



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 13, 2019

*Record No:* 2019-001048CUA  
*Project Address:* 1398 California Street  
*Zoning:* Polk Street Neighborhood Commercial Zoning District  
65-A Height and Bulk District  
*Block/Lot:* 0248/014  
*Project Sponsor:* Drakari Donaldson  
Displeased Marmot, LLC  
2209 Polk Street  
San Francisco, CA 94109  
*Property Owner:* California-Hyde, LLC  
280 Shrader Street  
San Francisco, CA 94117  
*Staff Contact:* Nicholas Foster, AICP, LEED GA – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project would establish a 970 square-foot Cannabis Retail use (d.b.a. "California Street Cannabis Company") within an existing commercial retail space located on the ground floor of the existing four-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope.

### REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 723, to allow the establishment of a Cannabis Retail use in the Polk Street Neighborhood Commercial Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Planning Department has received 16 letters and 189 form letters in support and 1 letter in opposition to the proposed Project. The Project Sponsor conducted a pre-application meeting on 1/3/19, with invitations sent to all addresses within 600 feet of the Project Site. Additionally, the Project Sponsor conducted extensive community outreach, including meetings with the following organizations: Lower Polk Neighbors (4/10/19); Middle Polk Neighborhood Association (4/8/19); Polk Street Merchants Association (2/7/19); and St. Francis Hospital Foundation (12/4/18).

- **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. However, the following sites are identified as potentially sensitive uses:
  - Redding Elementary School (K-: 1421 Pine Street, 692' from Site
  - Grace Cathedral Community Preschool: 1100 California Street, 884' from Site
  - Spring Valley Elementary School: 1451 Jackson Street, 923' from Site
  - Kai Ming Head Start (St. Luke Center): 1755 Clay Street, 1,322' from Site
- **On-Site Consumption.** Cannabis may be consumed or smoked on site pursuant to authorization by the Department of Public Health. The project sponsor is not proposing a consumption lounge on-site as part of this requested authorization. However, a consumption lounge within accessory use limits may be added under a building permit in the future unless specifically prohibited by a Condition of Approval for the project.
- **Equity Program.** The Project Sponsor has been verified by the City's Office of Cannabis as an Equity Applicant. The Planning Department does not receive detail of how a specific equity applicant meets the requirements of the program. However, to qualify as an equity applicant, an individual must:
  - apply as a person, not a company
  - have net assets below established limits for each household (currently 193,500 for a one-person household).
  - be one of the following:
    - the business owner,
    - own at least 40% of the business and be the CEO,
    - own at least 51% of the business,
    - a board member of a non-profit cannabis business where most of the board also qualify as Equity Applicants, or
    - an individual with a membership interest in a cannabis business formed as a cooperative.
  - meet at least three of the following six conditions:
    - have a household income below 80% of the average median income (AMI) in San Francisco for 2018,
    - have been arrested for or convicted of the sale, possession, use, manufacture, or cultivation of cannabis (including as a juvenile) from 1971 to 2016,
    - have a parent, sibling or child who was arrested for or convicted of the sale, possession, use, manufacture, or cultivation of cannabis (including as a juvenile) from 1971 to 2016,

- lost housing in San Francisco after 1995 through eviction, foreclosure or subsidy cancellation,
- attended school in the San Francisco Unified School District for a total of 5 years from 1971 to 2016, or
- have lived in San Francisco census tracts for a total of 5 years from 1971 to 2016 where at least 17% of the households had incomes at or below the federal poverty level.

## **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 Objectives and Policies of the General Plan. The Project activates an existing vacant retail space and supports the City’s equity program, administered by the Office of Cannabis. 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 A)

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F – Public Correspondence

Exhibit G – Business and Security Plan

Exhibit B – Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

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*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 723 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING 970 SQUARE FEET WITHIN THE EXISTING FOUR-STORY MIXED-USE BUILDING AT 1398 CALIFORNIA STREET (ASSESSOR'S BLOCK 0248 LOT 014) WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On January 31, 2019, Drakari Donaldson (hereinafter "Project Sponsor") filed Application No. 2019-001048CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 1398 California Street, Block 0248, Lot 014 (hereinafter "Project Site").

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

On June 13, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-001048CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-001048CUA 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. 2019-001048CUA, 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 would establish a 970 square-foot Cannabis Retail use (d.b.a. "California Street Cannabis Company") within an existing commercial retail space located on the ground floor of the existing four-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope.
3. **Site Description and Present Use.** The Project Site is a 6,198 square-foot parcel on the northeast corner of California and Hyde Streets. The Site is developed with a four-story building with four ground-floor commercial retail spaces and a Residential Hotel (d.b.a. "Cable Care Hotel") located on the upper three floors. One vacant retail space fronts Hyde Street (located at 1105 Hyde Street) while the other three retail spaces all front California Street, including: a florist (d.b.a. "Nob Hill Florist," located at 1396 California Street); a bar (d.b.a. "The Wreck Room," located at 1390 California Street); and the subject tenant space (1398 California Street) located at the corner of California and Hyde Streets, with a single entrance located at the corner. The subject tenant space is currently vacant and was last occupied by a laundromat/dry cleaner (Retail Sales and Service Use) (d.b.a. "Cable Car Cleaners").
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Polk Street Neighborhood Commercial Zoning District, immediately adjacent to the RM-3 (Residential-Mixed, Medium Density) Zoning District. The immediate context is mixed in character with ground-floor retail uses and residential uses located on the upper floors. Except for a single-story grocery store (d.b.a. "Trader Joes") located on the opposite corner of the Site, most buildings are 3-5 stories in height. The Site is well-served by MUNI, including the California Street cable car running directly in front of the subject property.
5. **Public Outreach and Comments.** To date, the Planning Department has received 16 letters and 189 form letters in support and 1 letter in opposition to the proposed Project. The Project Sponsor conducted a pre-application meeting on 1/3/19, with invitations sent to all addresses within 600 feet of the Project Site. Additionally, the Project Sponsor conducted extensive community

outreach, including meetings with the following organizations: Lower Polk Neighbors (4/10/19); Middle Polk Neighborhood Association (4/8/19); Polk Street Merchants Association (2/7/19); and St. Francis Hospital Foundation (12/4/18).

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 Polk Street Neighborhood Commercial Zoning District.

*The Project Sponsor is requesting Conditional Use Authorization to establish a Cannabis Retail use in the Polk Street Neighborhood Commercial Zoning District. Please see specific Conditional Use findings under Section 7.*

- B. **Use Size.** Within the Polk Street Neighborhood Commercial Zoning District, the Planning Code principally permits non-residential uses up to 1,999 square feet and requires Conditional Use Authorization for uses between 2,000 and 3,999 square feet; uses above 4,000 square feet are not permitted.

*The Project would utilize the entirety of the existing 970 square-foot retail space, which, is within the use size limits established by the Planning Code.*

- C. **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.*

- D. **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 has not proposed an on-site consumption area as part of this request.*

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing

non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The 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.

*The subject commercial space is in compliance with this requirement and shall be maintained in compliance with this Section.*

- F. **Hours of Operation.** Planning Code states that the principally permitted hours during which any commercial establishment, not including automated teller machines, may be open for business is from 6:00 a.m. — 2:00 a.m. whereas a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m.

*The proposed hours of operation for the Cannabis Retail use are from 8:00 a.m. — 10:00 p.m.; therefore the Project is compliant with the Code.*

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 on the block face. The proposed Cannabis Retail establishment will not impact traffic or parking in the District as it will occupy an existing retail space. The proposed use will complement the mix of existing goods and services currently available in the district and will contribute to the overall economic vitality of the neighborhood by removing a vacant storefront.*

*The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, there are multiple outlets providing services to youth. However, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, display cases and sales areas are setback from the front façade to limit the visibility*

*of products. With this configuration, the visibility of products and potential impact to youth passing by is minimal.*

- 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 Project Sponsor intends to diligently prevent customers from double-parking along either of the Project Site's street frontages.*

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

*While on-site consumption of cannabis is not proposed, the San Francisco Health Code would otherwise require the installation of HVAC systems to prevent odors and emissions from the space from impacting persons or property in the vicinity. The Department of Public Health will not issue a permit for on-site consumption if such odors and emissions are not controlled. As such, the Project has safeguards 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 facilities and there will be no addition of parking spaces, loading facilities, open space or service areas. All 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 Neighborhood Commercial District.

*The proposed Project is consistent with the stated purposes of the Polk Street Neighborhood Commercial Zoning District in that the intended retail use will provide diversity to the retail corridor and a compatible retail service to the public in the immediately surrounding neighborhoods and to a larger market area during daytime hours.*

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 known as “outlets”) are concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. There are no operating outlets in the Sunset District, with one site approved but not yet in operation. The Richmond District currently only has one outlet in operation. Southwestern neighborhoods such as Ingleside and the Excelsior contain four outlets. The remaining thirty-three outlets are largely concentrated in eastern 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 Lower Polk/Nob Hill neighborhood, where no such outlets currently exist. The nearest outlet is within Supervisorial District 6, located at 1077 Post Street (d.b.a. “Grass Roots”), approximately 1/3 of a mile from the Project Site. Within Supervisorial District 3, there are only two existing outlets: at 49 Kearny Street (d.b.a. “Pure 710 SF”), located approximately 3/4 of a mile from the Project Site; and at 212 California Street (d.b.a. “2One2 California”), located one mile from the Project Site. As such, while the proposed Project increases the overbalance of such outlets in the eastern half of the City, it does not overconcentrate such uses within the specific neighborhood.*

*The immediate area is characterized by neighborhood-serving uses such as restaurants, personal service establishments, and grocery stores (all Retail Sales and Service Uses). The Project would activate an existing, vacant storefront with a new Cannabis Retail use (also a Retail Sales and Service Use), providing goods that are desirable for the neighborhood, attracting new customers to the vicinity. As such, the proposed use is supportive of creating a thriving business community within the Polk Street Neighborhood Commercial Zoning District. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.*

*The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, there are multiple outlets providing services to youth. However, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, display cases and sales areas are setback from the front façade to limit the visibility of products. With this configuration, the visibility of products and potential impact to youth passing by is minimal.*

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 market place and society.

*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 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. A UCLA study funded by the National Institutes of Health demonstrated that neighborhoods with cannabis stores have no more crime than other neighborhoods and that “measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship” of the area. The proposed 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.*

*The Project would activate an existing, vacant storefront with a new Cannabis Retail use (also a Retail Sales and Service Use), providing goods that are desirable for the neighborhood, attracting new customers to the vicinity. As such, the proposed use is supportive of creating a thriving business community within the neighborhood. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance. Additionally, the proposed 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. The addition of this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is one of the 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.*

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

*Existing residential hotel units on upper floors and dwelling units in the surrounding neighborhood would not be adversely affected by the proposed Project. The proposal does not affect housing or change the character of the building.*

- 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 Project Site is well-served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. The California Street cable car line runs directly in front of the proposed establishment.*

- 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.*

- 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 proposed 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. 2019-001048CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 3, 2019, 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 June 13, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 13, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow Cannabis Retail use measuring 970 square feet located at 1398 California Street pursuant to Planning Code Sections 202.2, 303, and 723 within the Polk Street Neighborhood Commercial Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated January 3, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-001048CUA and subject to conditions of approval reviewed and approved by the Commission on June 13, 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 June 13, 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](http://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](http://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](http://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](http://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](http://www.sf-planning.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.sf-planning.org](http://www.sf-planning.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.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

8. **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](http://www.sf-planning.org)*

9. **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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

10. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of

recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

11. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

12. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

14. **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](http://www.sf-planning.org)*

15. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents.

Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

16. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00 a.m. to 2:00 a.m. daily.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**EXHIBIT C:**  
**ENVIRONMENTAL DETERMINATION**



## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Nicholas Foster

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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Nicholas Foster	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Nicholas Foster 05/16/2019
	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.	

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1398 CALIFORNIA STREET		0248/014
Case No.	Previous Building Permit No.	New Building Permit No.
2019-001048PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
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 categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

**EXHIBIT D:**  
**LAND USE DATA**



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
1398 CALIFORNIA STREET		0248014
<b>Case No.</b>		<b>Permit No.</b>
2019-001048PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization to permit a change of use from a self service laundromat to a Cannabis Retail use.		

