



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: OCTOBER 8, 2020

CONTINUED FROM: SEPTEMBER 10, 2020

Record No.: 2017-007063CUA
Project Address: 518 Brannan Street
Zoning: Mixed Use General (MUG) Zoning District
45-X and 65-X Height and Bulk Districts
Central SoMa Special Use District
Block/Lot: 3777/037
Project Sponsor: Brian Mitchell
518 Brannan Street
San Francisco, CA 94107
Property Owner: Remarkable Restoration
123 Freelon Street
San Francisco, CA 94107
Staff Contact: Michael Christensen – (628) 652-7567
michael.christensen@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes a change of use from automotive repair to Cannabis Retail within an existing one-story, 1,855 square foot industrial building. No on-site smoking or vaporizing of cannabis products is proposed.

Required Commission Action

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 190, 202.2, 303, and 840, to allow the establishment of a Cannabis Retail use within the MUG (Mixed Use General) Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Case History.** The Project Sponsor first filed an application to establish a Medical Cannabis Dispensary (MCD) at 518 Brannan on June 2, 2017 under Building Permit Application No. 2017.0602.8315. That permit was subject to Mandatory Discretionary Review, which was applied for in June 2017 under Case No. 2017-007063DRM. Prior to the case being heard by the Planning Commission, the City issued a temporary moratorium on new cannabis applications while adult-use regulations were prepared, which became applicable in January of 2018. The location was not compliant with the new regulations at that time, which required a formal referral from the City's Office of Cannabis for a Project to proceed with entitlement review. The Project Sponsor submitted a licensing application in early 2018, which was referred to the Planning Department for review on May 27, 2020. Prior to that date, the City adopted legislation to amend Planning Code Section 190 to allow for the establishment of Cannabis Retail uses at sites with MCD applications pending before the Planning Commission prior to the moratorium, under [Ordinance No. 16-19](#). This ordinance permitted the filing of CUA Case No. 2017-007063CUA, which is under review today and proposed to establish a Cannabis Retail use at the site.
- **Support/Opposition:** The Department has received 20 letters and 59 petition signatures in support and 6 letters in opposition to the Project. Letters in support generally cited support for adding a new Retail use in a transit rich neighborhood and strong support for the equity applicant for the case. Comments received in opposition were largely from adjacent residents, citing concern over crime from the establishment. Per the City's analysis prepared by the Controller's Report, cannabis outlets in San Francisco have not caused any increase in crime in the areas surrounding these uses.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued.
- **On-Site Consumption.** Cannabis may be consumed or smoked on site subject to accessory use limits. Additionally, a project sponsor must obtain a permit from the Department of Public Health (DPH) for the consumption type requested, pursuant to the requirements of Health Code Article 8A.
 - A 'Type A' permit authorizes consumption of pre-packaged cannabis products on-site.
 - A 'Type B' permit authorizes consumption of pre-packed cannabis products on-site and limited preparation of cannabis products for consumption on-site.
 - A 'Type C' permit confers all the benefits of a 'Type B' permit and authorizes on-site smoking and vaporizing of cannabis products.

The Project does not propose on-site smoking or vaporizing of cannabis products currently, and as such this approval is conditions to prohibit on-site smoking or vaporizing of cannabis products. Any future addition of on-site smoking or vaporizing will require a subsequent Conditional Use Authorization. The Department does not recommend any limits to Type A and B consumption permits.

- o **Equity Program.** The Project Sponsor has been verified by the City’s Office of Cannabis to meet the Cannabis Equity Program Requirements of Police Code Section 1604. San Francisco adopted the Cannabis Equity Program to foster equitable participation in the cannabis industry and create business opportunities for those negatively impacted by the War on Drugs, which was deliberately racist in its execution and impact to communities.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) under the ‘Common Sense Exemption’ (CEQA Guidelines Section 15061(b)(3)).

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Central SoMa Area Plan and the Objectives and Policies of the General Plan. The Project provides a Retail Sales and Service use near a high-quality transit line and in a developing mixed-use neighborhood. The project provides a use that is necessary and desirable and meets the findings for approval as detailed in the motion for approval.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Environmental Determination
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Plans



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: OCTOBER 8, 2020

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 190, 202.2, 303, AND 840, TO ALLOW A CHANGE OF USE FROM AUTOMOTIVE REPAIR TO CANNABIS RETAIL IN THE EXISTING ONE-STORY BUILDING WITHIN THE MUG (MIXED-USE GENERAL) ZONING DISTRICT, THE CENTRAL SOMA SPECIAL USE DISTRICT, AND 45-X AND 65-X HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 26, 2020, Brian Mitchell (hereinafter "Project Sponsor") filed Application No. 2017-007063CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a new Cannabis Retail establishment (hereinafter "Project") at 518 Brannan Street, Block 3777, Lot 037 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under the 'Common Sense Exemption' (CEQA Guidelines Section 15061(b)(3)).

On September 10, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2017-007063CUA. At this hearing, the Project was continued to the public hearing on October 8, 2020.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2017-007063CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-007063CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project includes a change of use from automotive repair to Cannabis Retail within an existing one-story, 1,855 square foot Industrial building. No on-site smoking or vaporizing of cannabis products is proposed.
3. **Site Description and Present Use.** The Project is located on a through-lot with frontage on Brannan and Freelon Streets between 4th and 5th Streets and is developed with a one-story Industrial building currently used for automotive repair.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the MUG Zoning District and the Central SoMa Special Use District in the Central SoMa Area Plan. The immediate context is mixed in character with residential, retail, commercial, and institutional uses. The immediate neighborhood includes residential developments, office buildings, and multiple sites under substantial redevelopment.
5. **Public Outreach and Comments.** The Department has received 20 letters and 59 petition signatures in support and 6 letters in opposition to the Project. Letters in support generally cited support for adding a new Retail use in a transit rich neighborhood and strong support for the equity applicant for the case. Comments received in opposition were largely from adjacent residents, citing concern over crime from the establishment. Per the City's analysis prepared by the Controller's Report, cannabis outlets in San Francisco have not caused any increase in crime in the areas surrounding these uses.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Cannabis Retail requires a Conditional Use Authorization to establish in the MUG Zoning District.

The project is requesting Conditional Use Authorization to establish the proposed Cannabis Retail use.

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

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

- C. **On-Site Consumption.** Planning Code Section 202.2 allows for on-site consumption of cannabis as an accessory use, if approved by the Department of Public Health.

The Project Sponsor is not proposing an on-site smoking or vaporizing as part of this request, and this approval is Conditioned to prohibit on-site smoking or vaporizing of cannabis products.

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

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

The size of the proposed use is in keeping with other storefronts in the neighborhood. The proposed Cannabis Retail establishment will not impact traffic or parking in the District as it will occupy an existing space. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by activating a vacant location.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity.

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

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

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

On-site smoking or vaporizing of cannabis products is not proposed as part of the Project, and this approval is conditioned to prohibit such activity. As such, there are safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.

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

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

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

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

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

The proposed project is in keeping with the purpose of the MUG Zoning District in that it provides economic activity and neighborhood serving retail. The MUG is designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood.

- 8. Additional Conditional Use Findings for Cannabis Retail.** Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider “the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.”

Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis

Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2020. Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.

Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. The distribution of such outlets can be reviewed using the City's [Cannabis Retail Map](#).

The proposed project would add a Cannabis Retail use to the South of Market District, which is identified as overconcentrated. The majority of such outlets in the South of Market are concentrated in Western SoMa, particularly near the intersection of Mission and 10th Streets. Eastern SoMa is less concentrated, particularly given that the majority of South Beach does not permit Cannabis Retail uses under the Redevelopment Plan. In addition, this application was filed initially in 2017, prior to this consideration being added to the Planning Code.

Section 303(w) directs the Commission to consider the geographic distribution of Cannabis Retail uses in the City; however, the City's established zoning pattern prohibits Cannabis Retailers in the majority of the west side of San Francisco, and where they are permitted, many locations are buffered out by existing schools. Unless the zoning pattern is altered to allow more locations on the west side of the City, the majority of new cases filed will remain in the City's Eastern Neighborhoods.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2:

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

OBJECTIVE 4:

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

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6:

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

Policy 6.2:

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

CENTRAL SOMA AREA PLAN

Land Use

Objectives and Policies

OBJECTIVE 3.4

FACILITATE A VIBRANT RETAIL ENVIRONMENT THAT SERVES THE NEEDS OF THE COMMUNITY

Policy 3.4.1

Allow retail throughout the Plan Area

Policy 3.4.3

Support local, affordable, community serving retail

Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The proposed business is entirely owned by local residents and will hire directly from the community. The business has commitments in its Operating Agreement, as well as obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.

Cannabis retailers are proven to improve security for the entire neighborhood they serve. On December 5, 2019, the SF City Controller's Office published a report, "[Cannabis in San Francisco: A Review Following Adult-Use Legalization](#)," which analyzed the impact that legalization has caused Citywide and in the areas surrounding new Cannabis Retailers. The report found that based on City data, including crime reports to SFPD, crime in the areas surrounding these retailers decreased after the businesses opened, particularly property crimes. Cannabis Retailers are required to develop Security Plans, reviewed by SFPD, as part of

their licensing applications, and they provide 'eyes on the street' as championed by urbanists such as Jane Jacobs. The project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the corridor.

