



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MARCH 19, 2020
Continued from the February 6, 2020 Hearing

Case No.: 2019-014211DRP
Project Address: 667-669 Mississippi Street
Permit Application: 2019.0717.6109
Zoning: Mixed Use Residential (MUR)
40-X Height and Bulk District
Block/Lot: 4103/029
Project Sponsor: Nguey Lay
689 14th Street #1
San Francisco, CA 94114
Staff Contact: Michael Christensen – (415) 575-8742
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Recommendation: **Take DR and approve with conditions**

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PROJECT DESCRIPTION

The Project proposes to establish a new, approximately 1,000 square foot Cannabis Retail establishment, including an on-site consumption lounge, within an existing 4,200 square foot Industrial building.

BACKGROUND

At the February 6, 2020 Planning Commission hearing, the Commission continued the item to March 19, 2020 with direction to the applicant and DR requestor to meet and work together to discuss potential alterations to the Project to address the concerns of the DR requestor. On Wednesday, February 19, 2020, the Project Sponsor, DR requestor, other interested parties, and Bridgett Hicks of Planning Department staff attended an evening meeting to discuss the Project, facilitated by the Potrero Boosters.

CURRENT PROPOSAL

At the February 19, 2020 meeting, the Project Sponsor offered the following modifications to the Project:

1. Limits to the hours of operation to 11am to 7pm on Monday – Saturday AND 11am to 6pm on Sundays.
2. Removal of the on-site smoking and/or vaporizing lounge from the Project.
3. Modification of the good-neighbor policy to include monitoring of public spaces within 150' of the proposed storefront to ensure no double parking or consumption of products originating from the store.

Despite these modifications, the Planning Department has not received any agreement between the two parties, and the DR is not withdrawn.

RECOMMENDED COMMISSION ACTION

The Department recommends that the Commission take DR and approve the project, subject to the Conditions identified above, as were discussed at the February 19, 2020 meeting attended by Department staff.

BASIS FOR RECOMMENDATION

- The project promotes small-business ownership.
- The project is a neighborhood serving use.
- The District is well served by transit, therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Take DR and Approve with Conditions
