



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization Hearing Date: April 18, 2019 Continued From: March 21, 2019

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Planning
Information:
415.558.6377

Record No.: [2018-013332CUA](#)
Project Address: 1555 Yosemite Avenue
Zoning: [Core Production, Distribution, & Repair \(PDR-2\) Zoning District](#)
[40-X Height and Bulk District](#)
[Third Street Alcoholic Beverage Restricted Use District](#)
Block/Lot: 4848 / 069
Project Sponsor: Helen Simmons
1555 Yosemite Avenue, Unit 8
San Francisco, CA 94124
Staff Contact: Michael Christensen – (415) 575-8742
Michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project includes the establishment of a 1,343 square-foot cannabis microbusiness (d.b.a. “Black Pepper”) that involves establishment of Industrial Agriculture (cannabis cultivation), Wholesale Sales (business to business sales), Light Manufacturing (manufacturing of cannabis products without the use of Volatile Organic Compounds), and Parcel Delivery Service uses (direct to customer deliveries) in an existing double-height one-story warehouse space.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 210.3 and 303, to permit the establishment of an Industrial Agriculture use in the PDR-2 Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Microbusiness Licensing.** The applicant is requesting a microbusiness license type from the City’s Office of Cannabis. This license type permits a broad range of activities to foster small businesses in the cannabis industry. However, all land uses proposed as part of a microbusiness must still obtain land use approval individually. Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses are principally permitted in the PDR-2 Zoning District, while establishment of an Industrial Agriculture use requires a CUA in the PDR-2 Zoning District. If additional cannabis uses are added in the future, they will be required to comply with the zoning requirements in place at that time.

- **Conversion of PDR Space.** The Department is working with the Office of Cannabis to track the amount of Industrial space that is being converted to Agricultural uses, chiefly the cultivation of cannabis. However, such information is not yet available. However, the project under review is a mix of uses, including light manufacturing, which is consistent with the intent and purpose of the PDR-2 Zoning District. Industrial Agriculture represents 263 square feet or 19.6% of the total area of the Microbusiness.
- **Tenant History.** The project sponsor reports that the subject industrial condominium space is owned by a family member (George Troosh) who previously utilized the space as a storage and management space for their general contractor's firm (dba Troosh Construction). Rent payments are reported as \$2,000 per month for the 1,343 square foot space (\$1.49 per square foot). As such, no tenant was displaced by the business.
- **Cannabis Use Buffers.** Planning Code Section 202.2 requires a 600-foot buffer between storefront (Cannabis Retail and Medical Cannabis Dispensary) uses and other storefront uses, and also requires such buffer from schools, public or private. No buffer is required for non-storefront uses. The proposal does not include any storefront use and thus is not subject to such buffer requirement. If the site were authorized to pursue a Cannabis Retail storefront license by the City's Office of Cannabis, it would be subject to the buffer and permit requirements for that use at that time. Currently, the site is precluded from pursuing a Cannabis Retail license by a pending application at 1670 Armstrong Street; however, no existing storefront uses, or schools currently exist within 600-feet of the subject property.
- **Public Outreach:** No comments have been received regarding this proposal.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the purpose of the PDR-2 Zoning District and the Objectives and Policies of the General Plan. The Project allows for the cultivation of cannabis in an existing space and supports other permitted economic activities at the site, including manufacturing. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Environmental Determination
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Bayview Hunters Point Citizens Advisory Committee Endorsement Letter
Exhibit F – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 18, 2019

Record No.: [2018-013332CUA](#)
Project Address: 1555 Yosemite Avenue
Zoning: [Core Production, Distribution, & Repair \(PDR-2\) Zoning District](#)
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Block/Lot: 4848 / 069
Project Sponsor: Helen Simmons
1555 Yosemite Avenue, Unit 8
San Francisco, CA 94124
Property Owner: George Troosh
2123 35th Avenue
San Francisco, CA 94116
Staff Contact: Michael Christensen – (415) 575-8742
Michael.christensen@sfgov.org

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 210.3 AND 303, TO ALLOW THE ESTABLISHMENT OF A 1,343 SQUARE-FOOT CANNABIS MICROBUSINESS (D.B.A. "BLACK PEPPER"), WHICH INCLUDES INDUSTRIAL AGRICULTURE, WHOLESALE SALES, LIGHT MANUFACTURING, AND PARCEL DELIVERY SERVICE USES, IN AN EXISTING DOUBLE-HEIGHT ONE-STORY WAREHOUSE SPACE, LOCATED AT 1555 YOSEMITE AVENUE, LOT 069 IN ASSESSOR'S BLOCK 4848, WITHIN THE PDR-2 (CORE PRODUCTION, DISTRIBUTION, & REPAIR) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On September 18, 2018, Helen Simmons of Black Pepper (hereinafter "Project Sponsor") filed Application No. 2018-013332CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 1,343 square-foot cannabis microbusiness (d.b.a. "Black Pepper"), which includes Industrial Agriculture, Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses, in an existing double-height one-story warehouse (hereinafter "Project") at 1555 Yosemite Avenue, Block 4848, Lot 069 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption;

On March 21, 2019, the Commission cancelled the duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-013332CUA and continued the item to April 18, 2019.

On April 18, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-013332CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-013332CUA is located at 1650 Mission Street, Suite 400, 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. 2018-013332CUA, 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 the establishment of a 1,343 square-foot cannabis microbusiness (d.b.a. "Black Pepper"), which includes Industrial Agriculture, Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses, in an existing double-height one-story warehouse.
3. **Site Description and Present Use.** The Project is located on a 120,000 square foot full-block lot bounded by Armstrong Avenue, Keith Street, Yosemite Avenue, and Jennings Street. The site is developed with a one-story industrial condominium complex. The project is proposed in Unit 8, which is a 1,343 square foot space that is currently vacant. Overall, the complex contains approximately 70,000 square feet of industrial space.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the PDR-2 Zoning Districts in the Bayview-Hunters Point Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. The project site is one block east of the Third Street corridor and the Bayview Park KC Jones Playground and the Martin Luther King Jr Pool. Cannabis uses do not have required buffers from such public uses but consideration to such uses is provided.
5. **Public Outreach and Comments.** The Department has received no comments on the proposed project. The site is located within the jurisdiction of the Bayview-Hunters Point Citizens Advisory

Committee (CAC). On February 6, 2019, the Project was reviewed and endorsed by the Bayview-Hunters Point CAC.

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.** The project proposes to establish Industrial Agriculture, Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses in an existing warehouse space. Wholesale Sales, Light Manufacturing, and Parcel Delivery Service are principally permitted land uses in the PDR-2 Zoning District, while Industrial Agriculture requires a Conditional Use Authorization to establish.

The project sponsor is seeking Conditional Use Authorization to establish an Industrial Agriculture use at the site as part of a permit application to establish Industrial Agriculture, Wholesale Sales, Light Manufacturing, and Parcel Delivery Service uses. While the Microbusiness license type allows for other uses, if additional activities are proposed in the future, they will be required to obtain required permits for each land use individually, including any additional Conditional Use Authorization if required for a land use.

- B. **Location and Operation Conditions.** Per Planning Code Section 202.2, Agricultural Use is subject to the corresponding conditions:

(1) *Agricultural Uses, General.* Any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code [Chapter 63](#). Pursuant to Section [63.6.2\(b\)](#) of the Administrative Code, no permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.

(2) *Industrial Agriculture.* Cannabis must only be grown within an enclosed structure.

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 industrial units on the block face. The proposes uses are supportive of a new small business to the City, thus providing economic opportunity and employment for residents. The size of the proposed business is in keeping with the size of previous

businesses. Overall, the addition of new industrial and commercial uses is necessary and desirable with the overall character of the surrounding neighborhood.

- 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. The proposed work will not affect the building envelope.

- (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 uses. The site is well served by transit due to its proximity to the Muni T-Line and will not generate any volume of traffic not already expected by the existing Industrial uses at the site.

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

The facility will be reviewed by the City's Office of Cannabis for control of any potential odors from the site. Maintaining control of such odors is a requirement of the operator licensing from the Office of Cannabis.

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

The existing building configuration and streetscape are not altered by the Project.

- 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 Neighborhood Commercial District.

The Project is consistent with the stated purposes of PDR-2 Districts in that the intended uses are light and contemporary industrial activity with low potential for noxious emissions, providing economic and employment opportunities to the City and neighborhood.

8. **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 1:

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

Policy 1.2

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

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

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.

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 3.4

Assist newly emerging economic activities.

BAYVIEW HUNTERS POINT AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 1.5

Encourage a wider variety of light industrial uses throughout the Bayview by maintaining the newly established Production, Distribution and Repair zoning, by more efficient use of industrial space, and by more attractive building design.

OBJECTIVE 8:

STIMULATE BUSINESS, EMPLOYMENT, AND HOUSING GROWTH WITHIN THE EXISTING GENERAL LAND USE PATTERN BY RESOLVING CONFLICTS BETWEEN ADJACENT INDUSTRIAL AND RESIDENTIAL AREAS.

Policy 8.1

Maintain industrial zones for production, distribution, and repair activities in the Northern Gateway, South Basin, Oakinba, and India Basin Industrial Park subdistricts.

OBJECTIVE 9:

IMPROVE LINKAGES BETWEEN GROWTH IN BAYVIEW'S INDUSTRIAL AREAS AND THE EMPLOYMENT AND BUSINESS NEEDS OF THE BAYVIEW HUNTERS POINT COMMUNITY.

Policy 9.2

Encourage the local business community to play a larger role in Bayview's industrial sector.

The Project is a small-scale industrial project, activating 1,323 square feet of industrial space to provide employment and economic opportunity through a variety of cannabis related land uses. The Cannabis industry is a new, burgeoning industry that is creating a cluster of economic activity in San Francisco. While cultivation may yield a similar job density as distribution and warehousing, it is complementary to other cannabis uses that provide significant job opportunities to unskilled and semi-skilled workers, such as manufacturing. Additionally, the City's equity requirements provide for employment of local residents, increasing the economic vitality of Bayview Hunters Point.

9. **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.

The project site does not possess any neighborhood-serving retail uses and is not principally zoned for such uses. As such, existing neighborhood-serving retail uses be preserved.

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

The project site does not possess any housing, and the Project proposes no changes to the massing or exterior of the existing structure.

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

The Project site does not contain any existing affordable housing; thus, the City's supply of affordable housing be preserved.

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

The Project Site is served by nearby public transportation options, including the T-Third Street Light Rail line. As such, it is well served by transit and the project will not overburden streets or neighborhood parking.

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

The Project does not include commercial office development. The project proposes to establish a new industrial business owned and managed by a local resident, providing for economic activity to the neighborhood.

- 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 Project Site does not contain any City Landmarks or historic buildings.

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

The project makes no change to the existing massing or design of the building.

10. 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.
11. 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. 2018-013332CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 31, 2018, 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 March 21, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 21, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Industrial Agriculture use (d.b.a. **Black Pepper**) located at 1555 Yosemite Avenue, Block 4848, Lot 069 pursuant to Planning Code Sections **210.3 and 303** within the **PDR-2** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **December 31, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-013332CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 21, 2019** 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 **March 21, 2019** 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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor shall obtain operator licenses from the City's Office of Cannabis and the State of California Bureau of Cannabis Control prior to commencing operation of any commercial cannabis activity.

