



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 21, 2020

Continued from February 6, March 19, March 26, April 9, and April 23, 2020 hearings

Record 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
Michael.Christensen@sfgov.org
Recommendation: **Take DR and approve with conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

At the February 6, 2020 hearing, the Planning Commission continued Case No. 2019-014211DRP with direction to the Project Sponsor to continue to work with nearby residents to understand their concerns with the Project and to consider Project alterations to address those concerns. On February 19, 2020, the Project Sponsor met with the DR requestor and other concerned parties to discuss the project. The meeting was mediated by JR Eppler of Potrero Boosters, and Bridgett Hicks of Department staff was present to answer questions on behalf of the Planning Department.

At the meeting, the Project Sponsor was requested to limit the hours of operation of the business, remove on-site consumption from the Project, and to expand the Good Neighbor Policy to include monitoring for double parking and cannabis consumption within 150 feet of the proposed site. The Project Sponsor agreed at the meeting to all the requested terms. Subsequently, the DR requestor consulted with other neighbors and elected to reject the proposed agreement and to request that the Planning Commission deny the application in full.

CURRENT PROPOSAL

Given that limits and alteration of the Project has not resolved the requested Discretionary Review, the Project cannot be resolved outside of the DR process. The Project Sponsor has indicated support for the Commission taking DR and adopting the Conditions of Approval that were discussed at the February 19 meeting, which include:

1. limiting hours of operation to 11am – 7pm Monday through Saturday, and 11am – 6pm on Sundays,
2. removing the proposed smoking and vaporizing room, and prohibiting the addition of such a space in the future absent a Mandatory Discretionary Review filing, and

3. requiring a 150-foot radius for the business to patrol to discourage double parking or illegal consumption of cannabis products.

RECOMMENDED COMMISSION ACTION

The Department recommends that the Commission take DR and approve the project with conditions, as detailed above.

BASIS FOR RECOMMENDATION

- The Project establishes a principally permitted use at the site.
- The Project complies with the Planning Code and General Plan, including the 600-foot buffer rule established in Planning Code Section 202.2.
- The site is well served by transit, including the 22nd Street Caltrain Station.
- The Project creates a new Cannabis Retail use in a neighborhood that is not identified as overconcentrated with such uses.

RECOMMENDATION: Take DR and Approve with Conditions

Attachments:

Draft DR Action Memo
February 6, 2020 Case Report



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-XXXX HEARING DATE: MAY 21, 2020

Record No.: 2019-014211DRP
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ADOPTING FINDINGS RELATED TO TAKING DISCRETIONARY REVIEW OF RECORD NO. 2019-014211DRP AND THE APPROVAL OF BUILDING PERMIT APPLICATION NO. 2019.0717.6109 TO ESTABLISH A NEW, 1,000 SQUARE FOOT CANNABIS RETAIL USE WITHIN AN EXISTING ONE-STORY BUILDING LOCATED AT 667 MISSISSIPPI STREET, WITHIN THE MUR (MIXED-USE RESIDENTIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 17, 2019, Nguey Lay filed for Building Permit Application No. 2019.0717.6109 to establish a new 1,000 square foot Cannabis Retail establishment in the one-story Industrial building located at 667 Mississippi Street, within the MUR (Mixed Use Residential) Zoning District and a 40-X Height and Bulk District.

On October 28, 2019, Albert Lee, (hereinafter “Discretionary Review (DR) Requestor”) filed an application with the Planning Department (hereinafter “Department”) for Discretionary Review (2019-014211DRP) of Building Permit Application No. 2019.0717.6109.

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

On May 21, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2019-014893DRP.

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.

ACTION

The Commission finds that there are extraordinary or exceptional circumstances in this case and hereby takes Discretionary Review requested in Record No. 2019-014211DRP and approves Building Permit Application 2019.0717.6109 with the following conditions:

1. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Saturday from 11a.m. to 7p.m. and Sundays 11a.m. to 6p.m. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
2. **On-Site Consumption.** The operation may obtain authorization from the Department of Public Health for Type A or Type B on-site consumption permits, which allow for consumption of packaged products not prepared on site and consumption of products with limited on-site preparation, with no smoking or vaporizing. The operation is not eligible for a Type C permit, which allows for on-site smoking or vaporizing. If the Department of Public Health alters the permit types for on-site consumption or adds additional permit types, the operator is eligible for permit types that allow for on-site consumption of products but no on-site smoking or vaporizing. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
3. **Good Neighbor Policy.** As part of the Good Neighbor Policy plan to be submitted to the Office of Cannabis, the Project Sponsor shall include monitoring of areas within 150-feet of the project site that are visible from the project site to discourage double parking and illegal consumption of cannabis products originating from the site. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

The reasons that the Commission took the action described above include:

1. The Conditions of Approval are requested by the Project Sponsor to address the concerns of the DR requestor.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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 took Discretionary Review and approved the building permit as referenced in this action memo on May 21, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: MAY 21, 2020

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RECOMMENDATION: Take DR and Approve with Conditions

Attachments:

Draft DR Action Memo
February 6, 2020 Case Report



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-XXXX HEARING DATE: MAY 21, 2020

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I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as referenced in this action memo on May 21, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 6, 2020

1650 Mission St.
Suite 400
San Francisco,
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689 14th Street #1
San Francisco, CA 94114
Staff Contact: Michael Christensen – (415) 575-8742
Michael.Christensen@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

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.

SITE DESCRIPTION AND PRESENT USE

The Project Site is an approximately 4,200 square foot, one-story Industrial building currently used for Industrial Agriculture (cannabis cultivation) and Light Manufacturing (manufacturing of cannabis products without the use of Volatile Organic Compounds).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Mixed Use Residential (MUR) Zoning District, at the boundary between MUR and RH-2 Zoning Districts. The neighboring building to the south is a 48-unit Live/Work building with ground and upper level Live/Work units. Directly across Mississippi Street is “Knox”, a 91-unit residential building. From the Project Site northward are two to three story residential buildings, generally consisting of single-family and two-family homes.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 25, 2019 – October 25, 2019	October 23, 2019	February 6, 2020	106 days

PUBLIC COMMENT

The DR requestor submitted a petition containing 146 signatures in opposition to the Project. Additionally, during the notification period, the Department received 8 emails in opposition to the Project. Since the Notice of Public Hearing was issued and up to packet publication, the Department received a total of 21 emails in support of the Project.

Comments received in opposition generally cited concerns over parking and the compatibility of the use with the residential nature of Potrero Hill, expressing that Cannabis Retail uses should be only placed in commercial areas such as Downtown, SoMa, and the Mission District. Additionally, some comments expressed concern specifically with the inclusion of on-site consumption of cannabis products. Comments received in support of the Project and in opposition to the DR request generally cited the need to provide additional legal cannabis outlets to combat the existing unregulated market and confidence in the ability of the Project Sponsors to establish and manage an effective and compatible business.

DR REQUESTOR

The request for Discretionary Review was filed by Albert Lee, a resident of the surrounding neighborhood.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 23, 2019 and updated on January 27, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 29, 2020

ENVIRONMENTAL REVIEW

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

DEPARTMENT REVIEW

The Department does not find an exceptional or extraordinary circumstance with the proposed Project. The site is an existing cannabis cultivation and manufacturing facility, and the introduction of a Retail use is consistent with the intent of the Mixed-Use Residential Zoning District and in orienting development along transit corridors, such as the 22nd Street Caltrain Station. The DR request also identifies the lack of basic needs retail uses in the broader neighborhood as an issue, but denial of this application would not result in the creation of any basis needs use, nor would it render the existing space available to such a use. No residential uses exist at the Project Site, and the proposed on-site consumption lounge would be small (300 square feet) and subject to the ventilation requirements of Health Code Article 8A.

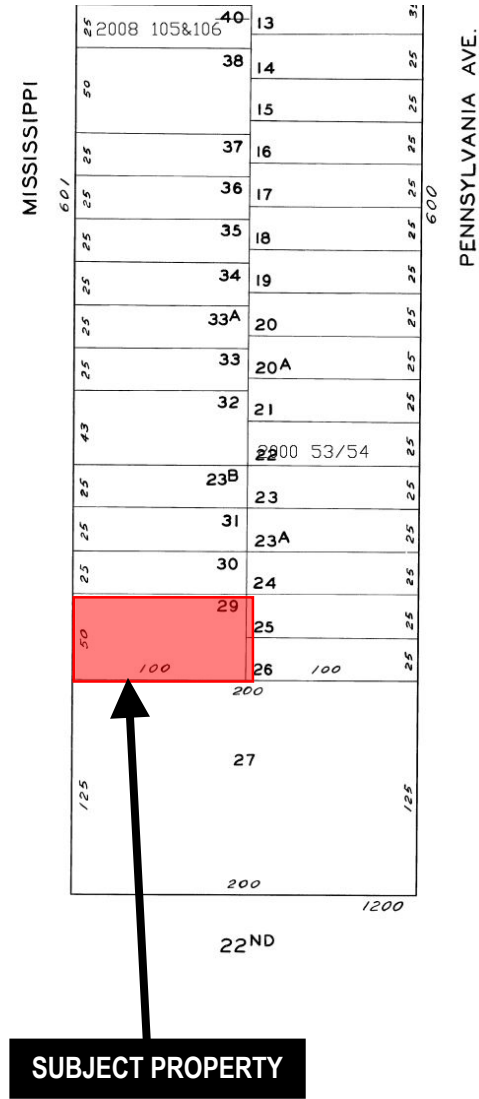
Under the Commission's pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

RECOMMENDATION: Do not take DR and approve project as proposed
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Attachments:

Context Diagrams
Section 311 Notice
CEQA Determination
DR Application
Response to DR Application
Reduced Plans

Parcel Map



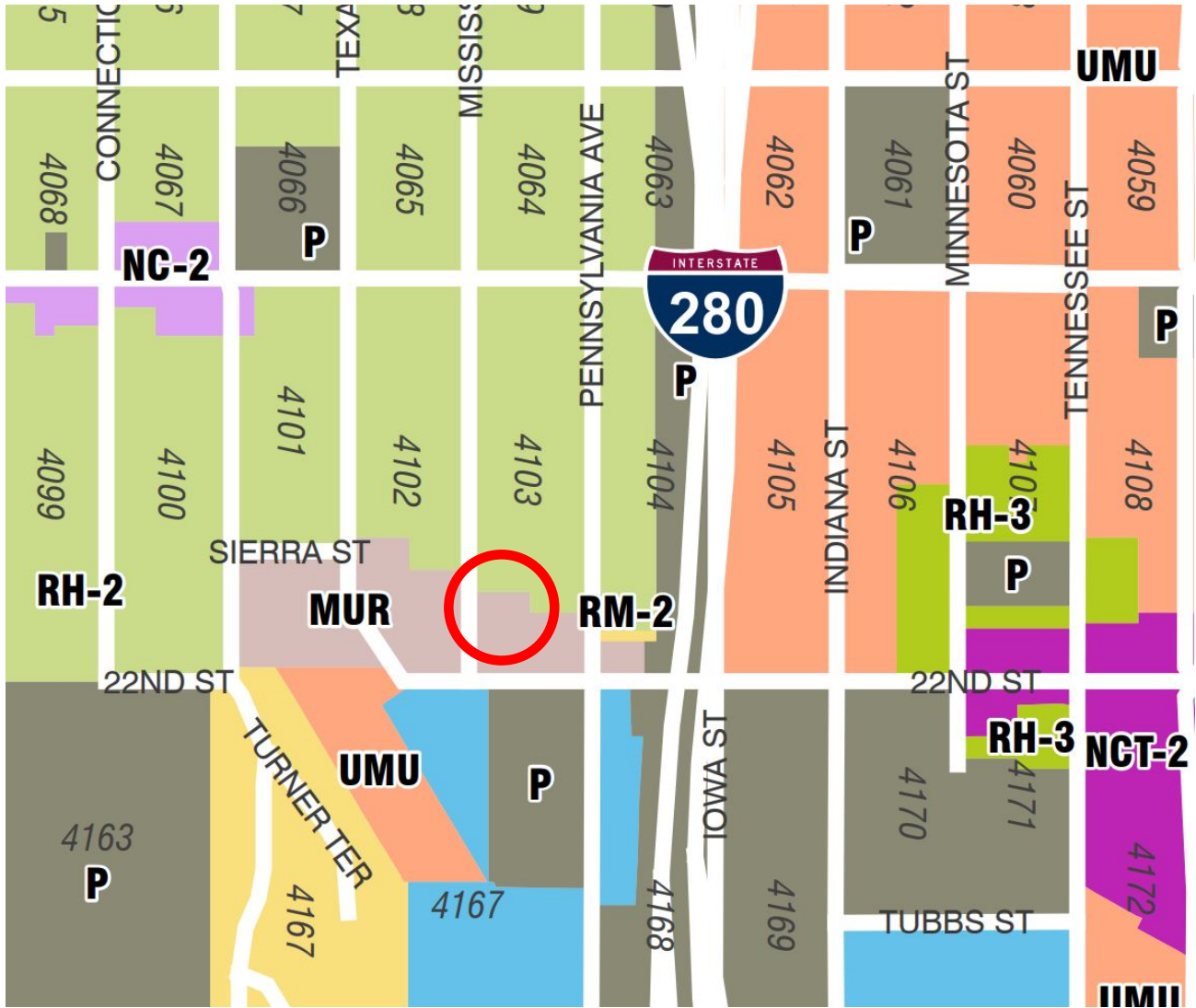
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2019-014211DRP
Cannabis Retail
667-669 Mississippi

Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-014211DRP
Cannabis Retail
667-669 Mississippi



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 17, 2019**, Building Permit Application No. **201907176109** was filed for work at the Project Address below.

Notice Date: September 25th, 2019

Expiration Date: October 25th, 2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	667 MISSISSIPPI ST	Applicant:	LAY NGUEY GONG
Cross Street(s):	22nd Street	Address:	182 Arguello Blvd
Block/Lot No.:	4103 / 029	City, State:	San Francisco, CA 94118
Zoning District(s):	MUR /40-X	Telephone:	415 706 7014
Record Number:	2019-014211PRJ	Email:	ngueylay@msn.com

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Light Manufacturing / Industrial Agriculture	Light Manufacturing / Industrial Agriculture/ Cannabis Retail
PROJECT DESCRIPTION		
<p>The project includes the establishment of a 1,016 square foot cannabis retail storefront and consumption lounge within the existing building which contains light manufacturing and cannabis cultivation uses.</p> <p>Cannabis Retail is only permitted if at least 600' from any school, public or private, and any other Cannabis Retailer or Medical Cannabis Dispensary. Based on City record, the site was found to be compliant with this requirement. If you believe this determination to be incorrect, please contact the planner listed below prior to the expiration date.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

To view plans or related documents, visit sf-planning.org/notices and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

For more information, please contact Planning Department staff:
Michael Christensen, 415-575-8742, Michael.Christensen@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or pic@sfgov.org. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you. Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
667 MISSISSIPPI ST		4103029
Case No.		Permit No.
2019-014211PRJ		201907176109
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The Project proposes to establish a new, 1,016 square foot Cannabis Retail use within an existing non-storefront cannabis production facility within the MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</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 > Maher layer).</i></p>
<input type="checkbox"/>	<p>Transportation: 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>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Michael Christensen</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Michael Christensen
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/15/2020
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.		

2019-014211DRP Discretionary Review

Property Information: 667 Mississippi Street (also known as 669 Mississippi Street)

Applicant Information:

Company/Organization: Friends of Mississippi Street

Address: 584 Castro Street #779

Email Address: friendsofmississippistreet@gmail.com

Project Description

Please provide a narrative project description that summarizes the project and its purpose.

The project includes the establishment of a cannabis retail storefront and consumption lounge in a building that is zoned light industrial with no existing store frontage, located within the Potrero/Dogpatch neighborhood.

This property is on a residential street within a primarily residential neighborhood defining the southwest corner of a future cannabis quadrant (**Exhibit 2**) where 5 cannabis permits are underway within a 3-minute drive of each other (one retailer is already operating only 5 blocks east). This future Dogpatch cannabis quadrant is also a community amenities desert where no grocery stores, K-12 schools, pharmacies, banks, or child specific amenities exist. This location for retail cannabis is exceptional and extraordinary.

CHANGES MADE TO THE PROJECT AS A RESULT OF MEDIATION

If you have discussed the project with the applicant, planning staff or gone through mediation, please attach a summary of the result, including any changes that were made to the proposed project.

Initial information Meeting dated Oct. 3. 2019 (**Appendix 1**)

- Facade Alternations were shown, which were not part of the planning permit
- Hours of operation discussed were 8 pm closure of dispensary and 7:30 pm closure of lounge.

DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

Exceptional and extraordinary circumstances that justify discretionary review of this project include:

a) Resident Opposition

There are over 250 residents (representing over 150 adults and 100 children) in the local neighborhood, focused on Texas, Mississippi, Pennsylvania, and 22nd street, opposed to this cannabis retail location ([Appendix 2](#)).

b) Misalignment of Context

A cannabis lounge and dispensary establishment in this location does NOT service as an essential amenity for the immediate residential community. 667/669 Mississippi Street is surrounded by RH-2 residential and MUR Condos, with many young children residing in these units ([Exhibit 3](#)). Mississippi Street is primarily zoned RH-2 and has no retail frontages until it crosses Mariposa street where another cannabis retailer has been permitted through planning, book ending this neighborhood street with cannabis uses. This specific address sees no other retailers in sight, which is also a safety issue.

[Cannabis in San Francisco: A Review Following Adult-Use Legalization](#), released by the Office of the Controller on December 5, 2019, includes an analysis of data on public safety and health. While it states that crime decreased around dispensaries more than other areas, this report also states dispensaries are typically in **commercial** areas where crime is higher than in **residential areas** (approx 45%, page 68-69). Introducing a cannabis retailer in a residential area may increase crime as it introduces commercialization to a residential street. Of particular concern is that these businesses are highly reliant on cash on hand for transactions; there have already been occurrences where dispensaries are specifically being targeted for theft.

Retail zones typically focus on commercial corridors where there are transportation options, parking availability, and other retail synergies for businesses growth. This creates safer environments where businesses can complement each other's operations and serve as eyes and ears on the streets. 3rd street is 5 blocks east, and has established itself as this corridor for the Dogpatch neighborhood and would serve a more appropriate area for evening retail activities. Other cannabis lounges are located on 4 lane roads with 2 lanes of parking and typically a muni line (i.e. Market, Mission and Geary.) ([Exhibit 4](#)). Mississippi Street is a 2 lane residential street with neighbors bedrooms fronting this street. This is not the right context for introduction of a cannabis lounge/dispensary.

c) Creation of a Cannabis Oasis and Community Amenity Desert in Potrero Hill/Dogpatch

In Dogpatch and the adjacent eastern portion of Potrero Hill (this future Cannabis quadrant bounded by 16th Street to the North, Cesar Chavez to the South, Illinois St on the East, and Texas St on the West) there are:

- 5 Cannabis Retailers Processing, in Construction, or Operating, 3 of which include lounges.
- 8 bars and breweries
- 0 Grocery Stores
- 0 Pharmacies
- 0 Banks
- 0 K-12 Schools
- 0 Community / recreation centers or child amenity spaces

The Eastern Neighborhoods Plans adopted in 2009, sought to “balance the need to protect industrial uses with the need to accommodate growth and create **complete** neighborhoods”. A complete neighborhood should include grocery stores, schools, community centers, and other basic services. Conversion of existing PDR (production, design, repair) space into another cannabis dispensary and lounge does not help create a **complete neighborhood** and does not help accommodate the rapid growth of residential housing and density that the city is pushing in the Dogpatch/Eastern Potrero neighborhood. The neighborhood is already well served by the existing density of cannabis retail approved by planning. The conversion of 667/669 Mississippi into another cannabis retail location removes other opportunities for this space that may better serve its immediate community.

The “Cannabis in San Francisco” review from the City Performance Team of San Francisco (Dec 5th, 2019), highlights that San Francisco’s existing planning code concentrates Cannabis retail storefronts on the city’s eastern side (such as Potrero Hill/Dogpatch). This is enabled by more permissive zoning in these areas (**Exhibit 1**). Creating a cannabis dispensary at 667/669 Mississippi would constitute a tourist retail location predominantly serving customers outside of the immediate neighborhood.

The concentration of cannabis retail facilities in the Potrero Hill and Dogpatch neighborhoods ignores Objective 7.1 of the San Francisco General Plan for Potrero Hill that is to “Provide Essential Community Services And Facilities”. The plan identifies the need for more schools in the area, stating “there may be a need for additional elementary and additional middle school spaces in the Potrero Hill area based on projected growth in this area.” This is especially applicable now that Potrero Hill, and the neighborhood immediately surrounding the proposed dispensary at 667/669 Mississippi has experienced an exponential increase in residential properties (Knox, The Landing, and the pending nearby redevelopment of housing projects on the hill to add hundreds of new residences). By placing a dispensary on this residential street (and by concentrating cannabis retail in our Eastern neighborhoods), the funneling of Cannabis to these locations is capitalizing on the fact that our area is underserved and has too few schools.

The Planning Department should not permit this change of use so close to existing child daycare facilities, and in an area that needs additional schools, not cannabis dispensaries every 600 feet.

Reference: Potrero Area Plan:

https://generalplan.sfplanning.org/Showplace_Square_Potrero.htm#SHP_COF_1

d) Erosion of PDR space.

