street(s):	<b>29<sup>th</sup> Street</b>	Building Permit:	<b>2016.05.23.8132</b>
Block /Lot No.:	<b>6635 / 005</b>	Applicant:	<b>Brian Mitchell</b>
Zoning District(s):	<b>NC-3 / 40-X</b>	Telephone:	<b>(415) 336-0734</b>
Area Plan:	<b>None</b>	E-Mail:	<b>brian@signaturepainting.us</b>
PROJECT DESCRIPTION			
<p>Request for <b>Mandatory Discretionary Review</b>, pursuant to Planning Code Sections 712.84 and 790.141, of an application to allow for a Medical Cannabis Dispensary (MCD) (dba Cone Collective) to operate at 3326 Mission Street. The MCD would replace the existing bar on the site (dba Coronitas Bar) and would occupy approximately 2,766 sq feet of space within the existing two-story building. The project would not expand the building envelope. No cannabis plants are proposed to be cultivated on-site.</p> <p>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).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a></p> <p>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.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Michael Christensen</b> Tel.: <b>(415) 575-8742</b> E-Mail: <a href="mailto:michael.christensen@sfgov.org">michael.christensen@sfgov.org</a></p>			





# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 13, 2017**  
Time: **Not before 12:00 PM (noon)**  
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**  
Case Type: **Mandatory Discretionary Review**  
Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>3326 Mission Street</b>	Case No.:	<b>2016-006303DRM</b>
Cross Street(s):	<b>29<sup>th</sup> Street</b>	Building Permit:	<b>2016.05.23.8132</b>
Block /Lot No.:	<b>6635 / 005</b>	Applicant:	<b>Brian Mitchell</b>
Zoning District(s):	<b>NC-3 / 40-X</b>	Telephone:	<b>(415) 336-0734</b>
Area Plan:	<b>None</b>	E-Mail:	<b>brian@signaturepainting.us</b>

### PROJECT DESCRIPTION

Request for **Mandatory Discretionary Review**, pursuant to Planning Code Sections 712.84 and 790.141, of an application to allow for a Medical Cannabis Dispensary (MCD) (dba Cone Collective) to operate at 3326 Mission Street. The MCD would replace the existing bar on the site (dba Coronitas Bar) and would occupy approximately 2,766 sq feet of space within the existing two-story building. The project would not expand the building envelope. No cannabis plants are proposed to be cultivated on-site. The project was continued from the February 2, 2017 Planning Commission hearing.

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

### ADDITIONAL INFORMATION

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

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: **Michael Christensen** Tel.: (415) 575-8742 E-Mail: [michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	<b>Class</b> ___

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

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>



	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

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



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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):



<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   			



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



January 17, 2017

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

Our signature below confirms our offer of support for the La Corona Wellness Center's (LCWC) permit application to operate a medical cannabis dispensary here in the Bernal Heights/Mission neighborhood of San Francisco.

We are all Business Owners in the immediate area of Supervisorial District 9, which is represented by Hillary Ronen, and believe LCWC will commit to uphold their mission and vision, while maintaining and enhancing the values and cultural diversity of the neighborhood.

Sincerely,

Signature Owner/Manager	Business	Address	Phone
Norma Garcia	Cafe Seventy8	78 29th St.	(415) 970-2233
Alejandro Del Rio	El Ahorro Market	3456 Mission St.	(415) 308-5641
Fred Schunk	Thrillhouse Records	3422 Mission St	415 308 1353
Jose Manero	El Paisa Jimmy O Jose	3322 Mission	(415) 672-0296
Nicolas Toure	Alexanders	3281 Mission	415 648-4947
Dave Ayesh	DAVE	3287 Mission	415-756-0499
Blanca Flores	Blanca's Salon	3239 A MISSION ST	415 826-7183
Frank Beneduci	BENEDUCI SHOES	793 SAN JOSE AVE	415-742-0005
Suzanne Sonontan	<del>128 TUBINO ST</del> DEITY CITY CENTER	5350 MISSION ST SAN FRANCISCO, CA 94110	(650) 863-7023
Andrew Kelley	Old Devil Man	3472 Mission St.	(310) 408-9484



Signature Owner/Manager	Business	Address	Phone
Hansel Caudillo	El Buen Comer	3435 Mission St SF CA 94110	(415) 817-1542
Josey White	The Front Porch	651 29th St SF 94110	415 425-4433
Sofony Vinokel	Bernal Heights Market	3891 Mission St 415-647-1600	415 647-1600
Dalvinda Mula	ZANFE	3489 Mission St SF	415 821-3949
Pat Jan	Billy Goat	3499 Mission St	650 630-6668
<del>Stiles</del>	LACRYO-TASSIC	3330 Mission St	415 648-7880
<del>Ch V.</del>	The UPS Store	601 29th St	415 550-6488
<del>DAIRIES</del>	TRIBECA Insurance	86-29th St SF CA 94110	415. 647-3070
<del>DAIRIES</del>	Heavy Metal Bte Shop	82 29th St.	415 643-3929
Kumar	Pizza Hut	3349 Mission St	(415) 641-0400
<del>Hentel</del>	El Dorado Travel	3311 Mission St	415 824-0546
<del>Paul H.</del>	Copy Central Mission	3181 Mission St S.F. CA 94110	415-350-1686
<del>Blue Plate</del>	Blue Plate	3218 Mission St	(415) 282-6777
Bruno	Emmy spaghetti Shack	3230 Mission St	415-699-4744
<del>inf</del>	ST. Jewel e	3438 Mission St	(818) 384-1648
Chris	Old Devil Moon	3472 Mission St	Chris@olddevilmoonSF.com
Anna Barker	Avenue SF	3361 Mission St	Anna@avenuesf.com
Ahmed	St. Jap	3438 Mission St	Saleh3@sbcs66.net
Oscar Grados	Blanca's		(415) 368-8172





# UNITED • PLAYAZ

1038 Howard Street • San Francisco, CA 94103

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

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103

March 9, 2017

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

My name is Rudy Corpuz Jr. I am the Founder and Director of United Playaz, a violence prevention and leadership development organization designed to provide youth with positive role models and activities to engage in as an alternative to involvement with gangs, drugs and other high risk behaviors. I am writing this letter on behalf of La Corona Wellness Center (LCWC).

As a concerned community stakeholder, we're impressed with the level of commitment to the community that LCWC will dedicate to their operations. They have made a strong commitment to making their business a valuable contributing member of the community and we believe that commitment will carry on into the future. I believe LCWC will have a positive impact helping to support the community with a number of benefits and opportunities for its patients, the local residents, as well as for and non-profit organizations in this culturally diverse area of the City.

United Playaz fully supports LCWC's MCD application and wish them much success in their quest. Please feel free to contact me if you have any questions or require additional information at 415-573-6219.

In peace,

Rudy Corpuz Jr.  
Executive Director



## EXECUTIVE BOARD

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March 8, 2017

Mr. Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

On behalf of the Board of Directors of the Hispanic Chambers of Commerce of San Francisco (HCCSF), we offer our unbridled support for the La Corona Wellness Center's (LCWC) permit application which will allow them to operate as a medical cannabis dispensary here in the Mission-Bernal Heights area of San Francisco.

The leadership team has a culturally sensitive approach to ensuring their community benefits plan include, local hiring, educational and youth initiatives, as well as workforce development training as a top priority. They have proven their ability to outreach effectively to the community and have spoken with many of the stakeholders in the public and private sector in the city. More to the point for us, they understand and represent the cultural diversity of the Mission-Bernal Heights neighborhood.

We believe their well-balanced leadership team will make LCWC very successful, particularly mindful of the responsibility they have to the community, the businesses, as well as its neighbors and the importance of collaboration for mutual benefit. We encourage you to support this small business effort and approve them for the benefits they will provide.

Sincerely,

Carlos Solórzano-Cuadra  
CEO  
HCCSF  
[Carlos@hccsf.com](mailto:Carlos@hccsf.com)

3597 Mission Street ♦ San Francisco ♦ CA ♦ 94110  
415-735-6120 ♦ 415-259-1498  
E-mail [info@hccsf.com](mailto:info@hccsf.com) ♦ [www.hccsf.com](http://www.hccsf.com)



February 3, 2017

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

As a medical cannabis patient and resident of San Francisco and the Bernal Heights area, I wanted to take this opportunity to write this letter of support for the proposed medical cannabis dispensary at 3326 Mission Street.

