



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: DECEMBER 5, 2019

Continued from the July 25, 2019 and October 17, 2019 Hearings

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No:* [2019-004451CUA](#)  
*Project Address:* 2075 Mission Street  
*Zoning:* Mission Street Neighborhood Commercial Transit (NCT) Zoning District  
40-X & 80-B Height and Bulk Districts  
Mission Alcoholic Beverage Special Use District  
Mission Street Formula Retail Restaurant Subdistrict  
*Block/Lot:* 3570 / 048  
*Project Sponsor:* Rachel Malchow  
Rachel Malchow Architect Inc.  
632 Oak Street  
San Francisco, CA 94117  
*Property Owner:* Barak Jolish et. al  
PO Box 31814  
San Francisco, CA 94131  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### BACKGROUND

The project was continued without hearing from the July 25, 2019 and October 17, 2019 hearings at the request of the project sponsor to allow additional time for discussion with neighborhood groups. This packet is re-printed without modification from the July 25, 2019 hearing.



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use Authorization

HEARING DATE: JULY 25, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No:* [2019-004451CUA](#)  
*Project Address:* 2075 Mission Street  
*Zoning:* Mission Street Neighborhood Commercial Transit (NCT) Zoning District  
40-X & 80-B Height and Bulk Districts  
Mission Alcoholic Beverage Special Use District  
Mission Street Formula Retail Restaurant Subdistrict  
*Block/Lot:* 3570 / 048  
*Project Sponsor:* Rachel Malchow  
Rachel Malchow Architect Inc.  
632 Oak Street  
San Francisco, CA 94117  
*Property Owner:* Barak Jolish et. al  
PO Box 31814  
San Francisco, CA 94131  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The Project would establish a Cannabis Retail Use measuring 3,590 square feet at the ground and mezzanine levels of an existing three-story commercial building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The space was last occupied by a cosmetic trade school, which vacated the space. The Project includes a request for authorization of on-site consumption, including smoking and vaporizing cannabis products.

### 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 754, to allow the establishment of a Cannabis Retail use in the Mission Street NCT Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Planning Department has received one letter in support of the application.
- **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

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

Medicinal Cannabis Retailer has been issued. However, the following sites are identified as potentially sensitive uses:

- Kidpower Park: 45 Hoff Street, 210' from site
  - 16<sup>th</sup> Street / Mission BART Station Plazas: at 16<sup>th</sup> & Mission Streets, 315' from site
  - In Chan Kaajal Park: 3100 17<sup>th</sup> Street, 730' from site
  - Marshall Elementary School: 1575 17th Street, 730' from site
- **On-Site Consumption.** Cannabis may be consumed or smoked on site subject to accessory use limits. Additionally, a project sponsor must obtain a permit from the Department of Public Health (DPH) for the consumption type requested, pursuant to the requirements of [Health Code Article 8A](#):
- A 'Type A' permit authorizes consumption of pre-packaged cannabis products on-site.
  - A 'Type B' permit authorizes consumption of pre-packed cannabis products on-site and limited preparation of cannabis products for consumption on-site.
  - A 'Type C' permit confers all the benefits of a 'Type B' permit and authorizes on-site smoking and vaporizing of cannabis products.

The Planning Commission has discretion to prohibit an establishment from obtaining approval for on-site consumption of cannabis products, either fully or partially by prohibiting approval of a specific Health Code permit type. In determining whether to recommend such a Condition of Approval, the Department considers:

- Whether applicable zoning districts include prohibitions on similar on-site consumption uses, such as bars.
- Whether the site is adjacent to public or publicly accessible open spaces which may be impacted by illegal consumption which may otherwise occur on-site.
- The nature of public and neighborhood group comment on the matter to align the Department's recommendation with the unique needs of each neighborhood.

Pursuant to these considerations and based on the site conditions of the proposed project, the Department has recommended that a Condition of Approval be added to the proposed project to prohibit on-site consumption. This recommendation is based on the prohibition of bar uses in the area by the Mission Alcoholic Beverage Special Use District, the lack of adjacent open spaces potentially impacted by illegal consumption which may otherwise occur on-site, and the absence of public and neighborhood group comment on the matter.

- **Equity Program.** The Project Sponsor has been verified by the City's Office of Cannabis to meet the Cannabis Equity Program Requirements of [Police Code Section 1604](#).

## **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 Mission Area Plan and the Objectives and Policies of the General Plan. The project activates an existing vacant commercial space and supports the City's equity program, administered by the Office of Cannabis. The Department finds that with the recommended condition of approval to prohibit on-site consumption, the proposed use is consistent with the zoning allowance for similar on-site consumption uses, such as bars, and is rendered in greater compatibility with the neighborhood. 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 B – Environmental Determination  
Exhibit C – Land Use Data  
Exhibit D – Maps and Context Photos  
Exhibit E – Conditional Use Authorization Supplemental Application with Section 303(w) Findings  
Exhibit F – Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Motion

HEARING DATE: JULY 25, 2019

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No:* [2019-004451CUA](#)  
*Project Address:* 2075 Mission Street  
*Zoning:* Mission Street Neighborhood Commercial Transit (NCT) Zoning District  
40-X & 80-B Height and Bulk Districts  
Mission Alcoholic Beverage Special Use District  
Mission Street Formula Retail Restaurant Subdistrict  
*Block/Lot:* 3570 / 048  
*Project Sponsor:* Rachel Malchow  
Rachel Malchow Architect Inc.  
632 Oak Street  
San Francisco, CA 94117  
*Property Owner:* Barak Jolish et. al  
PO Box 31814  
San Francisco, CA 94131  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[michael.christensen@sfgov.org](mailto:michael.christensen@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 754 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING 3,590 SQUARE FEET ON THE GROUND FLOOR OF AN EXISTING THREE-STORY COMMERCIAL BUILDING AT 2075 MISSION STREET (ASSESSOR'S BLOCK 3570 LOT 048) WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, AND 40-X AND 80-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

### PREAMBLE

On March 28, 2019, Rachel Malchow (hereinafter "Project Sponsor") filed Application No. 2019-004451CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 2075 Mission Street, Block 3570, Lot 048 (hereinafter "Project Site").

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

On July 25, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004451CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004451CUA 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. 2019-004451CUA, 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 Cannabis Retail Use measuring 3,590 square feet at the ground floor and associated mezzanine of an existing three-story commercial building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The project includes a request for authorization of on-site consumption, including smoking and vaporizing cannabis products.
3. **Site Description and Present Use.** The Project is located on a 5,248 square foot through-lot on the between Mission and Capp Streets, north of 17<sup>th</sup> Street. The site is developed with a three-story 15,750 square foot building with a ground floor vacant space, last occupied by a cosmetic trade school, and upper floors occupied by Arts Activities (the Secret Alley).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission Street NCT Zoning District, the Mission Alcoholic Beverage Special Use District, and the Mission Area Plan. The immediate context is mixed in character with retail and service uses at the ground floors and residential and small office uses in upper floors.
5. **Public Outreach and Comments.** The Planning Department has received one letter in support of the application. No correspondence in opposition has been received.
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.** Per Planning Code Section 754, Cannabis Retail requires a Conditional Use Authorization to establish in the Mission Street NCT Zoning District.

