



# DISCRETIONARY REVIEW Abbreviated Analysis

**HEARING DATE: October 8, 2020** 

### CONTINUED FROM: April 16, April 23, May 21, July 9, August 27, 2020

Record No.:	2019-014214DRP
Project Address:	457 Mariposa Street
<b>Permit Application:</b>	2019.0702.4973
Zoning:	Urban Mixed Use (UMU) Zoning District
	68-X Height and Bulk District
Block/Lot:	3994/043
Project Sponsor:	Michael Batryn
	5 Whiting Way
	San Francisco, CA 94130
Staff Contact:	Michael Christensen – (628) 652-7567
	Michael.Christensen@sfgov.org

Recommendation: Do Not Take DR and Approve as Proposed

### **Project Description**

The Project proposes to establish a new, approximately 2,500 square foot Cannabis Retail establishment, including an on-site consumption lounge, within an existing one-story, 5,000 square foot industrial building that is demised into two adjacent industrial units.

### **Site Description and Present Use**

The Project Site is an approximately 5,000 square foot, one-story Industrial building. The subject tenant space is currently vacant.

### **Surrounding Properties and Neighborhood**

The Project Site is located within the Urban Mixed Use (UMU) Zoning District, at the boundary between the Dogpatch and Mission Bay neighborhoods. South of the Project Site, the neighborhood is comprised of a mix of small industrial, residential, and retail uses, with the neighborhood rapidly developing as part of the Eastern Neighborhoods Plan. To the northwest of the Project Site is the UCSF Children's Hospital, and directly to the north are major office blocs under development as part of the Mission Bay Redevelopment Plan, and further north is the new Chase Arena.

### **Building Permit Notification**

Туре	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
311 Notice	30 days	December 17, 2019 – January 16, 2020	January 9, 2020	October 8, 2020	273 days

### **Public Comment**

One letter of support of the Project and opposed to the Discretionary Review (DR) has been received. Additionally, the Dogpatch Neighborhood Association provided a letter in opposition to the Project, which is attached to this report.

### **Environmental Review**

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

### **DR Requestors**

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

### **DR Requestor's Concerns and Proposed Alternatives**

The DR Requestor has indicated three principal concerns with the Project:

- 1. That the broader Dogpatch neighborhood is becoming overconcentrated with Cannabis Retail uses.
- 2. That the proposed business would remain open later than existing Cannabis storefronts in the neighborhood.
- 3. That the UCSF Mission Bay Children's Hospital (located within 600' of the site) provides educational services, and that the DR requestor believes this should be considered a 'School' use under Planning Code Section 202.2.

See attached Discretionary Review Application.

### **Department Review**

The Department does not find an exceptional or extraordinary circumstance with the proposed Project.

In response to the concerns raised by the DR Requestor:

1. The Dogpatch neighborhood was rezoned to Mixed Use Zoning Districts (under Article 8 of the Planning Code) under the Central Waterfront Area Plan. These zoning districts principally permit Cannabis Retail uses with neighborhood notice per Planning Code Section 311. While it is true that the neighborhood has historically lacked commercial activity as it has transitioned from an industrial neighborhood to a mixed-use district, the addition of commercial activities to the neighborhood is allowed by and



encouraged by the zoning controls and Area Plan. Additionally, while there has been the addition of two new Cannabis Retail locations to the neighborhood (including this site, and two others in adjacent Potrero Hill), the neighborhood is hitting an effective cap in applications due to the required 600' buffer between sites and to Schools. While it is possible that another location may be feasible in the neighborhood, there is not capacity for the neighborhood to add any significant number of Cannabis Retail establishments.

- 2. The long serving existing Medical Cannabis Dispensary located at 2544 3<sup>rd</sup> Street (dba Dutchmans Flat) has historically operated with hours of operation between 10am and 8pm, with some variation over time. However, the City standard hours of operation for Medical Cannabis Dispensary uses under Article 33 of the Heath Code was 8am to 10pm daily, and this has been the Planning Department's precendent except in specific cases where compatibility was of concern. At this site, the existing site use and the use of both adjacent parcels is industrial. Across Mariposa Street is a vacant parcel used as a staging area for other construction, which in the long term is planned to be part of the UCSF Mission Bay campus. No Residential or Institutional uses are in the immediate block. The underlying UMU Zoning District provides no limits to hours of operation and further does not limit late night uses, such as Nighttime Entertainment, which is principally permitted. As such, there is not a contextual basis for a limit on hours of operation at the site. If some limit is desired, the Department would recommend a limit of 8am to 10pm daily, which was the standard limit for Medical Cannabis Dispensaries and is what was proposed by the Project Sponsor during their discussions with the DR Requestor.
- 3. In response to the request for Discretionary Review, on March 6, 2020 the Project Sponsor submitted a request for a Letter of Determination regarding the use of the property located at 1900 Third Street (UCSF Mission Bay Children's Hospital), specifically whether it constitutes a 'School' use under the Planning Code. While children are in in-patient care at the facility, the Hospital provides educational services in conjunction with the SFUSD. On September 18, 2020, the Zoning Administrator provided a determination that the UCSF Benioff Children's Hospital Marie Wattis School is an Accessory Use to the principal Hospital use of the site. Additionally, the determination states that the facility operates in a manner atypical to a School in terms of its student population and daily transportation to the facility, given that students of the facility are in inpatient care at the Hospital. As such, the site does not disqualify 457 Mariposa from being used as a Cannabis Retail facility under Planning Code Section 202.2.

Based upon these conditions, and given the zoning and context of the location, the Department does not find an exceptional or extraordinary circumstance with the Project and recommends that the Commission does not take discretionary review and approve as proposed.

**Recommendation:** Do Not Take DR and Approve as Proposed

### **Attachments:**

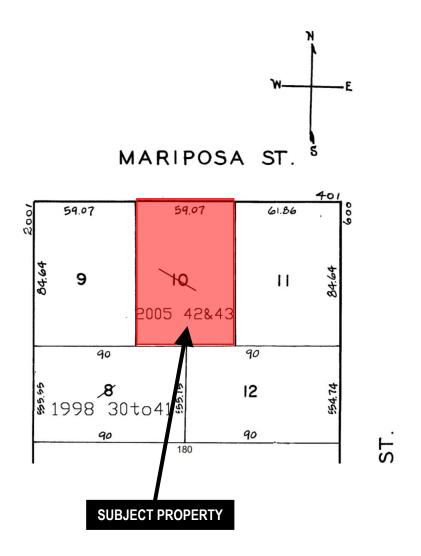
Block Book Map Sanborn Map Zoning Map Aerial Photographs



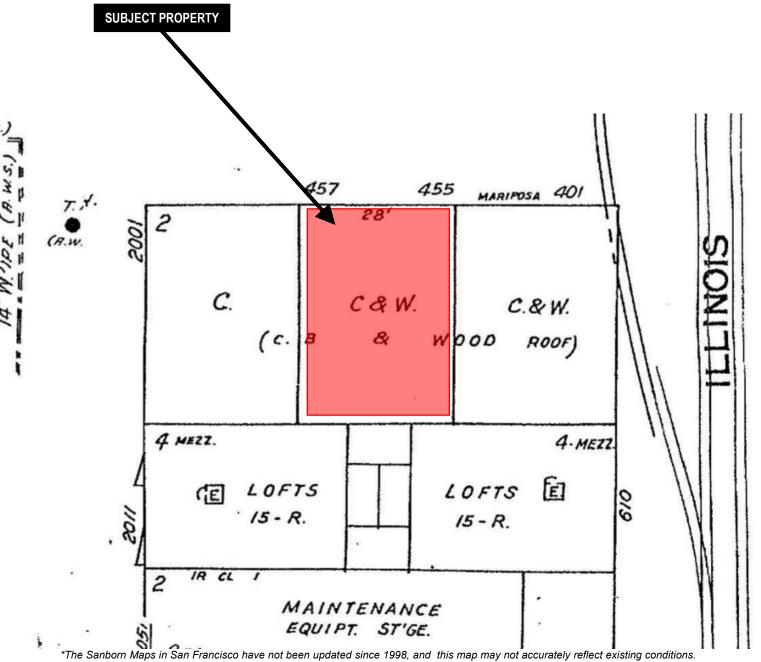
Context Photographs Section 311 Notice CEQA Determination Letter of Determination Request dated March 6, 2020 Letter of Determination Response dated September 18, 2020 DR Application Dogpatch Neighborhood Association Letter Project Plans