I'm impressed with the La Corona Wellness Center's level of commitment to public safety, as well as the potential for above average employment compensation and opportunities for residents of the neighborhood. Being close to all public transportation options and retail amenities will benefit the area.

I've reviewed their architectural, design and business plans and am confident the operators will be a first rate operation, providing quality products and programs for a more holistic approach for it patients.

They are committed to the community and from my understanding will be donating to neighborhood non-profits and taking an active role to making things better to many in the community.

Sincerely,



Steven Tacker  
1337 Alemany Blvd.  
San Francisco, CA 94112



## Jose Pecho

---

**From:** Leanna Louie <leannalouie28@yahoo.com>  
**Sent:** Monday, January 23, 2017 10:46 AM  
**To:** Speirs Jeffrey (CPC)  
**Cc:** Jose Pecho  
**Subject:** 3326 Mission St, La Corona Wellness Center MCD Application

January 23, 2017

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

This letter is in support of the proposal before the planning commission on February 2, 2017 for a Medical Cannabis Dispensary permit for 3326 Mission St, called the La Corona Wellness Center (LCWC).

As business owners for the past 4+ years, we have operated an organic Mediterranean restaurant called Melody Café, located about 200' from the proposed dispensary at 3401 Mission St. We feel a well-run community centric dispensary would be a wonderful asset to this culturally diverse area.

The management team of LCWC have provided and discussed their mission and vision to us. We believe they will execute on those plans, bringing important collaboration among business owners, non-profit community based organizations, residents and other interested parties for mutually beneficial results.

Please contact me at the number below should you have any questions, concerns, or comments.

Sincerely,

Leanna C. Louie

Melody Cafe 3401 Mission Street (@ 30th Street) San Francisco, CA 94110

(415) 310-8412 unlimited talk & text, order online at [Home | Melody Cafe](#)



February 16, 2017

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

I offer my support of the La Corona Wellness Center's (LCWC) application to open and operate a medical cannabis dispensary here in San Francisco. My family has lived in Bernal Heights/Mission for the past 40+ years. The community is ready for a dispensary model like LCWC.

I was very impressed by their plans for community outreach programs, educational, and youth initiatives, as well as workforce development training. All of which are very important to me. I feel the leadership team will deliver top flight products and services that would be a valuable asset to the community.

I have had the privilege to know Jose Pecho, the center's Community Outreach Director and firmly believe that he and his team can make LCWC very successful. They have an important role in running a first class dispensary – in a fashion which will make us all proud. They are particularly mindful of the responsibility to the community, the businesses, as well as its neighbors

I ask serious consideration given in the approval of their application.

Sincerely,



Carol Fung  
56 Macedonia Street  
San Francisco, CA 94110  
[Cfung0909@gmail.com](mailto:Cfung0909@gmail.com)  
(415) 999-6206





# TRIBECA

Insurance Solutions, LLC  
License #0H94000

2/15/2017

To Whom It May Concern:

It is with genuine pleasure to write this letter of recommendation for Jorge Esparza. It is hard to believe that I have known Mr. Esparza for over a decade as we both own businesses in the same neighborhood.

From a business standpoint, I have witnessed how Mr. Esparza effectively managed and grew a thriving business. He is both a team player and a dynamic leader with his employees, a professional who has won the respect of others through his integrity and unwavering desire to bring out the best of his team. Personally, I can attest that he has always been respectful and responsible towards me and the many constituents of our neighborhood. I support and highly recommend any future endeavors Mr. Esparza chooses to pursue as he will be an asset to any organization, its members and the community.

Best Regards,



Marisol Guevara

#OH94000



March 1<sup>st</sup>, 2017

To whom it may concern:

I am writing in behalf of Jorge Esparza. I have known Jorge now for over 2 years. We met through the merchants association in our neighborhood. George has always been an asset to our neighborhood. He cares about what is happening and is an honest and loyal citizen in the community. I think that adding the dispensary to our neighborhood will bring more customers to the business' here by making the neighborhood a destination spot for dispensaries. I believe Jorge will do a good job of keeping the neighborhood safe and lucrative. I am in favor of his new business in our neighborhood.

Josey White



Owner

The front porch restaurant LLC , Rock bar LLC

65a 29<sup>th</sup> street

SF, CA 94110

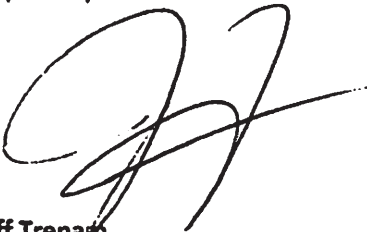
415-695-7800



**March 17, 2017**

**To Whom It May Concern,**

**I am writing in support of Jorge Esparza. I met Jorge through the Mission Bernal Merchants Association and have known him for almost three years. His business and community service have been assets to our Mission Bernal neighborhood. Jorge is a civic-minded and involved member of our community, and I support his new dispensary business. I believe Jorge will be a responsible owner, and I believe that his dispensary could add needed security as it draws revenue to the neighborhood.**

A handwritten signature in black ink, appearing to be 'Jeff Trenam', with a large, stylized initial 'J' and a horizontal line extending to the right.

**Jeff Trenam**

**Co-Owner of Blue Plate**

**3218 Mission St.**

**San Francisco, CA 94110**

**415-282-6777**



2/8/2017

San Francisco Planning Department  
RE: Proposed Medical Marijuana Dispensary

In November of 2016 I met with Brian Mitchell to discuss his plans for La Corona Wellness, a proposed MCD to be located at the Coronitas Bar in the Mission/Bernal Neighborhood. Having lived in San Francisco for the past decade, as both a professional and a medical marijuana card holder, I have visited many of the dispensaries that currently exist in the city. Through that experience, I can say that there are some dispensaries that I have been happy with, and some that I would never go to again.

In my conversation with Brian, regarding La Corona, I asked him what his true intentions were for the proposed MCD, and how he could make it a better experience for its patients. I was encouraged by the fact that not only does Brian possess all of the necessary resources to provide La Corona's patients with a wide range of products at a very fair price, but he also teamed up with Jorge who has been a business owner at the same address for 26 years. This combination of industry connections and understanding of the neighborhood dynamics is essential for their success.

I have no doubt that La Corona Wellness will be a positive addition to the community, and I fully stand behind them in their efforts.

Feel free to contact me directly if you have any questions regarding my statement.

Sincerely,



Kyce Poya  
53 Warren Drive  
San Francisco, CA 94131  
khpoya@gmail.com



March 20, 2017

To Whom It May Concern,

I met Brian Mitchell 15 years ago while he was attending UC Davis and have been close ever since. I hired him to run a division of an entrepreneurial internship called Student Works Painting. Not only did he excel in the internship, he went on to start his own painting and construction firm servicing community housing and associations. We have talked at great lengths regarding him opening a dispensary and he is committed to the success of the business and the need to create value for the neighborhood.

A handwritten signature in black ink, appearing to read "Mike Bohnett". The signature is fluid and cursive, with the first name "Mike" and last name "Bohnett" clearly distinguishable.

Mike Bohnett

Vice President of Sales and Startup Advisor

1855 Pacific Ave. #203

San Francisco, CA 94109



January 14, 2017

To Whom It May Concern:

I am writing in support of the proposed Medical Marijuana Dispensary, La Corona Wellness. I have known Brian Mitchell since 2002 when I hired him as an intern manager while he was going to school at UC Davis. I remember when he was diagnosed with cancer in 2005, and it was amazing how he managed to continue to work full-time and remain in school.

Since then, I have spent a lot of time with Brian especially while we were both living in San Francisco, and he has always been vocal about his desire to open a dispensary in San Francisco. In reviewing his business plan, I feel very confident that La Corona Wellness will be a success. They are committed to providing a welcoming environment and to give back to the community.

I fully support La Corona Wellness and look forward to them opening.