Again, the Eastern Neighborhood Plans call for protecting PDR space. While this property is 5000 square feet in size, the proposed change of use covers a segment of the property and as such doesn't meet the 5000 square feet threshold for restricting conversion of PDR to other uses. However, this proposed change of use still erodes the rapidly dwindling amount of PDR space remaining in the Potrero Hill / DogPatch area.

e) Daycare distance.

There are currently two daycares (La French Teach, 523 Mississippi St, and Cleo Wallace Child Growth Center, 71 Turner Terrace) that are located within 600 ft of the proposed cannabis dispensary at 667/669 Mississippi St.

SF Planning Code Sec 202.2 (5) (B) states: "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, in which case that minimum radius shall apply (emphasis added)"

California State - Cannabis Order of Adoption in turn states:
§ 5026. Premises Location.

(a) A premises licensed under this division shall not be located within a 600-foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center that is in existence at the time the license is issued.

(b) Notwithstanding subsection (a) of this section, if a local jurisdiction has issued a license or permit to conduct commercial cannabis activity at a premises that is located within a 600- foot radius of a school providing instruction in kindergarten or any grades 1 through 12, day care center, or youth center, the Bureau may approve the premises for licensure if the following conditions are met:

(1) The applicant submits a copy of a valid license or permit from the local jurisdiction with the application for licensure; and

(2) The local jurisdiction notifies the Bureau that the applicant is in compliance with all applicable local ordinances and regulations pursuant to Business and Professions Code section 26055(g)(2)(C).

Since the SF Planning Code defers to the state licensing authority rather than supersedes the state licensing authority on the 600 ft rule applied to day care centers, the state distance rule (5026a) applies and the SF Planning department should not allow this change of use to Cannabis Retail.

f) Ambiguity on Facade Improvements and Operational Hours

The project owners have consistently shown facade alterations that would enhance the appearance and character of their property in community meetings as well as in community outreach flyers (see below). The project owners have not applied for or received planning approval for these facade alterations, while publicizing these alterations to the community to gain support in opening their business. Current communications have also been inconsistent regarding hours of operation, with personal meetings with the property owner (Appendix 1) describing shorter operating hours than what is being pursued through the Office of Cannabis

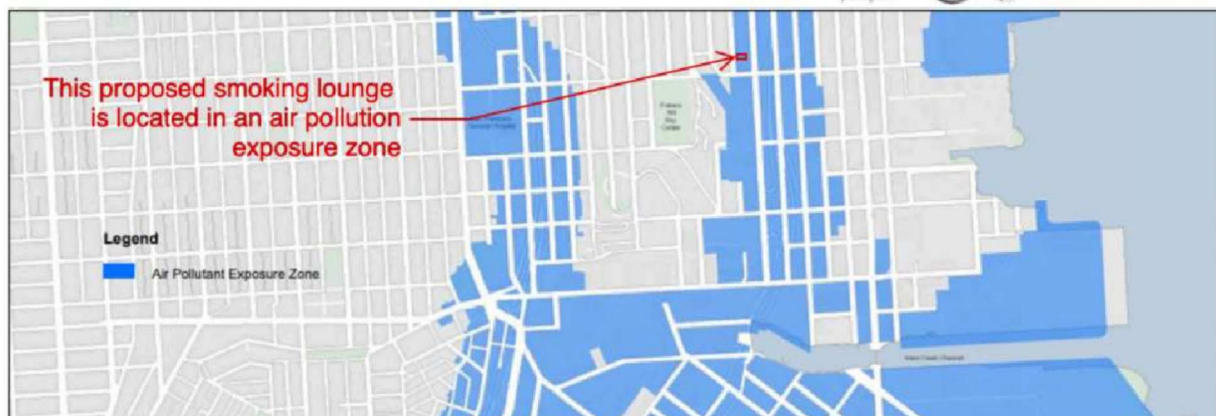


g) CEQA Exemptions

The current project has been exempt from CEQA review by city planning for Class 1 and Class 3. Step 2 CEQA impacts for items of Air Quality, Hazardous Materials, and Transportation were not addressed, which we believe is an oversight ([Appendix 4](#)).

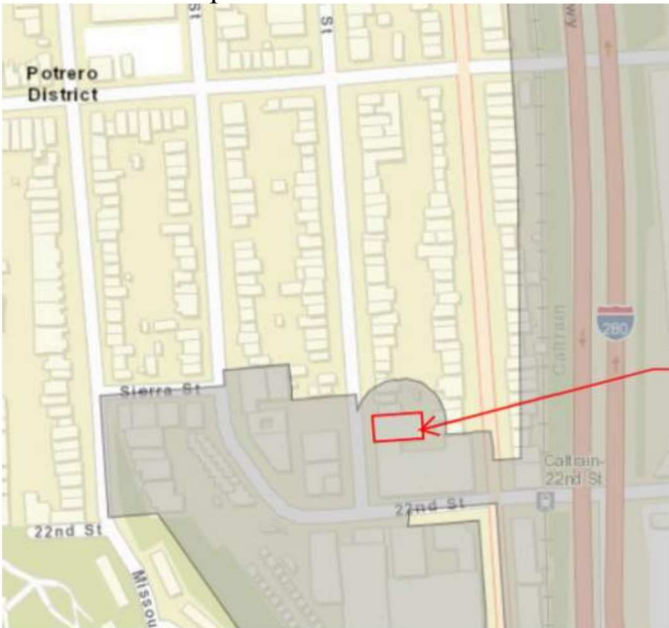
i) Air Quality - This property is located within the air pollution exposure zone. A cannabis smoking lounge and manufacturing facility would be adding additional pollutants to this already sensitive area. The nearest neighbors have windows that overlook the roof of this building and exhaust systems. These neighbors rely on natural ventilation (opening their windows) for fresh air, which will now open to the exhaust system of a cannabis smoking lounge and a cannabis manufacturing facility. This is an impact, which should be studied.

Air Pollutant Exposure Zone Map - Inset 3



ii) Hazardous Materials - this is located within the Maher Zone and is also a site of a previous fuel tank leak that completed remediation in 2007 ([Appendix 5](#)). Per the department of public health, any land use change to this property would instigate a re-evaluation of the site for the conditions of the underground water and soil testing for potential contaminants that were previously discovered and remediated. That was not initiated in this permit.

Maher Zone Map



Located in the **Maher Zone**. Has documentation of appropriate remediation and clearing of use on this site been provided? There is food manufacturing and consumption on site being proposed.

Fuel tank leak at this site was remediated in 2007. Does land use change instigate further review? Whose jurisdiction would this become?

iii) Transportation

All existing and permitted Cannabis lounges in San Francisco reside in commercial zones where the storefront is supported with typically 2 lanes of parking and 4 lanes of vehicular traffic and are on a transportation corridor and often a light rail line (**Exhibit 4**). Given the location of this lounge/dispensary, we anticipate the majority of customers will be arriving by automobile.

The frontage of this particular property proposes 2 x 15 min limited parking spots that will not serve a long enough period for patrons using the smoking lounge. There are no other spaces available for longer term parking other than finding residential parking past evening hour limitations on Mississippi, Texas, or Pennsylvania streets. During daylight hours nearby non-residential spots are saturated by commuters utilizing the 22nd street Caltrain station. After 5pm, both non-residential and residential spots are saturated by the resident populations needing evening parking from the Knox 90-unit building and the Landing 263-unit buildings.

Inviting patrons to consume cannabis coupled with driving and parking in a residential area is hazardous. This street is not a muni transit corridor similar to 3rd, Market, Mission, Geary, or other major corridors where other cannabis lounges are located. This item in particular is exceptional and extraordinary.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

We do not anticipate construction at 667/669 Mississippi St to have an unreasonable impact on the local neighborhood.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Reasonable alternatives to the proposed project that would respond effectively to the exceptional and extraordinary circumstances include:

1. Maintaining this site as light industrial: Per their community outreach flyers, Stay Gold states they have been a **licensed cannabis manufacturer** on this site for **8 years**. Maintaining the entirety of the property as light industrial with no change of land use avoids the continued erosion of PDR space from the Eastern Neighborhoods and allows their current business to continue as it stands. Since this applicant has multiple permits in process, maintaining their manufacturing at this location would allow Stay Gold to focus the retail arm of their operation at their location at 313 Ivy (also known as 423 Goth).
2. Pursuing a change of use to retail that would benefit the local neighborhood:
 - a. Community Food market
 - b. Community Space - Rotating art gallery, community learning hub, etc.
 - c. Child recreational / learning space
 - d. Pharmacy - for essentials and medicines

Exhibit 1:
San Francisco City Planning - Land Use Zoning Allowances

<https://sfplanninggis.org/cannabisretail/>

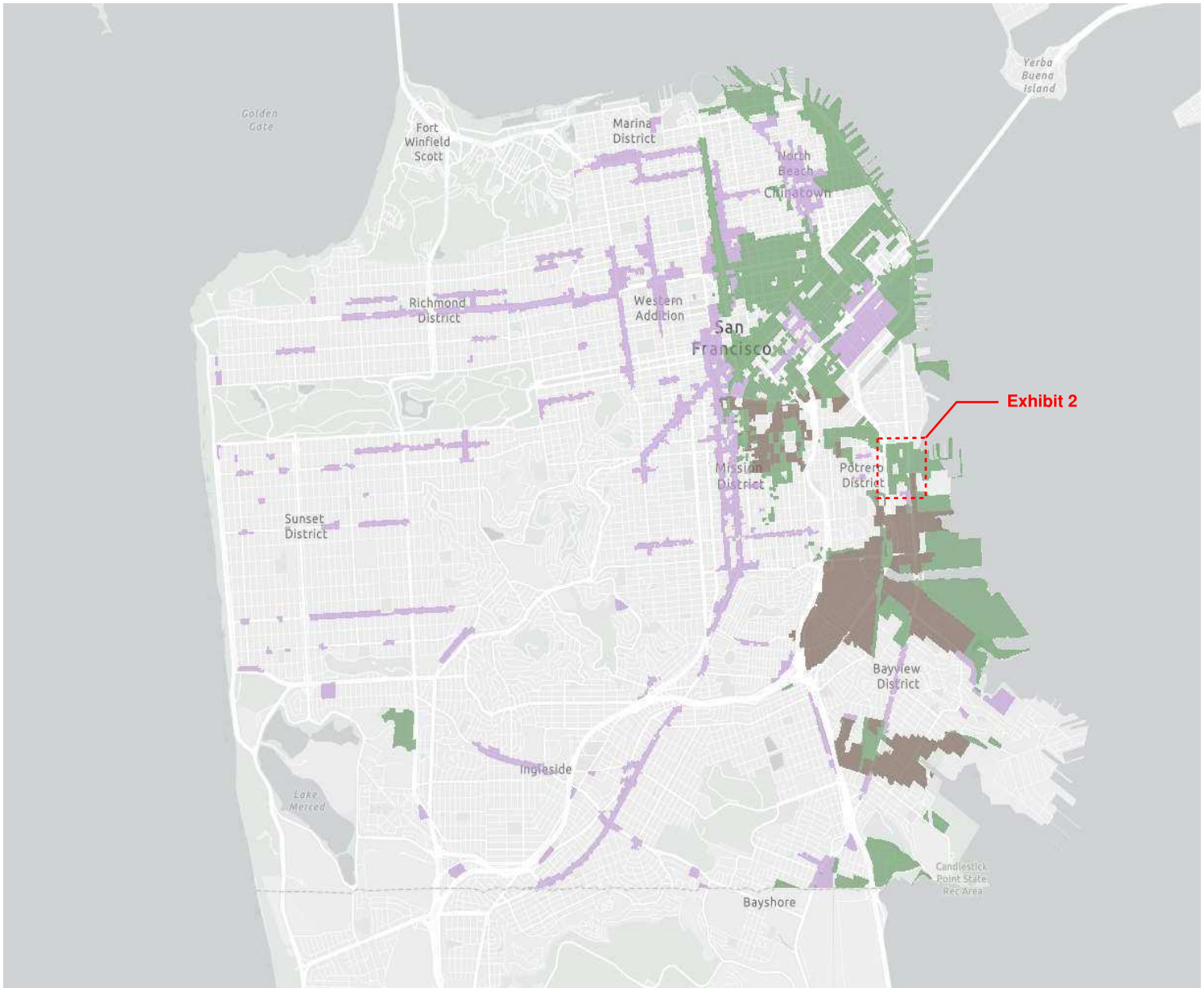



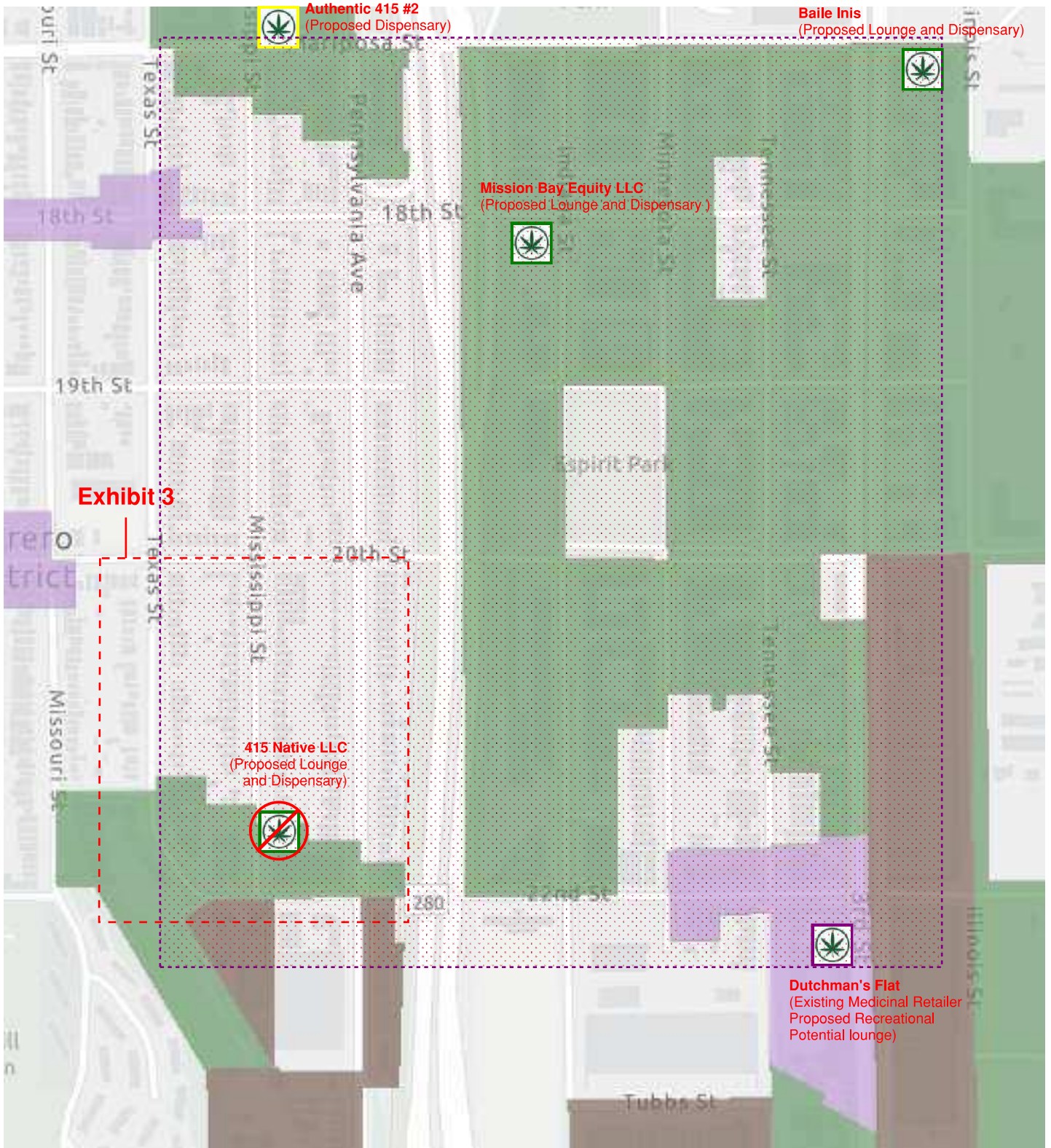


Exhibit 2

-  Principally Permitted
-  Permitted With Conditional Use Authorization
-  Permitted With Microbusiness

**Exhibit 2:
Retail Cannabis Permits / Amenities - Dogpatch
(Jan 2020)**

<http://sfplanninggis.org/cannabisretail/> & Google Maps



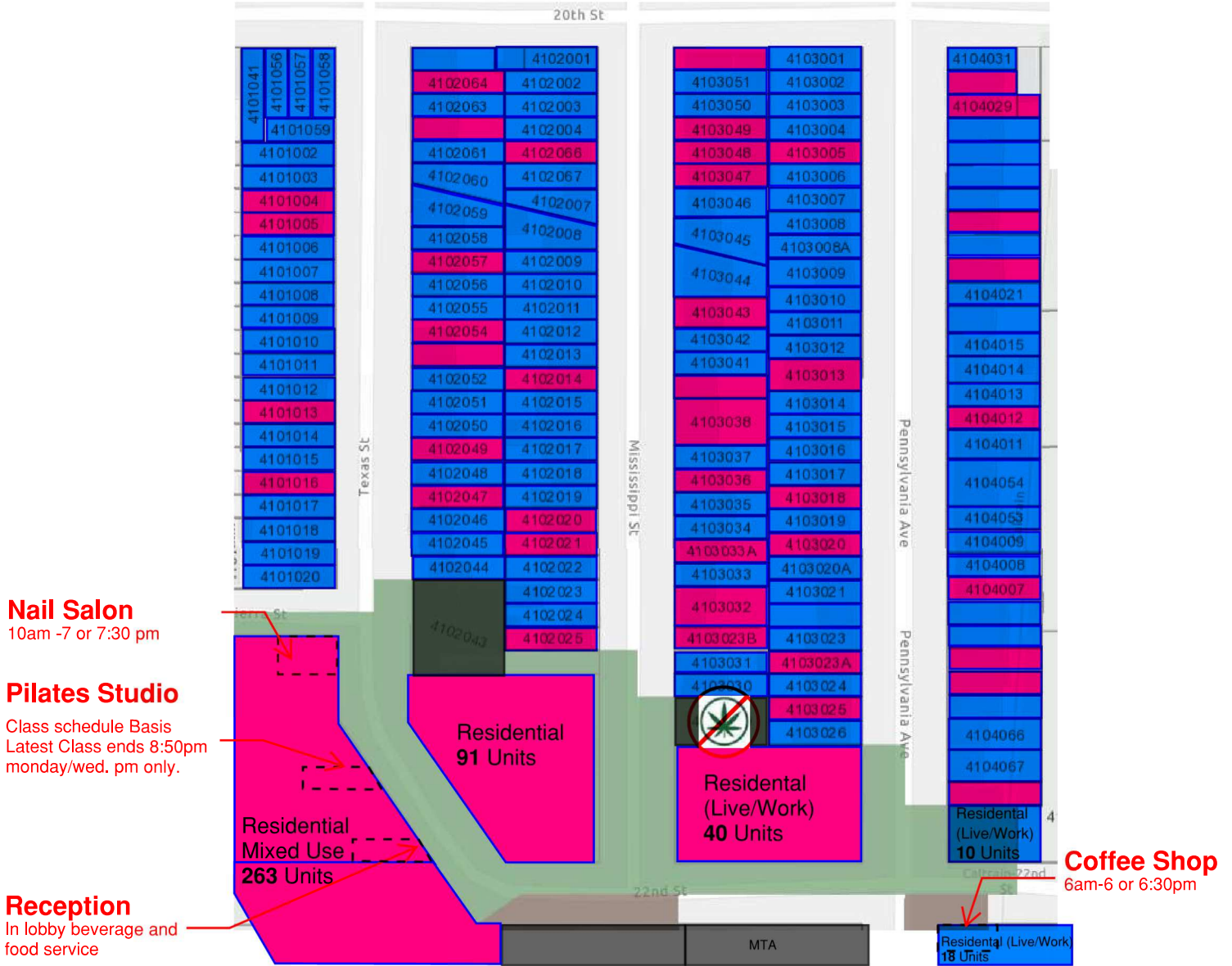
- Submitted
- Under Construction
- Processing
- Zero Essential Amenities Zone (**No** Groceries, Pharmacies, Banks, Community Centers)

200 FT

Exhibit 3:
Mississippi Street and Surrounding - Current Survey of Uses and Occupants
 (November 2019 - Jan 2020)

Petition and Neighborhood Survey Information

Over **250** residents representing over **100** children petitioned against this land use change.



