



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: OCTOBER 3, 2019

*Record No:* 2019-005500CUA  
*Project Address:* 2934 Cesar Chavez Street  
*Zoning:* Mission Street Neighborhood Commercial Transit (NCT) Zoning District  
Mission Alcoholic Beverage Special Use District  
Calle 24 Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 4335 / 003I  
*Project Sponsor:* Mubasher Tariq Choudhery  
2430 Lane Street  
San Francisco, CA 94124  
*Property Owner:* Mubasher Tariq Choudhery  
2430 Lane Street  
San Francisco, CA 94124  
*Staff Contact:* Michael Christensen – (415) 575-8742  
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*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project would establish a Cannabis Retail Use measuring 171 square feet at the ground level of an existing two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The Project does not include any 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 712, to allow the establishment of a Cannabis Retail use in the NC-3 Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Planning Department has received three letters in opposition to the proposed project. Concerns generally focused on the small size of the proposed storefront, including concern that customers will be forced to queue outside of the shop, and concern over safety and parking impacts to adjacent residential uses.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a

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

- James Rolf Junior Playground: 1499 Hampshire Street, 608' from site
  - Hilltop High School: 2730 Bryant Street, 615' from site
  - Precita Park: 348 Precita Avenue, 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 – Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 3, 2019

*Record No:* 2019-005500CUA  
*Project Address:* 2934 Cesar Chavez Street  
*Zoning:* Moderate-Scale Neighborhood Commercial (NCT) Zoning District  
Mission Alcoholic Beverage Special Use District  
Calle 24 Special Use District  
40-X Height and Bulk District  
*Block/Lot:* 4335 / 003I  
*Project Sponsor:* Mubasher Tariq Choudhery  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 712 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING 171 SQUARE FEET ON THE GROUND FLOOR OF AN EXISTING TWO-STORY MIXED-USE BUILDING AT 2934 CESAR CHAVEZ STREET (ASSESSOR'S BLOCK 4335 LOT 003I) WITHIN THE MODERATE-SCALE NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, THE CALLE 24 SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### **PREAMBLE**

On April 19, 2019, Mubasher Tariq Choudhery (hereinafter "Project Sponsor") filed Application No. 2019-005500CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 2934 Cesar Chavez Street, Block 4335, Lot 003I (hereinafter "Project Site").

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

On October 3, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-005500CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-005500CUA 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. 2019-005500CUA, 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 171 square feet at the ground level of an existing two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The Project does not include any 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 1,665 square foot parcel at the northeast corner of Cesar Chavez and Bryant Streets. The site is developed with a two-story 3,333 square foot building with two ground floor commercial units and three second-floor residential units. The subject commercial unit is currently unoccupied, and the adjacent commercial unit is occupied by a Restaurant use (dba Hop Oast Pub and Brewery).
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Neighborhood Commercial, Moderate Scale Zoning District, the Mission Alcoholic Beverage Special Use District, the Calle 24 Special Use District, and the Mission Area Plan. The immediate context is primarily residential in character with retail and service uses at the ground floors of some buildings along Cesar Chavez Street.
5. **Public Outreach and Comments.** To date, the Planning Department has received three letters in opposition to the proposed project. Concerns generally focused on the small size of the proposed storefront, including concern that customers will be forced to queue outside of the shop, and concern over safety and parking impacts to adjacent residential uses.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Per Planning Code Section 712, Cannabis Retail requires a Conditional Use Authorization to establish in the NC-3 Zoning District.

*The Project Sponsor is requesting Conditional Use Authorization to establish a Cannabis Retail use in the NC-3 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 not proposed an on-site consumption area as part of this request. The Planning Code generally allows a Cannabis Retail establishment to add a consumption lounge in the future as an accessory use. 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.*

- 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 follows 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 equal to the size of the previous tenant space. 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. However, the proposed outlet is fairly small and innocuous, and it is unlikely that a use of this size will have a noticeable impact on the surrounding context. 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 purposes of the NC-3 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 neighborhood.*

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

*Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2020. Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.*

*Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. 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 five additional outlets in some stage of review (including the subject application). Of the four other proposed new storefronts, three are on Valencia Street and one 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 residential uses, with only small pockets of commercial activity. The proposed storefront is very small, and likely will serve a very local population rather than citywide or regional.*

9. **Additional Conditional Use Criteria for the Calle 24 SUD.** Per Planning Code Section 249.59, the Calle 24 SUD establishes two additional criteria for the Planning Commission to consider for any projects requiring Conditional Use Authorization:

- a. Any physical improvements associated with the proposed use are, on balance, in conformity with any Calle 24 Design Guidelines adopted by the Planning Commission; and

*The project does not propose any physical improvements to the site. The proposed use supports the purposes for establishing the SUD by preserving the unique character of the district by retaining the existing storefront and architectural expression of the structure, promoting a neighborhood serving business which enhances the economic opportunities of local residents, and providing goods and services to residents of the Mission neighborhood.*

- b. The use supports at least four of the purposes for establishing the Calle 24 Special District set forth in Section 249.59(b). The project meets the following criteria established in the Calle 24 Special Use District:

- i. Preserve and enhance the unique character of the Calle 24 Special Use District and recognize Latino cultural heritage through contextual architectural design, storefront size, signage, streetscape enhancements, artwork, and other elements of the built environment;
- ii. Support the production or offerings of local or Latino artwork, arts activities, and crafts by retaining, developing, promoting, or offering these within the Calle 24 Special Use District;
- iii. Preserve the contributions of Legacy Businesses to the history and identity of the Special Use District and the Calle 24' Latino Cultural District by preserving a Legacy Business;
- iv. Retain, enhance and promote neighborhood serving businesses and institutions that serve a variety of households by making services and products available and

