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
Permit Application: 2019.0702.4973
Zoning: Urban Mixed Use (UMU) Zoning 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

<table>
<thead>
<tr>
<th>Type</th>
<th>Required Period</th>
<th>Notification Dates</th>
<th>DR File Date</th>
<th>DR Hearing Date</th>
<th>Filing to Hearing Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>311 Notice</td>
<td>30 days</td>
<td>December 17, 2019 – January 16, 2020</td>
<td>January 9, 2020</td>
<td>October 8, 2020</td>
<td>273 days</td>
</tr>
</tbody>
</table>

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 3rd 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 Health Code was 8am to 10pm daily, and this has been the Planning Department’s precedent 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
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Aerial Photo

SUBJECT PROPERTY
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

<table>
<thead>
<tr>
<th>PROJECT INFORMATION</th>
<th>APPLICANT INFORMATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address:</td>
<td>Michael Batryn, Mavrik Studio</td>
</tr>
<tr>
<td>Cross Street(s):</td>
<td>457 Mariposa Street</td>
</tr>
<tr>
<td>Block/Lot No.:</td>
<td>Cross Street 3rd</td>
</tr>
<tr>
<td>Zoning District(s):</td>
<td>3994/042</td>
</tr>
<tr>
<td>Record No.:</td>
<td>2019-014214PRJ</td>
</tr>
<tr>
<td>Applicant:</td>
<td>5 Whiting Way</td>
</tr>
<tr>
<td>City, State:</td>
<td>San Francisco, CA 94130</td>
</tr>
<tr>
<td>Telephone:</td>
<td>(408) 480-5532</td>
</tr>
<tr>
<td>Email:</td>
<td><a href="mailto:Michael@mavrikstudio.com">Michael@mavrikstudio.com</a></td>
</tr>
</tbody>
</table>

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 weekend 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
- ■ Change of Use
- □ Rear Addition
- □ New Construction
- ■ Façade Alteration(s)
- □ Side Addition
- ■ Alteration
- □ Front Addition
- □ Vertical Addition

PROJECT FEATURES

EXISTING

Building Use: Industrial

PROPOSED

Building Use: 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 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.
CEQA Categorical Exemption Determination

<table>
<thead>
<tr>
<th>PROPERTY INFORMATION/PROJECT DESCRIPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Address</td>
</tr>
<tr>
<td>457 MARIPOSA ST</td>
</tr>
<tr>
<td>Case No.</td>
</tr>
<tr>
<td>2019-014214PRJ</td>
</tr>
<tr>
<td>[ ] Addition/Alteration</td>
</tr>
</tbody>
</table>

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.

- **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.

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

FOR ENVIRONMENTAL PLANNING USE ONLY

- **Class ____**
## STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNERS

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality:</strong></td>
<td>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials:</strong></td>
<td>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? 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).</td>
</tr>
<tr>
<td><strong>Transportation:</strong></td>
<td>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?</td>
</tr>
<tr>
<td><strong>Archaeological Resources:</strong></td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archaelogical sensitive area or eight (8) feet in a non-archaeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong></td>
<td>Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Michael Christensen
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
**TO BE COMPLETED BY PROJECT PLANNER**

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to Property Information Map)

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>☐ Category A: Known Historical Resource. <strong>GO TO STEP 5.</strong></td>
<td></td>
</tr>
<tr>
<td>☐ Category B: Potential Historical Resource (over 45 years of age). <strong>GO TO STEP 4.</strong></td>
<td></td>
</tr>
<tr>
<td>☑ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <strong>GO TO STEP 6.</strong></td>
<td></td>
</tr>
</tbody>
</table>

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

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 *Guidelines for Adding Garages and Curb Cuts*, 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.
- ☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
- ☐ 7. Dormer installation that meets the requirements for exemption from public notification under *Zoning 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:** 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**

Check all that apply to the project.

- ☐ 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.
- ☐ 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. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
- ☐ 6. Restoration 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*. 
8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. Other work that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)

- Reclassify to Category A
  - a. Per HRER or PTR dated
  - b. Other (specify):

- Reclassify to Category C
  
  (attach HRER or PTR)

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

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**

- 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
  **Date:** 10/01/2020

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.
March 6, 2020

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 Illinois 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,

Brendan V. Hallinan
September 18, 2020

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

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 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 [www.sfgov.org/bdappeal](http://www.sfgov.org/bdappeal).