*The Project Sponsor is requesting Conditional Use Authorization to establish a Cannabis Retail use in the Mission Street NCT Zoning District.*

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

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

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

*The Project Sponsor has proposed an on-site consumption area as part of this request. However, given the surrounding context and zoning districts, which prohibit the establishment of similar new on-site consumption areas such as bars, an on-site consumption lounge is not necessary or desirable. This motion approving the establishment of the Cannabis Retail use includes a condition of approval to prohibit on-site consumption. The project sponsor shall revise plans to remove the consumption lounge from the permit approval.*

- D. **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.*

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. This will complement the mix of goods and services currently available in the district and contribute to the 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 parks within the vicinity, including Kidpower Park. 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 given that this approval is conditioned to prohibit on-site consumption, youth will be less exposed to persons leaving the establishment while under the influence of cannabis products, lessening the exposure of cannabis to youth in the general area.*

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

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

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

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

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

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

*While on-site consumption of cannabis is proposed, the San Francisco Health Code requires 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. Additionally, this approval*

*is conditioned to prohibit on-site consumption of cannabis, reducing the possibility of odor escaping the storefront on persons or garments.*

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

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

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

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

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

*The proposed project is consistent with the stated purposed of the NCT 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 outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. There are no currently 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 Mission District, which is identified as a neighborhood with an over-concentration of Cannabis outlets compared to other districts in the City. There are currently seven outlets operating within the Mission District, with four additional outlets in some stage of review. Of the four proposed new storefronts, three are on Valencia Street and one (the subject application) is located on Mission Street.*

*In terms of the diversity and balance of goods and services within the general vicinity, there exists an overconcentration of alcohol sales establishments, prompting the establishment of the Mission Street Alcoholic Beverage Special Use District. The immediate area is characterized by neighborhood serving uses such as small markets and discount grocery stores. The proposed use would activate an existing vacant storefront with a use that will provide goods that are desirable for the neighborhood and may serve as an anchor to other adjacent businesses by increasing customer traffic. As such, the use is supportive of creating a thriving business community on the corridor.*

*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, including Kidzone Park. 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. A reception and waiting area is proposed at the front façade to activate the space. 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.

**MISSION AREA PLAN**

**LAND USE**

**Objectives and Policies**

**OBJECTIVE 1.8**

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS

**POLICY 1.8.2**

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

*Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The proposed business is entirely owned by local residents and will hire directly from the community. The business has 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 project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the corridor.*

*Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership*

*and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. Additionally, the Project is not a Formula Retail use.*

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

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

*Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. The Mission Street corridor has numerous vacancies and activating a vacant retail space is desirable for the neighborhood. 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.

*The proposal does not affect housing or change the character of the building. There are no housing units in 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 Mission Street site is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.*

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

*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 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. 2019-004451CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 22, 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 July 25, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 25, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow Cannabis Retail use measuring 3,590 square feet located at 2075 Mission Street pursuant to Planning Code Sections 202.2, 303, and 754 within the Mission Street NCT Zoning District and 40-X and 80-B Height and Bulk Districts; in general conformance with plans, dated March 22, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-004451CUA and subject to conditions of approval reviewed and approved by the Commission on July 25, 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 July 25, 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)*

## OPERATION

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

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

11. **On-Site Consumption.** On-site consumption of cannabis products is not permitted. The operation may not obtain authorization from the Department of Public Health for Type A, Type B, or Type C on-site consumption permits. If the Department of Public Health alters the permit types for on-site consumption or adds additional permit types, the operator is not eligible for any permit types that allow for on-site consumption of products or on-site smoking or vaporizing.

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2075 MISSION ST		3570048
<b>Case No.</b>		<b>Permit No.</b>
2019-004451ENV		
<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 for change of use from existing cosmetic school to Cannabis Retail Dispensary and Lounge. Facade alterations.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<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?  <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Michael Christensen	

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

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

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input 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 or PTR dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER or PTR)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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> Michael Christensen	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>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	<b>Signature:</b> Michael Christensen
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	07/18/2019
	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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 2075 MISSION ST  
RECORD NO.: 2019-004451PRJ

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

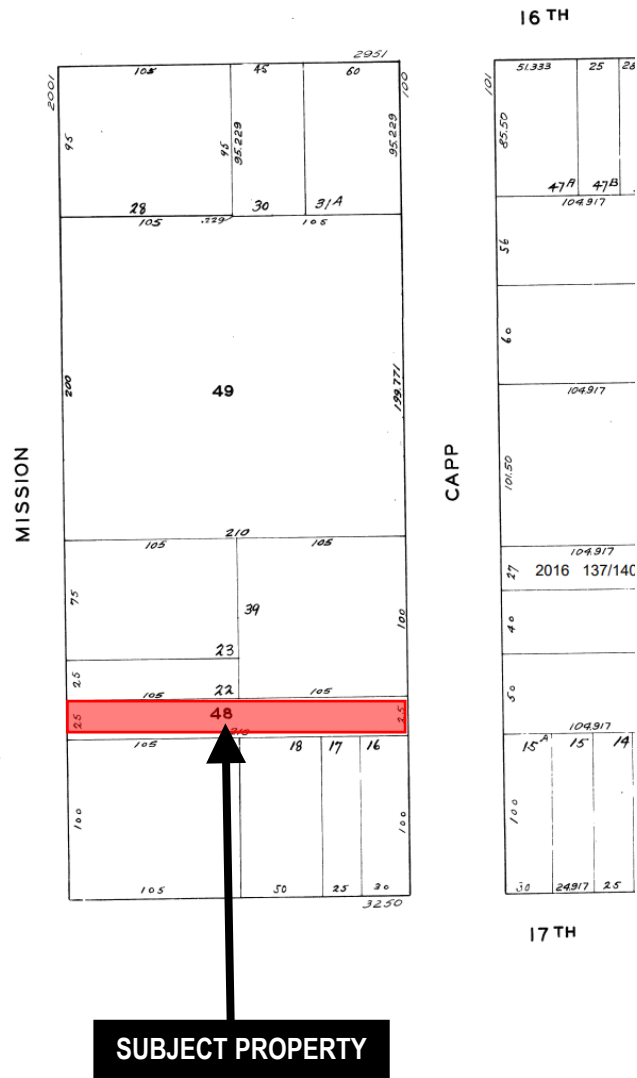
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