Sincerely,

Mike Bohnett  
1855 Pacific Ave #203  
San Francisco, CA 94109  
mikebohnnett@hotmail.com



**LISKEY MEDICAL GROUP, INC.**

2480 Mission St. #108 • San Francisco, CA 94110 • Phone: (415) 642-2000 • Fax: (415) 642-0621

March 15, 2017

To: Whom It May Concern

I am writing this letter in behalf of George Esparza. I have known George and several of his family members for over five years. He is a hard working, honest and intelligent business man who is well respected in our community by people who have worked with him and for him. He enjoys helping others especially in time of need.

I strongly support the addition of the dispensary to 3326 Mission Street. I believe that patients suffering from chronic pain, nausea, cachexia and other chronic illness may find relief and comfort in Cannabidiol (CBD) products. I also strongly believe that George Esparza will do an excellent job in managing the dispensary in a way that will significantly benefit the community as well as the patrons that will be served.

If you have any questions regarding this matter, please contact my office at (415) 642-2000.

Sincerely

  
Lee R Liskey MD

LL/ID



2/8/2017

San Francisco Planning Department  
RE: Proposed Medical Marijuana Dispensary

In November of 2016 I met with Brian Mitchell to discuss his plans for La Corona Wellness, a proposed MCD to be located at the Coronitas Bar in the Mission/Bernal Neighborhood. Having lived in San Francisco for the past decade, as both a professional and a medical marijuana card holder, I have visited many of the dispensaries that currently exist in the city. Through that experience, I can say that there are some dispensaries that I have been happy with, and some that I would never go to again.

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I have no doubt that La Corona Wellness will be a positive addition to the community, and I fully stand behind them in their efforts.

Feel free to contact me directly if you have any questions regarding my statement.

Sincerely,



Kyce Poya  
53 Warren Drive  
San Francisco, CA 94131  
khpoya@gmail.com



February 16, 2017

Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

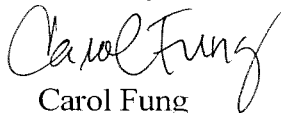
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I have had the privilege to know Jose Pecho, the center's Community Outreach Director and firmly believe that he and his team can make LCWC very successful. They have an important role in running a first class dispensary – in a fashion which will make us all proud. They are particularly mindful of the responsibility to the community, the businesses, as well as its neighbors

I ask serious consideration given in the approval of their application.

Sincerely,



Carol Fung  
56 Macedonia Street  
San Francisco, CA 94110  
[Cfung0909@gmail.com](mailto:Cfung0909@gmail.com)  
(415) 999-6206



**From:** [jaime or betsy](#)  
**To:** [Christensen, Michael \(CPC\)](#)  
**Subject:** 3326 Mission St - Request for MMD Permit  
**Date:** Monday, January 09, 2017 8:35:44 PM

---

Hi Mike,  
I'm am a 30yr resident of Bernal Heights and a member of the North West Bernal Alliance.

Your notice calls for a permit hearing in Feb - 3326 Mission St.

A permit hearing is scheduled for January - 3185 Mission St.

Existing - 33 29th St - Harvest

Existing - 3127 Mission

These 2 existing MMDs are within 2 block of each other.

We are clearly well served.

I urge you to deny this permit.

Or at least reschedule until we know how the new law will treat many new issues surrounding dispensaries, both medical and recreational.

Mrs. Jaime Ross-Reiss

33 Powers Ave



Dear Mr Christensen,

I received a letter from the city regarding a medical cannabis dispensary being planned at 3326 Mission Street. As a concerned owner of 199 Tiffany Ave Apt 202 in San Francisco, I'd like to register my serious objection to this project being planned, and as I assume I can't possibly be alone in raising such concern, please consider this along with any other concerns you may receive from other concerned citizens in the neighborhood affected, in contemplating a decision.

Best,

Richard Kim

---

Hello Mr. Christensen,

I am a resident of Bernal Heights and wanted to voice my concern about the growing number of pot dispensaries in the neighborhood (especially along Mission Street.) I am aware that two more dispensaries have applied for permits- one at the old High Bridge Arms shop and yet another on Mission Street. I am strongly opposed to these applications as I believe that a surplus of dispensaries will likely affect the character of the neighborhood. Thank you for your time and consideration.

Sincerely,

Dr. Joshua Simmons

2 Elsie Street, 94110

917-806-2853

---

Hello Mr. Christensen,

I'm writing to you as a resident of Bernal Heights to express my support of opening as many medical marijuana dispensaries as the market needs in our neighborhood.

While I gather that some of my neighbors are sending their usual NIMBY concerns, I believe that a thriving city must be dynamic and permit the market to determine whether we need more of a certain kind of business. Just as I would implore you to permit, say, more Mexican restaurants in our neighborhood even though some people say we already have "enough," I ask that you let customers (in this case, patients) decide how many are needed.

Sincerely,

Lenny Turetsky

331 Franconia St.

415-794-5374



Jeffrey Speirs  
Planning Department  
City and County of San Francisco  
1650 Mission St, San Francisco, CA 94103  
[jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)

Re: 3326 Mission St, La Corona Wellness Center MCD Application

Dear Mr. Speirs:

This letter is in support of the proposal before the planning commission on February 2, 2017 for a Medical Cannabis Dispensary permit for 3326 Mission St, called the La Corona Wellness Center (LCWC).

As business owners for the past 4+ years, we have operated an organic Mediterranean restaurant called Melody Café, located about 200' from the proposed dispensary at 3401 Mission St. We feel a well-run community centric dispensary would be a wonderful asset to this culturally diverse area.

The management team of LCWC have provided and discussed their mission and vision to us. We believe they will execute on those plans, bringing important collaboration among business owners, non-profit community based organizations, residents and other interested parties for mutually beneficial results.

Please contact me at the number below should you have any questions, concerns, or comments.

Sincerely,

Leanna C. Louie

Melody Cafe 3401 Mission Street (@ 30th Street) San Francisco, CA 94110

(415) 310-8412 unlimited talk & text, order online at [Home | Melody Cafe](#)



MCD Map: 3326 Mission Street (Case No. 2016-006303DRM)

**Legend**

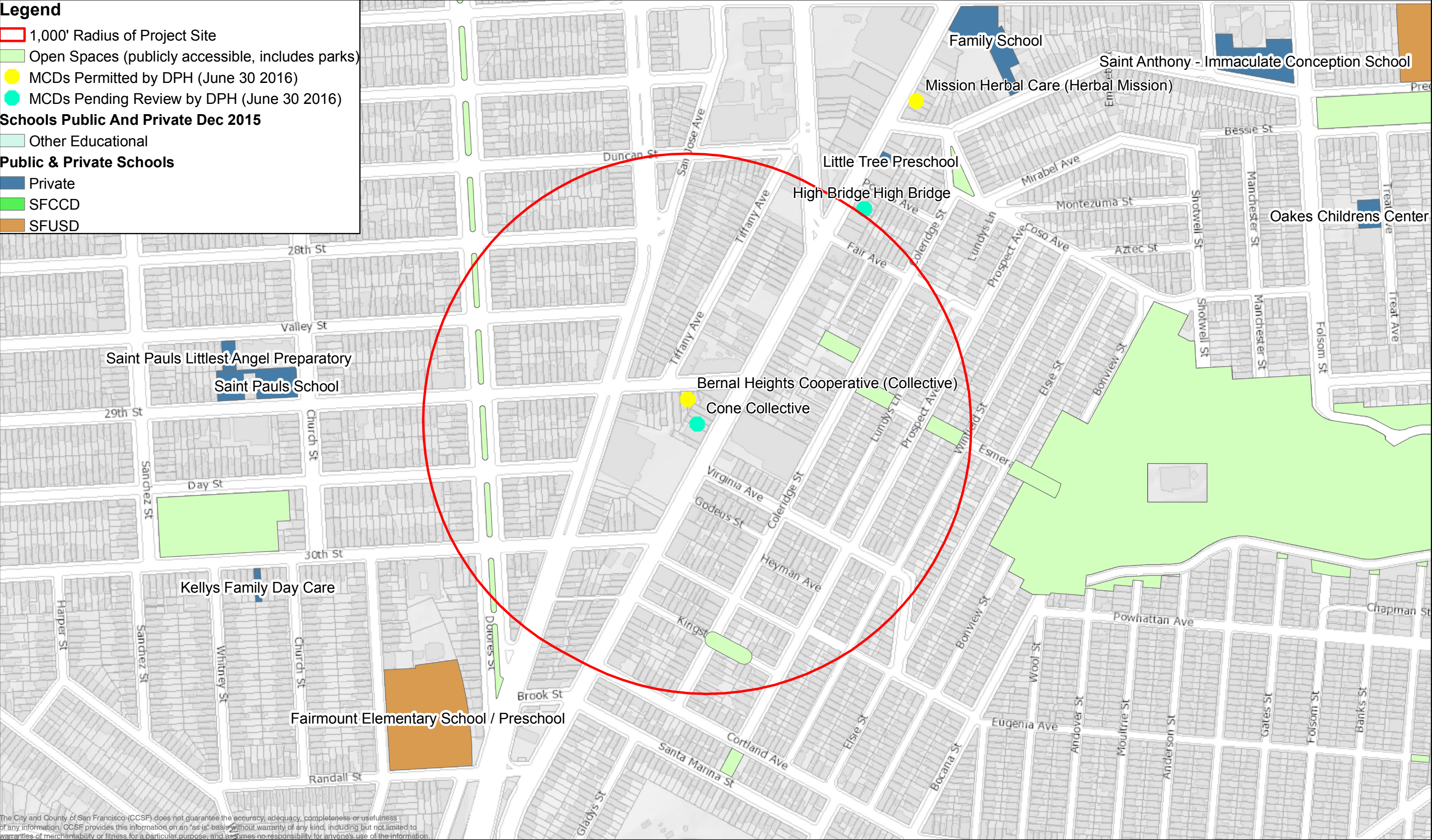
- 1,000' Radius of Project Site
- Open Spaces (publicly accessible, includes parks)
- MCDs Permitted by DPH (June 30 2016)
- MCDs Pending Review by DPH (June 30 2016)