- accessible to residents, including immigrant and low-income and moderate-income households;
- v. Retain, enhance, and promote neighborhood-serving businesses and institutions that strengthen economic opportunities for local residents by developing partnerships amongst existing and new local businesses, institutions, vendors, and micro entrepreneurs; and
  - vi. Retain, enhance and promote neighborhood-serving businesses and institutions that enhance economic and workforce opportunities for local residents by coordinating with the Office of Economic and Workforce Development to engage with the City's workforce system to provide employment opportunities, career trainings, and formal partnerships to identify and address both business and community workforce needs.

*Sponsor Response: The Mission District is unique; working within the boundaries of Calle 24 Section 249.59(b) will further benefit the community overall. The exterior of the building is to remain the same to preserve the current look and culture, in addition, the signage will be prepared with local artist integrating the Latino Cultural theme of the Mission. The streetscape has recently been renovated, and murals are scheduled to be painted, this will help to deter graffiti, providing greater visual appeal; promoting local artist will keep the community informed and engaged.*

*Our Dispensary will serve the community by donating time and services to local non-profit organizations. Our door will be open to all residents and patrons. Cannabis is not only recreational but has many medical benefits, we will be able to provide products to those in need, and regardless of class we are accessible to all residents.*

*As a San Francisco Native and local businessperson, the Dispensary is owned and operated by an Equity Applicant through the Office of Cannabis. We have begun networking with local vendors and supplier, once open we will continue our relationship with these locals and aim to improve economic conditions.*

*We are committed to benefiting our local community and will be a part of the job creation in Mission, we will partner with the Office of Economic and Workforce Development. We will provide a living wage for all our employees; our workforce will gain training in sales and managerial positions but also real world applications. We are encouraging the growth and support of equity applicants into the cannabis space. We will work with the city's equity program to help those in need most.*

10. **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.*

11. **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 surrounding neighborhood is primarily residential, and the use is intended to serve a neighborhood market. 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.*

- 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 Cesar Chavez 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.*

12. 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.
13. 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. 2019-005500CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 1, 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 October 3, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:     October 3, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow Cannabis Retail use measuring 171 square feet located at 2934 Cesar Chavez Street pursuant to Planning Code Sections 202.2, 303, and 712 within the NC-3 Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated August 1, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-005500CUA and subject to conditions of approval reviewed and approved by the Commission on October 3, 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 October 3, 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>
2934 CESAR CHAVEZ		4335003I
<b>Case No.</b>		<b>Permit No.</b>
2019-005500PRJ		
<input 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>
<p><b>Project description for Planning Department approval.</b></p> <p>The Project would establish a Cannabis Retail Use measuring 171 square feet at the ground level of an existing two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope. The Project does not include any request for authorization of on-site consumption, including smoking and vaporizing cannabis products.</p>		

### 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 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"/>	<p><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:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><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?</p> <p><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></p>
<input type="checkbox"/>	<p><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?</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Michael Christensen</p>	

**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 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 checked="" 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 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 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 <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;">(attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	(attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	(attach HRER or PTR)						
b. Other (specify):							
<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>							

**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. 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.	09/24/2019
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: 2934 CESAR CHAVEZ ST  
RECORD NO.: 2019-005500PRJ

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

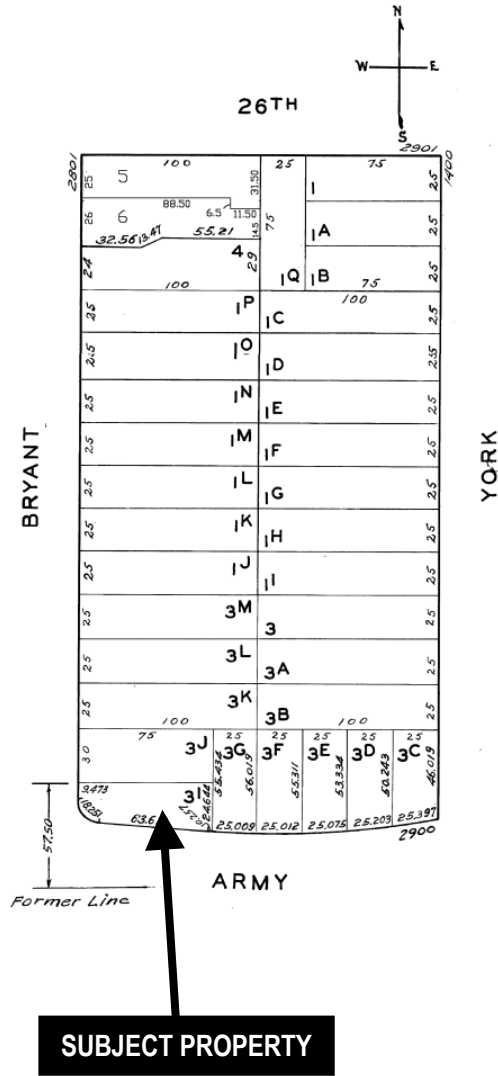
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	171	171	0
Office GSF			
Industrial/PDR GSF <small>Production, Distribution, &amp; Repair</small>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF			
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total	3	0	0
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