Sincerely,

[Signature]

Corey A. Teague, AICP
Zoning Administrator

cc:   Property Owner
      Neighborhood Groups
      BBN Holder
      Michael Christensen, Planner
**DISCRETIONARY REVIEW PUBLIC (DRP)**

**APPLICATION**

**Discretionary Review Requestor’s Information**

Name: Joel Douglas Bean  
Address: 700 Illinois Street  
Email Address: jdbbean46@gmail.com  
Telephone: (415) 203-4511

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

Name: Michael Batryn (Applicant)  
Company/Organization: Mavrik Studio  
Address: 5 Whiting Way  
Email Address: Michael@mavrikstudio.com  
Telephone: (408) 480-5532

**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**

<table>
<thead>
<tr>
<th>PRIOR ACTION</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>Have you discussed this project with the permit applicant?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Did you discuss the project with the Planning Department permit review planner?</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td>Did you participate in outside mediation on this case? (including Community Boards)</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>

**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, including any changes that were made to the proposed project.
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 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.
   2. The project is adjacent to the UCSF Benioff Children’s Hospital, its SFUSD K-12 school, and its children’s playground at Mariposa Park.

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 hallucinogens (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.
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.

Joel Douglas Bean

Signature

Self (415) 203-4511

Relationship to Requestor
(I.e. Attorney, Architect, etc.)

Phone

Joel Douglas Bean

Name (Printed)

jdbean46@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: ________________________________ Date: ________________________________
September 28, 2020

San Francisco Planning Commission
49 South Van Ness Avenue, 14th 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: https://www.facebook.com/DogpatchNeighborhoodAssociation
Instagram: @dogpatchna
MARIPOSA STREET DISPENSARY

457 MARIPOSA STREET

SYMBOLS

VICINITY MAP

PROJECT INFORMATION

SITE LOCATION

NORTH BEACH 457 MARIPOSA STREET SAN FRANCISCO, CA 94107

ARCHITECT:

MAVRIK STUDIO 5 WHITING WAY SAN FRANCISCO, CA 94130

PHONE: 408-480-5532

EMAIL: BRENDAN@HALLINAN-LAW.COM

PHONE: 415-863-1520

EMAIL: CARLOS@VERAKINRE.COM

PHONE: 805-904-9048

EMAIL: TIMOTHY CARSTAIRS

CONTACT: TIMOTHY CARSTAIRS

EMAIL: TITLE24@YAHOO.COM

PHONE: 415-608-8409

ARCHITECT:

GORDON AND REGINA TAO 2238 BAYVIEW HEIGHTS DRIVE, SUITE E

SAN FRANCISCO, CA 94127

CONTACT: GORDON TAO

EMAIL: GORDON@HALLINAN-LAW.COM

PHONE: 415-863-1520

EMAIL: ALICE@HALLINAN-LAW.COM

PHONE: 415-863-1520

GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE INSTALLATION OF THE FIRE ALARM SYSTEM SHALL NOT BEGIN UNTIL THE SHOP DRAWINGS ARE APPROVED BY THE GOVERNING AGENCY. DRAWINGS SHALL BE STAMPED BY A C-16, C-34 OR C-36 SPECIALTY CONTRACTOR, A CLASS "A" GENERAL CONTRACTOR, OR A FIRE PROTECTION ENGINEER, CIVIL ENGINEER OR MECHANICAL ENGINEER.

