



MEMO TO THE PLANNING COMMISSION

FROM: Michael Christensen, Senior Planner & Office of Cannabis Liaison

DATE: July 15, 2021

RE: Implementation of Adult-Use Cannabis & Office of Cannabis Presentation

Introduction

In January 2018, the City and County of San Francisco adopted standards and new land uses related to the legalization of adult use cannabis. The Office of Cannabis was created to manage the licensing of cannabis businesses in the City. The Planning Department established a staff liaison to interface with the Office of Cannabis and provide technical assistance to equity applicants. This memo provides information on the Planning Department's permitting activities related to cannabis businesses and our remaining pipeline for review.

Pre-Adult Use Legalization

Prior to the adoption of standards for adult use Cannabis and the creation of the Cannabis Retail land use, the City permitted the sale of cannabis only to medical consumers through Medical Cannabis Dispensaries. A total of thirty-five (35) such dispensaries were operating as of January 2018 when the adult-use regulations were adopted. At least three (3) dispensaries have closed permanently, and the remaining thirty-two (32) continue to operate as Medical Cannabis Dispensaries with temporary authorization to conduct adult use sales. Formal conversion to Cannabis Retail under [Planning Code Section 190\(a\)](#) is part of the Office of Cannabis's current tier of processing (along with pre-existing non-storefront industries). Additionally, Mayor London Breed has proposed amendments to Planning Code Section 190(a), which are also scheduled for review by the Planning Commission on July 15, 2021. Analysis of that Planning Code Amendment is provided in a separate packet.

Post-Adult Use Legalization

With the adoption of Article 16 of the Police Code, the City's process for permitting cannabis establishments was modified. Licensing was moved from the jurisdiction of the Department of Public Health to the newly created Office of Cannabis. For a location to request land use authorization from the Planning Department, the site must

first be 'referred' to the Planning Department by the Office of Cannabis after the applicant is deemed eligible for a license.

In total, the Planning Department has received one-hundred and twenty-five (133) referred locations from the Office of Cannabis. Of those:

- Nine (9) locations have been withdrawn,
- Sixty-one (61) locations have received the Planning Department or Commission's approval,
- Eleven (11) locations are currently under review; and,
- Fifty-two (52) locations are pending application to the Planning Department.

Of the sixty-one (61) locations that have received Planning Department or Commission approval, fourteen (14) were for non-storefront uses and forty-seven (47) were for Cannabis Retail (storefront) uses. Of the Cannabis Retail uses:

- Thirty (34) required a Conditional Use Authorization and were approved by the Planning Commission
- Four (4) were approved by the Planning Commission through Discretionary Review hearings
- Nine (9) were approved administratively by the Planning Department because they were in zoning districts which principally permit Cannabis Retail uses and no requests for Discretionary Review were received during the notice periods, or the request for Discretionary Review was withdrawn prior to hearing.
- Additionally, one location at 5 Leland Avenue (Case No. 2021-000603CUA) was denied by the Planning Commission; however, the Commission's denial of the application was appealed to the Board of Supervisors. This appeal is scheduled for July 27, 2021.

The geographic distribution of Cannabis Retail locations is shown on the attached map.

Remaining Pipeline

The Department's pipeline of applications flows from the City's Office of Cannabis based on their equity tiering. Additional applications in priority tiers (Equity Applicant, Equity Incubator) are still in processing through the Planning Department, but most new referrals and applications will now be at Tier 4 (pre-existing industry). This tier is comprised of existing Medical Cannabis Dispensaries converting to Cannabis Retail and the pre-existing non-storefront industry, which includes cultivation sites, delivery services, business to business distribution services, laboratory testing, and the manufacturing of cannabis products. Most applications in this tier are eligible for administrative processing and will not require review by the Planning Commission. However, certain sites, such as cultivators in Production, Distribution & Repair Zoning Districts will require Conditional Use Authorization.