### STEP 1: EXEMPTION CLASS

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



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 1398 CALIFORNIA STREET  
RECORD NO.: 2019-001048CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

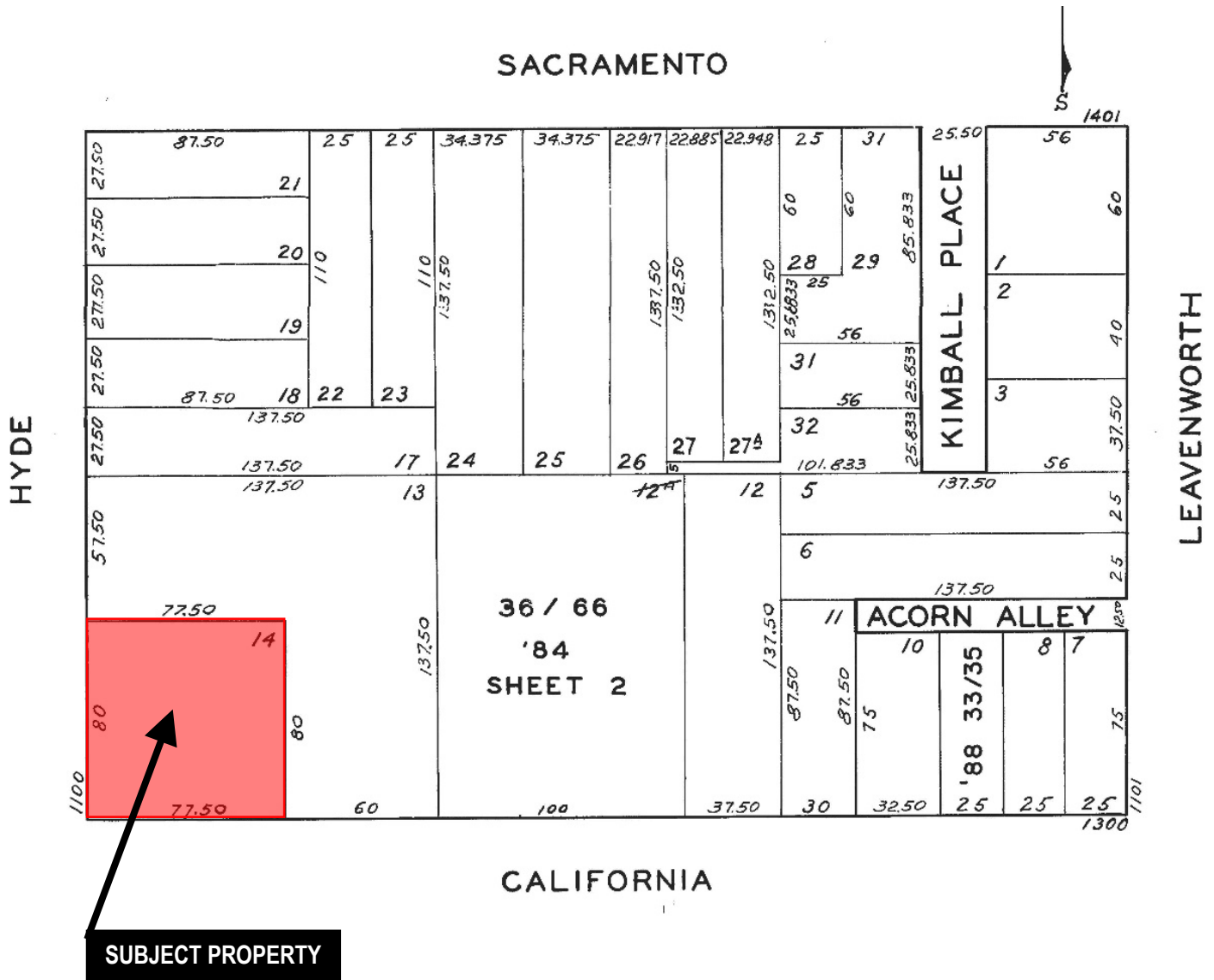
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	6,198	No change as part of this project	
Residential	20,000	No change as part of this project	
Commercial/Retail	3,436	No change as part of this project	
Office	N/A	No change as part of this project	
Parking	N/A	No change as part of this project	
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	N/A	No change as part of this project	
Usable Open Space	No change as part of this project		
Public Open Space	No change as part of this project		
TOTAL GSF	23,436	23,436	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - SROs	50	No change as part of this project	
Dwelling Units - Affordable	N/A	No change as part of this project	
Hotel Rooms	19	No change as part of this project	
Parking Spaces	0	No change as part of this project	
Loading Spaces	0	No change as part of this project	
Car Share Spaces	0	No change as part of this project	
Bicycle Spaces	0	No change as part of this project	
Number of Buildings	1	No change as part of this project	
Number of Stories	4	No change as part of this project	
Height of Building(s)	~40'	No change as part of this project	
Other ( )			

**EXHIBIT E:**  
**MAPS AND CONTEXT PHOTOS**



# Parcel Map



Conditional Use Authorization  
Case Number 2019-001048CUA  
1398 California Street



# LEAVENWORTH



Conditional Use Authorization  
**Case Number 2019-001048CUA**  
 1398 California Street





# Aerial Photo



**SUBJECT PROPERTY**

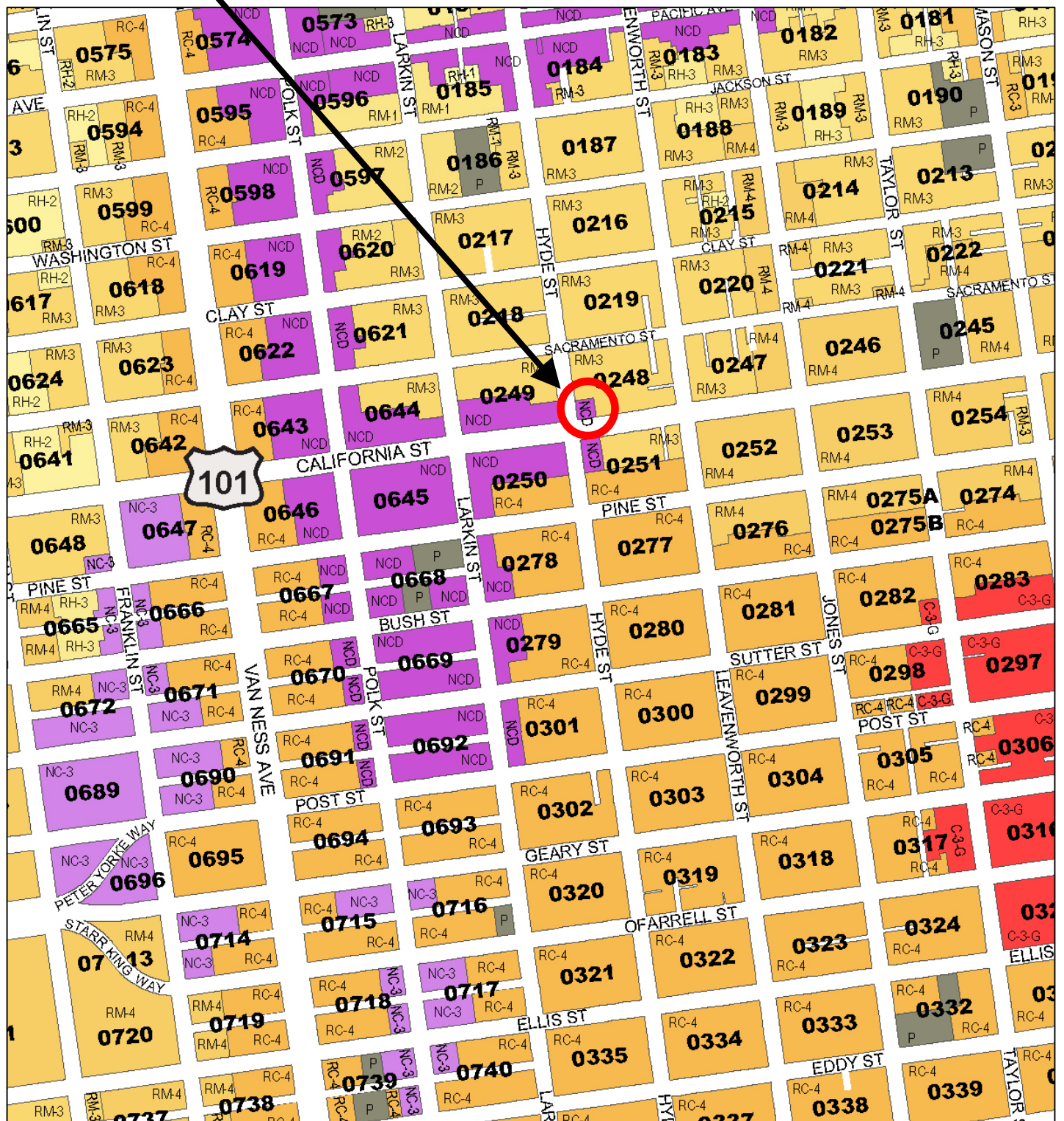


Conditional Use Authorization  
Case Number 2019-001048CUA  
1398 California Street



# Zoning Map

## SUBJECT PROPERTY



Conditional Use Authorization  
**Case Number 2019-001048CUA**  
 1398 California Street



# Site Photo

SUBJECT TENANT SPACE



Street view from California Street.

Conditional Use Authorization  
Case Number 2019-001048CUA  
1398 California Street



# Site Photos

SUBJECT TENANT SPACE



Street view from Hyde Street.

Conditional Use Authorization  
Case Number 2019-001048CUA  
1398 California Street



# Site Photos

SUBJECT TENANT SPACE



Street view from corner of California/Hyde Streets.

Conditional Use Authorization  
Case Number 2019-001048CUA  
1398 California Street

**EXHIBIT F:**  
**PUBLIC CORRESPONDENCE**



**PUBLIC CORRESPONDENCE:  
SUPPORT**

CAPITOL OFFICE  
STATE CAPITOL, ROOM 5100  
SACRAMENTO, CA 95814  
TEL (916) 651-5100  
FAX (916) 651-4911

DISTRICT OFFICE  
455 GOLDEN GATE AVENUE  
SUITE 14800  
SAN FRANCISCO, CA 94102  
TEL (415) 557-1300  
FAX (415) 557-1252

SENATOR.WIENER@SENATE.CA.GOV

# California State Senate

SENATOR  
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT



COMMITTEES  
HOUSING  
CHAIR  
ENERGY, UTILITIES  
& COMMUNICATIONS  
GOVERNANCE AND FINANCE  
GOVERNMENTAL ORGANIZATION  
HUMAN SERVICES  
PUBLIC SAFETY  
JOINT LEGISLATIVE  
AUDIT COMMITTEE  
JOINT RULES COMMITTEE

May 16, 2019

Nicholas Foster  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing in support of the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco, owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. I have observed the applicants operate safe and responsible businesses at their various business ventures throughout San Francisco, while also greatly contributing to the community. I would expect the same quality of service and community engagement should this permit be approved.

The applicants have demonstrated their ability to own and operate busy, safe, responsible businesses in San Francisco. As the founders of Tonic Nightlife Group, Mr. Bleiman and Mr. Ley have owned ten brick and mortar bars and restaurants in San Francisco. Mr. Donaldson is currently the General Manager for two of Tonic Nightlife Group's establishments. The lack of any serious incidents in more than ten years of operations is a testament to their commitment to operating safe establishments. Mr. Carouba has owned many clubs in San Francisco and has a reputation for providing tight security to ensure patron safety. The applicants are the type of owners who should be operating cannabis dispensaries and managing the variety of issues that come along with this emerging, industry.

The applicants have shown a deep commitment to the community in a variety of ways. Mr. Donaldson has raised money for veterans, volunteered at SF Eats feeding homeless individuals, and currently volunteers at Tel Hi Community Center. Mr. Bleiman is currently the President of the San Francisco Entertainment Commission, the Chairman of the Board for the Aquarium of the Bay at Pier 39, the founder of the SF Bar Owner Alliance, and the Chairman of the California Music & Culture Association. Mr. Ley served for five years as the President of the Polk St. Merchants and sat on the board of the St. Francis Hospital Foundation and the Wells Fargo

Community Fund. In his storied career, Mr. Carouba has aided countless community organizations, but most recently he was instrumental in forming the Top of Broadway CBD in North Beach where he currently acts as Vice President.

The location for their proposed dispensary is ideal. It is set apart from the Polk Street corridor, but is located on a busy transit thoroughfare meaning it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Mr. Bleiman and Mr. Donaldson met over 11 years ago through the Big Brother Big Sister Program where Mr. Bleiman was paired with Mr. Donaldson as a big brother. Throughout this time, they have remained close and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program.

I ask you to please approve this conditional use permit.

Sincerely,

A handwritten signature in blue ink that reads "Scott Wiener". The signature is fluid and cursive, with the first name "Scott" and last name "Wiener" clearly distinguishable.

**Scott Wiener**  
Senator



**San Francisco Cannabis Retailers Alliance**

**530 Divisadero St., Ste. 226 San Francisco, CA 94117**

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Re: Support for 1398 California Cannabis Retail Application

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. California Street Cannabis Co is a respected member of the Retailers Alliance, the type of local operator we should support.

Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

Please approve their application without delay! These truly local operators will be a fantastic addition to the community.

Sincerely,

*Johnny Delaplane*

Johnny Delaplane

President, San Francisco Cannabis Retailers Alliance

## TENDERLOIN HOUSING CLINIC

126 Hyde Street  
San Francisco, CA 94102  
Tel. (415) 771-9850  
Fax. (415) 771-1287

RANDALL M. SHAW  
STEPHEN L. COLLIER  
RAQUEL FOX  
STEPHEN P. BOOTH  
MARGARET DEMATTEO  
TYLER ROUGEAU  
MICHAEL ZITANI

February 6, 2019

VIA U.S. MAIL

SF Planning Department  
1650 Mission St.  
San Francisco, CA 94103

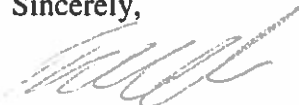
Dear SF Planning Commission:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco which is owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba.

I have known Joe Carouba for a number of years. He is committed to improving the quality of life in the Tenderloin and recently made significant upgrades to his Larkin Street theater. I met Ben Bleiman when our paths crossed on two of his projects, one at Eddy and Polk and the other at Hyde and Post. Like Joe, Ben is precisely the type of engaged owner we need in the neighborhood.

I have complete confidence in this group's ability to make their facility a community asset. I strongly support your approving this conditional use permit.

Sincerely,



Randy Shaw, Director



## Letter of Support

5/8/2019

Nicholas Foster  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

As a fellow business in the neighborhood, we are very selective in who we support to join us in the Lower Nob Hill vibrant corridor. The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Once again, I ask you to please approve this conditional use permit. Please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Nicholas Pigott". The signature is fluid and cursive, with the first name "Nicholas" and last name "Pigott" clearly distinguishable.

Nicholas Pigott  
206.920.7003 | njpigott@gmail.com  
The Grubstake Diner  
1525 Pine Street  
San Francisco CA 94109

Name: Eden Chan  
Address: 330 Ellis Street, SF CA 94102  
Contact Info: [echan@glide.org](mailto:echan@glide.org)  
Date: November 13, 2018



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, Ca 94102-4689  
415-554-6968 (phone)

Dear Supervisor Mandelman and Esteemed Members of the SF Public Safety and Neighborhood Services Committee,

I am writing today to express my appreciation for the owners of Tonic, Duncan Ley and Ben Bleiman. For several years, Duncan and Ben have been wonderful partners to GLIDE and to the GLIDE Legacy Committee, our young professionals advisory board. Duncan and Ben have supported the success of our events by donating critically needed in-kind product, auction items, and have hosted many of our fundraisers.

Duncan and Ben are known for their commitment to the community and have participated on and continue to chair numerous boards and local organizations that support responsible nightlife, the environment, and the citizens of San Francisco including the Aquarium of the Bay, the California Music & Culture Association, SF Bar Owner Alliance, Wells Fargo Community Advisory, and the St. Francis Hospital Foundation. Ben is currently the President of the San Francisco Entertainment Commission.

Tonic is also known for its charitable giving beyond supporting GLIDE, having raised almost \$1 million dollars for mostly local charities in the last ten years through its Guest Bartending Program.