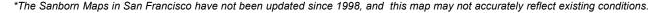


# **Block Book Map**

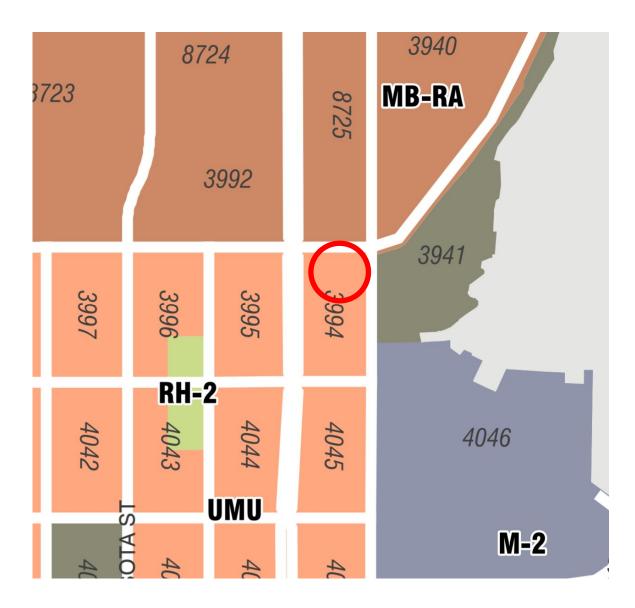


# Sanborn Map\*

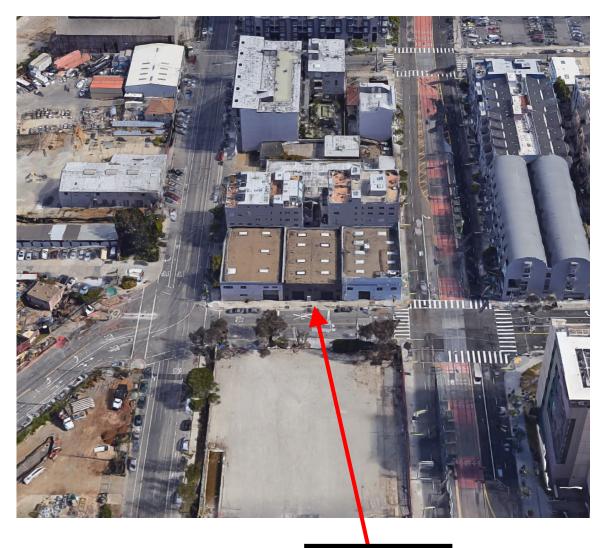




# **Zoning Map**

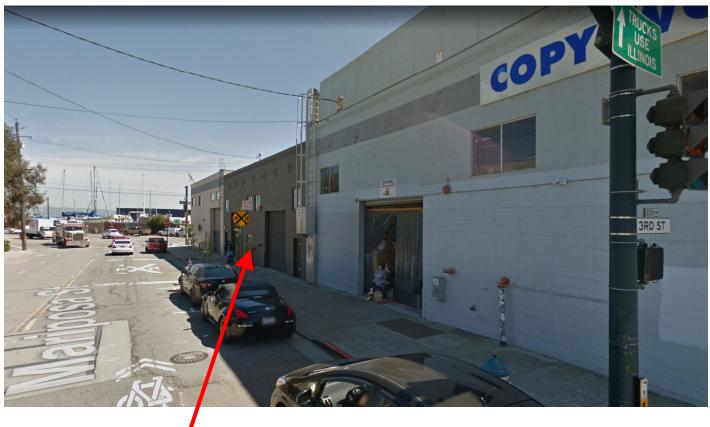


# **Aerial Photo**



SUBJECT PROPERTY

# **Context Photo**







### SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

### NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On July 2, 2019, Building Permit Application No. 2019.0702.4973 was filed for work at the Project Address below.

### Notice Date: December 17, 2019

Expiration Date: January 16, 2020

PROJECT INFORMATION		A	PPLICANT INFORMATION
Project Address:	457 Mariposa Street	Applicant:	Michael Batryn, Mavrik Studio
Cross Street(s):	3 <sup>rd</sup> Street	Address:	5 Whiting Way
Block/Lot No.:	3994/042	City, State:	San Francisco, CA 94130
Zoning District(s):	UMU / 68-X	Telephone:	(408) 480-5532
Record No.:	2019-014214PRJ	Email:	Michael@mavrikstudio.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			
□ Demolition □ New Construction ■ Alteration			
Change of Use	Façade Alteration(s)	Front Addition	
Rear Addition     Side Addition     Vertical Addition		Vertical Addition	
PROJECT FEATURES EXISTING PROPOSED			
Building Use	Industrial	Cannabis Retail	

PROJECT DESCRIPTION

The project includes a change in use of approximately 2,486 square feet from industrial to Cannabis Retail, including a request for authorization of on-site consumption of cannabis products. The project includes interior alterations and façade alterations. As part of the project, the curb cut along Mariposa Street would be removed and the curb restored.

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.

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.

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 <u>www.communityboards.org</u> 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 <u>www.sfplanning.org</u>. 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.





## **CEQA** Categorical Exemption Determination

### **PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address		Block/Lot(s)	
457 MARIPOSA ST		3994043	
Case No.		Permit No.	
2019-014214PRJ		201907024973	
Addition/ Demolition (requires HRE for Alteration Category B Building)		New     Construction	

### Project description for Planning Department approval.

Change of use from warehouse/office to cannabis dispensary. (n) recessed entry w/ interior/exterior ramp per da-04 for accessible entry. (n) accessible restroom provided for customers. Sales area w/ (n) millwork in front & consumption lounge in rear

### **STEP 1: EXEMPTION CLASS**

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

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone</i> )
	<ul> <li>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?</li> <li>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</li> </ul>
	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area</i> )
	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> ). If yes, Environmental Planning must issue the exemption.
	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> ) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption</b> .
	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.
	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Com	ments and Planner Signature (optional): Michael Christensen

### **STEP 3: PROPERTY STATUS - HISTORIC RESOURCE**

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10.0	TO BE COMPLETED BT PROJECT PLANNER		
PROP	PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)		
	Category A: Known Historical Resource. GO TO STEP 5.		
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.		
	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>		

### **STEP 4: PROPOSED WORK CHECKLIST**

### TO BE COMPLETED BY PROJECT PLANNER

Check	Check all that apply to the project.		
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	3. Window replacement that meets the Department's Window Replacement Standards. Does not include storefront window alterations.		
	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.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	<ol> <li>Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.</li> </ol>		
	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning</i> Administrator Bulletin No. 3: Dormer Windows.		
	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:	Note: Project Planner must check box below before proceeding.		
	Project is not listed. GO TO STEP 5.		
	Project does not conform to the scopes of work. GO TO STEP 5.		
	Project involves four or more work descriptions. GO TO STEP 5.		
	Project involves less than four work descriptions. GO TO STEP 6.		

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

### TO BE COMPLETED BY PROJECT PLANNER

Chec	k all that apply to the project.
	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
	2. Interior alterations to publicly accessible spaces.
	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
	7. Addition(s), including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.

	9 Other work consistent with the Secretary of the	nterior Standards for the Treatment of Historia		
	8. Other work consistent with the Secretary of the In Properties (specify or add comments):			
	9. Other work that would not materially impair a histo	pric district (specify or add comments):		
	(Requires approval by Senior Preservation Planner/F	Preservation Coordinator)		
	10. Reclassification of property status. (Requires a	approval by Senior Preservation		
	Planner/Preservation			
	Reclassify to Category A	Reclassify to Category C		
	a. Per HRER or PTR dated	(attach HRER or PTR)		
	b. Other <i>(specify</i> ):			
	Note: If ANY box in STEP 5 above is check	ed, a Preservation Planner MUST sign below.		
	Project can proceed with categorical exemption re Preservation Planner and can proceed with categoric			
Comm	Comments ( <i>optional</i> ):			
Preser	Preservation Planner Signature:			
		NATION		

# TO BE COMPLETED BY PROJECT PLANNER Image: Second provention of the second provided and the second provided and the second provention of the second provement of the second provention of the second provement of the second provement

Brendan V. Hallinan 345 Franklin Street San Francisco, CA 94102 brendan@hallinan-law.com 415.786.0139

March 6, 2020

R#2020-003489740 R. SUCRE (SE)

Office of the Zoning Administrator 1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: **Request for Written Determination** Address: 457 Mariposa Street (3994/043)

Zoning Administration:

The purpose of the letter is to request a determination of eligibility for cannabis retail use at 457 Mariposa Street, San Francisco. The proposed project site is situated between Third Street and Illinios Street, approximately 200' from the rear of the parcel containing UCSF Benioff Children's Hospital.