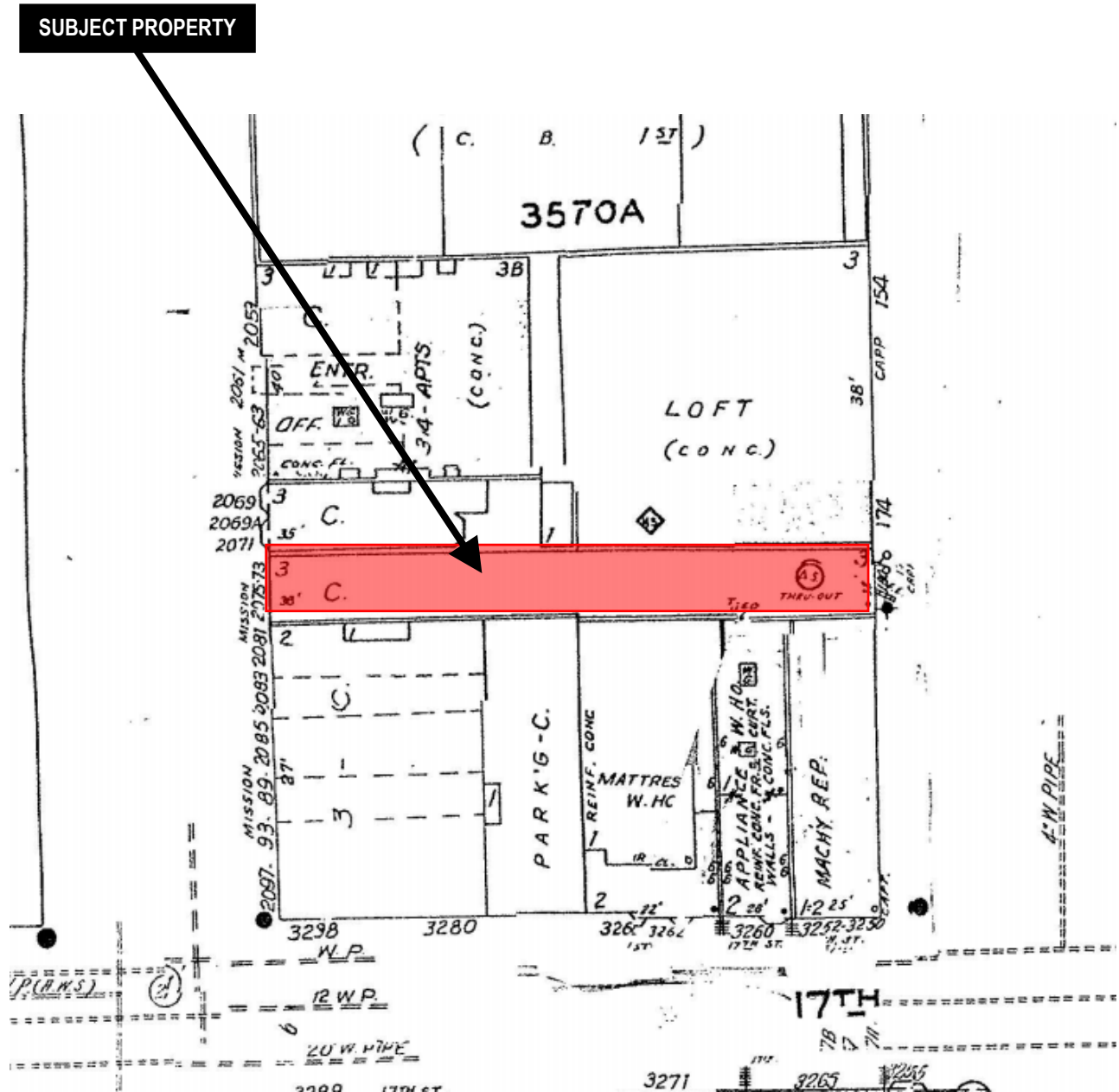
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	0	3,590	3,590
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF	15750	12160	-3,590
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings	1	1	0
Number of Stories	3	3	0
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