Additionally, there are many locations from earlier tiers that have been referred to the Planning Department for review but have not yet applied for their land use entitlements. Many locations in this group are located on the

western half of the City, including the first locations ever proposed along West Portal Avenue, Judah Street, and Taraval Street.

Conclusion

As we progress with review of our remaining pipeline of storefront uses, the Commission should expect more cases on the westside, where increased opposition to Projects may occur, as well as a few more locations proposed in neighborhoods that have historically accommodated cannabis uses such as the Mission and South of Market Districts.

Over time, the Department's review will shift to Tier 4 applications, most of which will not require review by the Planning Commission. As a result, the volume of cannabis-related cases that the Commission will see will decrease over time.

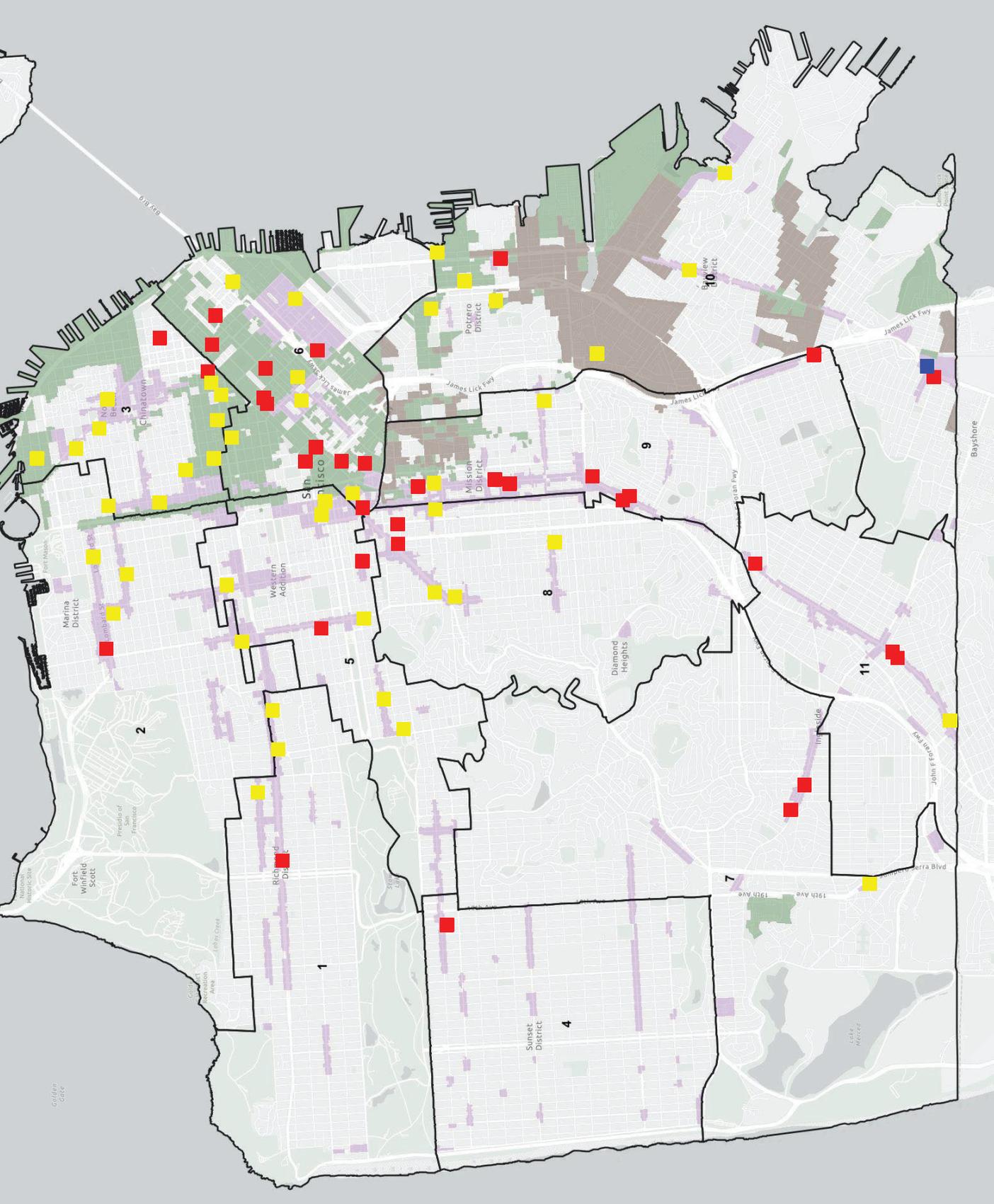
Additional information and recommendations for land use and policy changes may be found in the 2019 City Controller's Report titled "[Cannabis in San Francisco: A Review Following Adult-Use Legalization.](#)"

