



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 6, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Case No.: 2019-014893DRP-02
Project Address: 152 Geary Street
Permit Application: 2019.0723.6743
Zoning: C-3-R (Downtown Retail)
80-130-F Height and Bulk District
Block/Lot: 0309/008
Project Sponsor: Robert Arthurson
148 Harrison Street
Coalinga, CA 93210
Staff Contact: Michael Christensen – (415) 575-8742
Michael.Christensen@sfgov.org
Recommendation: **Do not take DR and approve as proposed**

PROJECT DESCRIPTION

The Project proposes to establish a new 5,575 square foot Cannabis Retail establishment in the basement, first, and second floors of an existing three-story building.

SITE DESCRIPTION AND PRESENT USE

The Project Site is an approximately 2,748 square foot parcel developed with a three-story Retail building which is currently unoccupied. The Project Site has frontages on both Geary Street and Maiden Lane.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the C-3-R (Downtown Retail) Zoning District and is surrounded by other Retail establishments, comprising core retail district of San Francisco. Buildings range from small three-story retail storefronts to large format department stores and hotel high-rises. Office uses are being introduced to the upper floors of other properties in the neighborhood, including the former Macy's Men's store, in response to declining demand for traditional retail uses.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 17, 2019 to October 17, 2019	October 17, 2019	February 6, 2020	112 days

PUBLIC COMMENT

No comments have been received from the general public.

DR REQUESTOR

The request for Discretionary Review was filed by Chanel, which operates a retail store directly adjacent to the Project Site at 156 Geary Street.

DR REQUESTOR’S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 17, 2019.

PROJECT SPONSOR’S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated December 20, 2019.

ENVIRONMENTAL REVIEW

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

DEPARTMENT REVIEW

The Department does not find an exceptional or extraordinary circumstance with the proposed Project. The site is zoned to principally permit a Cannabis Retail use, which is a Retail Sales and Service use under the Planning Code. The DR requestor cites the small size of the space as an exceptional factor, but at over 5,000 square feet the proposed establishment would be one of the largest in the City. By providing an additional anchor to the Union Square District, the proposed facility will drive pedestrian traffic, increasing the viability of other retail uses in the area.

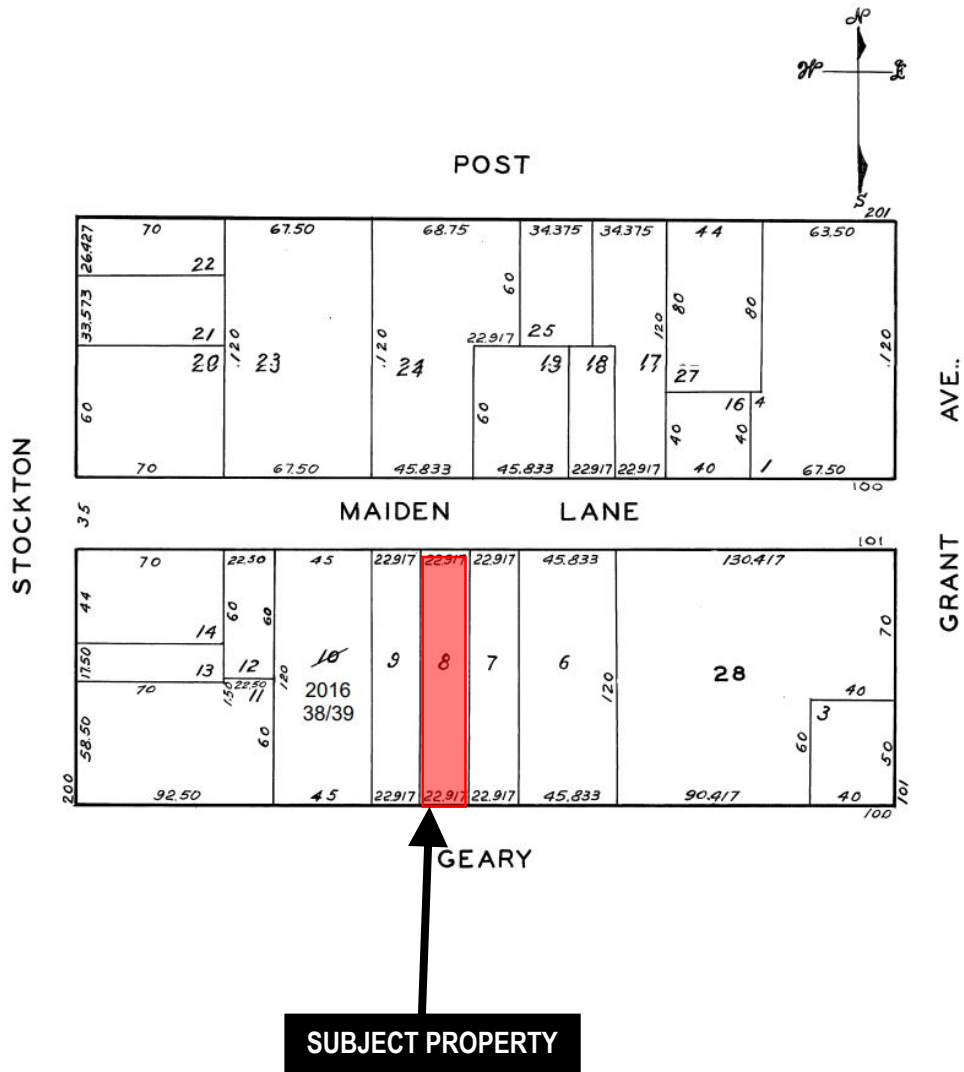
Under the Commission’s pending DR Reform Legislation, this project would not be referred to the Commission as this project does not contain or create any exceptional or extraordinary circumstances.

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

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

Parcel Map



Discretionary Review Hearing
Case Number 2019-014893DRP-02
 Have a Heart Cannabis Retailer
 152 Geary Street

Aerial Photo



SUBJECT PROPERTY



Zoning Map



Discretionary Review Hearing
Case Number 2019-014893DRP-02
Have a Heart Cannabis Retailer
152 Geary Street

Site Photo



DR REQUESTOR

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2019-014893DRP-02
Have a Heart Cannabis Retailer
152 Geary Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 25, 2019**, Building Permit Application No. **201907236743** was filed for work at the Project Address below.

Notice Date: 9/17/2019

Expiration Date: 10/17/2019

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	152 GEARY ST	Applicant:	Larry Wagner
Cross Street(s):	Grant Avenue and Stockton Avenue	Address:	
Block/Lot No.:	0309 / 008	City, State:	
Zoning District(s):	C-3-R /80-130-F	Telephone:	253-230-4531
Record Number:	2019-014893PRJ	Email:	larrywagner@haveaheartcc.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Retail	Cannabis Retail
PROJECT DESCRIPTION		
The project includes a change of use from Retail to Cannabis Retail. No exterior alterations are proposed.		
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.



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
152 GEARY ST		0309008
Case No.		Permit No.
2019-014893PRJ		201907236743
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Tenant Improvements. Interior remodel and renovations.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	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
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	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? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	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.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
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)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Michael Christensen 01/27/2020
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.		

CHANEL

October 9, 2019

VIA HAND DELIVERY

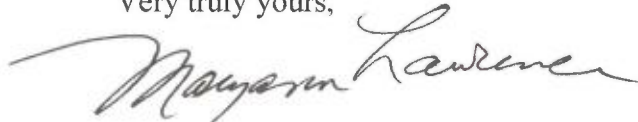
San Francisco Planning Department
1650 Mission Street, No. 400
San Francisco, CA 94103

RE: Authorized Agent for Chanel, Inc.

To Whom It May Concern:

Chanel, Inc. hereby authorizes SSL Law Firm, including Christine Wade and David Nelson, as authorized agents in connection with the submission of an application for discretionary review relating to project no. 2019-014893PRJ located at 152 Geary Street.

Very truly yours,

A handwritten signature in black ink, appearing to read "Maryann Lawrence", written in a cursive style.

Maryann Lawrence
Group Director, Associate General Counsel

cc: SSL Law Firm



DISCRETIONARY REVIEW PUBLIC (DRP)

APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

WHAT TO SUBMIT:

- ☐ Two (2) complete applications signed.
- ☐ A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- ☐ Photographs or plans that illustrate your concerns.
- ☐ Related covenants or deed restrictions (if any).
- ☐ A digital copy (CD or USB drive) of the above materials (optional).
- ☐ Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

HOW TO SUBMIT:

To file your Discretionary Review Public application, please submit in person at the Planning Information Center:

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



San Francisco Planning

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Chanel, Inc.

Address: 156 Geary Street, San Francisco, CA

Email Address:

Telephone:

Information on the Owner of the Property Being Developed

Name: Thor Equities (Project Applicant -- Have A Heart)

Company/Organization:

Address: 25 West 39th St. 16th floor New York NY

Email Address: afrangos@thorequities.com

Telephone:

Property Information and Related Applications

Project Address: 152 Geary Street, San Francisco, CA

Block/Lot(s): 0309-008

Building Permit Application No(s): 2019-014893PRJ

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?		<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	
Did you participate in outside mediation on this case? (including Community Boards)		<input checked="" type="checkbox"/>
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.		

None.

DISCRETIONARY REVIEW REQUEST

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

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

See Attached.

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.

See Attached.

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?

See Attached.

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.

Signature 

Christine R. Wade

Name (Printed)

Attorney

415.814.6400

chris@sslawfirm.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

DISCRETIONARY REVIEW APPLICATION – ATTACHMENT

The proposed project is for a recreational cannabis dispensary location at 152 Geary Street, between Grant Avenue and Stockton Street. The Project Applicant is Have A Heart. The Discretionary Review (“DR”) Applicant is Chanel, Inc., which has a retail store directly adjacent to the proposed project at 156 Geary Street. Other retailers on that block include: Bulgari, All Saints, Yves Saint Laurent, Vera Wang, Jimmy Choo, John Varvatos, Bottega Veneta, La Perla, Valentino and Neiman Marcus.

Inconsistent with General Plan Policies

The City’s General Plan sets forth the City’s goals and policies for the Union Square area. It emphasizes the importance of the Union Square shopping district: “The Union Square area contains many of the city’s finest shops and hotels and, along with Manhattan’s Fifth Avenue and Chicago’s Michigan Avenue, is one of the strongest downtown retail districts in the country.” The General Plan recognizes the value of maintaining this area as a center of high end retail and a major tourism draw.

The Downtown Area Plan identifies as Objective 3 to “Improve downtown San Francisco’s position as the region’s prime location for specialized retail trade.” Chanel is the epitome of this specialized retail trade and has operated its store at this Geary Street location for over 30 years. Retail cannabis is simply incompatible with this iconic brand and its customer base, and this project is, therefore, in conflict with the General Plan.

Policy 3.1 states that the goal is to “Maintain high quality, specialty retail shopping facilities in the retail core.” This section of the Downtown Area plan goes on to state, “Only growth compatible with existing uses and reinforcing the retail function should be encouraged.” Again, retail recreational cannabis is not compatible with the specialty retail that Union Square is home to and known for. “The downtown retail shopping area has developed into a compact, highly accessible specialty retail center for the Bay Area. The concentration of quality stores and merchandise allows the retail area to function as a regional, as well as a citywide attraction.”

The Planning Commission should take DR and reject this project as it conflicts with applicable General objectives and policies outlined above.