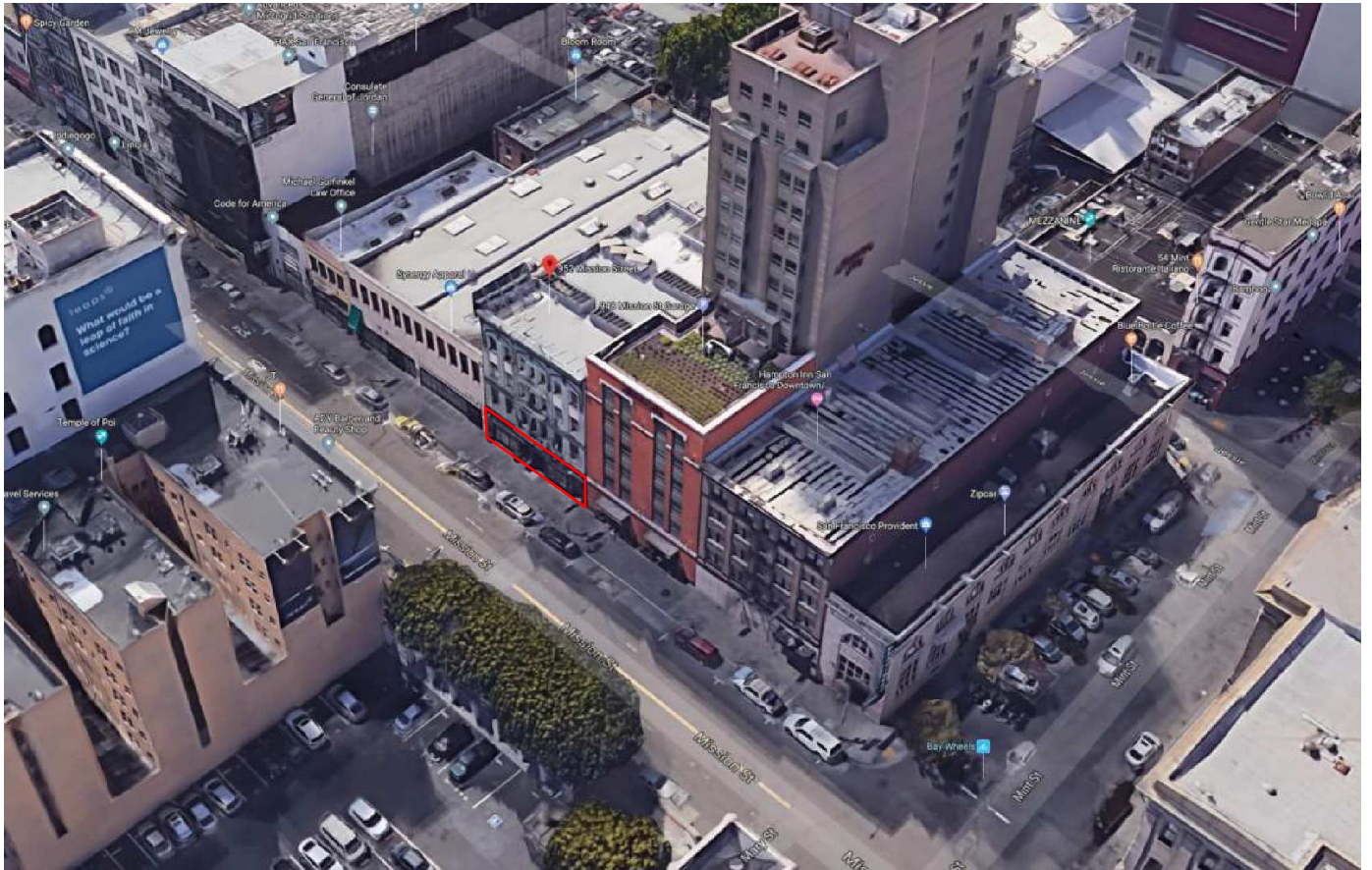
- Residential with **children** (known from petitions/survey)
- Residential
- Manufacturing / Light Industrial
- Other Uses

Exhibit 4 - Cannabis Lounge Context Analysis

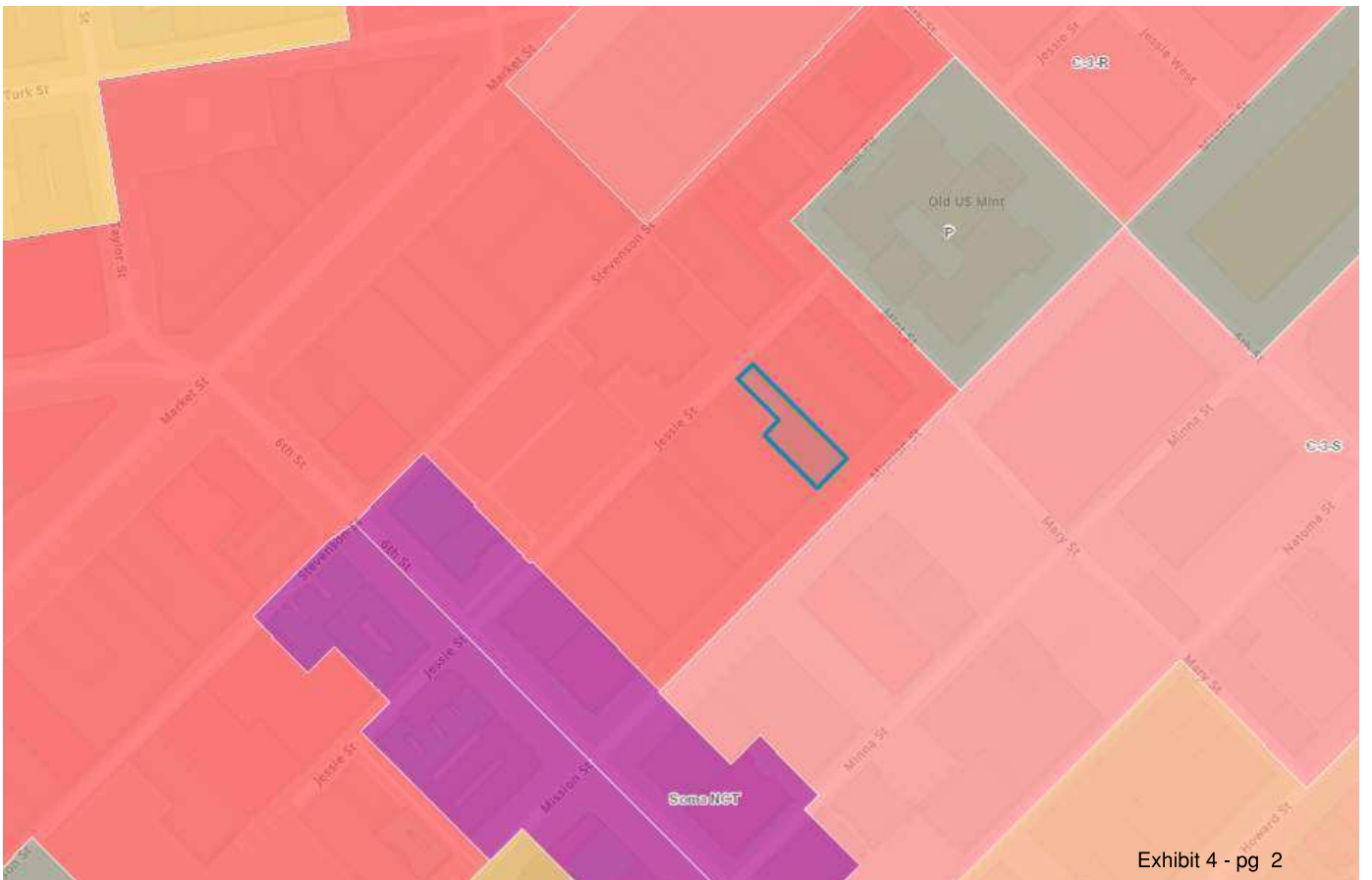
Cannabis Lounges operating and permitted per DPH 1/13/2020

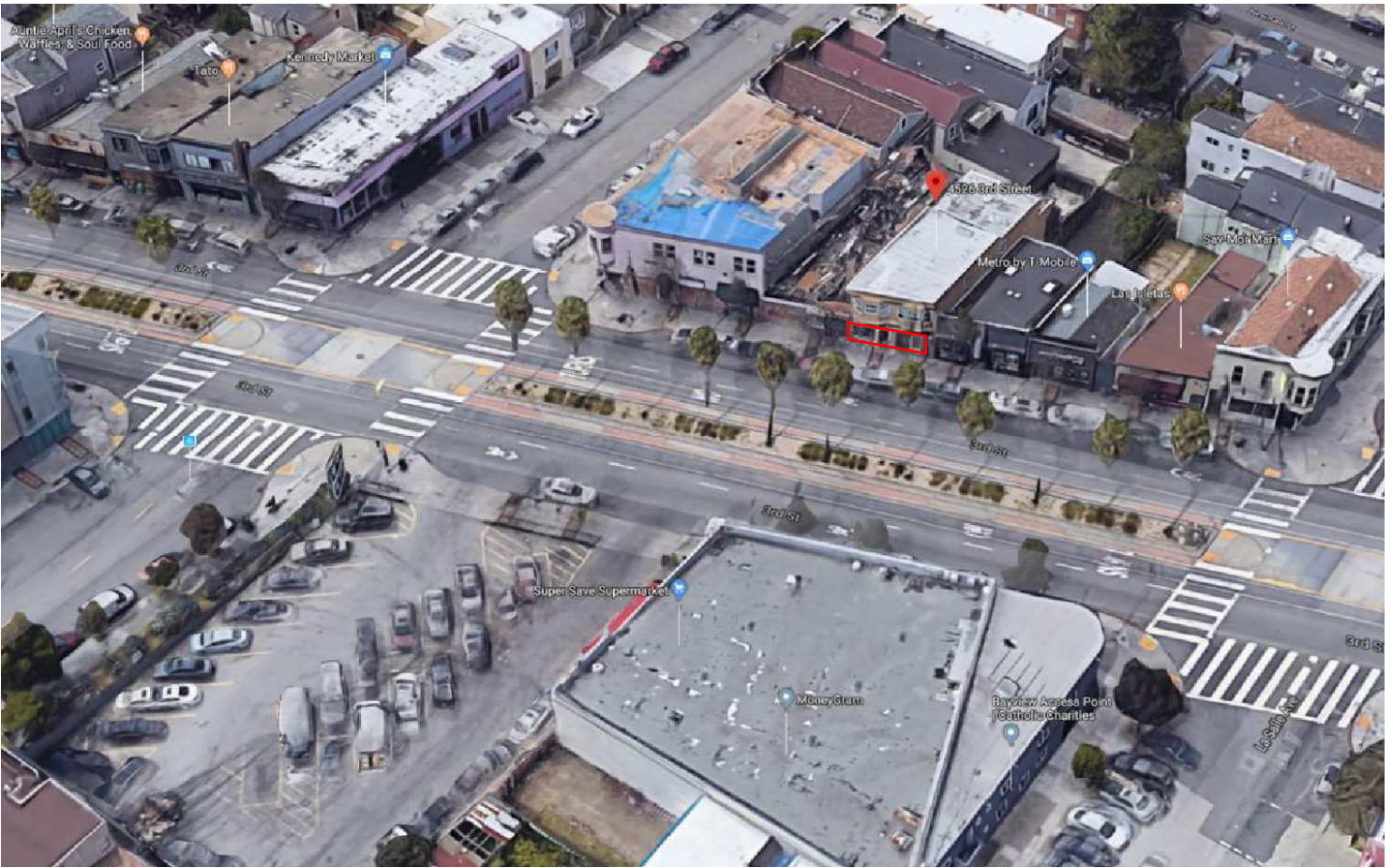
1. Barbary Coast – 952 Mission Street
2. CDXX – 4526 3rd Street (permitted)
3. Harvest on Geary – 4811 Geary Blvd
4. Harvest off Mission – 33 29th Street
5. Shambhala - 2441 Mission (permitted)
6. Sparc – 1256 Mission
7. Urban Pharm – 122 10th street
8. Vapor Room – 79 9th Street
9. Moe Greens – 1276 Market Street

10. **Stay Gold Location** - 667 Mississippi Street (only location which would be fully embedded in residential on a 2 lane residential street). This is not the appropriate location for cannabis retail.



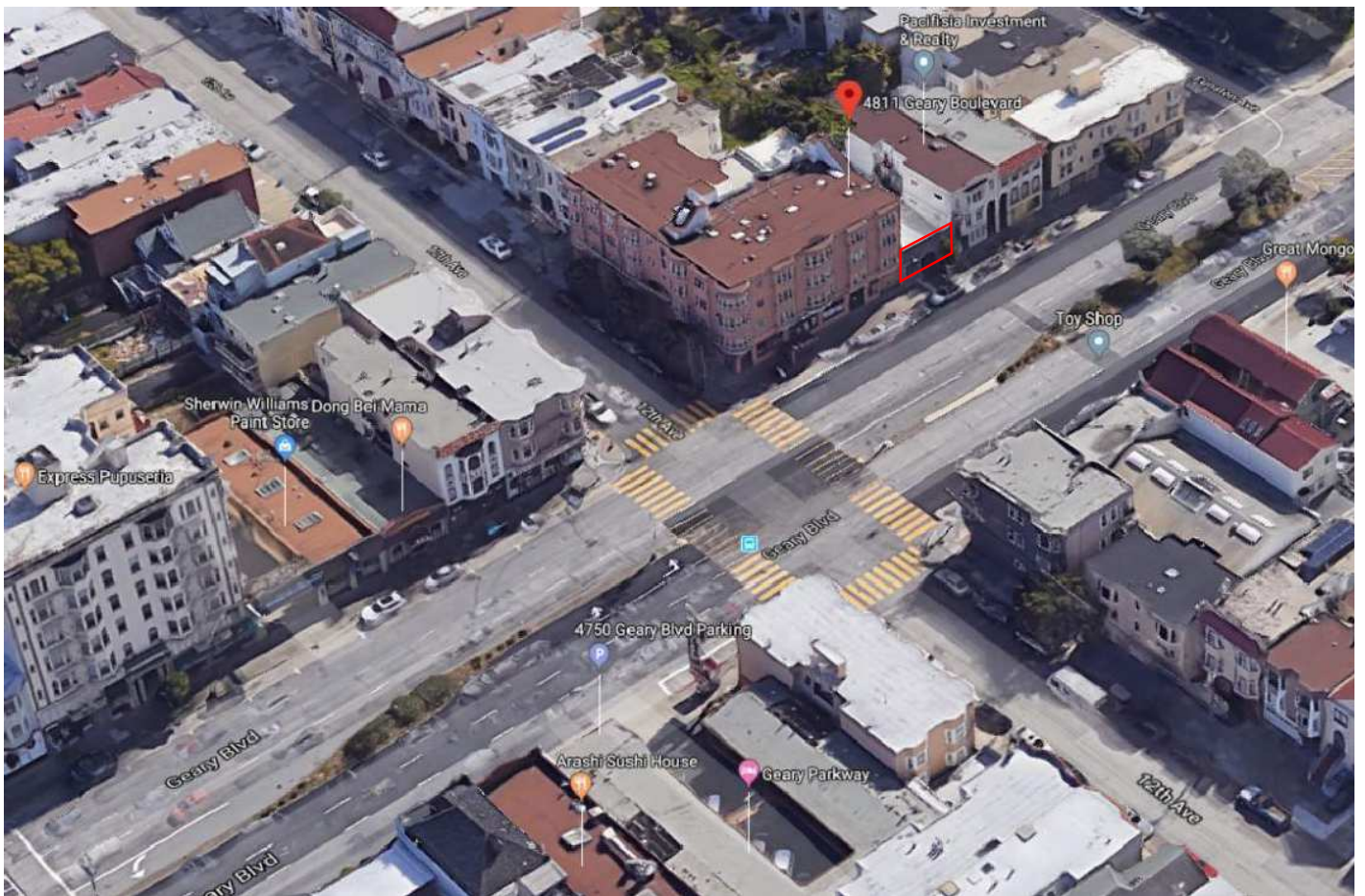
1. Barbary Coast
925 Mission Street (2 Lanes parking and 4 lanes of traffic)
Zoning C-G-3 (Downtown General)



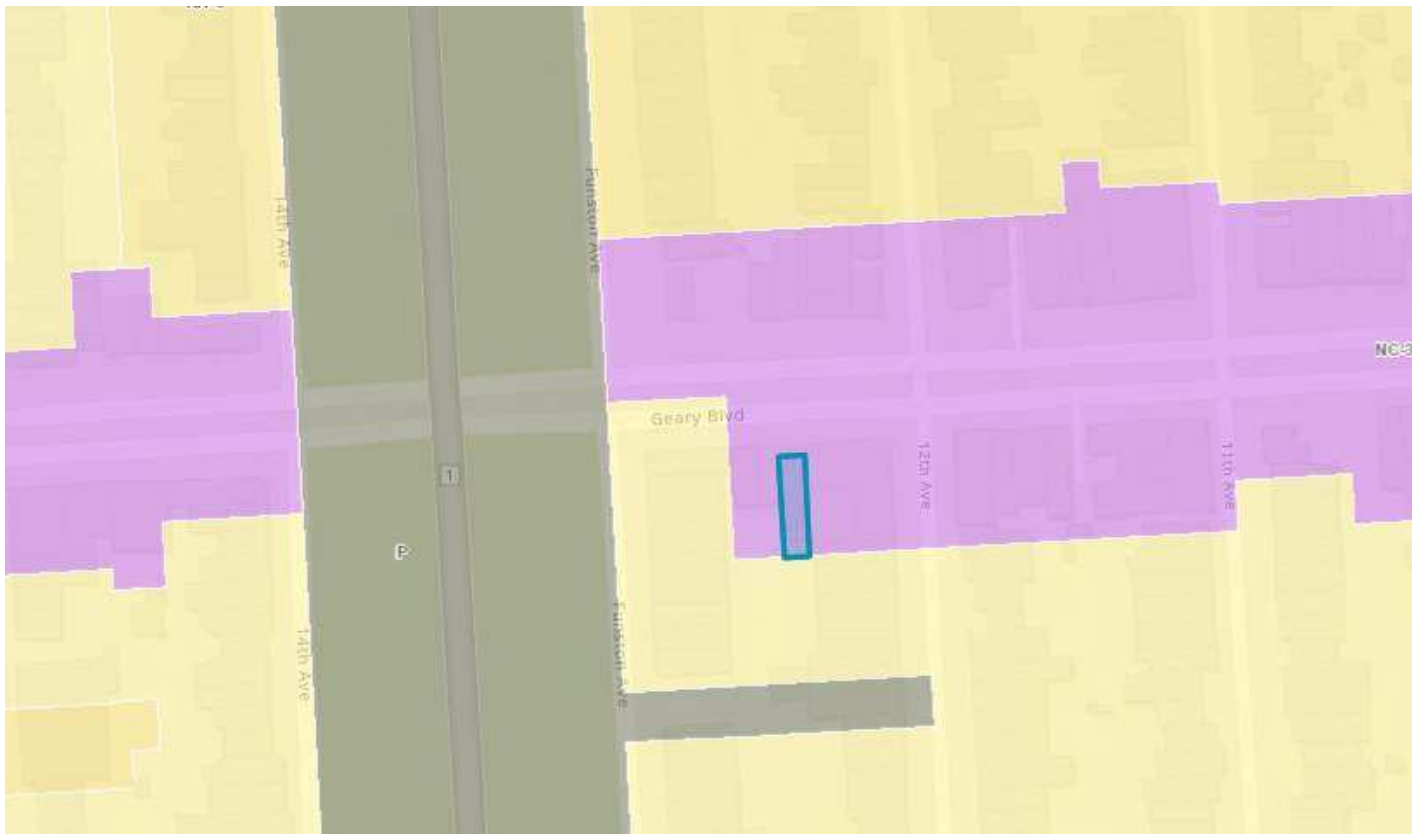


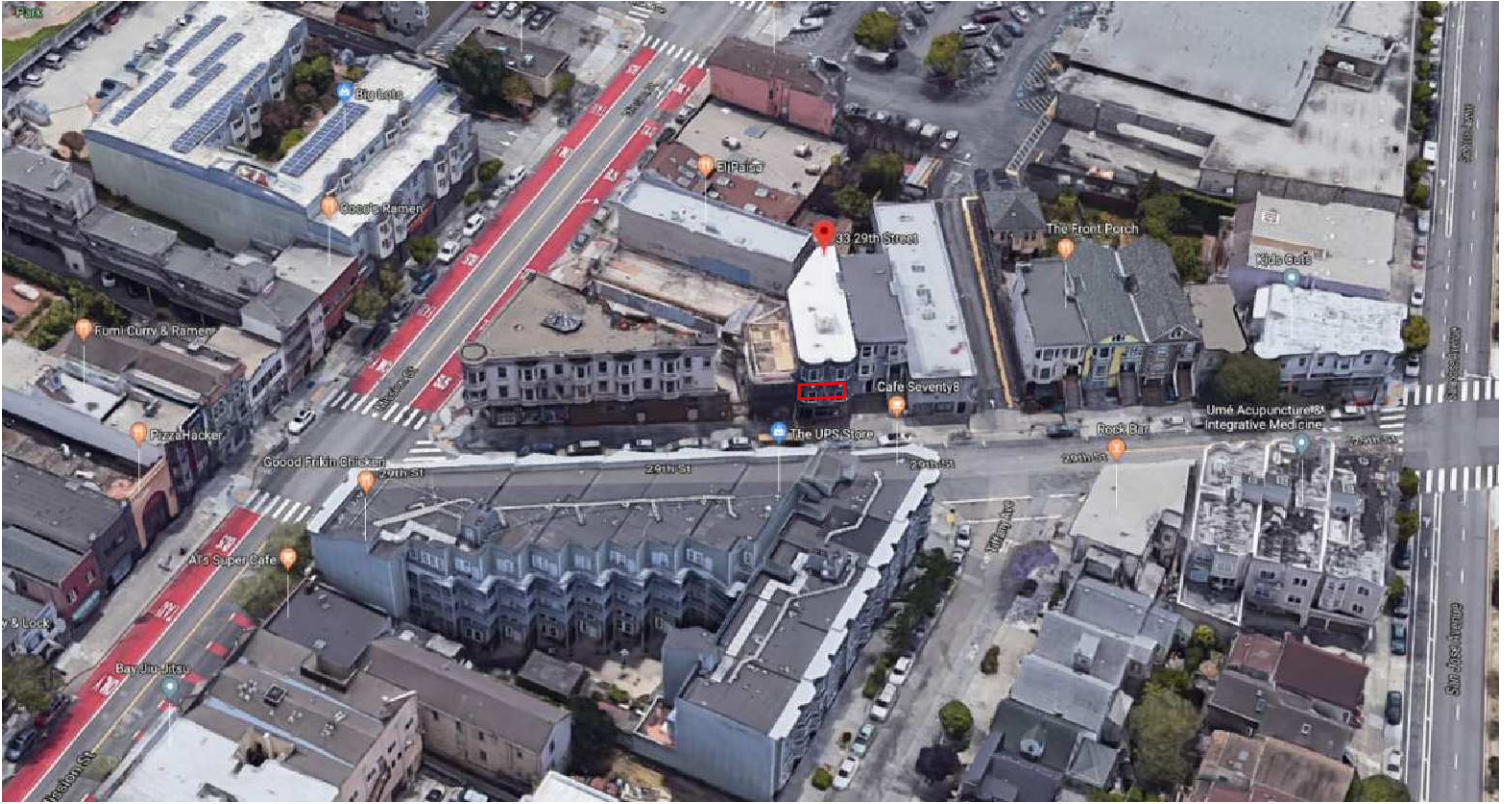
2. CDXX – 4526 3rd Street (permitted) 2 Lanes parking and 4 Lanes Traffic with Median and Muni Rail
NC-3 (Neighborhood Commercial, Moderate Scale 3+ Stories)