A Discretionary Review has been filed against the project asserting that the location is prohibited because Children's Hospital contains an accessory school program. This program is not identified as a School on the Planning Department's website or on the SFUSD website. There are no other Schools or prohibiting uses within a 600' radius of the project site. The following is a description of the program as set forth on the Hospital's website:

While children are in the hospital we encourage them to continue their education through the hospital's School Program. UCSF Benioff Children's Hospital's Marie Wattis School serves children in kindergarten to 12th grade. The school, operated by Child Life Services, is part of the San Francisco Unified School District and is staffed by credentialed teachers.

Our regular and special education teachers provide instruction in the schoolroom and at the bedside, offering school activities and special programs in math, science and art. They work closely with each child's school to ensure that class requirements are met, and students can receive attendance and school credit for the work they've completed in the hospital.

(https://www.ucsfbenioffchildrens.org/services/school\_program/index.html)

I therefore request a written determination as to whether or not the school program at Benioff Children's Hospital qualifies as a School facility under the SF Planning Code and thus disqualifies 457 Mariposa Street from cannabis retail use . Thank you for your assistance in clarifying this matter.

Sincerely, Bruch Halli-

Brendan V. Hallinan





# **LETTER OF DETERMINATION**

September 18, 2020

Brendan V. Hallinan 345 Franklin Street San Francisco, CA 94102 <u>brendan@hallinan-law.com</u>

Record No.:	2020-003489ZAD
Site Address:	457 Mariposa Street
Assessor's Block/Lot:	3994 / 043
Zoning District:	UMU (Urban Mixed Use)
Staff Contact:	Michael Christensen, (415) 575-8742 or michael.christensen@sfgov.org

Dear Brendan Hallinan:

This letter is in response to your request for a Letter of Determination regarding the property at 457 Mariposa Street. The request is for a determination of whether the UCSF Benioff Children's Hospital Marie Wattis School is considered a School Use under the Planning Code, and if so, whether this precludes the property at 457 Mariposa Street from being used as a Cannabis Retail establishment under the 600-foot buffer established in Planning Code Section 202.2(a)(5)(B).

Per Planning Code Section 202.2(a)(5)(B), the parcel containing a Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing School, public or private. Planning Code Section 102 defines a School as "an Institution Educational Use, public or private, certified by the Western Association of Schools and Colleges that provides educational instruction to students in kindergarten through twelfth grade." Planning Code Section 102 also defines Use as "the purpose for which land or a structure, or both, are legally designed, constructed, arranged, or intended, or for which they are legally occupied or maintained, let, or leased." It is also important to note that public schools are not required by the State to be certified by the Western Association of Schools and Schools and Colleges.

The Principal Use of the site located at 1975 4th Street is a Hospital, which is an Institutional Healthcare Use. The Marie Wattis School located at the site operates as an accessory use to the Hospital at the site. Per the UCSF Benioff Children's Hospital Marie Wattis School website, it provides educational services to patients of the hospital under

extended stays and is not open to the general public. Students attend the school while in inpatient care at the hospital, and do not come and go from the site daily as is typical for a School Use.

The UCSF Benioff Children's Hospital Marie Wattis School does have a relationship with the San Francisco Unified School District (SFUSD), and as recently as 2016 both organizations were parties to a Memorandum of Agreement outlining that relationship. This relationship includes the employment of three SFUSD teachers, the use of SFUSD curriculum, and allowing attendance at the UCSF Benioff Children's Hospital Marie Wattis School to qualify for SFUSD and California state attendance tracking. However, after several months of review, neither the UCSF Benioff Children's Hospital Marie Wattis School nor SFUSD were able to provide a current Memorandum of Agreement or any other documentation to formalize that relationship.

Considering there is no permanent, formal relationship between the UCSF Benioff Children's Hospital Marie Wattis School and SFUSD, and the UCSF Benioff Children's Hospital Marie Wattis School operates in a manner atypical to a typical school in terms of its student population and daily transportation to and from the facility, it is determined that the UCSF Benioff Children's Hospital Marie Wattis School is **not** a School use under the Planning Code and does not disqualify 457 Mariposa Street from being used as a Cannabis Retail establishment.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

**APPEAL:** An appeal may be filed with the Board of Appeals within 15 days of the date of this letter if you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator. Please contact the Board of Appeals in person at 49 South Van Ness Ave, Suite 1475, call (628) 652-1150, or visit <u>www.sfgov.org/bdappeal</u>.

Sincerely,

6/1m

Corey A. Teague, AICP Zoning Administrator

cc: Property Owner Neighborhood Groups BBN Holder Michael Christensen, Planner





1/5

# **DISCRETIONARY REVIEW PUBLIC (DRP)**

APPLICATION

# **Discretionary Review Requestor's Information**

**Joel Douglas Bean** Name:

### Address: 700 Illinois Street

Email Address: jdbean46@gmail.com (415) 203-4511

### Information on the Owner of the Property Being Developed

Michael Batryn (Applicant) Name:

**Mavrik Studio** Company/Organization:

### Address: 5 Whiting Way

### **Property Information and Related Applications**

Project Address: 457 Mariposa Street

Block/Lot(s): 3994/042

Building Permit Application No(s): 2019-014214PRJ

### **ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST**

Have you discussed this project with the permit applicant?	1	
Did you discuss the project with the Planning Department permit review planner?		
Did you participate in outside mediation on this case? (including Community Boards)		
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 summarize the result that were made to the proposed project.	t, including a	ny changes



Telephone:

Email Address: (408) 480-5532

Telephone:

Michael@mavrikstudio.com

### **DISCRETIONARY REVIEW REQUEST**

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

 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 site specific sections of the Residential Design Guidelines.

The project does not enhance or conserve neighborhood character or balance the right to develop the property with impacts on nearby properties or occupants in the following respects:

1. The project is adjacent to Crane Cove Park which is due to open in early 2020. The park will contain a children's playground.

The project is adjacent to the UCSF Benioff Children's Hospital, its SFUSD K-12 school, and its children's playground at Mariposa Park.

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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.

The project site is in the midst of an entirely residential block and the area is surrounded by a children's hospital, two children's playgrounds, and a family park. The development of a retail outlet that primarily sells hallucigens (or that primarily sells intoxicants or recreational drugs of any kind) is contrary to the family-centered nature of the 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?

The project should be located in a retail hub and in an area that is both in compliance with the planning code and in keeping with the nature of the neighborhood. Locating a cannabis retail outlet in a family-centered recreational area near children's playgrounds, parks and a children's hospital that houses a K-12 school classroom is inappropriate and does not conserve the neighborhood's character. 2/5

# **DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT**

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Q l

Signature

Self

(415) 203-4511

Joel Douglas Bean

Name (Printed)

3/5

jdbean46@gmail.com

Relationship to Requestor (i.e. Attorney, Architect, etc.) Phone

Email

Date:

For Department Use Only

Application received by Planning Department:



September 28, 2020

San Francisco Planning Commission 49 South Van Ness Avenue, 14 th Floor San Francisco, CA 94103 September 21, 2020

### RE: Record No.: 2019-014214DRP (457 Mariposa Street)

### Dear Commissioners:

The Dogpatch Neighborhood Association (DNA) is opposed to the development of a cannabis lounge and retail outlet at 457 Mariposa Street because of its location adjacent to three public parks which contain two children's playgrounds and because of its location directly across from and within 600 feet of the UCSF Benioff Children's Hospital which contains a K-12 school, under the auspices of the SFUSD, for patients and their siblings. We are also very concerned about the growing concentration of cannabis outlets within the Dogpatch area.

The DNA has been successful with other applicants for cannabis permits in reaching agreement regarding "good neighbor policies". A copy of our current outline for these policies is attached. While waiting for the Commission's decision on the application and Discretionary Review for 457 Mariposa Street we entered into negotiations with the applicant to develop a memorandum of understanding regarding their proposed development.

The DNA and the applicant had reached basic agreement on a memorandum of understanding by April 23, 2020, with one primary issue outstanding: operating hours. All cannabis outlets within the Dogpatch area have agreed to operating hours between 10:00AM and 9:00PM. The applicant for 457 Mariposa wishes to have extended operating hours from 8:00AM to 10:00PM. We are opposed to these hours as being both longer than other cannabis retailers in the area and inappropriate to a primarily residential area. We have indicated to the applicant that – pending the outcome of the Zoning Administrator's Letter of Determination regarding the school located in the Benioff Children's Hospital -- we would willing to withdraw the Discretionary Review request if they would be willing to reduce their operating hours and otherwise comply with the good neighbor policies that we had jointly negotiated.

Should the Commission determine that the application for 457 Mariposa should be approved, we would urge that it be approved based upon operating hours between 10:00AM and 9:00PM. If that were the case the DNA would be willing to enter into a memorandum of understanding with the applicant that incorporates the good neighbor policies that we jointly negotiated in April. Thank you for the opportunity to comment on this application and the existing discretionary review request.