**Schools Public And Private Dec 2015**

- Other Educational

**Public & Private Schools**

- Private
- SFCCD
- SFUSD



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ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MFR	MANUFACTURER	SIM	SIMILAR
A/C	AIR CONDITIONING	ELEV	ELEVATOR	MIN	MINIMUM	SK	SINK
ACOUS	ACOUSTICAL	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SM	SHEET METAL
ADJ	ADJACENT	ENGR	ENGINEER			SPEC	SPECIFICATION
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL	MLWK	MILLWORK	SPKLR	SPRINKLER
AL	ALUMINUM	EQUIP	EQUIPMENT	MTD	MOUNTED	SQ	SQUARE
ALT	ALTERNATE	EST	ESTIMATE	MULL	MULLION	SQ FT	SQUARE FOOT
ANOD	ANODIZED	EXH FN	EXHAUST FAN	NA	NOT APPLICABLE	SQ IN	SQUARE INCH
ASSY	ASSEMBLY	(E)	EXISTING	NIC	NOT IN CONTRACT	SQ YD	SQUARE YARD
AV	AUDIO VISUAL	EXT	EXTERIOR				
BD	BOARD	FD	FLOOR DRAIN				
BLDG	BUILDING	FDN	FOUNDATION				
BLDG STD	BUILDING STANDARD	FEC	FIRE EXTINGUISHER CABINET			SST	STAINLESS STEEL
BLKG	BLOCKING	FEXT	FIRE EXTINGUISHER	NTS	NOT TO SCALE	STD	STANDARD
BRS	BRASS	FHC	FIRE HOSE CABINET	OC	ON CENTER	STL	STEEL
BRZ	BRONZE	FIN	FINISH	OD	OUTSIDE DIMENSION	STOR	STORAGE
BTU	BRITISH THERMAL UNIT	FIN FL	FINISH FLOOR	OF	OUTSIDE FACE	STRUCT	STRUCTURAL
B.S.	BUILDING STANDARD	FLR	FLOOR FINISH	OFF	OFFICE	SUSP	SUSPENDED
CAB	CABINET	FLR SK	FLOOR SINK	OPNG	OPENING	SUSP CLG	SUSPENDED CEILING
CARP	CARPET	FFRF	FIRE PROOFING	OPP	OPPOSITE	SYS	SYSTEM
CB	CORNER BEAD	FR	FIRE RATED	OPT	OPTIONAL		
CEM	CEMENT	FTG	FOOTING	PA	PUBLIC ADDRESS		
CEM PLAS	CEMENT PLASTER	FURN	FURNITURE	PB	PANIC BAR	T&G	TONGUE AND GROOVE
CER TILE	CERAMIC TILE	GAU	GALVANIZED	PBD	PARTICLE BOARD	TC	TOP OF CONCRETE
CHFR	CHAMFER	GALV	GALVANIZED	PERP	PERPENDICULAR	TEL	TELEPHONE
CI	CAST IRON	GL	GLASS	PL	PROPERTY LINE	TEMP	TEMPERATURE
CJ	CONSTRUCTION JOINT	GLU LAM	GLUE LAMINATED	PLAM	PLASTIC LAMINATE	TFA	TO FLOOR ABOVE
CL	CENTER LINE	GYP BD	GYP SUM BOARD	PLA	PLASTER	TFB	TO FLOOR BELOW
CLG	CEILING	HC	HOLLOW CORE	PLAT	PLATFORM	TFF	TOP OF FINISH FLOOR
CLG HT	CEILING HEIGHT	HDBD	HARDBOARD	PLBG	PLUMBING	THK	THICKNESS
CLO	CLOSET	HOR	HEADER	PLYWD	PLYWOOD	THRES	THRESHOLD
CLR	CLEAR	HDWD	HARDWOOD	PNL	PANEL	TK BD	TACK BOARD
CMU	CONCRETE MASONRY UNIT	HGR	HANGER	PNT	PAINT	TMFD GL	TEMPERED GLASS
CNTR	COUNTER			POL	POLISHED	TOT	TOTAL
COL	COLUMN	HM	HOLLOW METAL	PR	PAIR	TSL	TOP OF SLAB
CONC	CONCRETE	HO	HOLD-OPEN	PREFAB	PREFABRICATED	TYP	TYPICAL
CONF	CONFERENCE	HORIZ	HORIZONTAL	PREFIN	PREFINISHED	UNIF	UNFINISHED
CONN	CONNECTION	HR	HOOR	PRELIM	PRELIMINARY	UON	UNLESS OTHERWISE NOTED
CONSTR	CONSTRUCTION	HT	HEIGHT			UR	URINAL
CONT	CONTINUOUS (ATION)	HW	HOT WATER	PTR	PAPER TOWEL RECEPTACLE		
COORD	COORDINATE	PWR	POWER	QTY	QUANTITY	UTIL	UTILITY
CORR	CORRIDOR	QTY	QUALITY	QUAL	QUALITY	U.L.	UNDERWRITERS LABORATORIES
CSK	COUNTERSUNK	ID	INSIDE DIAMETER	R	RISER	VCT	VINYL COMPOSITION TILE
CW	COLD WATER	IF	INSIDE FACE	RA	RETURN AIR	VERT	VERTICAL
DBL GLZ	DOUBLE GLAZING	RAD	RADIUS	RBR	RUBBER	VEST	VESTIBULE
DED CIR	DEDICATED CIRCUIT	INSTL	INSTALLATION	RC	REINFORCED CONCRETE	VIN	VINYL
DEMO	DEMOLITION	INSUL	INSULATION	RD	ROOF DRAIN	VNR	VENEER
DET	DETAIL	INTR	INTERIOR	REC	RECESSED	W/	WITH
DF	DRINKING FOUNTAIN	JAN	JANITOR	RECPT	RECEPTACLE	W/O	WITHOUT
DH	DOUBLE HUNG	JB	JUNCTION BOX	REF	REFERENCE	W/W	WALL TO WALL
DIM	DIMENSION	KPL	KICK PLATE	REF	REFERENCE	WC	WATER CLOSET
DW	DISHWASHER	LAV	LAVATORY	REINF	REINFORCED (D) (ING) (MENT)	WD	WOOD
DWG	DRAWING	LTV	LAVATORY	RM	ROOM	WDL	WINDOW
DWR	DRAWER	LTG	LIGHTING	RND	ROUND	WGL	WIRE GLASS
EL	ELEVATION	MAN	MANUAL	RO	ROUGH OPENING	WH	WALL HUNG
		MATL	MATERIAL	RWL	RAIN WATER LEADER	WHSE	WAREHOUSE
		MAX	MAXIMUM	SD	STORM DRAIN	WHTR	WATER HEATER
		MECH	MECHANICAL	SECT	SECTION	WR	WATER RESISTANT
		MET	METAL	SHT	SHEET (ING)	WSCT	WAINSCOT
		MEZZ	MEZZANINE	SHTG	SHEATHING	WT	WEIGHT
				SHV	SHELVES (ING)	WTR	WATER
						WTRPRF	WATERPROOF