This Location Is Not Appropriate

As demonstrated by the General Plan excerpts above, the Applicant’s chosen location is entirely inappropriate for a recreational cannabis dispensary. Union Square has long been the center of luxury retail in San Francisco. In addition to those listed above, Union Square is home to such retailers as Cartier, Saks Fifth Avenue, Louis Vuitton, Barney’s New York, Prada and many others. These retailers attract thousands of visitors a day, many of them international visitors to our city. The retail pot clientele is completely at odds with the luxury clothing and accessory clientele and the presence of the Have A Heart dispensary will have a significant detrimental effect on these long established businesses, businesses that have made significant

investments in Union Square. This is in direct conflict with the General Plan policy requiring that only those projects that are “compatible with existing uses” should be allowed.

This block is within USBID’s designated luxury zone (See Exhibit A) and as such, the applicant was well aware that the Union Square retailers would oppose the location. The Planning Commission and the applicant should honor the BID’s policies.

In addition, international travelers, who form a major part of the luxury goods customer base, are less likely than locals to be comfortable with retail, recreational drug sales. While San Francisco is a liberal city, many international travelers could be put off by cannabis retailers and their clientele, causing harm to the existing retailers.

Even within the downtown/financial district neighborhoods, there are numerous more suitable locations for retail cannabis; for example, along the busy Market Street corridor.

The Space Is Inadequate

Moreover, the space is too small for the foot traffic they are predicting. Have A Heart predicts 2,000 people a day will visit this location, which is only about 4,500 square feet of retail space. Even if evenly spread out, which is unlikely, over a 12 hour day, that amounts to over 160 people each hour. This exceeds the typical daily traffic in retail stores of this size and significantly exceeds that of a luxury retailer. Have A Heart proposes to limit the number of customers in the store at any given time. If their predictions for overall foot traffic are correct, this will inevitably lead to a line outside the store entrance, further impacting other nearby businesses. Although they claim they will not allow a line to form, it is certainly foreseeable that customers who cannot gain immediate entry will at the very least linger on the sidewalk waiting for an opportunity to enter.

Insufficient Security

Pursuant to Section 1609 of the San Francisco Police Code, every retail cannabis applicant is required to submit a security plan as part of its application. This plan must adequately address the safety of persons and security of property at the proposed location. The proposed location has essentially two store fronts, one on Geary Street and another on Maiden Lane. Have A Heart proposes to have two unarmed security guards which is insufficient to monitor a location like this one and the predicted crowds. In addition to security located at the entrances/exits, given the crowd sizes that are expected, they need roving security throughout the space. They plan two to three cash pickups a day and predict significant amounts in each pick up. Those alone would reasonably require more than two unarmed guards for protection. These security concerns are particularly important given the neighboring luxury retail businesses and are supposed to be a key component of the application process. Yet, the proposed security is clearly inadequate – two unarmed security handling 160 people at a time in addition to multiple cash pickups.

Establishment Name Is Misleading

The name "Have A Heart" in no way indicates the nature of their business. Exterior signage at other Have a Heart locations also does not make it clear that this is a cannabis retailer. It sounds most like a community services organization which will likely result in misdirected visitors and yet more impacts on the neighborhood.

The Union Square shopping district is simply the wrong place for this business. We urge the applicant to find another more suitable location and consequently we urge the Planning Commission to take Discretionary Review and reject this application. Ultimately, we hope the City will reconsider the areas in which cannabis retail is to be deemed a permitted use.

Signage, Formula Retail, Historic Resource

While the current application does not include and is not accompanied by a sign application, we ask that the Planning Commission also consider the potential signage issues when hearing this application. The Applicant is a formula retailer having "more than 15" locations in the western U.S. (according to their website: <https://haveaheartcc.com/dispensaries/>). Their signage is neon green as is much of their interior lighting (See Exhibit B). This, again, is incompatible with Union Square's high end retailer environment. In addition, the project location is identified as a Class A historic resource adding extra emphasis to any review of signage. These aspects of the project should be considered by the Planning Commission and should be part of this review.



UNION SQUARE
BUSINESS IMPROVEMENT
DISTRICT

Cannabis Retail and Economic Development Policy

I. Background

Union Square is the vibrant heart of San Francisco. It is an international destination where visitors come to enjoy exceptional retail experiences, luxury hotels, world-class cultural institutions, and renowned public spaces. The Union Square BID serves to cultivate a high quality visitor experience by managing and activating public spaces, attracting new investment, and advocating for the district's success.

The Union Square district is zoned principally permitted for cannabis retailers. As of September 2018, there have been 8 applications to operate adult-use cannabis retail stores within or near the boundaries of the Union Square BID. There is 1 cannabis retail store (medical and recreational) currently operating in the district which opened in 2017.

As a new industry in retail with an emerging brick and mortar presence, cannabis business storefronts have the potential to contribute to the continued economic success of the Union Square District. Cannabis retail has the potential to support the Union Square BID's mission to maintain Union Square as the City of San Francisco's economic engine and #1 visitor destination.

II. Purpose

The Union Square Business Improvement District supports the San Francisco Office of Cannabis process and requirements outlined for retailers in the Cannabis Business Permit application. This policy defines the Union Square Business Improvement District's additional standards for proposed cannabis retailers in the Union Square district. This policy sets forth the process by which the USBID will support or oppose a proposed cannabis retailer in the Union Square district. This policy serves as the framework for voicing the concerns and comments of the Union Square community to the proposed retailer, the Office of Cannabis, and the Planning Department.

III. Factors for Consideration for Support of Proposed Cannabis Retailers

Location

- Will elevate the quality of the block on which they propose to operate
- Is not located in the luxury zone of the district (see map attached)

- Ideally, is on the edge of the district (rather than in the more luxury retail areas in the heart of the district)
- Ideally, is on the west side of the district which is the more hotel/ restaurant/ theater/ entertainment area of the district
- Ideally, will occupy a currently vacant space(s)

Storefront Presentation

- Has an upscale and high end looking storefront and signage that is compatible with other storefronts in Union Square

Operator

- Operated by a responsible manager/owner that runs a professional business and contributes positively to the neighborhood's safety, cleanliness, and vibrancy
- The operator and property owner is supportive of the USBID and the USBID's efforts to keep the Union Square area clean, safe, vibrant, and welcoming to visitors, workers, and residents.

Security

- Must participate in the USBID's external security camera program by paying the USBID 100% of the equipment and installation costs for a building-mounted camera in the USBID's existing camera network
- If on the ground floor, has a security guard at the door. If on the second floor or above, has a security guard patrolling the building ground floor lobby space and area immediately outside the building lobby entrance to assist with patrons entering the store and preventing smoking by patrons, drive-up exchanges, and any other nuisance-related issues.
- Must enforce consumption laws and post clear and prominent signs at each entrance to the premises advising customers that smoking of cannabis is prohibited in public places, including on sidewalks and in the entryways of businesses.
- Must post clear and prominent "No Smoking" signs in any area of the premises where smoking is prohibited.
- Must post clear and prominent "No Consuming Cannabis" signs in any area of the premises where the consumption of cannabis and cannabis products is prohibited.

Community Support

- Has gained community support for the storefront through extensive outreach and engagement
- There has not been opposition presented to the Public Affairs Committee regarding a proposed location.

IV. The USBID may oppose a proposed cannabis retail location in the district if:

- A stakeholder (that is within a one block radius of the proposed location) makes a presentation in opposition to the proposed retailer to the Public Affairs Committee and a majority of the committee membership makes such a recommendation to the Board of Directors or the Executive Committee of which they adopt according to the bylaws of the USBID.
- The location does not meet the standards listed above.
- The retailer is proposed within the Luxury Zone (see map attached). The USBID will oppose a cannabis business in this area because it may detract from the brand the surrounding retailers have spent decades creating in that area of the district.
- The operator will not participate in the USBID's external security camera program by paying the USBID 100% of the equipment and installation costs for a building-mounted camera in the USBID's existing camera network.

V. USBID Review Process of Proposed Cannabis Retailers

The USBID requests that proposed retailers provide a written proposal that details the following:

- How the proposed business is compatible in use and appearance with the existing retailers on the block;
- How the proposed business will elevate the quality of the block and contribute positively to the neighborhood's safety, cleanliness, and vibrancy;
- A security plan that includes the commitment to participate in the USBID's security camera program, unarmed guards at the door, and enforcement of consumption laws. If the business is cash-only, please provide a security plan that details the additional security measures taken to account for high volumes of cash on the premises;
- If the proposed operator currently owns or has previously owned a business, include the address and a description of the business and its security plan and provide pictures of its signage and storefront appearance to demonstrate how the operator runs a responsible business;
- Community support for the business from the property owner and the surrounding property tenants on the block; and
- Support of the USBID's mission and commitment to be an active member of the USBID.

The USBID requires the operator(s) of the proposed cannabis retailer meet with the USBID during their Cannabis Business Permit application process. This meeting is to allow the proposed retailer to present their business proposal to the USBID and for the USBID to explain this policy that sets forth the USBID's process of supporting or opposing proposed cannabis retail locations. This meeting further gives the proposed cannabis retailer an opportunity to work with the USBID on gaining community support for the proposed retail location.

The proposals for cannabis retailers will be reviewed by the USBID Cannabis Working Group.

USBID PARCEL MAP LUXURY ZONE



UNION SQUARE
BUSINESS IMPROVEMENT
DISTRICT

REC + MED CANNABIS

Stavehart



Have a Heart

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

SAN FRANCISCO PLANNING DEPARTMENT
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **152 Geary St**

Zip Code: **94108**

Building Permit Application(s): **201907236743**

Record Number: **2019-014893PRJ**

Assigned Planner: **Michael Christensen**

Project Sponsor

Name: **Larry Wagner**

Phone: **(253) 230-4531**

Email: **core@haveaheartcc.com**

Required Questions

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

See attached response.

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

See attached response.

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

See attached response.

Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	0
Occupied Stories (all levels with habitable rooms)	0	0
Basement Levels (may include garage or windowless storage rooms)	1	1
Parking Spaces (Off-Street)	0	0
Bedrooms	0	0
Height	41' 9 3/4"	41' 9 3/4"
Building Depth	117' 5"	117' 5"
Rental Value (monthly)	Unchanged	
Property Value	Unchanged	

I attest that the above information is true to the best of my knowledge.

Signature: <i>Joshua Udovich</i>	Date: 12/20/19
Printed Name: Joshua Udovich	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.



HAH 2 CA LLC
152 Geary Street, San Francisco, California 94108
(206) 889-0583
core@haveaheartcc.com

RESPONSE TO APPLICATION FOR DISCRETIONARY REVIEW—ATTACHMENT

The proposed project (the “Project”) is for a recreational cannabis dispensary location at 152 Geary Street (the “Project Location”), between Grant Avenue and Stockton Street. The Project Location is currently a vacant storefront. The building directly adjacent to the Project Location to the west at 146 Geary Street, which is also vacant, is owned by 146 Geary LLC. Applicant has worked cooperatively with its westerly neighbor to alleviate any concerns with respect to the proposed retail cannabis use at the Project Location, and 146 Geary LLC supports the Project. The building directly adjacent to the Project Location to the east at 156 Geary Street is occupied by Chanel, Inc., who is the present Discretionary Review Applicant (“DR Applicant”).