Sincerely,

### Katherine Doumani

Katherine Doumani - President, on behalf of the DNA Board Dogpatch Neighborhood Association Email: president@dogpatchna.org Web: http://www.dogpatchna.org Facebook: <u>https://www.facebook.com/DogpatchNeighborhoodAssociation</u> Instagram: @dogpatchna

Dogpatchna.org | 1925 18th St. #227, SF CA 94107 | 415.713.4561

# MARIPOSA STREET DISPENSARY



SYMBOLS VICINITY MAP SCOPE OF WORK PROJECT INFORMATION SHEET IND Byers Hall 👽 ♀ CHANGE OF USE FROM EXISTING INDUSTRIAL WAREHOUSE AND TO CANNABIS DISPENSARY R ---- PROPERTY LINE 457 MARIPOSA STREET, SAN FRANCISCO, CA 94107 BLOCK/LOT: YEAR BUILT: XTERIOR: INSTALLATION OF ASSISTED DOOR OPENER WITH RAMP PER DA-04 AND DA-05 INSTALLATION OF ASSISTED DOOR OVER NEW RAME 1994/043 1996 16th S € ----- CENTER LINE INSTALLATION OF ASSISTED DOOR OFENER WITH RAMP PER DAVA AND DAV5 NEW RECESSED ENTRY TO ALLWO FOR OUTSWINGING DOOR OVER NEW RAMP NEW AWNING OVER ENTRIES WITH SIGNAGE BAND ABOVE REPLACE EXISTING UPPER SLOBE WINDOWS WITH NEW FIXED PICTURE WINDOWS IN PLACE, FROST WINDOWS AND INSTALL NEW EXTRUDED FRAME NEW CLASS 2 EXISTENCE RACK REMOVE IC CLASS OF THE ACK C - NO HISTORIC RESOURCE PRESENT HISTORIC STATUS: \_\_\_\_\_ MATCH LINE BUILDING DESCRIPTION <u>EXISTING</u> UMU 23'-6" REQUIRED PROPOSED NO CHANGE NO CHANGE (1)ZONING: UCSF Medic ZONING: HEIGHT/BULK DISTRICT: SETBACKS: FRONT: SIDES: REAR: 68-X NOT REQUIRED NO CHANGE NO CHANGE NO CHANGE 0'-0" 0'-0" N/A Α COLUMN GRID NTERIOR: RELOCATION OF EXISTING PARTITIONS AND DOORS 15'-0" IF GROUND LEVEL DWELLING REMOVAL OF (E) MEZZANINE LEVEL NEW CONSUMPTION LOUNGE IN REAR AND SALES ARE IN FRONT OF SUITE NEW FINISHES THROUGHOUT SUITE NEW MILLWORK AND SALES COUNTER W/ (8) BAR HEIGHT STATIONS AND (1) ADA ACCESSIBLE AWNING AND CANOPY PERMITTED: 4' MAX NONE EXISTING AWNING W/4' CODE ANA EXTENSION IF OVER 10 EXTENSION X 18'-11' DEMOLITION OFF STREET PARKING: 0 SPACES NOT REQUIRED 0 SPACES (2) NEW ADA ACCESSIBLE RESTROOMS BIKE PARKING: (2) NEW ADA ACCESSIBLE RESTROUMS NEW RESTAURANT EQUIPMENT BEHIND SALES COUNTER TO SERVE LOUNGE AREA DRINK 1 / 7500 SF 1/ 2500 SF, MIN 2 0 SPACES 0 SPACES 1 SPACE 1 RACK - 2 SPACES CLASS 1: CLASS 2: CONSUMPTION NEW MECHANICAL, ELECTRICAL, AND PLUMBING UNDER A DEFERRED SUBMITTAL NEW SIGNAGE UNDER DEFFERED SUBMITTAL CAL-STEAM WAREHOUSE / OFFICE S-2 STORAGE B BUSINESS III-B 1 (A1.01) EXTERIOR ELEVATION CANNABIS RETAIL M MERCANTILE B BUSINESS NO CHANGE ARCHIT USE: OCCUPANCY GROUP: SITE LOCATION PER TABLE 722 PROPC CONSTRUCTION TYPE: NUMBER OF STORIES: LOT SIZE: SUITE AREA: EXISTING & PROPOSED EXTERIOR ELEVATIONS 1 + MEZZANINE PROPOSED RESTROOM INTERIOR ELEVATION 4,992 SF 2,486 SF NO CHANGE A1.01 SECTION NO CHANGE 0 REFERENCED CODES REFERENCED CODES ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCES CURRENTLY IN USE WITH LOCAL JURISDICTION AND THE FOLLOWING CODE EDITIONS: A. 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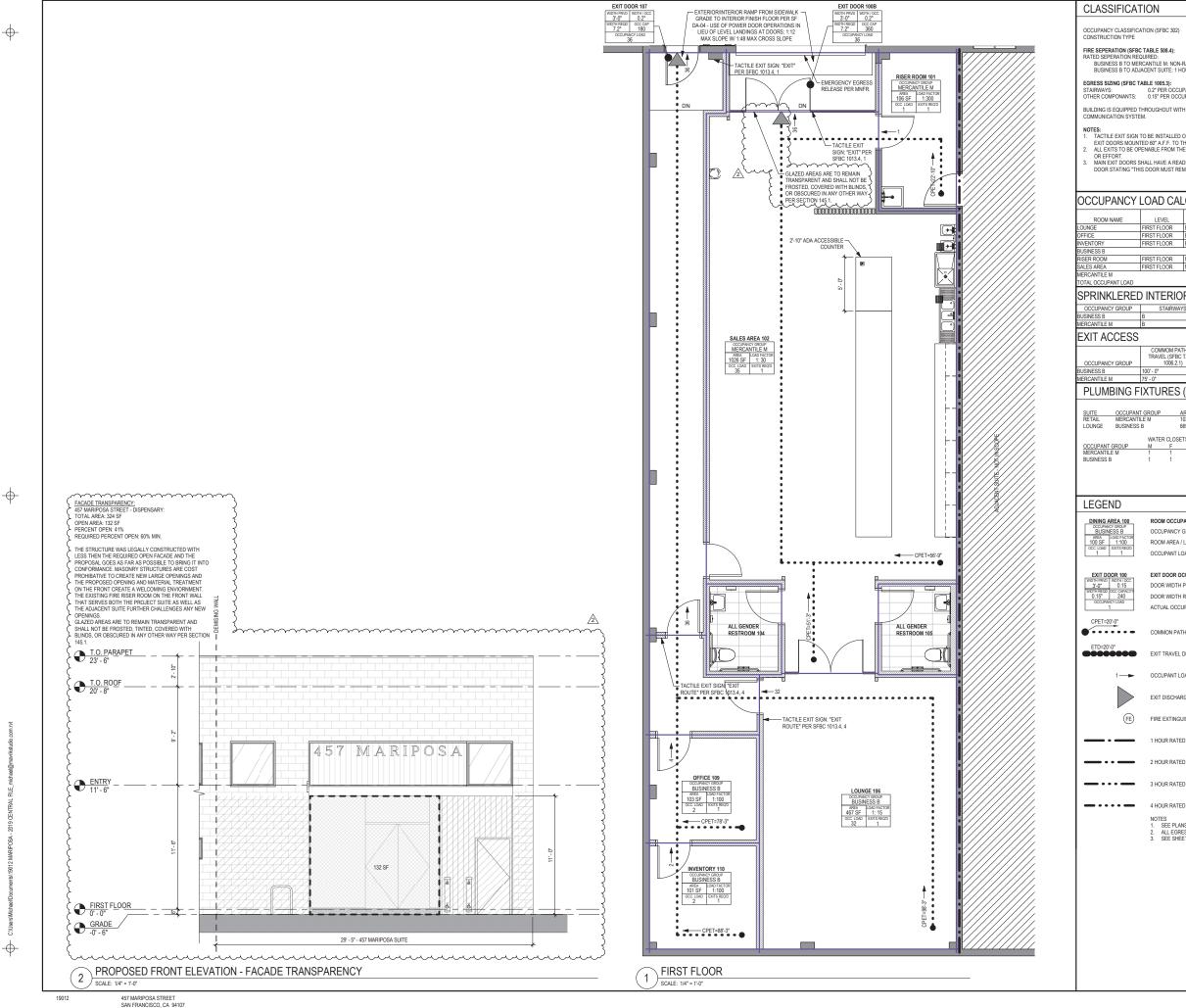
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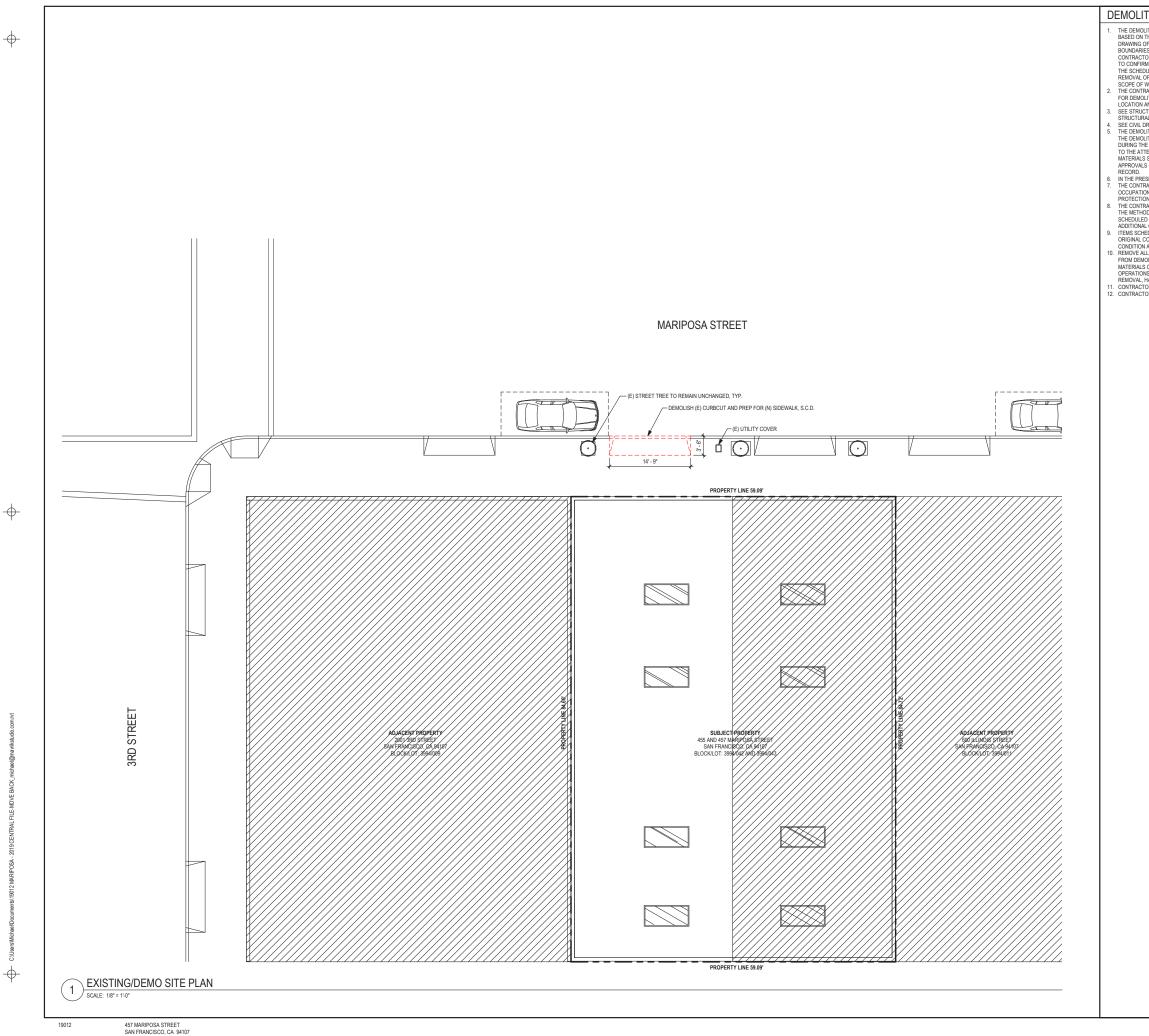
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### DEMOLITION SITE PLAN SHEET NOTES