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

MONITORING - AFTER ENTITLEMENT

7. **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

8. **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

DESIGN – COMPLIANCE AT PLAN STAGE

9. **Curb Cut Removal.** The Building Permit submittal to authorize the proposed project shall include removal of the existing curb cut in the project scope of work. Such removal and restoration of the sidewalk shall be completed prior to any commencement of business activity.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

OPERATION

10. **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

11. **Agricultural Use, General.** Per Planning Code Section 202.2, any plot of land that exceeds 1,000 square feet and is newly established shall comply with the applicable water use requirements of Administrative Code [Chapter 63](#). Pursuant to Section [63.6.2\(b\)](#) of the Administrative Code, no permit for any site where the modified land area exceeds 1,000 square feet shall be issued until the General Manager of the Public Utilities Commission has approved the applicable landscape project documentation.

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

12. **Industrial Agriculture.** Per Planning Code Section 202.2, cannabis must only be grown within an enclosed structure.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1555 YOSEMITE AVE		4848069
Case No.		Permit No.
2018-013332PRJ		
<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. Conditional Use Authorization to permit a change of use from F-1 warehouse to a combination of Cannabis cultivation and F-1 warehouse/distribution to permit cannabis cultivation.</p>		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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? 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 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></p>
<input type="checkbox"/>	<p>Transportation: 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?</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</p>
<input type="checkbox"/>	<p>Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.</p>
<p>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</p>	
<p>Comments and Planner Signature (optional):</p> 	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<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):
<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 dated (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Project Approval Action: Commission Hearing</td> <td style="width: 40%;">Signature: Michael Christensen</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>03/07/2019</td> </tr> </table>		Project Approval Action: Commission Hearing	Signature: Michael Christensen	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/07/2019
Project Approval Action: Commission Hearing	Signature: Michael Christensen				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/07/2019				
<p>Once signed or stamped and dated, this document constitutes a categorical 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 first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>					



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1555 YOSEMITE AVE, UNIT 8
RECORD NO.: 2018-013332PRJ

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

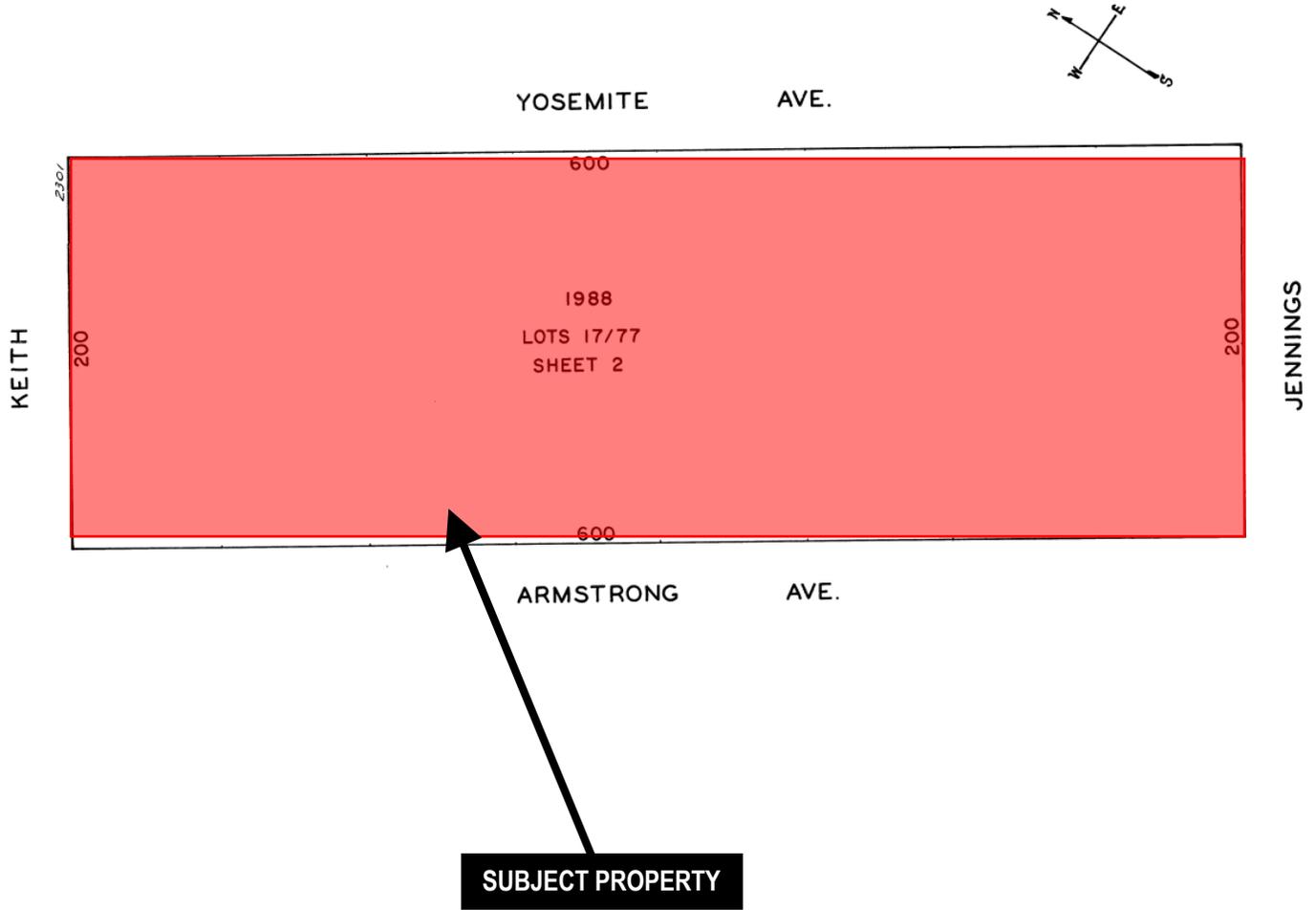
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

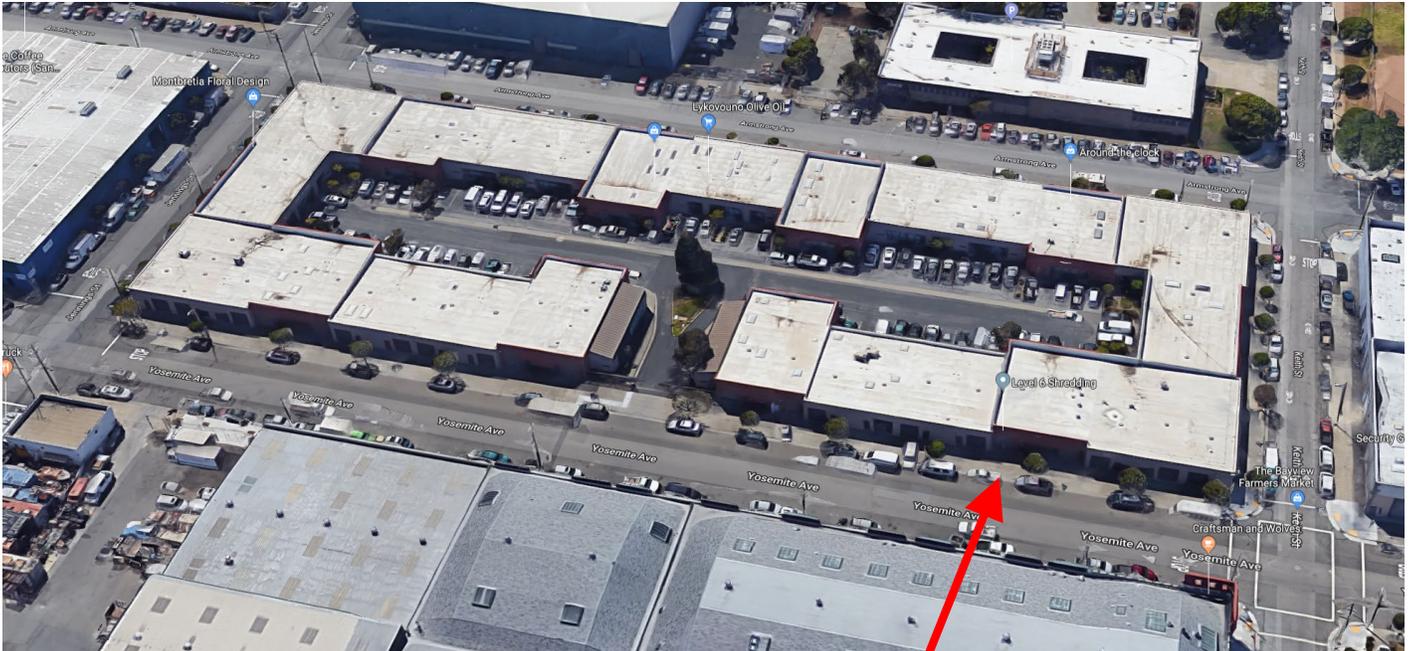
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF			
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	70,000	70,000	0
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
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	1	1	0
Number of Stories	1	1	0
Parking Spaces	1	0	-1
Loading Spaces			
Bicycle Spaces	0	2	2
Car Share Spaces			
Other ()			

Parcel Map



Conditional Use Authorization Hearing
Case Number 2018-013332CUA
Cannabis Cultivation
1555 Yosemite Avenue