Attachments:

- Map of Cannabis Retailers and Medical Cannabis Dispensaries
- List of Referred Locations for Office of Cannabis Licenses

Block/Lot	Address	Entitlement	Building Permit	Status	Use	On-Site	Notes
4940/013	1385 Fitzgerald	CUA		1 Pending App	Non-Retail		Cultivation
3521/092	1531 Folsom Street	BPA		1 Pending App	Non-Retail		Delivery, Distribution, Manufacturing
4829/026	1550 Wallace	BPA		1 Pending App	Non-Retail		Wholesale Sales, Light Manufacturing
4848/061	1555 Yosemite #1C	BPA		1 Pending App	Non-Retail		Wholesale Sales, Light Manufacturing
0237/007	214 California St #214	BPA		1 Pending App	Non-Retail		Wholesale Sales
5230/030	2248 Jerrold #9A	BPA		1 Pending App	Non-Retail		Parcel Delivery
5253/030	2248 Jerrold #9B	BPA		1 Pending App	Non-Retail		Wholesale Sales
5230/030	2248 Jerrold #9C	BPA		1 Pending App	Non-Retail		Light Manufacturing
5230/032	2250 Jerrold	BPA		1 Pending App	Non-Retail		Light Manufacturing, Delivery
5418/014	2330 Lane St	BPA		1 Pending App	Non-Retail		
3702/001	26 7th St	CUA		1 Pending App	Non-Retail		Delivery Service
3753/078	278 Clara Street	BPA		1 Pending App	Non-Retail		Light Manufacturing, Wholesale Sales, Parcel Delivery, Industrial Ag
0310/001	49 Kearny 4th Floor	CUA		1 Pending App	Non-Retail		Wholesale Sales, Parcel Delivery (requires CUA), Lt Manufacturing
0310/002	49 Kearny mezzanine	CUA		1 Pending App	Non-Retail		CUA for delivery
3761/007	600 Bryant	BPA		1 Pending App	Non-Retail		cultivation
3778/046F	757 Bryant	BPA		1 Pending App	Non-Retail		Light Manufacturing, Wholesale Sales, Business Service
3779/067	1 Jeff Adachi Way	BPA		1 Pending App	Retail		Retail and nonretail
0276/007	1008 Bush St	BPA		1 Pending App	Retail		
1153/022	1017 Divisadero	CUA		1 Pending App	Retail		
3702/045	1133 Market Street	BPA		1 Pending App	Retail		
3727/022	1154 Howard Street	BPA		1 Pending App	Retail		
0331/007	132 Eddy Street	BPA		1 Pending App	Retail		
0024/017	1333 Columbus Ave	CUA		1 Pending App	Retail		
4848/017	1555 Yosemite #8	BPA		1 Pending App	Retail		
0574/011	1648 Pacific Avenue	CUA		1 Pending App	Retail		
2989B/026	181 West Portal	CUA		1 Pending App	Retail		
5423A/023	1970 Carroll Avenue	BPA		1 Pending App	Retail		
5315/051	2000 Oakdale	BPA		1 Pending App	Retail		
2359/010	2016 Taraval St	CUA		1 Pending App	Retail		
0532/009	2030 Union Street	CUA		1 Pending App	Retail		
0511/001	2205-2207 Lombard	CUA		1 Pending App	Retail		
1780/001	2401 Irving	CUA		1 Pending App	Retail		
3973/004	2440 Mariposa St	BPA		1 Pending App	Retail		
4211/017	2736 24th St	CUA		1 Pending App	Retail		
4940/024	2915 Keith St	BPA		1 Pending App	Retail		
3012/022	323 West Portal	CUA		1 Pending App	Retail		
3593/109	3431 19th St	CUA		1 Pending App	Retail		
1018/011	3665 Sacramento	CUA		1 Pending App	Retail		
3654/006	3908 24th St	CUA		1 Pending App	Retail		
1710/023	3932 Irving St	CUA		1 Pending App	Retail		
3583/001	4001 18th Street	CUA		1 Pending App	Retail		
3521/052	43 Norfolk	BPA		1 Pending App	Retail		