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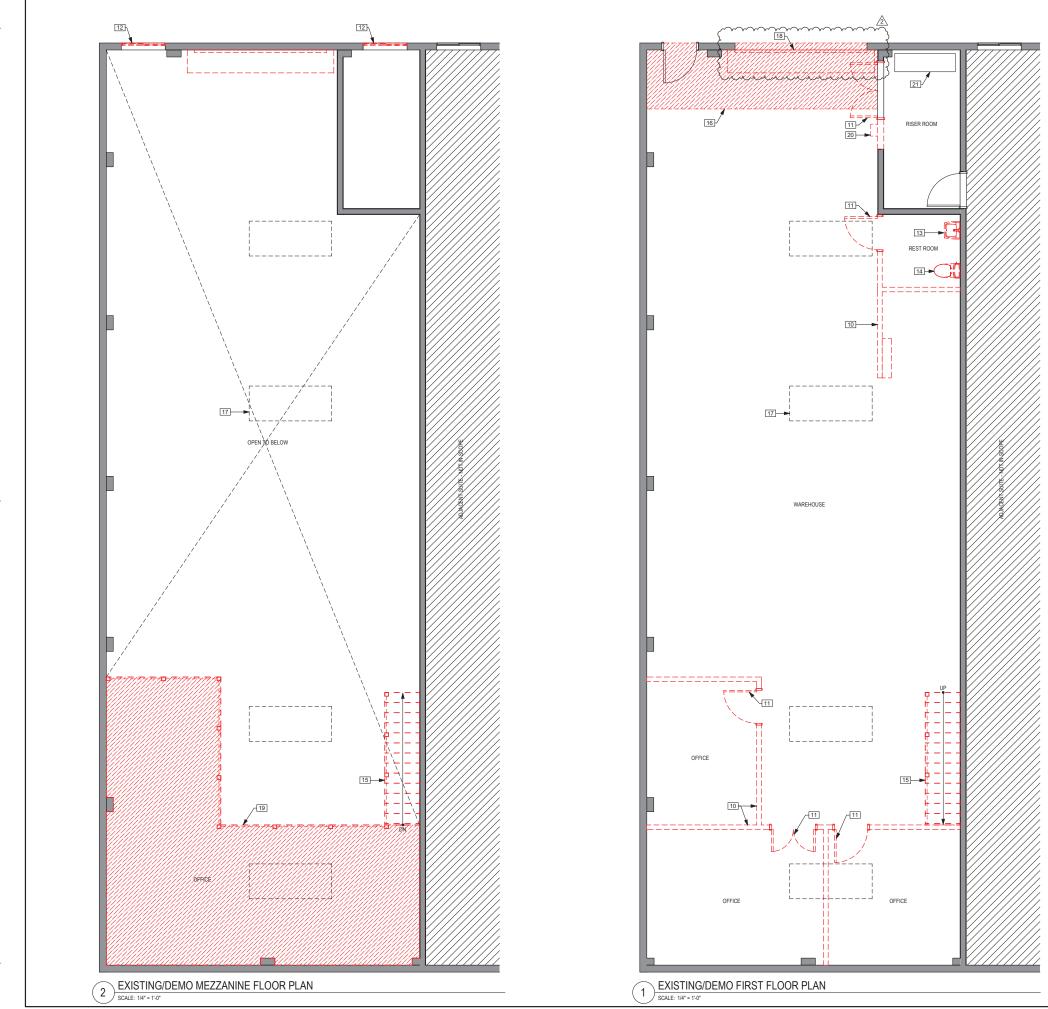


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### DEMOLITION PLAN SHEET NOTES