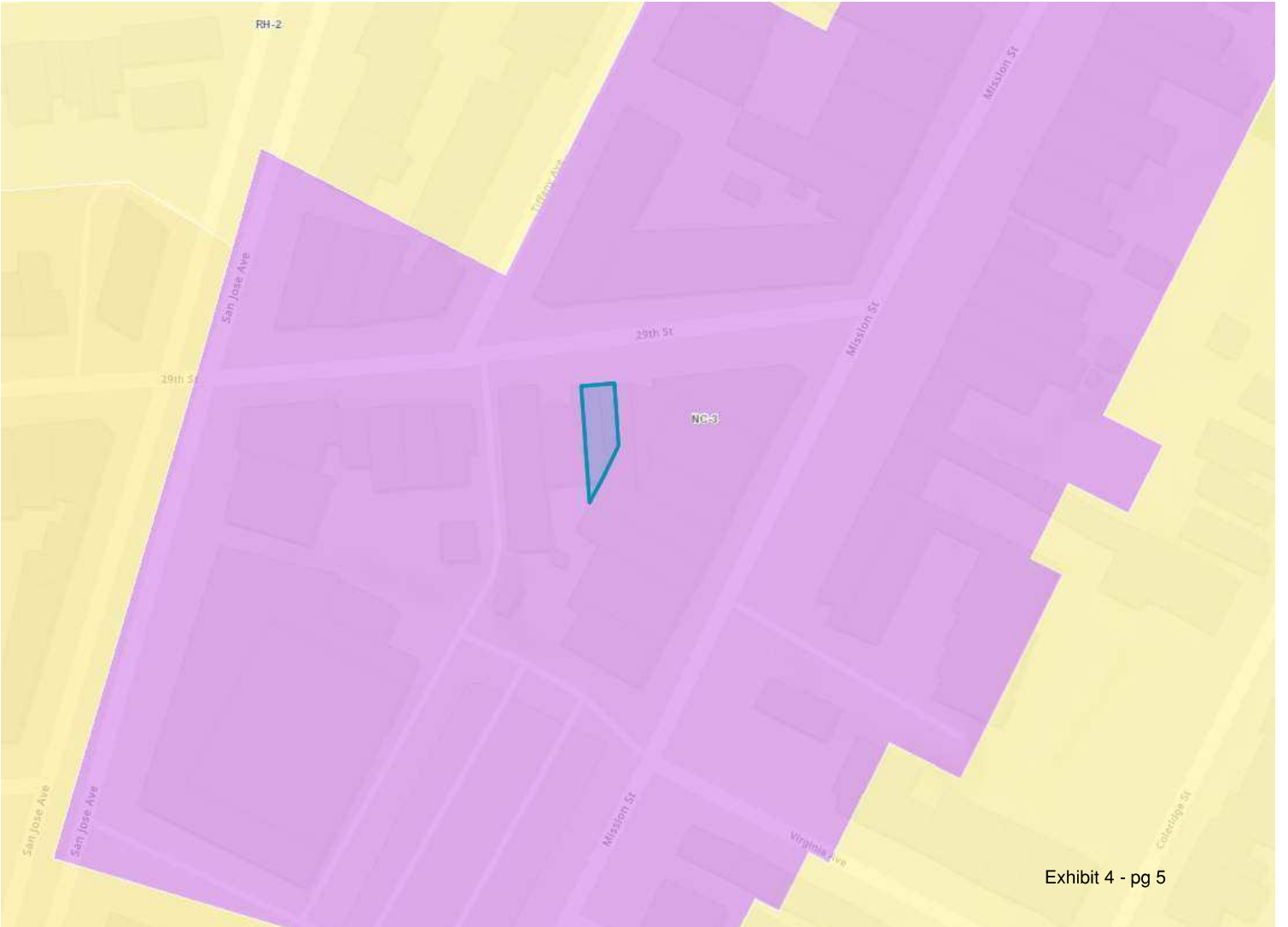


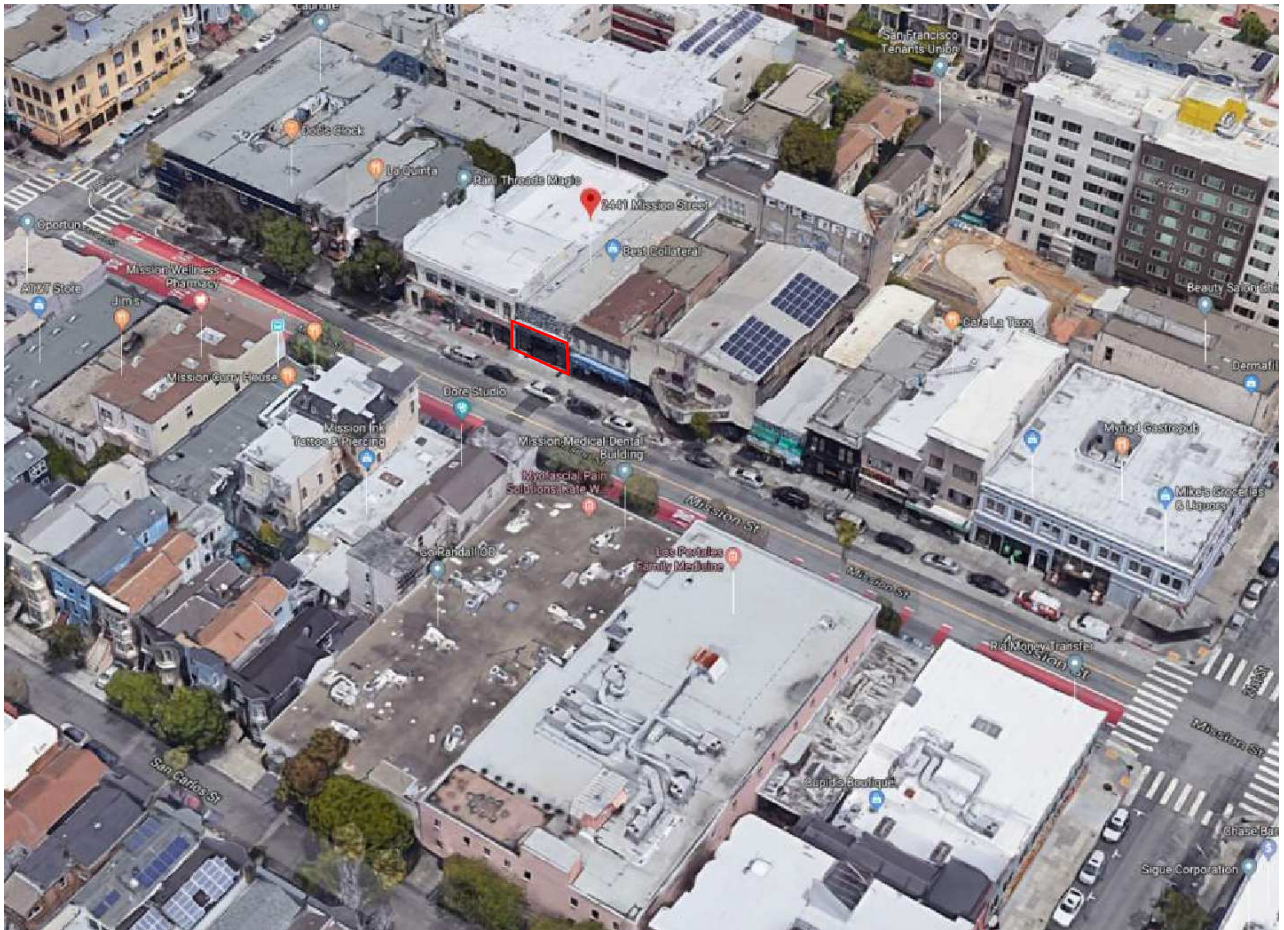
3. Harvest on Geary – 4811 Geary Blvd (2 Lanes parking and 6 Lanes traffic with Median)
NC-3 (Neighborhood Commercial, Moderate Scale 3+ Stories)



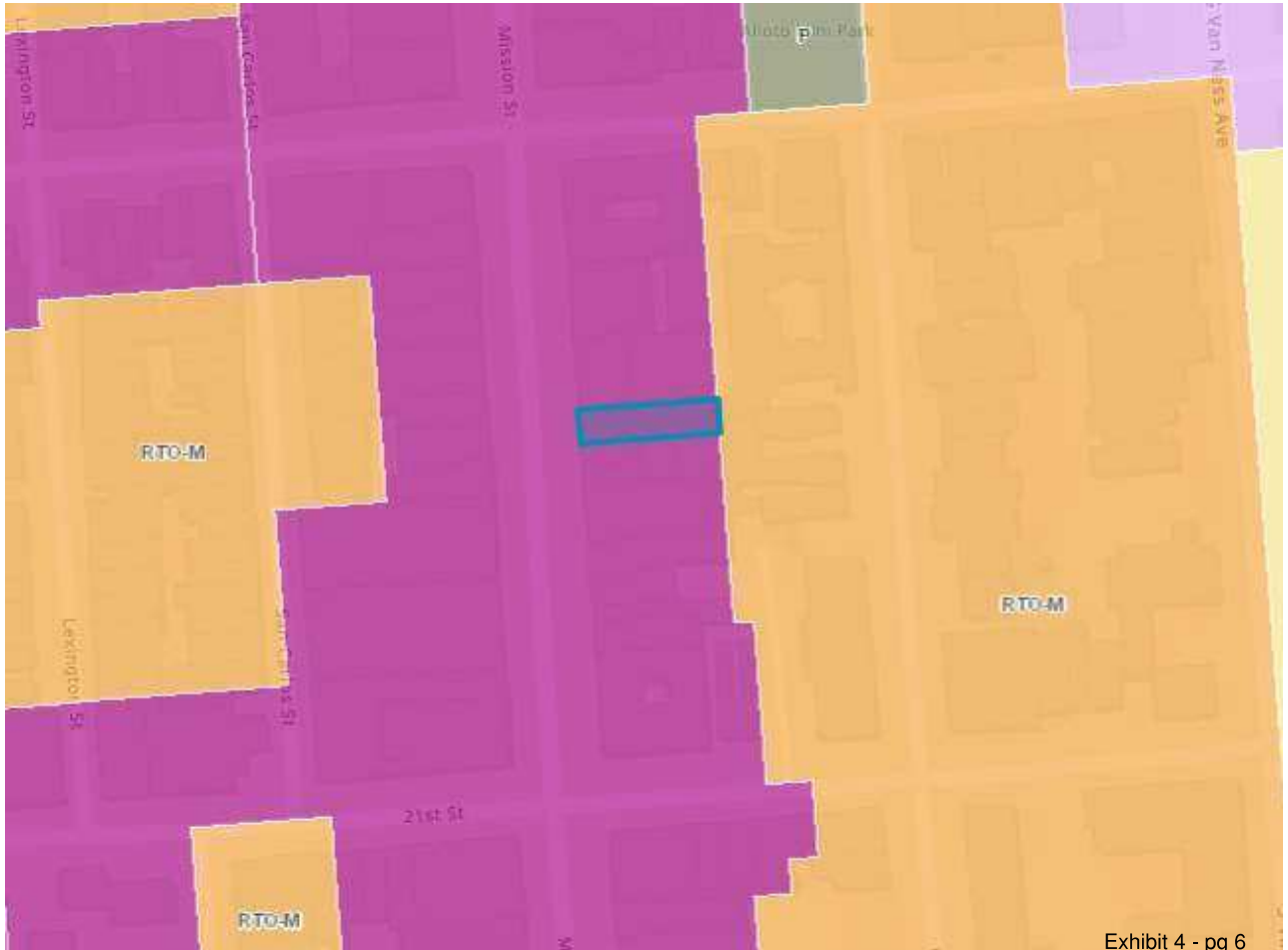


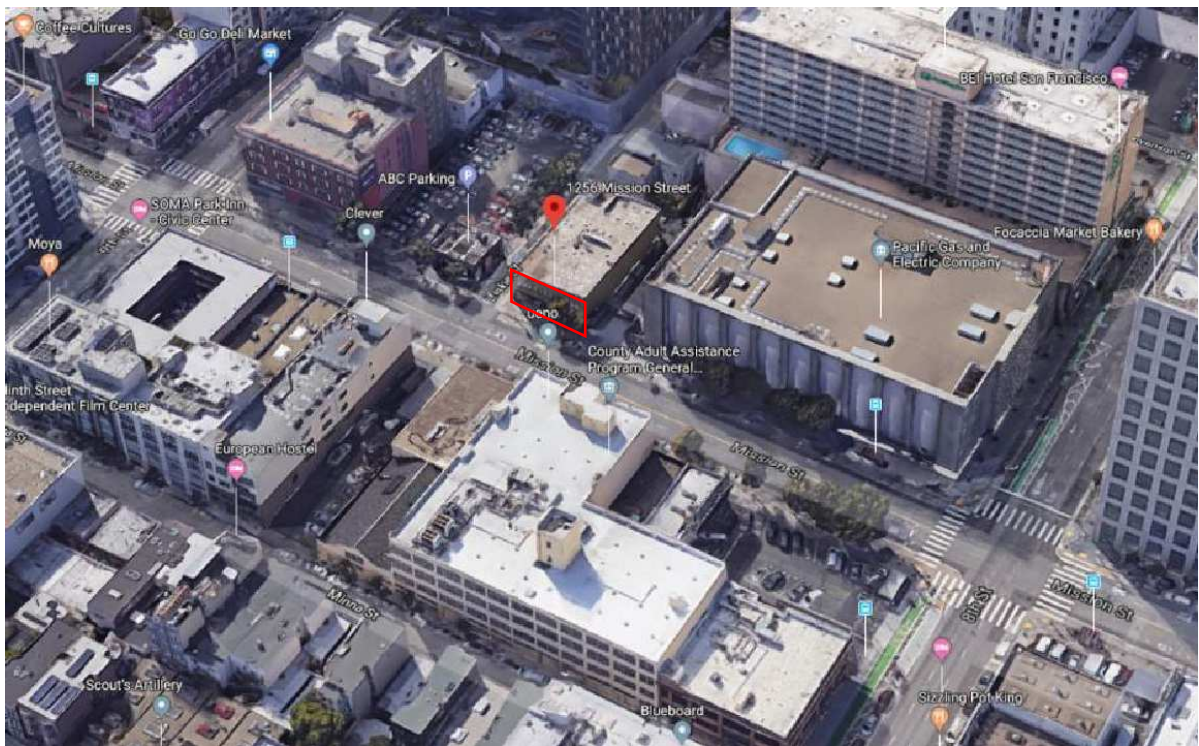
4. Harvest off Mission – 33 29th Street (2 Lanes parking and 2 Lanes traffic bordered by Mission and San Jose)
NC-3 (Neighborhood Commercial, Moderate Scale 3+ Stories)



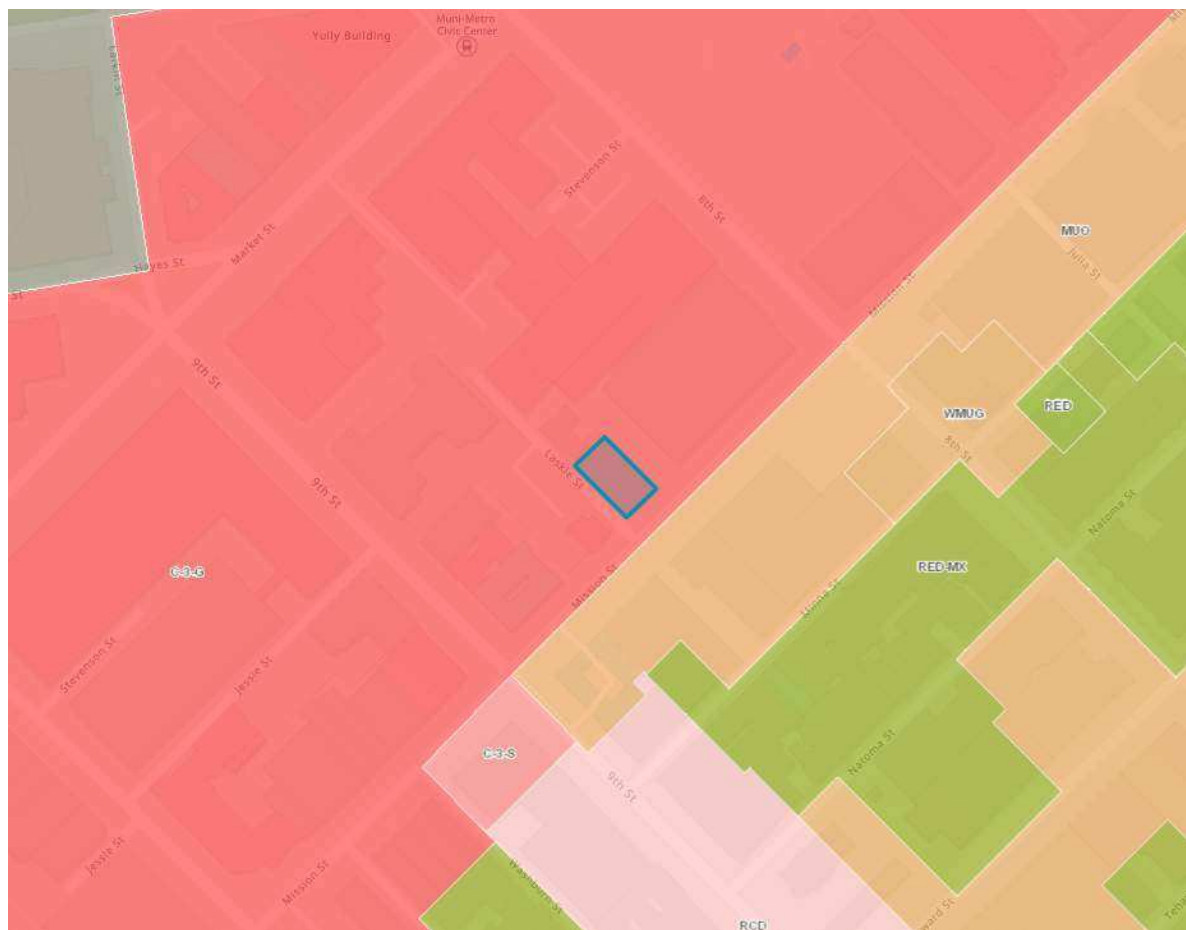


5. Shambhala - 2441 Mission (permitted) 2 lanes parking and 4 lanes traffic
Mission Street NCT (Mission Street Neighborhood Commercial Transit)