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

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

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

Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce and the coronavirus related shutdown of economic activity.

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

No housing exists at the site.

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

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

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

The proposed location is very well served by transit, including the 4th and King Caltrain Station and the soon to open Central Subway. It is likely that the majority of trips will be via transit services.

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area. The existing building has been vacant for years.

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

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

- G. That landmarks and historic buildings be preserved.

The site is not an identified historic resource and was not surveyed as part of this project given that the proposed scope of work is minor and not impactful to any potential historic features.

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

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

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-007063CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 20, 2017, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 8, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 8, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail use at 518 Brannan Street, Block, 3777 and Lot 037 pursuant to Planning Code Sections **190, 202.2, 303, and 840** within the **MUG** Zoning District and a **45-X and 65-X** Height and Bulk Districts; in general conformance with plans, dated **August 20, 2017**, and stamped “EXHIBIT B” included in the docket for Record No. **2017-007063CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 8, 2020** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on October 8, 2020 under Motion No **XXXXXX**.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

6. **Additional Project Authorization.** The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other activities per Planning Code Section 202.2(a)(5).

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

7. **Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

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

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **two** Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

9. **Curb Cut.** The Project shall include removal of the curb cut and restoration of the sidewalk in front of the proposed establishment on Brannan Street.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

- 12. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

- 13. On-Site Consumption.** On-site consumption of packaged or prepared cannabis products is permitted as an accessory use to this Cannabis Retail use. On-site smoking or vaporizing of cannabis products is not permitted.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Common Sense Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Name		Block/Lot(s)	
518 Brannan Street		3777/037	
Case No.		Permit No.	
2017-007063ENV		201706028315	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction	
<p>Project description for Planning Department approval. The project proposes the change of use from an auto body shop to retail for medical cannabis dispensary ("Higher Grade Ventures"). The project includes tenant improvements including new entry and exterior windows at front facade, new wall at rear façade, and new ADA-compliant restroom. The project does not include ground disturbance.</p>			

STEP 1: EXEMPTION DETERMINATION

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3))

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>If the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a childcare facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area</i>)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: 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 > CEQA Catex Determination Layers > Topography</i>). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 > CEQA Catex Determination Layers > Topography</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 > CEQA Catex Determination Layers > Seismic Hazard Zones</i>) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.

Comments and Planner Signature (optional):

The project site is listed on the GeoTracker database as a "COMPLETED — CASE CLOSED" site. This means that a closure letter or other formal closure decision has been issued for the site because corrective action to ensure protection of human health, safety, and the environment, in accordance with standards set by the State, has been completed for the site. The project site once contained an underground storage tank, subject to the State Water Resources Control Board's local oversight program (LOP). Under the LOP, the San Francisco Department of Public Health (acting as a certified local agency designated by the state) provided regulatory oversight for the abatement of any unauthorized releases of hazardous substances from underground storage tanks, in accordance with State laws and regulations. On December 12, 2012, the San Francisco Department of Public Health issued a no further action letter.

Based on the performance standards required by the State to ensure that no adverse impacts with respect to public health and safety would occur, it can be clearly demonstrated that the project has no potential to have significant environmental effects with respect to hazardous substances on the site.

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

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

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

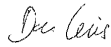
Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , 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. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Work consistent with the Secretary of the Interior's Standards per COA.
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER or PTR dated (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There is no possibility of a significant effect on the environment.	
	Project Approval Action: Planning Commission Hearing	Signature:
		 Don Lewis 9/11/2020
Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

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.

MODIFIED PROJECT DESCRIPTION

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?

If at least one of the above boxes is checked, further environmental review is required.

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 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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:	Date:

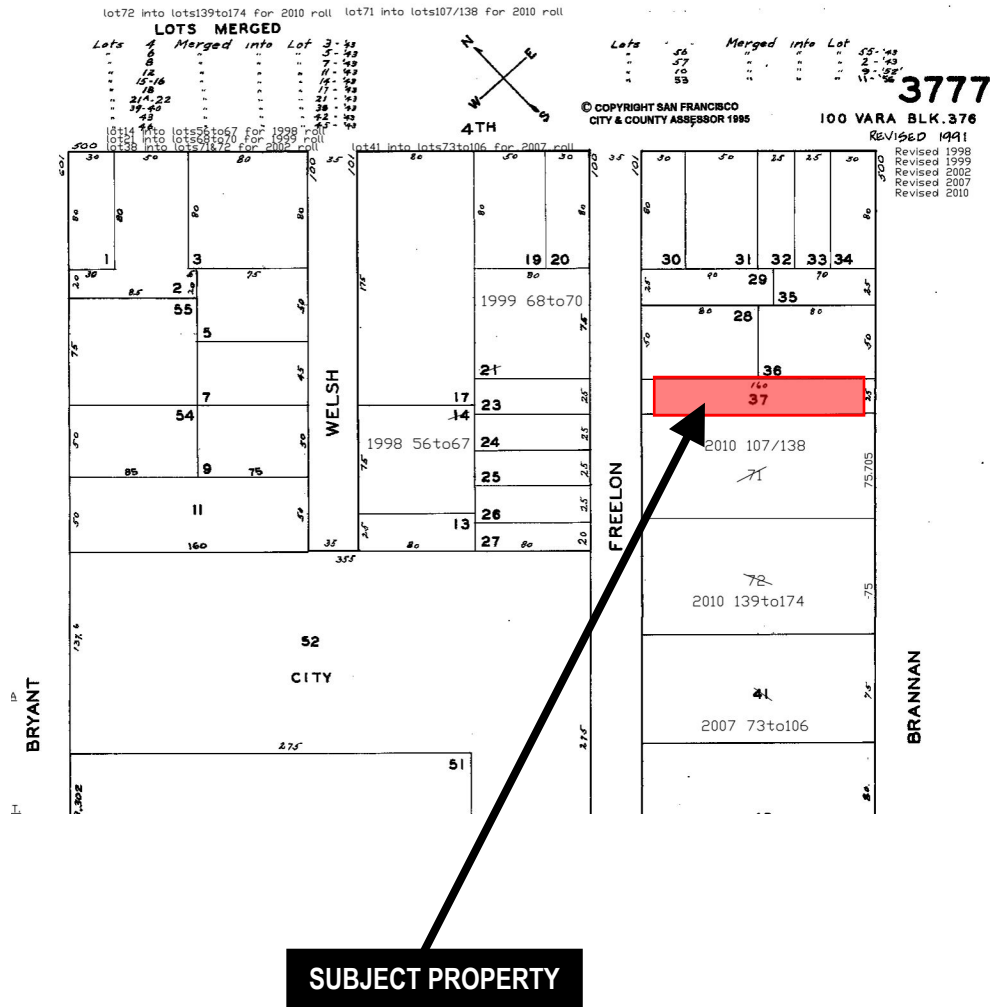


LAND USE INFORMATION

PROJECT ADDRESS: 518 BRANNAN
RECORD NO.: 2017-007063PRJ

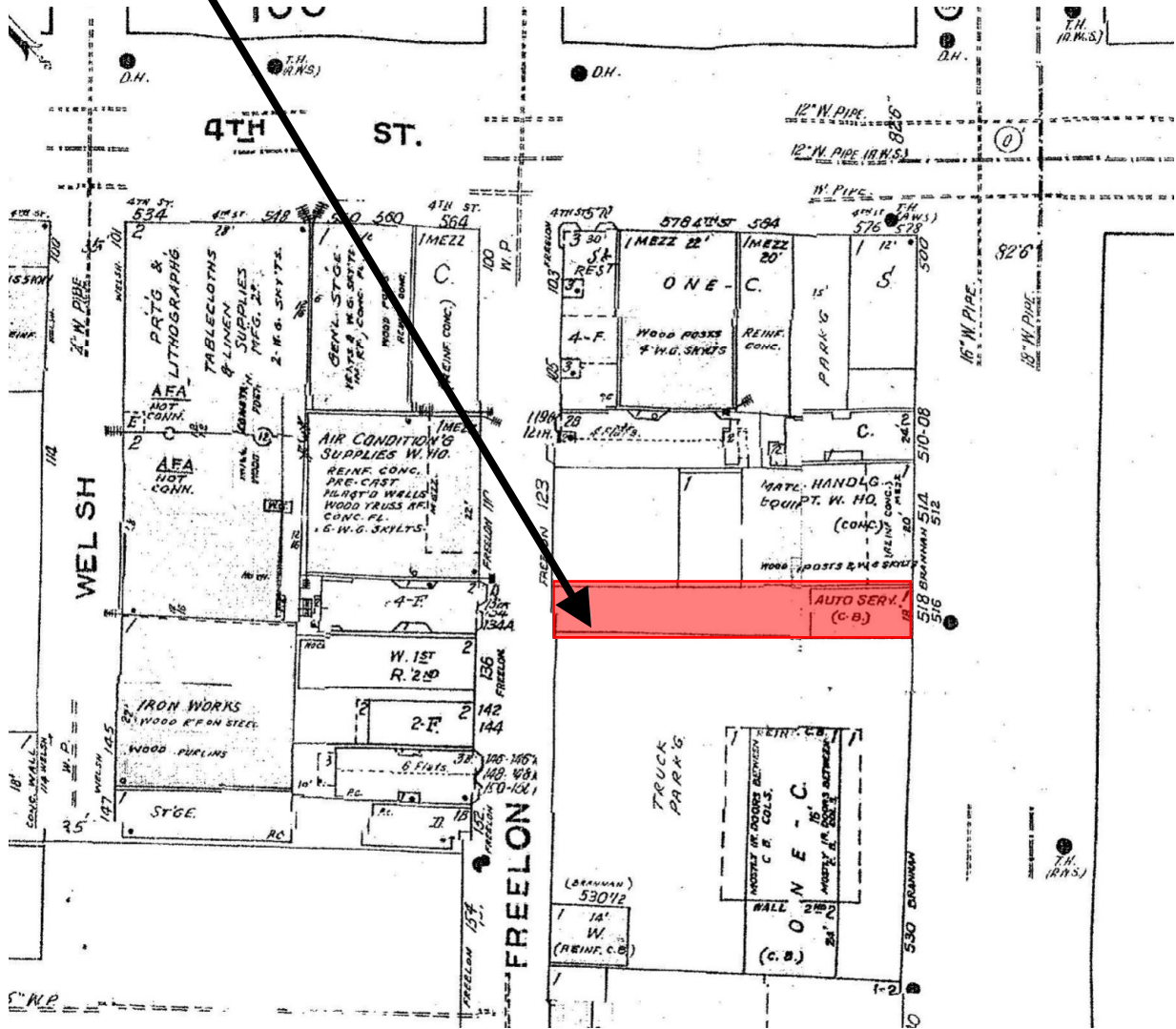
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	0	1855	1855
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	1855	0	-1855
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ()			