# Parcel Map



# Sanborn Map\*



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



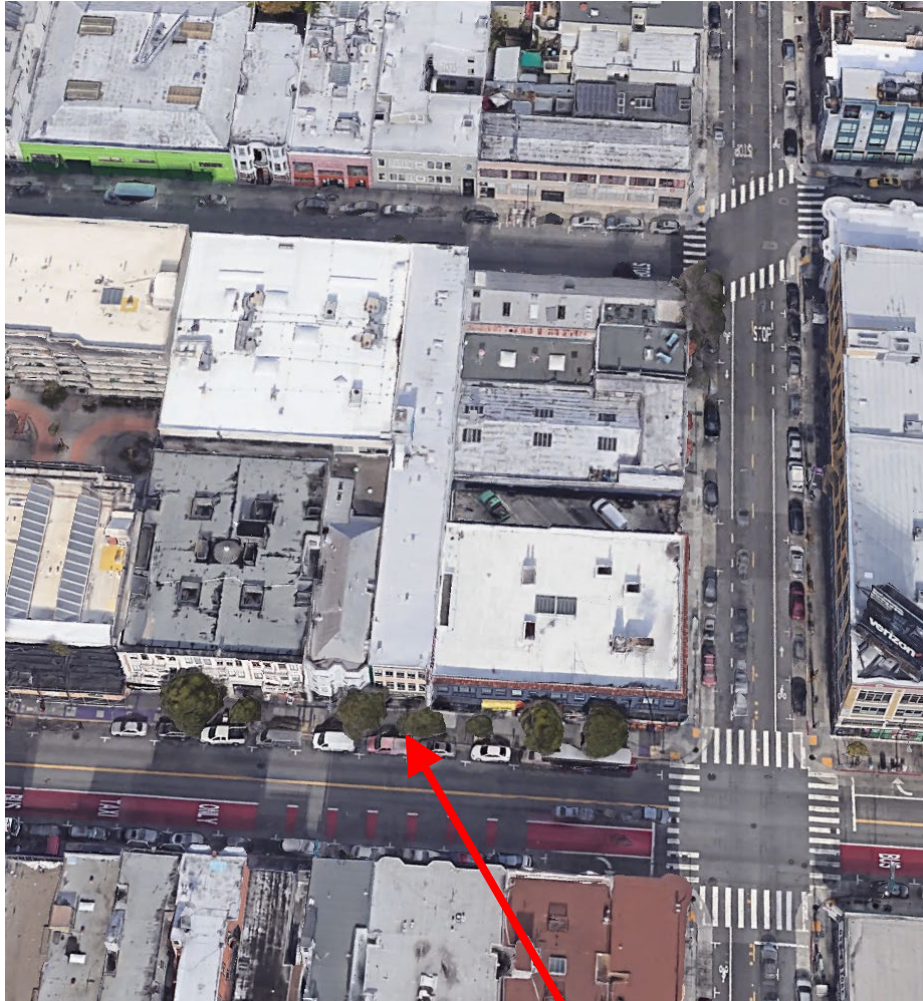
# Aerial Photo – View 1



**SUBJECT PROPERTY**



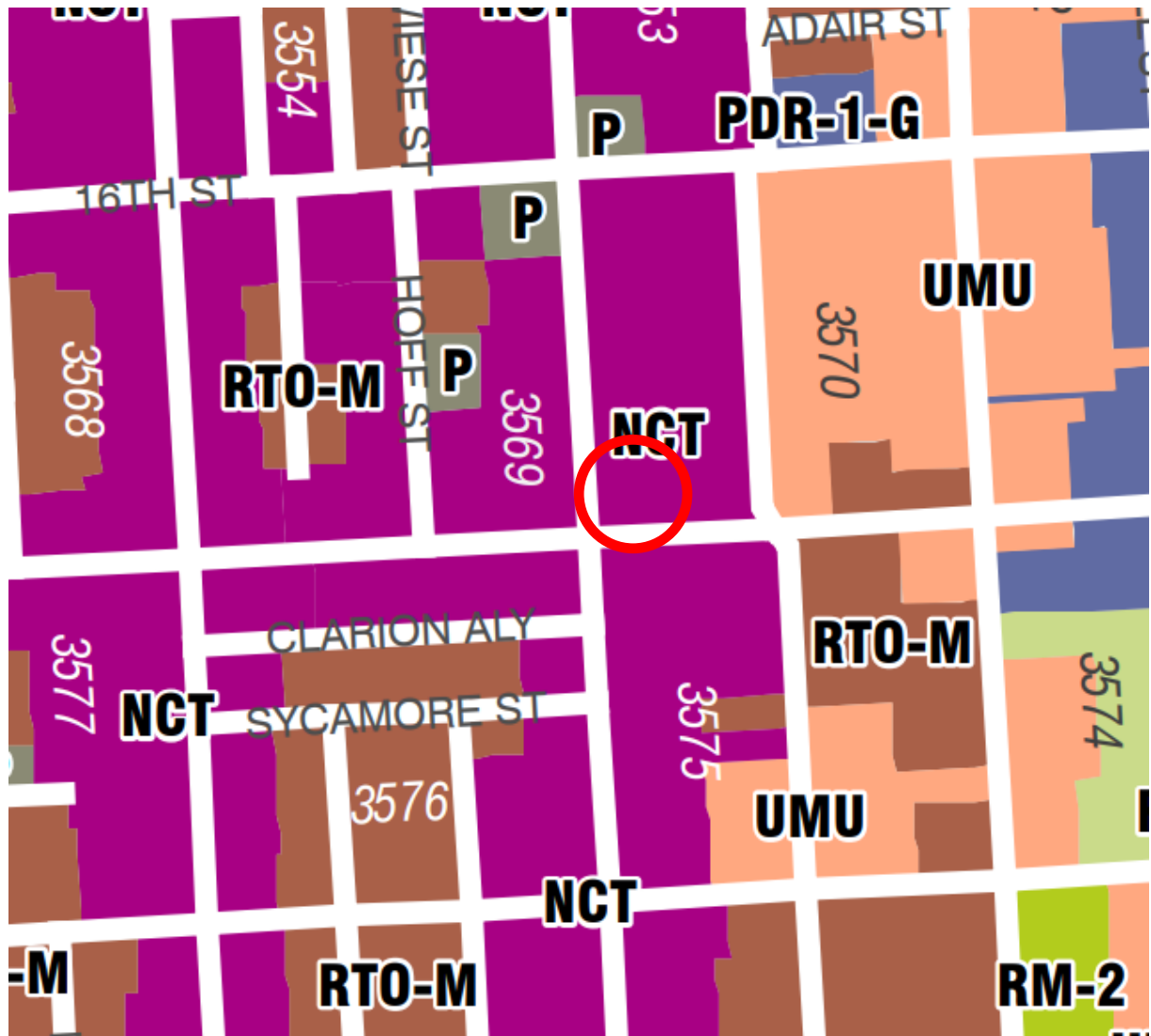
# Aerial Photo – View 2



**SUBJECT PROPERTY**



# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2019-004451CUA  
Cannabis Retail – Union Station  
2075 Mission Street

# Site Photo



Conditional Use Authorization Hearing  
**Case Number 2019-004451CUA**  
Cannabis Retail – Union Station  
2075 Mission Street



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address:

Block/Lot(s):

### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

### Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).



# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Name (Printed)

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

## 2075 Mission Dispensary

---

Subject V. 09.26.2018 SAN FRANCISCO PLANNING DEPARTMENT

PAGE 7 | PLANNING APPLICATION - PROJECT APPLICATION

### PRIORITY GENERAL PLAN POLICIES FINDINGS

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
  - Project is a change of use to convert an inactive storefront /former cosmetic school into a Cannabis Retail and consumption lounge. This project will reactive the storefront thus providing resident employment opportunities. This project is solely owned by a Cannabis Equity Approved Applicant.
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
  - Existing facade to remain with cosmetic improvements. Signage to be rehabilitated. Painting facade will enhance neighborhood character. New rolling security gate will replace existing metal folding gate and enhance storefront aesthetics. Because the roll up is completely hidden during the day, while maintaining the 75% transparency after hours, it will be much more inviting to patrons.
3. That the City's supply of affordable housing be preserved and enhanced;
  - N/A
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
  - The District is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission Street along the length of this district.
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
  - Cannabis Retail is mandated per the SF Police Code to employ a minimum of 50% local residents or graduates of the Cannabis Apprenticeship Program for California Cannabis Workers. The business is expected to hire between 25-50 employees.
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

Thursday, February 14, 2019

- Existing building structure to remain as is. No load bearing walls will be removed. Tenant Improvement to stay within existing 1st floor space.
7. That landmarks and historic buildings be preserved; and
    - This building is a Historic Resource - A. Storefront to remain and historic sign to be replaced in-kind due to deteriorating conditions. Existing historic terrazzo "UNION" flooring to remain at recessed entrance. Added roll-up gate to be hidden from view while retail is open and to secure space at night. Remaining changes to be cosmetic, such as painting facade and storefront framing.
  8. That our parks and open space and their access to sunlight and vistas be protected from development.
    - N/A

## **UNION STATION**

(w) **Cannabis Retail.** With respect to any application for the establishment of a new Cannabis Retail Use, in addition to the criteria set forth in subsections (c) and (d) above, 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.