The Project Applicant is HAH 2 CA LLC (“Applicant”), which is owned by Alexis Bronson and Ryan Kunkel. Applicant’s Mission is to provide the Union Square community with safe and convenient access to high quality medical and adult-use cannabis while laying the groundwork for the Company’s sustainable and long-term success in the City of San Francisco. Applicant has applied for a Cannabis Business Permit through the City of San Francisco’s Cannabis Equity Program (the “Equity Program”). The Equity Program is “designed to lower barriers to cannabis licensing for those hardest hit by the War on Drugs.”¹ One way the Equity Program worked towards this goal was by enabling verified Equity Applicants, such as Mr. Bronson, to apply for a Cannabis Business Permit in 2018.

Applicant began discussions with the owners of the Project Location regarding developing a cannabis retail store under the “Have a Heart” brand at the Project Location in May 2018. Applicant signed a Letter of Intent to lease the Project Location on June 22, 2018 and submitted its application to the Office of Cannabis on June 26, 2018. Applicant signed a binding lease agreement on October 1, 2018. On February 13, 2019, Applicant reached out to the Union Square Business Improvement District (“USBID” or the “BID”) to discuss the Project and to establish a dialogue to work through any concern the BID or its members may have. The same day, the BID notified Applicant it opposed the Project.

Applicant notes the DR Requestor indicated on its Discretionary Review Application that it had not discussed the project with the Applicant. This is false, as representatives of Applicant met with the DR Requestor, the BID, and other neighbors of the Premises at a meeting held at the BID’s offices on July 12, 2019. Many of the details regarding Applicant’s proposal, were provided to the DR Requestor at this meeting as, what Applicant had hoped would be, a starting point an open dialogue regarding the Project. However, rather than provide constructive feedback during the intervening three months, DR Requestor waited until October 9, 2019, the last day of Applicant’s 30-Day Neighborhood Notification Period, to voice its objections to Applicant’s initial proposal. An additional Discretionary Review Application had been filed against the Project by Applicant’s other neighbor, 146 Geary LLC. However, as soon as Applicant was able to engage in a dialogue with the 146 Geary LLC principles, Applicant and its neighbor were able to reach a mutually satisfactory agreement and the Discretionary Review Application was withdrawn. Applicant

¹ <https://officeofcannabis.sfgov.org/equity>

has been open to such a dialogue with the DR Requestor since the public meeting held in July 2019 but have received no response.²

The Project Should Be Approved Because it is Consistent with the General Plan and Will Bring a Needed Infusion of Retail Jobs and Customers to the Union Square Area

The Project should be approved because it is consistent with the City's General Plan, specifically Objective 3 and Policies 3.1, 3.43, and 3.5.

Objective 3 of the City's General Plan is to improve downtown San Francisco's position as the prime location for specialized retail trade in the region. As noted in the BID's Cannabis Retail and Economic Development Policy ("CREDP"), which was not developed until **after** Applicant had submitted its application to the Office of Cannabis in June 2018:

"As a new industry in retail with an emerging brick and mortar presence, cannabis business storefronts have the potential to contribute to the continued economic success of the Union Square District. Cannabis retail has the potential to support the Union Square BID's mission to maintain Union Square as the City of San Francisco's economic engine and #1 visitor destination."

Applicant fully agrees with this sentiment and believes the Project will only serve to maintain and improve the prosperity of the entire the Union Square area by adding to the neighborhood's large number of specialized and attractive shops.

Because the Project will improve the Union Square area as the region's prime location for specialized retail trade, Applicant respectfully submits the Project will contribute to Objective 3 of the General Plan.

The Project is also consistent with the General Plan's Policy 3.1 of maintaining high quality, specialty retail shopping facilities in the retail core. Have a Heart is one of the leading retail cannabis brands on the West Coast and Applicant intends the Project to be a world-class location that sets the bar for high end retail in the cannabis industry for years to come. Applicant's principles, Mr. Bronson and Mr. Kunkel, will provide Union Square with an operator that has a vested interest in social justice and the well-being of the community coupled with a proven recipe for success in retail cannabis business operations. Applicant will be able to leverage the extensive industry experience of the Have a Heart organization, including, a well-cultivated and trained staffing and education program, vetted policies and procedures that are designed to prioritize compliance, safety, and fiscal transparency, and a customer-focused business model that attracts and retains customers by offering the widest selection of high-quality cannabis products. Applicant's top priority is, and will always be, defining operational excellence in the cannabis industry.

The DR Requestor's objection to the Project under Policy 3.1 amounts to no more than the DR Requestor's subjective, unsupported opinion that the Project is "incompatible" with the DR Requestor's brand and customer base, followed by the hubristic conclusion that the Project is necessarily inconsistent with the City's General Plan for no other reason than because the DR Requestor does not want Applicant as a neighbor.

² On December 18, 2019, counsel for the DR Requestor expressed DR Requestor's willingness to meet with Applicant to discuss the DR Requestor's concerns, but the Parties were not able to schedule this discussion prior to the submission of this Response.

Applicant respectfully submits the Project is wholly consistent with Policy 3.1 and the DR Requestor's objection under Policy 3.1 does not raise basis for denial.

The Project supports the General Plan's Policies 3.4 and 3.5 of supporting the economic vitality of the downtown retail space and meeting the convenience needs of daytime downtown workers. The Project will help enable Policies 3.4 and 3.5 by ensuring that the convenience shopping needs of office workers and nearby residents are met with respect to adult-use and medical cannabis products. Despite the DR Requestor's assertion that the "retail pot clientele is completely at odds with the [DR Requestor's] luxury clothing and accessory clientele," other "luxury" brands are actively trying to capture part of the cannabis market.³

The DR Requestor's Other Objections Do Not Raise a Valid Basis for Denial.

The DR Requestor's objection to the Project Location does not raise any new issues. The DR Requestor disingenuously implies Applicant should have known it was not welcome at the Project Location, as the block in question is within the USBID's designated luxury zone. However, as the DR Requestor is well aware, the BID's CREDP was only put in place after Applicant had submitted its application to the San Francisco Office of Cannabis on June 26, 2018, and made substantial progress in negotiating a lease.⁴ Moreover, Applicant met with the DR Requestor, the BID, and other neighbors on July 12, 2019, and made good faith changes to the Project's design based on Requestor's input with the understanding that those changes would alleviate Requestor's concerns and that a DR Request would not be submitted. Applicant remained open to discussing concerns with the DR Requestor throughout process but heard nothing until the Discretionary Review Application was filed on the last day of the notice period (and even then, the DR Requestor declined Applicant's request to provide Applicant with a courtesy copy of the DR Request, making Applicant wait an additional two weeks until the Discretionary Review Application was provided by the Planning Department).

The DR Requestor's objection to the size of the Project Location is speculative and misinformed. Applicant is simply unaware of where the DR Requestor obtained its figure of "2000 customers a day." As indicated in its Planning Application Packet, Applicant expects to receive an average of 900 customers a day, and 6000 per week, with a majority of customers expected to have utilized Applicant's online ordering and pre-payment system.

Applicant's has not yet developed its Security Plan. As Requestor's citation to Section 1609 of the San Francisco Police Code indicates, the sufficiency of a cannabis retail store's security plan is assessed by the San Francisco Police Department and the Office of Cannabis.⁵ Applicant has not yet prepared a formal Security Plan for the Project, as doing so before the Project was approved by the Planning Commission would be premature. Applicant provided Requestor with an initial security proposal at the July 12, 2019,

³ <https://thewindow.barneys.com/the-high-end-cannabis-barneys-new-york/>

⁴ See Letter dated August 27, 2018, from Karin Flood, Executive Director of USBID, to Nicole Elliot, Director of the San Francisco Office of Cannabis, attached hereto. ("While we are in the process of developing a formal cannabis retail and economic development policy for Union Square our stakeholders consider the current use of specific properties where cannabis retail is being proposed, location, storefront presentation, maintaining a clean and safe environment, and community support to be key factors.")

⁵ "'Security Plan' means a plan that adequately addresses the safety of persons and property at Cannabis Businesses, developed in consultation with the Police Department, and approved as a condition of the Cannabis Business Permit by the Director." San Francisco Police Code, Section 1602.


meeting, and invited Requestor's feedback. Every concern raised by Requestor could have been discussed and, if determined to be valid, addressed, via a simple, informal dialogue in the months between the meeting and the date of the Discretionary Review Application. If the DR Requestor is not satisfied with Applicant's solutions, they are welcome to object to the Office of Cannabis, which has the responsibility of approving Applicant's Security Plan as a condition of Applicant's Cannabis Business Permit. Applicant respectfully submits the Planning Commission is simply not the appropriate body assessing the suitability of Applicant's still-to-be-developed Security Plan.

The DR Requestor's objection to the name Have a Heart raises no valid basis for denial. Requestor's objection to Applicant's brand name is a general complaint and does not raise a cognizable issue under the Planning Code. Because of the nature of the early medical cannabis industry, businesses were often forced to choose names that intentionally avoided any reference to cannabis and instead focused on the wellness aspects of its products. Businesses such as Applicant have worked hard to build a recognizable brand despite these challenges. Applicant notes that the name "Chanel" would in no way indicate the nature of Requestor's business, where it not for the decades of work Requestor has put into building its brand and reputation. It is hypocritical for Requestor to now attempt to deny Applicant that same opportunity to build its brand in the San Francisco community.

Requestor's Objection to Signage Color is Obviated by Applicant's Commitments to 146 Geary LLC. Applicant will submit an application for a Signage Permit in due course, as it is required to do as part of the City's standard permitting process. However, as part of its commitment to working cooperatively with its neighbors, Applicant has agreed to change its initially proposed signage to a more understated version. Applicant will, of course, incorporate any further design changes to its signage the Planning Commission deems necessary.

For the reasons above, Applicant respectfully requests the Planning Commission approve the Project.

Joshua Udovich,
on behalf of Alexis Bronson, Ryan Kunkel, and HAH 2 CA LLC

DocuSigned by:

1413E611027C4DB...
December 21, 2019

Memorandum of Agreement

146 Geary, LLC filed a Planning Commission Discretionary Review for the proposed Cannabis Retail Store located at 152 Geary Street (Store) sponsored by Have a Heart. 146 Geary, LLC and Have a Heart hereby agree to the following:

Agreement Terms

In consideration for 146 Geary, LLC agreeing to formally withdraw its request for Planning Commission Discretionary Review for the Store, Have a Heart agrees to the following terms:

- **Security**: Have a Heart agrees to use commercially reasonable efforts to ensure that patrons of the Store do not loiter or use products from the Store near or around the Geary Street and Maiden Lane entrances/exits, including by assigning employees to monitor activity outside of both the Geary Street and Maiden Street entrances/exits during all business hours.
- **Signage & Store Appearance**: Have a Heart agrees that, subject to the City approval of final design, the Store signage will be of high quality and finish consistent with the quality and finish of nearby retailers, that the Store appearance will conform generally to the appearance and design of nearby retailers and that the Store will not display temporary signs, banners, stickers, flashing lights or promotional material in its Store fronts on either Geary Street or Maiden Lane.
- **Business Improvement District**: Have a Heart agrees to join the Union Square Business Improvement District (BID) after the BID withdraws its opposition to the Store and upon the City's Office of Cannabis granting of a retail license to the Store.
- **Support**: Have a Heart and 146 Geary, LLC both agree to mutually support each party's applications currently pending before the City of San Francisco. This support includes making statements at public hearings and communicating support for each party's pending projects to decision makers, including a representative from Have a Heart attending and speaking in favor of 146 Geary, LLC's Conditional Use request scheduled for December 12, 2019 at the San Francisco Planning Commission.