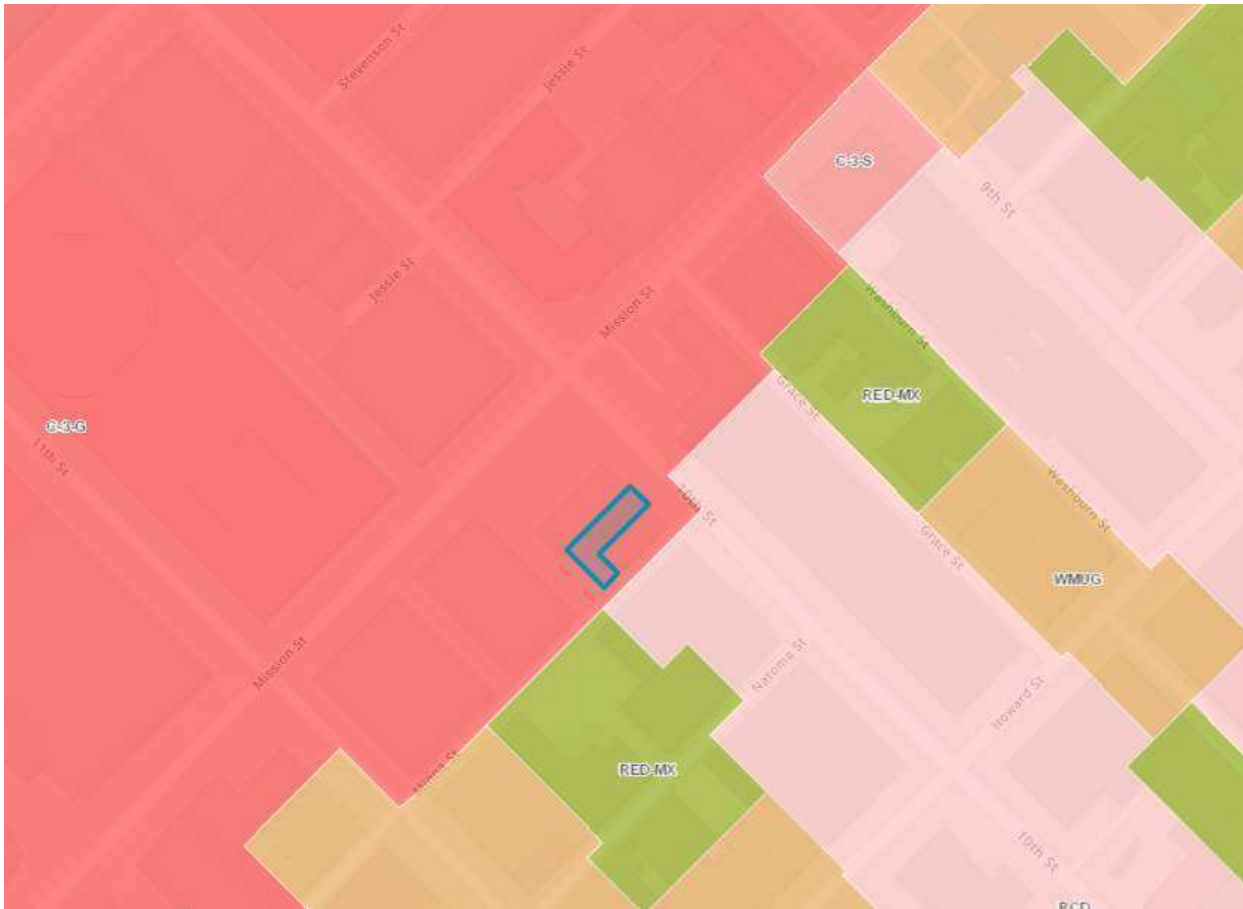


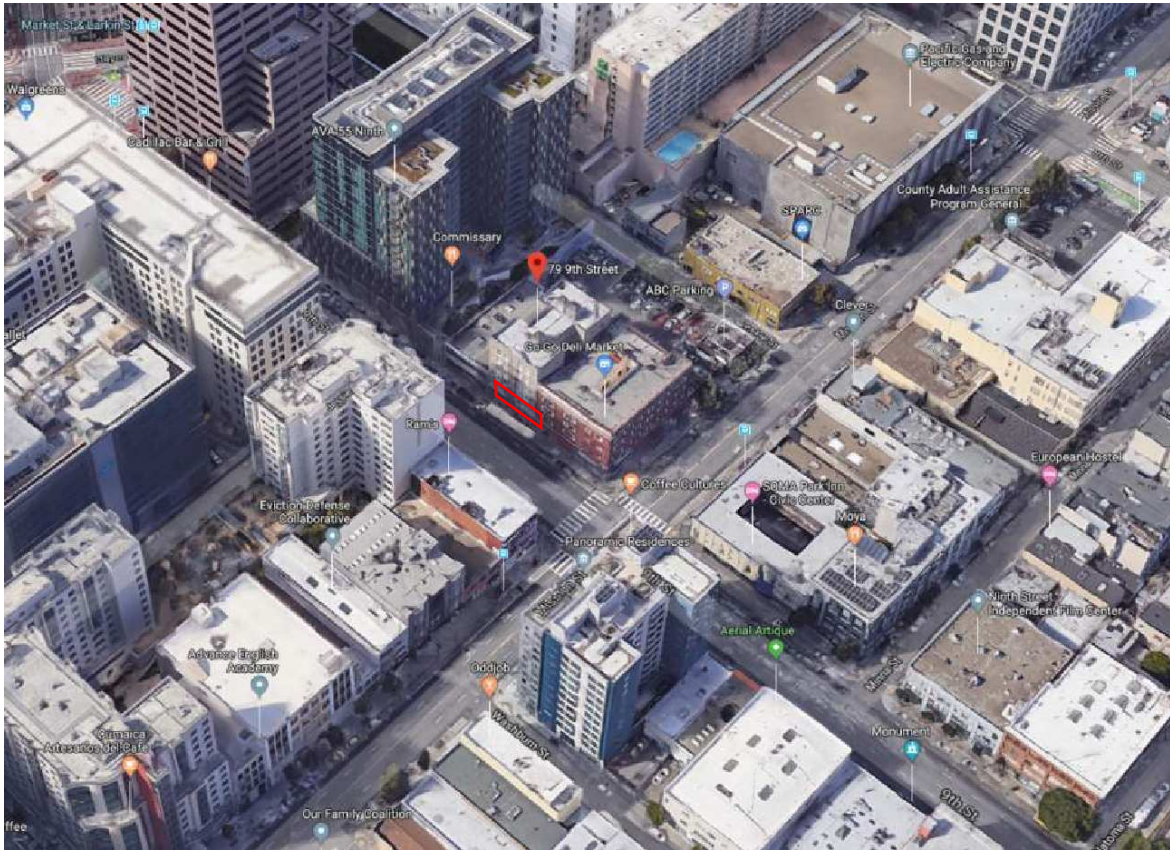
6. Sparc – 1256 Mission Street (2 lanes parking and 4 lanes traffic)
 C-3-G (Downtown General)



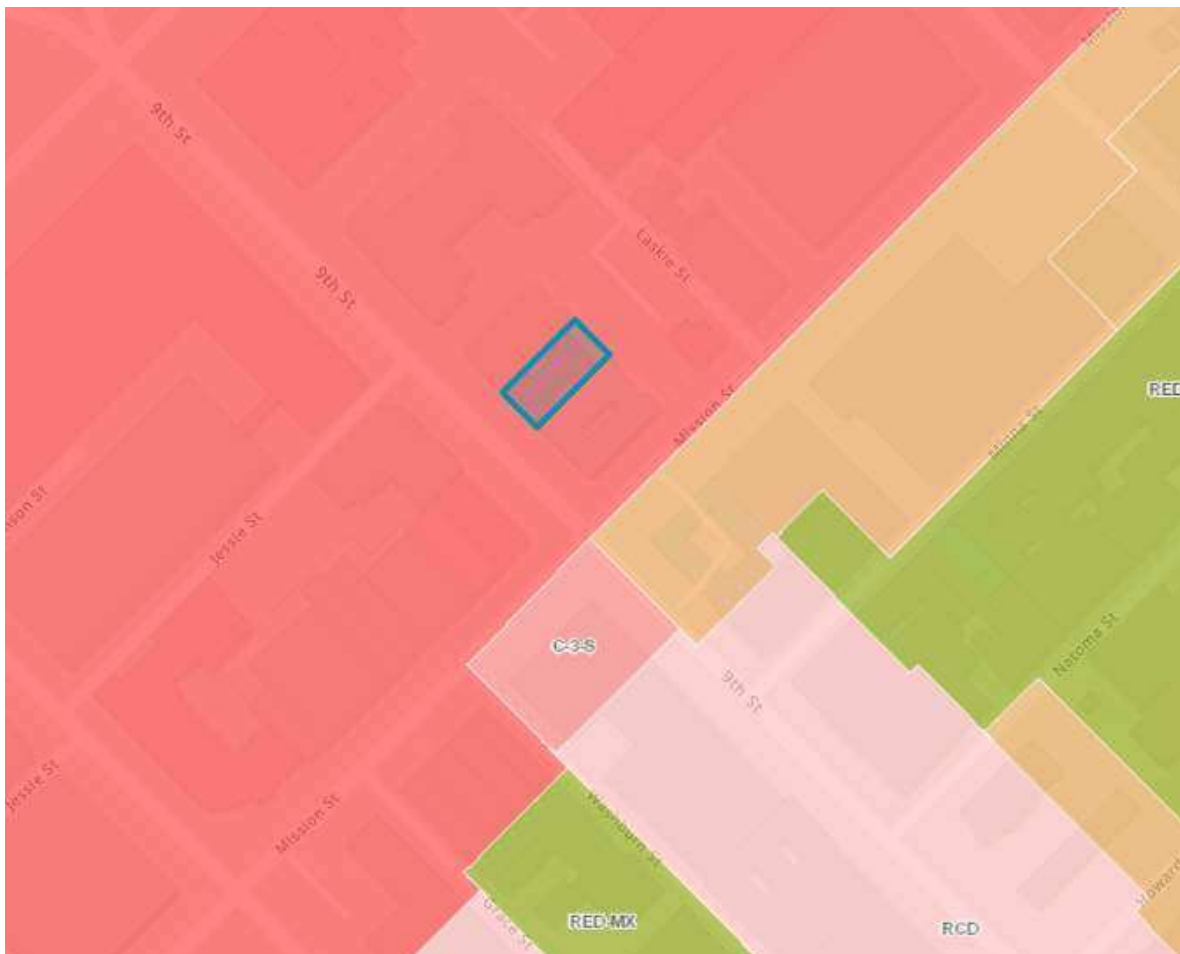


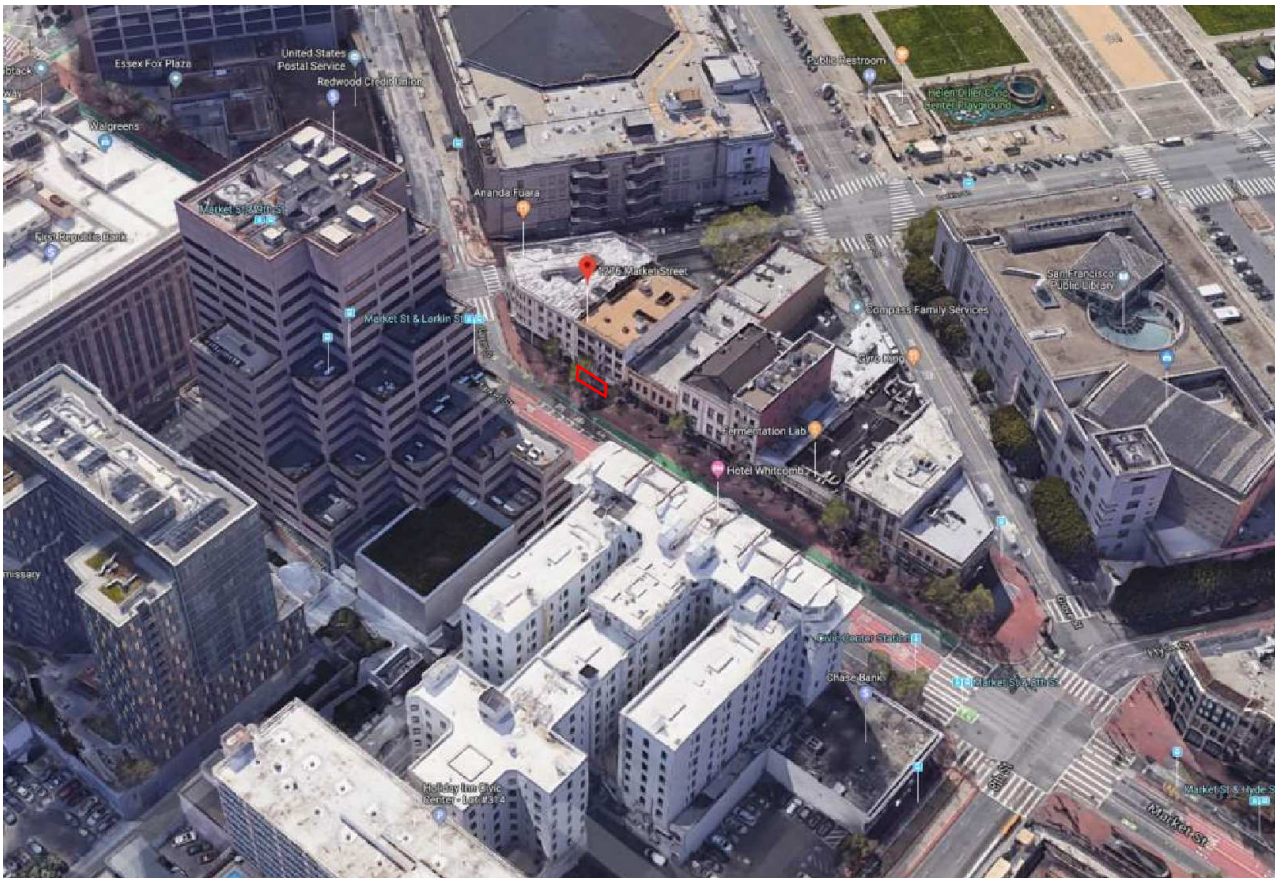
7. Urban Pharm – 122 10th street (2 Lanes Parking and 4 Lanes Traffic)
 C-3-G (Downtown General)



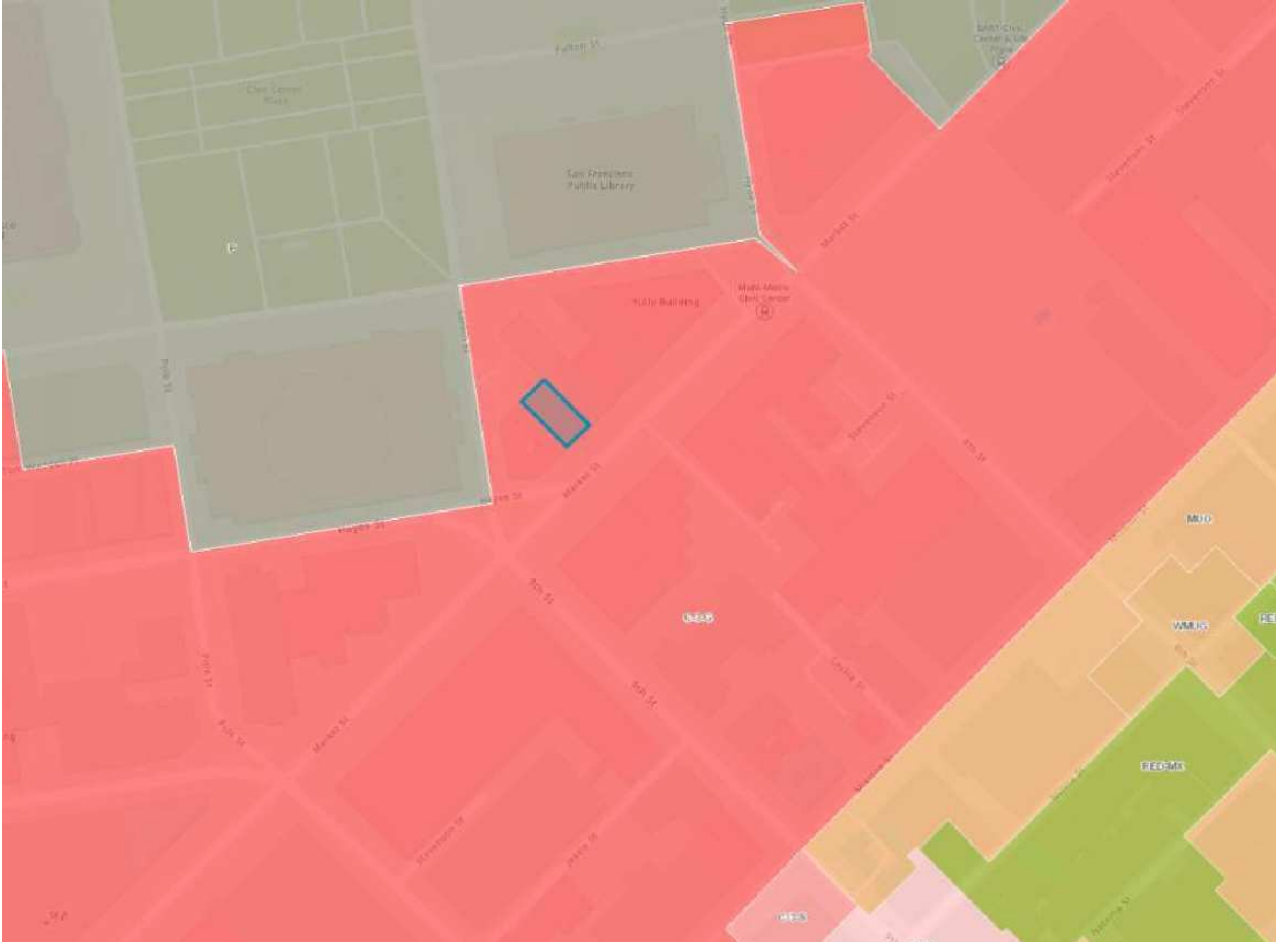


8. 79 9th Street (2 Lanes Parking and 4 Lanes Traffic)
C-3-G (Downtown General)



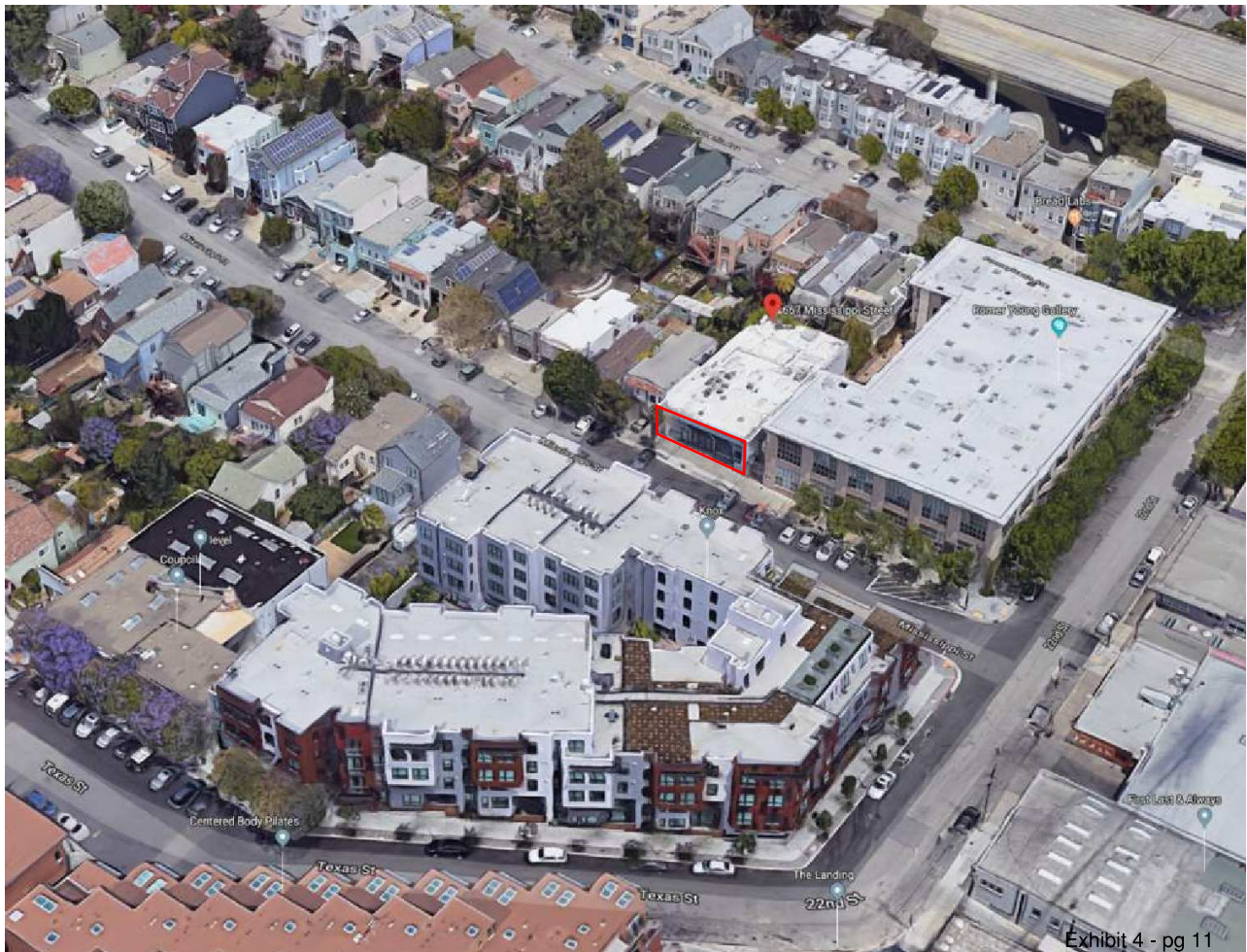


9. 1276 Market Street (2 Bike Lanes and 4 Lanes of traffic)
C-3-G (Downtown General)





10. 667 Mississippi Street (2 bays of parking and 2 lanes of residential traffic)
MUR (Mixed Use Residential) and RH-2 (Residential - House, Two Family (Two Units Per Lot))



Cannabis Operator Zoning

Cannabis businesses are primarily located in commercial areas of the city. It is likely that the commercial areas themselves, not the cannabis businesses, drive the amount of crime near their locations. In Figure 5.4, the green, purple, and brown areas of the SF Planning Permitted Cannabis Location map (left) are areas in the city zoned for cannabis operations. The SF Planning Zoning map (right) shows the city's neighborhood commercial districts (purple) and downtown commercial districts (red) which roughly align with the permitted cannabis locations. These commercial districts typically experience more crime

⁸³ "Marijuana Dispensaries Make Neighborhoods Safer." CBS, 7/20/17.