Block Book Map



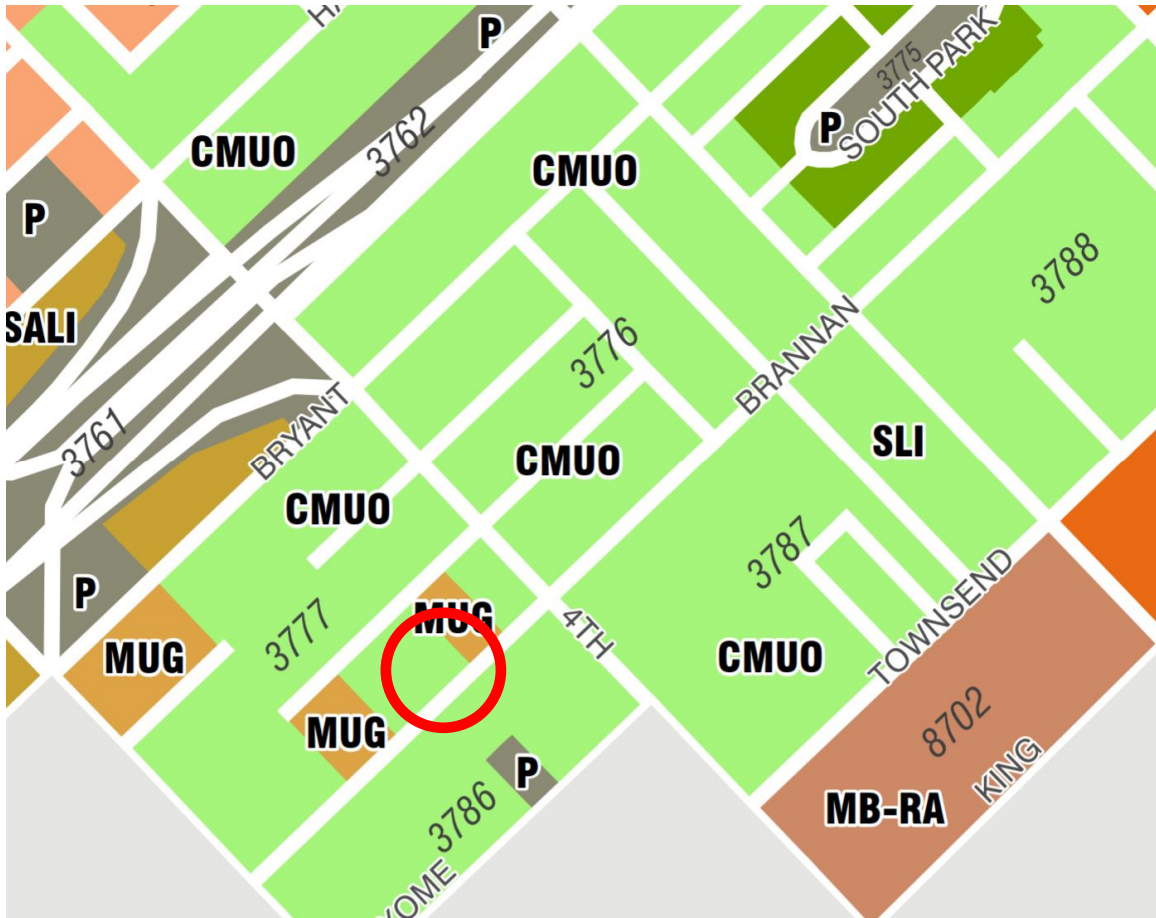
Sanborn Map*

SUBJECT PROPERTY

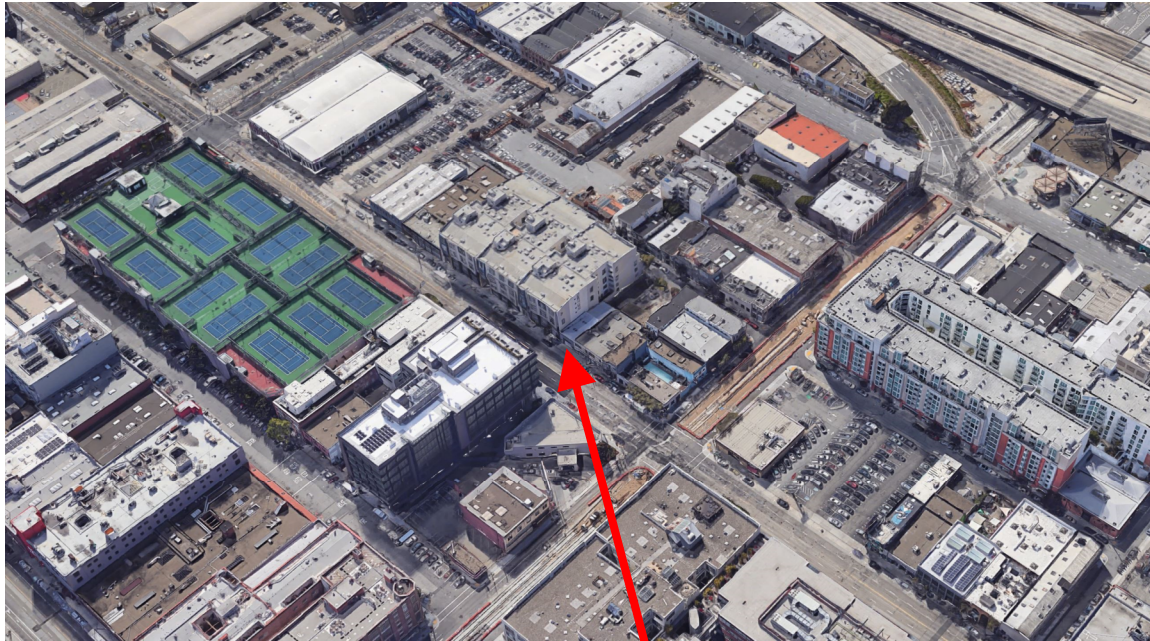


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Zoning Map



Aerial Photo



SUBJECT PROPERTY

Context Photo



SUBJECT PROPERTY



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ABBREVIATIONS

Table of abbreviations including categories like ANCHOR BOLT, AIR CONDITIONING, ACUSTICAL, ADJACENT, ABOVE FINISHED FLOOR, ALUMINUM, ALTERNATE, ANODIZED, ASSEMBLY, AUDIO VISUAL, BOARD, BUILDING, BUILDING STANDARD, BLOCKING, BRASS, BRONZE, BRITISH THERMAL UNIT, BUILDING STANDARD, CABINET, CARPET, CORNER BEAD, CEMENT, CEMENT PLASTER, CERAMIC TILE, CHAMFER, CAST IRON, CONSTRUCTION JOINT, CENTER LINE, CEILING, CEILING HEIGHT, CLOSET, CLEAR, CONCRETE MASONRY UNIT, COUNTER, COLUMN, CONCRETE, CONFERENCE, CONNECTION, CONSTRUCTION, CONTINUOUS (ATION), COORDINATE, CORRIDOR, COUNTERSUNK, COLD WATER, DOUBLE GLAZING, DEDICATED CIRCUIT, DEMOLITION, DETAIL, DRINKING FOUNTAIN, DOUBLE HUNG, DIMENSION, DISHWASHER, DRAWING, DRAWER, ELEVATION, ELECTRICAL, ENCLOSURE, ENGINEER, EQUAL, EQUIPMENT, ESTIMATE, EXHAUST FAN, EXISTING, EXTERIOR FLOOR DRAIN, FOUNDATION, FIRE EXTINGUISHER CABINET, FIRE EXTINGUISHER, FIRE HOSE CABINET, FINISH, FINISH FLOOR, FLOOR (ING), FLOOR FINISH, FLOOR SINK, FIRE PROOFING, FIRE RATED, FOOTING, FURNITURE, GAUGE, GALVANIZED, GLASS, GLUE LAMINATED, GLAZING, GYPSUM BOARD, HOLLOW CORE, HARDBOARD, HEADER, HARDWOOD, HARDWARE, HANGER, HOLLOW METAL, HOLD-OPEN, HORIZONTAL, HOUR, HEIGHT, HOT WATER, HOT WATER HEATER, INSIDE DIAMETER, INSIDE FACE, INCANDESCENT, INSTALLATION, INSULATION, INTERIOR, JANITOR, JUNCTION BOX, KICK PLATE, LAVATORY, LIGHTING, MANUAL, MATERIAL, MAXIMUM, MECHANICAL, METAL, MEZZANINE, MANUFACTURER, MINIMUM, MISCELLANEOUS, MILLWORK, MOUNTED, MULLION, NOT APPLICABLE, NOT IN CONTRACT, NOT TO SCALE, ON CENTER, OUTSIDE DIMENSION, OUTSIDE FACE, OPENING, OPPOSITE, OPTIONAL, PUBLIC ADDRESS, PANIC BAR, PARTICLE BOARD, PERPENDICULAR, PROPERTY LINE, PLASTIC LAMINATE, PLASTER, PLATFORM, PLUMBING, PLYWOOD, PANEL, PAINT, POLISHED, PAIR, PREFABRICATED, PREFINISHED, PRELIMINARY, PAPER TOWEL RECEPTACLE, POWER, QUANTITY, QUALITY, RISER, RETURN AIR, RADIUS, RUBBER, REINFORCED CONCRETE, ROOF DRAIN, RECESSED, RECEPTACLE, REFERENCE, REINFORCED (D) (ING) (MENT), ROOM, ROUND, ROUGH OPENING, RAIN WATER LEADER, STORM DRAIN, SECTION, SHEET (ING), SHEATHING, SHELVES (ING), SIMILAR, SINK, SHEET METAL, SPECIFICATION, SPRINKLER, SQUARE, SQUARE FOOT, SQUARE INCH, SQUARE YARD, STAINLESS STEEL, STANDARD, STEEL, STORAGE, STRUCTURAL, SUSPENDED, SUSPENDED CEILING, SYSTEM, THERMOSTAT, TONGUE AND GROOVE, TOP OF CONCRETE, TELEPHONE, TEMPERATURE, TO FLOOR ABOVE, TO FLOOR BELOW, TOP OF FINISH FLOOR, THICKNESS, THRESHOLD, TACK BOARD, TEMPERED GLASS, TOTAL, TOP OF SLAB, TYPICAL, UNFINISHED, UNLESS OTHERWISE NOTED, URINAL, UTILITY, UNDERWRITERS LABORATORIES, VINYL COMPOSITION TILE, VERTICAL, VESTIBULE, VERIFY IN FIELD, VINYL VENEER, W/OUT, WITHOUT, WALL TO WALL, WATER CLOSET, WOOD, WINDOW, WIRE GLASS, WALL HUNG, WAREHOUSE, WATER HEATER, WATER RESISTANT, WAINSCOT, WEIGHT, WATER, WATERPROOF

GENERAL NOTES

- 1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. 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.
8. 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.
9. 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.
10. ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE DESIGN PROFESSIONAL AT THE CLOSE-OUT OF THE PROJECT.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. 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.
18. THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
19. CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
A. ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
20. CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
21. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
A. HVAC GRILL / THERMOSTAT LOCATIONS.
B. EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
C. DOOR HARDWARE SCHEDULE
D. MILLWORK
22. ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

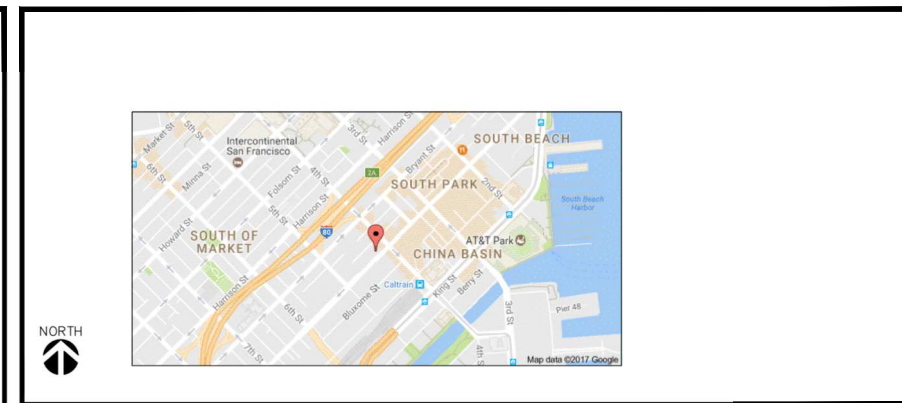
SYMBOLS / LEGEND

REFERENCE SYMBOLS: DETAIL, SECTION, INTERIOR ELEVATION, REVISION, AREA IDENTIFICATION. CONTROL POINTS: GRID LINE, WORK POINTS. Includes diagrams for detail numbers, section numbers, elevations, and area identification symbols.

PROJECT DIRECTORY

Table with columns: COMPANY, CONTACT, PHONE/FAX. Includes Client (Brian Mitchell) and Design Professional (Gi Paoletti) information.

LOCATION MAP



CODE INFORMATION

Table listing building codes (San Francisco Building, Fire, Mechanical, Plumbing, Electric) and occupancy group (Medical Cannabis Dispensary).

DRAWING INDEX

Table listing drawing titles and sheet numbers: 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 EXISTING EXTERIOR ELEVATION, D-2 PROPOSED EXTERIOR ELEVATION.

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 GARAGE DOORS AND EXISTING RESTROOM. INSTALL NEW ENTRY AND EXTERIOR WINDOWS AT FRONT FACADE, NEW WALL AT REAR FACADE, NEW ADA COMPLIANT RESTROOM, NEW BREAK ROOM, NEW OFFICE, NEW COUNTERS, NEW FINISHES AND LIGHTING.

Table with columns: ISSUE, DATE. Row 1: FOR NEIGHBORHOOD NOTIFICATION MARCH 15,2017

Table with columns: ISSUE, DATE. Multiple rows for tracking revisions.

Approval table with columns: Approved, Drawn, Project No., Scale, GLP, GLP, 1701, NTS, Issue Date 03/11/17

COVERSHEET

A.0



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518 BRANNON STREET
 SAN FRANCISCO, CA.

PER CBC SECTION 2902.2, EXCEPTION 3: SEPARATE FACILITIES SHALL NOT BE REQUIRED IN MERCANTILE OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 100 OR LESS.

PER PLUMBING CODE: 1,845SF/200=9 OCCUPANTS
 PER CBC: 29 OCCUPANTS

TOILETS REQUIRED: ONE UNISEX ADA WATER CLOSET
 SINKS REQUIRED: ONE
 TOILETS PROVIDED: ONE UNISEX ADA WATER CLOSET
 SINKS PROVIDED: ONE