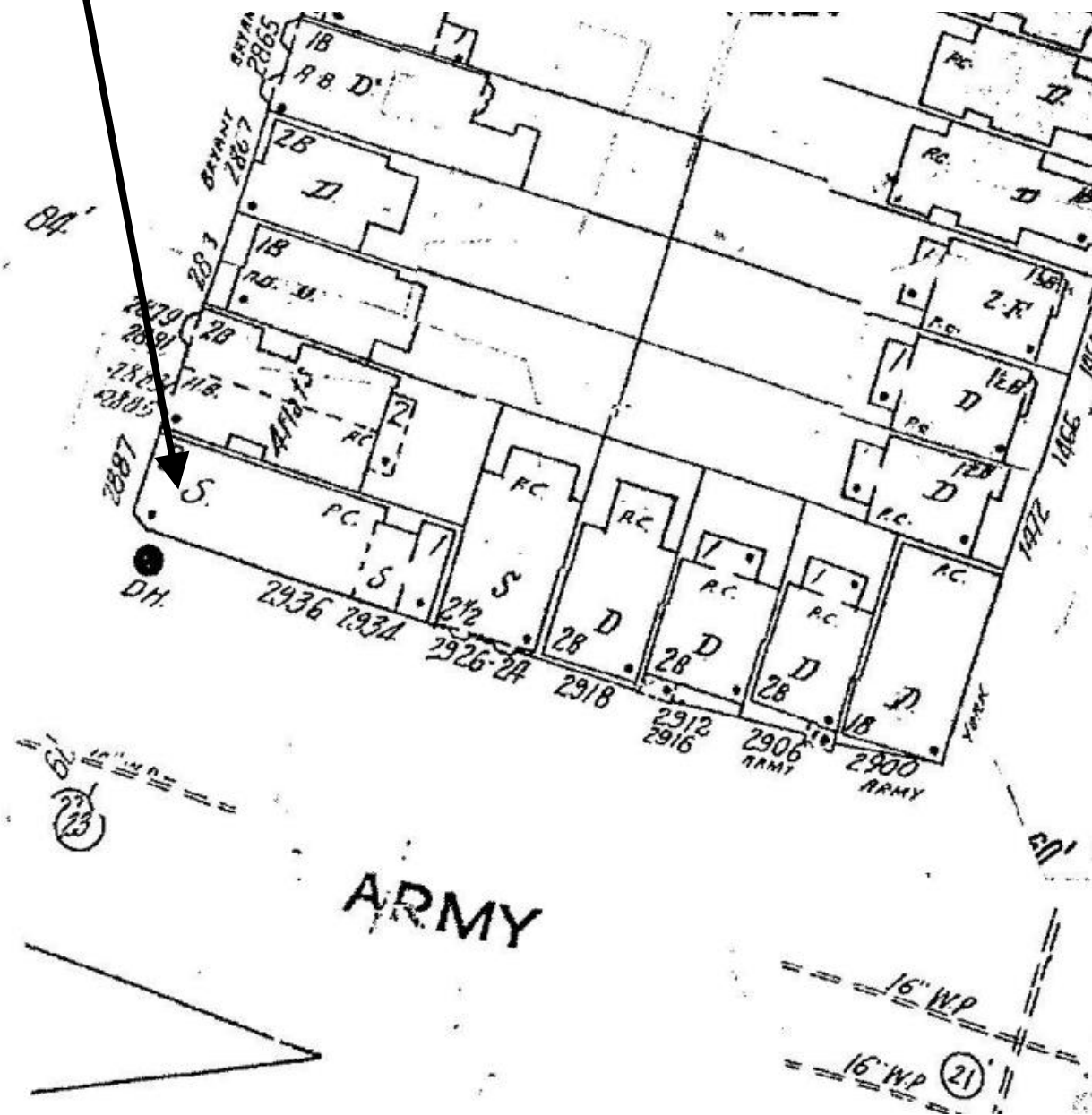
# Parcel Map





# Sanborn Map\*

SUBJECT PROPERTY

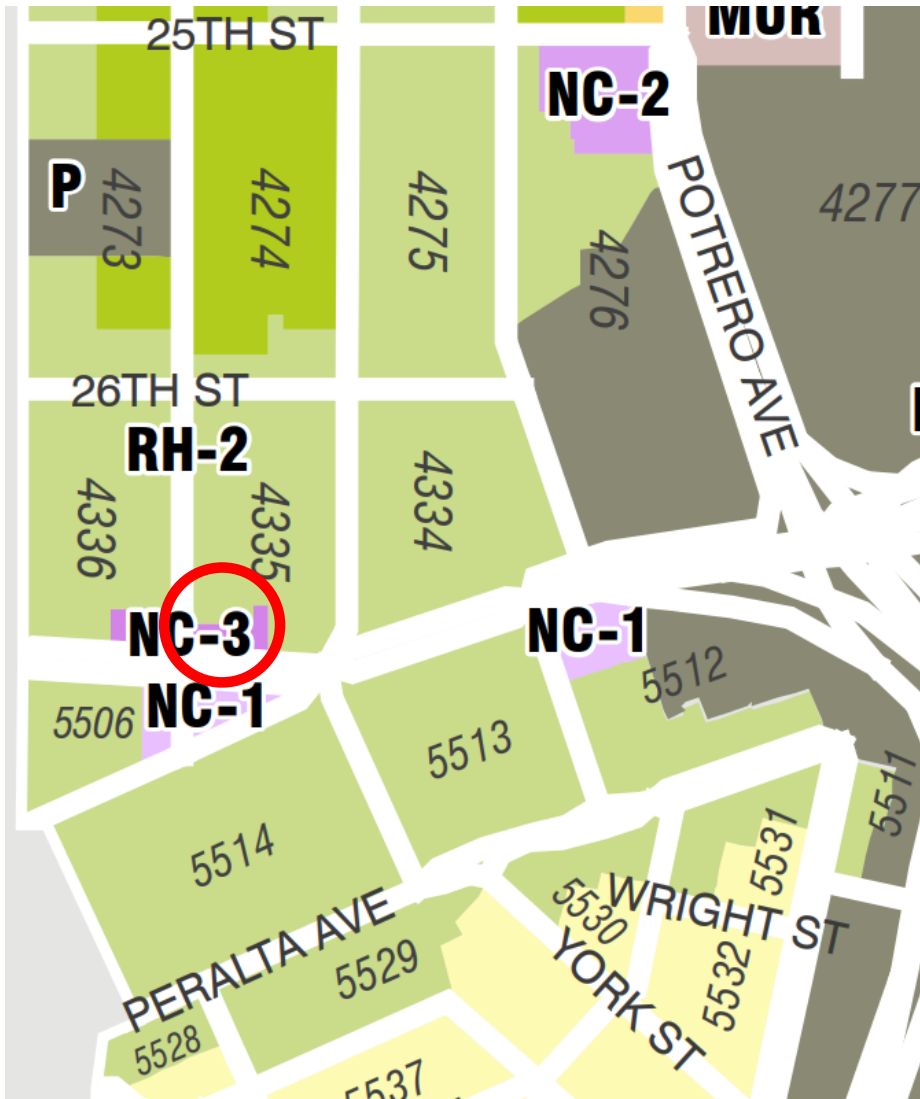


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