<https://sacramento.cbslocal.com/2017/07/20/study-marijuana-dispensaries-make-neighborhoods-safer/>

⁸⁴ "Crime and the Legalization of Recreational Marijuana." Journal of Economic Behavior and Organization, 3/1/19.

<https://www.sciencedirect.com/science/article/pii/S0167268118300386>

⁸⁵ "Crime Rates Drop After Marijuana Dispensaries Open." Boston Globe, 8/29/19.

<https://www.bostonglobe.com/news/marijuana/2019/08/29/crime-rates-drop-after-marijuana-dispensaries-open-nearby-study-finds/mv4Ri4Bbc36OG8EaKXffXN/story.html>

⁸⁶ Due to limitations in the availability of accurate cannabis storefront retail opening dates, the Controller's Office studied crime trend changes pre and post adult-use cannabis legalization using the date of January 5, 2018 as opposed to when the retail storefront began operating. The majority of retail storefronts, medical cannabis dispensers (MCDs), were existing prior to the adult-use legalization. No citation data was available. See Appendix G, SFPD Data Analysis Methodology for more information.

⁸⁷ UCR crime types do not include all types of crime, but instead use four serious "Part 1" crime types each in the property and violent categories as indicators of overall crime trends.

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than non-commercially zoned areas, which is likely driving the similar increase in crime around cannabis locations. Similarly, in Los Angeles, commercially-zoned city blocks have crime rates that are 45 percent higher than blocks zoned for residential use.⁸⁸

APPENDIX 1 - Neighbor Meeting Notes with Stay Gold

667 Mississippi Land-use change

10/3/2019 – Meeting Minutes

Owner and Reps:

Nguey Gong (Owner), Amy Lee, Kye McLaughlin

1) What will be the operating hours? If these are limited to business hours, how can they assure us they will not be extended into the evenings?

Per office of cannabis 8am-10pm allowable

Owner intends to be 10am-8pm M-F, Sun and 10am-9pm Sat

Consumption lounge same hours – close 30 mins to 1 hr prior

2) What is the maximum capacity? What is the expected capacity at given times of day.

30 in retail and 6-8 people (1/3 size of retail)

Are there intentions to host “events” if so what kind, how often, and when?

Yes they will for education events. Times not defined

Note: SF currently has 7 consumption lounges – this will be pioneering the lounge/retail mix in the current location

3) Does there have to be a smoking lounge/can this be removed?

Prefer to have the lounge to avoid people walking out and using products elsewhere or on the street? This is a more controlled environment.

If there is a smoking lounge, what will be the measures they take to ensure that customers do not drive away while under the influence of cannabis? There is not a good method of that assurance, similar to a bar, one can not control the customers after they leave.

4) Will there be music or noise from the facility? If so where is the sound coming from, as this is adjacent to single family housing and even conversational noise on the streets will be impacting to nearby neighbors at evening hours. No sound outside, music will be minimal similar to spa music.

5) Why are there no clear updates shown to the building store front? Are there lighting or planting plans or any beautification?

Intention is to do something as shown below.



6) What security will be present? Security guard? How long will there be a guard are they inside or outside, is this an armed guard? **Non armed – posted on the inside of the storefront.**

7) How will they ensure they comply with the good neighbor policy from the office of cannabis:

"shall also include a commitment to:

Prohibit patrons from double-parking directly outside the premises.

Prohibit loitering in or around the premises.

Prohibit littering in or around the premises.

Prohibit the consumption of cannabis products around the premises."

Security guard on premises is tasked to enforce these requirements.

What are the limits to "around" the premises? How many feet? **50 feet**

Concern is that people will be smoking up in their parked cars in a residential neighborhood. How are these commitments enforced? **Security guard will enforce within 50 feet**

8) Given that this dispensary is within a residential area, has there been any consideration to putting this dispensary elsewhere? **Natural progression for the business currently in place, to the lounge recreational. They are aiming for more of a spa feel vs a bar feel– cremes, and gummies (what they are currently producing). Focus on the wellness and edibles. They will still have a consumption lounge, which requires exhaust system whether they sell combustible products or not, but that is not their primary market.**

8) Why do you (owners) believe that there is need for yet another dispensary in the Potrero/Dogpatch area. What net positive is this to our community in this specific location?

They believe they will provide something different in the cannabis retail, see notes above. Owner also runs/owns Fig and Thistle and Fig and Thistle Market – encouraged people to see how his operations are running.

Note: Owner stated they are committed to working with this neighborhood, currently being present in Potrero boosters meetings.

9) How does the owner envision traffic coming and going considering all street parking is majority residential parking?

They are permitting Yellow zone and green zone (20 min 8-6) in front of facility. Double parking – security guard to review loitering or double parking etc.

10) How can we ensure the mechanical systems in place are in good working order? Neighbors request to have it reviewed prior to operations with a peer review. **Ownership had no objections**



Questions about Stay Gold? Please read the entirety of this document.

Hello Neighbor! We're Stay Gold.

Stay Gold is neighborhood cannabis retail and dispensary, proposed for 669 Mississippi Street, dedicated to providing access to everyday health, wellness, and culinary products for adults 21+.

Please read our Good Neighbor Policy and FAQ, and join us for our community meeting on **Wednesday, January 15th, 2020 from 6:00 PM - 7:30 PM**, to learn more about our proposed operation. We will follow up with an official meeting notice by mail, with translations in Tagalog, Spanish, and Chinese.

If you would like to provide feedback on our Good Neighbor Policy, but are unable to attend the community meeting, please visit us during our “office hours,” Mondays (5-7PM) and Saturdays (10-12PM) or share written feedback to our Community Liaison, Andrea Baker, by:

Email: info@andreabakerconsulting.com

Phone: (415) 206-1936

Mail: Andrea Baker Consulting
3401 Cesar Chavez, Suite A
San Francisco, CA 94110

We are committed to maintaining the safety of the Potrero Hill neighborhood and to being a good neighbor. We welcome your ideas for how Stay Gold can leverage our business to support our neighbors and hope to see you at our upcoming community meeting.

Warmly,
Michael Hall, Angel Davis , and Nguey Lay



This is not what is being permitted per planning. the existing facade seems to stay the same.



FAQ

What is Stay Gold?

Guiding Principles and Team

Stay Gold is neighborhood cannabis retail and dispensary for everyday health, wellness, and culinary products. We opened our doors sometime in 2020. Stay Gold’s owners—Angel and Mike—are second and third-generation San Franciscans and have been friends since childhood.

Our name, “Stay Gold,” is inspired by Robert Frost’s poem *Nothing Gold Can Stay*, and is our ode to preserving the soul of the San Francisco community amidst gentrification that has displaced many working class families from their homes.

Angel and Nguey operate a couple of small businesses together, including Fig & Thistle wine bar in Hayes Valley, and Mike runs an after school tennis program at the Boys & Girls Club in the Western Addition. As San Francisco natives, small business owners, and teachers, everything we do is with the intention of making the community around us better and keeping this city as special as the place we remember growing up in.

Location

Is this true? does that imply it has been legal since 2012?

We have been operating a licensed cannabis manufacturing company at 667 Mississippi for the past 8 years without a single disturbance or complaint from the neighborhood. Our manufacturing facility is not a greenhouse or indoor grow facility. We use

City building department has permits for a nursery from 2015 - this was a grow facility. Utilizing a different address 669 not 667.

669 MISSISSIPPI ST, SAN FRANCISCO, CA	
Permit Number:	201912114888
Received Date:	Dec 11, 2019
Permit Type:	BUILDING - CFC ALTERNATIONS PERMIT
Description:	REVISION TO 201904020202 CHANGE/ADD APPROX 30 SF NON-BEARING PARTITION/ANDA BESTROOM BUCK TO ORIGINAL LOCATION INSTALL MOUNT FOR THERMO AND SENS LAYOUT. SEE 1910000002.dwg
Address:	AT 1, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
Status:	COMPLETE
More Details	



cannabis-based products, like dissilate, to produce high quality edibles, topicals, and other products.

Nguey's first time visiting 667 Mississippi was in 1992, when it was still Golden Dragon Printing. He was in high school and was visiting his friend's uncle, Wally Chang, the owner of the printing company and a long time Potrero Hill resident.

Nguey and Wally remained close over the years and when Wally retired in 2011, Nguey was able to purchase the building from him to start his own business. Nguey and Angel named the cannabis manufacturing facility Golden Dragon Manufacturing as an homage to Wally.

Like a coffee roasting facility that is finally able to open a coffee shop, we are excited to grow our business to include a small dispensary and consumption lounge in a neighborhood we care about deeply.

We're able to access this opportunity because we are a part of San Francisco's Office of Cannabis' Equity Program, a program that prioritizes granting cannabis business permits to individuals who have previously been prosecuted for what is now a legal business.

Mike, Stay Gold's primary business owner, was prosecuted for cannabis-related offenses in the 1990s and early 2000s. Mike was born and raised in the Western Edition housing project on Webster Street. He grew up playing tennis. The sport offered him an opportunity to travel, to meet a lifelong friend (Nguey), and until his twenties, it kept him out of trouble.

Mike returned home in his late twenties to support his family and made some decisions that ultimately led to his conviction. These experiences prompted personal growth. Today, Mike works as the Tennis Director at Collective Impact, an after school program for at-risk youth. He shares his story to help mentor youth in the community and to show them that there is a life beyond the streets.

Mike's goal for Stay Gold is to build a successful business that gives back to the community. A portion of profits from Stay Gold will be donated to local organizations, including organizations that offer after-school and sports programming for youth.



The Equity Program is important because it fosters equitable participation in the cannabis industry and gives small local business like ours a chance to succeed.

You can learn more about the Equity Program at officeofcannabis.sfgov.org.

What will Stay Gold's hours of operation be?

Lounge hours: 3:00pm-10:00pm; Dispensary hours 9:00am-10:00pm

8pm dispensary
730 pm lounge
was discussed
with neighbors

What is the size of your storefront and lounge?

Stay Gold's storefront will be roughly 600 square feet and our lounge will be 200 square feet. The capacity for our lounge is 10-12 people.

6-8 people discussed
with neighbors

What is a lounge?

A lounge is a legal space for customers to consume cannabis. Its purpose is to: 1) to discourage customers from purchasing product and consuming it publicly and 2) to serve as venue for wellness workshops and seminars.

Cannabis lounges are still new, but evidence has shown that retailers who offer consumption lounges experienced reduced loitering around their facilities.

Our lounge will primarily operate on a reservation basis with a few seats reserved for walk-ins.

How will Stay Gold ensure the safety of the neighborhood?

Stay Gold cares deeply about maintaining the safety of the Potrero Hill neighborhood. We understand that our neighbors include many families with young children, and ensuring their safety is our utmost priority.

We will have a security officer on-site during all hours of operation to discourage any loitering or potential disturbances to the neighborhood. Our security officer will secure our premises up to 50 feet from any public entrance and exit. We will also provide outside lighting that illuminates the outside street and sidewalk areas.

Our security guard will check IDs before allowing entry into to the dispensary. No one under 21 years of age will be allowed in the dispensary or lounge under any



circumstances. Stay Gold does not endorse underage consumption of cannabis. Selling cannabis to minors is illegal and would result in termination of Stay Gold's permit to operate its business. We are 100% committed to ensuring no one underage enters our dispensary.

Furthermore, there will be no product visible to passersby outside the dispensary. Our exterior facade will be aesthetically pleasing to passersby and families, and will not promote the consumption of cannabis.

Please refer to our Good Neighbor Policy for a comprehensive list of our security measures.

How does 20 minute parking spots accommodate lounge patrons?

How will Stay Gold mitigate traffic in the neighborhood?

We will have a security guard present during all hours of operation who will prohibit loitering, double-parking, littering, and other potential disturbances to the neighborhood.

While we don't anticipate many people driving to our store, we will be switching out the current yellow, "loading zone," in front of our building to a green or white zone that will offer 20 minute parking to customers. This should make it easier for someone to come in and do a quick purchase without putting too much strain on current parking availability.

We will also be clear on our website that like all neighborhoods in San Francisco, parking is very limited in our neighborhood and that we suggest patrons leverage our delivery service or use public transportation to visit our dispensary.

How will Stay Gold reduce odors emissions?

We recognize that odorous emissions can be a nuisance to our neighbors, as well as our employees, operators, and other staff that work on-site. To mitigate odorous emissions, we have implemented an Odor Management Plan to effect diligent identification and remediation of odors generated by cannabis products.

The dispensary and consumption lounge will contain a three-phase odor reduction system to eliminate odor within and around our facility. Each zone will maintain



If primary products are edibles and tinctures - why does this business require a smoking lounge

neutral air pressure created by exhausting the air through one point at the same rate fresh air enters the zone. The exhaust from each zone is filtered a second time through an activated carbon filter before entering a sealed ducting system to be transferred to a common air bank. Before exiting the building through a filter system, all exhaust is filtered a third time through a series of activated carbon filtration screens thoroughly reducing odor emission rates.

What products will Stay Gold offer?

As small business owners, we take a lot of pride in our offerings. Stay Gold will continue in that tradition and be a place that offers approachable products designed for everyday health, wellness, and culinary usage. Some examples include cannabis-infused foods like olive oil, raw honey, popcorn, and many topical and tincture-based CBD products.

We want to celebrate other small businesses and equity producers by featuring their products on our shelves. Customers will be able to browse products and ask our knowledgeable staff questions about dosage and usage.

One of our primary product partners is Wade Laughter of House of Harlequin, who was one of the first to identify and propagate the high CBD strain known as Harlequin in Potrero Hill over 15 years ago. You can view some of their offerings and medicinal education here: <http://www.houseofharlequin.org/>

How will Stay Gold support the community?

Our main goal as a company is to be a good neighbor and contributor to the San Francisco community. We have drafted a [Good Neighbor Policy](#) that outlines our commitments to the Potrero Hill neighborhood and are currently seeking input from neighbors on additional ways we can be a force for good in the community.

As part of our business model, we will donate a portion of proceeds from Stay Gold back to the community as well.



Good Neighbor Policy

Our main goal as a company is to be a good neighbor and a contributor to the San Francisco community. Stay Gold has a legal and ethical responsibility to provide all residential and commercial neighbors located within 300 ft. of our business, the name, phone number, and email address of onsite manager(s) and/or a community relations staff person who may be contacted concerning any problems.

Stay Gold will secure its premises up to 50 ft. from any public entrance and exit and will maintain the premises, adjacent sidewalk, and/or alleys to make sure they remain in good condition at all times. We will also provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking, as appropriate.

Stay Gold prohibits littering, double-parking and loitering in or around the premises. We commit to posting notices and maintaining them to ensure they are clear, well-lit and prominently displayed at all public entrances and exits from the establishment. These notices will include but are not limited to:

1. Directing visitors to leave the establishment and neighborhood peacefully and in an orderly fashion.
2. Directing visitors to not litter or block driveways.
3. Advise individuals of the prohibition on loitering.
4. Advise individuals that smoking of cannabis is prohibited in public places.
5. Post clear and prominent “No Smoking” signs in any area of the premises where smoking is prohibited.

Stay Gold does not endorse smoking or consuming cannabis in public areas around the premises and furthermore prohibits any person(s) on the premises from smoking or consuming cannabis where smoking or consumption are prohibited.

Stay Gold has implemented an Odor Management Plan. The Odor Management Plan is a part of daily operations at Stay Gold so as to effect diligent identification and remediation of odors generated by cannabis products. Stay Gold recognizes that odorous emissions can be a nuisance to our neighbors, as well as our employees, operators, and other staff that work on-site.

If Stay Gold receives any real-time complaints from neighbors, we will investigate those immediately. Upon receipt of a complaint, the following actions will be taken:

1. The onsite manager and/or business owner will do an immediate inspection of the complaint, whether in person or by use of camera/surveillance equipment. Depending



on the severity or time sensitivity of the complaint, a manager, agent, or representative of Stay Gold may contact local law enforcement.

2. If the complaint is related to safety and/or security, Stay Gold will contact local law enforcement, fire departments, and/or other agencies as appropriate.
3. If the complaint is related to odor control, Stay Gold will address the complaint with the goal to mitigate the issue, to the best of our practical ability, within 48 hours of receiving the formal complaint.
4. If the complaint is associated with the conditions of the premises, adjacent sidewalk, and or/alleys, it is the goal of Stay Gold to address these complaints and resolve the issues, to the best of our practical abilities, within 48 hours of receiving the formal complaint.

Community Liaison: Andrea Baker

Community Liaison Number: (415) 206-1936

Community Liaison Email: info@andreabakerconsulting.com

Owner Name: Nguey Lay

Owner Phone Number: (415) 706-7014

Owner Email: ngueylay@msn.com

Permitted and Principally Permitted Cannabis Retail near 669 Mississippi

Maps Provided by <https://officeofcannabis.sfgov.org/>



STAY GOLD

Permitted cannabis retailers

Information about retailers that have a permit to operate in San Francisco.
Some retailers may not be in operation, even if they have a permit.



Yellow = Under Construction



**SAN FRANCISCO
PLANNING DEPARTMENT**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
667 MISSISSIPPI ST		4103029
Case No.		Permit No.
2019-014211PRJ		201907176109
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The Project proposes to establish a new, 1,016 square foot Cannabis Retail use within an existing non-storefront cannabis production facility within the MUR (Mixed-Use Residential) Zoning District and 40-X Height and Bulk District.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

Located within the **Air pollution exposure zone** and adding pollutants to this area where residential dwellings surround and share walls with this property

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Fuel Tank Leak remediation 2007 does land use change to consumption and manufacturing of edibles require rereview? https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0607500460 <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 > Maher layer).</i> Residential street with limited public parking, only a proposing a 20 min. parking zone in front of building front for lounge users.</p>
<input type="checkbox"/>	<p>Transportation: 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>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: 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) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Michael Christensen</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Michael Christensen
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/15/2020
	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.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
667 MISSISSIPPI ST		4103/029
Case No.	Previous Building Permit No.	New Building Permit No.
2019-014211PRJ	201907176109	
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



City and County of San Francisco
DEPARTMENT OF PUBLIC HEALTH

OCCUPATIONAL & ENVIRONMENTAL HEALTH

Gavin Newsom, Mayor
Mitchell H. Katz, M.D.
Director of Health

Rajiv Bhatia, M.D.
Medical Director M.P.H

REMEDIAL ACTION COMPLETION CERTIFICATION

March 5, 2007

Walton Chang
Golden Dragon Printing
669 Mississippi Street Aka 667 Mississippi Street
San Francisco, California 94107

Underground Storage Tank (UST) Case
Golden Dragon Printing
669 Mississippi Street, San Francisco
LOP No. 10432

Dear Mr. Chang:

This letter confirms the completion of a site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tank(s) are greatly appreciated.

Based on information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank(s) site is in compliance with the requirements of subdivisions (a) and (b) of sections 25299.37 of the Health and Safety Code that no further action related to the petroleum release(s) at the site is required.

This notice is issued pursuant to subdivision (h) of section 25299.37 of the Health and Safety Code. Please contact our office at (415) 252-3927 if you have any questions regarding this matter.

Sincerely,

Rajiv Bhatia, M.D.
Medical Director

cc: Mr. Allan Patton, SWRCB
Ms. Nancy Katyl, RWQCB

Local Oversight Program

1390 Market Street, Suite 210
San Francisco, CA 94102

Phone (415) 252-3900
FAX (415) 252-3910

CASE CLOSURE SUMMARY
Leaking Underground Fuel storage Tank Program

I. Agency Information

Date: 3/5/2007

Agency name: San Francisco DPH-LOP	Address: 1390 Market Street, Suite 210
City/State/Zip: San Francisco, Ca. 94102	Phone: (415) 252-3927
Responsible staff person: Mamdouh A. Awwad	Title: Environmental Health Inspector

II. Case Information

Site facility name: Golden Dragon Printing				
Site facility address: 669 Mississippi Street, San Francisco, Ca. 94107				
RB LUSTIS Case No.: 38-0515	Local case No.: 10432	LOP Case No.: 10432		
URF filing date: 3/17/93	SWEEPS No: NA			
Responsible Parties	Addresses	Phone Numbers		
Golden Dragon Printing	669 Mississippi Street	415-824-9610		
c/o Walton Chang	San Francisco, CA. 94107			
Tank No.	Size in Gal.	Contents	Closed in-Place/Removed?	Date
1	1,000	Gasoline	Removed	3/17/93

III. Release and Site Characterization Information

Cause and type of release: Holes in tank		
Site characterization complete?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Date approved by oversight agency: 7/30/04
Monitoring wells installed?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Number: 1 Proper screened interval? Yes
Highest GW depth below ground surface: 12.32'	Lowest depth: 13.47'	Flow direction: NA
Most sensitive current use: None		
Are drinking water wells affected?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Aquifer name: Downtown Basin
Is surface water affected?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Nearest/affected SW name: None
Off-site beneficial use impacts (addresses/locations): None		
Report(s) on file? Yes	Where is report(s) filed? SFDPH-LOP	

Treatment and Disposal of Affected Material

Material	Amount (Include Units)	Action (Treatment or Disposal w/Destination)	Date
Tank	1,000 gal.	Recycled @ H&H, San Francisco, Ca.	3/17/93
Piping	NA	NA	NA
Free Product	NA	NA	NA
Soil	Unknown	Unknown	Unknown
Groundwater	25 gals.	Recycled @ Romic, Palo Alto, Ca.	12/15/03
Barrels	NA	NA	NA

Case Closure Summary
Leaking Underground Fuel Tank Program

Release and Site Characterization Information (Continued)

Contaminant	Soil (ppm)		Water (ppm)		Contaminant	Soil (ppm)		Water (ppm)	
	Before	After	Before	After		Before	After	Before	After
	TPH (Gas)	450	450	21		ND	Xylene	51	51
TPH (Diesel)	NA	NA	NA	NA	Ethylbenzene	10	10	0.9	ND
Benzene	2.3	2.3	0.92	ND	Oil & Grease	NA	NA	NA	NA
Toluene	7.3	7.3	0.95	ND	Heavy Metals (pb)	5.6	5.6	0.0058	ND
MTBE	NA	NA	ND	ND					

Comments (Depth of Remediation, etc.): Following the removal of the 1,000-gallon gasoline UST from beneath the sidewalk adjacent to the building, an over excavation was performed to remove residual hydrocarbons in the soil beneath and the sidewall of the former tank cavity. The over excavation extended to about 11 feet below grade. Three geoprops and one monitoring well were drilled and installed at the site. Soil and ground water samples from the excavation, geoprops and monitoring well were collected and analyzed. Results of these samples are as indicated above.