This Agreement is executed and effective as of December 12, 2019.

[Signatures on Following Page]



UNION SQUARE
BUSINESS IMPROVEMENT
DISTRICT

August 27, 2018

Nicole Elliot, Director
San Francisco Office of Cannabis
City Hall - 1 Dr. Carlton B Goodlett Place, Room 18
San Francisco, CA 94102

Dear Nicole,

On behalf of the Union Square Business Improvement District (USBID) members and stakeholders, I am writing to you state our opposition to the proposed cannabis retail location at 152 Geary Street.

It's our understanding that proposed cannabis retail sites will be evaluated by the City and County of San Francisco through a careful application and planning process. A number of our businesses and property owners have come forward with concerns regarding cannabis retail operating near luxury brands in particular. We have a luxury retail zone in Union Square that has taken over 30 years to develop. There is a major concern among our constituents that cannabis retail would devalue these blocks where specific luxury brands now operate forcing them to lose business and eventually close. It would also be challenging to attract new luxury retailers to these areas. This would be detrimental to the economy of San Francisco as 37% of all consumer goods sales tax generated in the City comes from Union Square. For this reason, the USBID Board respectfully opposes the proposed cannabis site at 152 Geary.

While we are in the process of developing a formal cannabis retail and economic development policy for Union Square our stakeholders consider the current use of specific properties where cannabis retail is being proposed, location, storefront presentation, maintaining a clean and safe environment, and community support to be key factors.

We deeply appreciate your Office's responsiveness and communicative approach to-date. The USBID looks forward to continuing a close collaboration with the SF Office of Cannabis as stakeholders further develop business friendly policies and procedures that encourage a thriving ecosystem for the Union Square community.

Sincerely,

A handwritten signature in black ink that reads "Karin Flood".

Karin Flood
Executive Director

Cc: Supervisor Aaron Peskin, 152 Geary St. LLC, Director of Planning John Rahaim

SYMBOLS	
<div>ROOM NAME 101 150 SF</div>	ROOM TAG
<div>Name Elevation</div>	ELEVATION MARKER
<div></div>	PLAN DETAIL DETAIL NUMBER SHEET NUMBER
<div></div>	DETAIL TAG DETAIL NUMBER SHEET NUMBER
<div></div>	ELEVATION - BUILDING ELEVATION NUMBER SHEET NUMBER ELEVATION - INTERIOR ELEVATION NUMBER SHEET NUMBER
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<div></div>	FIXTURE/ACCESSORY TAG
<div></div>	FLOOR TAG
<div></div>	KEYNOTE
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<div></div>	ALIGN (SURFACES, PLANES OR OBJECTS ARE IN ALIGNMENT)
<div></div>	CENTERLINE
<div></div>	BREAK LINE
<div></div>	STRUCTURAL GRID LINE
<div></div>	FLOOR FINISH TRANSITION SYMBOL, SEE FINISH SCHED.
<div></div>	CHANGE IN FLOOR ELEVATION
<div></div>	REVISION CLOUD AND NUMBER
<div></div>	NORTH ARROW

PROJECT TEAM	
CLIENT: HAVE A HEART COMPASSION CARE 3958 6TH AVENUE NW SEATTLE, WA 98107 CONTACT: CHARLEY WELLS PHONE: (360) 540-3517	
ARCHITECT: MARTINKOVIC MILFORD ARCHITECTS 101 MONTGOMERY STREET - SUITE 650 SAN FRANCISCO, CA 94104 CONTACT: BRIAN MILFORD PHONE: 415.346.9990	
GENERAL CONTRACTOR: ROBBIE'S CONSTRUCTION 148 HARRISON ST. COALINGA, CA 93210 CONTACT: ROBERT ARTHURTON PHONE: (559) 493-8907	

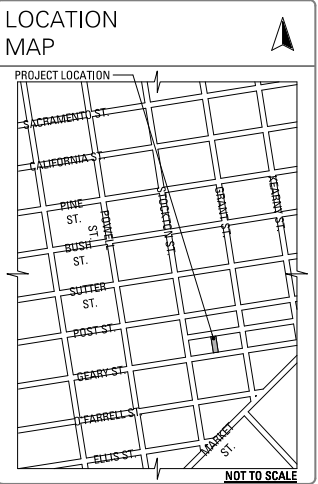
NON-INFRINGEMENT STATEMENT	
THE ARCHITECT BELIEVES THAT THE CONSTRUCTION SCOPE OF WORK SHOWN ON THESE DOCUMENTS WILL NOT ADVERSELY AFFECT THE EXISTING LIFE SAFETY SYSTEMS PRESENT FOR THE BUILDING. THE ARCHITECT ASSUMES NO LIABILITY FOR INADEQUATE (AND/OR COMPROMISED) LIFE SAFETY SYSTEMS FOR THE BUILDING WHETHER THE INADEQUACIES ARE THE RESULT OF THE CONSTRUCTION SCOPE SHOWN ON THESE DOCUMENTS, OR THE RESULT OF PREVIOUS IMPLEMENTATION. IF NECESSARY, ADDITIONAL WORK TO LIFE SAFETY SYSTEMS (NOT SHOWN IN THESE DOCUMENTS) FOR THE BUILDING MAY REQUIRE ADDITIONAL DESIGN AND ADDITIONAL APPLICABLE PERMITTING APPROVALS BY THE AUTHORITIES HAVING JURISDICTION.	

HAVE A HEART RETAIL STORE TENANT IMPROVEMENTS



Have a Heart

152 GEARY STREET
SAN FRANCISCO, CA 94108

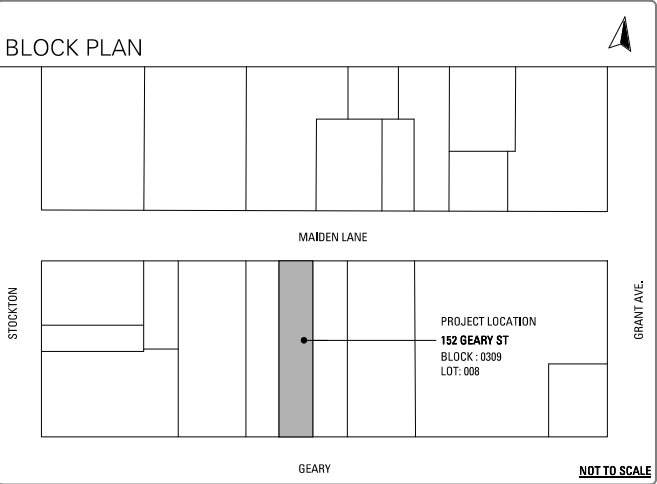


PROJECT DATA	
ADDRESS: 152 GEARY SF SAN FRANCISCO, CA 94108	
YEAR BUILT: 1907	
BLOCK/LOT: 0309/008	
STORIES: (E) 3 + (E) BASEMENT NO PROPOSED (N) STORIES	
ZONING: C-3-R, DOWNTOWN RETAIL	
CONSTRUCTION TYPE: III-B	
OCCUPANCY TYPE: (E) M, NO PROPOSED CHANGE IN OCCUPANCY TYPE.	
SPRINKLERED: YES, EXISTING.	
LOT AREA: 2,748 S.F.	
USE: (E) M-MERCANTILE, (E) S-STORAGE, NO PROPOSED CHANGE IN USE.	
AREA OF WORK: 5,575 SF- BASEMENT (STORAGE AREA ONLY), FIRST & SECOND FLOORS	

APPLICABLE CODES	
2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 GREEN BUILDING CODE 2016 CALIFORNIA ENERGY CODE 2016 SAN FRANCISCO BUILDING CODE AMENDMENTS 2016 SAN FRANCISCO ELECTRICAL CODE AMENDMENTS 2016 SAN FRANCISCO MECHANICAL CODE AMENDMENTS 2016 SAN FRANCISCO PLUMBING CODE AMENDMENTS 2016 SAN FRANCISCO GREEN BUILDING CODE AMENDMENTS SAN FRANCISCO PLANNING CODE	

DEFERRED SUBMITTALS	
THE FOLLOWING SCOPES MAY REQUIRE SEPARATE ADDITIONAL PERMITS, INCLUDING, BUT NOT LIMITED TO: SIGNAGE FIRE ALARM AND/OR LIFE SAFETY FIRE SPRINKLERS	
PERMITS FOR THE FOLLOWING WORK TO BE SUBMITTED SEPARATELY: MECHANICAL ELECTRICAL & LIGHTING PLUMBING	

ABBREVIATIONS	
& @ C ± ℓ / ACCES. A.F.F. ALUM. ANOD. APPROX. A.R. ARCH. A/V BD. BLDG. BLK. BLKG. B.O. BTWN. CAB. C.F.C.I. CLG. CLKG. CLOS. CLR. CMU C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTR. CTCK. DBL. DEPT. DET. D.F. DIA. DIM. DISP. DN. D.O. DR. DWG. DWR. (E) E EA. E.J. E. ELEC. ELEV. EMER. ENGR. E.P. EQ. EQPT EXST. EXT. EXTR.	AND AT CENTERLINE PLUS OR MINUS PROPERTY LINE FOUND OR NUMBER ACCESSIBLE ABOVE FINISH FLOOR ALUMINUM ANODIZED APPROXIMATE AS REQUIRED ARCHITECTURAL AUDIO VISUAL BOARD BUILDING BLOCK BLOCKING BOTTOM OF BETWEEN CABINET CONTRACTOR FURNISH & INSTALL CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR CENTER COUNTERSUNK DOUBLE DEPARTMENT DETAIL LAM. LAVATORY MAX. M.D.F. MECH. MEMB. MET. MEZZ. MFR. MIN. MISC. M.O. MTD. MTG. MUL. (N) N. NORTH N.O.C. NO. NOM. N.T.S. O.A. O.C. OFF. O.F.S.
F.A. F.E. F.E.C. F.F.E. F.H.C. FIN. FL. FLUOR. F.O.C. F.O.F. F.O.P. F.O.S. FIRE RETARDENT or FIRE RATED FT. FURR. FUT. F.V. GA. GALV. G.C. GENL. GWB. GY. H.B. H.C. H.M. HORZ. HR. HT. H.W.D. H.W.H. INSUL. INT. JAN. J.C. JT. KIT. LAMINATE LAV. MAX. M.D.F. MECH. MEMB. MET. MEZZ. MFR. MIN. MISC. M.O. MTD. MTG. MUL. (N) N. NORTH N.O.C. NO. NOM. N.T.S. O.A. O.C. OFF. O.F.S.	FIRE ALARM FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FURNITURE, FIXTURES AND EQUIPMENT FIRE HOSE CABINET FINISH FLOOR FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF PLYWOOD FACE OF STUD FIRE RETARDENT or FIRE RATED FOOT or FEET FURRING FUTURE FIELD VERIFY GAUGE GALVANIZED GENERAL CONTRACTOR GENERAL GYPSUM WALL BOARD GYPSUM HOSE BIB HANDICAPPED HOLLOW METAL HORIZONTAL HOUR HEIGHT HOT WATER DISPENSER HOT WATER HEATER INSULATION INTERIOR JANITOR JANITOR'S CLOSET JOINT KITCHEN LAMINATE LAVATORY MAXIMUM MEDIUM DENSITY FIBERBOARD MECHANICAL MEMBRANE METAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED MOUNTING MULLION NEW NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OVERALL ON CENTER OFFICE OUTSIDE FACE OF STUD
O.F.C.I. P.LAM PLYWD. PR. PT. PTNL R. REF. REFR. REQ. R.F.P. RM. R.O. R.R. S. SAFB S.C.D. SCHED. SECT. S.E.D. S.F. SIM. S.M.D. SPEC. SQ. S.S.D. SST. STD. STL. STOR. STRUCT. T.B.D. T. T&G TEL. TEMP. THK. T.O. T.O.S. T.O.W. TYP. U.L. U.O.N. UTILITY VAR. V.C.T. VERT. V.F. VOL. W. W.D. W/ W.C. W.D. W.O. W/O WT. YD. BY	OWNER FURNISH, CONTRACTOR INSTALL PLASTIC LAMINATE PLYWOOD PAIR POINT PARTITION RISER REFERENCE REFRIGERATOR REQUIRED REINFORCED FIBERGLASS PANEL ROOM ROUGH OPENING RESTROOM SOUTH SOUND ATTENUATING FIRE BLANKET SEE CIVIL DRAWINGS SCHEDULE, SCHEDULED SECTION SEE ELECTRICAL DRAWINGS SQUARE FEET SIMILAR SEE MECHANICAL DRAWINGS SPECIFICATION SQUARE SEE STRUCTURAL DRAWINGS STAINLESS STEEL STANDARD STEEL STORAGE STRUCTURAL TREAD TO BE DETERMINED TONGUE AND GROOVE TELEPHONE TEMPORARY THICK TOP OF TOP OF SLAB TOP OF WALL TYPICAL UNDERWRITERS LABORATORY UNLESS OTHERWISE NOTED UTILITY VARIES VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VOLUME WEST WIDE or WIDTH WITH WATER CLOSET WOOD WHERE OCCURS WITHOUT WEIGHT YARD BY