DEFERRED SUBMITTALS


The project director's email is carlos@verakinre.com.
DEMO SITE PLAN SHEET NOTES

1. THE DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF THE EXISTING FIELD CONDITIONS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. IT IS NOT INTENDED TO BE A RECORD DRAWING OF THE EXISTING BUILDING. DEMOLITION DRAWINGS ARE DEVELOPED TO SHOW BOUNDARIES AND SCOPE TO THE NON-STRUCTURAL DEMOLITION OF SELECTED ITEMS. THE CONTRACTOR SHALL PERFORM A DETAILED WALK-THROUGH WITH THE CLIENT'S REPRESENTATIVE TO CONFIRM THE SCOPE OF WORK. VERIFY THE EXISTING CONDITIONS, AND ALL CONFLICTS WITH THE SCHEDULED SCOPE OF WORKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF AND REPLACEMENT OF EXISTING UTILITIES AS REQUIRED TO COMPLETE THE NEW SCOPE OF WORK AS SHOWN IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL THE PERTINENT CITY AND COUNTY REQUIREMENTS FOR DEMOLITION, INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, BUILDING PROTECTION, LOCATION AND TYPE OF CONTAINERS AND THE DISCARDING OF MATERIALS.

3. SEE STRUCTURAL DRAWINGS FOR DEMOLITION OF ALL WALLS, FLOORS, ROOFS, OR OTHER STRUCTURAL ELEMENTS.

4. SEE CIVIL DRAWINGS FOR DEMOLITION OF ALL SIDEWALKS AND ROADS.

5. THE DEMOLITION PLAN DOES NOT ACKNOWLEDGE TOXIC MATERIALS AND DOES NOT AUTHORIZE THE DEMOLITION AND/OR REMOVAL OF TOXIC MATERIALS. ALL TOXIC MATERIALS DISCOVERED DURING THE FIELD INSPECTION AND THE DEMOLITION OF THE WORK SCOPE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BE IN CONFORMANCE WITH ALL STATE AND LOCAL CODES. ALL PERMITS AND APPROVALS SHALL BE CONTAINED AND COPIED TO THE OWNER'S REPRESENTATIVE.

6. IN THE PRESENCE OF ASBESTOS, THE CONTRACTOR IS TO ABATE.

7. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT REQUIREMENTS BY THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) FOR DEMOLITION AND THE PROTECTION OF PUBLIC AREAS AND THE SURROUNDING AREAS.

8. THE CONTRACTOR SHALL MAKE A DETAILED SURVEY OF THE AREAS OF WORK AND DETERMINE THE METHOD OF REMOVED SCHEDULED WORK WITHOUT DAMAGE TO AREAS THAT ARE NOT SCHEDULED FOR DEMOLITION. CONTRACTOR SHALL REPAIR ALL DAMAGED WORK AT NO ADDITIONAL COST TO THE OWNER.

9. ITEMS SCHEDULED TO BE SALVAGED AND/OR RELOCATED SHALL BE KEPT CLEAN AND IN THEIR ORIGINAL CONDITION. ITEMS DAMAGED OR LOST SHALL BE REPLACED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. REMOVE ALL MATERIALS NOT SCHEDULED FOR SALVAGE, AND DEBRIS AND RUBBISH RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.

11. CONTRACTOR TO COORDINATE AND OBTAIN ANY SIDEWALK OR STREET CLOSURE PERMITS.

12. CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING WORK.
DEMO PLAN SHEET NOTES

1. THE DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF THE EXISTING FIELD CONDITIONS BASED ON THE INFORMATION PROVIDED TO THE ARCHITECT. IT IS NOT INTENDED TO BE A RECORD DRAWING OF THE EXISTING BUILDING. DEMOLITION DRAWINGS ARE DEVELOPED TO SHOW BOUNDARIES AND SCOPE TO THE NON-STRUCTURAL DEMOLITION OF SELECTED ITEMS. THE CONTRACTOR SHALL PERFORM A DETAILED ... OF WORK. VERIFY THE EXISTING CONDITIONS, AND ALL CONFLICTS WITH THE SCHEDULED SCOPE OF WORKS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF AND REPLACEMENT OF EXISTING UTILITIES AS REQUIRED TO COMPLETE THE NEW SCOPE OF WORK AS SHOWN IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL THE PERTINENT CITY AND COUNTY REQUIREMENTS FOR DEMOLITION, INCLUDING, BUT NOT LIMITED TO, REMOVAL OF DEBRIS, BUILDING PROTECTION, LOCATION AND TYPE OF CONTAINERS AND THE DISCARDING OF MATERIALS.