Aerial Photo

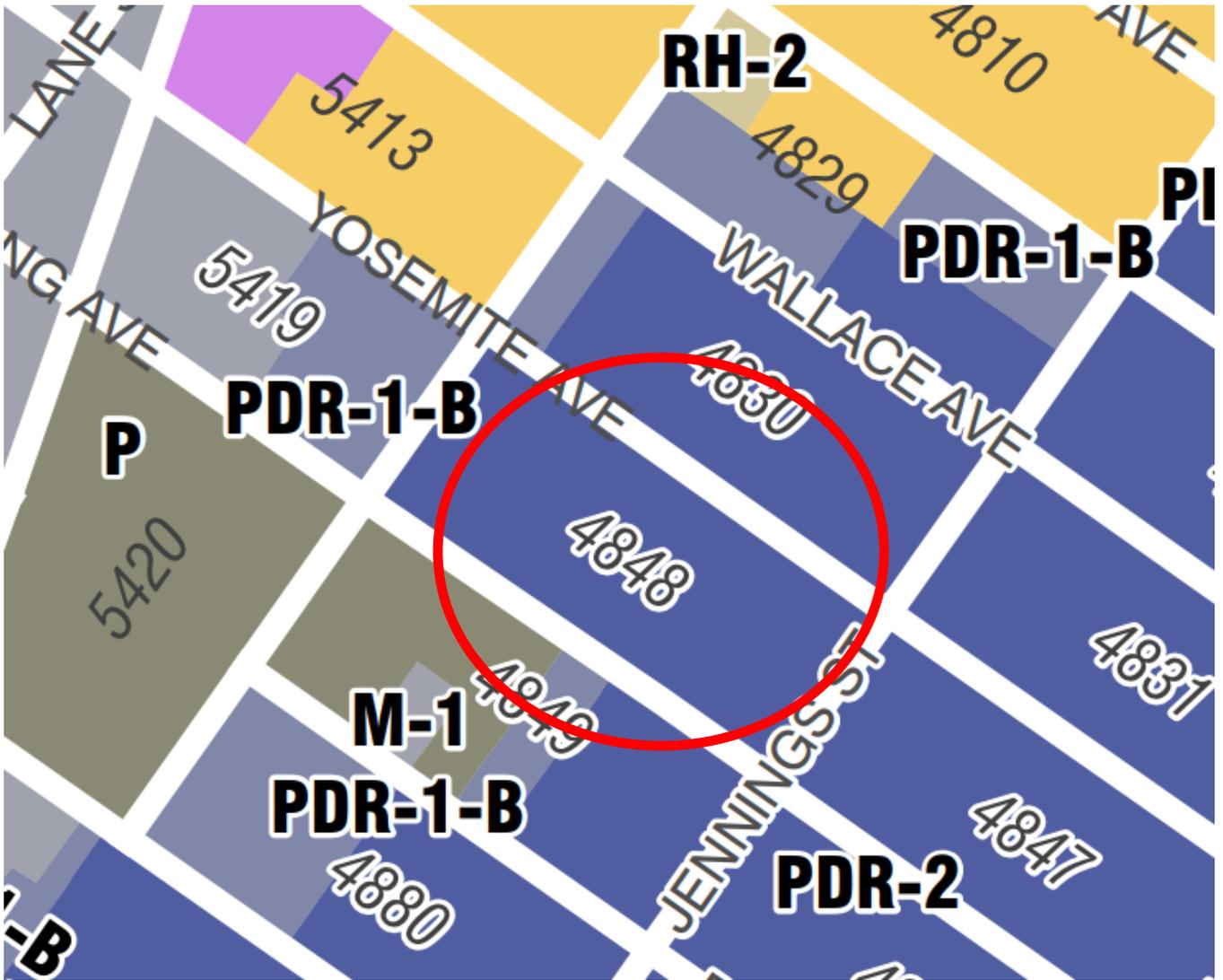


SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2018-013332CUA
Cannabis Cultivation
1555 Yosemite Avenue



Zoning Map



Conditional Use Authorization Hearing
Case Number 2018-013332CUA
Cannabis Cultivation
1555 Yosemite Avenue

Site Photo



Conditional Use Authorization Hearing
Case Number 2018-013332CUA
Cannabis Cultivation
1555 Yosemite Avenue



OFFICE OF THE CITY ADMINISTRATOR



London N. Breed, Mayor
Naomi M. Kelly, City Administrator

Bayview Hunters Point Citizens Advisory Committee

Ellouise Patton, Chair
Tim Chan, Vice Chair

February 7th, 2018

Planning Commission
City and County of San Francisco
1650 Mission Street,
San Francisco, CA 94103

Project:
1555 Yosemite
San Francisco, CA 94124

Commissioners:

On February 6th, 2018, the Bayview Hunters Point Citizens Advisory Committee voted and gave a positive recommendation for the currently proposed cannabis cultivation and distribution facility located at 1555 Yosemite. The project consists of tenant improvements including the renovation of the existing industrial warehouse facility.

The Committee has requested the project sponsor return 90 days from their last presentation, to update the CAC on their ventilation and odor mitigation system. The Committee also requested that the appropriate documentation be submitted to the City Administrator's Office at least 15 days prior.

Sincerely,

Ellouise Patton, Chair
Bayview Hunter Point Citizen Advisory Committee

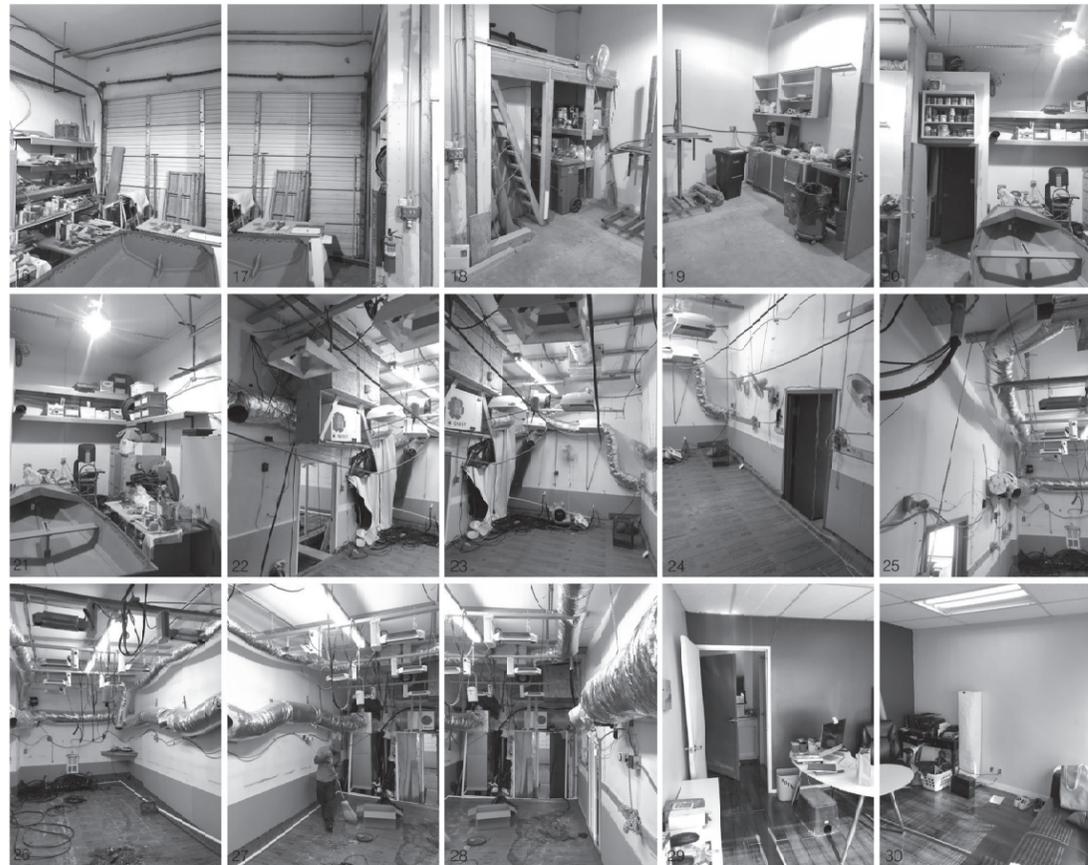
NEW CANNABIS CULTIVATION AND DISTRIBUTION TENANT IMPROVEMENT
1555 YOSEMITE AVENUE, SUITE 08
SAN FRANCISCO, CA 94124