PLUMBING FIXTURES CALCULATIONS

2016 CALIFORNIA PLUMBING CODE TABLE A: OCCUPANT LOAD FACTOR

OCCUPANCY GROUP	GROSS TENANT AREA (SF)	OCCUPANT LOAD FACTOR	OCCUPANTS	MALE	FEMALE
GROUP M (MERCANTILE)	4681	200	23,405 (24)		
GROUP S (STORAGE)(MECH)	2750	5000	0.55 (1)		
		TOTAL	25	13	13

REQUIRED PLUMBING FIXTURES

TABLE 422.1 OF 2016 CALIFORNIA PLUMBING CODE

PLUMBING FIXTURES	REQUIRED		PROVIDED	
	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1	1	1	1
LAVATORIES	1	1	1	1
URINAL	0	-	0	-

(E) SINGLE-USER* TOILET FACILITIES:
REGULAR: 1 | ACCESSIBLE: 1

*NOTE: (E) SINGLE-USER RESTROOMS ARE ALL-GENDER.

DRINKING FOUNTAIN NOT REQUIRED:

AS PER CALIFORNIA PLUMBING CODE 2016, SECTION 415.2 DRINKING FOUNTAIN ALTERNATIVES:
"DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS."
PROJECT'S PLUMBING OCCUPANT LOAD = 26

SCOPE OF WORK	
INTERIOR TENANT IMPROVEMENTS FOR A NEW CANNABIS RETAIL STORE WITHIN AN EXISTING RETAIL TENANT SPACE. WORK AT GROUND, SECOND, AND BASEMENT LEVELS ONLY. MINOR CHANGES THROUGHOUT INCLUDING: • WALL/DOORS FOR 2 NEW ROOMS • DECORATIVE FURRING SELECT LOCATIONS • NEW DISPLAY CASES • NEW LIGHTING GROUND/SECOND FLOORS ONLY • SECURITY MESH ADDED TO SELECT WALLS • DOORS REPLACED FOR SECURITY • ACCESS UPGRADES WHERE REQUIRED.	
NO CHANGES TO OCCUPANCY TYPE.	
NO CHANGES TO EXTERIOR EXCEPT REMOVAL OF NON-HISTORIC DECORATIVE METAL GRILLE IN FRONT OF WINDOWS AT GEARY ST. FRONT FAÇADE.	
NO STRUCTURAL WORK.	
NO WORK ON 3RD FLOOR.	

OCCUPANCY CALCULATION


OCCUPANCY LOAD CALCULATION (CBC TABLE 1004.1.2)
SEE SHEET A006 FOR COMMON PATH OF EGRESS TRAVEL INFORMATION

LEVEL	OCCUPANCY GROUP	AREA (SF)	OCCUPANT LOAD FACTOR	TOTAL NUMBER OF OCCUPANTS
(E) BASEMENT	MECHANICAL/STORAGE, STOCK	2750 SF	300	10
(E) FIRST LEVEL	MERCANTILE	2488 SF	60	42
(E) SECOND LEVEL	MERCANTILE	2212 SF	60	37
TOTAL		7450 SF		92

DRAWING INDEX	
LEGEND C INCLUDED ● INCLUDED AND REVISED	
DRAWING SERIES DRAWING NUMBER DRAWING TITLE	
ARCHITECTURAL	
A001	TITLE SHEET
A002	GENERAL NOTES
A003	GENERAL NOTES
A011	GS4 - SF GREEN BUILDING - NON RES INTERIOR
A012	GREEN BUILDING NOTES
A031	ACCESSIBLE PATH OF TRAVEL PLAN
A033	(E) ENLARGED RESTROOM PLAN/ELEVATIONS
A035	DISABLED ACCESS CHECKLIST
A036	ACCESSIBILITY DETAILS
A037	ACCESSIBILITY DETAILS
A038	ACCESSIBILITY DETAILS
A039	ACCESSIBILITY DETAILS
A041	EXITING DIAGRAM - PLANS
A101	BASEMENT & FIRST LEVEL EXISTING/DEMO PLANS
A102	SECOND & THIRD FLOOR EXISTING/DEMO PLANS
A111	BASEMENT & FIRST LEVEL CONSTRUCTION PLANS
A112	SECOND LEVEL CONSTRUCTION PLAN
A121	BASEMENT & FIRST LEVEL REFLECTED CEILING PLANS
A122	SECOND LEVEL REFLECTED CEILING PLAN
A131	BASEMENT & FIRST LEVEL POWER & SIGNAL PLANS
A132	SECOND LEVEL POWER & SIGNAL PLAN
A201	EXISTING & PROPOSED ELEVATIONS
A701	PARTITION DETAILS
A702	CEILING, FRAMING & MISC. DETAILS
A901	DOOR & HARDWARE SCHEDULES
REF001	REFERENCE - (E) PATH OF TRAVEL ACCESSIBILITY

HAVE A HEART RETAIL STORE TENANT IMPROVEMENTS

152 GEARY STREET
SAN FRANCISCO, CA 94108



MARTINKOVIC MILFORD ARCHITECTS

101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

NO.	RECORD OF DRAWING ISSUANCE	DATE
	PROGRESS PRINT	06.21.19

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Checked By:	DS
Project Number:	19003.2

TITLE SHEET

SHEET NUMBER
A001

DEMOLITION PLAN
GENERAL NOTES

- 1 SEE SHEET A001 FOR GENERAL LEGEND AND ABBREVIATIONS
- 2 PULL ABANDONED WIRING BACK TO SOURCE.
- 3 ALL REQUIRED RATED ASSEMBLIES ARE TO REMAIN. PATCH AND REPAIR DAMAGE TO ENSURE RATING IS MAINTAINED.
- 4 PARTITIONS MOFIERD AS PART OF SCOPE OF WORK TO BE PATCHED AND FINISHED TO 'LIKE' CONDITION, LEVEL 4 FINISH MIN.
- 5 AT NEWLY DEMISED TENANT AREA, CONTRACTOR TO VERIFY THAT ALL WINDOWS ARE IN GOOD WORKING ORDER, REPLACE WINDOWS WITH BROKEN GLAZING, BROKEN SEALS AND/ OR FRAMES AS REQUIRED.
- 6 CONTRACTOR SHALL COORDINATE WITH DESIGN-BUILD MEP FOR (N) HVAC EXTERIOR WALL PENETRATIONS AS REQUIRED.
- 7 ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED STRUCTURAL COMPONENT.

DEMOLITION
PLAN LEGEND

- | | |
|--|--------------------------------|
| | (E) CONSTRUCTION TO BE REMOVED |
| | (E) CONSTRUCTION TO BE REMOVED |
| | (E) PTN TO REMAIN |
| | (E) 1-HR WALL TO REMAIN |
| | AREA NOT IN CONTRACT. |

DEMOLITION PLAN
KEYNOTES

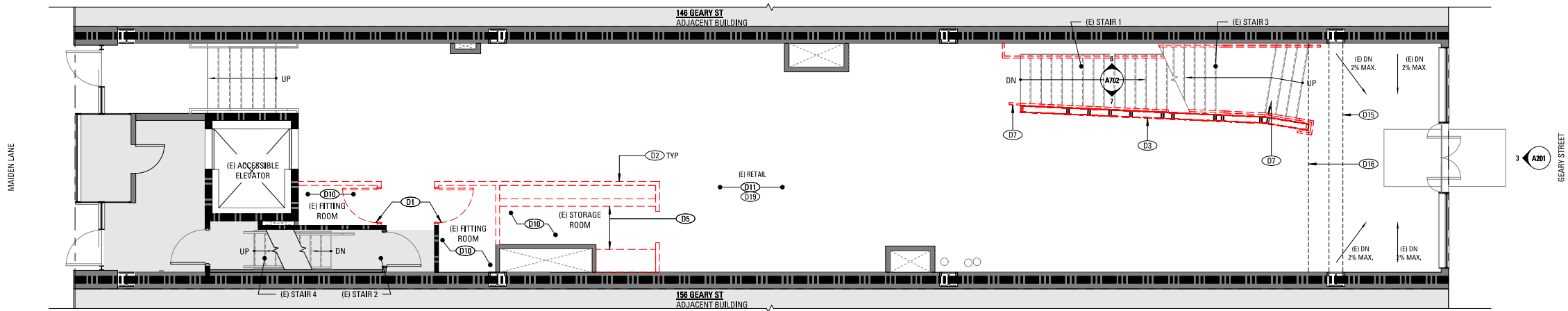
- | | |
|-----|---|
| D1 | REMOVE (E) DOOR & FRAME. |
| D2 | REMOVE (E) PARTITION. |
| D3 | REMOVE (E) WOOD SCREEN SURROUNDING (E) HSS FRAMING. FRAMING TO REMAIN. |
| D4 | (E) STORAGE SHELVES, TO REMAIN. |
| D5 | REMOVE (E) CASEWORK. |
| D6 | REMOVE (E) GYP. BOARD FINISH FACING STORAGE |
| D7 | REMOVE (E) RAILING. |
| D8 | (E) UTILITY SINK TO REMAIN. |
| D9 | REMOVE & PROTECT (E) BASE CABINETS AND SHELVES, TO BE REINSTALLED, REFER TO SHEET A111 FOR MORE INFO. |
| D10 | REMOVE (E) GYP. BOARD CEILING & LIGHTING FIXTURES AT THIS AREA. |
| D11 | (E) HVAC PLUMBING & ELECTRICAL EQUIPMENT TO REMAIN THROUGHOUT, ALL EXPOSED PIPING & CONDUITS TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. |
| D14 | (E) SHELVES TO REMAIN. |
| D15 | OUTLINE OF (E) BEAM ABOVE. |
| D16 | OUTLINE OF (E) FLOOR ABOVE. |
| D19 | U.O.N, ALL (E) ELEMENTS NOT CALLED OUR FOR DEMOLITION ARE TO REMAIN. |