We are grateful to Duncan, Ben and Tonic SF for their many years of support, and look forward to continuing our partnership for many years to come.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eden Chan".

Eden Chan  
GLIDE Special Events Manager

Name: Eden Chan  
Address: 330 Ellis Street, SF CA 94102  
Contact Info: [echan@glide.org](mailto:echan@glide.org)  
Date: November 13, 2018



City Hall  
1 Dr. Carlton B. Goodlett Place, Room 244  
San Francisco, Ca 94102-4689  
415-554-6968 (phone)

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Sincerely,

A handwritten signature in blue ink, appearing to read "Eden Chan".

Eden Chan  
GLIDE Special Events Manager



*I Support California Street Cannabis Co. 1398 California St. SF*

Adam Klyce

2943 Russell St., Berkeley, CA 94705

(510) 502 - 6335

Adam.Klyce@gmail.com

Nicholas Foster

SF Planning Department

1650 Mission St.

San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

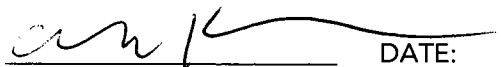
The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

Sincerely,

SIGNATURE:



DATE:

21-May-2019



San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103  
Attn: Laura Allejo, [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Re: Proposed Cannabis Retailer at 1398 California St.—SUPPORT**

Commissioners and staff,

I am writing on behalf of the California Music & Culture Association (CMAC) to voice our support for the proposed cannabis retail store at 1398 California St. CMAC is the trade organization that represents bars, clubs, music venues, and music festivals, and advocates for a robust, regulated cannabis market and responsible cannabis consumption in San Francisco and statewide.

The owners of the proposed store, two of whom are a CMAC members, are longtime members of the community and are the right team to serve this neighborhood. San Francisco needs more operating local cannabis businesses with strong community ties so we can finally realize the goals of cannabis legalization: safe products and medicine, reduced illegal drug sales, and opportunities for those who have been harmed by the war on drugs.

We ask you to approve this store without delay. Please feel free to contact me with any questions.

Terrance Alan  
Founder  
California Music & Culture Association



Attention: Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Re: California Street Cannabis Co., 1398 California St

May 9, 2019

Dear Mr. Foster:

With this letter I would like to confirm my support for a conditional use permit application at the California Street Cannabis Co., located at 1398 California St. in San Francisco, which is owned and operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My support for their project is based on my years of experience in personally working alongside the applicants on a variety of nightlife and entertainment programs and projects in San Francisco. It is often said that the best indication of future performance is past behavior. In this case, the applicants past performance has been exceptional with their businesses including the Tonic Nightlife Group and Déjà Vu Management.

These individuals have proven themselves to be responsible operators, and have years of experience in the sale and service of another controlled product, alcohol. Their track record of outstanding community engagement is impeccable with their longtime businesses over the past 20+ years. The applicants have given freely of their time on multiple community and non-profit groups, all with a view to the betterment of San Francisco as a world class city.

Additionally, as a former 10 year resident of this corner of California Street, the location is a viable choice for use as a dispensary. Based on the applications past business operations in the City, it can be expected that they will also demonstrate their commitment to the spirit and letter of the Cannabis Equity Program.

Thank you for your consideration of my support for this application. I request that you please approve this conditional use permit.

Sincerely,

A blue ink signature of Brian Sheehy, written in a cursive style. The signature is followed by a long, horizontal blue line that extends across the page.

Brian Sheehy

CEO – Future Bars Group, 244 Kearny St, San Francisco, CA 94108

415 931 7292

brian@futurebars.com

**FLYNN INVESTMENTS**  
real estate development

1717 Powell St Suite 300  
San Francisco, CA 94133

May 21, 2019

San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103  
Attn: Laura Allejo, [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Re: Proposed Cannabis Retailer at 1398 California St.—SUPPORT**

Commissioners and staff,

I am writing today to voice my enthusiastic support for the proposed cannabis dispensary at 1398 California Street in San Francisco. I live at Leavenworth and Bush Street just around the corner from the proposed location, and I also own several other multi-unit residential buildings which are in close proximity to California and Hyde Streets.

In general, what I see happening in San Francisco is the demise and loss of retail which has created pockets of vacancies in the City including the proposed site at 1398 California Street, a great corner location. In this time of depressed retail, vacancies and downright blight in San Francisco, I am thrilled to see their business come in to brighten up the corner. I have had the opportunity to get to know the owners in the past few years both as their friend and as their landlord at the Royal Tug Yacht Club, and I can attest that they are responsible, very hands on, and take their duties both as business owners and community members very seriously. I am particularly excited to see their partnership with Drakari through the SF Equity Program blossom and grow.

I would also like to share that in my experience the dispensaries that I have visited in San Francisco as a customer are well run businesses that do not in any way detract from the neighborhoods that they are located in. I have never witnessed any undesirable behavior in or outside of a dispensary and not once have I encountered any riff raff or questionable activity. Actually, it's quite the opposite in that it feels more like a connection place for the local community, which is what our neighborhoods need the most right now.

I ask that you approve this store. Please feel free to contact me with any questions you may have.

Many thanks for your time and effort at the Planning Commission.

Sincerely,



Chris Dressel  
Neighbor/Business Owner  
849 Leavenworth Street  
San Francisco, CA 94109

T (415) 989.1717

F (415) 951.9630

February 14<sup>th</sup> 2019

SF Planning Commission

SF Planning Department  
1650 Mission St.  
San Francisco, CA

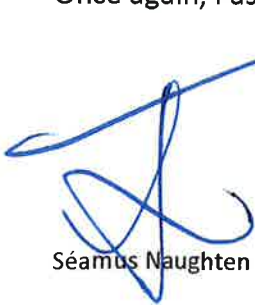
Dear SF Planning Commission:

I am writing today to ask you to approve the conditional use permit application 2019-001048CUA for 1398 California St. in San Francisco.

I have known the Project Sponsors Ben and Duncan for many years. They are our neighbors on Polk Street and have demonstrated the ability to own and operate busy, safe, responsible businesses in San Francisco for decades. I have known Ben and Duncan to be honorable in their dealings with both neighborhood groups and individuals to address concerns whenever they arise. Moreover, the project sponsors have acted as mentors to other startup business when approached. They are always happy to help other businesses struggling to navigate.

I would like to support any business that Ben and Duncan are sponsoring as I know it will be well run with responsible neighborhood operators. We need community based businesses in this location.

Once again, I ask you to please approve this conditional use permit.



Séamus Naughten

June 1, 2019

Nicholas Foster,  
Senior Planner, S.F. Planning Commission, NE Quadrant  
1650 Mission Street,  
San Francisco, CA  
[Nicholas.foster@sfgov.org](mailto:Nicholas.foster@sfgov.org)  
415-575-9167

Re: In Support of California Street Cannabis Company at 1398 California

Dear Mr. Foster,

I'm writing today in support of California Street Cannabis Company's (CSCC) application for a Conditional Use Permit at 1398 California Street. I have known three of the four partners of CSCC for many years, in a number of different settings and capacities - on the Board of the California Music and Culture Association, at the Entertainment Commission, the Broadway CBD, the Aquarium, and countless neighborhood orgs, ad-hoc task forces and business groups. I have long considered Ben Bleiman, Duncan Ley and Joe Carouba to belong to a small class of what I call; "Enlightened Entrepreneurs." They love the City and are highly invested in the health and well-being of its local culture. In all of their advocacy, I've experienced them as active participants; providing fair and reasoned leadership, and always willing to put their money on the table for the greater good of the community.

As a veteran of the Nightlife and Entertainment Industry, I feel qualified to say that their businesses, are all exemplars of the industry - clubs, restaurants and bars run with an ethos where public safety and security are tantamount (over profit), and community engagement is a natural outgrowth of the regular day-to-day operations. They have demonstrated themselves to be good neighbors and as they expand into this exciting new industry, I have no doubt that they will prove themselves yet again, bringing the very best practices and community involvement to bare in making 1398 California a safe, sane and valued retail resource for the neighborhood.

I strongly encourage you to approve this Conditional Use Permit.

Sincerely,

*Guy Carson*

Guy Carson  
725 Union Street  
San Francisco, CA 94133  
415-420-8048

*Yes on California Street Cannabis Co.*

**MISSION BIT**  
**415 JACKSON ST.**  
**415.879.5380**  
[info@missionbit.com](mailto:info@missionbit.com)

*Thursday, February 7, 2019*

*SF Planning Commission*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear SF Planning Commission,

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco which is owned, and operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba.

The owners have demonstrated the ability to own and operate busy, safe, responsible businesses in San Francisco for decades. They have a deep commitment to making San Francisco a better place as evidenced by their myriad nonprofit, volunteer and community engagement activities. The location for their proposed dispensary could not be more ideal. It is set apart from the "main drag" of Polk Street but is located on a busy transit thoroughfare meaning it will cause minimum disruptions to local businesses or the neighboring community.

Finally, through their partnership with Drakari Donaldson, they are showing a commendable commitment to the SF Cannabis Equity program, which was set up specifically to help communities that were ravaged by the USA's ill-fated war on drugs. Drakari and Ben met over eleven years ago through the Big Brother Big Sister Program where Ben was paired with Drakari as a big brother. They have remained close throughout this time, and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons. These are exactly the type of owners who we need operating cannabis dispensaries and managing the variety of issues that come along with this emerging, legal business.

Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

*Stevon Cook*

*Chief Executive Officer*

**The Reverend Stephen T. Beal**  
2301 Polk Street, No. 3, San Francisco, CA 94109-1817  
Mobile: +1 415.265.6577 [Steve.beal@me.com](mailto:Steve.beal@me.com) [steveb@gracecathedral.org](mailto:steveb@gracecathedral.org)

**31 May 2019**

**San Francisco Planning Commission**

**Att: Nicholas Foster ([Nicholas.Foster@SFGov.org](mailto:Nicholas.Foster@SFGov.org))**

**In Re: Case No. 2019-001048CUA: 1398 California Street** – north side of California Street between Hyde and Leavenworth Streets; Lot 014 in Assessor's Block 0248 (District 3) - Request for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 723, to establish a 970 square foot Cannabis Retail use (d.b.a. "California Street Cannabis Company")...

Dear Members of the Planning Commission, Planning Department and Mr. Foster,

I am writing to you offering my **very strong endorsement and support** of the applicants in the above-captioned matter.

I am a nearly 20 year resident of a nearby Russian Hill neighborhood. I work in the Nob Hill neighborhood (I am a member of the clergy of Grace Cathedral, California Street at Jones, where I serve as priest and Chaplain) and shop daily in the California Street area near Leavenworth & Hyde. I am also quite active in the SF hospitality industry and work with a number of local non-profit agencies providing services to the homeless. I offer this recommendation as a private individual and San Francisco voter.

- 1.) I believe this business will be a welcome addition to the neighborhood and provide a welcome service.
- 2.) The individuals making the application are well known to me and have operated successful businesses adjacent to my own home for the last decade. They have been excellent neighbors and have played an active part in maintaining the safety, aesthetic improvement and upgrade of my neighborhood. They have actively supported our neighborhood association.
- 3.) They are proactive and supportive of community goals and projects. For example, their business has supported the CHEFS annual gala (Conquering Homelessness thru Employment in the Food Services) and its sponsoring agency and many other non-profit groups.
- 4.) They have been responsible business operators and are widely supported by their business and residential neighbors.
- 5.) I do not believe that this business will in any way negatively impact the neighborhood.
- 6.) There is plenty of parking and adjacent public transportation. Pedestrian traffic is easy and ADA requirements are easily met.
- 7.) This business will bring added tax and merchant dollars to the area and will have a positive impact on neighboring business.

Thank You for considering this proposal. It is my hope that you will act favorably.

Sincerely,

(the Reverend) Stephen T. Beal



San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103  
Attn: Laura Allejo, [laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Re: Proposed Cannabis Retailer at 1398 California St.—SUPPORT**

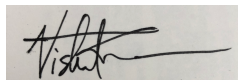
Commissioners and staff,

I am writing today to voice my enthusiastic support for the proposed cannabis dispensary at 1398 California St. in San Francisco. My wife, four year old son and I live at 1312 Larkin Street only two blocks from the proposed location.

The owners of this establishment have a long track record of operating responsible, safe businesses in SF which sell an even more volatile controlled substance than cannabis: alcohol. Time and time again in their 10+ years of business they have shown themselves to be committed to being positive citizens in the City of SF, which is evidenced through their business and personal involvement in so many local community organizations and nonprofits. Our family is also strong believers in the potential of the SF Equity Program, and these owners, we believe, are a shining example of its value.

Of particular concern for us as long-time residents of the neighborhood (12+years) is the rate at which store-front vacancies in this expensive part of the city have increased dramatically. This encourages crime, illegal drug use in dark corners and a lack of foot-traffic that makes our neighborhood less safe. Thriving businesses and business owners have a vested interest in maintaining, improving, and keeping our neighborhood safe.

We ask you to approve this store. Please feel free to contact me with any questions.

A handwritten signature in black ink, appearing to read "Vishal", with a long horizontal flourish extending to the right.

Vishal Rana  
Neighbor

To: Nicholas Foster  
SF Planning Department  
1650 Mission St.  
San Francisco, CA

From: Conor Johnston

Re: SUPPORT for California Street Cannabis Co.

Dear SF Planning Commissioners & Staff,

I write to ask you to approve the proposed cannabis store at 1398 California St., DBA California Street Cannabis Co. I have worked closely with the applicants on a number of levels, from my time as an aide in City Hall, to our collaborations on nightlife, environmental, and community advocacy, to my current role as the co-owner of the first adult-use cannabis retailer approved by the SF Planning Commission. I can attest firsthand to Ben Bleiman and Duncan Ley's professionalism, integrity, and deep commitment to their communities.

These are the exact kind of people we need to help make legalized cannabis a success. They have a long track record of selling alcohol safely and responsibly through their various bars, restaurants, and clubs. Their location, on the corner of California and Hyde St., is ideal as it is on a busy thoroughfare but offset from the main, more cramped corridor of Polk Street.

This ownership team is also an excellent example of—and credit to—the City's Social Equity program. Ben Bleiman and Drakari Donaldson met 12 years ago through the Big Brother Big Sisters Program and are now business partners on this project. With your approval, they will further demonstrate the success of San Francisco's work to regulate cannabis intelligently, foster local small businesses, and create opportunity for those harmed by the War on Drugs.