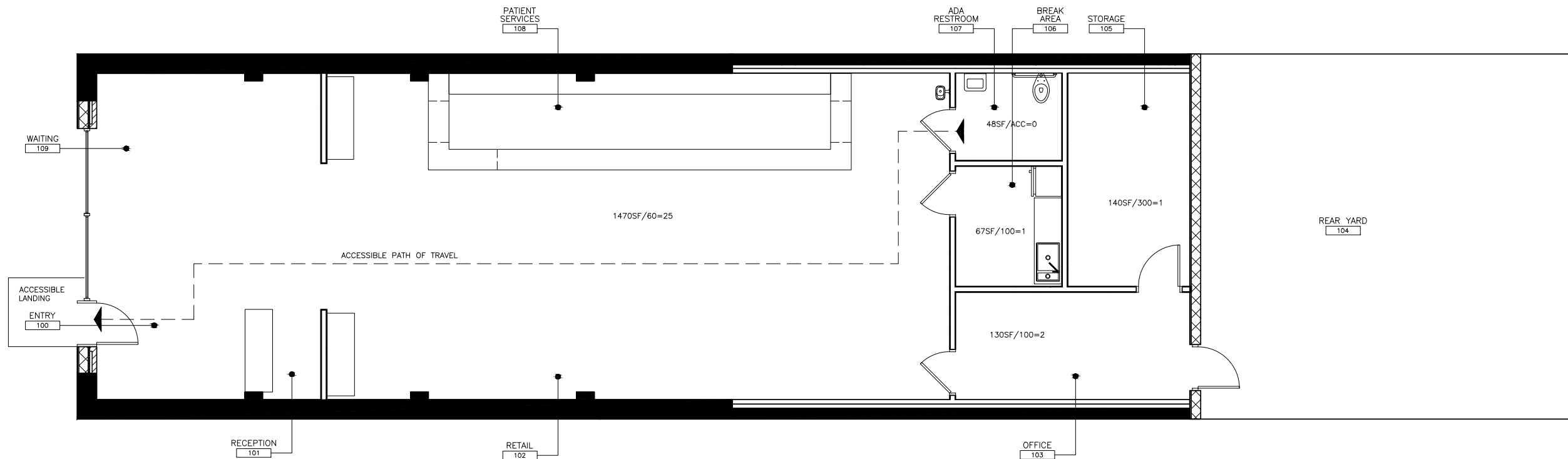
DRINKING FOUNTAINS REQUIRED: ONE
 DRINKING FOUNTAINS PROVIDED: ONE

ROOM #	ROOM NAME	AREA	OCC.LOAD FACTOR	OCC.LOAD
100	ENTRY	INCL IN 102	60	0
101	RECEPTION	UNCL IN 102	60	0
102	RETAIL	1,470	60	25
103	OFFICE	130	100	2
104	REAR YARD	NOT INCLL	ACC	0
105	STORAGE	140	300	1
106	BREAK RM	67	100	1
107	ADA RESTROOM	48	ACC	0
108	PATIENT SERVICE	INCL IN 102	60	0
109	WAITING	INCL IN 102	60	0
TOTAL:		1,855		29

EXITS REQUIRED : 1 EXITS PROVIDED: 2

3 PLUMBING FIXTURE COUNT

2 OCCUPANCY LOADS – EXITING



1 GROUND LEVEL PARTITION PLAN

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ISSUE	DATE
1 FOR NEIGHBORHOOD NOTIFICATION	MARCH 15,2017

Approved	GLP	Reviewed	GLP
Drawn	GLP	Project No.	1701
Scale	NTS	Issue Date	05/11/17

OCCUPANCY PLAN

A-0.1



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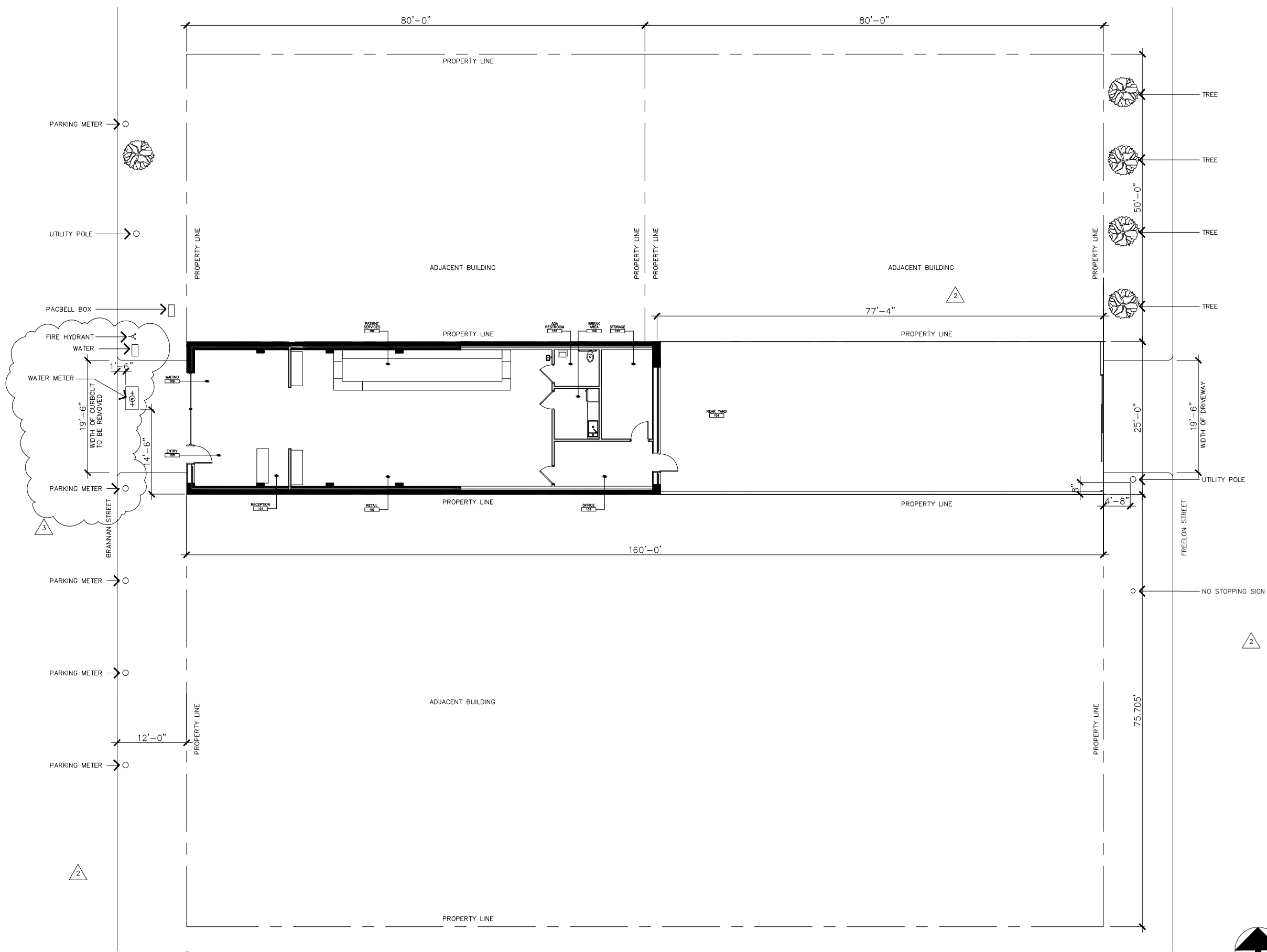
ISSUE	DATE
1 FOR NEIGHBORHOOD NOTIFICATION	MARCH 15, 2017
2 FOR ADDITIONAL INFORMATION	AUGUST 22, 2017
3 FOR ADDITIONAL INFORMATION	SEPT. 29, 2017



Approved GLP
 Drawn GLP
 Project No. 1701
 Scale 1/8"=1'-0"
 Reviewed GLP
 Issue Date 05/11/17

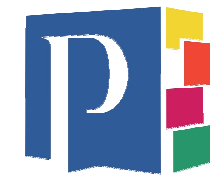
PLOT PLAN

A-0.2



2 EXISTING PLOT PLAN (NO CHANGE PROPOSED)





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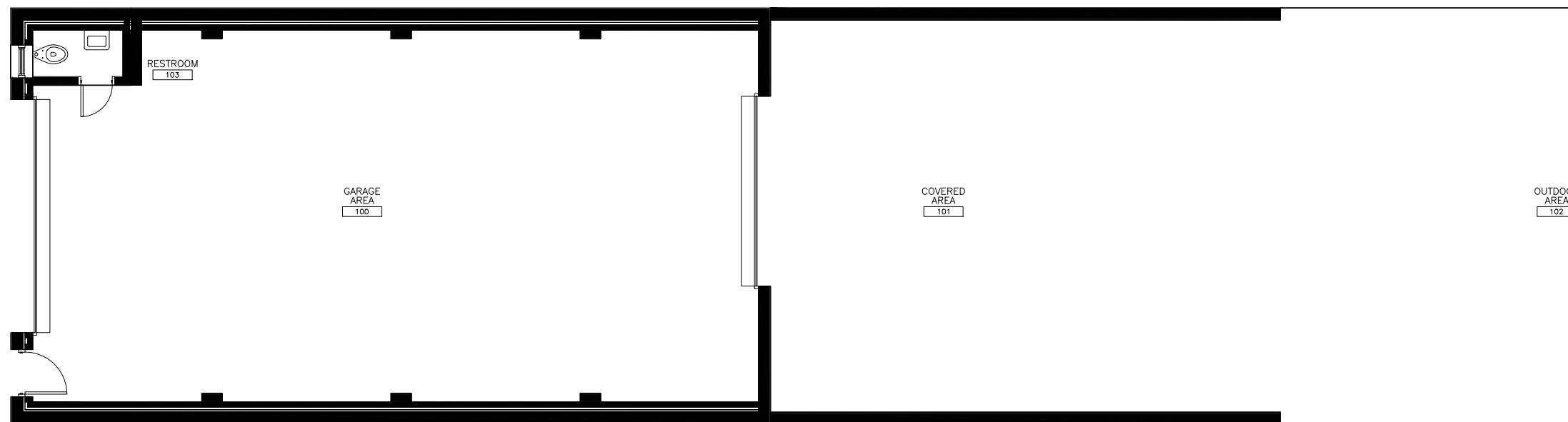
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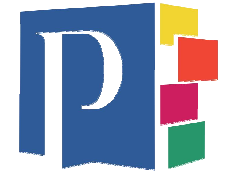
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Drawn	GLP		
Project No.	1701		
Scale	NTS	Issue Date	05/11/17