Currently there is one Medical Cannabis Retail location within 1,000 feet of the proposed location; I would be the first approved Equity Article 16 Cannabis Retail location in the Central Mission Corridor. My proposed Cannabis Retail location is in the heart of the Mission District which will be able to service local residents at their convenience. In addition, I was able to rent a vacant storefront which helps the area without pushing anyone out. This is a huge issue faced in the Cultural Heritage District and I plan on welding into the community for generations to come.

The proposed site is situated in a commercial corridor and will not have a negative impact to the vicinity. We are located one block from the very busy 16<sup>th</sup> Street Bart Station which will be an added incentive to reduce any vehicle traffic. One main reason why I chose this location is because there are no youth facilities or schools that are close. Although youth may walk down Mission Street, the discrete design is intended not to increase exposure or gain their attention. Furthermore, we plan on having an on-site social lounge to help reduce any cannabis use in the public. As a father of four children, I understand the importance discretion and not having this business appeal to minors.

The immediate surrounding area of the proposed location holds many active small businesses and retail chain stores. Our location will open during similar times in the morning as the other stores and will close earlier than several of the neighboring stores, which will add to our discrete operation. Because we are applying for a consumption lounge, we aim to reduce any increased risks of patrons consuming in public to further reduce any chance of children being exposed to cannabis.

ABBREVIATIONS		SYMBOL LEGEND	
A.C.	ACCESS COMPLIANT	INSUL. INT.	INSULATION INTERIOR
ACOUS.	ACOUSTICAL	JT.	JOINT
ADJ.	ADJUSTABLE	LAM.	LAMINATE
A.F.F.	OR ADJACENT ABOVE FINISH FLOOR	LAV.	LAVATORY
ALUM.	ALUMINUM	LT. FIXT.	LIGHT FIXTURE
ANOD. ASS'Y.	ANODIZED ASSEMBLY	MATL. MAX.	MATERIAL MAXIMUM
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MEMB.	MEMBRANE
BLK'G.	BLOCKING	MET.	METAL
BM	BEAM	MFR.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
B.P.	BUILDING PAPER	MISC.	MISCELLANEOUS
B.U.	BUILT UP	MTD.	MOUNTED
		MTL.	METAL
CAB.	CABINET	(N)	NEW
CEM.	CEMENT	N.I.C.	NOT IN CONTRACT
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.J.	CONTROL JOINT		
C.L.	CENTERLINE	O.C.	ON CENTER
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
C.O.	CLEANOUT	O.H.	OPPOSITE HAND
COL.	COLUMN	OPN'G	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.G.	PAINT GRADE
CPT.	CARPET	PLAM.	PLASTIC LAMINATE
C.T.	CERAMIC TILE	PLYWD.	PLYWOOD
		POL.	POLISHED
DET.	DETAIL	P.T.	PRESSURE TREATED
D.F.	DRINKING FOUNTAIN	PTD.	PAINTED
DIA.	DIAMETER	PTN.	PARTITION
DIM.	DIMENSION	R.	RADIUS
DISP.	DISPENSER	R.D.	ROOF DRAIN
DN.	DOWN	REF.	REFERENCE
D.S.	DOWNSPOUTS	REINF.	REINFORCED
DWG.	DRAWING	RESIL.	RESILIENT
		R.O.	ROUGH OPENING
(E)	EXISTING	RM.	ROOM
EA.	EACH	S.C.D.	SEE CIVIL DRAWINGS
ELEC.	ELECTRIC OR ELECTRICAL	S.S.	STAINLESS STEEL
EL.	ELEVATION	SIM.	SIMILAR
ELEV.	ELEVATOR	S.L.D.	SEE LANDSCAPE DRAWINGS
ENCL.	ENCLOSURE	SPEC.	SPECIFICATIONS
EQ.	EQUAL	SQ.	SQUARE
EQPT.	EQUIPMENT	S.S.D.	SEE STRUCTURAL DRAWINGS
EXH.	EXHAUST	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.D.	FLOOR DRAIN	STRUCT.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
F.O.	FACE OF	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	T	TEMPERED
F.R.P.	FIRE RATED FIBERGLASS REINFORCED PANEL	T&G	TONGUE AND GROOVE
		THK.	THICK
GA.	GAUGE	THOLD	THRESHOLD
GALV.	GALVANIZED	TRANS.	TRANSPARENT
GL.	GLASS	T.O.	TOP OF
GYP. BD.	GYPSUM BOARD	TYP.	TYPICAL
		U.O.N.	UNLESS OTHERWISE NOTED
HDR.	HEADER	VEST.	VESTIBULE
HDWR.	HARDWARE	V.I.F.	VERIFY IN FIELD
HDWD.	HARDWOOD		
H.M.	HOLLOW METAL	WD.	WOOD
HORIZ.	HORIZONTAL		
HT.	HEIGHT		

**BUILDING PERMIT FOR**

# **MISSION DISPENSARY**

## **2075 MISSION ST.**

### **SAN FRANCISCO, CA 94110**

PROJECT INFORMATION	
CLIENT:	SFCD LLC.
SITE ADDRESS:	2075 MISSION ST. SAN FRANCISCO, CA 94110
NO. OF STORIES:	3
EXISTING BUILDING S.F.	15,750 S.F.
PROPOSED BUILDING S.F.	15,750 S.F.
PROPOSED AREA OF WORK:	3,590 S.F.
PROPERTY APN:	3570/048
ZONING:	NCT - MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT
OCCUPANCY TYPE:	EXISTING: B - COLLEGE OF COSMETOLOGY PROPOSED: M - CANNABIS DISPENSARY
CONSTRUCTION TYPE:	
SPRINKLERS:	YES
<u>SCOPE OF WORK:</u>	
CHANGE OF OCCUPANCY FROM B TO M. REMODEL TO INCLUDE RETAIL WAITING AND SERVICE AREAS, OFFICES, CANNABIS VAULT, SMOKE LOUNGE, SECURITY ROOM, EMPLOYEE AREA, AND UPGRADED ADA BATHROOMS.	
<u>BUILDING CODES</u>	
2016 CALIFORNIA ELECTRICAL CODE	
2016 CALIFORNIA BUILDING CODE	
2016 CALIFORNIA PLUMBING CODE	
2016 CALIFORNIA MECHANICAL CODE	
2016 CALIFORNIA FIRE CODE	
2016 CALIFORNIA ENERGY CODE	
TITLE 24 AND ALL LOCAL AND STATE AMENDMENTS	

[illegible]

SITE PLAN

MISSION STREET

25'

23

22 3 STORY BUILDING

REAR YARD

REAR YARD

210'