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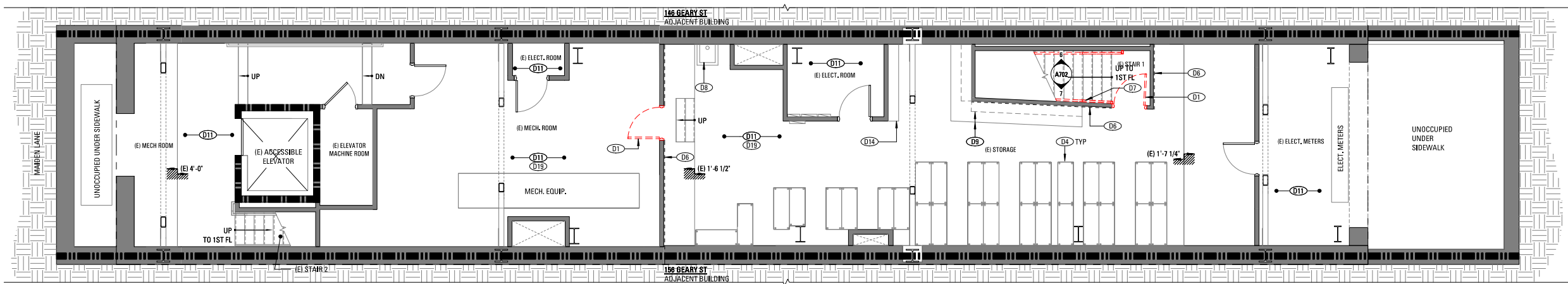
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SAN FRANCISCO, CA 94108



101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



2 FIRST LEVEL EXISTING/DEMOLITION PLAN
3/16" = 1'-0"



1 BASEMENT EXISTING /DEMOLITION PLAN
3/16" = 1'-0"

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BASEMENT & FIRST LEVEL
EXISTING/DEMO PLANS

SHEET NUMBER

A101

DEMOLITION PLAN
GENERAL NOTES

- 1 SEE SHEET A001 FOR GENERAL LEGEND AND ABBREVIATIONS
- 2 PULL ABANDONED WIRING BACK TO SOURCE.
- 3 ALL REQUIRED RATED ASSEMBLIES ARE TO REMAIN. PATCH AND REPAIR DAMAGE TO ENSURE RATING IS MAINTAINED.
- 4 PARTITIONS MODIFIED AS PART OF SCOPE OF WORK TO BE PATCHED AND FINISHED TO 'LIKE' CONDITION, LEVEL 4 FINISH MIN.
- 5 AT NEWLY DEMISED TENANT AREA, CONTRACTOR TO VERIFY THAT ALL WINDOWS ARE IN GOOD WORKING ORDER, REPLACE WINDOWS WITH BROKEN GLAZING, BROKEN SEALS AND/ OR FRAMES AS REQUIRED.
- 6 CONTRACTOR SHALL COORDINATE WITH DESIGN-BUILD MEP FOR (N) HVAC EXTERIOR WALL PENETRATIONS AS REQUIRED.
- 7 ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNDOCUMENTED STRUCTURAL COMPONENT.

DEMOLITION
PLAN LEGEND

- | | |
|--|--------------------------------|
| | (E) CONSTRUCTION TO BE REMOVED |
| | (E) CONSTRUCTION TO BE REMOVED |
| | (E) PTN TO REMAIN |
| | (E) 1-HR WALL TO REMAIN |
| | AREA NOT IN CONTRACT. |

DEMOLITION PLAN
KEYNOTES

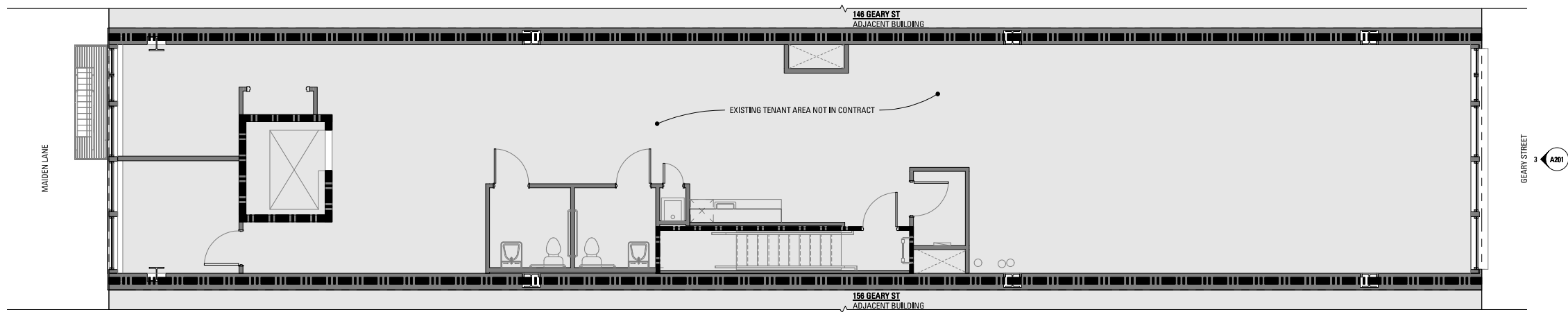
- | | |
|-----|---|
| D1 | REMOVE (E) DOOR & FRAME. |
| D2 | REMOVE (E) PARTITION. |
| D3 | REMOVE (E) WOOD SCREEN SURROUNDING (E) HSS FRAMING. FRAMING TO REMAIN. |
| D7 | REMOVE (E) RAILING. |
| D10 | REMOVE (E) GYP. BOARD CEILING & LIGHTING FIXTURES AT THIS AREA. |
| D11 | (E) HVAC PLUMBING & ELECTRICAL EQUIPMENT TO REMAIN THROUGHOUT, ALL EXPOSED PIPING & CONDUITS TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. |
| D12 | REMOVE (E) EXHAUST FAN TO REMAIN. |
| D13 | (E) CEILING TO REMAIN. |
| D17 | REMOVE (E) METAL GRILLE IN FRONT OF WINDOWS. |
| D18 | (E) GLASS GUARDRAIL, 42" A.F.F., TO REMAIN. |
| D19 | U.O.N. ALL (E) ELEMENTS NOT CALLED OUT FOR DEMOLITION ARE TO REMAIN. |

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IMPROVEMENTS

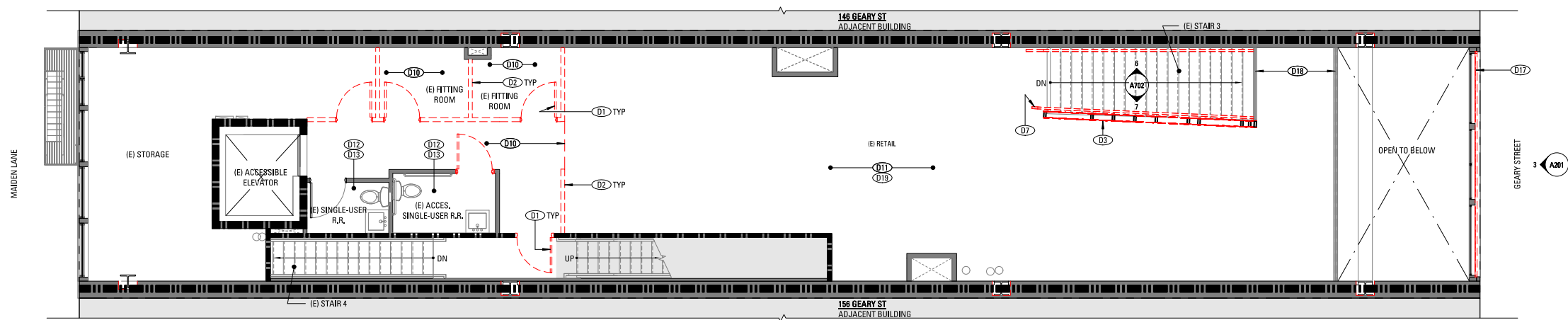
152 GEARY STREET
SAN FRANCISCO, CA 94108



101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990



2 THIRD LEVEL EXISTING/DEMO PLAN - TENANT AREA (NO WORK)
3/16" = 1'-0"



1 SECOND LEVEL EXISTING/DEMO PLAN
3/16" = 1'-0"

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PROGRESS PRINT 06.21.19

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SECOND & THIRD FLOOR
EXISTING/DEMO PLANS

SHEET NUMBER

A102

CONSTRUCTION PLAN
GENERAL NOTES

- 1 SEE SHEET A001 FOR LEGENDS AND ABBREVIATIONS & SYMBOLS.
- 2 SEE GENERAL NOTES ON SHEET A002 AND A003.
- 3 SEE SHEET A031 FOR ACCESSIBLE PATH OF TRAVEL & ADDITIONAL ACCESSIBILITY & SIGNAGE SCOPE ITEMS.
- 4 NOT USED
- 5 ALL DIMENSIONS ARE TO FINISH, CENTER OF OPENING OR CENTER OF EQUIPMENT, U.O.N.
- 6 PATCH AND REPAIR (E) WALLS AS REQUIRED TO PREPARE FOR NEW FINISHES AND TO PROVIDE A "LIKE NEW" APPEARANCE. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
- 7 ALL WALLS & (N) DRYWALL CEILINGS FINISH TO BE "PT-1" U.O.N.
- 8 IN ADDITION TO BACKING NOTED ON PLANS, CONTRACTOR TO PROVIDE BACKING, BRACING AND/ OR BRACKETS AS REQUIRED FOR ALL (N) MILLWORK, (N) WALL MOUNTED PLUMBING FIXTURES AND (N) WALL MOUNTED EQUIPMENT.
- 9 CONTRACTOR TO ENSURE SMOOTH OPERATION AND CLEAN APPEARANCE OF ALL (E) TO REMAIN DOORS.