EXISTING PLAN



A-0.3

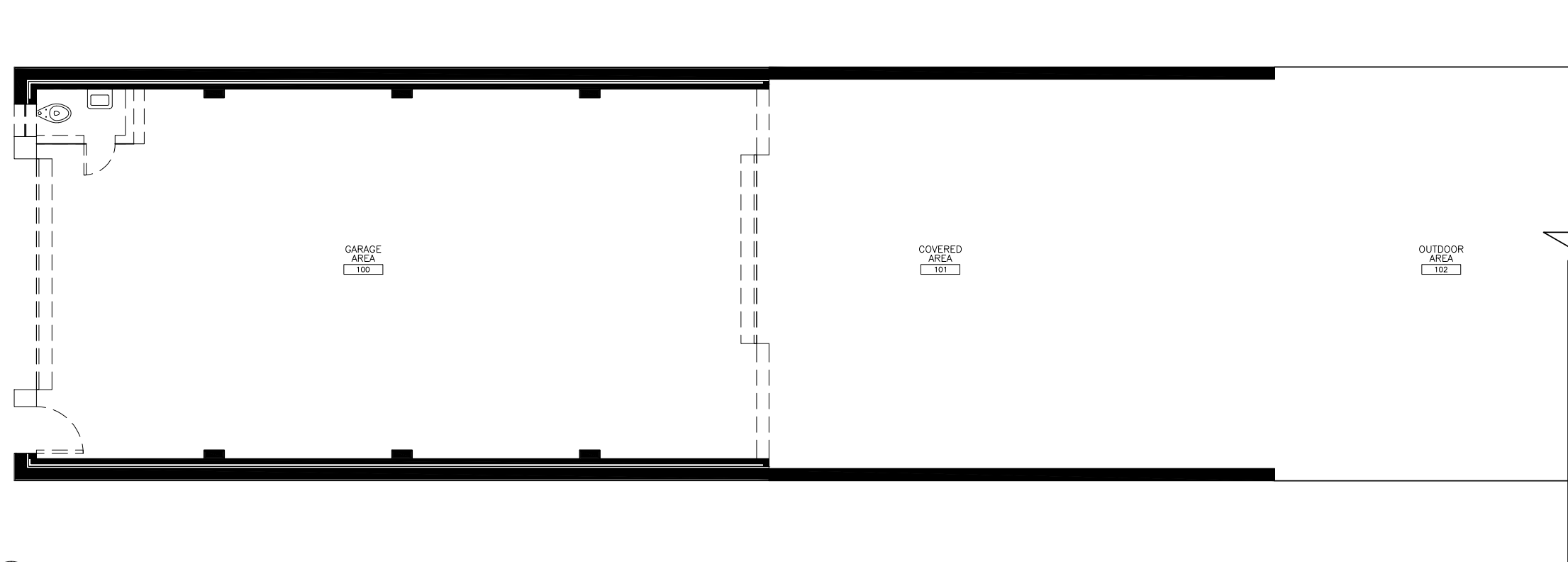




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DEMOLITION LEGEND:

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



1 GROUND LEVEL DEMOLITION PLAN



518 BRANNON STREET
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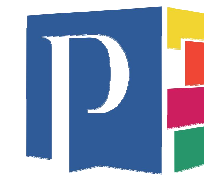
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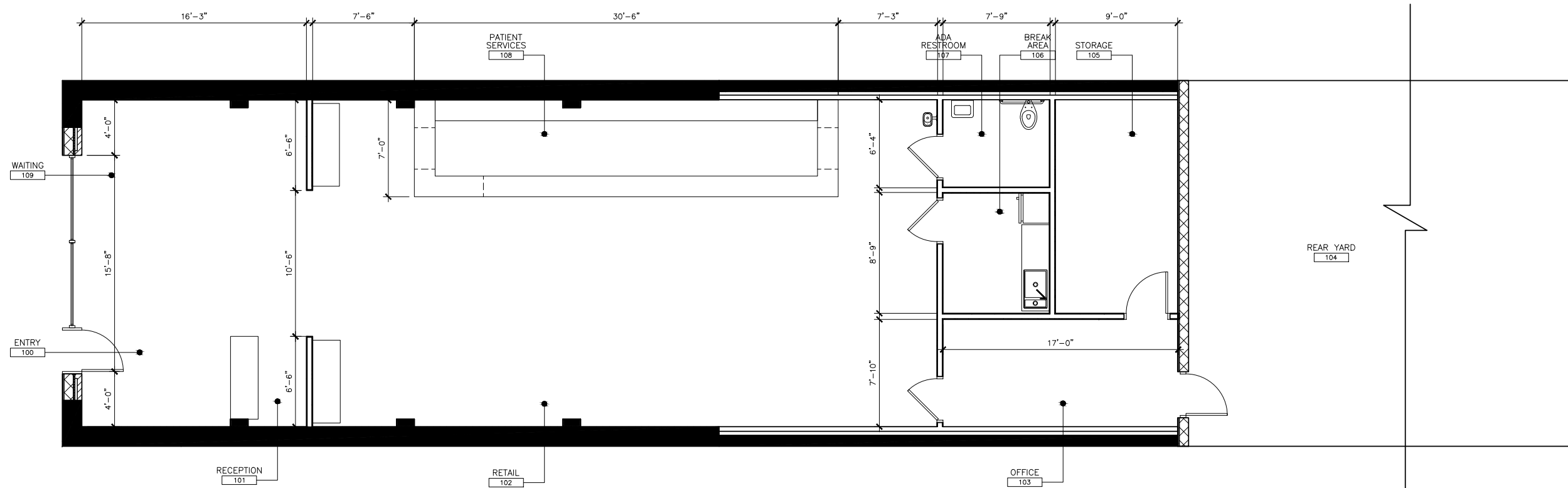
DEMOLITION PLAN
A-1



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PARTITION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- PARTITION TO UNDERSIDE OF STRUCTURE ABOVE W/ 3-5/8" MTL STUDS W/ BATT INSULATION (NON RATED)
- NEW EXTERIOR PARTITION TO MATCH EXISTING
- NEW 3'-0" DOOR



1 GROUND LEVEL PARTITION PLAN



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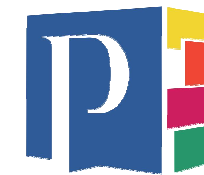
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Scale	1/4"=1'-0"	Issue Date	05/11/17

PARTITION PLAN

A-2



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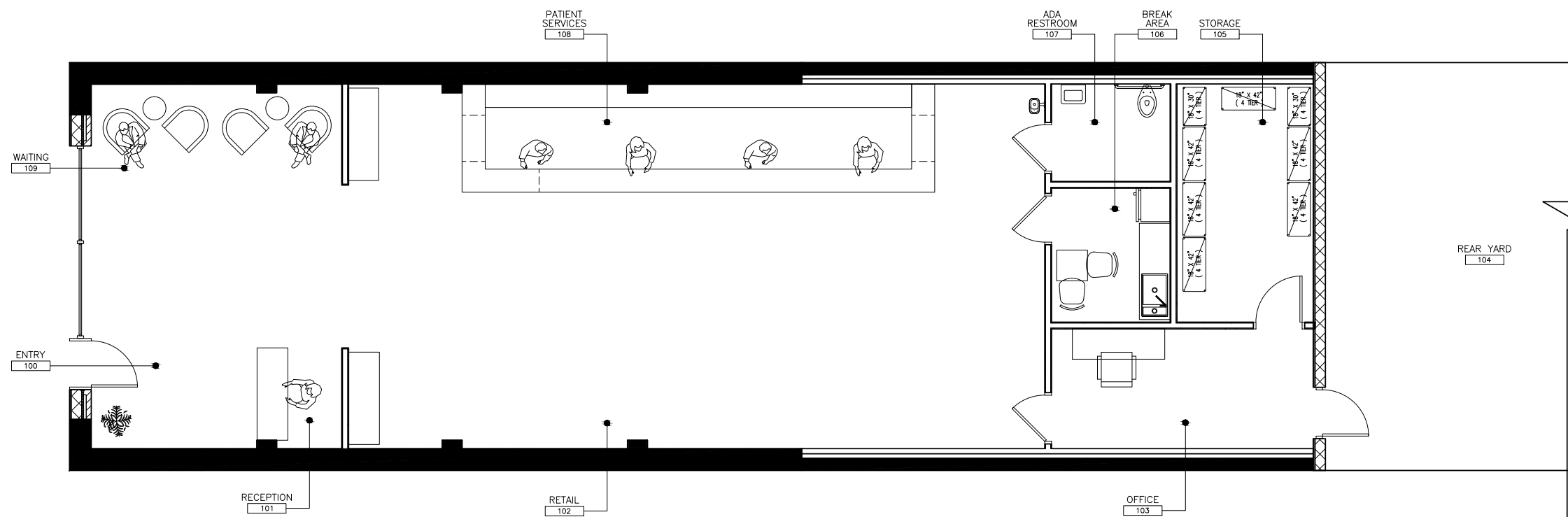
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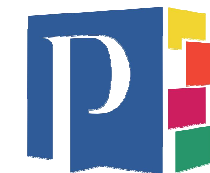
Approved	GLP	Reviewed	GLP
Drawn	GLP		
Project No.	1701		
Scale	1/4"=1'-0"	Issue Date	05/11/17