GENERAL NOTES

- ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND TITLE 24 C.A.C. INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT WORK AREAS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR. REFER TO THE OWNERS WRITTEN BUILDING INSTRUCTION FOR SPECIFIC INFORMATION RELATING TO USE OF PREMISES AND OPERATIONS.
- MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
- ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF FINISH, (U.O.N.). CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. AND DISCREPANCIES FOUND WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE DESIGN PROFESSIONAL'S ATTENTION PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHER WISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
- ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE DESIGN PROFESSIONAL AT THE CLOSE-OUT OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. SEE NOTE 3 ABOVE.
- THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUBTRADES, AND REPORT TO DESIGN PROFESSIONAL ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
- HVAC, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING SHALL BE DESIGN/BUILD. THE RESPONSIBLE SUBCONTRACTOR SHALL PREPARE DRAWINGS AND SPECIFICATIONS FOR SUBMITTAL TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL, AND TO THE DESIGN PROFESSIONAL FOR REVIEW. THESE PLANS SHALL BE IN COMPLIANCE WITH CURRENT GOVERNING CODES INCLUDING CALIFORNIA TITLE 24 FOR ENERGY CONSERVATION AND ACCESSIBILITY.
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECT'S AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 1997 EDITION, 14 ARTICLES, 44 PAGES, WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTORS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGN PROFESSIONAL AND OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
  - ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
  - HVAC GRILL / THERMOSTAT LOCATIONS.
  - EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
  - DOOR HARDWARE SCHEDULE
  - MILLWORK
- ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

SYMBOLS / LEGEND

REFERENCE SYMBOLS

DETAIL

SECTION

INTERIOR ELEVATION

REVISION

AREA IDENTIFICATION

CONTROL POINTS

GRID LINE

WORK POINTS

DETAIL NUMBER  
SHEET NUMBER

SECTION NUMBER  
SHEET NUMBER

ELEVATION NUMBER  
SHEET NUMBER - SHADED PORTION IS THE DIRECTION CONSIDERED

CLOUDED AROUND EXTENT OF REVISION

SEE REVISION NUMBER AND DATE ON TITLE BLOCK

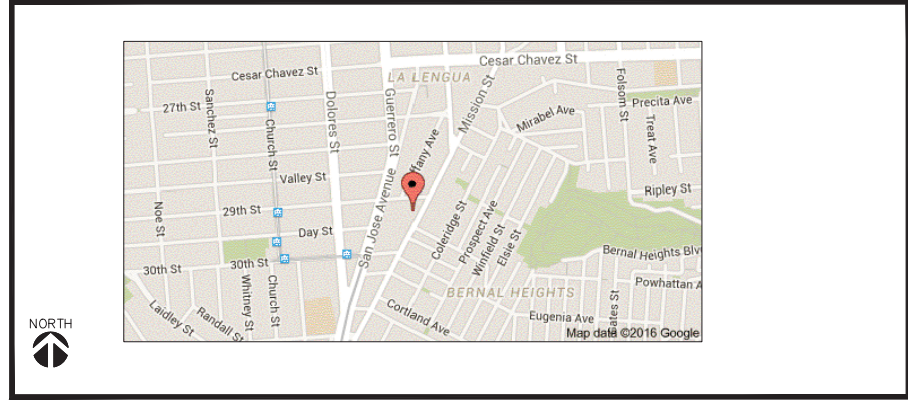
ROOM NAME  
ROOM NUMBER

DOOR MARK, SEE DOOR SCHEDULE, SHEET D-1

PROJECT DIRECTORY

COMPANY	CONTACT	PHONE/FAAX
CLIENT		
1565 Third Avenue Walnut Creek, Ca. 94597	Brian Mitchell	415/336-0374
DESIGN PROFESSIONAL		
G. Paoletti Design Lab 535 Mission St. Ste. 1549 San Francisco, CA 94105	Gi Paoletti	415/999-1506

LOCATION MAP



CODE INFORMATION

BUILDING CODE:	2013 SAN FRANCISCO BUILDING CODE 2013 SAN FRANCISCO FIRE CODE 2013 SAN FRANCISCO MECHANICAL CODE 2013 SAN FRANCISCO PLUMBING CODE 2013 SAN FRANCISCO ELECTRIC CODE
OCCUPANCY GROUP:	M (GROUND FLOOR), B (UPPER LEVEL)
USE:	MEDICAL CANNABIS DISPENSARY
CONSTRUCTION TYPE:	TYPE III-B, NON-SPRINKLERED
PROJECT SQ. FT.	BUILDING AREA: 2,175, PARCEL AREA 2,504, TENANT SPACE 2,766
BLOCK/LOT #:	6635/005
NUMBER OF STORIES:	2 W/ BASEMENT

DRAWING INDEX

ARCHITECTURAL	
A-0	COVERSHEET
A-0.1	OCCUPANCY PLAN
A-0.2	PLOT PLAN
A-0.3	EXISTING PLAN
A-1	DEMOLITION PLAN
A-2	PARTITION PLAN
A-3	FURNITURE PLAN
D-1	EXTERIOR ELEVATIONS

SCOPE OF WORK

NOTE: THIS SUBMITTAL IS FOR 312 NEIGHBORHOOD NOTIFICATION. A FULL SET OF PERMIT DOCUMENTS WILL BE SUBMITTED FOR BUILDING PERMITS ONCE APPROVAL IS RECEIVED.

SCOPE OF WORK: DEMOLISH EXISTING BAR, KITCHEN, NON-COMPLIANT ENTRY, NON-COMPLIANT RESTROOMS, NON-COMPLIANT STAIR TO BASEMENT, AND REAR EXTERIOR WINDOWS.

INSTALL NEW ENTRY AND EXTERIOR WINDOWS AT FRONT FACADE, NEW ADA COMPLIANT RESTROOMS, NEW BREAK ROOM, NEW STAIR TO BASEMENT, NEW COUNTERS, NEW FINISHES AND LIGHTING.



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1 FOR NEIGHBORHOOD NOTIFICATION	MAY 11, 2016

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COVERSHEET

A.0





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OCCUPANCY PLAN

A-0.1

ROOM #	ROOM NAME	AREA	OCC.LOAD FACTOR	OCC.LOAD
100	RECEPTION	INCL IN 101	30	0
101	RETAIL	1,068	30	36
102	HALLWAY	103	ACC	0
103	ADA RESTROOM	46	ACC	0
104	ADA RESTROOM	46	ACC	0
105	RESTROOM	31	ACC	0
106	BREAK RM	187	100	2
107	STAIR	60	ACC	0
108	STORAGE	371	300	2
109	PATIENT SERVICE	245	30	8
GROUND LEVEL TOTAL:		1,943		48
B100	STAIR	INCL IN B101	ACC	0
B101	STORAGE	823	300	3
B102	STORAGE	INCL IN B101	300	0
B103	STORAGE	INCL IN B101	300	0
BASEMENT LEVEL TOTAL:		823		3
TOTAL:		2,766		51
EXITS REQUIRED : 1 EXITS PROVIDED: 1				