Thank you for your consideration. I hope you will approve California Street Cannabis Co.'s application for a Conditional Use Permit.

A handwritten signature in blue ink, appearing to read 'Conor', followed by a long, sweeping horizontal stroke that ends in a small loop.

Conor Johnston  
District 8 resident & Co-owner of Equity cannabis retailer at 1685 Haight St.

**ALAN BLEIMAN**

**Licensed Marriage and Therapist**

3323 Sacramento Street  
San Francisco, CA 94118

805-895-5662

[alanbleiman@gmail.com](mailto:alanbleiman@gmail.com)

May 7, 2019

Nicholas Foster

San Francisco Planning Dept.

1650 Mission Street

San Francisco, CA

Dear Mr. Foster:

I am writing to ask you to approve the conditional use permit for the California Street Cannabis Co. located at 13 98 California Street in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman and Joe Carouba.

My support for their project hinges on four pillars: their experience running safe, responsible businesses; their track records of positive community engagement; their ideal location for use as a dispensary; and their commitment to both the letter and the spirit of the SF Cannabis Equity Program. Between them, the owners have demonstrated the ability to own and operate safe, responsible businesses in San Francisco for decades. As the founders of Tonic Nightlife Group, Ben and Duncan have owned ten brick and mortar bars and restaurants in San Francisco, and Drakari is currently the General Manager of two of them. Their establishments are known for being busy but safe, a fact which is evidenced by the lack of any serious incidents in more than ten years of operations. Joe has owned many clubs in San Francisco and is renowned for his buttoned up security and efficient operations.

These are exactly the type of owners who we need operating cannabis dispensaries and managing the variety of issues the variety of issues that come with this emerging legal business.

*The owners have shown a deep commitment to making San Francisco a better place. Drakari, the youngest member of the team, has raised money for veterans, volunteered at SF Eats feeding the homeless, and currently volunteers at Tel Hi Community Center which is near to where he grew up. Ben is currently the President of the San Francisco Entertainment Commission. The Chairman of the Board of the Aquarium of the Bay at Pier 39, the founder of the of the SF Bar Owner Alliance and Chairman of the California Music & Culture Association, the trade organization for nightlife and entertainment establishments in SF. Duncan Ley served for five years as the President of the Polk Street Merchants Association and sat on the board of the of the St. Francis Hospital Foundation and Wells Fargo Community Fund. In his storied career, Joe has aided countless community organizations, but most recently he was instrumental in forming the Top of Broadway CBD in North Beach where he currently acts as Vice President*

*I Support California Street Cannabis Co. 1398 California St. SF*

**NAME: BENJAMIN THORNE**

ADDRESS: 3257 16th Street, SF, CA 94103  
TELEPHONE: 415.913.9533  
EMAIL: benjaminadamthorne@gmail.com

*Nicholas Foster*

*SF Planning Department  
1650 Mission St.  
San Francisco, CA*

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

Through Tonic Nightlife Group and Déjà Vu Management, these owners are renowned for their buttoned up security and smooth operations. Their establishments are busy and safe. They are personally active (including sometimes founding and chairing) a myriad of different nonprofits and community groups in SF, such as SF Eats, Tel Hi Community Center, SF Entertainment Commission, Aquarium of the Bay at Pier 39, SF Bar Owner Alliance, the California Music & Culture Association, Polk St. Merchants, St. Francis Hospital Foundation, Wells Fargo Community Fund and the Top of Broadway CBD in North Beach.

The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

*Sincerely,*

SIGNATURE: *Benjamin Thorne* DATE: 05.25.19



**NAME:** Randy G. Bunkley

**ADDRESS:** 965 Folsom St. #204 SF CA 94107

**TELEPHONE:** 415-344-0275

**EMAIL:** randy-bunkley@yahoo.com

Nicholas Foster

SF Planning Department  
1650 Mission St.  
San Francisco, CA

Dear Mr. Foster:

I am writing today to ask you to approve the conditional use permit for the California Street Cannabis Co., located at 1398 California St. in San Francisco and owned/operated by Drakari Donaldson, Duncan Ley, Ben Bleiman, and Joe Carouba. My enthusiastic support for their project hinges on four pillars: 1. their experience running safe, responsible businesses; 2. their track records of positive community engagement; 3. their ideal location for use as a dispensary; and 4. their commitment both to the letter and spirit of SF's Cannabis Equity Program.

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The proposed location is ideal, as it will cause a minimum disruption to local businesses and the quiet neighborhoods of the Middle Polk community.

Finally, Drakari and Ben met over 11 years ago through the Big Brother Big Sister Program and are excited to demonstrate the extraordinary impact of the Cannabis Equity Program when followed for the right reasons!

Once again, I ask you to please approve this conditional use permit.

Sincerely,

**SIGNATURE:**



**DATE:**

5/10/19

**PUBLIC CORRESPONDENCE:**  
**OPPOSE**

Thank you Mr. Kemp. I'm looping in Aaron Starr from City Planning as this will have to go to the Planning Commission at some point in the future.

Aaron

---

**From:** mitchell kemp [<mailto:pcllsg2@gmail.com>]  
**Sent:** Tuesday, April 9, 2019 9:30 AM  
**To:** Peskin, Aaron (BOS) <[aaron.peskin@sfgov.org](mailto:aaron.peskin@sfgov.org)>  
**Subject:** Marijuana Sales at 1398 California

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Supervisor Peskin,

It was pleasant to see you at yesterday's MPNA meeting at St. Paulus church. However, I was disturbed to hear that an attempt was being made to establish a marijuana sales outlet at 1398 California.

You mentioned that you have not received any emails or letters about this and I would suggest that is because no one has heard about it. I only found out about it as the meeting Monday night.

The community around California and Hyde is a density residential area with families and children. It also has heavy street traffic and very little parking. Allowing marijuana sales between the hours of 10am to 10pm to 250 persons a day (per the proposed operators own estimates) would put an additional unacceptable strain on an area already suffering from the effects of increasing number of other urban problems.

I strongly oppose allowing marijuana sales at 1398 California and hope you will do whatever is possible to prevent such a use at this location

Regards,

--

Mitch Kemp  
1590 Sacramento Street, Apt. 25  
San Francisco, CA 94109  
415-362-6789  
[pcllsg2@gmail.com](mailto:pcllsg2@gmail.com)

**EXHIBIT G:**  
**BUSINESS/SECURITY PLAN**



### Introduction

At **California Street Cannabis Company** the safety and security of our guests and employees is our first concern. This Security Plan is designed to provide the Department of Public Health, the Office of Cannabis, the SFPD and our employees with information regarding various aspects of our safety and security program.

The **California Street Cannabis Company** Security Plan and safety program is designed to comply with the safety and health standards that have been developed by federal, state, local government and current industry standards. It is our intent to be in compliance at all times, to assist the SFPD in crowd control issues and to **always** act responsibly and to be a **Good Neighbor** per the ***Good Neighbor Policies for Nighttime Entertainment Activities*** adopted by the San Francisco Entertainment Commission, which we believe to be the gold standard for good neighbor policies in SF. In order to accomplish this, we will hire an excellent security staff. It is our intention to hire more experienced staff who are well-trained, and who possess Guard Cards issued by the State of California Department of Consumer affairs.

### General Operations

- 1) **California Street Cannabis Company** will have security whenever the business is open and for a period of time after regular business hours when employees are still present at the establishment. At a minimum, there will be one security person for every 30 guests that frequent the premises at one time. This will be increased as necessary.
- 2) At a minimum of once every half hour, security will walk in front of the building to ensure that guests respect neighbors and parked vehicles and are not engaging in illegal cannabis consumption in public.
- 3) Our security will form specific marked entry as well as exit points for guests to leave by. This includes controlling lines with the use of stanchions and ropes, forming cues in a single line away from the street. Entering customers will form a line in one direction, while the exiting crowd will be led to leave through another.
- 4) We will supply outside lighting which will illuminate the outside street areas, sidewalk and nearby street parking.

- 5) Security will be posted at all entrances and exits and shall urge customers to leave the establishment in a quiet, peaceful, and orderly fashion. Signs shall be posted at all entrances and exits also urging customers to leave the area in a quiet, peaceful and orderly fashion.
- 6) No noise from the premises shall be audible in any surrounding residence, hotel room or occupied business establishment.
- 7) As a licensed Medicinal as well as Adult-Use Commercial establishment we will comply with all city and state rules regarding minors and cannabis. IDs will be checked 100% of the time, and we will be extremely vigilant to ensure that no minor is allowed enter or use a fake ID.
- 9) Per San Francisco Health Department regulation cannabis consumption will not be permitted on the premises and California Street Cannabis Company will ensure that no guests consume cannabis near the premises either in the street or in vehicles.
- 10) **California Street Cannabis Company** will establish a cellular telephone line, dedicated as a community “hotline” that shall be promptly answered during operating hours for the purpose of fielding and action upon complaints from neighbors.
- 11) In certain instances, we will use security purse searches and pat downs at the front door to insure safety of customers and staff.
- 12) We will utilize an electronic surveillance and recording system that is able to view both inside and outside the premises. We will maintain these video records for at least 90 days and make them available to the City of SF or the SFPD upon request.

## Entrance Procedures

Exterior staffing levels will be at a minimum of one staff persons maintaining the integrity of the entrance and exit lines and customer behavior.

Physical altercations, however slight shall not be condoned and are considered to be immediate reason for ejection or non-admittance into the premises. Parties involved should be escorted to the nearest exit and removed from the premises with an admonishment not to return and subject to arrest for trespassing. Disputing parties should be removed from different exits when possible. Front line staff should be advised

of the parties ejected and the reasons for the ejections. [ **SEE** "Separation and Removal of Customers in the Event of Fights" section, below.]

### **Summary of Entrance Procedures**

- 1) During regular business hours, upon approaching the door of the building, one security personnel will verify the age of our customers by asking for their identification.
- 2) Only government issued photo IDs will be accepted. The door person/ id checker will confirm a customer is of legal purchasing age as they enter and issue an identifiable stamp or wristband.
- 3) We will keep a current book showing valid state and federal ID's and security markings at the front door for reference.
- 4) There will be NO discrimination at the door as to race, age, sex, orientation, etc. We may enforce a dress code in certain instances.
- 5) The California Street Cannabis Company Security will not be armed with firearms at any time.

### **Exit Procedures**

1. As customers leave, staff will assure that all customers leave in a quiet and responsible manner and that no one loiters around the premises.
4. We will maintain and cultivate our relationship with Central Police Station and request their help in dispersing crowds it necessary.
5. We will request help from SFPD if any major disturbance occurs at the premises.

### **Regular Business Management**

- 1) Our security personnel will roam the block of the premises every half hour, to assure that customers keep noise levels down and discourage loitering outside the premises.
- 2) Security will also scan adjacent parking areas for suspicious activity or loitering.
- 3) Any unlawful activity in the vicinity will be immediately reported to SFPD.

- 4) We will have undercover security on the floor during crowded times looking for unruly customers, intoxicated persons, etc.
- 5) All other security staff will be dressed in distinctive clothing with a name badge plainly marked as security staff.

### Training

- 1) All security personnel will be professionally trained to handle any type of disturbances. We will hire mature people with a positive attitude and a cool temperament. Security staff will be required to have previous experience and have extensive security training. **They must possess a Guard Card** from the California Department of Consumer affairs.
- 2) We will train our security [as well as “budtenders”] best practices for identifying intoxicated or problematic customers.
- 3) **We will teach a policy of ZERO physical contact with customers. Security staff will not touch a customer unless involved in a serious situation which could result in harm to customers or staff. We feel that physical intervention tends to escalate, rather than de-escalate situations in the premises.**

### Conflict Resolution

- 1) We will not serve any intoxicated customer.
- 2) In the event of serious injuries, unconscious customers, etc. which occur on the premises, security personnel will immediately call the SF paramedics.

### Drugs and Narcotics

- 1) **California Street Cannabis Company** has a zero-tolerance policy regarding illegal drug use by staff or customers.
- 2) We will train staff to recognize the symptoms of individuals who are illegally using drugs: i.e. contracted pupils, drowsiness, watery eyes, runny nose, extreme agitation/ jitteriness. We will refuse entrance to such individuals.

### Fire Emergencies

The objective of the Fire Emergency Response Plan is to provide safety to those employees and guests alike, in case of a fire emergency.

It is important that each staff member be aware of their specific duties during the time of a fire emergency, and participates in all safety tasks, both from the viewpoint of prevention and emergency preparedness.

It is imperative that each staff member be knowledgeable of their responsibilities during an emergency. It is the coordinated response of each employee to prevent the loss of life, injury and panic to all employees and guests.

Panic is a contributing factor to increased injuries and the loss of life during fire emergencies. The Safety Training Plan will give staff members the confidence and fortitude in remaining calm and knowledgeable on how to react during a fire emergency.

***Preparedness Measures:*** [Staff safety instructions]

- Know the location and operation of all fire and emergency related equipment.
- Become familiar with the site location, entrances and exits.
- Formulate best pedestrian traffic patterns for emergency egress.
- Know the central meeting place for information gathering (Command Post).
- Know the location of all guests/employees that require additional assistance.
- Make sure all walkways and exits are clear from obstructions.  
Know the locations of all utility shut-off locations and safety procedures.  
Conduct monthly fire and emergency evacuation safety drills.
- Establish and document monthly inspections of all Fire/Safety Equipment.
- Establish and document a program with OSHA standards in the safe operation of fire extinguishers, fire emergency equipment, emergency lighting system, smoke detectors and sprinkler systems.

***Fire Response:***

- Attempt to confirm the level of the hazard without endangering yourself. Assess the situation as an immediate and serious threat. You are not required to extinguish a fire with a fire extinguisher and should use an extinguisher only if you have been trained and the situation does not present a personal safety hazard.
- Confine the fire by closing doors where the fire exists.