PERMIT SET 12.31.2018

EXISTING EXTERIOR PHOTOS



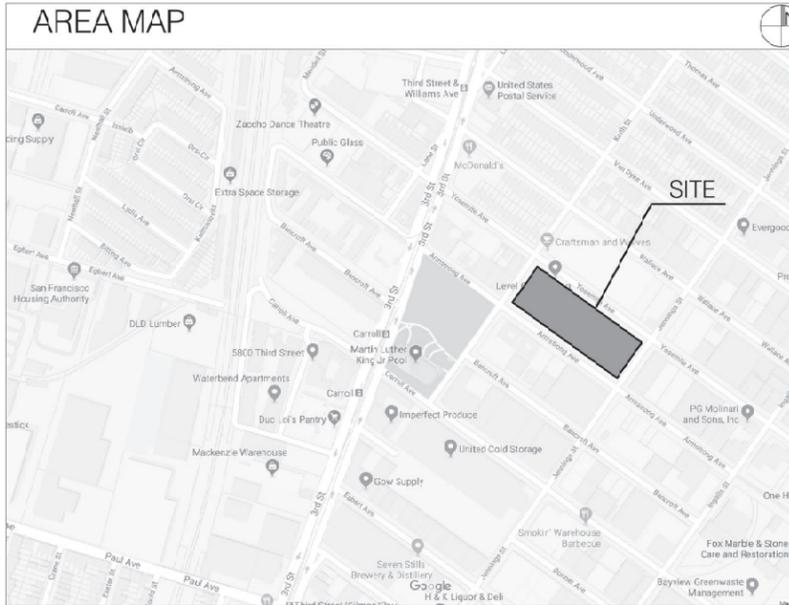
EXISTING INTERIOR PHOTOS



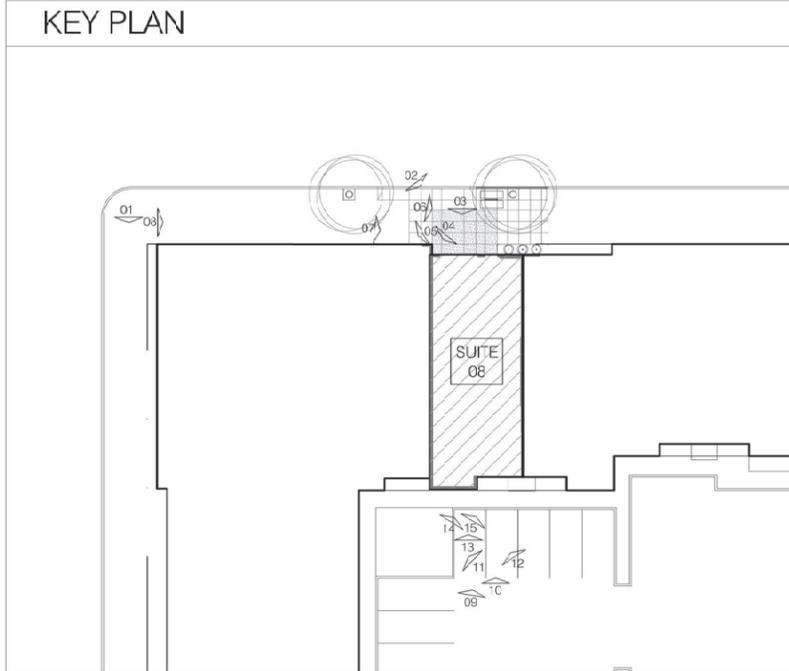
SITE MAP



AREA MAP



KEY PLAN



ZONING SUMMARY

OWNER:	MELVIN SIMMONS PO BOX 16087 OAKLAND, CA 94610 PH: 415.216.5533 EMAIL: BRUNOZMIND@GMAIL.COM
PROJECT ADDRESS:	1555 YOSEMITE AVENUE, SUITE 03 SAN FRANCISCO, CA 94124
PARCEL NO:	4848.069
YEAR BUILT:	1987
LIQUEFACTION HAZARD ZONE:	VERY HIGH HAZARD LIQUEFACTION ZONE PER CA GEOLOGICAL SURVEY
HISTORIC RATING:	NOT LISTED AS A LANDMARK OR STRUCTURE OF MERIT
GOVERNING JURISDICTION:	CITY OF SAN FRANCISCO
PLANNING CODE:	CITY OF SAN FRANCISCO 2018 PLANNING CODE
ZONING:	PDR-2 / 40-X [PDR PRODUCTION DISTRIBUTION AND REPAIR ZONE] [SURROUNDED BY PDR-2 ON ALL PROPERTY EDGES EXCEPT SOUTHWEST AND WEST EDGES ARE P [PUBLIC] AND PDR-1B [BUFFER] DISTRICTS]
ALLOWABLE USES:	NON-RESIDENTIAL ACTIVITIES FREE FROM ECONOMIC AND OPERATIONAL COMPETITION FROM HOUSING, LARGE OFFICE DEVELOPMENTS, LARGE-SCALE RETAIL, AND HEAVY INDUSTRIAL USES WHICH ARE NOT PERMITTED IN THIS DISTRICT.
PROPOSED AREA TOTAL UNIT SF:	1,343 SF NET [MEASURED INSIDE FACE OF EXISTING WALLS]
GROW ROOF:	263 SF NET
YARDS / SETBACKS:	FRONT: NO SETBACK REQUIRED [TABLE 210.3] SIDE: NO SETBACK REQUIRED [TABLE 210.3] REAR: NO SETBACK REQUIRED [TABLE 210.3]
MIN. LOT WIDTH:	25' [121.d.2]
ACTUAL LOT WIDTH:	200'
MIN. LOT AREA:	2,500 SF [121.e.1]
ACTUAL LOT AREA:	120,000 SF [2.75 ACRES]
LOT SETBACK AREA:	120,000 SF
MAX FAR:	3 TO 1 IN 40' HEIGHT LIMIT DISTRICTS = 360,000 SF [TABLE 210.3]
EXIST BLDG FLR AREA:	75,410 SF
PROP BLDG FLR AREA:	75,410 SF [NO CHANGE]
EXIST. BLDG. HEIGHT:	18'-0"
MAX. ALLOW. HEIGHT:	40' MAX. [40-X HEIGHT AND BULK DISTRICT] [252]
PROP. BLDG. HEIGHT:	18'-0" [NO CHANGE]
BULK LIMITATIONS:	NO LIMITATIONS [EXCEPT ON SITES SLOPING AT LEAST 5%] [260.a.3]
REQUIRED VEHICULAR PARKING:	1 SPACE PER EACH 2,000 SF OF COMMERCIAL STORAGE = NONE REQUIRED 1 SPACE PER EACH 500 SF OF OFFICE SPACE = NONE REQUIRED
PROVIDED VEHICULAR PARKING:	NO ADDITIONAL PARKING REQUIRED. 1 EXISTING SPACE ASSIGNED TO THE UNIT.
REQUIRED BICYCLE PARKING:	NONE REQUIRED. 2 CLASS II SPACES PROVIDED
OFFICE AREA LIMITATIONS:	2,500 SF CUMULATIVE NON-ACCESSORY OFFICE AREA [TABLE 210.3A]

PROJECT SUMMARY

NEW CANNABIS MICRO-BUSINESS TENANT IMPROVEMENT RENOVATION IN EXISTING MULTI-UNIT INDUSTRIAL WAREHOUSE FACILITY. MICROBUSINESS SPACES (INCLUDING NEW CULTIVATION FACILITY, DISTRIBUTION FACILITY, RETAIL DELIVERY, AND MANUFACTURING), SHARED SINGLE-OCCUPANCY BATHROOM, STORAGE, VAULT, SECURITY ROOM AND CIRCULATION ELEMENTS.

DRAWING INDEX

DRAWING	TITLE
A0.0	COVER SHEET
A0.1	INDEX / GENERAL NOTES
A0.2	CODE ANALYSIS / CAL-GREEN
A1.0	SITE PLAN
A2.1	DEMOLITION PLANS + ELEVATIONS
A3.1	FLOOR PLAN - MAIN LEVEL + ROOF
A3.4	BUILDING ELEVATIONS
A4.1	INTERIOR ELEVATIONS
A4.2	BATH / ACCESSIBILITY DETAILS
A8.1	SCHEDULES - DOOR, WINDOW, FINISH
M3.1	MECH / ELEC DESIGN INTENT PLANS

MESH

DESIGN BUILD STUDIO

478 25th ST, SUITE C
OAKLAND, CA 94612
WWW.MESHDBS.COM
510.338.3731



CANNABIS CULTIVATION
AND DISTRIBUTION T
1555 YOSEMITE AVE
SUITE 08
SAN FRANCISCO, CA 94124

owner's address:

MELVIN SIMMONS
PO BOX 16087
OAKLAND, CA 94610

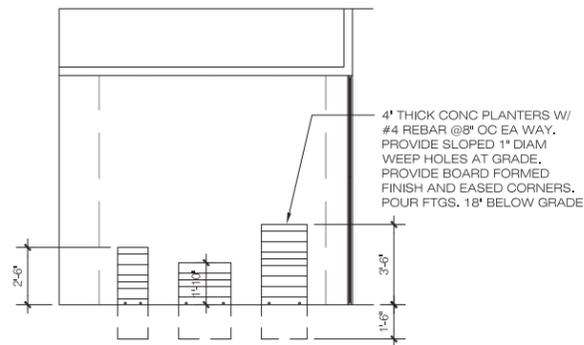
REV DESCRIPTION

REV	DESCRIPTION

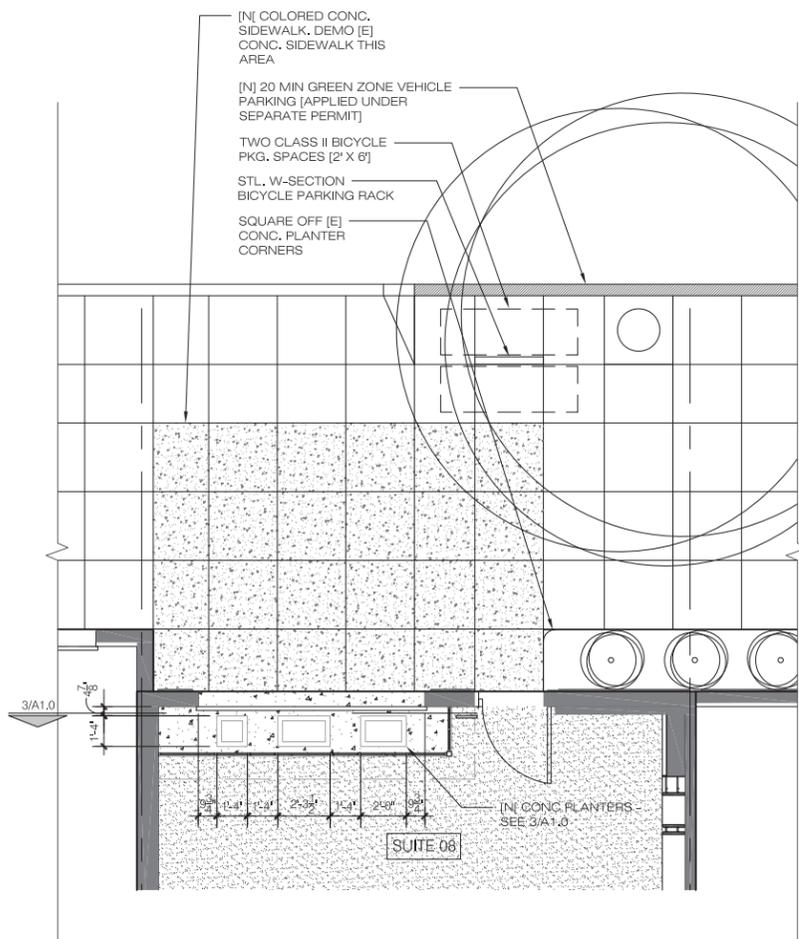
INDEX /
GEN. NOTES

date: 12.31.2018

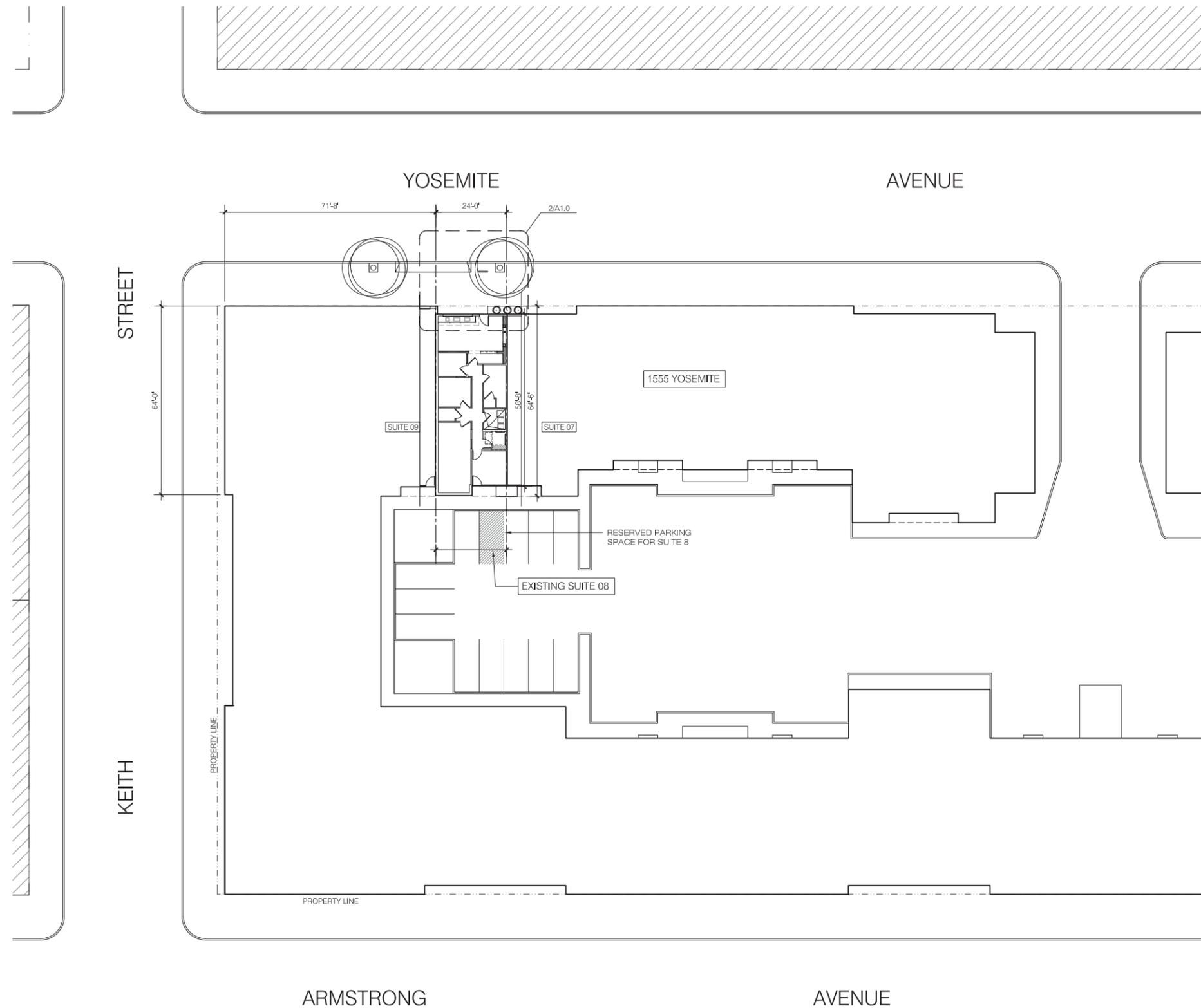
A
0.1



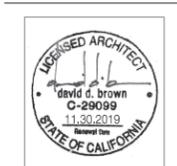
3 ELEVATION AT NEW CONC PLANTERS scale: 1/4" = 1'-0"



2 PARTIAL ENLARGED SITE PLAN scale: 1/4" = 1'-0"



1 PROPOSED SITE PLAN scale: 1" = 20'-0"



CANNABIS CULTIVATION
AND DISTRIBUTION TI
1555 YOSEMITE AVE
SUITE 08
SAN FRANCISCO, CA 94124

owner's address:

MELVIN SIMMONS
PO BOX 16087
OAKLAND, CA 94610

REV	DESCRIPTION

PROPOSED
SITE PLAN

date: 12.31.2018

A
10

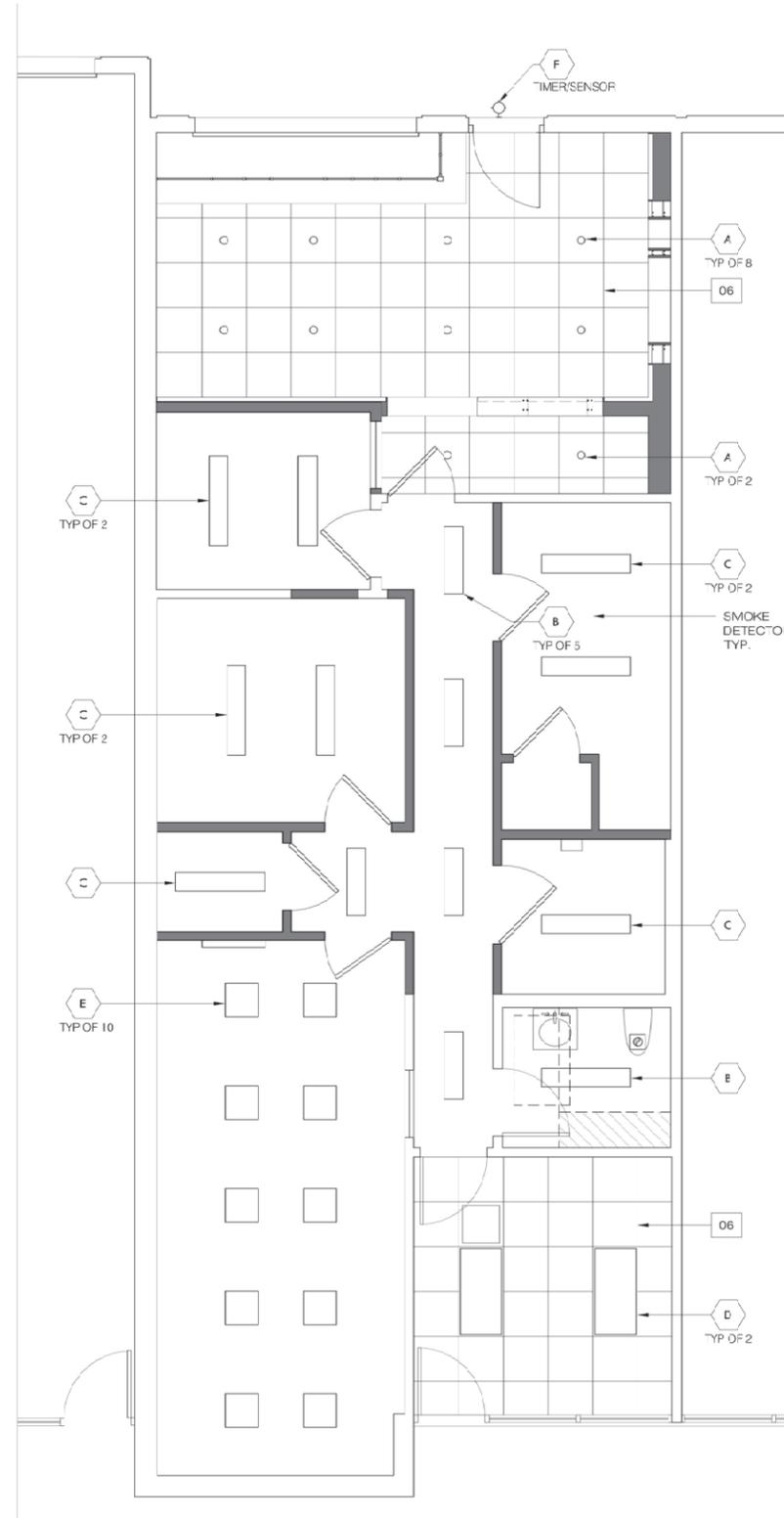
TYPE	DESCRIPTION	PRODUCT INFO			FINISH	LAMPING	DIMMING	CRI	BULB TEMP	REMARKS
		MFR	NAME	CATALOG #						
A	4.5" PENDANT LED DOWNLIGHT	WAC LIGHTING	TUBE PENDANT	PD-W206-BK	BLACK	120V 15W LED	YES	90	3000K	MCUN" BOTT OF FIXT FLUSH WITH BOTT OF TBAR CLG
B	CEILING MOUNTED STRIP LED FIXTURE	COOPER LIGHTING	NEO RAY	22DS1T5SR4-1DB-S92	WHITE	120V T5 LED	YES	-	4000K	
C	CLG MOUNTED STRIP LED WRAPAROUND FIXTURE	METALUX	WN LED	4WNLED4CSLF-JNY-L840CD1U	WHITE	36W LED	NO	-	4000K	
D	2x3 LED RECESSED TBAR CEILING FIXTURE	METALUX	FR-SERIES	24FR-4C-JNV-L840CD1U	WHITE	30.6W LED	NO	-	4000K	
E	HEAT / LIGHT GROW LAMP	PER OWNER	-	-	-	-	-	-	-	EXISTING FIXTURE TO BE RE-USED. PER OWNER.
F	EXTER LED INDOOR/OUTDOOR WALL SCENCE	WAC LIGHTING	MOD	WS-W65607-BZ	BRONZE	16.5W	NO	90	3000K	RECESS JUNCTION BOX

PLAN GENERAL NOTES

- 01 CONTRACTOR RESPONSIBLE TO FIELD VERIFY ALL DIMENSIONS.
- 02 PROVIDE 3-1/2" ACOUSTIC SOUND BATT INSULATION AT ALL INTERIOR BATHROOM WALLS.
- 03 COORD WITH ELECTR SUB-CONTRACTOR FOR EMERGENCY LIGHT BALLAST LOCATIONS.

PLAN KEY NOTES

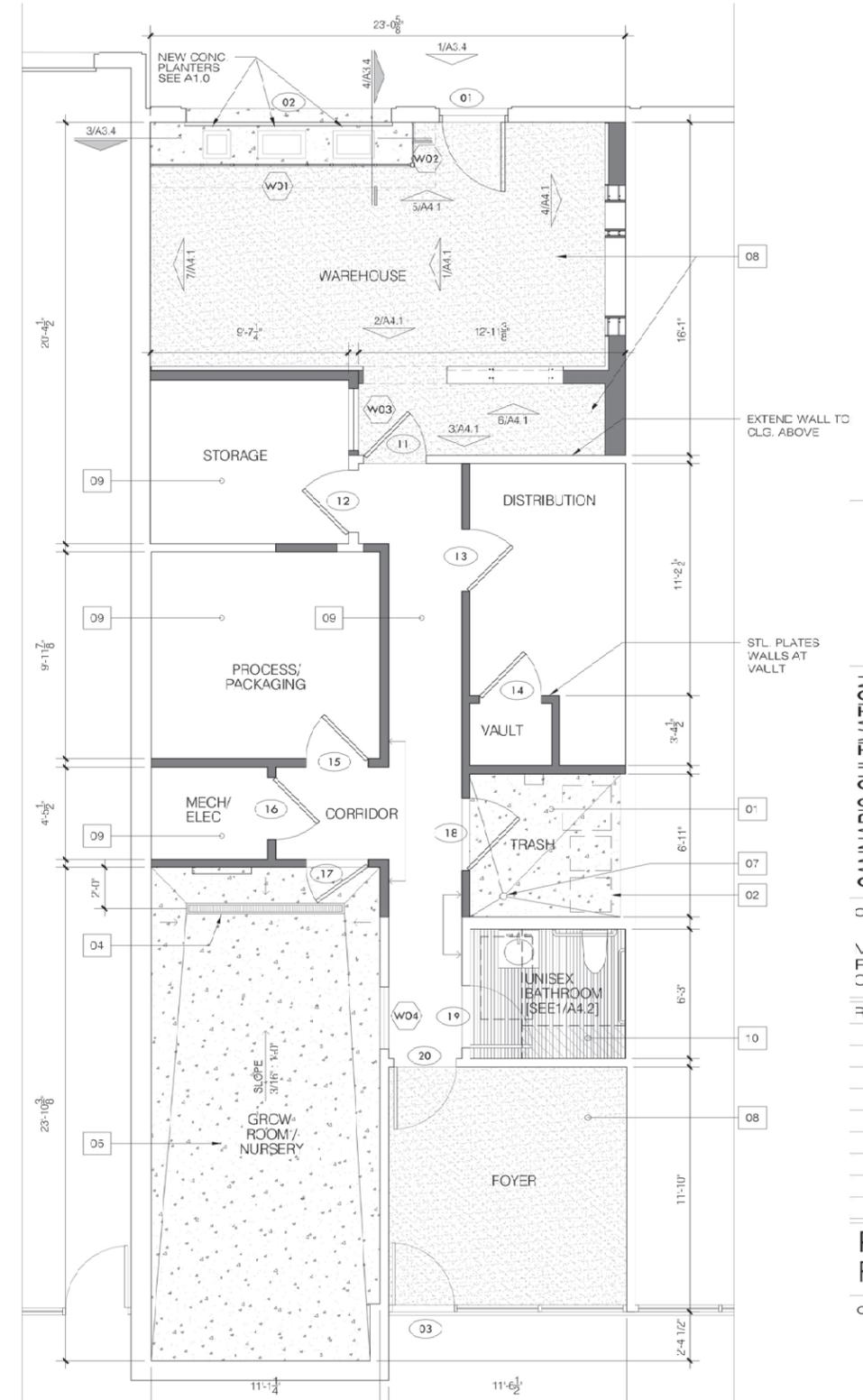
- 01 CEMENTITIOUS TOPPING SLOPED TO [N] FLOOR DRAIN, 1/8":1'-0" MIN.
- 02 TRASH AND RECYCLING BINS [NIC - BY OWNER]
- 03 SURFACE MOUNTED FIRE EXTINGUISHER
- 04 NEW FLOOR TRENCH DRAIN
- 05 SLOPED CEMENTITIOUS TOPPING O/[E] CONC. FLR. W/ TRAFFIC TOPPING SURFACE.
- 06 OPEN GRID T-BAR CEILING PAINTED BLACK
- 07 FLOOR DRAIN
- 08 [E] CONC. FLOOR - GROUND AND SEALED WITH SALT AND PEPPER EFFECT FINISH
- 09 [E] CONC. S.O.G.
- 10 [N] THINSET TILE O/[E] CONC. FLOOR



NOTE: SEE LIGHTING SCHEDULE ON A3.1 FOR FIXTURE TYPES

2 LEVEL ONE REFLECTED CEILING PLAN

scale: 1/4" = 1'-0"



1 LEVEL ONE TENANT IMPROVEMENT PLAN

scale: 1/4" = 1'-0"



CANNABIS CULTIVATION AND DISTRIBUTION TI AND DISTRIBUTION TI
 1555 YOSEMITE AVE
 SUITE 08
 SAN FRANCISCO, CA 94124

owner's address:

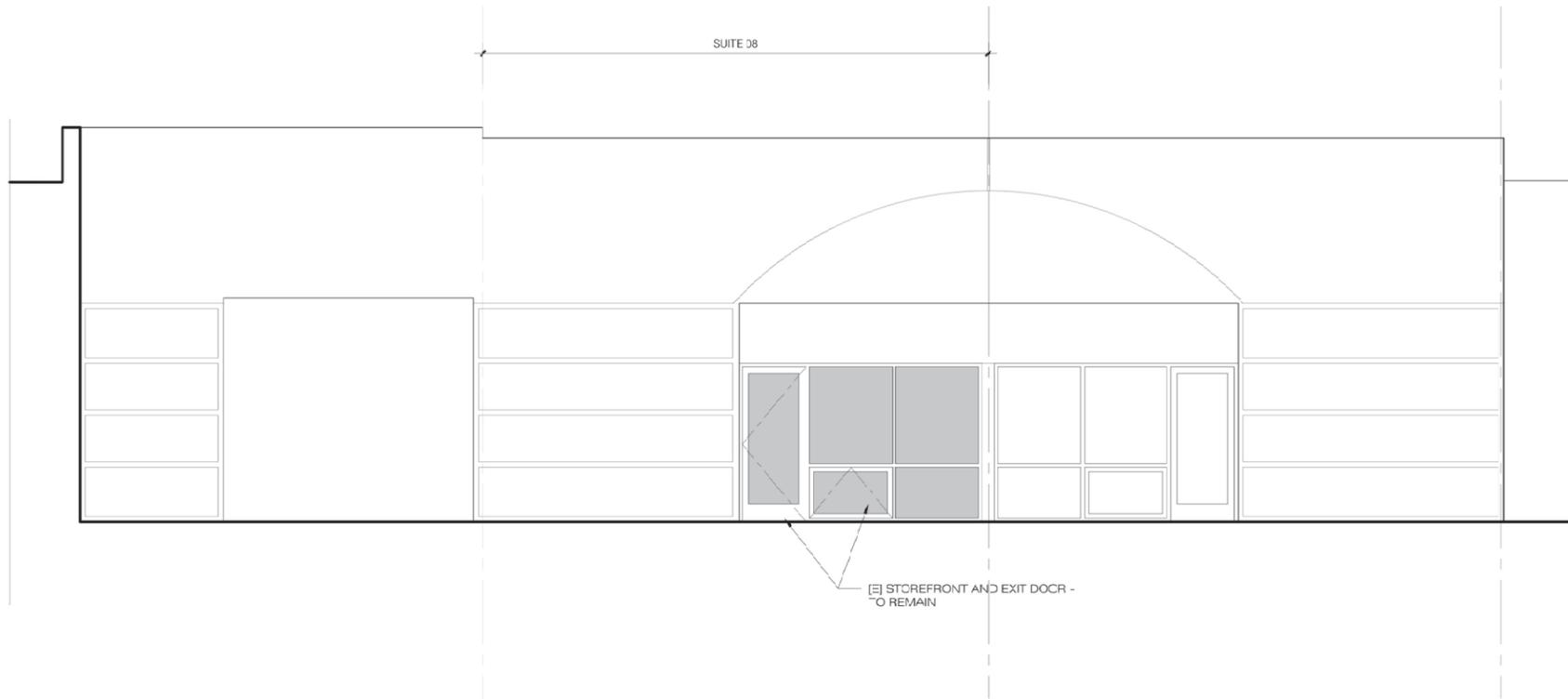
MELVIN SIMMONS
 PO BOX 76087
 OAKLAND, CA 94610

REV DESCRIPTION

PROPOSED FLOOR PLANS

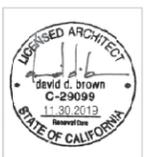
date: 12.31.2018

A 31



2 | NORTHEAST [FRONT] PROPOSED ELEVATION

scale: 1/4" = 1'-0"



CANNABIS CULTIVATION
AND DISTRIBUTION TI
1555 YOSEMITE AVE
SUITE 08
SAN FRANCISCO, CA 94124

owner's address:

MELVIN SIMMONS
PO BOX - 6087
OAKLAND, CA 94610

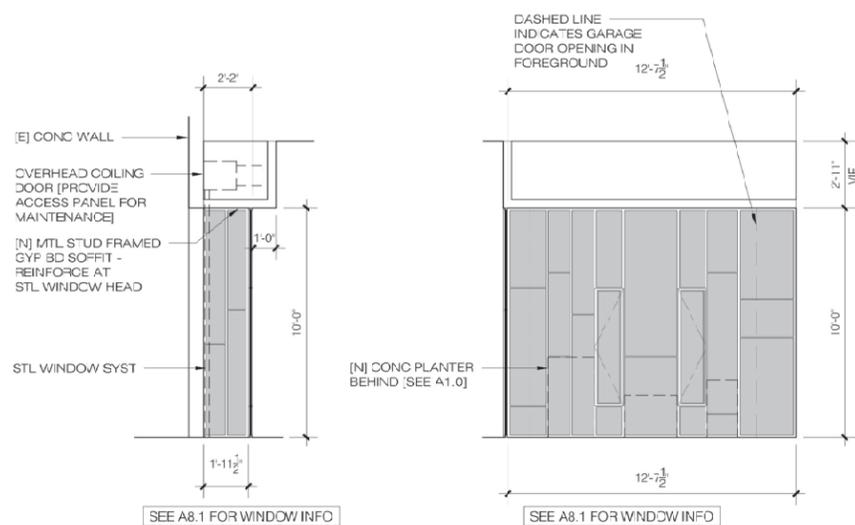
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REV	DESCRIPTION

PROPOSED ELEVATIONS

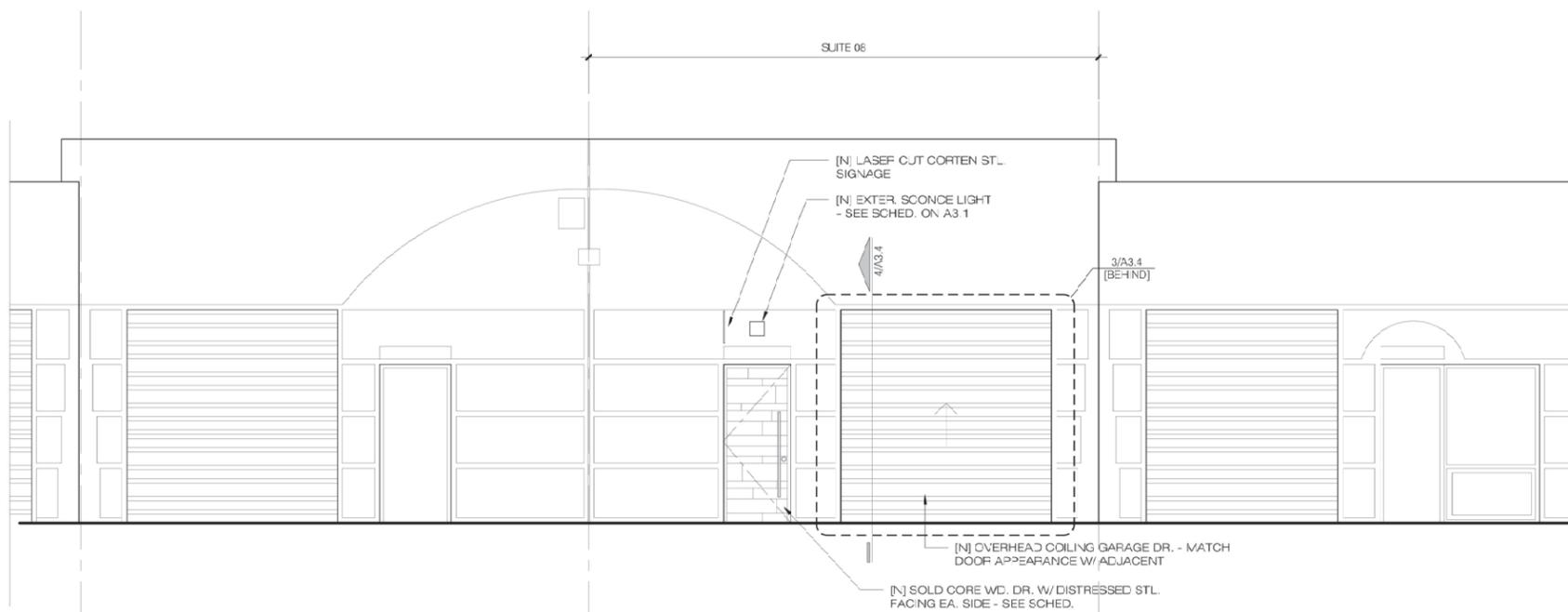
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A
34



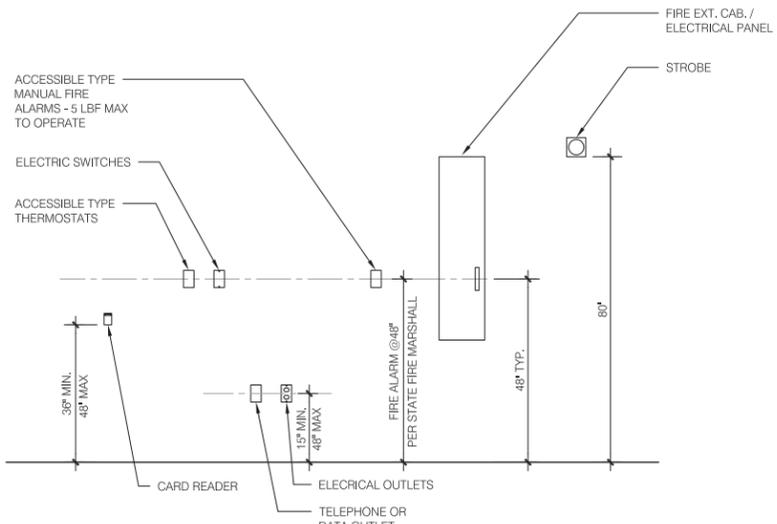
4 | PARTIAL SECT/ELEV scale: 1/4" = 1'-0"
[@STL WINDOW SYST.]

3 | PARTIAL SECT/ELEV scale: 1/4" = 1'-0"
[@STL WINDOW SYST.]