LOT48-/2073 Mission building

20

2 STORY BUILDING

PARKING NEXT LOT @ GRADE

18 2 STORY BUILDING

17 2 STORY BUILDING

16 2 STORY BUILDING

CAPP STREET

17TH STREET

SCALE : 1/32" = 1'-0"

N

PROJECT DIRECTORY		
<b><u>CLIENT</u></b> SFCD LLC. 2075 MISSION ST. SAN FRANCISCO, CA 94110  CONTACT: JOSEPH HUNT CELL: (415)424-1617 EMAIL: TEAMHYBRIDSF@GMAIL.COM	<b><u>ARCHITECT</u></b> RACHEL MALCHOW ARCHITECT INC 632 OAK STREET SAN FRANCISCO, CA 94117  CONTACT: TEL: (415) 710-9093 CELL: (812) 327-7895 CONTACT: RACHEL MALCHOW EMAIL: RACHEL@MALCHOW-ARCHITECT.COM	<b><u>CONTRACTOR</u></b> TBD CA LICENSE #: 978190  CONTACT: CELL:

RACHEL MALCHOW  
ARCHITECT INC.  
632 OAK STREET  
SAN FRANCISCO, CA 94117  
415.710.9093  
RACHEL@MALCHOW-ARCHITECT.COM

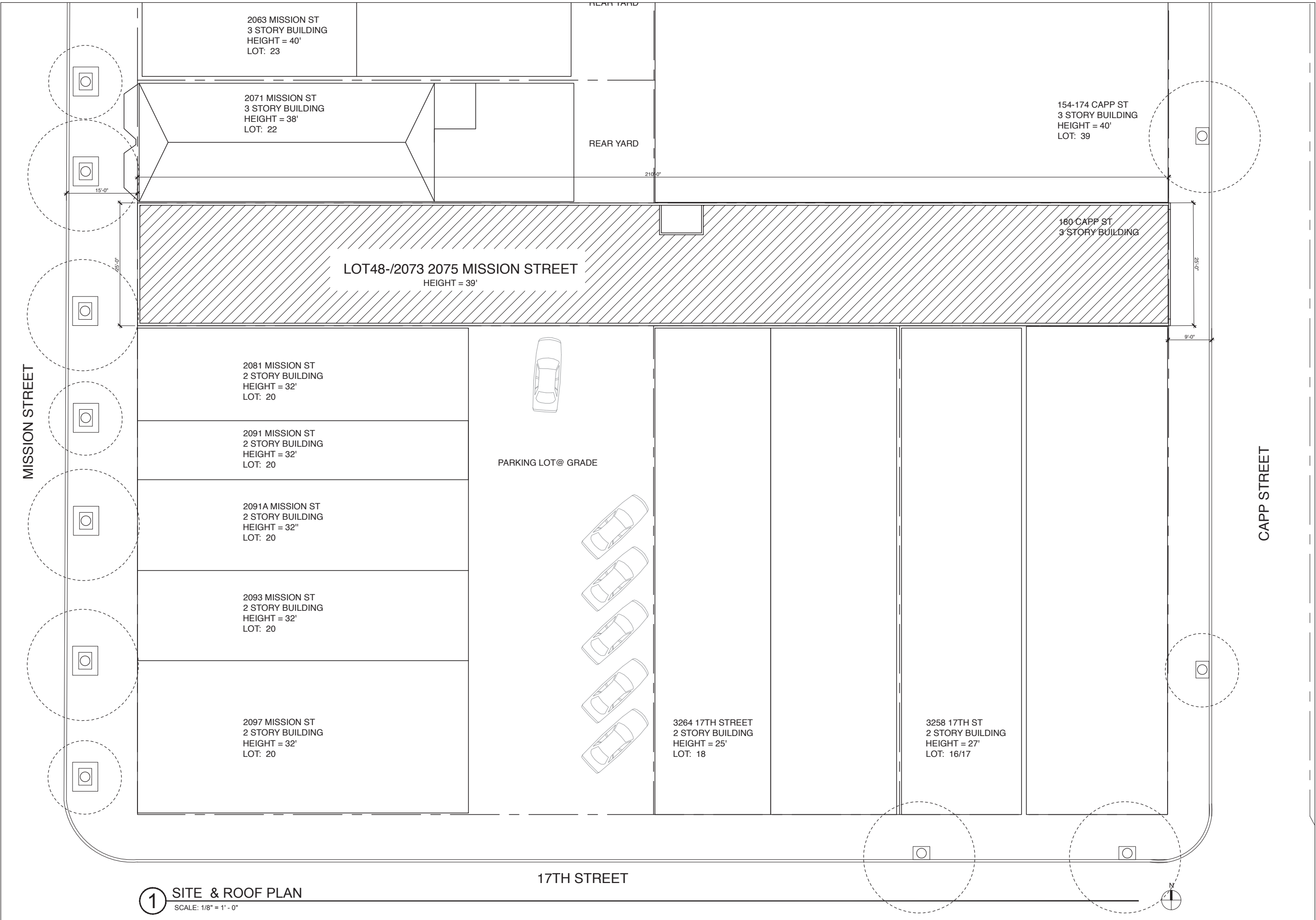
PROJECT:	<b>MISSION DISPENSARY</b> 2075 MISSION ST SAN FRANCISCO, CA 94110
CLIENT:	SFCD LLC.

[illegible]

SHEET NO.

A0.00

THE USE OF THE DRAWINGS AND SPECIFICATIONS IS SOLELY FOR THE ORIGINAL, AS-FURNISHED PROJECT. ANY REUSE, REPRODUCTION OR PUBLICATION WITHOUT WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED. REPRODUCTION OR PUBLICATION IN ANY MEDIUM, IN WHOLE OR IN PART, IS PROHIBITED. PRIOR TO THE REPRODUCTION OR PUBLICATION OF ANY INFORMATION, INCLUDING ARCHITECTURAL DRAWINGS, CONTACT THE ARCHITECT AT THE FOLLOWING ADDRESS: RACHEL MALCHOW ARCHITECT INC., 1000 BAYVIEW AVENUE, SUITE 100, SCARBOROUGH, ONTARIO M1B 4Y1, CANADA. TEL: (416) 291-1111. FAX: (416) 291-1112. EMAIL: RACHEL@RACHELMALCHOW.COM. WEBSITE: WWW.RACHELMALCHOW.COM. COPYRIGHT © 2018 RACHEL MALCHOW ARCHITECT INC.