THE DEMOLITION PLAN SHEET NOTES
 THE DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF THE EXISTING FIELD CONDITIONS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. IT IS NOT INTERDED TO BE A RECORD DRAWING OF THE EXISTING BILLIONG DEMOLITION AND REVERPED TO SHOW BOUNDARIES AND SCOPE TO THE ANSWITCHTURAL DEMOLITION OF SELECTED TENS. THE CONTRACTOR SHALL PERFORM A DETAILED SEMULTION DATIVITIES AND EXIST REPRESENTATIVE TO CONFIRM THE SCOPE OF WORK, SHEE CONTRACTOR SHALL BERGING REPROSIBILE FOR THE RELIVACUE OF WORK STREE CONTRACTOR SHALL BERGING THE CONTRACTOR SHALL PERFORM A DETAILED WAIK-THROUGH WITH THE CLIENTS REPRESENTATIVE TO CONFIRM THE SCOPE OF WORK STREE CONTRACTOR SHALL BERGING REPROSIBILE FOR THE RELIVACUE OF WORK STREE CONTRACTOR SHALL BERGING RESPONSIBLE FOR THE RELIVACUE OF WORK STREE CONTRACTOR SHALL BERGING RESPONSIBLE FOR THE RELIVACUE OF WORK STREE CONTRACTOR SHALL BERGING PROTECTION INCLICING BUTING TUNITE OF REMOVAL OF DEBRIS, BULLIONS PROTECTION INCLICING SUNT OX LINETE OR REMOVAL OF DEBRIS, BULLIONS PROTECTION INCLICING SUNT OX LINETE OR REMOVAL OF DEBRIS, BULLIONS PROTECTION INCLICING SON DE MOLISION OF ALL WALLS, FLOORS, ROOFS, OR OTHER STRUCTURAL ELEMENTS.
 THE DEMOLITION PLAN DORS NOT ACKNOWLEDGE TOXIC MATERIALS ALL TOXIC MATERIALS BEROUGHT TO THE ATTENTION OR THE OWNERS REPRESENTATIVE ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BEN CONFORMANCE WITH ALL STREAD LOCAL CORDS ALL PROMITS AND APPROVAL OF THE OWNERS REPRESENTATIVE ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BEN CONFORMANCE WITH ALL STREAD TO LOCAL CORDS ALL PROMITS AND APPROVAL SHALL BEN CONTRACTOR SHALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BEN CONFORMANCE WITH ALL STREAD TO LOCAL CORDS ALL PROMITS AND APPROVAL SHALL BENCHTORY WITH ALL TERAD AND LOCAL CORDS ALL PROMITS AND APPROVAL SHALL BENCHTORY WITH ALL TERAD AND LOCAL CORDS ALL PROMITS AND APPROVAL SHALL BENCHTORY WITH ALL TERAD AND LOCAL ADD SHORES AND CONCLIPATION SHALL MOVERS. CONTRINCTION AND REMOVAL OF A

### DEMOLITION PLAN KEYNOTES

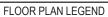
DEMOLISH (E) WA DEMOLISH (E) DOOR

NUMBER COMMENT

DEMOLISH (E) DOOR DEMOLISH (E) WINDOW AND PREP (E) OPENING FOR (N) WINDOW DEMOLISH (E) LAVATORY DEMOLISH (E) LAVATORY DEMOLISH (E) STAR AND GUARDRAIL DEMOLISH (E) STAR AND GUARDRAIL GRIND (E) S.O.G. FOR (N) ACCESSIBLE RAMP, SEE A7.004

Control Englished Control (NTACCESSING FOR AND FREP FOR (N) WORK)
 English (E) ROLL UP METAL GATE AND PREP FOR (N) WORK)
 DEMOLISH (E) ROLL UP METAL GATE AND GUARDRAIL

DEMOLISH (E) PANEL FOR (N) LOCATION (E) FIRE SPRINKLER RISER TO REMAIN UNC



EXISTING WALL

\_ \_ \_ \_ DEMOLISHED WALL

NEW WALL

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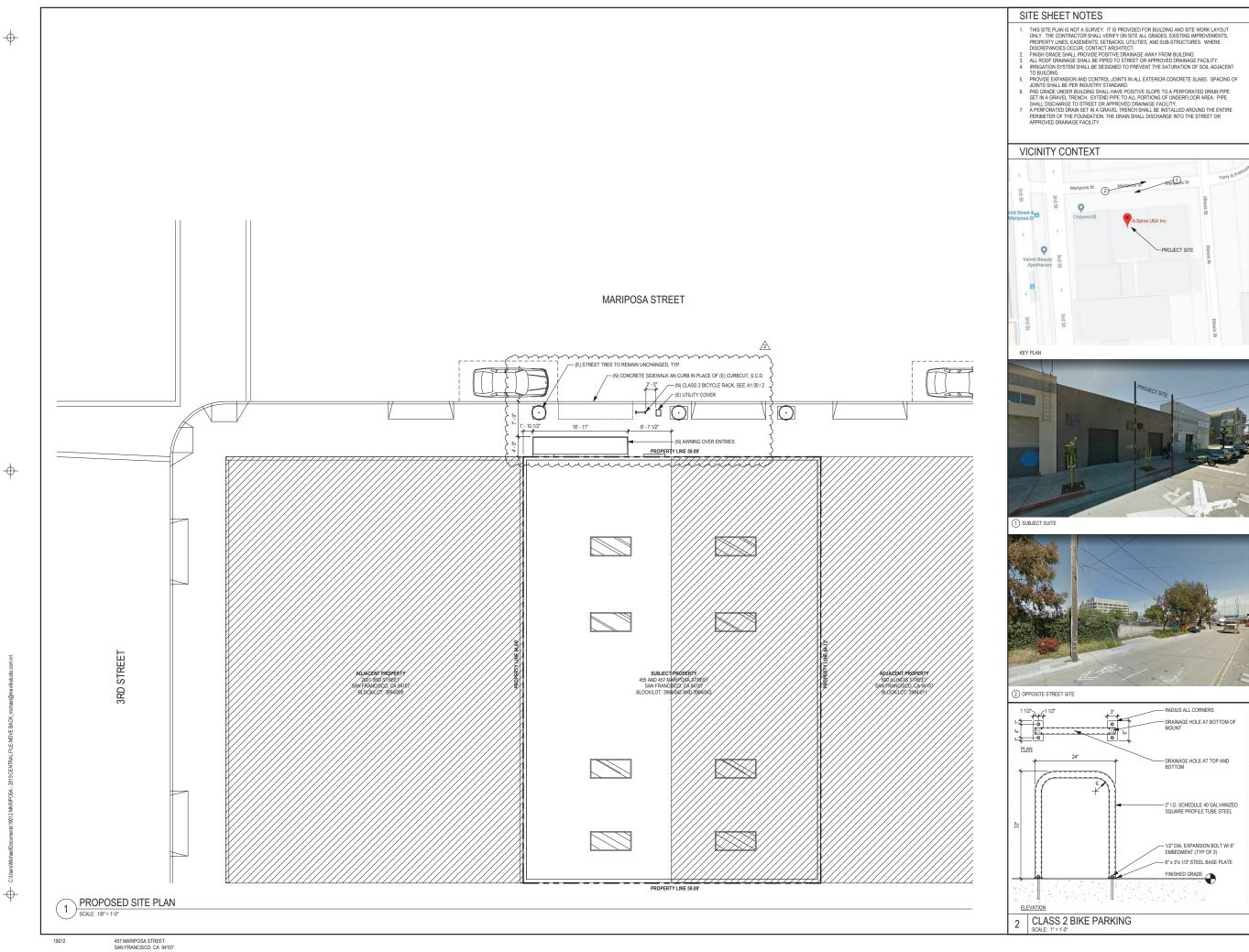
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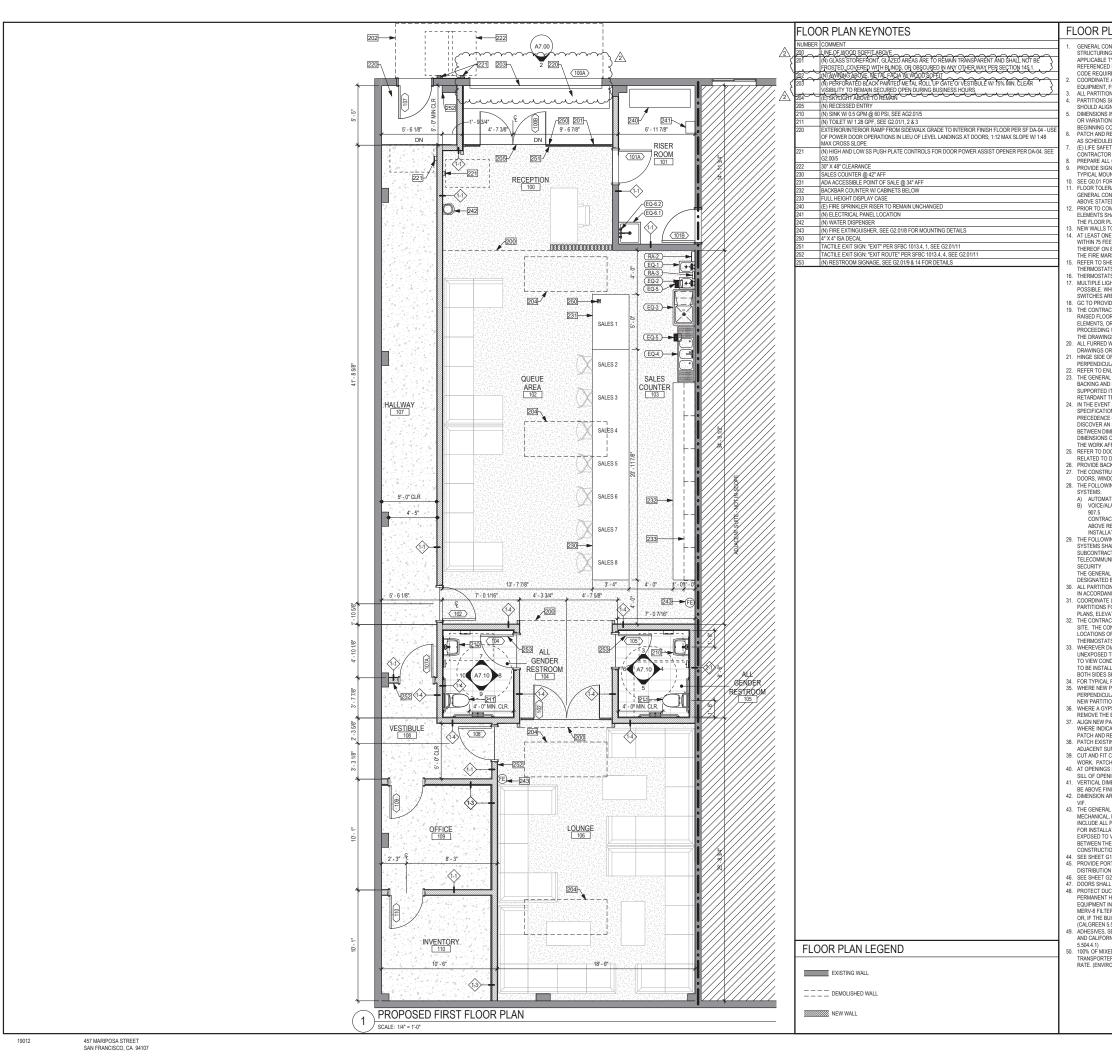
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ARCHITECTURAL SITE PLAN