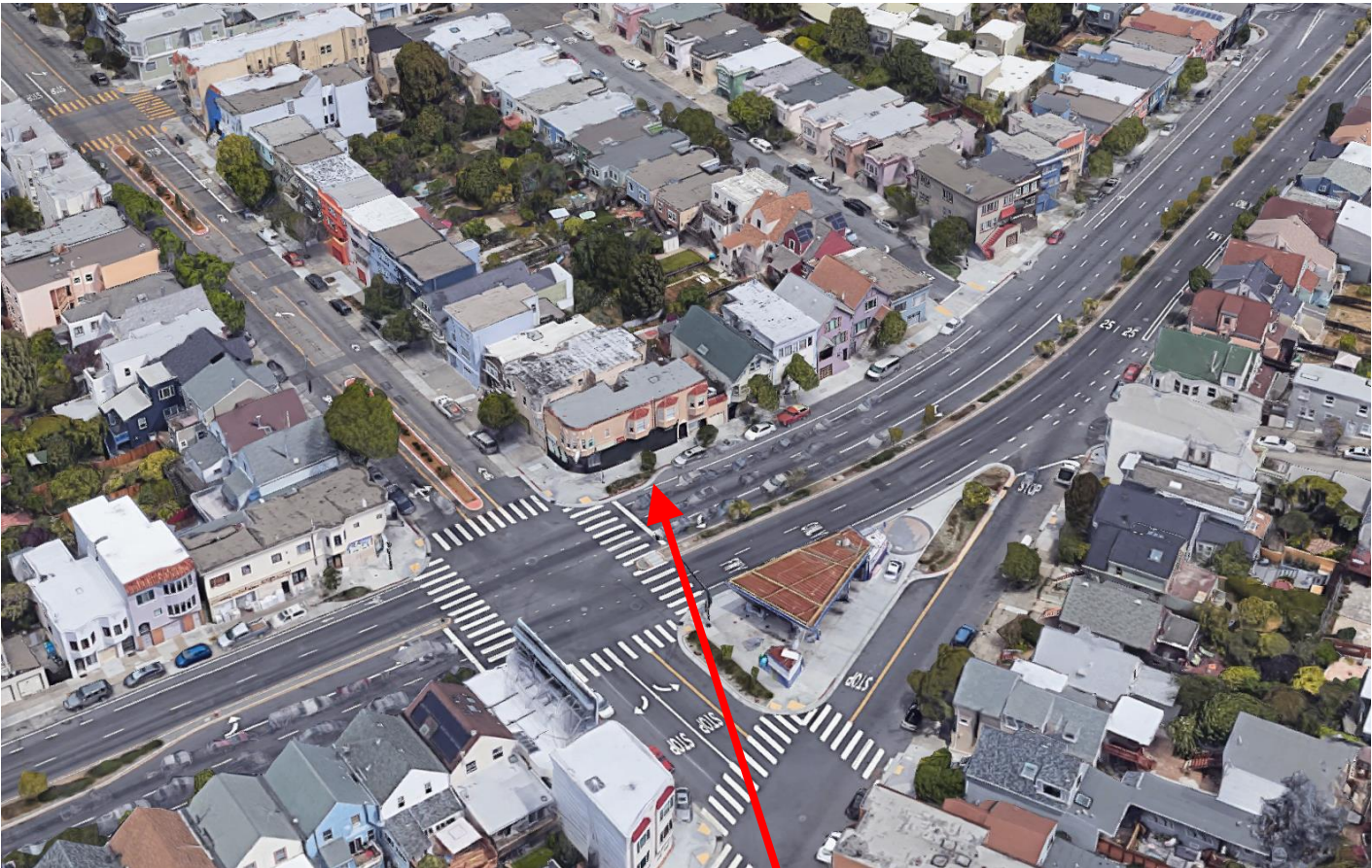
Conditional Use Authorization Hearing  
Case Number 2019-005500CUA  
2934 Cesar Chavez Street

# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2019-005500CUA  
2934 Cesar Chavez Street

# Aerial Photo – View 1



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2019-005500CUA  
2934 Cesar Chavez Street



# Site Photo



Conditional Use Authorization Hearing  
Case Number 2019-005500CUA  
2934 Cesar Chavez Street

ALL DRAWINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, MECHANICAL CODE, PLUMBING CODE, ELECTRICAL CODE, AND FIRE CODE, AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, LAWS, ORDERS, OR APPROVALS THAT ARE REQUIRED BY THE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:

**PROJECT INFORMATION**

SCOPE OF WORK	APPLICABLE BUILDING CODES
Change of use from existing vacant retail to cannabis retail dispensaries. New Furniture, all other existing.  No plumbing work.  No electrical work.  No structural, lighting, or fire sprinkler work.  No exterior work.	1. ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION. 2. ALL WORK SHALL COMPLY WITH THE APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, LAWS, ORDERS, OR APPROVALS THAT ARE REQUIRED BY THE PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. 3. THE REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE CURRENT APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:  2013 CALIFORNIA BUILDING CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS  2010 ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS LIFE SAFETY CODE - 2007 NFPA 72 - 2007 NFPA SPRINKLERS  APPLICABLE STANDARDS: UL- UNDERWRITERS LABORATORIES FIRE RESISTIVE DIRECTORY, 2002 EDITION UL- UNDERWRITERS LABORATORIES BUILDING MATERIALS DIRECTORY, 2002 ADDITION
PROJECT DATA	BUILDING DATA
PRIMARY OCCUPANCY: GROUP B (PROPOSED) CONSTRUCTION TYPE: TYPE 5 PROJECT AREA: 171 S.F.	BLOCK/LCT/ZONING: 4335 / 0031 PRIMARY OCCUPANCY: GROUP R-3 (NO CHANGE) SECONDARY OCCUPANCY: GROUP M (EXISTING) CONSTRUCTION TYPE: TYPE 5 STRUCTURAL SYSTEM: WOOD FRAMING NUMBER OF STORIES: 2 UNITS: 3 BUILDING AREA: 3,333 S.F. FIRE PROTECTION: NO SPRINKLERS

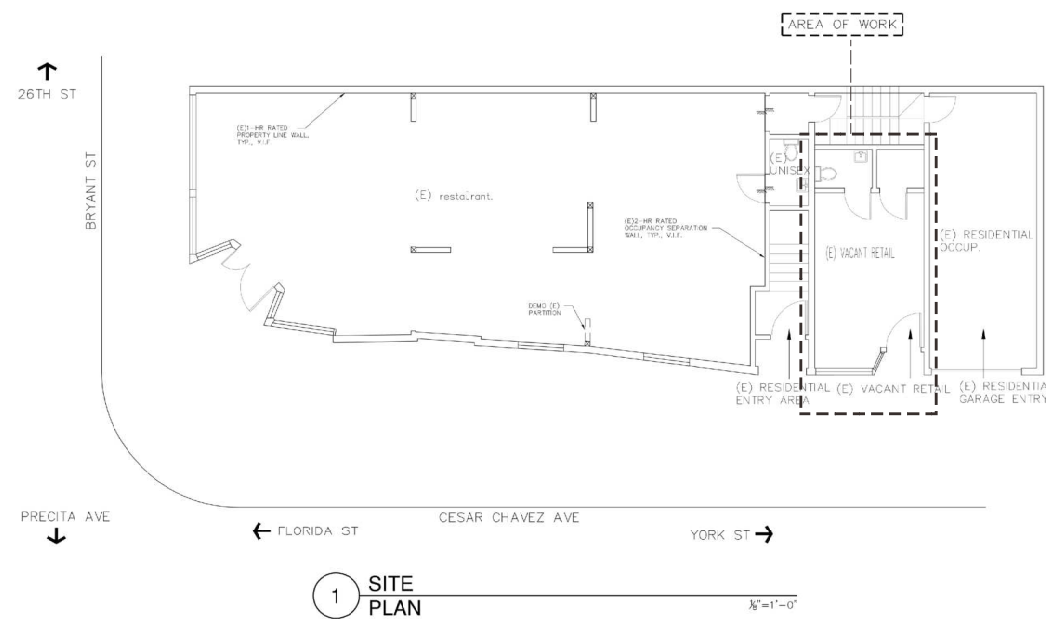
**SITE PHOTOS**



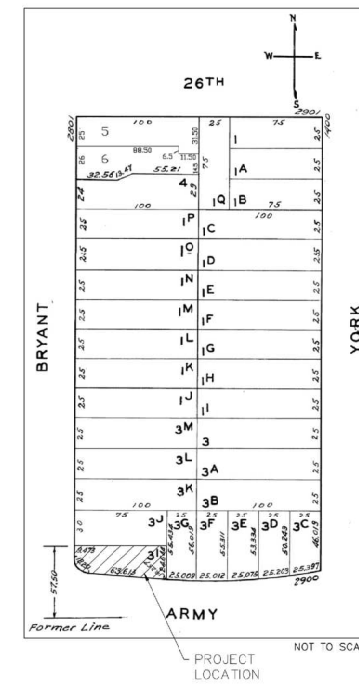
**DRAWING INDEX**

- A1.0 PROJECT INFORMATION SITE PLAN
- A2.0 EXISTING
- A2.1 PROPOSED PLAN
- A3.0 SECURITY PLAN
- A4.0 ELEVATIONS

**LOCATION MAP**



**SITE PLAN**



PROJECT TITLE

MoBudz.io 1.1.