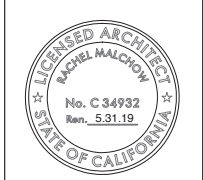


RACHEL MALCHOW  
ARCHITECT INC.  
632 OAK STREET  
SAN FRANCISCO, CA 94117  
415.710.9093  
RACHEL@MALCHOW-ARCHITECT.COM

PROJECT: **MISSION DISPENSARY**  
2075 MISSION ST  
SAN FRANCISCO, CA 94110

CLIENT: **SFCD LLC.**

DELTA	ISSUE	DATE
	CONDITIONAL USE	02.08.19



SHEET NAME

SHEET NO.  
**A1.00**

RACHEL MALCHOW  
ARCHITECT INC.  
632 OAK STREET  
SAN FRANCISCO, CA 94117  
415.710.9093  
RACHEL@MALCHOW-ARCHITECT.COM

**MISSION DISPENSARY**  
2075 MISSION ST  
SAN FRANCISCO, CA 94110

077 20 10

[illegible]

SHEET NAME

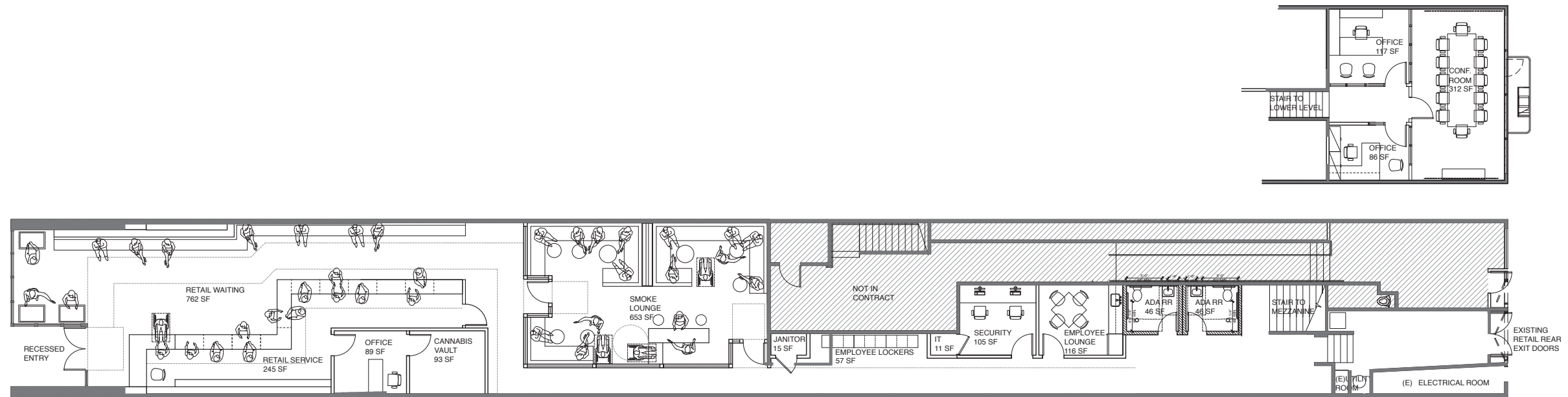
EXISTING AND PROPOSED  
1ST FLOOR PLAN

SHEET NO.

A2.00

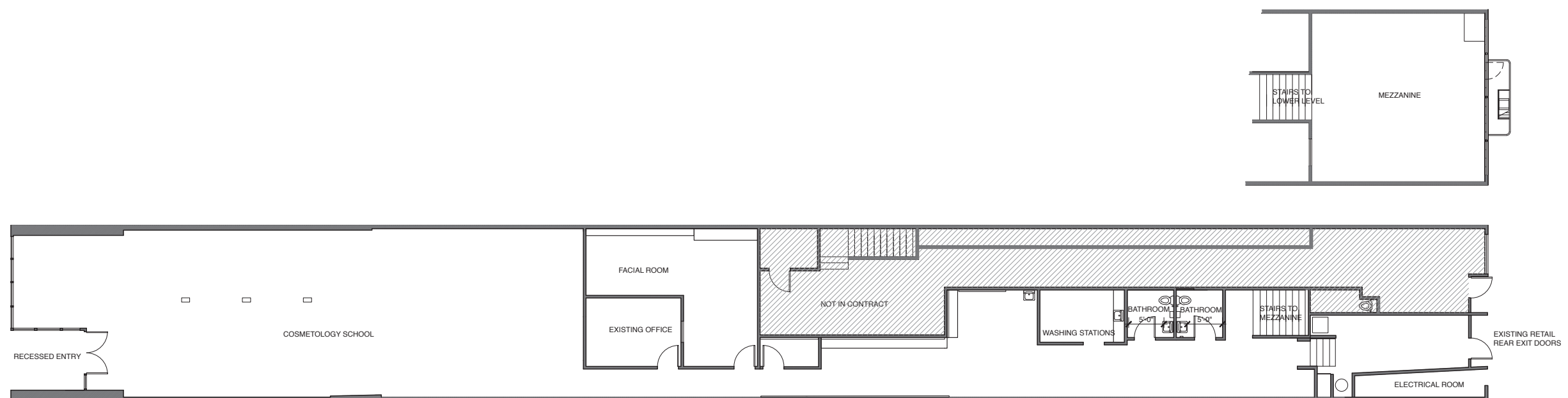
THE USE OF THE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE DRAWINGS AND SPECIFICATIONS REMAINS WITH RACHEL MALCHOW ARCHITECT INC.

COPYRIGHT © 2018 RACHEL MALCHOW ARCHITECT INC.