IV. Closure

Does completed corrective action protect existing beneficial uses per the Regional Board Basin Plan?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does completed corrective action protect potential beneficial uses per the Regional Board Basin Plan?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Does corrective action protect public health for current land use?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Site management requirements:	None	
Should corrective action be reviewed if land use changes?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Monitoring wells decommissioned:	<input checked="" type="radio"/> Yes	<input type="radio"/> No
Number decommissioned:		Number retained: 0
List enforcement actions taken:	None	
List enforcement actions rescinded:	None	

What environmental rereview has been instigated?

V. Local Agency Representative Data

Name: Mamdouh A. Awwad	Title: Environmental Health Inspector
Signature: <i>Mamdouh A. Awwad</i>	Date: 3/5/07

VI. RWQCB Notification

Date submitted to RB: 7/30/04	RB response: Approved
RWQCB staff name: Nancy Katyl	Title: Engineering Geologist
	Date: 8/30/04

VII. Additional Comments, Data, etc.

See attachments.

This document and the related CASE CLOSURE LETTER shall be retained by the lead agency as part of the official site file.



STAY GOLD

January 23, 2020

President Joel Koppel and Commissioners
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

Re: 667 Mississippi Street

Dear President Koppel and Planning Commissioners:

We are writing to introduce ourselves and respond to the Discretionary Review request that will be heard on February 6, 2019. We respectfully request that the Commission does not take DR.

A. Project Applicants and Project Description

I, along with my partner Angel Davis have been operating a small cannabis manufacturing business at 667 Mississippi Street. Given the multitude of changes in the cannabis regulations, our partner at our recently approved 313 Ivy Street location wanted to also participate in the production of products at Mississippi Street. We were subsequently fortunate to be granted a cannabis license through our application as part of the SF Cannabis Equity Program. We are eager not only to establish an educational retail component but to expand our participation in the Equity Program for production of goods made by equity participants.

We are also fortunate to have a long-term lease at 667 Mississippi St that enables us to operate a production facility given our small business model. This location will be able to help us become a successful participant in the equity program by taking advantage of this location and low lease terms.

The cannabis industry has seen a significant increase in competition with the involvement of large companies. As such, it has become more challenging to sell our products and increase distribution in retail outlets. Our products are aimed at consumers who seek education on the benefits of cannabis rather than just pure recreational use.

We recently renovated our production facility (ointments, edibles, etc.) and are looking to enhance our business small business model so that it will be viable financially given the significant increase in competition. A natural extension of our production facility would incorporate a retail and onsite consumption component so that we can increase our sales with our trained retail staff and also provide a safe environment for consumption. **The current zoning of the MUR Mixed Use District permits the proposed cannabis retail/consumption expansion as of right.**

We were recently approved approximately 300 sq ft of retail space at 313 Ivy Street that would take advantage of our lease there, and along with 760 sq. ft that is being proposed at 667 Mississippi, we hope to maximize the economies of scale for our total retail sales and begin to sell our locally manufactured products directly to our customers in a manner that supports the educational and medicinal benefits of our products.

B. Summary Statement

The proposed project is consistent with the stated purpose of the MUR Mixed Use District in that the intended retail use will provide diversity to the retail sales and a compatible retail service to the public in the immediately surrounding neighborhoods and to a larger market area during daytime hours.

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. Most importantly it's providing opportunities for living wage jobs for local residents and the equity community. Stay Gold has commitments in its Operating Agreement, as well as obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.

Cannabis retailers bring many added benefits to the communities they serve. Stay gold is committed to the Potrero Hill Community and the city broadly. Stay Gold is committed to improve security for the entire neighborhood they serve. In addition, they are committed to community and have already begun identifying a program that they can support that will be beneficial to the community. *See Appendix A*

A UCLA study funded by the National Institutes of Health demonstrated that crime does not go up in neighborhoods with cannabis stores and that "measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship" of the area. The proposed Project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the corridor.

Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists.

The Project would activate an existing Industrial building in a principally permitted green zone with a new Cannabis Retail use which is consistent with Retail Sales and Service Use, providing goods that are desirable for the neighborhood and provide diverse offerings for the community. As such, the proposed use is supportive of creating a thriving business community within the neighborhood. Overall, this business will add to the diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance. Additionally, the proposed Project is not a Formula Retail use.

C. RESPONSES TO ISSUES RAISED BY DR REQUESTORS

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application)

Please see Appendix B. Neighborhood comments and support for project.

While the DR has provided signatures of opposition, the project also has considerable and meaningful support. As recently as January 29, 2020 at the Potrero Hill Booster Neighborhood meeting, residents expressed support not only for the project itself but for us as the owners and operators given our long standing community involvement and considerate operations of our small businesses.

Given the zoning is permissible as of right, no community outreach was required. However, we have conducted the following in outreach efforts, above and beyond requirements outlined in the law:

Community Meetings Hosted - Stay Gold reaches out to the Office of Cannabis to invite them to attend as a resource to the community. The OOC provided a full explanation of the process and answered all regulatory and process questions. Stay Gold hosted two community meetings on the following dates:

Tuesday, September 10, 2019 6:00PM-7:30PM with 27 attendees

Wednesday, January 15, 2020 6:00PM-7:30PM with 20 attendees.

Office Hours Log - Stay Gold hosted regularly occurring office hours to answer questions from neighbors. Office hours were advertised in information packets distributed and mailed to all residences within 300 feet of 669 Mississippi Street.

- Monday 12/2/19 3:00PM-6:00PM, Emily Wang came in around 6:40pm, declined to sign in. Expressed concerns about land use change, safety, business fit for the neighborhood, and strain on parking. She has subsequently been contacting us throughout the project but unfortunately her demands cannot be met.
- Saturday 12/7/19 10:00AM-12:00PM, No neighbors came to office hours.
- Monday 12/7/19 5:00PM-7:00PM, A neighbor named Angela came in. She also declined to sign-in. She expressed concerns about the children's safety and land use change. (Consider adding that the location is principally permitted again)
- Saturday 12/14/19 10:00AM-12:00PM, No neighbors came to office hours.
- Monday 12/16/19 5:00PM-7:00PM, No neighbors came to office hours.
- Saturday 12/21/19 10:00AM-12:00PM, No neighbors came to office hours.
- Monday 1/6/20 5:00PM-7:00PM, No neighbors came to office hours.
- Saturday 1/11/20 10:00AM-12:00PM, No neighbors came to office hours.
- Monday 1/13/20 5:00PM-7:00PM, No neighbors came to office hours.

Community Meetings Regularly Attended - Angel Davis, co-owner, attended the following community meetings on behalf of Stay Gold.

- Potrero Boosters Neighborhood Association

- Dogpatch Neighborhood Association
- Potrero Dogpatch Merchants Association

Stay Gold will continue to reach out to the community even after we are open. Given the owners history in civic and community involvement, they are committed to continuing their volunteer and philanthropic activities.

1 (b) This project is in context to zoning as it is located in the MUR (Mixed Use Residential) zoning district. This district was created as part of the Eastern Neighborhoods Area plan. The district was created with the intention of developing of a mix of different types of activities. The MUR Zoning District allows for a variety of different mixed-use zones, to accommodate unique characteristics of different neighborhoods. These range from neighborhood commercial zones, which call for a mix of residences and retail. *Please see Appendix C*

The MUR zoning district permits the proposed cannabis retail use as of right.

The size of the proposed use is in keeping with other storefronts in the district. The proposed Cannabis Retail establishment will not impact traffic or parking in the District as it will occupy a small ground floor 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 activating the building's facade and creating an aesthetically pleasing, discreet and enjoyable space for the community to enjoy.

1(c) This project is an existing cannabis grow/manufacturing facility that has a valid permit from the City's Office of Cannabis.

There have been no incidents with respect to the existing operation since 2015 when the permit was issued. 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 Medicinal Cannabis Retailer has been issued.*

1(d) Only a small fraction of the existing PDR is being converted to retail. There is approximately 2360 sq. ft for manufacturing/distribution/delivery. The retail area is approximately 760 sq. ft and the consumption room are only 250 sq. ft. The retail use will not only complement the PDR and activate the ground floor but will make the PDR economically viable with the opportunity to sell the cannabis products on site and direct to consumers.

1(e) The impact of increased access and visibility of cannabis to youth is a paramount concern to the project sponsor. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, the sponsors are conscious that minors will pass by the site.

As such, 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 are proposed at the front façade to continue to activate the space. **With this configuration, the visibility of products and potential impact to youth passing by is minimal.**

1(f) The facade design will comply with Planning Code Section 145.1 Facade Design in Mixed Use Districts. The subject commercial space will be compliance with this requirement. The façade has large glass windows that will provide a clear an unobstructed view of the entry lobby and security check-in.

Section 145.1 of the Planning Code requires that within Mixed Use 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 project sponsor has been working with an interior designer to make changes to the façade. However, given the DR filing and significant expenses related to the permit issuance, project sponsor will submit a separate building permit for the façade once the DR is resolved.

1(g) 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. Accordingly, it will meet accessory use limits of the Planning Code, may not be independently accessible, must be in fully separated rooms, and must meet all applicable Department of Public Health requirements including (separate) ventilation and exhaust.

Cannabis users are different from cigarette smokers; they have nowhere in public where they can safely consume. It is important to have an environment that is separate and apart from the public, that has HVAC system, negative pressure, is regulated through DPH and provides a safe space for cannabis users to consume. Onsite consumption availably will actually alleviate concerns from the neighbors that people will consume outside.

In a Jan. 16, 2020 Planning Commission Meeting, Office of Cannabis Director Marisa Rodriguez stated she is a proponent of consumption places because they provide the needed resource for those who want to consume and they certainly remove the impact on the community that doesn't want to experience the impact of second hand smoke. The allowable set up also limits the impact of second hand smoke on employees.

This project has been determined to be exempt from CEQA review for impacts to air quality and transportation.

Prior studies have determined that the ventilation is often better in cannabis facilities given the building code requirements for the exhaust system. The Planning Code does not require parking or loading for any use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project Sponsor intends to diligently prevent customers from double-parking along either of the Project Site's street frontages.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

Unfortunately, the DR Requestor simply does not want us to extend our business to allow retail use which is permissible as of right in this zoning. She has suggested that we continue to just limit our business to only production or in the alternative, enter into the business of opening a food market, art gallery, child recreational center or pharmacy.

We are not in the position to open up the businesses that she suggests. Additionally, we feel that expanding into retail sales and onsite consumption will actually allow us to continue to preserve the property as light industrial as it will provide an economic via to the production of our goods as we sell in our own retail space.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The project sponsor has been manufacturing cannabis products onsite for some time. With the growing cannabis product business, it has been challenging to distribute and sell our locally produced products. Similar to other business, such as Heath Ceramics, Tartine Manufactory, Dandelion, etc., in order to make production economically viable, a retail and consumption area of the site is a natural extension to continue to operate as a PDR.

The retail and consumption areas will also be helpful to educate our consumers about cannabis products, especially in the kind of edibles that are medicinal in nature and may need to be applied on the body in the case of ointments.

We have and will continue to be available to the community and to the DR Requestor. We have been very mindful and thoughtful about our concept to have minimal impact on neighborhood. We have addressed parking considerations, will ensure safe onsite consumption, provide for reasonable hours of operation, will ensure robust security precautions which will benefit the entire block and finally, looking forward to providing living wage jobs for locals and equity products on the shelf.

We are aware that the DR Requestor has tried to misalign our hard earned reputation as good small business operators, but nonetheless, still enjoy a great deal of incredible support from the local neighborhood community as well as communities throughout San Francisco.

We will continue our safe and healthy mode of small business. Our hearts are open and ready to give back and provide a lovely offering to the community to enjoy. Retail establishments are not night clubs, they are discreet and a community benefit.

D. CONCLUSION

The DR Requestors fail to provide any fact supporting the existence of exceptional and extraordinary circumstances that warrant the granting of discretionary review by the Commission. Therefore, the DR Applications should be denied and the Project approved, as submitted.

Very truly yours,

Nguey Lay, Mike Hall, and Angel Davis

Attachment A & B

cc: Kathrin Moore, Vice President
Sue Diamond
Frank Fung
Milicent Johnson
Myrna Melgar
Dennis Richards
Michael Christensen

APPENDIX A

MADE MEN PROGRAM

The **Made Men** Program is designed around the power of community. Our goal is to create a brotherhood among participants and mentors that will last a life time and teach young at risk men to be productive in today's society. We will provide a safe haven where young men can learn emotional awareness and critical thinking skills which they can apply in high and low risk situations. We will provide services and build a community around young men committed to their emotional, physical and educational development.

Brotherhood: The core of the program is based around brotherhood. Our goal is to create a brotherhood that will last a lifetime. We want this brotherhood to be based on mutual growth and the power of service to others. We will work with participants to help them become aware of how they interact with one another. We will teach them the skills necessary to having meaningful and lasting relationships. We will provide them the ability to use these skills in their communities, home, school and work. The power of these life skills will help participants grow themselves and their communities.

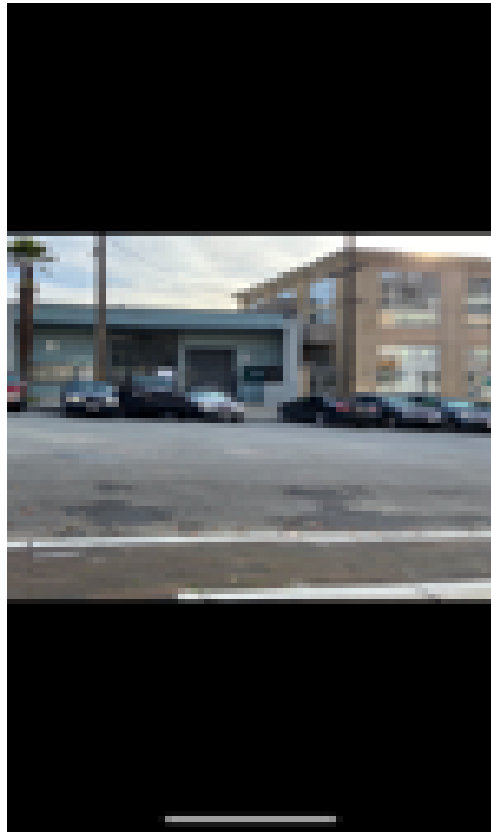
Tutorial: We will work with local Universities and Colleges to secure mentors for the program. We will encourage higher performing students to assist with the tutoring of their fellow program members. Equally important we will tap into the strengths of each program member and develop avenues in which they can give back to their friends and the community. We will foster the growth of each participant by allowing them an avenue to give back and help others grow. Our belief is there is no more powerful action than that of giving back to others.

Critical Thinking: The intercity community is plague with distractions that can send young people down the wrong path. We will work with participants on the emotional control necessary to both recognize and navigate critical situations. We will also develop the critical thinking skills necessary for participants to successfully navigate the complex world they face.

Planning for the future: The **Made Men** program will look to define each participant's strengths and weaknesses and help connect each participant with the right mentors and opportunities for them to follow their passion and achieve their goals. We understand that each participant will have their own unique passions and goals but we will foster each member to help each other in achieving their goals therefore building a community based around mutual respect and growth.

Counseling and Group Therapy: There is an over whelming amount of stress in the lives of at risk youth. I know, because I was one myself. I was fortunate enough to receive professional counseling which took a load off of my heavily stressed mind. My mom was addicted to drugs and the Welfare money my mother received was not going to our family's food and living conditions which made it that much harder to survive day to day. These obstacles contributed to my anger and made it difficult for me to be emotionally stable day to day. I still see these dynamics in a lot of youth in my community. Our goal will be to lighten their load with professional counseling and provide them with the tools necessary for their personal growth.

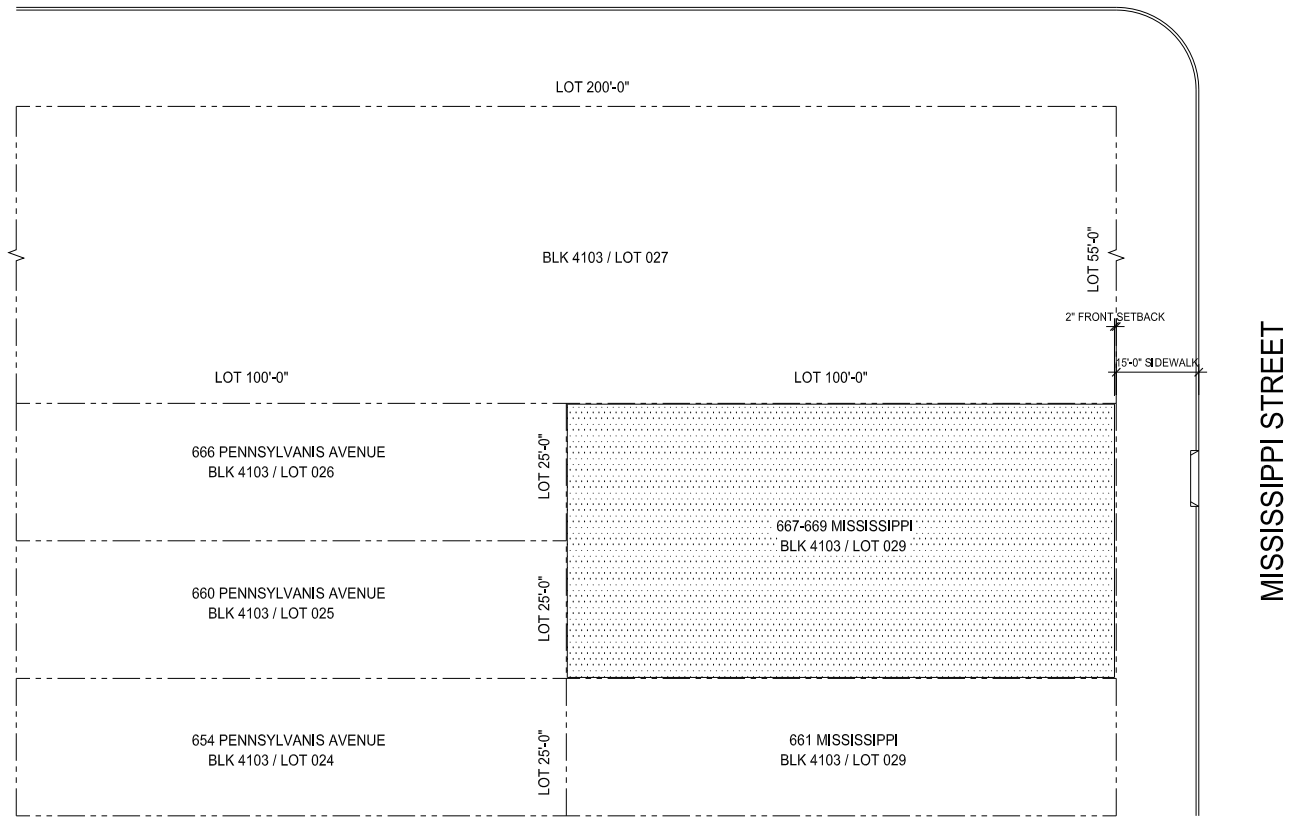
APPENDIX C







22ND STREET



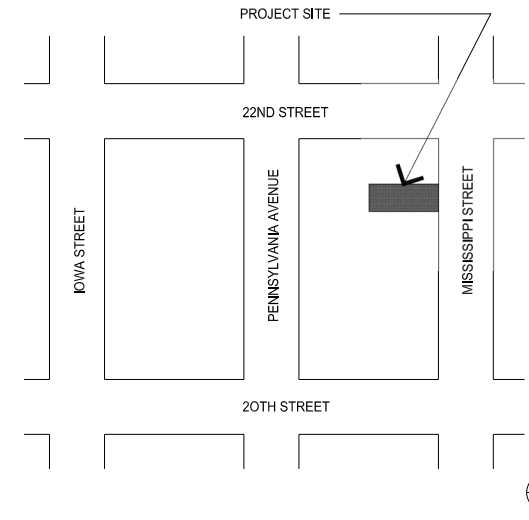
MISSISSIPPI STREET

SITE PLAN

SCALE: 1/16" = 1'-0"



VICINITY MAP



667-669

Mississippi Street

A Tenant improvement project
San Francisco • California

GARY
GEE
AIA

GARY GEE ARCHITECTS, INC.
98 Brady Street, #8
San Francisco, CA 94103
Tel 415/863-8881
Fax 415/863-8879

PROJECT INFORMATION

PROJECT ADDRESS: 667-669 MISSISSIPPI STREET
SAN FRANCISCO, CA
PROJECT (DESCRIPTION): OFFICE, PRODUCTION, & RETAIL
BLOCK/LOT: 4103 / 029
ZONING DISTRICT: MUR

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Project No. 19-020
Date 08.16.19

Revisions

PLANNING DEPARTMENT NOTES

OCCUPANCY: M, B, & F-1
CONSTRUCTION TYPE: TYPE III - B
NUMBER OF STORY: ONE STORY
ZONING: MUR
40-X HEIGHT AND BULK DISTRICT

No.	Issue / Date
	ISSUED FOR REVIEW 08.23.19
	ISSUED FOR PERMIT 08.26.19
	ISSUED FOR PERMIT 09.04.19

SCOPE OF WORK

TENANT IMPROVEMENT

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2016- CALIFORNIA BUILDING CODES, MECHANICAL CODES, PLUMBING CODES, AND ELECTRICAL CODES WITH SAN FRANCISCO AMENDMENTS. APPLICABLE PORTIONS OF CALIFORNIA TITLE 24 AND ALL STATE AND FEDERAL LAWS, REGULATIONS AND BUILDING CODES.
- ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTORS.
- DO NOT SCALE DRAWINGS.
- ALL NEW WALLS ARE NON LOAD BEARING.
- ALL ELECTRICAL AND PLUMBING UNDER SEPARATE PERMIT.