3. SEE STRUCTURAL DRAWINGS FOR DEMOLITION OF ALL WALLS, FLOORS, ROOFS, OR OTHER STRUCTURAL ELEMENTS.

4. THE DEMOLITION PLAN DOES NOT ACKNOWLEDGE TOXIC MATERIALS AND DOES NOT AUTHORIZE THE DEMOLITION AND/OR REMOVAL OF TOXIC MATERIALS. ALL TOXIC MATERIALS DISCOVERED DURING THE FIELD INSPECTION AND THE DEMOLITION OF THE WORK SCOPE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. ALL DEMOLITION AND REMOVAL OF TOXIC MATERIALS SHALL BE IN CONFORMANCE WITH ALL STATE AND LOCAL CODES. ALL PERMITS AND APPROVALS SHALL BE CONTAINED AND COPIES GIVEN TO THE OWNER'S REPRESENTATIVE FOR RECORD.

5. IN THE PRESENCE OF ASBESTOS, THE CONTRACTOR IS TO ABATE.

6. THE CONTRACTOR SHALL COMPLY WITH ALL PERTINENT REQUIREMENTS BY THE CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (CAL-OSHA) FOR DEMOLITION AND THE PROTECTION OF PUBLIC AREAS AND THE SURROUNDING AREAS.

7. THE CONTRACTOR SHALL MAKE A DETAILED SURVEY OF THE AREAS OF WORK AND DETERMINE THE METHOD OF REMOVED SCHEDULED WORK WITHOUT DAMAGE TO AREAS THAT ARE NOT SCHEDULED FOR DEMOLITION. CONTRACTOR SHALL REPAIR ALL DAMAGED WORK AT NO ADDITIONAL COST TO THE OWNER.

8. THE CONTRACTOR SHALL REQUEST, AT HIS OPTION, AS BUILT-DRAWINGS TO BE MADE AVAILABLE TO HIM FOR THE PURPOSES OF VERIFYING THE SCOPE OF WORK AND TO AID IN DETERMINING TOTAL COSTS OF DEMOLITION. THE USE OF AS-BUILT DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WALK-THROUGH AS SCHEDULED HEREIN.

9. ITEMS SCHEDULED TO BE SALVAGED AND OR RELOCATED SHALL BE KEPT CLEAN AND IN THEIR ORIGINAL CONDITION. ITEMS DAMAGED OR LOST SHALL BE REPLACED TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL EXPENSE TO THE OWNER.

10. EXISTING FIRE SPRINKLERS, SMOKE DETECTORS AND CARBON MONOXIDE ALARMS ARE TO REMAIN OPERATIONAL DURING CONSTRUCTION.

11. REMOVE ALL MATERIALS NOT SCHEDULED FOR SALVAGE, AND DEBRIS AND RUBBISH RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH APPLICABLE REGULATIONS, LAWS, AND ORDINANCES, CONCERNING REMOVAL, HANDLING, AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
1. THIS SITE PLAN IS NOT A SURVEY. IT IS PROVIDED FOR BUILDING AND SITE WORK LAYOUT ONLY. THE CONTRACTOR SHALL VERIFY ON SITE ALL GRADES, EXISTING IMPROVEMENTS, PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, AND SUB-STRUCTURES. WHERE DISCREPANCIES OCCUR, CONTACT ARCHITECT.

2. FINISH GRADE SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

3. ALL ROOF DRAINAGE SHALL BE PIPED TO STREET OR APPROVED DRAINAGE FACILITY.

4. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT THE SATURATION OF SOIL ADJACENT TO BUILDING.

5. PROVIDE EXPANSION AND CONTROL JOINTS IN ALL EXTERIOR CONCRETE SLABS. SPACING OF JOINTS SHALL BE PER INDUSTRY STANDARD.

6. PAD GRADE UNDER BUILDING SHALL HAVE POSITIVE SLOPE TO A PERFORATED DRAIN PIPE SET IN A GRAVEL TRENCH. EXTEND PIPE TO ALL PORTIONS OF UNDERFLOOR AREA. PIPE SHALL DISCHARGE TO STREET OR APPROVED DRAINAGE FACILITY.