1 GROUND LEVEL FURNITURE PLAN



FURNITURE PLAN
 A-3



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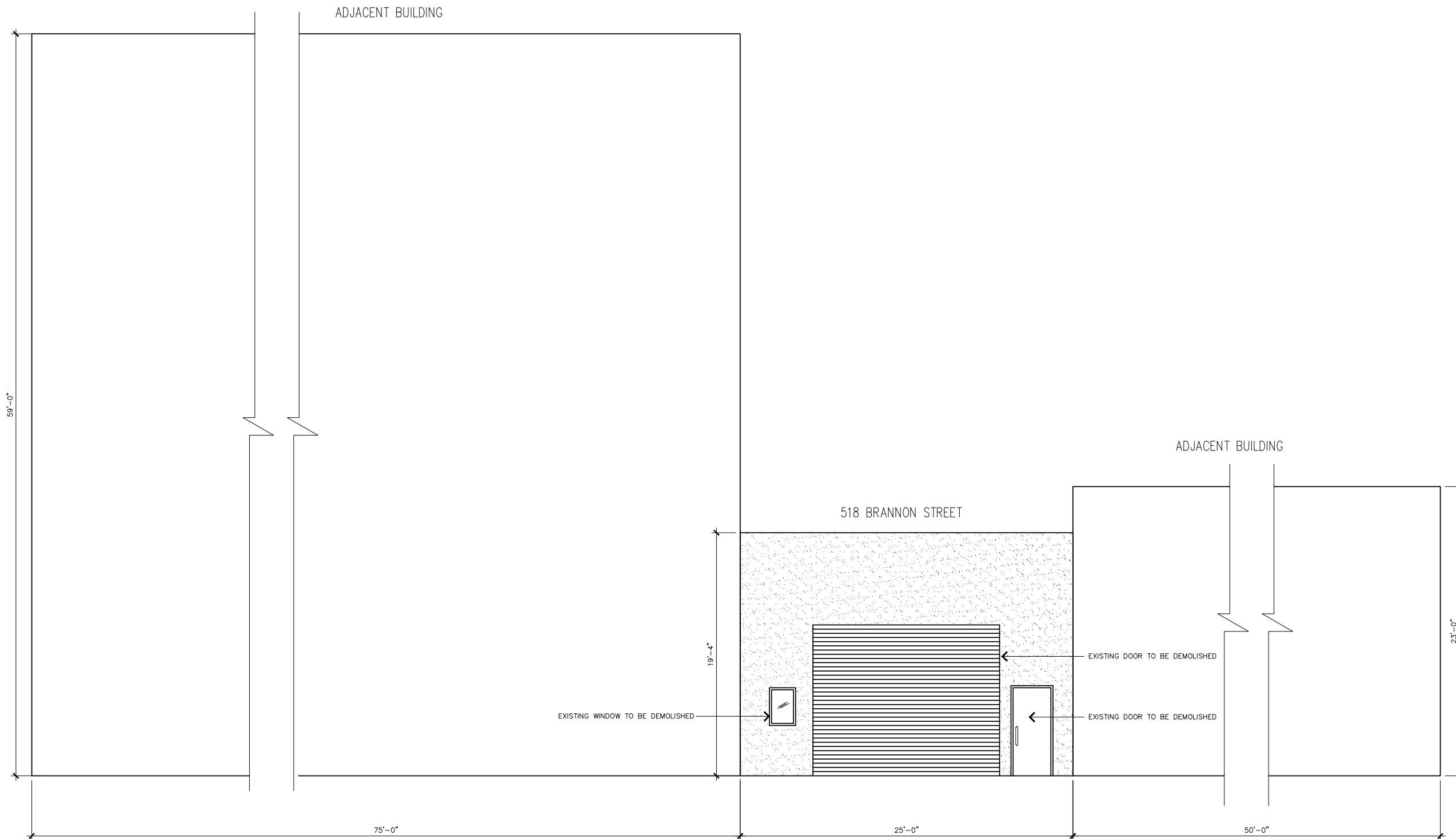
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EXTERIOR ELEVATIONS
 D-1



1 EXISTING.FACADE



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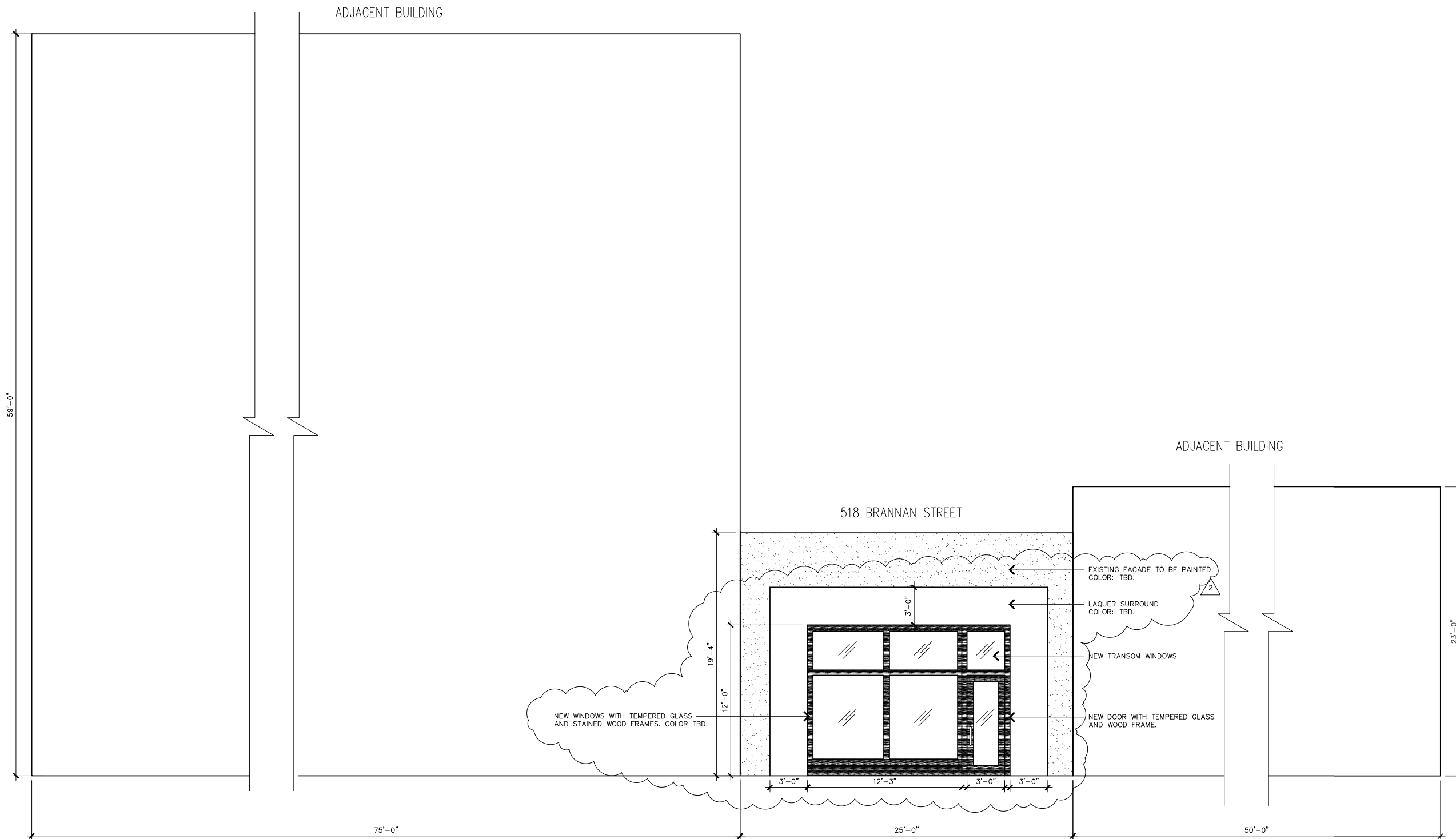
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2 FOR ADDITIONAL INFORMATION	AUGUST 22, 2017
3 FOR ADDITIONAL INFORMATION	SEPT 29, 2017



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 Drawn GLP Reviewed GLP
 Project No. 1701
 Scale 1/4"=1'-0" Issue Date 05/11/17