CONSTRUCTION
PLAN LEGEND

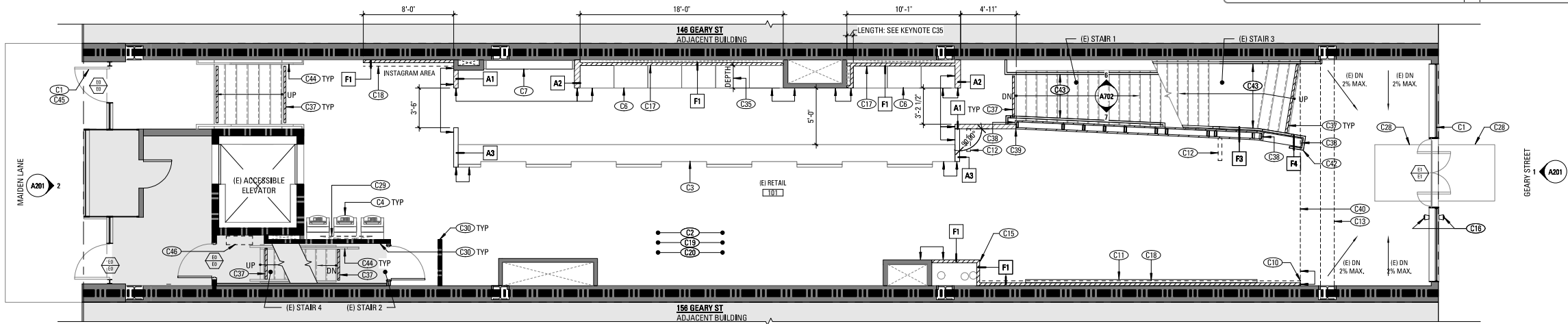
	(E) PTN TO REMAIN
	(E) 1-HR WALL TO REMAIN
	(N) NON-RATED PARTITION
	(N) NON-RATED ACOUSTIC INT. PARTITION
	(N) 1-HR-RATED, INSULATED INT. PARTITION
*SEE PARTITION SCHEDULE AT SHEET A701	
	DASHED LINE INDICATES ADDITIONAL BACKING (3/4" PLYWOOD) TO BE MOUNTED UNDER DRYWALL. SEE SHEET A111 & A112 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

CONSTRUCTION
KEYNOTES

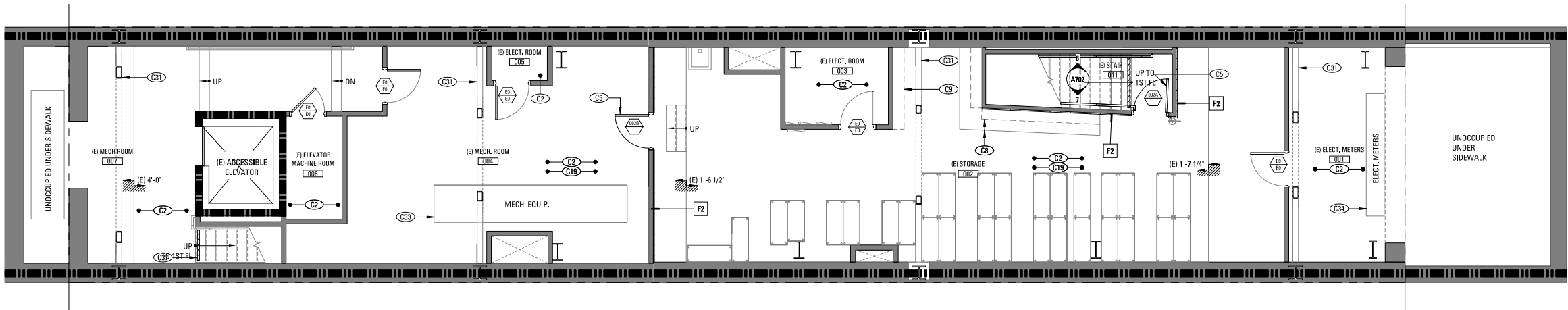
- C1 (E) STEEL FRAME & GLASS STOREFRONT AND DOOR, TO REMAIN.
- C2 (E) HVAC PLUMBING & ELECTRICAL EQUIPMENT TO REMAIN THROUGHOUT, ALL EXPOSED PIPING & CONDUITS TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
- C3 (N) POS COUNTER, PER OWNER'S DESIGN PACKAGE. SEE A031 & A032 FOR ACCESSIBILITY REQUIREMENTS.
- C4 (N) ATM MACHINES, MODEL G2500 BY GENMEGA, SEE A031 FOR ACCESSIBILITY.
- C5 (N) DOOR WITH ACCESS CONTROL, SEE DOOR SCHEDULE.
- C6 (N) PRODUCT STORAGE SHELVES, PER OWNER'S DESIGN PACKAGE.
- C7 (N) READY ORDER SHELVES, PER OWNER'S DESIGN PACKAGE.
- C8 (E) BASE CABINET & SHELVES REINSTALLED @ PREVIOUS LOCATION.
- C9 (E) SHELVES
- C10 (N) FURRING WALL TO TERMINATE FLUSH WITH EDGE OF RAILING.
- C11 (N) BRAND NAME, LOGO & GRAPHICS AT THIS LOCATION, PER OWNER'S DESIGN PACKAGE.
- C12 (N) SIGNAGE ABOVE, PER OWNER'S DESIGN PACKAGE.
- C13 (E) BEAM ABOVE.
- C15 (N) GYP. BD. CHASE, UP TO BOTTOM OF FLOOR ABOVE, INTERIOR SIDE OF CHASE TO BE CLOSE TO FACE OF PIPE AT THIS LOCATION
- C16 LOCATION OF DISABLED ACCESS HI-LO POWER ACTUATED PUSH BUTTONS, BUTTONS TO BE WIRELESS AND BATTERY POWERED. CONFIRM FINAL LOCATION WITH OWNER IN FIELD, PRIOR TO INSTALLATION, MOUNTING HEIGHTS: HI-BUTTON 48" MAX TO TOP; LOW-BUTTON 15" MIN. TO BOTTOM, REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
- C17 INSTALL (N) BLACK GLOSS SLAT WALL WITH METAL INSERTS ALONG LENGTH OF FURRING WALL, PER OWNER'S DESIGN PACKAGE.
- C18 (N) 3/4" CONTINUOUS PLYWOOD BACKING UNDER GYP. BD.
- C19 FOR ALL INTERIOR FINISHES SEE OWNER'S DESIGN PACKAGE.
- C20 (E) WOOD FLOOR FINISH, TO BE REFINISHED THROUGHOUT.
- C28 (E) LEVEL LANDING AT DOOR, SEE A031.

CONSTRUCTION
KEYNOTES

- C29 (N) LED MONITOR ABOVE, INSTALL PER OWNER'S DESIGN PACKAGE. SEE A131 FOR POWER OUTLET LOCATION.
- C30 PATCH AND REPAIR EXISTING WALLS TO ACHIEVE "LIKE NEW" APPEARANCE THROUGHOUT WHERE APPLIES.
- C31 (E) BRACING TO REMAIN
- C33 (E) MECH. EQUIP.
- C34 (E) ELECT. METERS
- C35 COORDINATE FURRING LOCATION W/MILLWORK DEPTH.
- C37 CONTRACTOR TO INSTALL SAFETY STRIPES, ON FIRST AND LAST NOSE THREAD AT ALL STAIRS, IF IT DOESN'T EXIST.
- C38 WRAP FURRING AROUND FRAMING
- C39 ALIGN WALL TO FURRING AT THIS POINT.
- C40 (E) SECOND FLOOR ABOVE.
- C42 HANDRAIL, WRAP AROUND LOW WALL.
- C43 (N) HANRAIL, SEE SHEET A702.
- C44 (E) HANRAIL TO REMAIN AS IS, TYP.
- C45 (E) PANIC DEVICE ON THIS DOOR TO REMAIN
- C46 (E) SPRINKLER RISER, NO CHANGES.



2 FIRST LEVEL CONSTRUCTION PLAN
3/16" = 1'-0"



1 BASEMENT CONSTRUCTION PLAN
3/16" = 1'-0"

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Project Number: 19003.2

BASEMENT & FIRST LEVEL
CONSTRUCTION PLANS

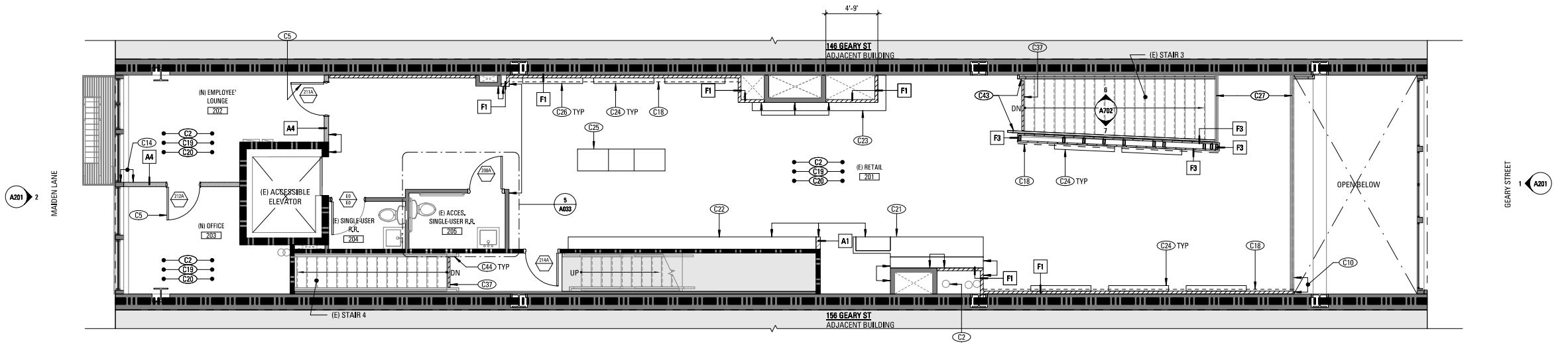
SHEET NUMBER

A111

1

SECOND LEVEL CONSTRUCTION PLAN

3/16" = 1'-0"



CONSTRUCTION PLAN

GENERAL NOTES

- SEE SHEET A001 FOR LEGENDS AND ABBREVIATIONS & SYMBOLS.
- SEE GENERAL NOTES ON SHEET A002 AND A003.
- SEE SHEET A031 FOR ACCESSIBLE PATH OF TRAVEL & ADDITIONAL ACCESSIBILITY & SIGNAGE SCOPE ITEMS.
- NOT USED
- ALL DIMENSIONS ARE TO FINISH, CENTER OF OPENING OR CENTER OF EQUIPMENT, U.O.N.
- PATCH AND REPAIR (E) WALLS AS REQUIRED TO PREPARE FOR NEW FINISHES AND TO PROVIDE A "LIKE NEW" APPEARANCE. CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. ARCHITECT TO REVIEW ALL CHALK LINES IN FIELD PRIOR TO STUD INSTALLATION.
- ALL WALLS & (N) DRYWALL CEILINGS FINISH TO BE "PT-1" U.O.N.
- IN ADDITION TO BACKING NOTED ON PLANS, CONTRACTOR TO PROVIDE BACKING, BRACING AND/ OR BRACKETS AS REQUIRED FOR ALL (N) MILLWORK, (N) WALL MOUNTED PLUMBING FIXTURES AND (N) WALL MOUNTED EQUIPMENT.
- CONTRACTOR TO ENSURE SMOOTH OPERATION AND CLEAN APPEARANCE OF ALL (E) TO REMAIN DOORS.

CONSTRUCTION

PLAN LEGEND

	(E) PTN TO REMAIN
	(E) 1-HR WALL TO REMAIN
	(N) NON-RATED PARTITION
	(N) NON-RATED ACOUSTIC INT. PARTITION
	(N) 1HR-RATED, INSULATED INT. PARTITION
*SEE PARTITION SCHEDULE AT SHEET A701	
	DASHED LINE INDICATES ADDITIONAL BACKING (3/4" PLYWOOD) TO BE MOUNTED UNDER DRYWALL. SEE SHEET A111 & A112 FOR LOCATIONS. PROVIDE BACKING FOR MILLWORK A.R. ALL BACKING TO BE CONCEALED
	ITEMS OVERHEAD
	AREA NOT IN CONTRACT.