PROJECT NO.



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### FLOOR PLAN SHEET NOTES

GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER CYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTINNED IN THESE DRAWINGS, WHETHER OR NOT SPECIFICALLY REFERENCED IN THE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC DOPE DECOMPOSITION.

EFFERENCEU IN THE FORM, SECTOR AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, 200RDINATE AND INSTALL BACKING AS REQUIRED FOR ALL NEW MILLWORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC. ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH, U.O.N.

PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISHED FACE.

SHOULD ALLIAN FINISHED FACE. TO FINISHED FACE. DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND DISCREPANCIES OR VARIATIONS ON THESE DIMENSIONS SHALL BE REVIEWED WITH ARCHITECT BEFORE

OR VARIATIONS OW TREED DIMENSIONS SHALL BE REVIEWED WITH ARCHITELT BEFORE BEGINNING CONSTRUCTION. PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND REPARE TO RECEIVE (N) FINISHES AS SCHEDULED, VERIFY EXTEND OF WORK IN THE FIELD. (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. (E) CONTRACTOR TO VERIFY CONTOINTON IN FIELD SEE 020 FOR TYPICAL MOUNTING HEIGHTS. PREPARE ALL GYP. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES. PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE G2.01 FOR TYPES, LOCATIONS, AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE.

TYPICAL MOUNTING HEIGHTS OF SIGNAGE "PACE ODDS, SLE 9201 TO FTED, LOOKTONG, AND SEE GOLT FOR ABBEVATIONS AND SYNBOLS USED ON THESE SHEETS. FLOOR TOLERANCE: FINISHED FLOOR TO BE LEVELED TO A TOLERANCE OF 14/° SLOPE IN 10 FEET. GENERAL CONTRACTOR TO IMMEDIATE LY VERY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO MAVRIK STUDIO. PRIOR TO COMMENCING WORK ALLOMMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN THE FLOOR PLATES. NEW WALLS TO ALIGN WITH CENTER OF (E) WINDOW MULLIONS U.O.N. AT LEAST ONE FINE EXTINGUISHER WITH A MINIMUR ATING OF 2-A-10R C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVIEL DISTANCE FOR EACH 3000 SQUARE FEET OR PORTION THEREOR ON EACH FLOOR LLCOTIONS INICIDED ON THE DRAWINGS SHALL BE VERIFIED WITH THEREOR OR SACH FLOOR LLCOTIONS INICIDENTE ON THE DRAWINGS SHALL BE VERIFIED WITH THERE MARSHALL AS BING ACCEPTABLE.

THE FIRE MARSHALL AS BEING ACCEPTABLE. REFER TO SHEET G2.01 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGISHER CABINETS, ETC. THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES, TYP. SEE G2.00.

I HERMISTATS TO BUCKTEU ABOVE LIGHT SMITCHES, TH?: SEE LOGATE MULTIPLE LIGHT SWITCHES TO BE GANCED WITHIN A SINGLE COVER-PLATE TO MAXIMUM EXTENT POSSIBLE. WHERE MULTIPLE SWITCHES CANNOT BE GANGED WITHIN A SINGLE COVER-PLATE, SWITCHES ARE TO BE ADJACED TO EACH OTHER OR AS CLOSE AP OSSIBLE. GC TO PROVIDE ALL APPLIANCES AND FIXTURES, U.O.N. THE CONTRACTOR SHALL "STREE OUT" LOCATION OF ALL WALLS, DOORS, MULLIONS, SOFFITS, RAISED FLOOR GRIDS, HOUSEKEEPING AND UTILITY EQUIPMENT PADS, AND OTHER MAJOR ELEMENTS, OR AS DIRECTED BY ARCHITECT AT THE BEGINNING OF THE PROJECT BEFORE PROCEEDING WITH CONSTRUCTION. IF DISCREPANCIES EXIST BETWEEN FIELD CONDITIONS AND THE DRAWINGS NOTICY ARCHITECT

ALL FURRED WALLS SHALL EXTEND VERTICALLY THRU THE CEILING WHERE INDICATED ON THE DRAWINGS OR TO THE STRUCTURE ABOVE WHERE NO CEILING OCCURS. U.O.N. HINGE SIDE OF DOORS TO BE LOCATED PER DETAILS FROM THE FACE OF ADJACENT

PERPENDICULAR PARTITIONS, U.O.N. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPOPRIATE STUCURAL BACKING AND REINFORCING IN PARTITIONS BEHIND ALL WALL-MOUNTED, WALL ANCHORED OR SUPPORTED ITEMS. ALL CONCEALED WOOD USED FOR SUCH SUPPORT SHALL BE FIRE RETARDANT TREATED.

RETARDANT TREATED. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS. THE DRAWINGS SHALL TAKE PRECEDENCE. DETAL DRAWINGS TAKE PRECEDENCE OVER DRAWING OF SMALLER SCALE. SHOULD THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OK SPECIFICATION OR A DISCREPANCY OR VARIATION DETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF DIMENSIONS OR OTHER INFORMATION, THE GENERAL CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN MADE. REFER TO DOOR SCHEDULE ON SHEET A9.00 FOR MORE INFORMATION ON SCOPE OF WORK

RELATED TO DOOR OBJECT OF UNLET A VAGATOR INFORCE IN ORDITATION OF OBJECT OF UNIT RELATED TO DOORS. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS. THE CONSTRUCTION PLANS INDICATE THE TYPE AND LOCATION OF NEW INTERIOR PARTITIONS, DOORS, WINDOWS, CABINETWORK, ETC. THE BUILDING SHELL AN EXISTING CONDITION. THE FOLLOWING SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AS DESIGN-BUILD SYSTEMS:

AUTOMATIC FIRE SPRINKLER SYSTEM IN COMPLIANCE WITH SFBC 903. VOICE/ALARM COMMUNICATION SYSTEM THROUGHOUT IN ACCORDANCE WITH SFBC

907.5 CONTRACTOR SHALL FULLY COORDINATE THE DESIGN/ENGINEERING PROCESS OF THE ABOVE REFERENCED SYSTEMS AND THE COMPLETE AND PROPERLY FUNCTIONING

INSTALLATION THEREOF: THE FOLLOWING MAYBE PROVIDED BY THE OWNER'S VENDORS BUT THE INSTALLATION OF THOSE SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS SUBCONTRACTORS FOR THE SYSTEMS NOTED BELOW: TELECOMMUNICATIONS

SECURITY THE GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL RACEWAY AND POWER TO ALL POINTS DESIGNATED BY THE VENDOR'S FOR EACH OF THE OWNERS FURNISHED SYSTEMS. ALL PARTITIONS, DOORS, GLAZED OPENINGS, SOFTIS, ETAL, SHALL BE STRUCTURALLY BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.