51 OCCUPANTS = 25.5 MALE, 25.5 FEMALE

TOILETS REQUIRED: 1 MALE, 2 FEMALE  
SINKS REQUIRED: 1 FOR EACH 2 WATER CLOSETS

TOILETS PROVIDED: 1 MALE, 2 FEMALE  
SINKS PROVIDED: 1 MALE, 2 FEMALE

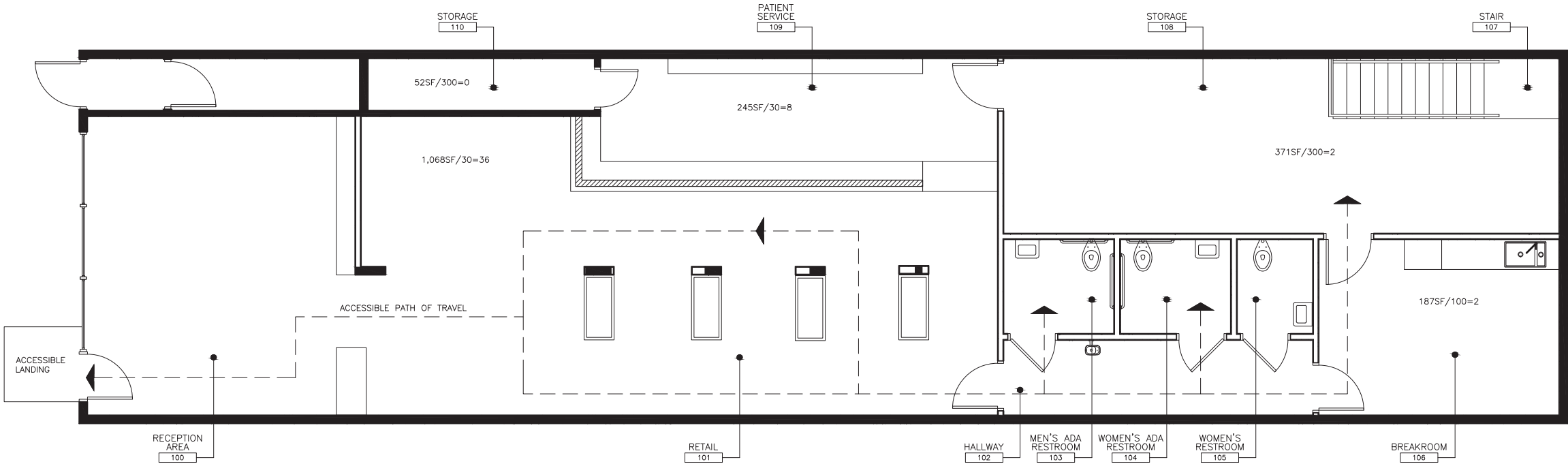
DRINKING FOUNTAINS REQUIRED: ONE  
DRINKING FOUNTAINS PROVIDED: ONE

4 PLUMBING FIXTURE COUNT

3 OCCUPANCY LOADS - EXITING

2 BASEMENT LEVEL PARTITION PLAN

1 GROUND LEVEL PARTITION PLAN







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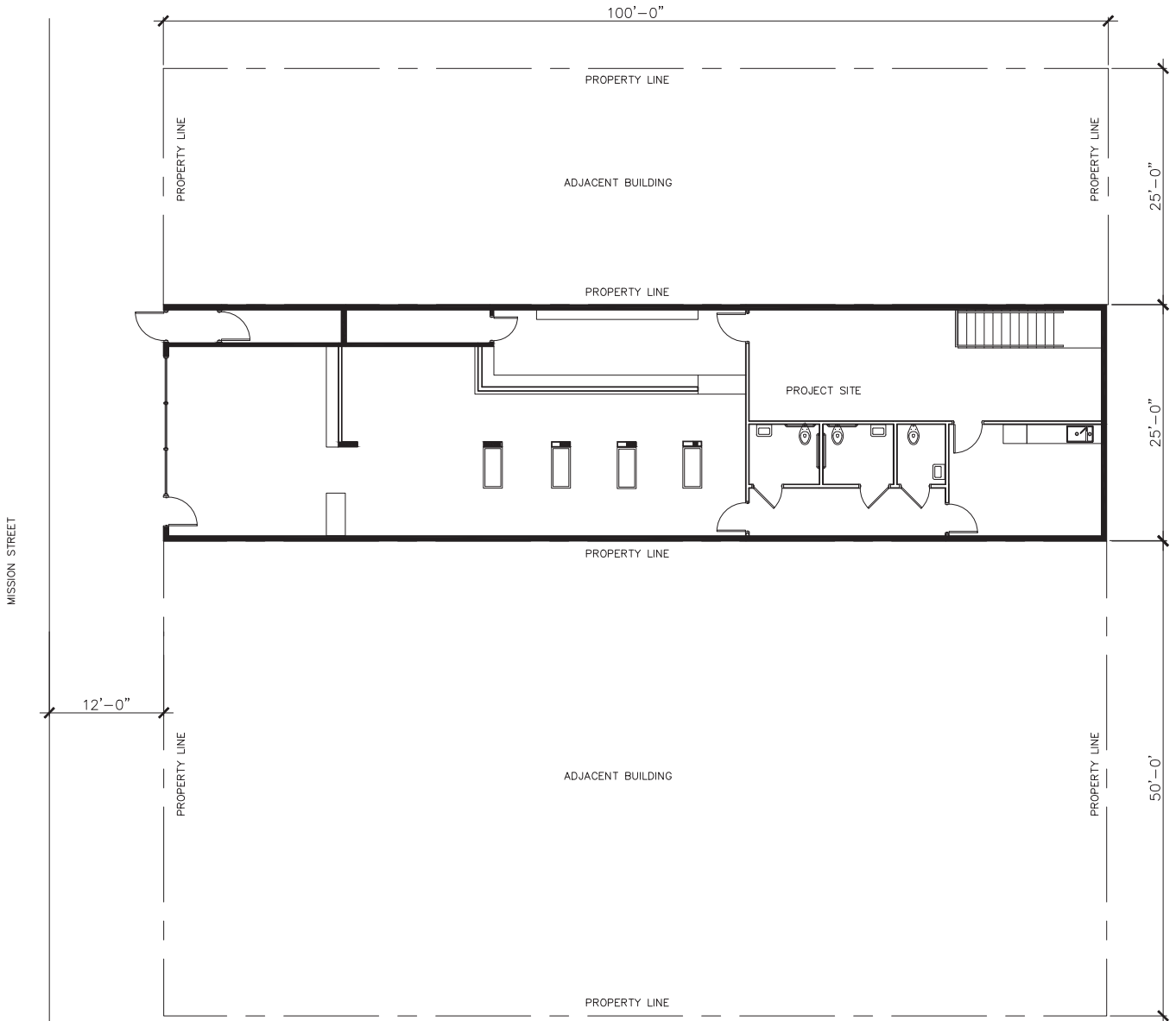
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PLOT PLAN

A-0.2



2 EXISTING PLOT PLAN (NO CHANGE PROPOSED)







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EXISTING PLAN

A-0.3





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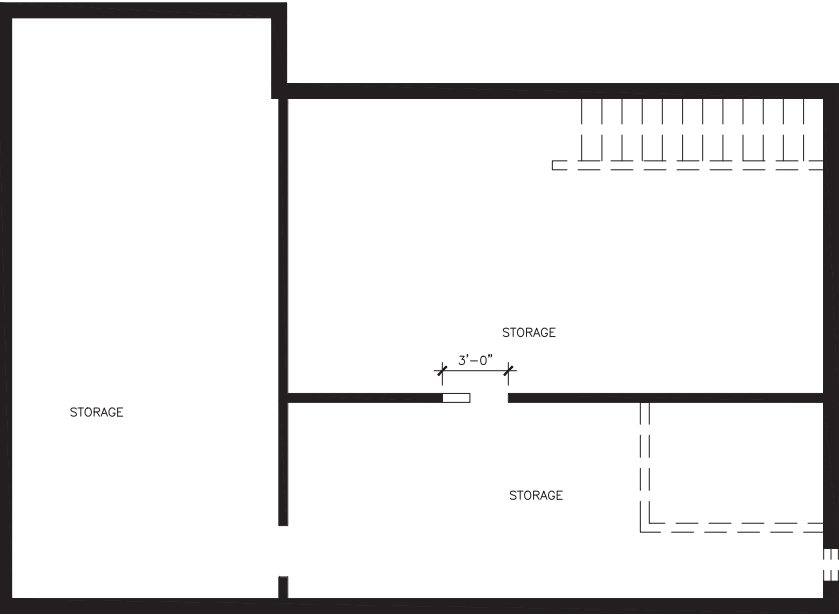
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DEMOLITION PLAN