ADDRESS

2934 CESAR CHAVEZ ST.  
SAN FRANCISCO CA.

OWNER

Mubasher Tariq  
Choudhery

**REVISIONS**

#	DATE	DESCRIPTION

DRAWN BY: DS  
 CHECKED BY: ABP  
 DATE: 03/19/2017

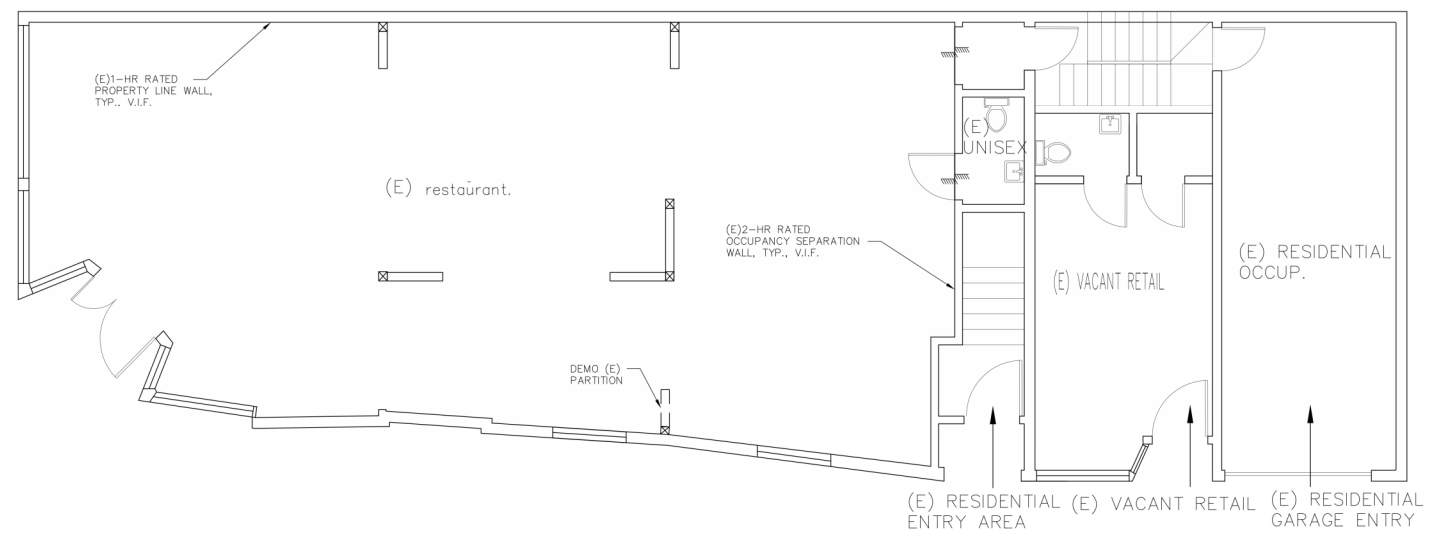
SHEET #  
 PROJECT INFORMATION SITE  
 PLAN

**A1.0**

JOB NUMBER: 13032



NOT TO SCALE. ALL DIMENSIONS SHOWN ARE APPROXIMATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE REASONABLY ACCURATE.

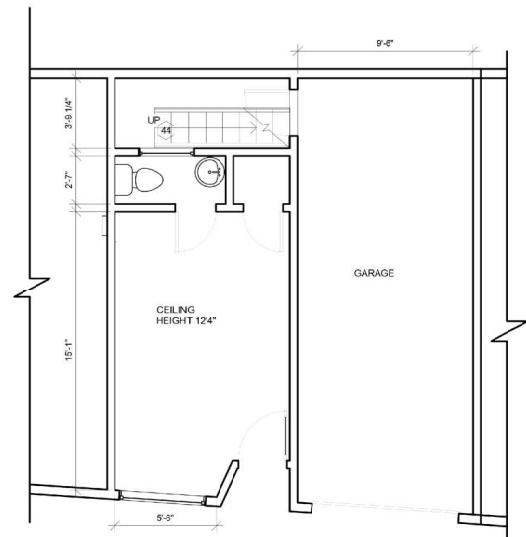


1 EXISTING PLAN 1/4"=1'-0"

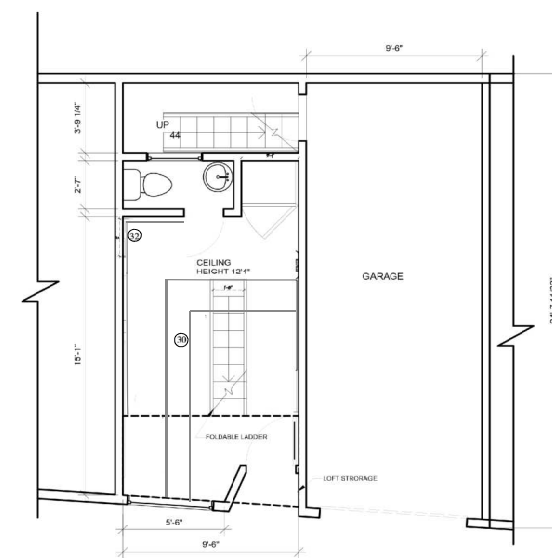


<p><b>PROJECT TITLE</b></p> <p style="text-align: center;"><b>MoBudz.io T.I.</b></p>																																				
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<p><b>OWNER</b></p> <p style="text-align: center;"><b>MubasherTariq Choudhery</b></p>																																				
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A2.0																																				
<p><small>PHASE: 00% - APPROVED BY OWNER</small></p> <p><small>JOB NUMBER: 13032</small></p>																																				