7. A PERFORATED DRAIN SET IN A GRAVEL TRENCH SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE FOUNDATION. THE DRAIN SHALL DISCHARGE INTO THE STREET OR APPROVED DRAINAGE FACILITY.
1-1

**FLOOR PLAN SHEET NOTES**

1. STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH FROSTED, COVERED WITH BLINDS, OR OBSCURED IN ANY OTHER WAY PER SECTION 145.1.

2. REFERENCED IN THE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS.

3. 203 (N) PERFORATED BLACK PAINTED METAL ROLL UP GATE O/VESTIBULE W/ 75% MIN. CLEAR EQUIPMENT, FURNITURE, PROJECTION SCREENS, ETC.

4. SHOULDS Align FINISHED FACE TO FINISHED FACE.

5. DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED AND DISCREPANCIES 211 (N) TOILET W/ 1.28 GPF, SEE G2.01/1, 2 & 3

6. PATCH AND REPAIR (E) WALLS & CEILINGS AS REQUIRED AND PREPARE TO RECEIVE (N) FINISHES

7. 5' - 6 1/8" 5' - 0" 20' - 11 7/8" 4' - 0" 5' - 0" CLR

8. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES.

9. 31. COORDINATE LOCATION AND PROVIDE BLOCKING, BACKINGS AND/OR REINFORCEMENT IN SILL OF OPENING WITH GYPSUM BOARD. U.O.N.

10. WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION.

11. 35. WHERE NEW PARTITIONS MEET EXISTING MULLIONS OR COLUMNS INSTALL THE NEW PARTITION REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION.

12. 7. DIMENSION ARE NOT ADJUSTABLE WITHOUT APPROVAL OF THE ARCHITECT UNLESS NOTED +/- OR REMOVE THE EXISTING METAL CORNER BEAD BEFORE INSTALLING THE NEW PARTITION.

13. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SFBC 906; TYPE, SIZE AND DISTRIBUTION TO BE COORDINATED WITH FIRE MARSHAL.

14. 50. 100% OF MIXED C&D DEBRIS USE REGISTERED TRANSPORTERS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE. (ENVIRONMENTAL CODE CH. 14, SF BUILDING CODE CH. 13B)

15. 32. MODIFY EXISTING WINDOW FRAMES FOR ACCESSIBILITY PER SFBC 105.2

16. 23. THE GENERAL CONTRACTOR SHALL COORDINATE AND PROVIDE APPROPRIATE STRUCTURAL SYSTEMS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR WITH EACH OF HIS DESIGNATED BY THE VENDOR'S FOR EACH OF THE OWNER'S FURNISHED SYSTEMS.

17. 36. SEE SHEET G1.00 FOR SAN FRANCISCO GREEN BUILD MEASURES.

18. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SFBC 906; TYPE, SIZE AND DISTRIBUTION TO BE COORDINATED WITH FIRE MARSHAL.

19. 50. 100% OF MIXED C&D DEBRIS USE REGISTERED TRANSPORTERS AND REGISTERED PROCESSING FACILITIES WITH A MINIMUM OF 65% DIVERSION RATE. (ENVIRONMENTAL CODE CH. 14, SF BUILDING CODE CH. 13B)

20. 44. SEE SHEET G2.00 AND G2.01 FOR ACCESSIBILITY STANDARDS.

21. 45. PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH SFBC 906; TYPE, SIZE AND DISTRIBUTION TO BE COORDINATED WITH FIRE MARSHAL.

22. 24. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

23. 26. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

24. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

25. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

26. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

27. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

28. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

29. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

30. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

31. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

32. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

33. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

34. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

35. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

36. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

37. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

38. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

39. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

40. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

41. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

42. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

43. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

44. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

45. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

46. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

47. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

48. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

49. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

50. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.

51. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE CONTRACTOR AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS ON DRAWINGS AND MEASUREMENTS AT THE SITE OR LACK OF RELATED TO DOORS.

52. REFER TO ENLARGED PLANS FOR DIMENSIONS AND INFORMATION WHEN DESIGNATED.

53. PROVIDE BACKING AS REQUIRED PER FURNITURE REQUIREMENTS.