0346/007	448 Larkin Street	BPA		1 Pending App	Retail		
6272/021	4835 Mission Street	CUA		1 Pending App	Retail		
6968/006	4994 Mission Street	CUA		1 Pending App	Retail		
0196/003	615 Sansome	BPA		1 Pending App	Retail		
0335/015	670 Larkin St	BPA		1 Pending App	Retail		
3788/014	695 3rd Street	CUA		1 Pending App	Retail		
2348/009A	800 Taraval	CUA		1 Pending App	Retail		
0507/024	1885 Lombard St	CUA		1 Pending App	Retail		
5667/015	317 Cortland	2021-002698CUA		3 Processing	Retail		
0284/007	532 Sutter	2021-002555PRJ	202102114497	3 Processing	Retail		
1034/002	3415 California	2021-004963CUA		3 Processing	Retail		
1740/018	900 Irving Street	2021-003400CUA		3 Processing	Retail		
3525/056	1190 Bryant Street	2017-006817PRJ	201705237395	3 Processing	Retail		HOLD requested by applicant
1408/017	2428 Clement St	2021-000433CUA	202012231651	3 Processing	Retail		
1821/037	2715 Judah St	2021-001579CUA		3 Processing	Retail		
4335/003F	2924 Cesar Chavez	2020-010329CUA		3 Processing	Retail		Comments Issued, disapproval likely
1538/036	4221 Geary Blvd	2021-000313CUA	202008312971	3 Processing	Retail		
6083/021	4687 Mission St	2020-006377CUA		3 Processing	Retail		
6249/001	5 Leland Avenue	2021-000603CUA		3 Processing	Retail		Under Appeal
3774/191	543-545 2nd St	2021-003446PRJ	202101132545	3 Processing	Retail		Comments issued
3588/004	724 Valencia St	2020-006857CUA		3 Processing	Retail		
4829/026	1550 Wallace	2020-011265CUA	202102044042	7 CUA Approved	Non-Retail	None	Cultivation
0525/020	2424 Polk St	2020-011603CUA		7 CUA Approved	Retail		
1218/001	353 Divisadero	2020-009148CUA		7 CUA Approved	Retail		
	5801 Mission Street	2020-007152CUA		7 CUA Approved	Retail		
3731/073	1057 Howard Street	2020-007461CUA		7 CUA Approved	Retail	No Type C	
0050/020	1095 Columbus Ave	2020-007488CUA		7 CUA Approved	Retail	No Type C	
1076/001A	1649 Divisadero	2020-007023CUA		7 CUA Approved	Retail	No Type C	
0495/002A	1700 Lombard Street	2019-017309CUA	201908158975	7 CUA Approved	Retail	No Type C	Scheduled 6/18
0619/002	1735 Polk Street	2019-014039CUA		7 CUA Approved	Retail	No Type C	B Hicks CPC approval 2/20 after continued from 2/6 - no Type C
0543/027	1861 Union	2019-017356CUA		7 CUA Approved	Retail	No Type C	
1435/040	235 Clement	2020-008388CUA		7 CUA Approved	Retail	No Type C	
4335/003i	2934 Cesar Chavez	2019-005500CUA		7 CUA Approved	Retail	No Type C	M Christensen
0515/009	3109 Fillmore	2020-006747CUA		7 CUA Approved	Retail	Eligible	Includes on-site consumption
1085/031	3407 Geary Blvd	2020-006608CUA		7 CUA Approved	Retail	No Type C	
6510/023A	3751 24th Street	2019-021215CUA		7 CUA Approved	Retail	No Type C	9/29/20: contacted applicant re: BPA filing
3505/004	40 12th Street	2019-006086CUA		7 CUA Approved	Retail	Eligible	
3568/009	560 Valencia St	2020-006575CUA		7 CUA Approved	Retail	Eligible	
1452/045	5600 Geary Street	2020-000063CUA		7 CUA Approved	Retail	No Type C	
1250/024	768 Stanyan St	2020-004439CUA		7 CUA Approved	Retail	Eligible	Includes on-site consumption