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




**01 (E) FLOOR PLAN**  
A2.0 SCALE 1/4"=1'-0"

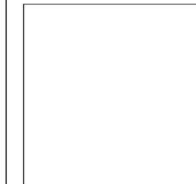


**02 (N) FLOOR PLAN**  
A2.0 SCALE:1/4"=1'-0"

**WALL LEGEND**

-  **DEMOLISH (E) WALLS:**
-  **(N) INTERIOR WALLS**  
2x4 STUD WALL @ 16" O.C. WITH @9P. BD. EACH SIDE.
-  **(E) WALLS TO REMAIN (NO CHANGE)**

30 COUNTER ENTRANCE  
32 BACK COUNTER



PROJECT TITLE  
**MoBudz.io I.I.**

ADDRESS  
2934 CESAR CHAVEZ ST.  
SAN FRANCISCO CA.

OWNER  
**Mubasher Tariq Choudhery**

REVISIONS		
#	DATE	DESCRIPTION

DRAWN BY: DS  
CHECKED BY: ABP  
DATE: 03/19/2017

PHASE: 00% - APPROVED BY OWNER

DATE: \_\_\_\_\_

SHEET #  
**PROPOSED PLAN**

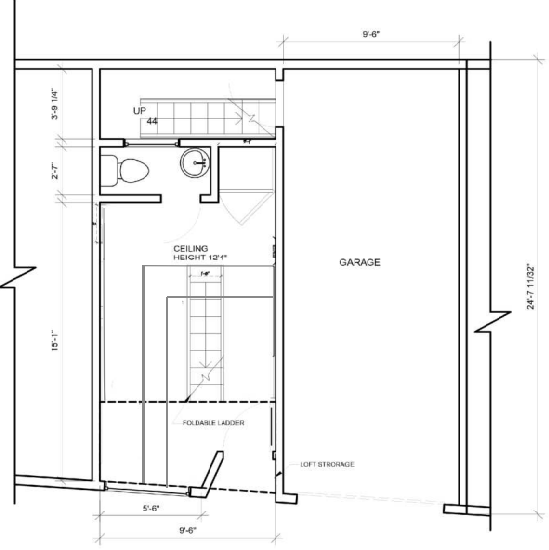
**A2.1**

JOB NUMBER: 13032



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NO.	CAMERA ZONE	REF
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12		
13		



PROJECT TITLE  
**MoBudz.io I.I.**

ADDRESS  
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 SAN FRANCISCO CA.