SPRINKLER UNDER SEPARATE PERMIT

DRAWING INDEX

- A1.0 SITE PLAN, GENERAL NOTES
- A1.1 ADA REQUIREMENTS
- A2.0 FLOOR PLANS
- A3.0 ELEVATION, PARTITION ASSEMBLIES

Site plan
General Notes

Scale: As Noted

A1.0

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 667-669 MISSISSIPPI STREET

For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is NEW ADA BATHROOM WITH CONSUMPTION ROOM (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: FIRST FLOOR
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 25,000, which is: (check one) more than / less than the 2018 Valuation Threshold of \$161,298.00.
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / No. Note: If Yes, then see Step 3 on the instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only:

- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist
- B: Project Adjusted cost of construction is greater than the current valuation threshold. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans
- C: Project adjusted cost of construction is less than or equal to the current valuation threshold. List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.
- D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal form to Plans
- E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: Description of revision:

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
 - The cost of all construction contemplated.
 - The impact of proposed improvements on financial feasibility of the project.
 - The nature of the accessibility which would be gained or lost.
 - The nature of the use of the facility under construction and its availability to persons with disabilities
- The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be ratified by the AAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: 667-669 MISSISSIPPI STREET

Check all applicable boxes and specify where on the drawings the details are shown:

	Existing Fully Complying	Will be Upgraded to Full Compliance	Equivalent facilitation will provide full access	Compliance is Technically Infeasible	Approved in compliance with immediately preceding code	Not required by Code (either none existing)	Non-compliant request UHR. Must be ratified by AAC	Location of detail(s)- include detail no. & drawing sheet (do not leave this part blank). Also certification comments can be written here.
A. One accessible entrance including: approach walk, vertical access, platform (landings), door / gate and hardware for door/gate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
B. An accessible route to the area of remodel including: Parking/access aisles and curb ramps Curb ramps and walks Corridors, hallways, floors Ramps elevators, lifts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
C. At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
D. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
E. Accessible drinking fountains.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
F. Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
See the requirements for additional forms listed below	1.	2.	3.	4.	5.	6.	7.	

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.
- Provide details from a set of City approved reference drawings, provide its permit application number here: and list reference drawing number on plans.
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission (see UHR form for details)

667-669

Mississippi Street

A Tenant improvement project
San Francisco • California

GARY GEE AIA

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Project No. 19-020 Date 08.16.19

Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 08.23.19
	ISSUED FOR PERMIT 08.26.19
	ISSUED FOR PERMIT 09.04.19

ADA Requirements

Scale: As Noted

A1.1

NOTE: SANITARY FACILITIES ARE REQUIRED TO PROVIDE TWO SEPARATE TYPES OF SIGNAGE: ONE TYPE LOCATED ON THE DOORWAY TO THE FACILITY AND ANOTHER TYPE MOUNTED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR.

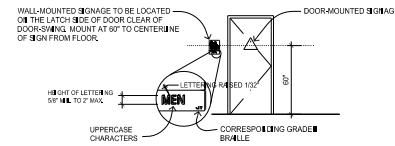


WALL MOUNTED SIGNAGE



DOOR MOUNTED SIGNAGE (TYP.)

NOTE: PICTOGRAMS AND/OR LETTERING ARE NOT REQUIRED FOR DOOR MOUNTED SIGNAGE.



DOOR MOUNTED SIGNAGE: SEE ILLUSTRATIONS BELOW

- A. (MENS) - EQUILATERAL TRIANGLE 1/4" THICK WITH EDGES 12" LONG AND A VERTEX POINTING UPWARD.
- B. (WOMENS) - 12" DIAMETER CIRCLE 1/4" THICK.
- C. (UNISEX) - 12" DIAMETER CIRCLE 1/4" THICK WITH 1/4" THICK TRIANGLE SUPERIMPOSED WITHIN CIRCLE.
- D. THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE DOOR.
- E. SIGNS ARE CENTERED ON THE DOOR 60" FROM THE FLOOR.

WALL MOUNTED SIGNAGE: SEE ILLUSTRATIONS BELOW

- F. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY IS INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. THE BORDER DIMENSION OF THIS PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT.

NOTE: WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT.

- G. VERBAL DESCRIPTION AS TO RESTROOM USAGE (I.E. MENS, WOMENS ETC.), IS PLACED DIRECTLY BELOW THE PICTOGRAM SIGNAGE.

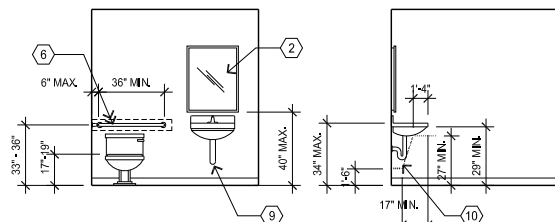
- H. THE CHARACTERS AND BACKGROUND OF THE SIGN IS EGGSHELL MATTE, OR OTHER NON-GLARE FINISH AND THE COLOR AND CONTRAST OF THE SIGN DISTINCTIVELY CONTRASTS WITH THE COLOR AND CONTRAST OF THE WALL.

NOTE: THE REQUIRED COLOR OF THE SYMBOL OF ACCESSIBILITY CONSISTS OF A WHITE FIGURE ON A BLUE BACKGROUND. HOWEVER, THE APPROPRIATE ENFORCEMENT AGENCY MAY APPROVE SPECIAL SIGNS TO COMPLIMENT DECOR WHEN SUCH SIGNS PROVIDE ADEQUATE DIRECTION TO INDIVIDUALS WITH DISABILITIES.

- I. SIGNS ARE CENTERED ON THE WALL 60" FROM THE FLOOR.
- J. LETTERS AND NUMERALS ARE RAISED 1/32", ARE SANS-SERIF UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 2 BRAILLE. CHARACTERS ARE MINIMUM 5/8" HIGH AND A MAXIMUM OF 2" HIGH.
- K. MOUNTING LOCATION ALLOWS A PERSON TO APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

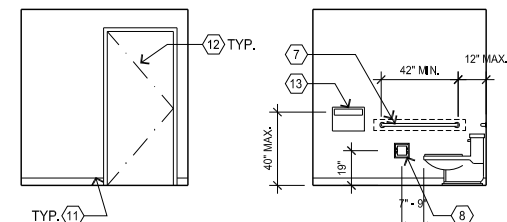
1 IDENTIFICATION SYMBOLS

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



B ELEVATION

C ELEVATION



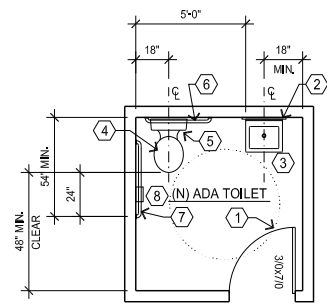
D ELEVATION

E ELEVATION

NOTE: DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS FOR TITLE 24 ONLY. VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES FOR SPECIFIC INFORMATION, TYP.

NOTES:

- 1. CONTRACTOR SHALL CONFIRM COMPLIANCE OF FIXTURES AND ACCESSORIES WITH CURRENT ADA AND TITLE 24 REQUIREMENTS PRIOR TO PROCUREMENT AND INSTALLATION, TYPICAL.
- 2. FLOOR SURFACES SHALL BE SMOOTH, HARD & NON-ABSORBENT, EXTENDING UPWARDS A MINIMUM OF 5" ONTO WALLS.
- 3. GRAB BARS ARE 1 1/4" - 1 1/2" DIAMETER, SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL SUPPORT A MIN. 250 LB. POINT LOAD. PROVIDE REINFORCING IN WALLS, TYPICAL. SEE DET. 7/A6.1 FOR GRAB BAR REINFORCEMENT LOCATIONS.
- 4. FAUCETS SHALL BE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN. 10 SEC. OPEN FLOW). FAUCETS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.
- 5. OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES SHALL BE LOCATED AT A MAXIMUM OF 40" ABOVE FLOOR. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.
- 6. SEE DET. 1/A6.2 FOR IDENTIFICATION SYMBOLS.



A TYPICAL PLAN

KEY NOTES:

- 1 60" DIAMETER CLEAR TURNING SPACE
- 2 MIRROR, 1/4" POLISHED PLATE GLASS
- 3 WALL-HUNG LAVATORY
- 4 FLOOR-MOUNTED WATER CLOSET
- 5 FLUSH VALVE ON WIDE SIDE
- 6 36"L. (MIN.) GRAB BAR (PROVIDE REINFORCING)
- 7 42"L. (MIN.) GRAB BAR (PROVIDE REINFORCING)
- 8 TOILET PAPER HOLDER W/OUT STOPS
- 9 INSULATED DRAIN & HOT WATER PIPING
- 10 KNEE SPACE / TOE SPACE
- 11 COVERED BASE
- 12 SMOOTH, HARD, NON-ABSORBENT FINISH
- 13 TOILET SEAT PAPER DISPENSER

2 TYPICAL COMMERCIAL TOILET

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

Revisions

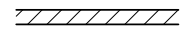
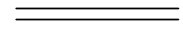
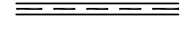
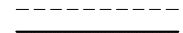


No.	Issue / Date
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	ISSUED FOR PERMIT 09.04.19

Remodel Floor Plans

Scale: As Noted

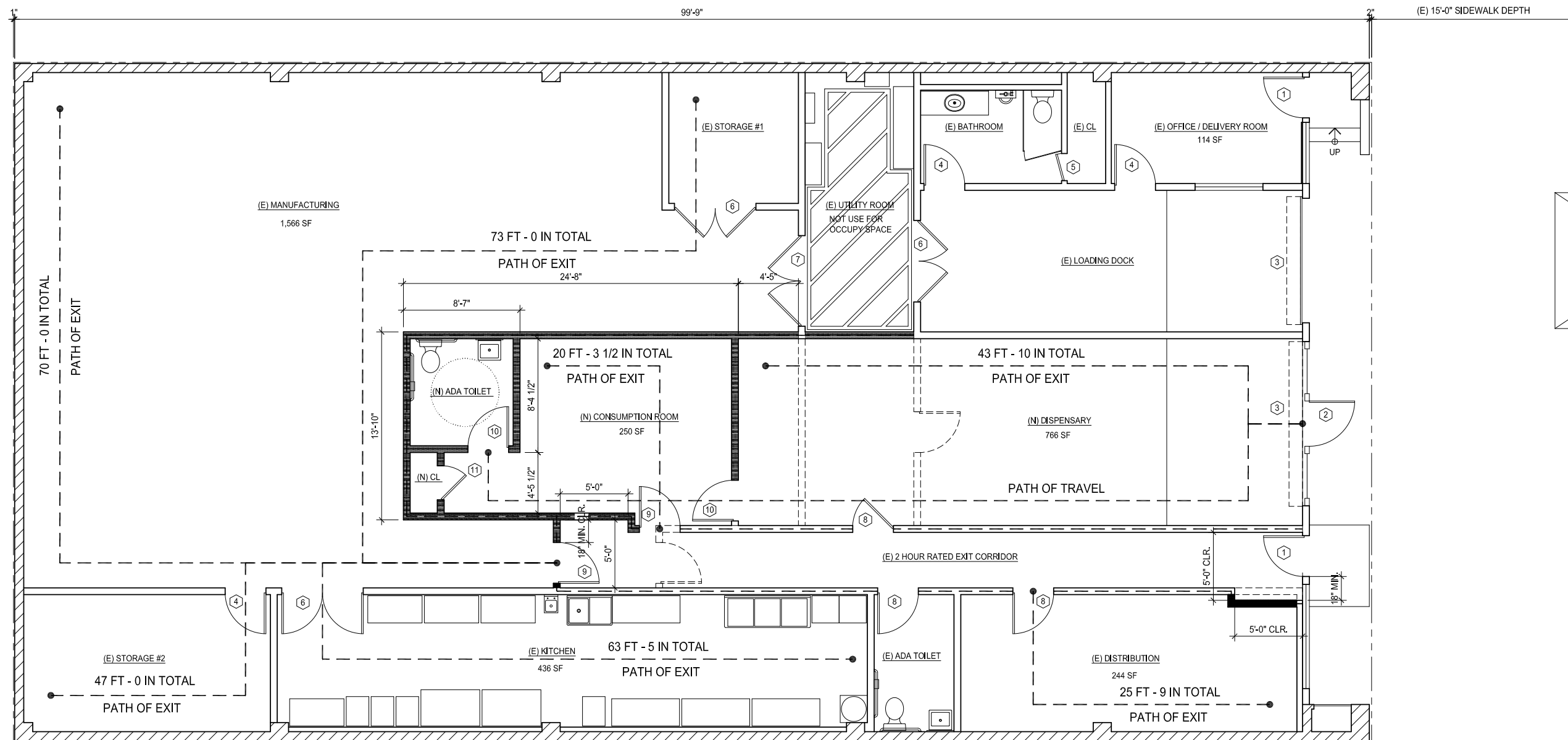
AREA	OCCUPANT LOAD CALC	DISTANCE OF TRAVEL
MANUFACTURING AREA	1,594 / 300 SF = 6 OCCUPANT	70 FT - 0 IN
KITCHEN	436 / 200 SF = 3 OCCUPANT	63 FT - 5 IN
STORAGE #1	92 / 300 SF = 1 OCCUPANT	73 FT - 0 IN
STORAGE #2	183 / 300 SF = 1 OCCUPANT	47 FT - 0 IN
CONSUMPTION ROOM	250 / 15 SF = 17 OCCUPANTS	20 FT - 3 1/2 IN
DISTRIBUTION	244 / 100 SF = 3 OCCUPANTS	25 FT - 9 IN
DISPENSARY DELIVERY	766 / 60 SF = 13 OCCUPANTS	43 FT - 10 IN
OFFICE / DELIVERY	114 / 200 SF = 1 OCCUPANTS	-
BUILDING	TOTAL = 45 OCCUPANTS	-

WALL LEGEND

-  EXISTING CONCRETE BLOCK WALL
-  EXISTING 2X NON-BEARING WALL
-  EXISTING 2X NON-BEARING WALL (2 HOUR RATED CONSTRUCTION)
-  REMOVE (E) 2X NON-BEARING WALL AND DOOR
-  NEW 2X NON-BEARING WALL
-  NEW 2X WALL (2 HOUR RATED CONSTRUCTION)

DOOR LEGEND #

1. (E) 3/0 X 6/8 PAINTED METAL DOOR WITH CLOSER
2. (E) 3/4 X 7/0 WOOD DOOR WITH DIVIDE GLASS LIGHTS
3. (E) METAL ROLL UP DOOR
4. (E) 3/0 X 6/8 SC WOOD DOOR
5. (E) 2/0 X 6/8 SC WOOD DOOR
6. (E) PR. 3/0 X 6/8 DOOR WITH CLOSER
7. (E) PR. 3/4 X 6/8 DOOR WITH CLOSER
8. (E) 3/0 X 6/8 METAL DOOR WITH CLOSER, 90 MIN. RATED
9. NEW 3/0 X 6/8 METAL DOOR WITH CLOSER, 90 MIN. RATED
10. NEW 3/0 X 6/8 SC WOOD DOOR WITH CLOSER
11. NEW 2/6 X 6/8 HC WOOD DOOR



REMODEL FIRST FLOOR PLAN
(EXIT DIAGRAM)

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



MISSISSIPPI STREET

667-669

Mississippi Street

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San Francisco • California



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Project No. 19-019 Date 08.16.19

Revisions

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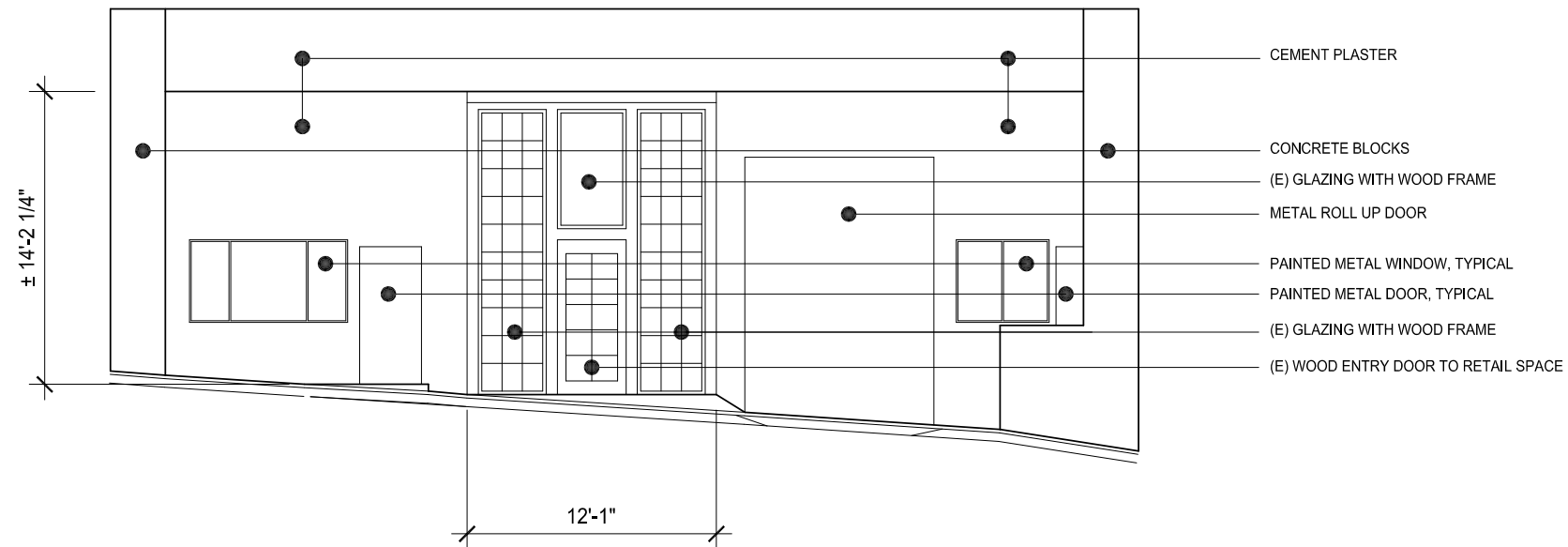
WALL / PARTITION ASSEMBLIES SCHEDULE

TYPE	DESCRIPTION	DETAIL
W13	2 X WOOD STUDS @ 16" O.C. 1 LAYER 5/8" TYPE X GYP. BD, EACH SIDE. ACOUSTIC SEALANT AT ALL JOINTS TO WALLS AND AT ALL PENETRATIONS. 1 HR. GA FILE NO. WP 3514	

TYPE	DESCRIPTION	DETAIL
W16	2 X WOOD STUDS @ 16" O.C. 2 LAYERS 5/8" TYPE X GYP. BD, EACH SIDE. ACOUSTIC SEALANT AT ALL JOINTS TO WALLS AND AT ALL PENETRATIONS. 2 HR. GA FILE NO. WP 4135	

NOTE: WALL/PARTITION AND FLOOR-CEILING ASSEMBLIES SHOWN AND THEIR COMPONENTS MEET MINIMUM STANDARD RATINGS FOR FIRE-RESISTIVE AND ACOUSTICAL REQUIREMENTS. GENERAL CONTRACTOR TO VERIFY ASSEMBLIES WITH, INCLUDING BUT NOT LIMITED TO, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ACOUSTIC, TITLE 24.

NOTE: THE GLAZING SHALL BE MAINTAINED TRANSPARENT AS REQUIRED BY P.C. 145.1. PROPOSED GRILLS, GATES, OR SECURITY MEASURES WILL BE MAINTAINED AT A MINIMUM OF 75% OPEN TO PERPENDICULAR VIEW.



WEST ELEVATION

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

Elevation

Scale: As Noted

A3.0