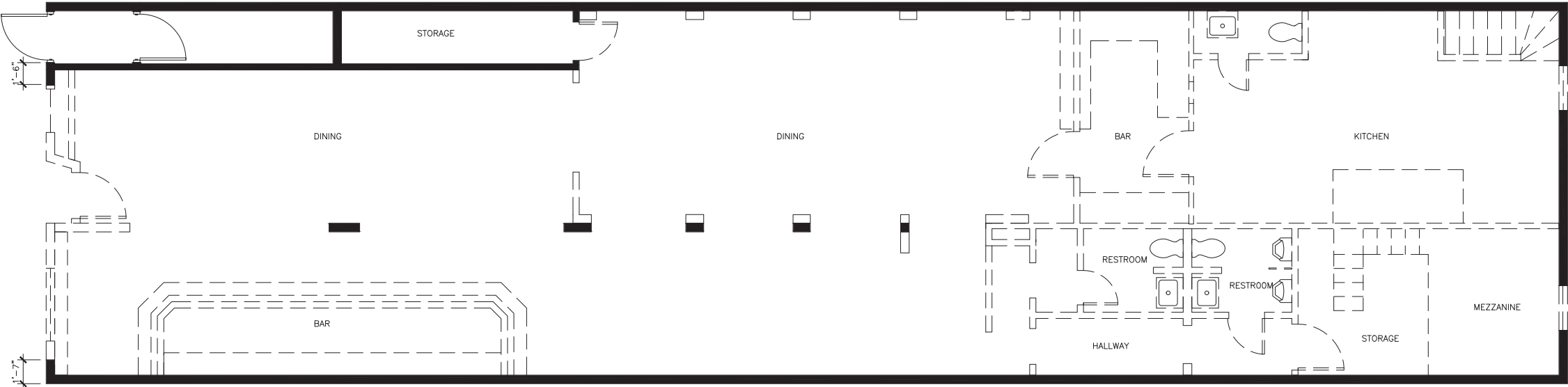
A-1

DEMOLITION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- = = EXISTING CONSTRUCTION TO BE REMOVED.



2 BASEMENT LEVEL DEMOLITION PLAN



1 GROUND LEVEL DEMOLITION PLAN





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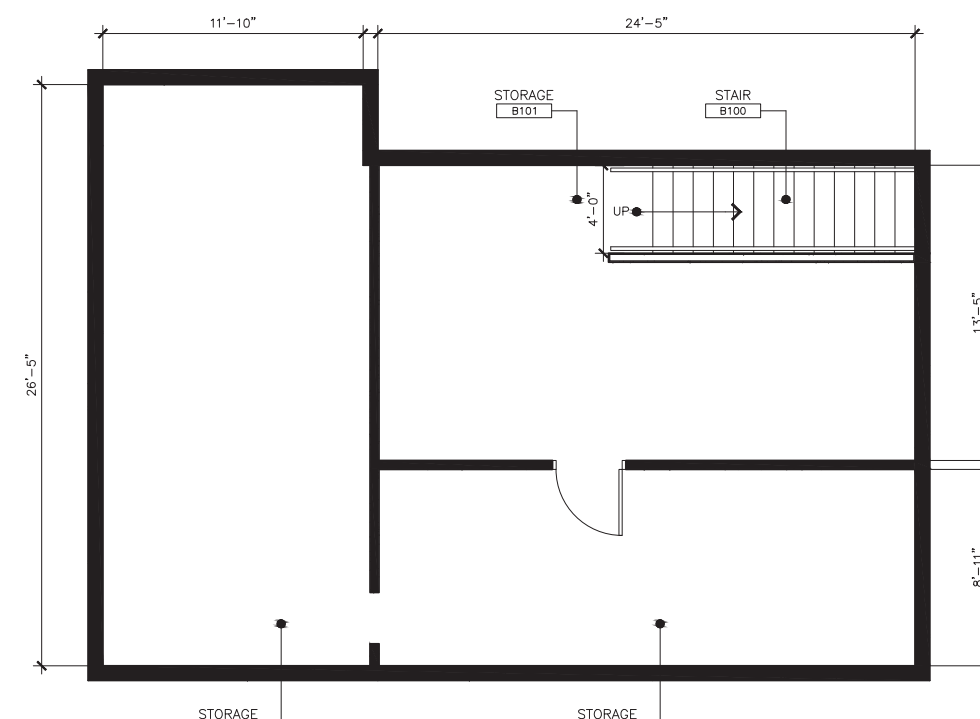
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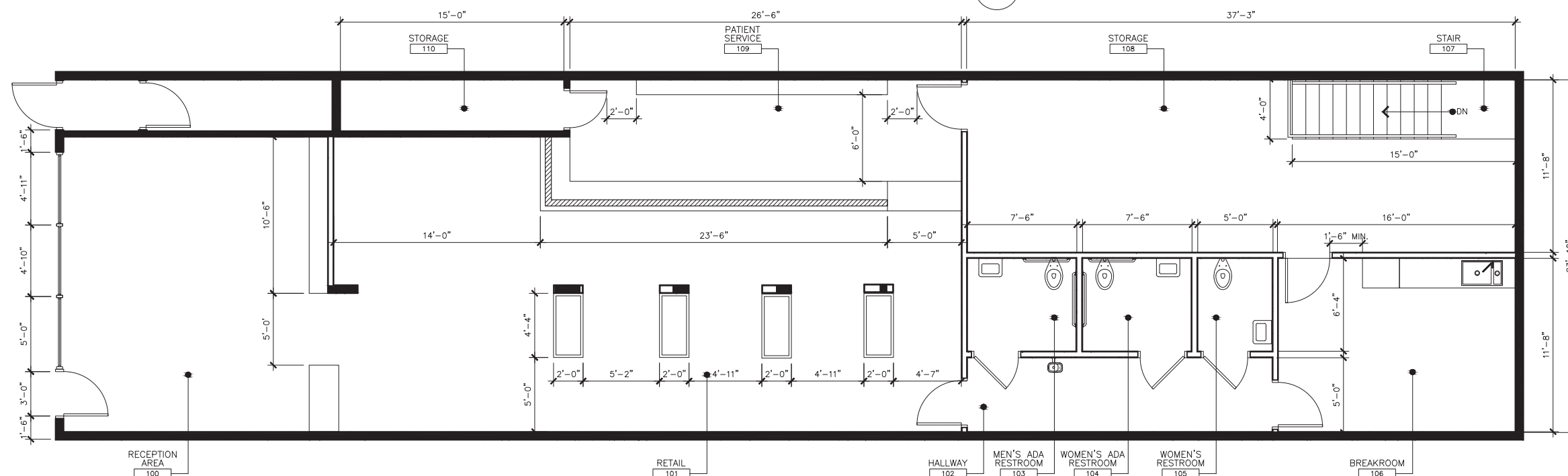
A-2

3326 MISSION STREET 1602

	EXISTING CONSTRUCTION TO REMAIN.
	PARTITION TO UNDERSIDE OF STRUCTURE ABOVE W/ 3-5/8" MTL STUDS W/ BATT INSULATION (NON RATED)
	PARTIAL HEIGHT PARTITION W/ 3-5/8" MTL STUDS (NON RATED)
	DOOR