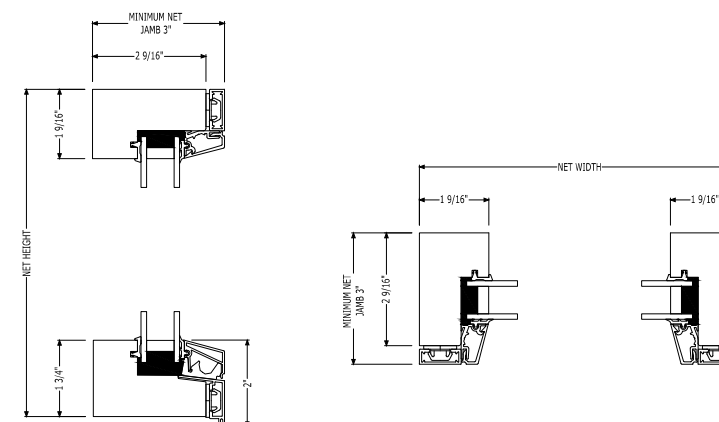
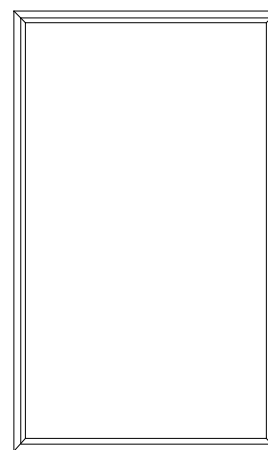
EXTERIOR ELEVATIONS
 D-2



1 PROPOSED.FACADE



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2 FIXED WINDOW

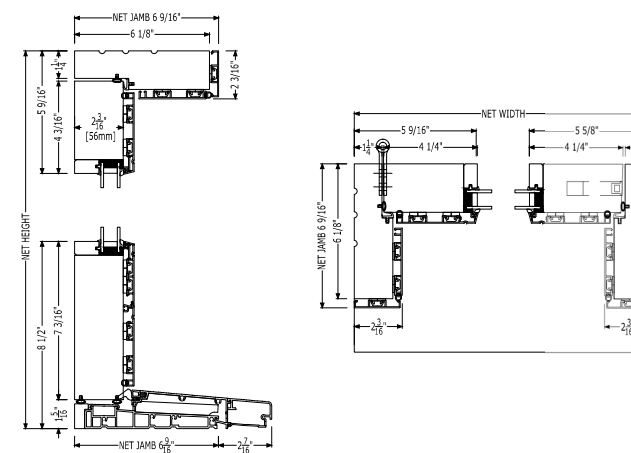
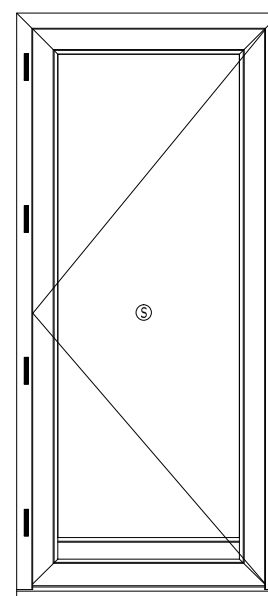
1 WINDOW DETAILS

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4 ENTRY DOOR

3 DOOR DETAILS



Approved GLP
 Drawn GLP Reviewed GLP
 Project No. 1701
 Scale 1/4"=1'-0" Issue Date 05/11/17

WINDOW & DOOR
 DETAILS
 D-3



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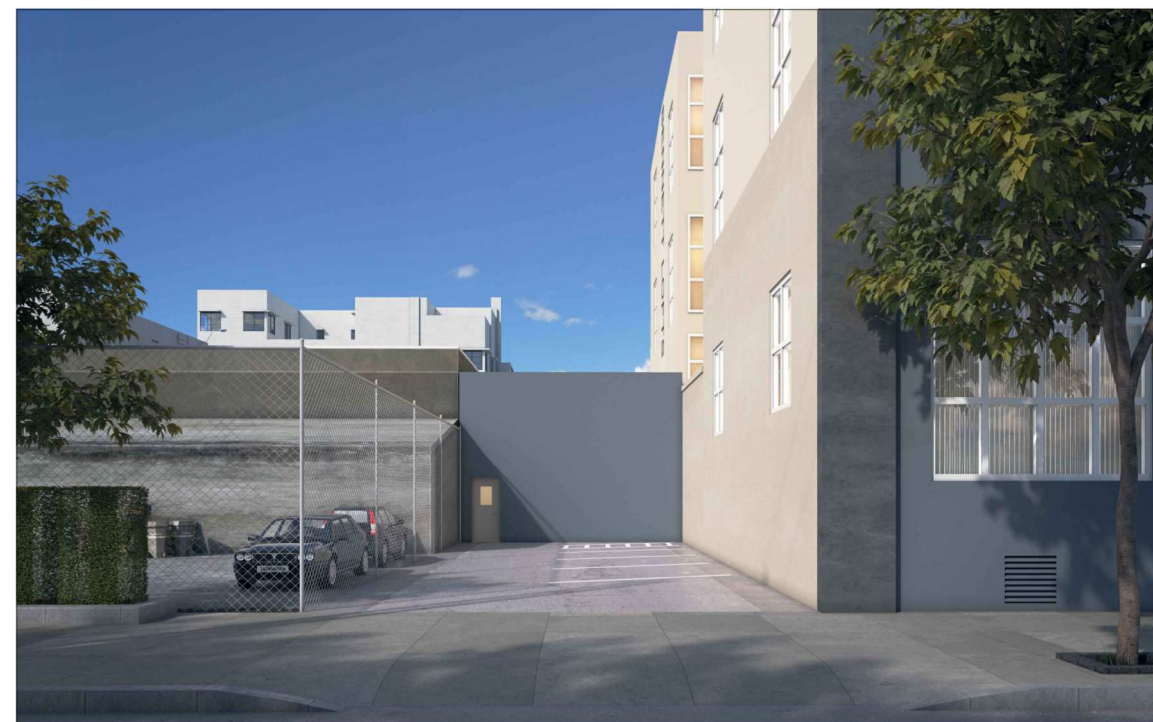
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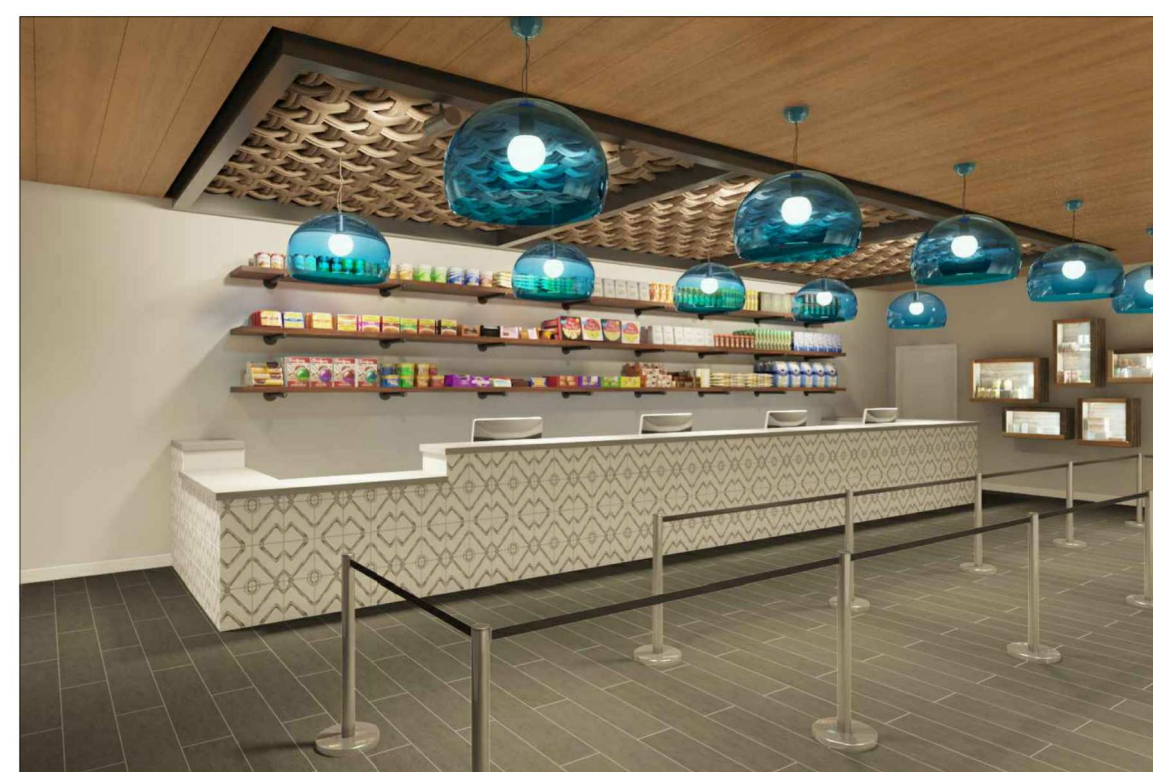
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2 FRONT.FACADE



1 REAR.FACADE



3 REAR.FACADE

RENDERINGS
 D-4