- Notify other staff members of the fire and required evacuation. Activate the fire alarm system.
- Dial 911 and report conditions. Assign a staff member to meet with SFFD outside the location with site plans and master keys.
- Clear vehicles and pedestrians from the front of the location. Valet should remain closed.
- Evacuate the building of all guests and employees. Staff members should be able to assist all guests by directing them to the nearest fire exit with verbal directions that are clear and easy to follow. Suggest the following; no talking (instructions should be heard), high heels should be removed, calmly walk in a single file line and once exited, move away from the building and emergency apparatus.
- Employees should stage in an area where a visual count can be made as to their whereabouts. Guests and onlookers should be directed and moved across the street so as not to interfere with emergency response personnel.
- Report any injured or missing persons to emergency personnel.
- Notify surrounding businesses of fire and evacuation.
- In the event of a total evacuation, the host or staff members should remove all confidential materials and monies, cash drawers and tills.
- Only return or re-occupy the Premises at the direction of Management or SFFD.

### ***Fire Prevention Plan:***

**California Street Cannabis Company's Fire Prevention Plan** is designed to provide for safe workplace practices that minimize the risk of a fire emergency. Be aware of fire prevention and how important it is.

Safe practices shall include:

- Consumption only in designated, permitted areas [lounge].
- Monitor guest activity upon entering the Premises and while guests are inside, to insure safe fire practices (no smoking or open flames).
- Do not stock materials close to sprinkler heads. Keep heads clear for at least 18". In sprinkler locations, do not stack inventory of any sort within 18" of the ceiling.
- Store oily or dirty rags in closed metal containers.
- If lint, dirt or other flammable materials are present in the area where you are working, clean the area first prior to working with an open flame.



- Management will coordinate and conduct periodic facility inspections and make sure that if unsafe conditions are found that they will be addressed and corrected immediately.
- Management will conduct and document monthly inspections of fire emergency equipment, including; all smoke detectors, all emergency evacuation lighting, all emergency exit signs, and all fire extinguishers.
- Management will conduct periodic inspections of the fire alarm systems in accordance with state and local regulations.
- Management will conduct quarterly fire drills in accordance with the procedures of the Fire Emergency Plan

### **Earthquake Response**

In the event of an earthquake, if you are indoors stay there. Get under a desk, a bar, a table, a stand or under a door frame and secure yourself to it. Stay clear of windows, heavy and unstable furniture or appliances. Do not rush outside, due to the fact that you may be injured from falling debris or glass

If guests are outside, advise them to get into the OPEN, approximately 100-300 feet away from buildings and power lines, if possible.

Be prepared for the possibility of an aftershock. Remain on the outside of the building until authorized to return to the building. Be prepared for the possibility that there will be no electrical or telephone services available.

Once the main tremor has ceased, assess the situation. Summon assistance for anyone that needs medical attention. Survey the area for any structural damages. Report such damage to Management and await instructions. Management will make the determination if an evacuation is necessary.

Under management's supervision, immediately mitigate any spills or other materials that may cause a hazard inside the Premises. Staff members should be directed to check all fire equipment, gas lines, power lines, exits and stairwells.

Management will make the determination whether or not the Premises will reopen for business or close for safety reasons with the help of local authorities and service providers.

### **Bomb Threats**

It is unlikely that **California Street Cannabis Company** will receive a bomb threat. Typically, threats of this nature are a prank. Nevertheless, all employees must be aware of the necessary activities that are to take place when a bomb threat is received.

If a bomb threat is received:

Remain calm and demonstrate through your tone of voice that the threat is taken seriously.

Keep the caller on the line as long as possible.

If practical, advise the manager on duty or another nearby co-worker that the threat has been received.

At minimum ask the following questions:

- Where the bomb is located?
- What type of bomb is it?
- What will cause it to explode?
- Why the bomb was placed?
- The name of the caller or organization?

The above information will be asked of you by the authorities when appropriate. Always remember to remain calm and listen carefully, ensuring that you understand every word. Ask the caller to repeat if necessary.

- Listen for background noise and sounds.
- List as much detail as possible when recording the caller's information.
- Notify Management to contact the police immediately. In the absence of management, call 911 and report the threat.
- If the location is not given, have staff members search the entire premises and facility.
- If a device or suspicious package is found, do not touch or disturb it. Exit the area. Begin evacuating the building immediately. Management will instruct on the designated area for guest and employees to assemble.
- Management will direct police to the area of the suspicious package or device.

- Re-occupy the building when only directed by Management and the authorities.

### **Robbery**

In the unlikely event of a robbery, it is important that all employees remember that each employee's safety is paramount. This is another form of workplace violence that troubles and plagues the industry. Robberies can easily escalate and cause serious injury to both guests and employees if not handled appropriately. All staff members should be aware of some basic common sense guidelines, as follows:

#### **Immediate Response:**

- Stay calm and cooperate with the assailant(s).
- Follow directions given.
- Do not do anything that could cause the robbery to escalate into violence.
- Do not resist, argue, insult, confront or attack the assailant(s).
- Do everything possible to ensure that the robbery is quick, smooth, simple and over as soon as possible. No conversation is necessary and should be discouraged.
- Never chase or follow a robbery suspect out of the Premises.

#### **Follow-Up response:**

- Make certain that there are no injuries. Administer first aid if necessary.
- Notify police and or medical if necessary.
- Document the description of the assailant(s) in written form. Ask other witnesses to do the same.
- Notify Management immediately.
- Secure the area and crime scene. Do not touch or move anything that the assailant(s) may have touched.
- Never release any dollar amounts involved in the robbery, other than to police.
- Refer all information requests to Management.

### **Critical Incidents**

Critical incidents are those incidents that pose a threat of danger or harm to guests and/or employees within the premises. Critical Incidents are best prevented and should be addressed prior to becoming a problem. Common sense and preparation are the keys to success in preventing a small incident into becoming a critical incident endangering guests and employees. On a daily basis the following steps shall be taken in order to better handle and mitigate any challenges or critical incidents.

The front of the premises shall be monitored and staffed as soon as practical when staffing is available and at least a half hour prior to opening. All debris and trash receptacles in front of the Premises should be emptied and clear of any large items that could be used or thrown as weapons. Exterior lighting shall be in good working order and sufficient so as to be able to describe in detail ones facial features from approximately 50 feet away. Any and all solicitors should be encouraged to move along and not loiter or obstruct the sidewalk in front of the Premises without lawful reason. SFPD provided 25 MPC signs should be posted and maintained at the lower corner of the main entrance window and clearly visible from the street. This will help with discouraging persons from lodging in front of the business during closed hours of operation.

Q-lines should be as close to the building as practical, within 3-4 feet from the wall. The sidewalk in front of the Premises shall remain open to pedestrian traffic at all times. No structures or tents will be erected in front of the Premises without proper permitting from The City and County of San Francisco. Staff members will ensure that guests do not spill into the street effecting vehicular traffic or other pedestrian hazards. Staff members will make every effort that Q-lines are reduced and entry made into the Premises as safely and efficiently as possible.

### **Incident Response**

- Respond quickly and yet calmly.
- Assist injured persons.
- Summon proper medical assistance.
- Do not provide medical assistance unless properly trained.
- Do not move injured parties.
- Avoid statements that infer liability
- Stabilize the situation and secure the scene as necessary.
- Crowd control should be performed directing others away from the incident.
- Prevent further injury or damage.

- Do not move the injured causing additional injuries.
- Notify police if necessary and assist as needed.
- **Get witnesses names and contact information.**
- Witnesses who saw the incident.
- Witnesses who did not see the incident.
- Employees and third parties.
- Gather facts and preserve any evidence.
- Record the scene (photos) prior to it being changed.
- Interview victim(s)
- Talk to witnesses separately and individually.
- Document the incident.
- Document the sequence of events prior to the incident (contributing factors).
- Document any statements made.
- ***Statements made to the Media.***
  - Have one informed spokesperson liaison with the Media.
  - Never say, "No comment".
  - Try to keep the media informed, however not to the degree to jeopardize any on-going police or internal investigation.
  - Try to keep the media in a designated area.

### **Active Shooter Situations**

#### **HOW TO RESPOND WHEN AN ACTIVE SHOOTER IS IN YOUR VICINITY**

Quickly determine the most reasonable way to protect your own life. **Remember that customers and clients are likely to follow the lead of employees and managers during an active shooter situation.**

**1. Evacuate.** If there is an accessible escape path, attempt to evacuate the premises. Be sure to:

- Have an escape route and plan in mind
- Evacuate regardless of whether others agree to follow
- Leave your belongings behind• Help others escape, if possible
- Prevent individuals from entering an area where the active shooter may be
- Keep your hands visible• Follow the instructions of any police officers
- Do not attempt to move wounded people
- Call 911 when you are safe

2. **Hide out.** If evacuation is not possible, find a place to hide where the active shooter is less likely to find you. Your hiding place should:

- Be out of the active shooter's view
- Provide protection if shots are fired in your direction (i.e., an office with a closed and locked door)
- Not trap you or restrict your options for movement

To prevent an active shooter from entering your hiding place.

- Lock the door
- Blockade the door with heavy furniture

### 3 • If the Shooter is nearby.

If the active shooter is nearby:

- Lock the door
- Silence your cell phone and/or pager
- Turn off any source of noise (i.e., sound system, televisions)
- Hide behind large items (i.e., cabinets, desks)
- Remain quiet if evacuation and hiding out are not possible:
- Remain calm
- Dial 911, if possible, to alert police to the active shooter's location
- If you cannot speak, leave the line open and allow the dispatcher to listen.

### 4. Take Action against the Shooter

- Acting as aggressively as possible against him/her
- Throwing items and improvising weapons
- Yelling
- Committing to your actions

## Workplace Violence

**California Street Cannabis Company** believes conducting business in a workplace free of violence or threat of violence. We take verbal threats and threatening behavior very seriously. Employees who exhibit belligerent, intimidating, or threatening behavior in the workplace will be appropriately disciplined or terminated depending on the extent of the behavior. Any threat of violence will result in the affected employees being immediately separated and the aggressor being suspended from work pending further investigation and action.

Any employee who feels he or she has been threatened or has experienced a fellow employee threatening others should report such incidents immediately to their immediate



supervisor, or manager, without fear of reprisal. All such reports will be investigated thoroughly and discreetly. Employees will not suffer adverse consequences or retaliation as a result of reporting threats of violence.

### Emergency Evacuation

- 1) In the event of earthquake, explosion, or similar event, security's role is to be alert to security threats, assess risk and notify the manager of impending hazards to customer and/or staff safety. Security staff is vital to the successful execution of an emergency evacuation plan.
- 2) We will train staff in advance of the premises's emergency evacuation plan.
- 3) Evacuation will be ordered only by manager on duty.
- 4) We will protect human life first and property second.
- 5) Security **must** (and will) keep calm and maintain control. Customers will key on staff reaction to the situation. By being calm we will keep the situation/evacuation calm and safe.
- 6) In the event of loss of power to the building or the neighborhood our battery-pack emergency lights in each room and each bathroom will automatically illuminate. If power remains off for more than several minutes we will evacuate customers from the building. The head of security staff shall test each emergency light at the beginning of each month by pushing the "test" button to ensure that emergency lights are working and charged.

### Emergency Medical Plan

The **California Street Cannabis Company** head of security will work with the San Francisco Health Department and San Francisco Office of Cannabis to draft a comprehensive emergency medical plan to detail procedures for security personnel and staff to follow in the event of a medical emergency (i.e. heart attack, unconscious customer, customer choking on food, etc.)

Our **safety program** will include but is not limited to:

- ✓ Providing safeguards where necessary.

- ✓ Conducting routine inspections to find and eliminate unsafe working conditions or practices, as well as provide a safe environment for our guests.
- ✓ Establishing and maintaining a safety orientation program for all new hires reviewing key safety information and practices, and to provide on-going training of all employees in good safety practices.
- ✓ Develop safety rules and require that all employees cooperate with these guidelines.
- ✓ Investigating every accident and “near miss” accident to find out the root cause and address as needed.
- ✓ Conducting routine and regular briefings related to guest safety procedures.
- ✓ Providing a means to communicate to all employees’ news regarding safety related matters.
- ✓ Establishing regular open lines of communication with other local businesses and local government.

The Security Plan is available to all employees for review and at all times will be available in the main office.

### Emergency Contact List

Emergencies	911
City Services / Information	311
Police Non-Emergency	415.553.0123
SFPD Central Station <a href="mailto:SFPDCentralStation@sfgov.org">SFPDCentralStation@sfgov.org</a>	415.315-2400
Fire/Medical Non-Emergency	415.558.3268
Poison Control	800.876.4766
Drakari Donaldson (CEO/GM)	C. 415.438.0860
Duncan Ley (General Partner)	C. 415.722.6520

In the event of a fire emergency or critical incident, all **California Street Cannabis Company** Management on the Emergency Contact List are to be contacted immediately.

### Emergency Planning

**California Street Cannabis Company** Management shall insure that emergency procedures are developed and updated annually to minimize risks arising from critical incidents that could threaten employees and or guests. This Safety Program includes the following response plans:

- Fire Emergencies
- Earthquake
- Bomb Threats
- Robbery
- Critical Incidents

The Safety Program must be written, posted and communicated to all employees by means of an Emergency Plan Training Program and updated annually. The Emergency Plan will be made available to all employees upon hire and annual safety training.

The Emergency Plan Training Program will describe in detail the responsibilities of all employees during emergencies and critical incidents. All employees training will be documented by **California Street Cannabis Company** Management's Safety Training Record.

### Security Hardware

Below is a list with of security hardware which **California Street Cannabis Company** will utilize and which will remain in place.