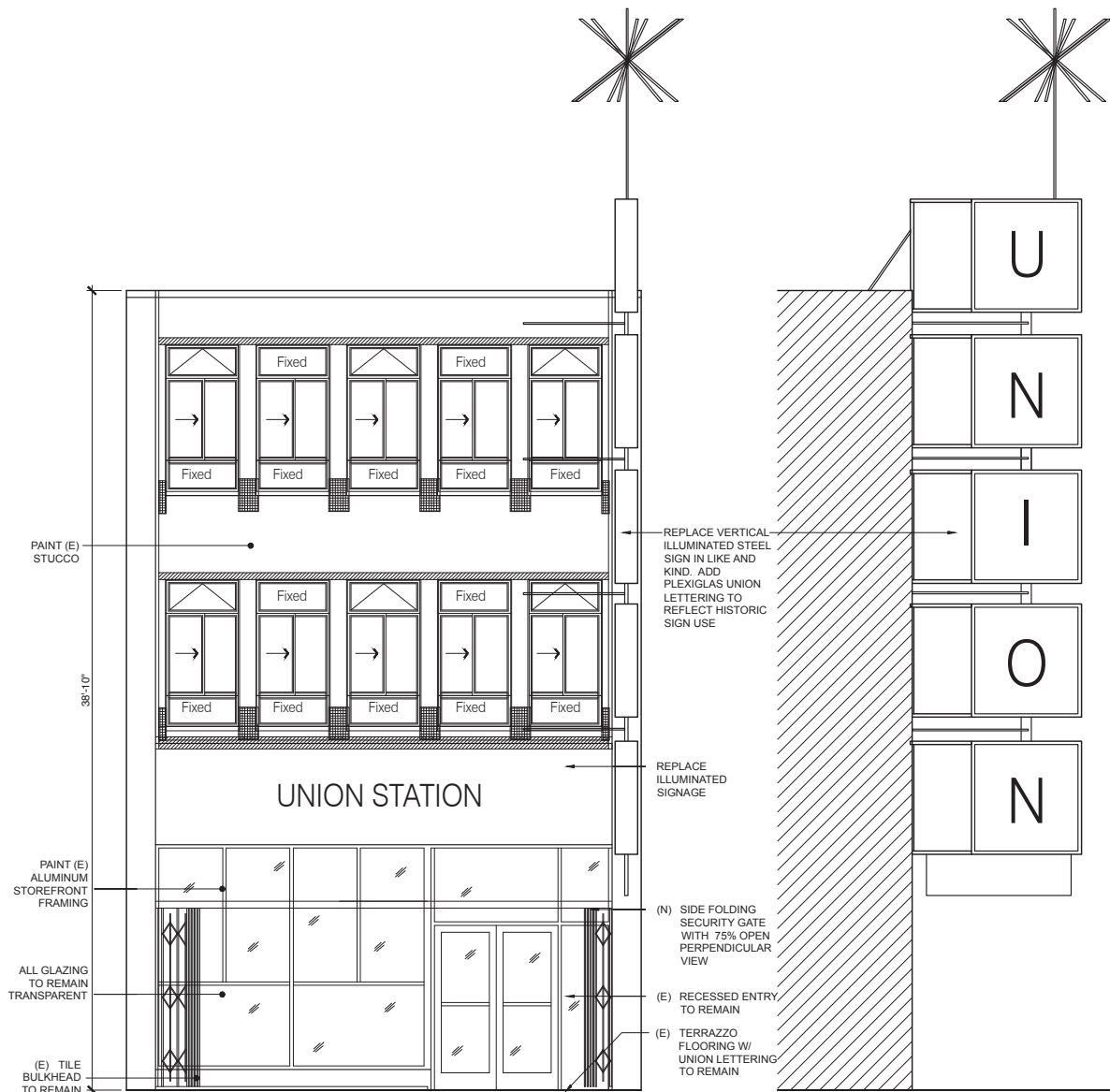


## 2 PROPOSED 1ST FLOOR PLAN

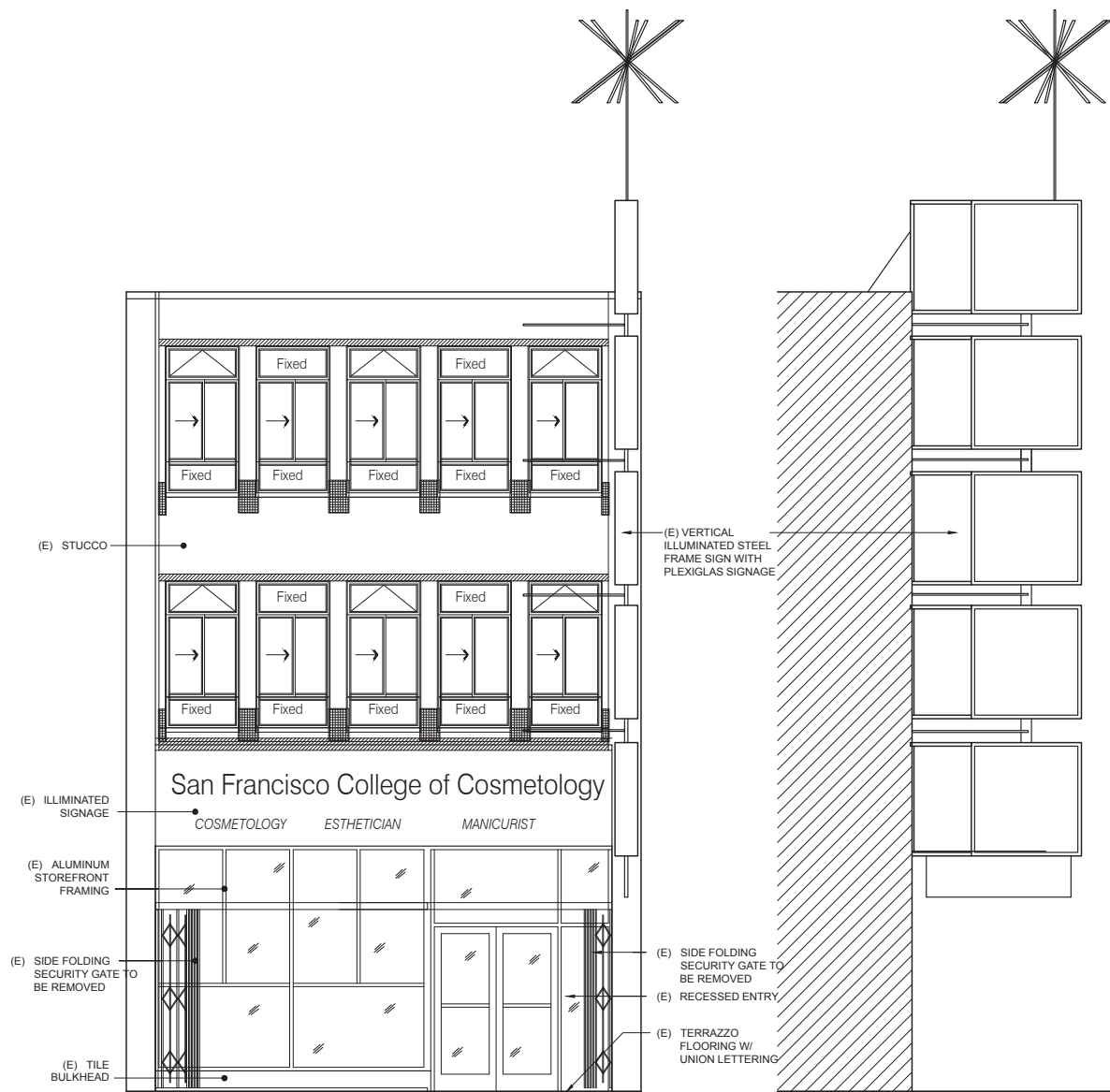
SCALE: 1/8" = 1' - 0"



**1** EXISTING 1ST FLOOR PLAN  
SCALE: 1/8" = 1' - 0"



**2** PROPOSED FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"



**1** EXISTING FRONT ELEVATION  
SCALE: 1/4" = 1' - 0"