2 BASEMENT LEVEL PARTITION PLAN



1 GROUND LEVEL PARTITION PLAN



REFERENCE NORTH





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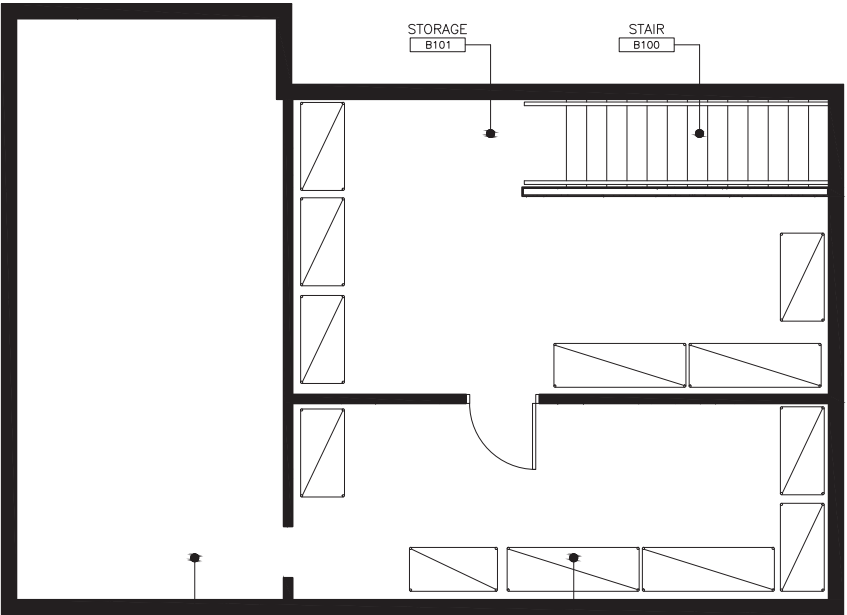
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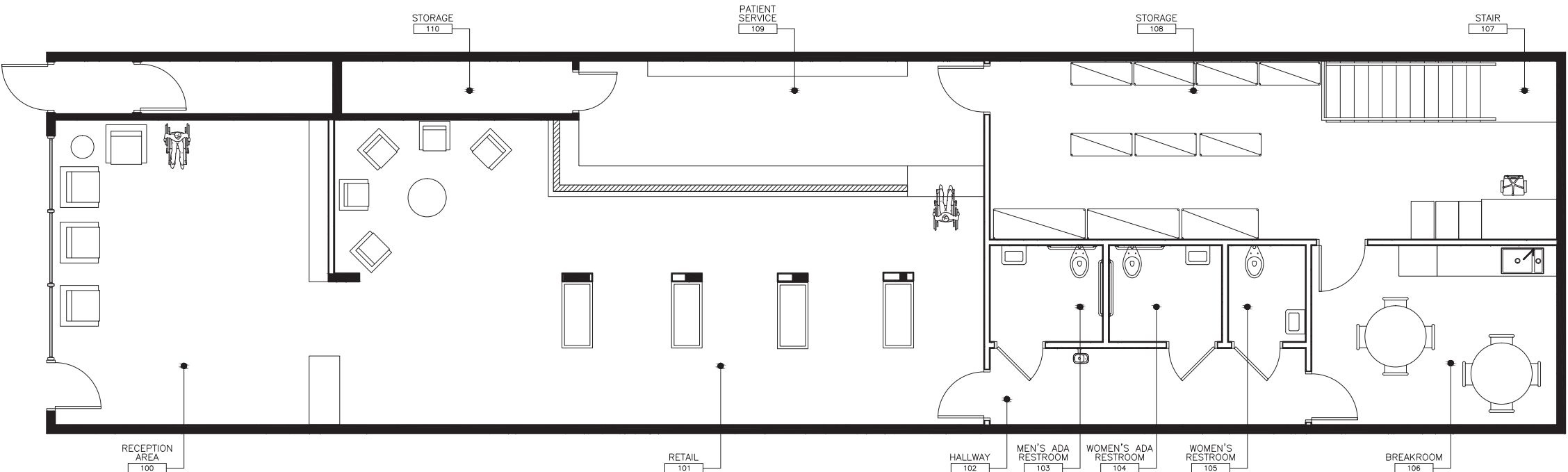
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## FURNITURE PLAN

A-3



2 BASEMENT LEVEL FURNITURE PLAN



1 GROUND LEVEL FURNITURE PLAN







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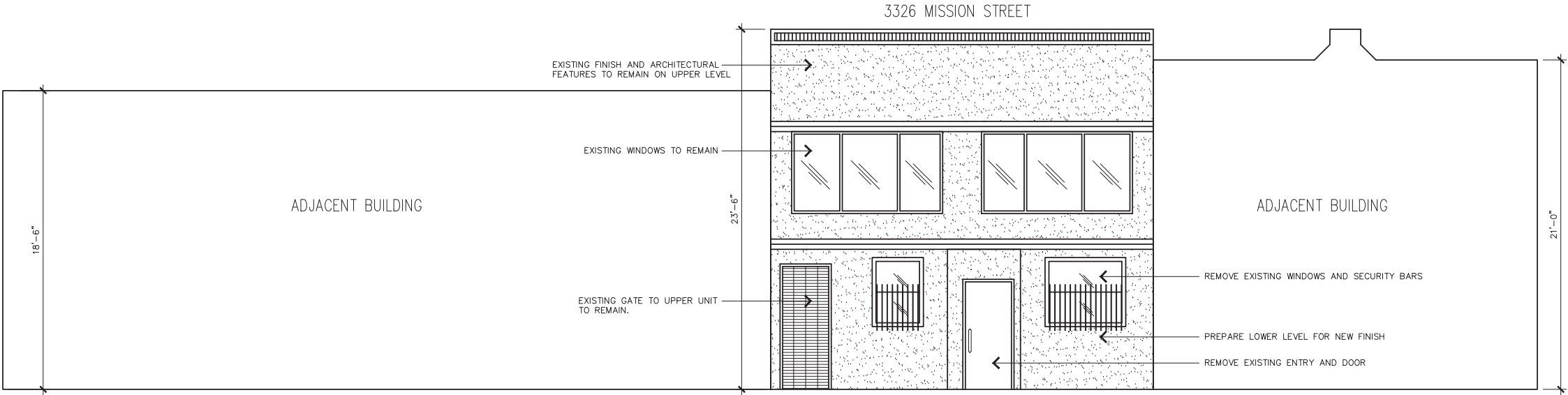
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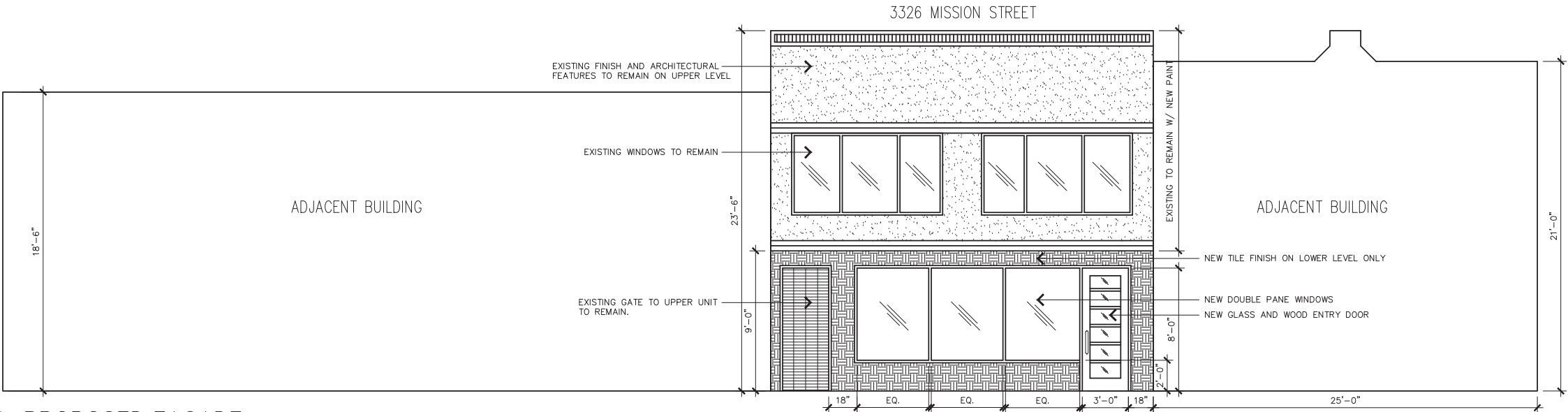
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EXTERIOR  
ELEVATIONS  
D-1



1 EXISTING.FACADE



2 PROPOSED.FACADE