- Sliding Iron Gate
- Camera Control Screen
- Cameras #1 through #4 – Exterior, facing north and south on Hyde Street and east and west on California Street.
- Camera #5 – Interior, on door facing entryway
- Camera #6 – Interior, on rear wall facing doorway
- Camera #7 & #8 – Interior, facing rear of dispensary

- Camera #9 – Interior, on entrance to office, inventory room
- Camera #10 & #11 – Interior, on south and north walls facing both sides of dispensary
- Camera #12 – Interior, facing product storage area
- Camera #13 – Interior capturing faces leaving

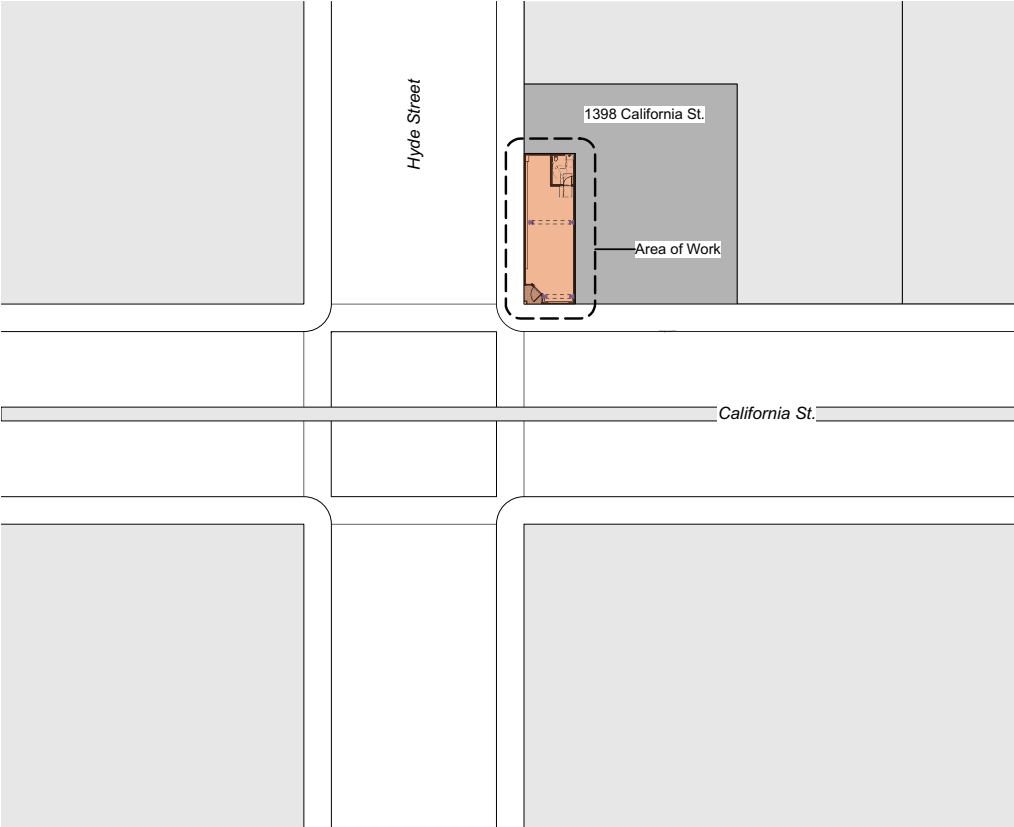
**EXHIBIT B:**  
**PLANS**

General Construction Notes

- 1 SCOPE
- All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.
- These contract documents intend to describe a finished project ready for legal use. the GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS
- The project shall be constructed according to the locally adopted edition of the uniform buildingcode, the state of california, local municipality amendments and all other applicable codes. Governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.
- The GC shall maintain a current copy of the 2013 CBC on site at all times.
- The GC shall install all materials and products in strict accordance with manufacturers' recommendations, all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.
- All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise
- The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.
- Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. all work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS
- Written dimensions on drawings shall take precedence over scaled drawings. Do not scale drawings at any time. Walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS
- The GC shall verify dimensions against field conditions. construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation, should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.
- Exterior dimensions are to face of CMU or plywood where applicable, u.o.n. Interior dimensions are to face of stud u.o.n.
- 5 CONFLICTS
- The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.
- The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.
- Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE
- All work shall be performed during regular business hours, as permitted by local agencies. work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.
- The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc...
- The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.
- 7 REVISIONS AND CHANGES
- Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installationof the work in question.
- Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.
- The owner may order extra work or make changes by altering, adding to, or deducting from the work. the contract sum shall be adjusted accordingly.
- 8 UTILITIES
- The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and or facilities as shown on the drawings are approximate only. the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible
- The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection.
- Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
- 9 PERMITS
- The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and or final permit signoff & inspection.
- 10 EXISTING CONDITIONS
- Access panels, clean outs, and the like shall be maintained for existing building systems.the GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS
- "Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK
- Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner. no part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY
- The GC shall be responsible for securing the site during the course ofthe project. if the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS
- Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP
- The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.
- Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- END OF GENERAL CONSTRUCTION NOTES

- 16 COMMISSIONING
- Commissioning, Testing and Adjusting, shall be included in the design and by the GC during construction of the project to verify that the building systems and components meet the owner's project requirements.
- 17 PROTECTION OF DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION
- The GC shall provide protection for ducts, duct openings, permanent and construction mechanical equipment at the time of rough installation, storage, and until completion of construction, using materials or methods acceptable to local enforcing agencies in order to reduce dust/ debris that may collect in building systems.
- 18 BUILDING MAINTENANCE AND OPERATION
- At the time of final inspection, the GC shall provide a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes an operation and maintenance manual as outlined in CGBC Section 5.410.
- 19 MOISTURE CONTENT OF BUILDING MATERIALS
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be measured, verified, and documented in accordance with CGBC Section 5.505.
- 20 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL
- Where outdoor areas are provided for smoking, smoking shall be prohibited 25 feet of building entries, outdoor makes and operable windows and within the building as prohibited by other laws or regulation per CBC Title 24, Part 11 5.504.7
- 21 GENERAL DOOR NOTES
- Verify Rough Openings w/ Manufacturer.
- Provide Panic Hardware or Use Approved Locking and/or Non-Latching Hardware per Plan.
- Provide Sign Adjacent to Exit Doors That Reads "This door to remain unlocked when building is occupied", as per CBC 2016 section 1008.1.9.3. See 5/A0.05 for Occupancy Load Sign Details.
- Maximum effort to operate doors shall not exceed 5 lbs. For exterior and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When ire doors are required, the maximum allowable by the appropriate administrative authority, not to exceed 15 lbs.
- The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
- Per Section 11B-404.2.10 swinging door and gate surfaces within 10" of finish floor or ground measured vertically shall have smooth surface on the push side extending the full width of the door or gate. Parts that create horizontal or vertical joints in these surfaces shall be within 1/16" of the same plane and be free of sharp or abraissive edges. Cavities created by added kick plates shall be capped.
- Hand-activated door opening hardware shall be installed min. 34" and max. 48" above the floor per section 1008.9.2 of 2013 CBC. Latching and locking doors that are hand-activated and which are in a path of travel shall be operable with a single effort by lever-type hardware, panic bars push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction.
- "C" or "U" Shaped handle on both sides of the door with a clear space between the inside of handle to door surface. Pocket doors must have an internal stop installed to stop the door and provide a min. 1.5" space from handle to trim work around door. 5 lbs max opening force.
- Per CBC Section 2406.4.1 all glazing in fixed and operable panels of swinging, sliding, and bifold doors shall be considered hazardous. Therefore safety glass should be installed in accordance to Section 2406, manufacturer to provide designation specifying who applied the designation and the standard with which it complies as well as information in Section 2403.
- END OF GENERAL NOTES

Site



Abbreviations

ACOUS.	Acoustical	LAM.	Laminated
A.D.	Area Drain	LAV.	Lavatory
ADJ.	Adjustable	LVR.	Louver
A.F.F.	Above Finish Floor	L.P.	Low Point
AGGR.	Aggregate	M.C.	Medicine Cabinet
ARCH.	Architectural	MECH.	Mechanical
ASPH.	Asphalt	MIN.	Minimum
AWN.	Awning	MIR.	Mirror
		MET.	Metal
BI-FO. DR.	Bi-Folding Door	M.P.R.	Multi Purpose Room
BLDG.	Building		
BLK.	Blocking	(N)	New
BLKG.	Blocking	N.I.C.	Not In Contract
BM.	Beam	N.T.S.	Not To Scale
B.O.	Bottom Of		
BW.	Bottom of Wall		
CPT.	Carpent	OBS.	Obscure
CAB.	Cabinet	O.C.	On Center
C.B.	Catch Basin	O.D.	Outside Diameter
CEM.	Cement	OP'NG	Opening
C.J.	Construction Joint		
CL.	Closet	P.LAM.	Plastic Laminated
CLG.	Ceiling	P.L.	Property Line
CLR.	Clear	PL.	Steel Plate
C.O.	Clean Out	PLAS.	Plaster
C.O.	Clean Out	PPLYWD	Plywood
C.O.	Clean Out	PT.	Paint
CINC.	Concrete		
CONT.	Continuous	QTY.	Quantity
CSMT.	Casement	R.	Riser
C.T.	Ceramic Tile	RAD.	Radius
C.L.	Center Line	RET.	Retaining
C.S.	Counter Sink	RET. AIR	Return Air
		R.D.	Roof Drain
DEMO	Demolition	RDR.	Round
DET.	Detail	REF.	Refrigerator
D.H.	Double Hung	REG.	Register
D.F.	Douglas Fir	REINF.	Reinforced
DIAG.	Diagonal	REQ'D	Required
DIM.	Dimension	R.O.	Rough Opening
DWGS.	Drawings	RWD.	Redwood
DN.	Down	R.W.L.	Rain Water Leader
(E)	Existing	SAG.	Supply Air Grill
E.J.	Expansion Joint	S.V.	Sheet Vinyl
EL.	Elevation	S.H.	Single Hung
EQ.	Equal	SHT.	Sheet
EXT.	Exterior	SHWR.	Shower
		SIM.	Similar
F.B.T.	Furnished By Tenant	SM.	Sheet Metal
F.D.	Floor Drain	SKY.	Skylight
F.F.	Finish Floor	SL.	Slider
FIN.	Finish	SL. GL. DR.	Sliding Glass Door
F.O.C.	Face Of Concrete	SQ.	Square
F.O.F. O.W.	Face Of Stud/Face Of Wall	S.S.D.	See Structural Drawings
FR. DR.	French Door	ST.	Stainless Steel
FT.	Footing	STD.	Standard
FX.	Fixed	STL.	Steel
		STG.	Storage
GA.	Gauge	STRUC.	Structural
GALV.	Galvanized		
G.B. OR G.W.	Gypsum Board	T.	Tread
GL.	Glass	TC.	Top Of Curb
GLU. LAM.	Glue Laminated	TEMP. GL.	Tempered Glass
G.S.M.	Galv. Sheet Metal	TJI	Truss Joist
GWB.	Gypsum Board	T.O.	Top Of
		T.O.C.	Top Of Concrete
H.B.	Hose Bibb	T.P.D.	Toilet Paper Dispenser
HGT.	Height	TYP.	Typical
H.M.	Hollow Metal	TW.	Top Of Wall
HOR.	Horizontal	TS	Tube Steel
H.P.	High Point		
H.W.H.	Hot Water Heater	U.O.N.	Unless Otherwise Noted
I.D.	Inside Diameter	VERT.	Vertical
INSUL.	Insulation	V.I.F.	Verify In Field
INT.	Interior		
		W/	With
J.BOX	Junction Box	W.C.	Water Closet
JT.	Joint	WD.	Wood
		WDW.	Window
		WP.	Waterproof
		W.P.	Work Point
		YD.	Yard

Symbol Legend

	Elevation Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)
	Vantage Point
	Datum or Spot Elevation Point
	Grid Line
	Detail Reference (drawing #/ sheet #)
	Room Name 100
	Door Symbol D-01
	Window Symbol W-01
	Louver Symbol P-01
	Wall Tag A

Project Summary

**Scope of Work: Administrative Change of Use from vacant former self-service laundromat to Retail Adult and Medicinal Cannabis. Signage and Awnings under Seperate Permit. No construction work.**

All work shall comply with 2016 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2008 California Energy Efficiency Standards (CEES), San Francisco County and all applicable local codes.

Site Information

Site Address: 1398 California Street,  
San Francisco, CA 94109

APN #: 0248 / 014

Remodel Area: +/- 930 sq ft

Building Code Information

Zoning Group: NCD Polk Street Neighborhood Commercial

Existing Number of Stories: 4

Lot Area: 6,198 sqft

Existing Group/ Occupancy: B, R-2 (Hotel - 72 Units)  
Proposed Group/ Occupancy: M, B, R-2 (Hotel - 72 Units)

Project Team

TENANT:

**Drakeli Donaldson  
Displeased Marmot, LLC**  
2209 Polt St.  
San Francisco, CA 94109  
E drakaridonaldson@gmail.com

ARCHITECT:

**MH Architects**  
Matt Hollis  
David Castro  
2325 3rd Street, Studio 424  
San Francisco, CA 94107  
T: 415.977.0194  
F: 415.977.0196  
E: matt@mathollis.com  
E: david@mathollis.com

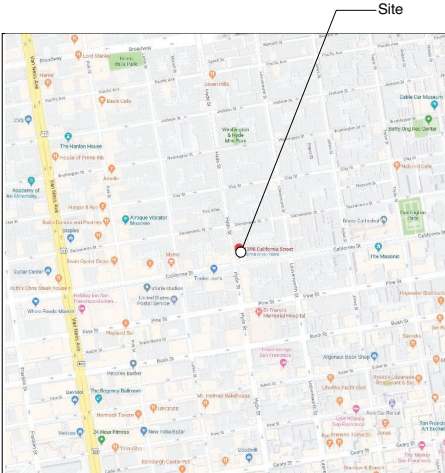
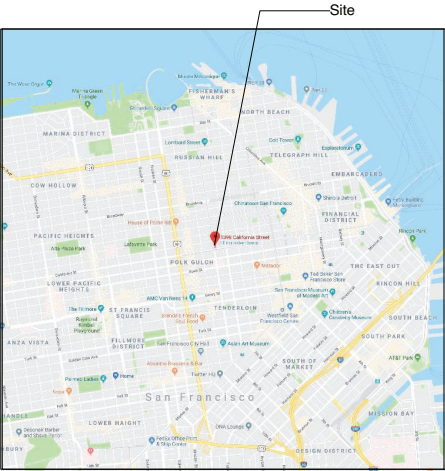
EXPEDITOR:

**Phillip Lesser**  
555 Laurel Avenue #501  
San Mateo, CA 94401  
T: 650.346.2903  
E: phnsan@msn.com

Sheet Index

- A0.01 Cover Sheet
- A0.04 Egress Plan / (e) Interior Photos
- A0.05 (E)Site Plan & Adjacent Buildings
- A1.01 Floor Plans
- A2.01 South Elevation
- A2.02 West Elevation

Vicinity Plans



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**Change of Use to Retail Adult**  
**and Medicinal Cannabis**  
**1398 California Street**  
**San Francisco, CA 94109**  
**APN: 0248 / 014**