CONSTRUCTION

KEYNOTES

C2	(E) HVAC PLUMBING & ELECTRICAL EQUIPMENT TO REMAIN THROUGHOUT, ALL EXPOSED PIPING & CONDUITS TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION
C5	(N) DOOR WITH ACCESS CONTROL. SEE DOOR SCHEDULE.
C10	(N) FURRING WALL TO TERMINATE FLUSH WITH EDGE OF RAILING.
C14	(N) PARTITION CENTERED AT MULLION.
C18	(N) 3/4" CONTINUOUS PLYWOOD BACKING UNDER GYP. BD.
C19	FOR ALL INTERIOR FINISHES SEE OWNER'S DESIGN PACKAGE.
C20	(E) WOOD FLOOR FINISH, TO BE REFINISHED THROUGHOUT.
C21	(N) VENDOR COUNTER DISPLAY, PER OWNER'S DESIGN PACKAGE.
C22	(N) FLOWERCASE, PER OWNER'S DESIGN PACKAGE.
C23	(N) PRE-ROLL DISPLAY CASE, PER OWNER'S DESIGN PACKAGE.
C24	(N) MANUFACTURED DISPLAY WITH CUSTOM FRAME, PER OWNER'S DESIGN PACKAGE.
C25	(N) TABLE DISPLAY, PER OWNER'S DESIGN PACKAGE.
C26	(N) DISPLAY FRAME, PER OWNER'S DESIGN PACKAGE.
C27	(E) GLASS GUARDRAIL, 42" A.J.F., TO REMAIN.
C37	CONTRACTOR TO INSTALL SAFETY STRIPES, ON FIRST AND LAST NOSE THREAD AT ALL STAIRS, IF IT DOESN'T EXIST.
C43	(N) HANDRAIL, SEE SHEET A702.
C44	(E) HANDRAIL TO REMAIN AS IS. TYP.

HAVE A HEART

RETAIL STORE

TENANT

IMPROVEMENTS

152 GEARY STREET
SAN FRANCISCO, CA 94108



101 Montgomery Street
Suite 650
San Francisco, CA 94104
T 415 346 9990

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SECOND LEVEL

CONSTRUCTION PLAN

SHEET NUMBER

A112

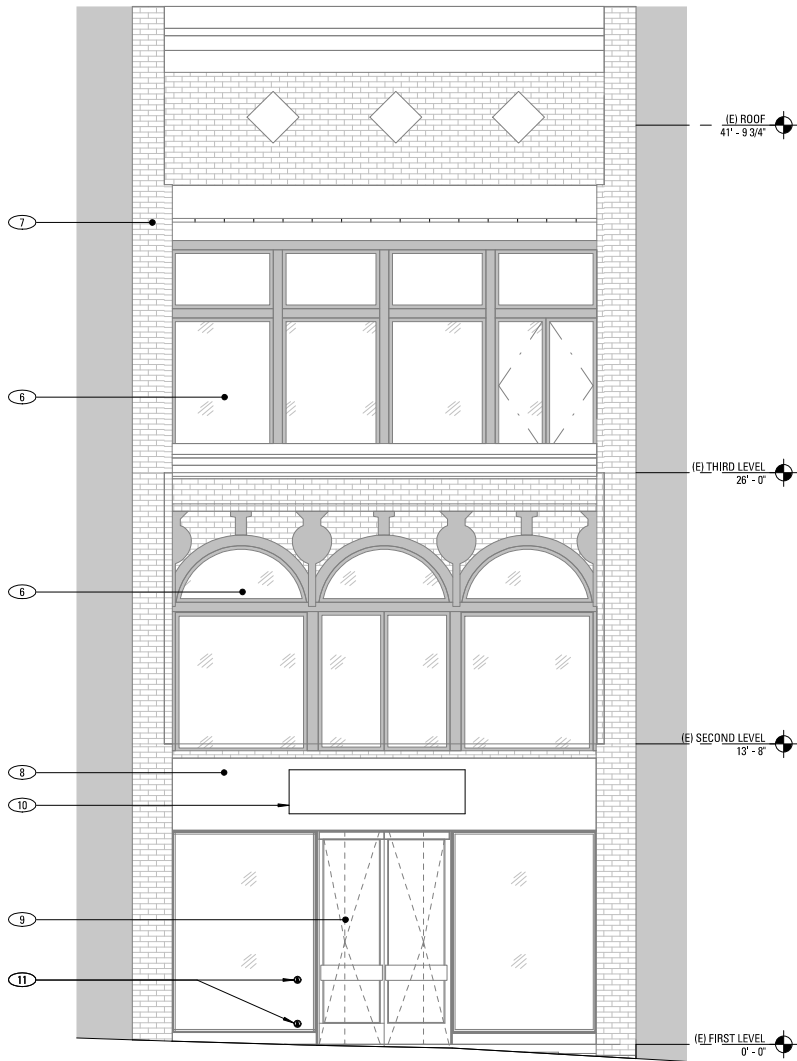
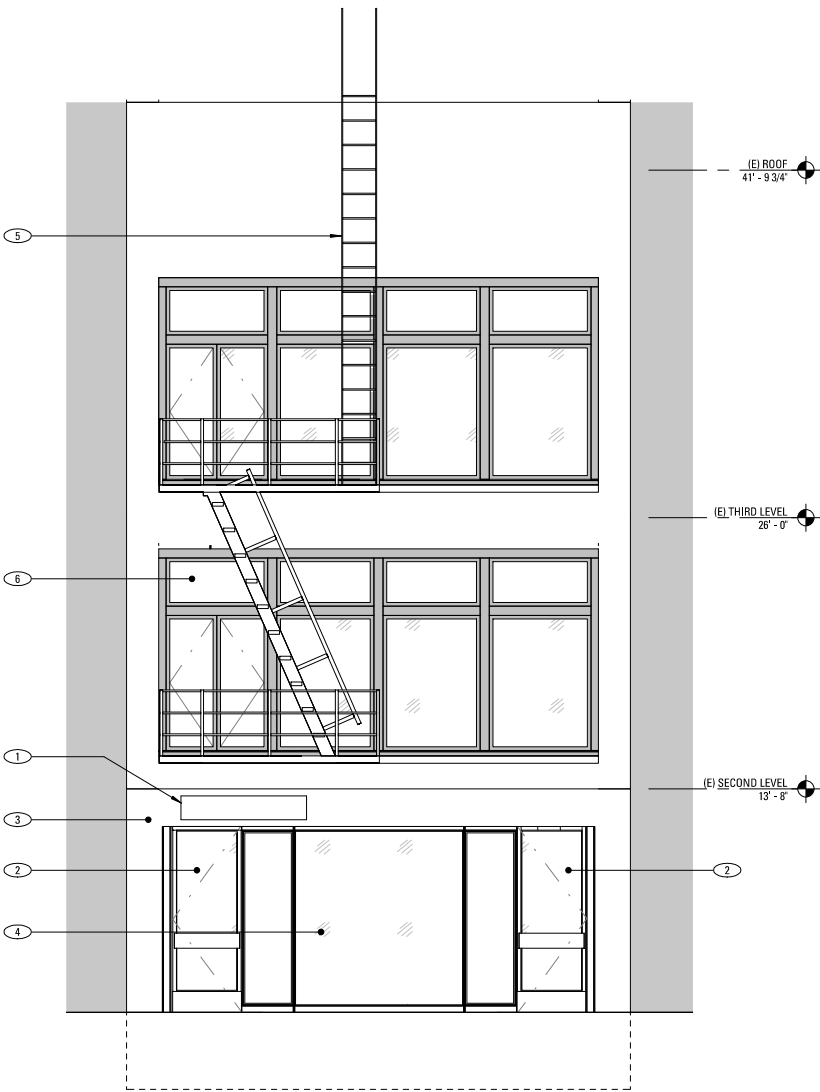
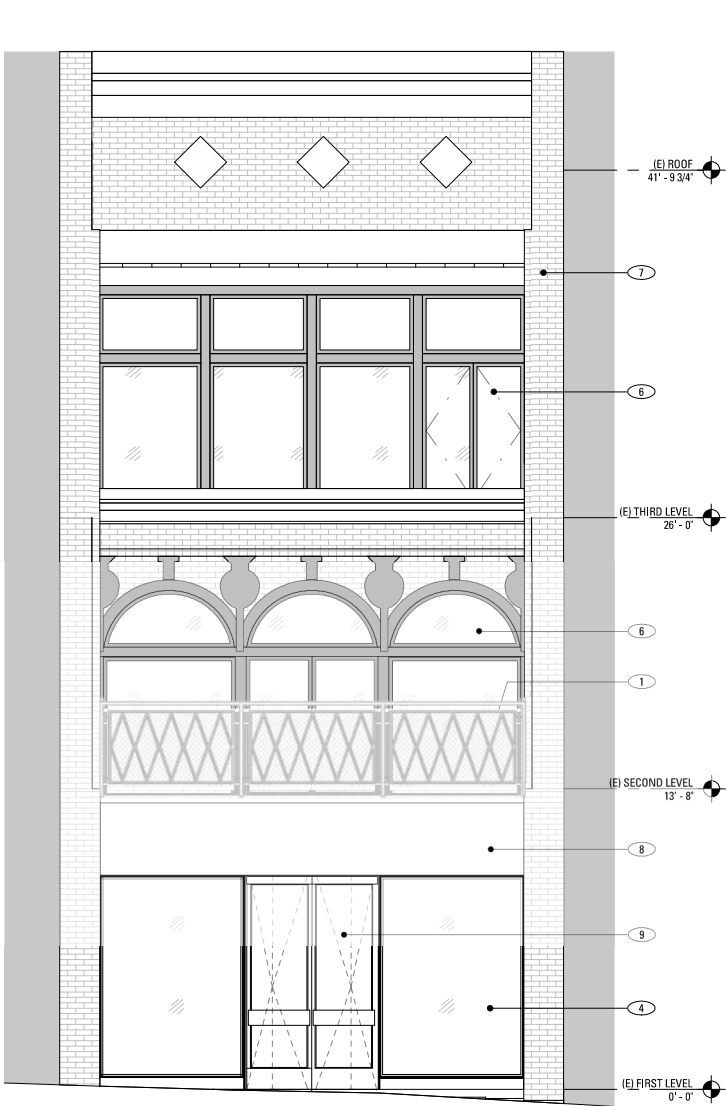
EXTERIOR ELEVATION KEYNOTES	
1	(E) METAL GRILL IN FRONT OF WINDOWS, TO REMAIN UNCHANGED.
2	(E) GLASS & STEEL FRAME REAR ENTRY DOOR, TO REMAIN UNCHANGED.
3	(E) SMOOTH CEMENT PLASTER FINISH, TO REMAIN UNCHANGED.
4	(E) GLASS & STEEL FRAME STOREFRONT, TO REMAIN UNCHANGED.
5	(E) FIRE ESCAPE STAIR, TO REMAIN UNCHANGED.
6	(E) WOOD FRAME WINDOWS, TO REMAIN UNCHANGED.
7	(E) BRICK FACING, TO REMAIN UNCHANGED.
8	(E) PAINTED STEEL PANEL
9	(E) GLASS & STEEL FRAME FRONT ENTRY DOUBLE DOOR, TO REMAIN UNCHANGED.
10	(N) SIGNAGE, UNDER SEPARATE PERMIT
11	(N) ACCESSIBLE BUTTON FOR AUTO DOOR OPERATOR, REFER TO A111 & DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

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EXISTING & PROPOSED
ELEVATIONS

SHEET NUMBER

A201