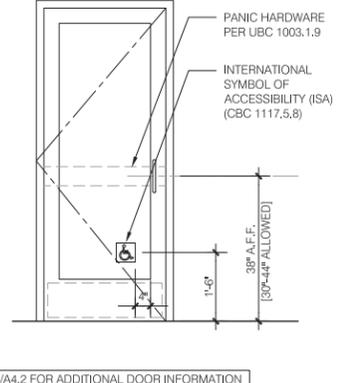


1 | SOUTHWEST [REAR] PROPOSED ELEVATION

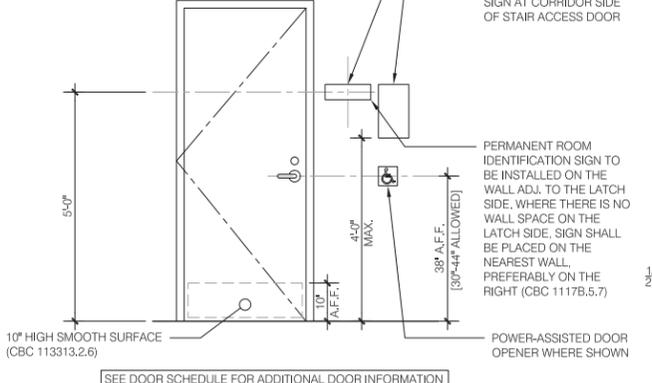
scale: 1/4" = 1'-0"



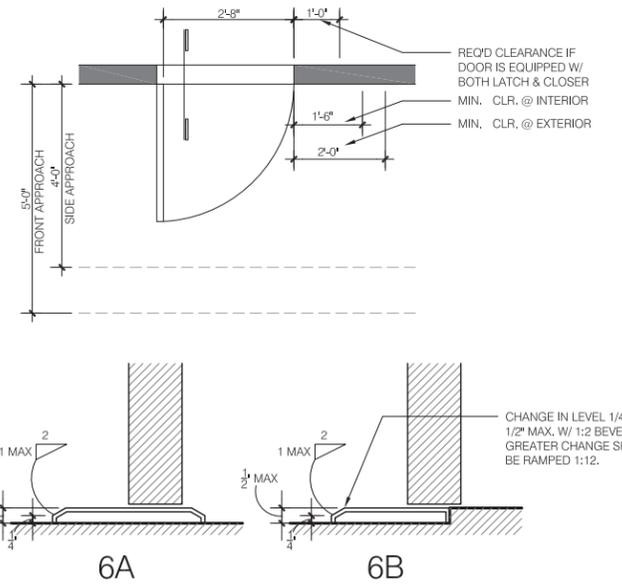
9 TYP. CONTROL & OUTLET MOUNTING HEIGHTS scale: 1/2" = 1'-0"



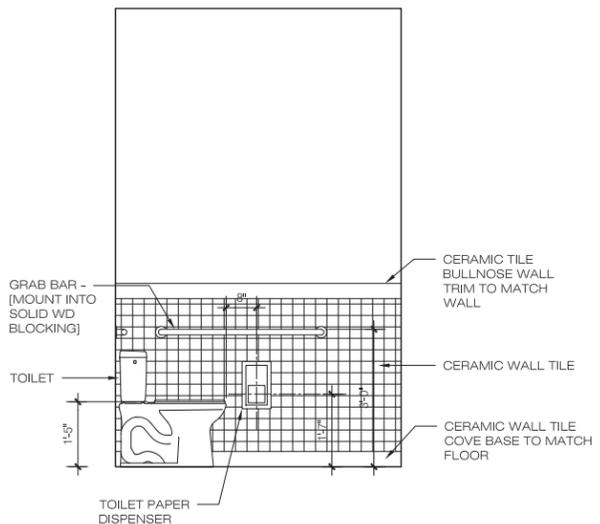
8 TYP. PUBLIC ENTR. DR scale: 1/2" = 1'-0"



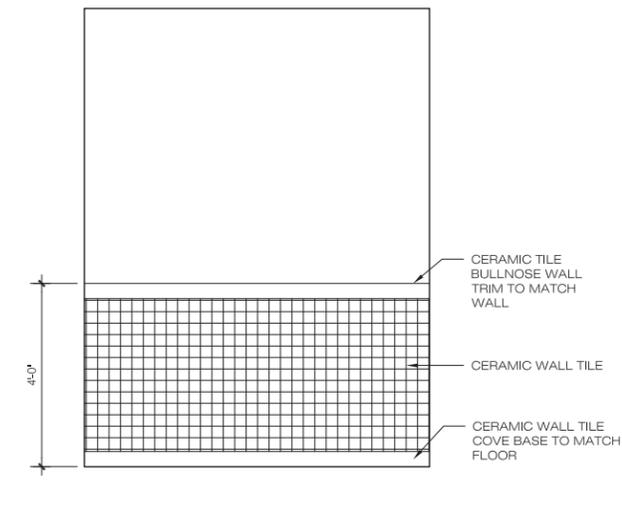
7 TYP. DOOR & INT. SIGNAGE scale: 1/2" = 1'-0"



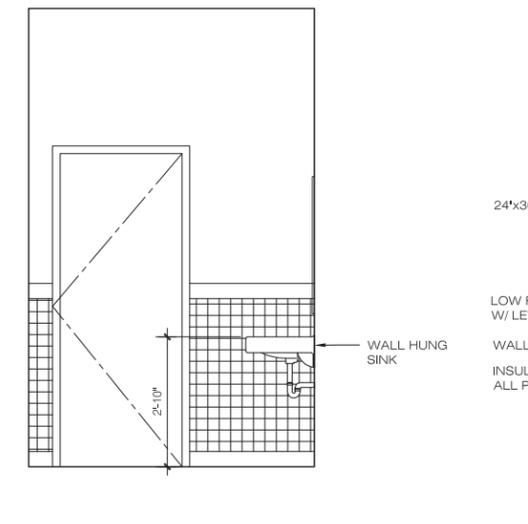
6 TYP. ACC. DOOR & THRESHOLD scale: 1/2" = 1'-0"



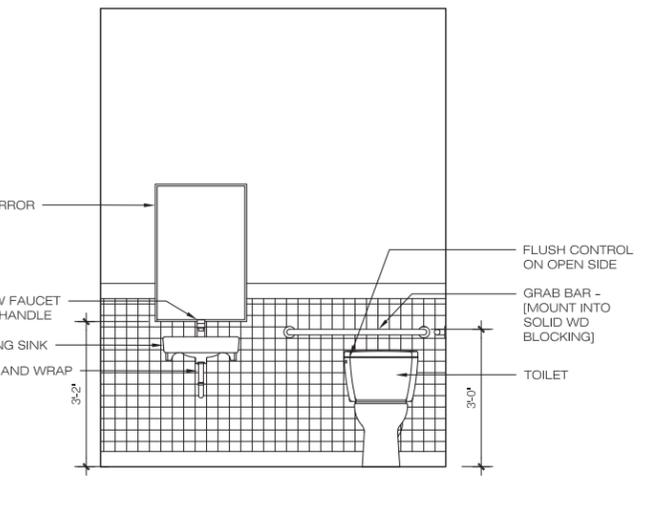
5 UNISEX BATH ELEVATION - EAST scale: 1/2" = 1'-0"



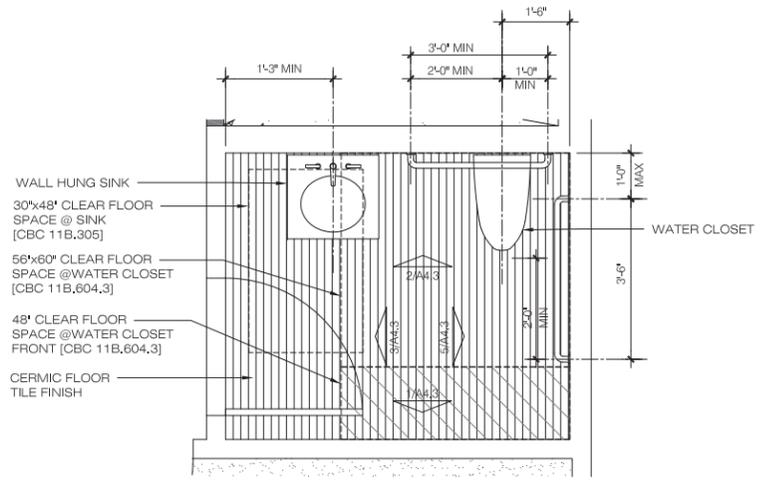
4 UNISEX BATH ELEVATION - SOUTH scale: 1/2" = 1'-0"



3 UNISEX BATH ELEVATION - WEST scale: 1/2" = 1'-0"



2 UNISEX BATH ELEVATION - NORTH scale: 1/2" = 1'-0"



1 ENLARGED UNISEX ACCESSIBLE BATH PLAN scale: 1/2" = 1'-0"



CANNABIS CULTIVATION
AND DISTRIBUTION
1555 YOSEMITE AVE
SUITE 08
SAN FRANCISCO, CA 94124

owner's address:

MELVIN SIMMONS
PO BOX 16087
OAKLAND, CA 94610

REV	DESCRIPTION

ACCESSIBILITY
/ BATH DETAILS

date: 12.31.2018

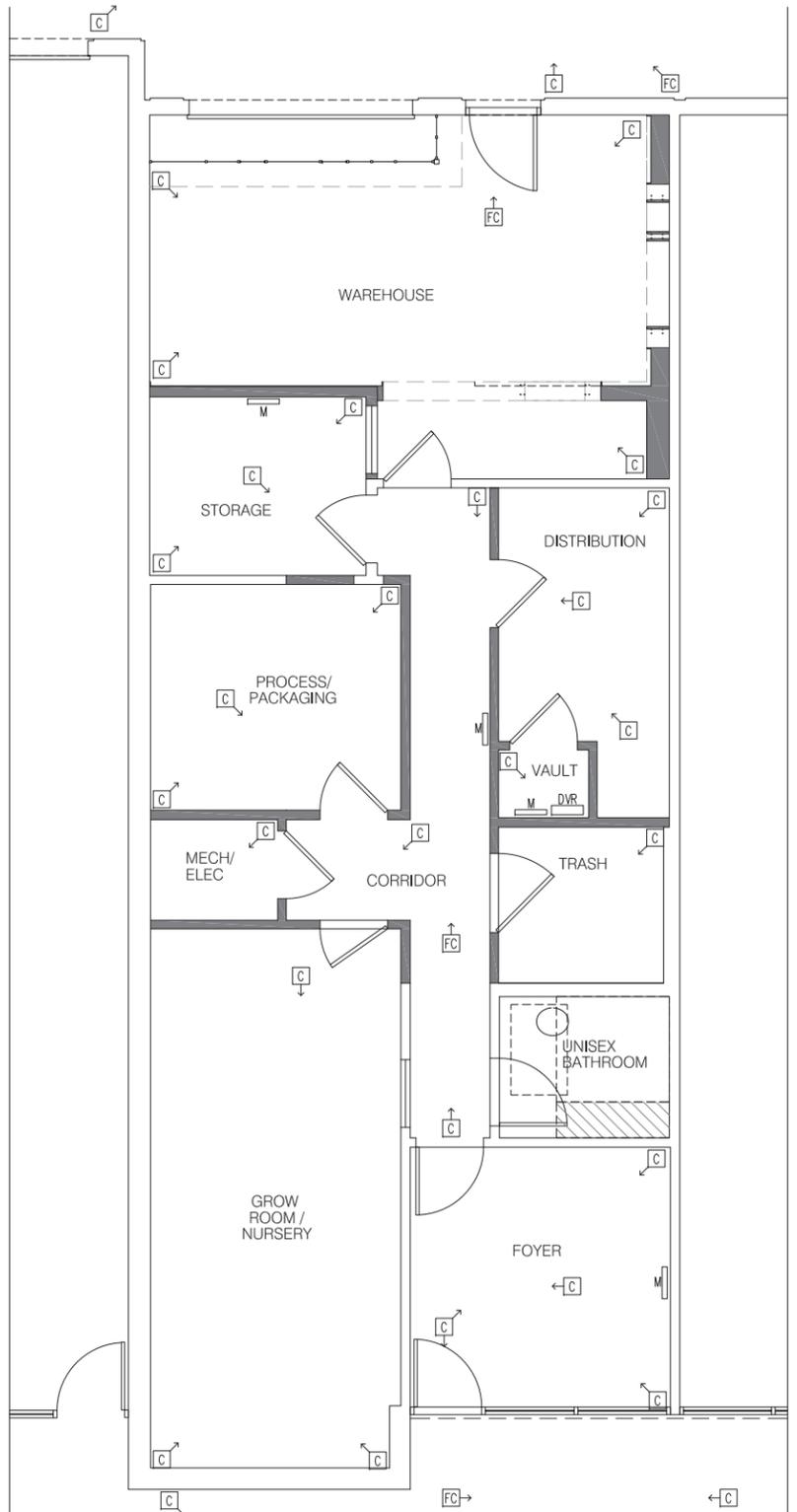
MEPS PLAN SYMBOLS

	SWITCH		DATA OUTLET		RETURN AIR REGISTER
	SWITCH - DEDICATED		SMOKE DETECTOR		SUPPLY REGISTER
	SWITCH - THREE-WAY		STANDARD HD SECURITY CAMERA		
	SWITCH - THREE-WAY DEDICATED		FACE RECOGNITION HD SECURITY CAMERA		
	DUPLEX OUTLET		HD VIDEO INTERFACE SECURITY MONITOR		
	DUPLEX OUTLET - DEDICATED		HD SECURITY DVR STATION		
	DUPLEX OUTLET - GFCI		EXIT SIGN		
	DUPLEX OUTLET - 208V		EXHAUST FAN - PROVIDE POWER. EXHAUST DUCT TO ROOF.		