REV	DATE
Administrative Change of Use	01.03.18

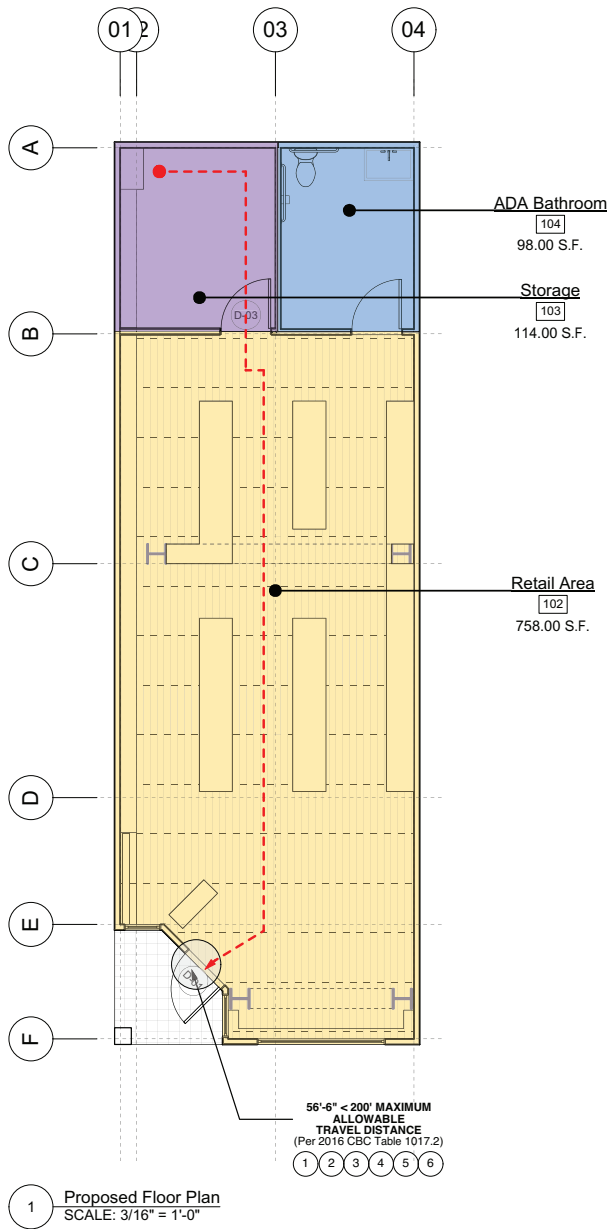
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Scale:	As Noted

Cover Sheet

SHEET NO.:

A0.01





## Square Footage/ Occupant Load For Egress & Plumbing

Note: S.F. determined by measuring from the outside face of the exterior walls.

Room	Function Use	Conditioned/ Unconditioned	Occupancy Type	Square Footage	Egress Square Factor	Plumbing Square Factor	Egress Occupant Load	Plumbing Occupant Load
FIRST FLOOR								
101 Retail Area	Mercantile	Conditioned	M	758.00	30	200	25	4
102 Storage	Storage	Conditioned	S-2	114.00	200	200	1	1
103 Restroom	Restroom	Conditioned	N/A	98.00	0	0	0	0
GRAND TOTAL				970.00			26	4

## Plumbing Fixture Calculations

Per 2016 CPC Table 422.1

FIRST FLOOR	Total Occ	Men	Women	Required Water Closets				Required Urinals		Required Lavatories				Reg'd Drinking Fountains	
				Male	QTY	Female	QTY	Male		Male	QTY	Female	QTY		
Public Use															
M Occupants	4	2	2	1-50	1	1-25	1	1-200	1	1-150	1	1-150	1	1-250	1
Minimum Required:				1 Per Male		1 Per Female		1 per Male		1 Per Male		1 Per Female		1 Per Facility	
Minimum Provided:				1 Provided		****		0***		1		1		0**	

\*Unisex WC for employee use due to Plumbing Occupant Load Count as per CPC 422.2(2)

\*\*Water stations, such as water dispenser or cooler, will be provided for both the public use and employees and shall be permitted to be substituted for drinking fountains as per CPC 415.2

\*\*\*Does not apply when single occupancy toilet facilities are provided for each sex in an A or E occupancy as per CPC 422.1 Note 3.

\*\*\*\*Only one toilet facility is required for Mercantile space with less than 50 occupants per section 422.2 (3).

## Egress Notes:

- All entrances and exterior ground floor exit doors shall be made accessible to persons with disabilities per CBC 11B-206.4
- Continuous surface per CBC 11B-403.1
  - Continuous surface to have no interrupted abrupt changes in level exceeding 1/2" per CBC 11B-303.4
  - Continuous surface shall be a minimum of 36" in width per CBC 11B-403.5.1.
  - Continuous surface maximum slope of 1:20 in direction of travel per CBC 11B-403.3
  - if an abrupt change in level must occur refer to CBC 11B-303.5
- See Sheet A6.01 for Egress Hardware Information.
- In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided, as per CBC 1008.1.9.3.
- Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants as per CBC 1011.1. See 5/A0.05 for Occupancy Load Sign Details.
- Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent, as per CBC 1004.3.
- Currently serviced and tagged 2A10BC fire extinguishers shall be mounted 36" to 5' to the top of the extinguisher within 75 feet of travel distance from any portion of the facility.

## Interior Photos

See A3.0 Sheets for Exterior Conditions



Interior Photo - Looking North (Rear)



Interior Photo - Looking North (Bathroom)



Interior Photo - Looking South (Storefront)



Interior Photo - Looking South (Entry)



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t | 415 977 0194  
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APN: 0248 / 014

REV  
Administrative  
Change of Use

DATE  
01.03.18

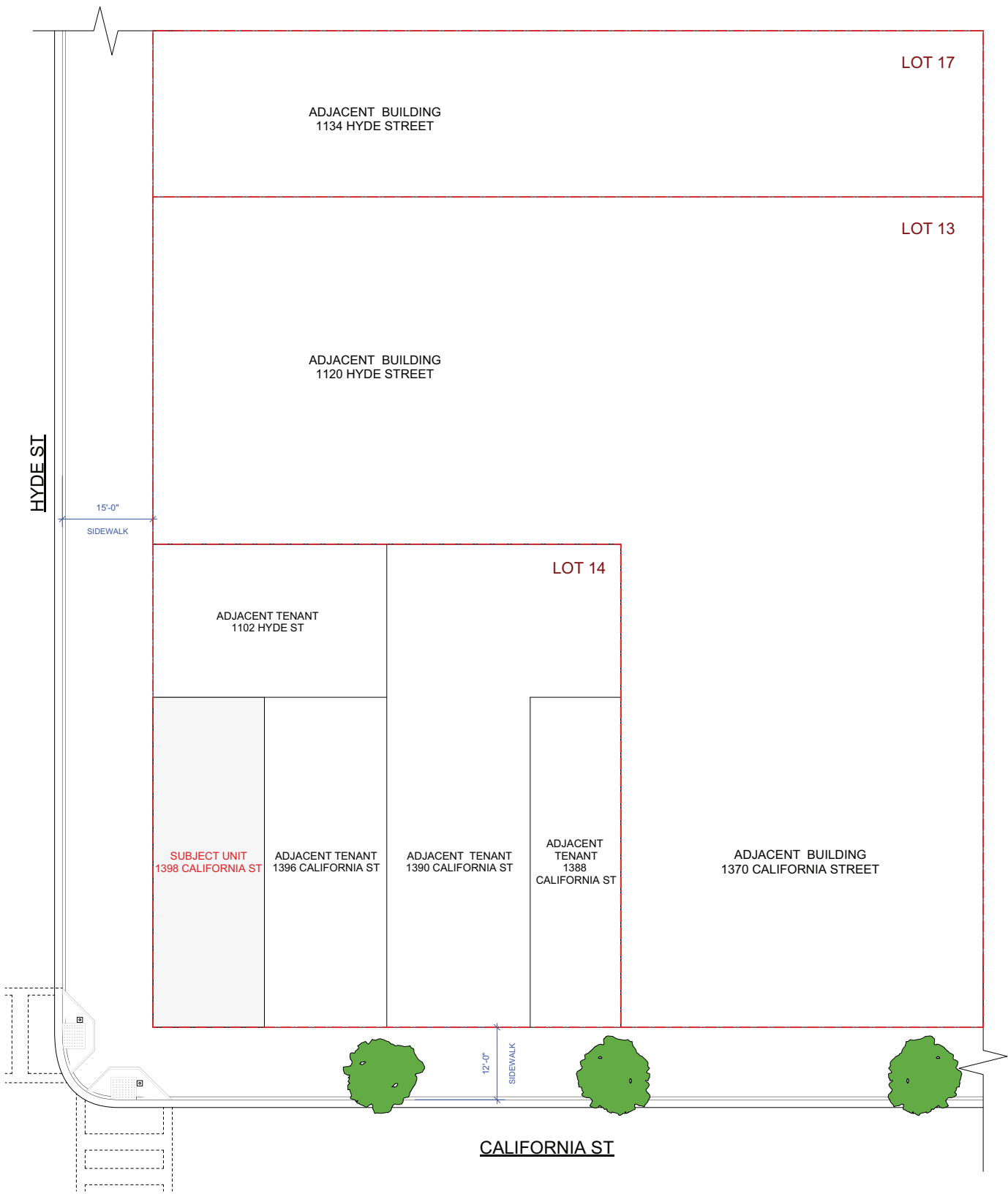
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Egress Calc.  
(e) Photos

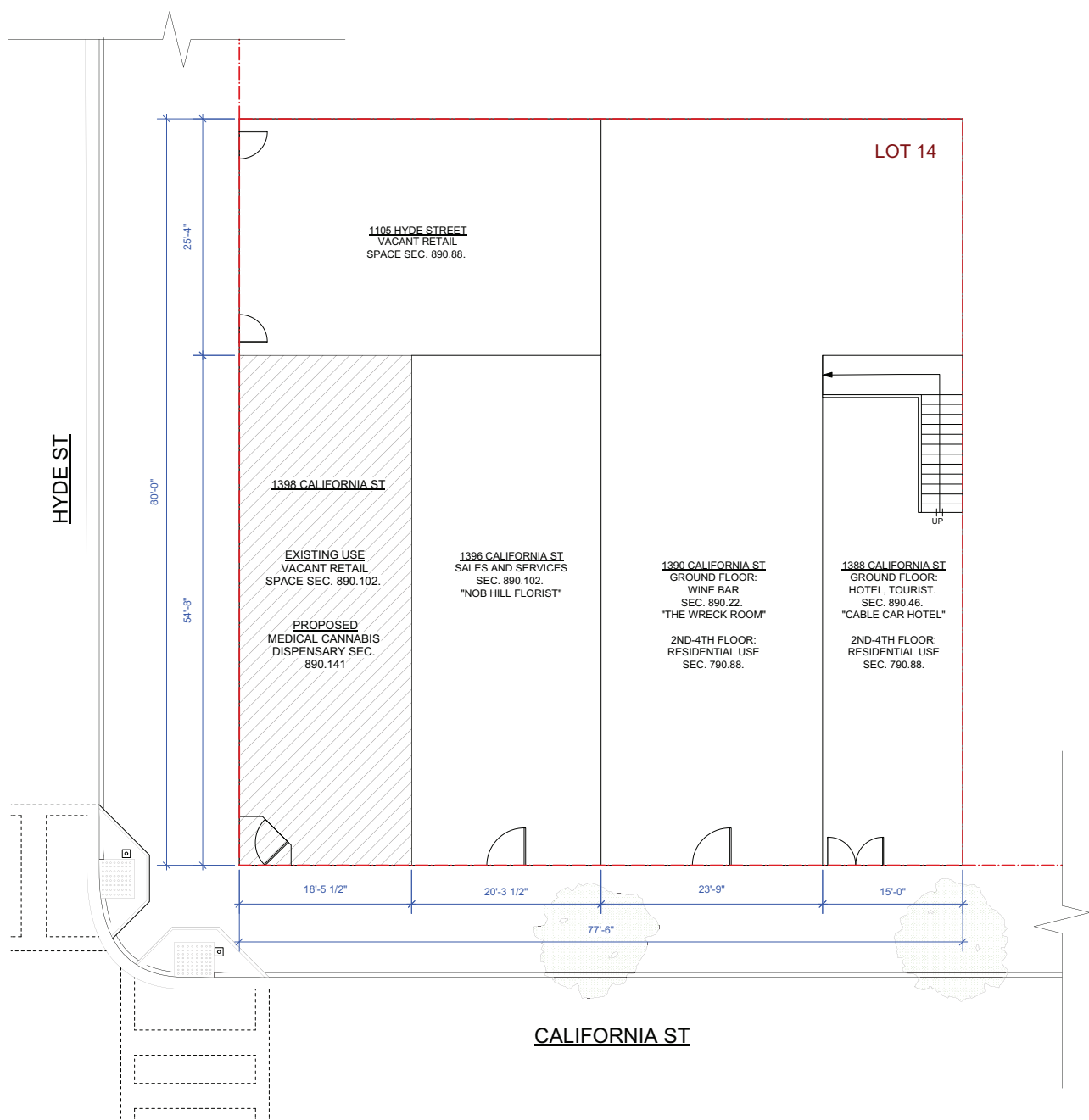
SHEET NO.:

A0.04





1 EXISTING ADJACENT BUILDING  
Scale: 3/32" = 1'-0"



2 SITE PLAN  
Scale: 1/8" = 1'-0"

## General Notes

1. All work and material to be in accordance with regulations and building codes of city of San Francisco.
2. All dimension and existing conditions to be verified in the field prior to commencing work and shall be the responsibility of the contractor.