Block/Lot	Address	Entitlement	Building Permit	Status	Use	On-Site	Notes
3730/117	1121 Howard Street	2019-021751PRJ	201911137228	8 BPA Approved	Non-Retail	None	Wholesale Sales, Parcel Delivery
4807/026	1207 Thomas	N/A	N/A	8 BPA Approved	Non-Retail	None	Distribution, no change in use
5315/051	1238 Rankin	2019-014946PRJ	201907267062	8 BPA Approved	Non-Retail	None	Cultivation, Light Manufacturing, Delivery
4353/010	1398 Marin Street	2020-008191PRJ	202008282885	8 BPA Approved	Non-Retail	None	Delivery Service
3532/069	15 Duboce Ave	2020-002444PRL	202002194893	8 BPA Approved	Non-Retail	None	Wholesale Sales, Light Manufacturing, Parcel Delivery Service
4848/064	1555 Yosemite #3	2019-016334PRL	201909050799	8 BPA Approved	Non-Retail	None	Light Manufacturing, Wholesale Sales, Parcel Delivery
4848/069	1555 Yosemite #8	2018-013332CUA	201809180594	8 BPA Approved	Non-Retail	None	Cultivation, Light Manufacturing, Wholesale Sales, Parcel Delivery
3530/016	174 14th Street	2020-000863PRL	202001212367	8 BPA Approved	Non-Retail	None	Light Manufacturing, Wholesale Sales, Delivery to customers
5597A/001	2207 Newcomb Ave	2019-000010PRJ	201902253685	8 BPA Approved	Non-Retail	None	Cultivation
3530/016	40 Shotwell	2020-010180PRJ	202011038082	8 BPA Approved	Non-Retail	None	Light Manufacturing, Wholesale Sales, Business Service
3532/039	49 Duboce Ave	2018-014433CUA	201810183545	8 BPA Approved	Non-Retail	None	Cultivation, Distribution
4043/016	695 Minnesota	N/A	N/A	8 BPA Approved	Non-Retail	None	Office use only, no change of use
4168/007	765 Pennsylvania	2019-014120PRL	201907186290	8 BPA Approved	Non-Retail	None	Parcel Delivery Service, WholesaleSales, Light Manufacturing
4343/007	2348 Jerrold	2021-001096PRJ	202012181297	8 BPA Approved	Retail	Eligible	Retail, Delivery, Cultivation
0306/008	468 Geary St	2020-009479PRJ	202012151044	8 BPA Approved	Retail	No Type C	
0131/004	1335 Grant Street	2019-004021CUA	201905281763	8 BPA Approved	Retail	No Type C	
0248/014	1398 California	2019-001048CUA	201908068079	8 BPA Approved	Retail	Eligible	
0309/008	152 Geary Street	2019-014893PRJ	201907236743	8 BPA Approved	Retail	No Type C	
3987/013	165 Mississippi	2019-004681PRJ	201904026880	8 BPA Approved	Retail	Eligible	
1247/020	1685 Haight Street	2018-014721CUA	201906274632	8 BPA Approved	Retail	Eligible	
0314/006	180 O'Farrell St	2019-004673PRJ	201904026867	8 BPA Approved	Retail	Eligible	
3570/048	2075 Mission St	2019-004451CUA	202009093749	8 BPA Approved	Retail	Eligible	