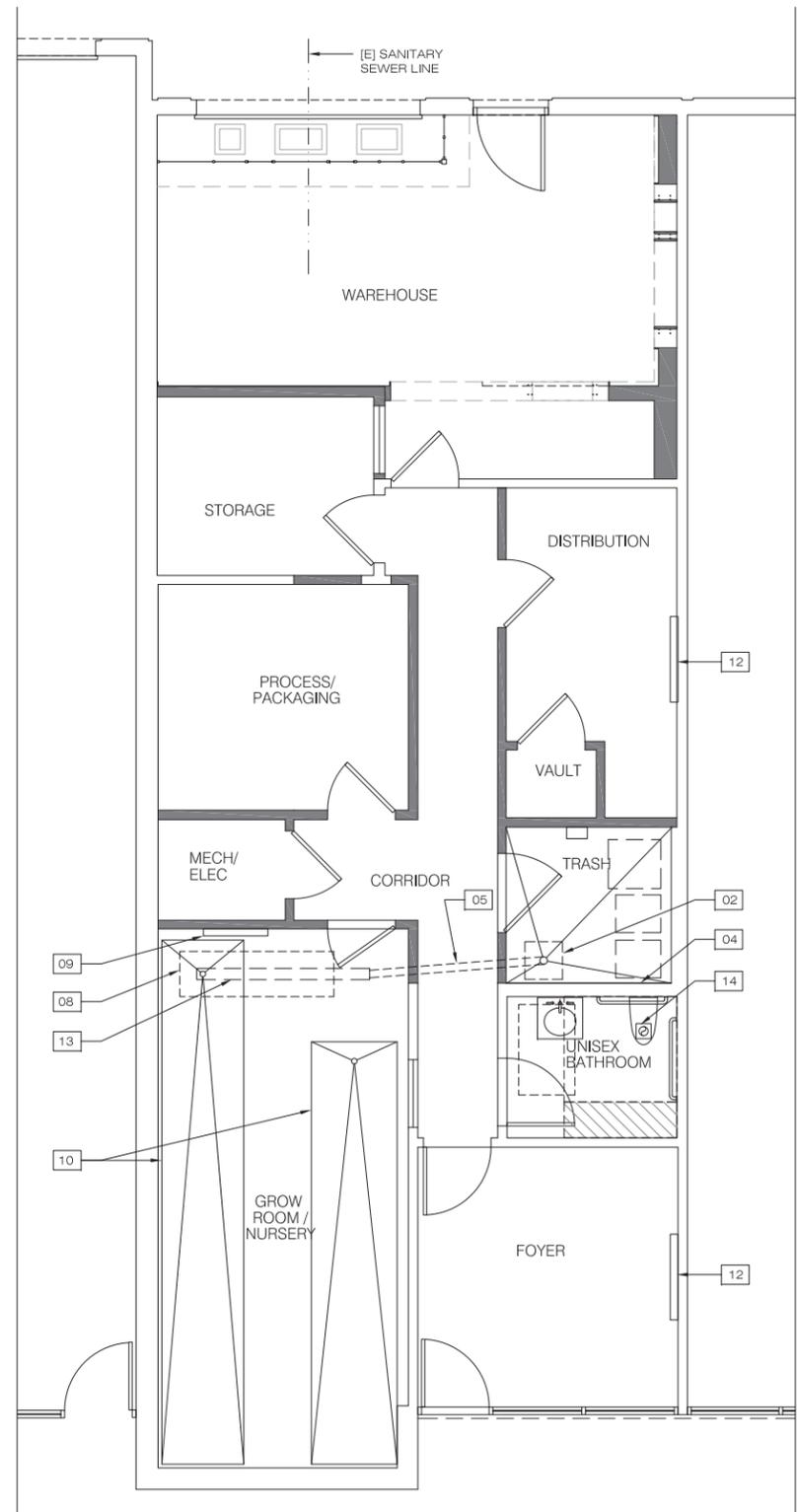
MECHANICAL / ELECTRICAL KEYNOTES

01	NEW ELEC PANEL LOCATION	12	WALL-MOUNTED SPLIT HEAT PUMP TO ROOF-MOUNTED CONDENSOR
02	NEW SAND INTERCEPTOR FLOOR DRAIN	13	FLOOR TRENCH DRAIN - TIE INTO [E] SEWER LINE BELOW GRADE
03	NEW CO2 SENSOR W/ AUDIBLE AND VISUAL ALARM	14	BATH EXHAUST FAN TO ROOF
04	PROVIDE NEW BACKFLOW PREVENTOR AT WATER SUPPLY	15	NEW LAVATORY SINK
05	NEW UNDERGROUND SANITARY SEWER DRAIN LINE W/ CHEMICAL NEUTRA SAND INTERCEPTOR DRAIN		
06	REPLACE [E] OUTLET W/ GFCI RECEPTACLE		
07	NEW HIGH EFFICIENCY GAS FORCED AIR FURNACE		
08	CEILING MNTD SPACE CONDITIONING SYST W/ HUMIDITY CONTROL		
09	IRRIGATION CONTROL SYSTEMS		
10	RAISED SHEET MTL IRRIGATION PANS - SLOPE BOTTOM TO DRAIN		

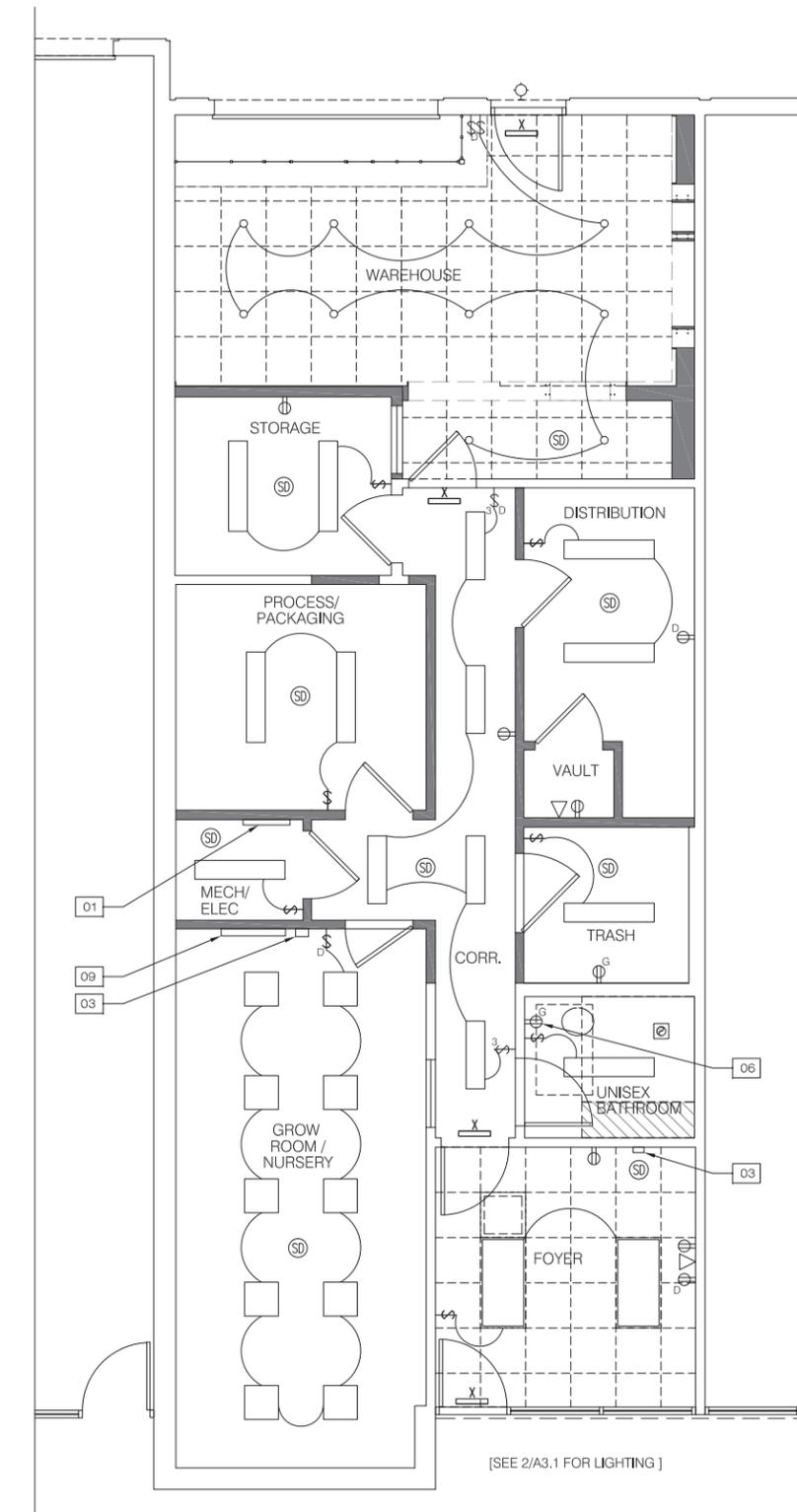
MESH
DESIGN BUILD STUDIO
478 25th ST, SUITE C
OAKLAND, CA 94612
WWW.MESHDBS.COM
510.338.3731



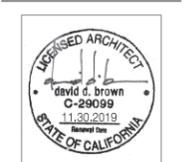
3 PROPOSED SECURITY DESIGN INTENT PLAN scale: 1/4" = 1'-0"
(FOR REFERENCE ONLY. FINAL CONSTRUCTION DESIGN LAYOUT BY DESIGN-BUILD SUBCONTRACTOR)



2 PROPOSED MECH/PLUMB DESIGN INTENT PLAN scale: 1/4" = 1'-0"
(FOR REFERENCE ONLY. FINAL CONSTRUCTION DESIGN LAYOUT BY DESIGN-BUILD SUBCONTRACTOR)



1 PROPOSED ELECTRICAL DESIGN INTENT PLAN scale: 1/4" = 1'-0"
(FOR REFERENCE ONLY. FINAL CONSTRUCTION DESIGN LAYOUT BY DESIGN-BUILD SUBCONTRACTOR)



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REV	DESCRIPTION

MEPS INTENT FLOOR PLAN
date: 12.31.2018

M 31