IN ACCORDANCE WITH SEISING CODE REQUIREMENTS. I COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND/OR REINFORCEMENT IN PARTITIONS FOR ALL CABINETS, COUNTERTOPS AND ANY WALL-MOUNTED ITEMS. REFER TO THE PLANS, ELEVATIONS AND DETAILS FOR LOCATION OF ITEMS WHICH MAY REQUIRE SUPPORT 2. THE CONTRACTOR IN DESIGNATION OF ITEMS WHICH MAY REQUIRE SUPPORT 2. THE CONTRACTOR AND DESIGN. OR VERE/YING THE DIMENSIONS AND ELEVATIONS AT THE STE: THE CONTRACTOR AND BURCONTRACTORS SHALL CORDONINTE THE LAVOIT AND EXACT LOCATIONS OF ALL PARTITIONS, DOORS, ELECTRICALITEEPHONE OUTERTS, LIGHTSWITCHES AND THERMOSTRES WITH THE ARCHITECT IN THE HEID PRIOR TO PROCEEDING. 9. WHEREVER DIACOMAL BRACING IS MOLICATED OR OTHERWISE REQUIRED. INSTALL BRACING UNEXPOSED TO VIEW, PARTICULARLY AT SUSPINED OR DRYNAL CELING AREA, IF EXPOSED TO EVEN CONDITIONS EXIST IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CELING IS 10 BENORMAL HOLD RUND THE INFORCE DRYNAL CELING AREA WHERE NO CELING IS 10 BENORMAL HOLD RUND IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CELING IS 10 BENORMAL HOLD RUND IN THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CELING IS 10 DESIGNED AND INTO THE DESIGN, DO NOT BRACE INTO THE AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREA WHERE NO CELING IS 10 DESIGNED AND INTERDORE DRYNAL CELING AREACTION DRYNAL CELING AREA THERE NO CELING IS 10 DESIGN

TO BE INSTALLED, OR INTO THE "MORE OPEN" AND VISIBLE SIDE OF BULKHEAD/SOFFIT WHERE BOTH SIDES SHALL BE WITHOUT A CEILING. FOR TYPICAL PARTITIONS AND PARTITION DETAILS REFER TO SHEET A9 20

WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION

WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION PERPENDICULAT TO THE EXISTING MULLION OR COLUMN AD ALIGIG THE CERTERLINE OF THE NEW PARTITION WITH THE MULLION OR COLUMN U.O.N. WHERE A SYSUM BOARD PARTITION MEETS LUSSH WITH THE FACE OF AN EXISTING PARTITION, REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION. ALIGN NEW PARTITION SUFFACES WITH THE EXISTING ADJACENT OR ADJOINTS OURFACES WHERE NIDICATED. TAPE AND SAND THE JOINTS TO SMOOTH WITHOUT ANY VISIBLE JOINTS. PATCH AND REPAR SUFFACES TO MATCH ADJACENT OR ADJOINTS SUFFACES.
 PATCH EXISTING DAMAGED PARTITIONS THROUGHOUT ENTIRE PROJECT AREA TO MATCH ADJACENT SUFFACES.

ADJACENT SURFACES. CUT AND FIT COMPONENTS AS REQUIRED TO ALTER EXISTING WORK FOR INSTALLATION OF NEW

WORK. PATCH DAMAGED AREAS TO MATCH ADJACENT SURFACES. AT OPENINGS IN GYPSUM BOARD WALLS FOR DUCT WORK, RETURN AIR, WRAP HEAD, JAMBS AND

SILL OF OPENING WITH GYPSUM BOARD. U.O.N. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE OTHERWISE NOTED TO BE ABOVE FINISH FLOOR. DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED +/- OR

ETWEEN THE GENERAL CONTRACTOR AND PERTINENT SUB-CONTRACTORS PRIOR TO STRUCTION OR FABRICATION PROCEEDING

SEE SHEET G1.00 FOR SAN FRANCISCO GREEN BUILD MEASURES. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SFBC 906; TYPE, SIZE AND

DISTRIBUTION TO BE COORDINATED WITH FIRE MARSHAL

UISTINBUTION TO BE COUPOINATED WITH FIRE MARSHAL. S. SEE SHEET 62.00 AND 62.01 FOR ACCESSIBILITY STANDARDS. DOORS SHALL RECEIVE PANIC HARDWARE WHERE INDICATED. S. PROTECT DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION, LIMIT USE OF PERMANENT HVAC DURING CONSTRUCTION TO CONDITIONING MECESSARY FOR MATERIAL AND EQUIPMENT INSTALLATION. IF PERMANENT HVAC IS USED DURING CONSTRUCTION, INSTALL MERVA FILTERS ON RETURNS, AND REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY.

OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION (CALGREEN 5 504 1.3 AND 5 504 3) (CALGREEN 5.04.1.3 AND 5.04.3) ADHESIVES, SEALANTS, AND CAULKS: COMPLY WITH VOE LIMITS IN SCAOMD RULE 1168 VOE LIMITS AND CALIFORNIA CODE OF REGULATIONS TITLE 17 FOR AEROSOL ADHESIVES. (CALGREEN

5.504.4.1) 100% OF MIXED C&D DEBRIS USE REGISTERED TRANSPORTERS AND REGISTERED

TRANSPORTERS AND REGISTERED PROCESSING FACILITES WITH A MINIMUM OF 65% DIVERSION RATE. (ENVIRONMENTAL CODE CH. 14, SF BUILDING CODE CH. 13B)

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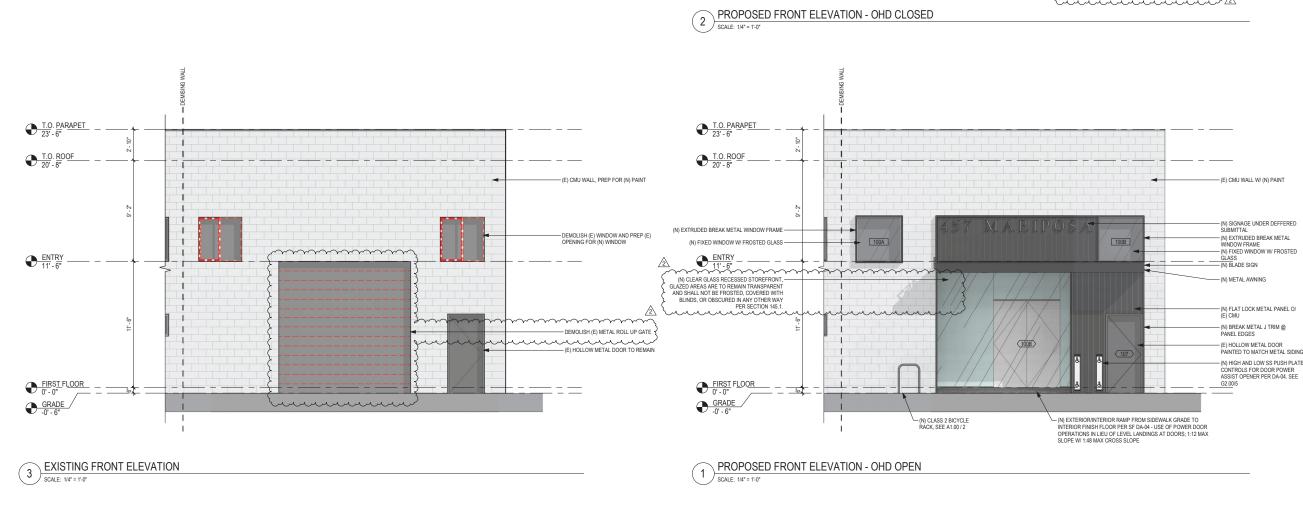


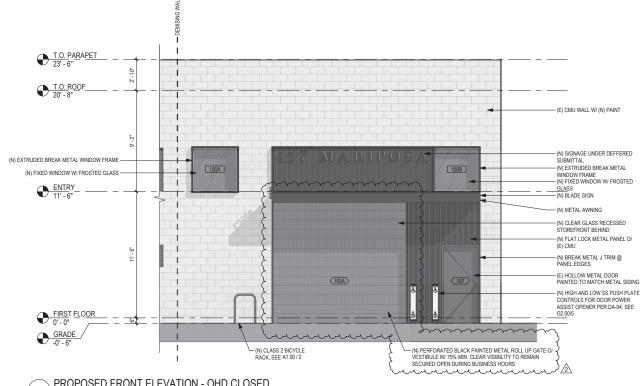
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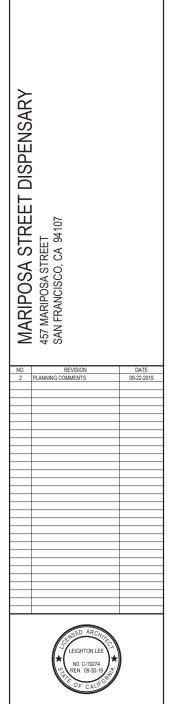
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