0659/006	2222 Bush Street	2019-015307CUA	202002103949	8 BPA Approved	Retail	None	
0561/009	258 Noe Street	2018-002060CUA	201912270846	8 BPA Approved	Retail	Not Eligible	
0022/014	2627 Taylor Street	2019-012933PRJ	201906032279	8 BPA Approved	Retail	Eligible	
1091/025	2845 Geary Blvd	2020-006148CUA	202001139843	8 BPA Approved	Retail	No Type C	
0808/004	313 Ivy Street	2019-016523CUA	202003167120	8 BPA Approved	Retail	No Type C	
5609/019	3185 Mission	2018-004287PRJ	201803224337	8 BPA Approved	Retail	No Type C	
3582/073	3989 17th Street	2019-004216CUA	201907236628	8 BPA Approved	Retail	Eligible	
3748/028	443 Folsom	2017-013745PRJ	201703131314	8 BPA Approved	Retail	Eligible	
5296/020	4526 Third Street	2018-015127CUA	201906284706	8 BPA Approved	Retail	Eligible	
3994/043	457 Mariposa	2019-014214PRJ	201907024973	8 BPA Approved	Retail	Eligible	
0317/010A	500 Jones Street	2019-013201PRJ	201906214145	8 BPA Approved	Retail	Eligible	
0818/016	500 Laguna Street	2019-015062CUA	201907024948	8 BPA Approved	Retail	No Type C	
3777/037	518 Brannan St	2017-007063CUA	202010096286	8 BPA Approved	Retail	No Type C	
4041/010	600 Indiana Street	2019-022295PRJ	201911207807	8 BPA Approved	Retail	Eligible	
7324/001	61 Cambon Drive #1	2019-012580CUA	202002265487	8 BPA Approved	Retail	No Type C	
4103/029	669 Mississippi Street	2019-014211PRJ	201907176109	8 BPA Approved	Retail	No Type C	
4645/022	828 Innes Ave	2019-000186CUA	201907246782	8 BPA Approved	Retail	No Type C	
0074/054	899 Columbus Ave	2020-001158CUA	202012100702	8 BPA Approved	Retail	No Type C	
0301/007	906 Post Street	2018-015363PRJ	201811075301	8 BPA Approved	Retail	Eligible	
3753/120	985 Folsom Street	2019-013791PRJ	201907085306	8 BPA Approved	Retail	Eligible	
3549/005	36 Shotwell A	BPA		9 Cancelled	Non-Retail		Non-Storefront Delivery
3549/005	36 Shotwell B	BPA		9 Cancelled	Non-Retail		Wholesale Sales
3549/005	36 Shotwell C	BPA		9 Cancelled	Non-Retail		Light Manufacturing
1215/014	1213 Fell Street	CUA		9 Cancelled	Retail		
5419/023	1670 Armstrong	BPA		9 Cancelled	Retail		
2359/010	2014 Taraval Street	CUA		9 Cancelled	Retail		
3575/030	2199 Mission	2018-014523CUA		9 Cancelled	Retail		
0284/007	536 Sutter Street	BPA		9 Cancelled	Retail		
3776/032	595 Bryant St	2020-005352CUA		9 Cancelled	Retail		Includes on-site consumption



■ Medical Cannabis Dispensaries

■ New (Post 2017) Cannabis Retailers

■ Denied Location (5 Leland) - Under Appeal