OWNER  
**Mubasher Tariq  
 Choudhery**

REVISIONS		
#	DATE	DESCRIPTION

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 DATE: 03/19/2017

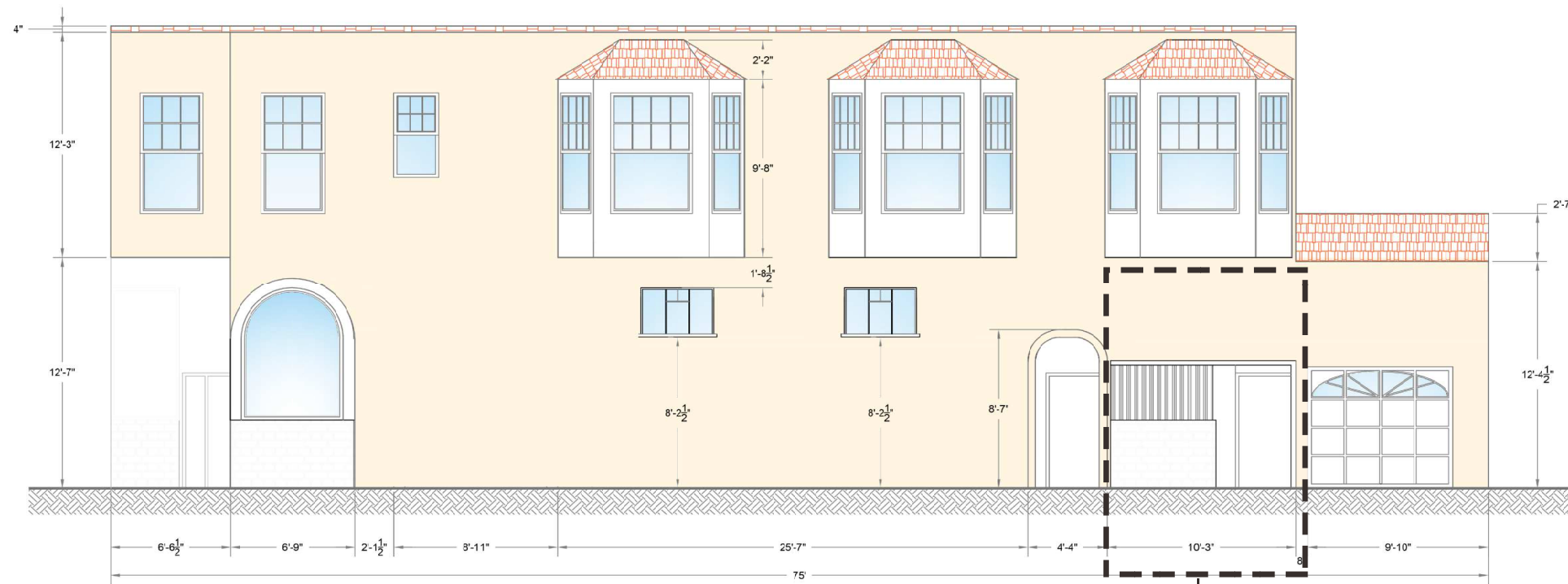
SHEET #  
**SECURITY PLAN**

**A3.0**

JOB NUMBER: 13032



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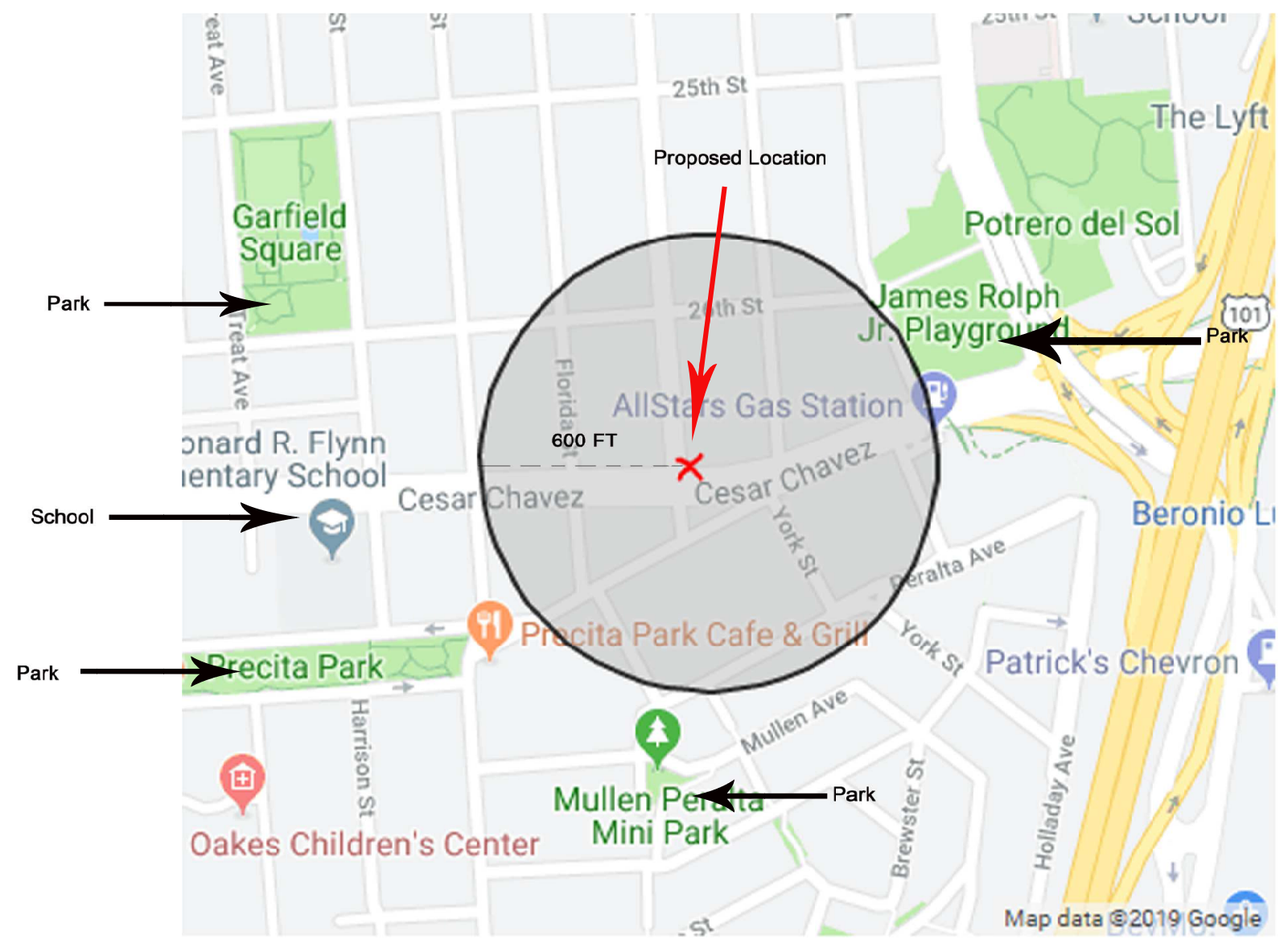
**FRONT ELEVATION (EXISTING)**  
SCALE: 1/4" = 1'-0"

AREA OF WORK

PROJECT TITLE	MoHudZ.I.O I.I.
ADDRESS	2934 CESAR CHAVEZ ST. SAN FRANCISCO CA.
OWNER	MubasherTariq Choudhery
DATE	
DRAWN BY:	DS
CHECKED BY:	ABP
DATE:	03/19/2017
SHEET #	ELEVATIONS
<b>A4.0</b>	
JOB NUMBER:	13032

REVISIONS		
#	DATE	DESCRIPTION

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## Enviromental

600' Radius Showing distance clear of special facilities

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