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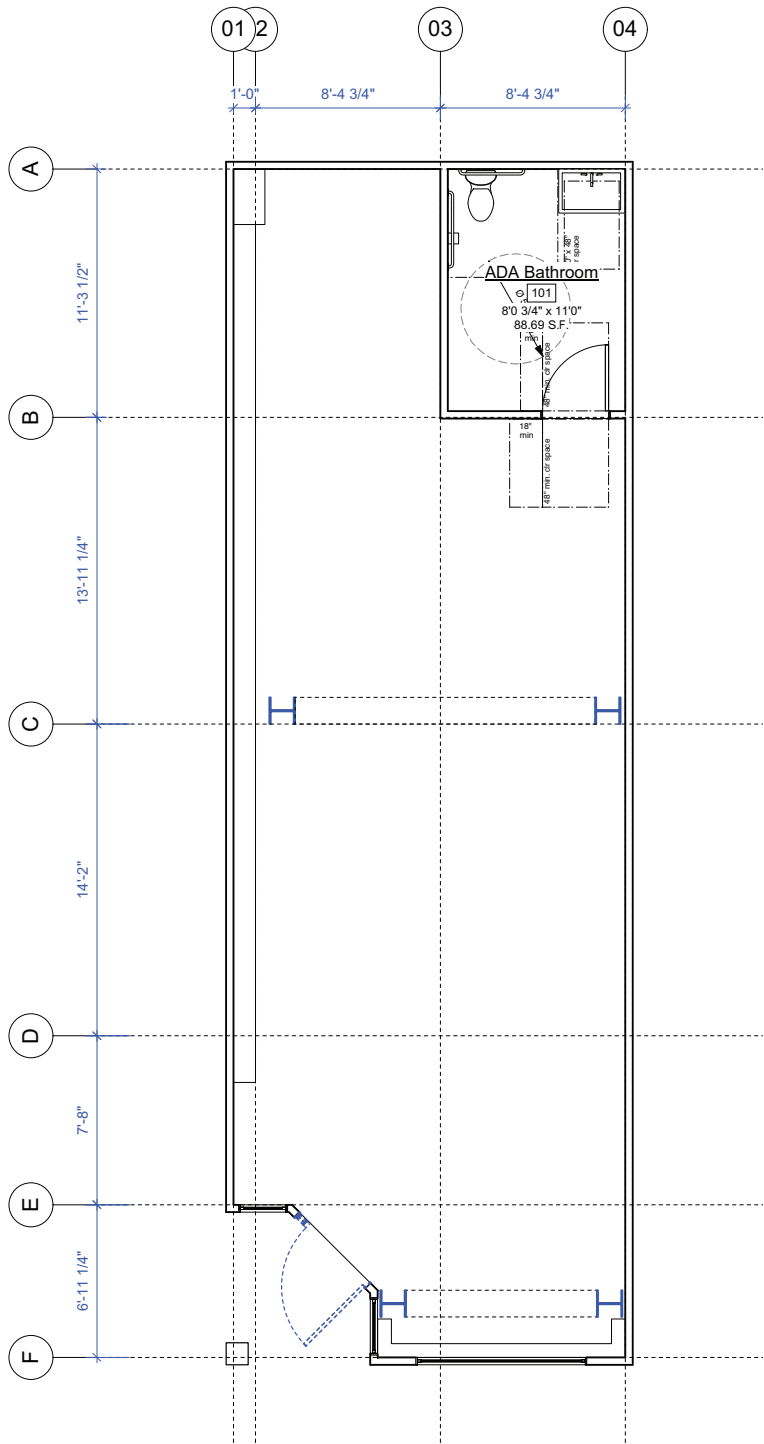
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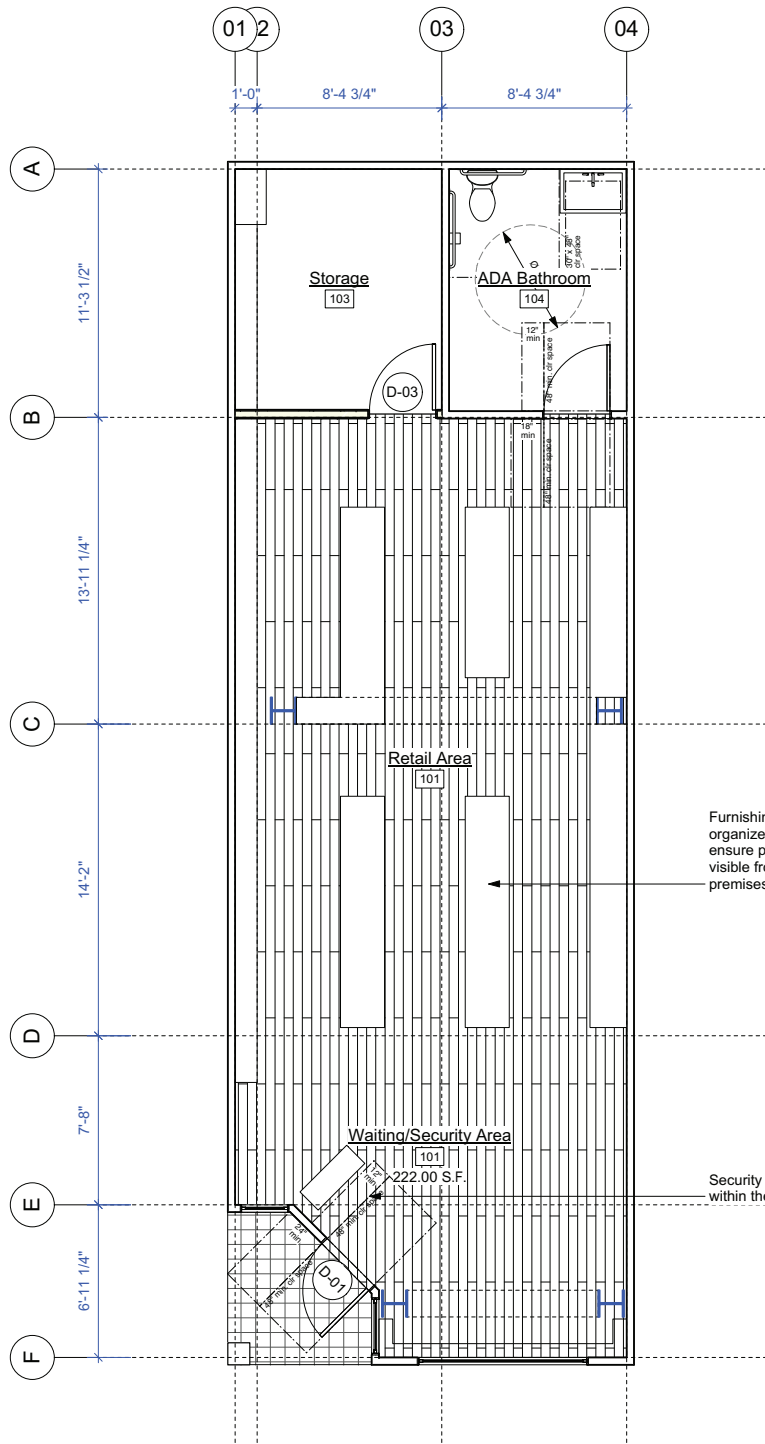
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01.03.18

Date: 12.28.18  
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Project No.: 1827  
Scale: As Noted

(E)Site Plan &  
Adjacent Buildings  
SHEET NO.:  
**A0.05**



1 (e) Ground Floor  
Scale: 1/4" = 1'-0"



2 (p) Ground Floor  
Scale: 1/4" = 1'-0"

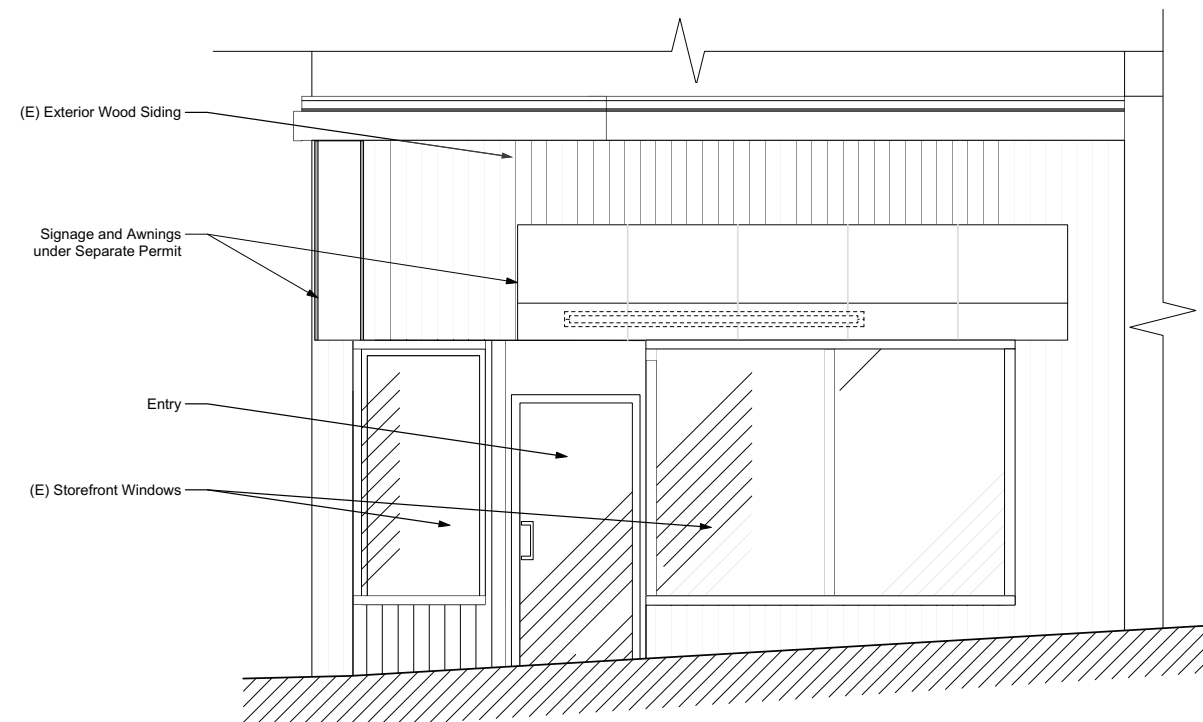
- Plan Legend**
- (e) Wall To Be Removed
  - (e) Wall To Remain
  - Proposed Wall
  - Proposed Fire Rated Wall
  - Area of (N) Work
  - 2-HR Rated Assembly
  - 1-HR Rated Assembly

- Demo Plan Notes**
- Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
  - Ensure full protection of all existing conditions to remain.
  - GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
  - All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
  - Ensure all waste lines are kept free of debris.
  - All electrical devices to be capped off as per CEC.
  - All work shall be performed in accordance with the CBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
  - Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
  - Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

- Floor Plan Notes**
- All dims. are from finish face to finish wall surface.
  - GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
  - Provide recessed blocking for bath accessories, verify location w/ architect & owner.
  - All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.



1 South Elevation (California St.)  
Scale: 1/4" = 1'-0"



2 Enlarged South Elevation  
Scale: 1/2" = 1'-0"



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South  
Elevation

SHEET NO.:

**A2.01**



T.O. Parapet  
42'-0 3/4"

FF. 4th Floor  
21'-3 3/4"

FF. 3rd Floor  
21'-3 3/4"

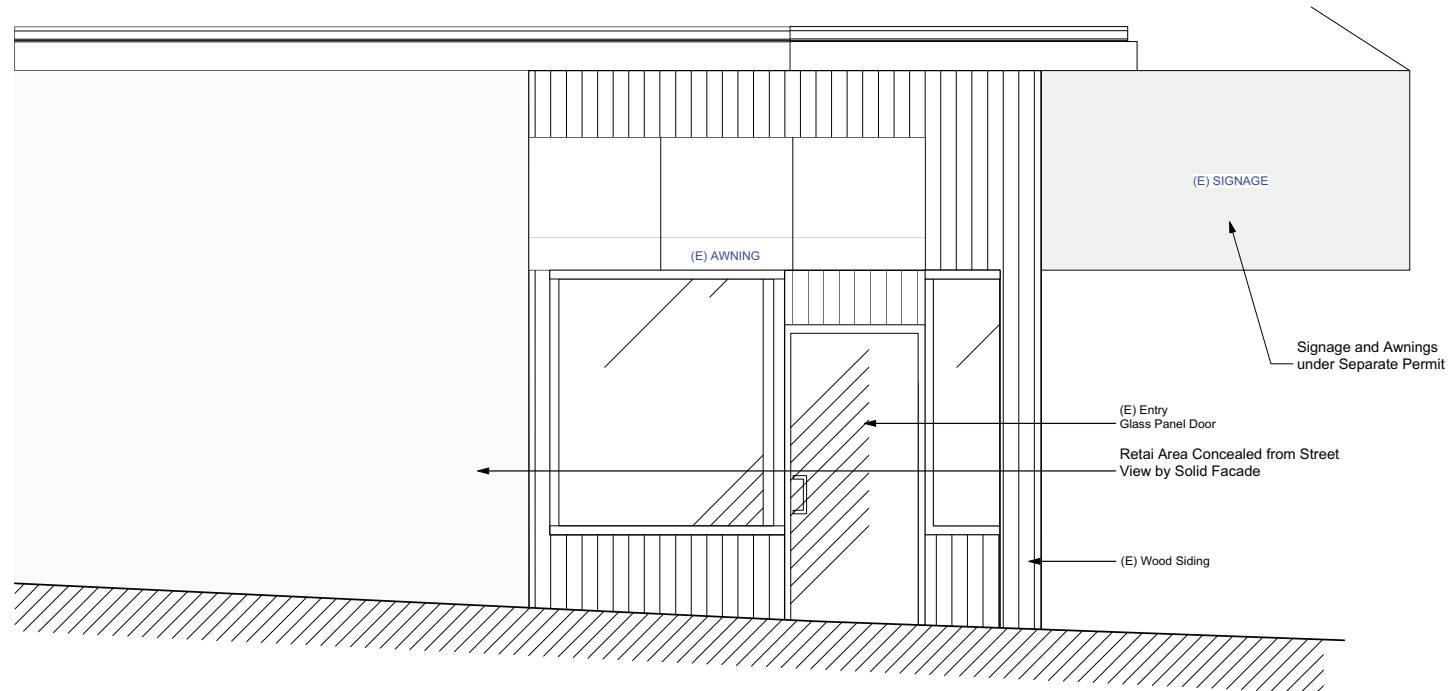
FF. 2nd Floor  
12'-3 3/4"

Grade  
0"



1 West Elevation (Hyde St.)  
Scale: 1/4" = 1'-0"

Retail Area Concealed from Street  
View by Solid Facade



2 Enlarged West Elevation  
Scale: 1/2" = 1'-0"



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West  
Elevation

SHEET NO.:  
**A2.02**