



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: APRIL 1, 2021

Continued From: March 18, 2021

Record No.: 2019-017356CUA
Project Address: 1861 Union Street
Zoning: Union Street Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
Block/Lot: 0543 / 027
Project Sponsor: CJ Higley
Farella Braun + Martel
235 Montgomery Street, 17th Floor
San Francisco, CA 94104
Property Owner: Oak Union Street, LLC
3650 Mt. Diablo Blvd. Ste. 220
Lafayette, CA 94549
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would establish a Formula Retail-Cannabis Retail Use (d.b.a MedMen) measuring 3,061 square feet in a vacant commercial space in a two-story mixed-use building with residential units above. The proposal will involve interior tenant improvements on the ground floor and basement levels with no expansion of the existing tenant space or building envelope. No on-site smoking or vaporizing of cannabis products is proposed. Exterior modifications are limited to installation of security cameras and new business signage (under separate permit).

Required Commission Action

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, 303.1, and 725, to allow the establishment of a Formula Retail-Cannabis Retail use in the Union Street NCD Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received 14 letters in support and one letter in opposition to the Project.
 - Support for the Project, including from the Union Street Association, mentioned the professional operations of MedMen, that cannabis is legal in the State of California, the importance of revitalizing retail businesses during the COVID-19 pandemic, the satisfactory security plan, and job creation.
 - Opposition to the Project mentioned the poor fit of a chain store on a local commercial street, worries from previous businesses that made operational promises which were not kept, and lack of legal standing for cannabis at the Federal level. The Project Applicant has reached out to the Golden Gate Valley Neighborhood Association to discuss their concerns.
 - **Outreach:** The Sponsor has hosted a an in-person Pre-Application Meeting on July 24, 2019 which 24 people attended. Questions were raised about the retail business operations, security plans, and store design. The Sponsor also hosted a virtual meeting on February 25, 2021, which some neighbors attended and asked questions about security and possible neighborhood benefits from the Project.
- **On-Site Consumption.** The project does not include a request for Type C consumption (smoking or vaporizing of cannabis products). The draft motion for approval of the Project is conditioned to prohibit smoking or vaporizing of cannabis products at the site, such that any future addition of a smoking or vaporizing room would require a subsequent Conditional Use Authorization.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued.
 - The closest existing cannabis retail business to the Project Site is The Apothecarium at 2414 Lombard Street, approximately 0.65 miles away. The closest approved and under-construction cannabis retail business to the Project Site is at 1700 Lombard Street, approximately 0.22 miles away.
 - In the general vicinity, the following locations were identified as potentially sensitive sites that do not disqualify the location from being used as a Cannabis Retailer:
 - Sherman Elementary School: 933 feet
 - The Hamlin School: 0.2 miles

- Saint Vincent De Paul: 0.42 miles
- Moscone Recreation Center: 0.3 miles
- **Equity Program.** The licensing application to the City’s Office of Cannabis was submitted by Joshua Wietz, who was determined to meet the criteria of an Equity Applicant. Under Police Code Section 1613, “no permit to operate as a Storefront Cannabis Retailer shall be granted if any individual holding a legal or beneficial interest in the proposed Storefront Cannabis Retailer already holds a legal or beneficial interest in four or more existing Storefront Cannabis Retailers...” The Applicant has an approved location at 985 Folsom Street and three pending locations at 532 Sutter Street, 1 Grant Street, and this location at 1861 Union Street.
- **Formula Retail:** MedMen is a California-based cannabis retailer with stores in six States. They currently have 21 outlets and are in the process of opening more than a dozen new storefronts. MedMen also owns and operates several cannabis cultivation and processing facilities. They are one of the largest cannabis retail chains in the United States and have over 1,100 employees. Within the 300 feet radius of 1861 Union Street, there are approximately 151 commercial retail storefronts on the ground floor. 19 businesses are Formula Retail uses which is a concentration of 12.5%. Of approximately 3,810 linear feet of commercial storefronts within the 300 feet radius, 1,052 linear feet is vacant while 681 linear feet is Formula Retail which is a concentration of 17.8%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 feet vicinity to 13.2%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 18.5%.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan, and that the Project meets all applicable requirements of the Planning Code. The project activates an existing vacant commercial space, brings a new type of retail business to the Union Street commercial corridor, increases access to cannabis products in Supervisorial District 2, and supports the City’s equity program, administered by the Office of Cannabis. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F – Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: APRIL 1, 2021

Continued From: March 18, 2021

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40-X Height and Bulk District
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ADOPTING FINDINGS TO ESTABLISH A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 303, 303.1, AND 725, TO ALLOW A FORMULA RETAIL-CANNABIS RETAIL USE (D.B.A MEDMEN) MEASURING 3,061 SQUARE FEET, WITH NO ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS, ON THE GROUND FLOOR OF AN EXISTING TWO-STORY MIXED-USE BUILDING AT 1861 UNION STREET (ASSESSOR'S BLOCK 0543 LOT 027) WITHIN THE UNION STREET NCD ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On February 03, 2020, CJ Higley of Farella Braun + Martel (hereinafter "Project Sponsor") filed Application No. 2019-017356CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail-Cannabis Retail Use (d.b.a MedMen) at 1861 Union Street, Block 0543 Lot 027 (hereinafter "Project Site").

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

On April 1, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-017356CUA. On March 18, 2021, the Commission continued the Project at a regularly scheduled meeting.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-017356CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-017356CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project would establish a Formula Retail-Cannabis Retail Use (d.b.a MedMen) measuring 3,061 square feet in a vacant commercial space in a two-story mixed-use building with residential units above. The proposal will involve interior tenant improvements on the ground floor and basement levels with no expansion of the existing tenant space or building envelope. Exterior modifications are limited to installation of security cameras and new business signage (under separate permit).
3. **Site Description and Present Use.** The Project is located on an approximately 3,437 square foot parcel with approximately 25-feet of frontage along Union Street. The Project Site contains one two-story, 6,000 square foot building that has a commercial tenant space and three residential dwelling units. The existing ground floor commercial space is currently vacant and there is one residential unit above it on the second floor.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Union Street NCD Zoning District. Union Street is a commercial corridor with a high concentration of restaurants, shops, personal service providers like gyms and hair salons, and bars. There is a mix of local and chain businesses; there are no other cannabis retailers in the area. The Project Site and the Union Street commercial corridor are located within Cow Hollow, a mostly residential neighborhood with both apartment buildings and large single-family homes. Buildings in the area are mostly two to three stories tall with a few one-story buildings. The blocks to the south that go uphill from Union Street have increasingly tall apartment buildings.
5. **Public Outreach and Comments.** The Project Sponsor has hosted a Pre-Application meeting on July 24, 2019 which 24 people attended. Questions were raised about the retail business operations, security plans, and store design. The Sponsor also hosted a virtual meeting on February 25, 2021, which some neighbors attended and asked questions about security and possible neighborhood benefits from the Project. The Department has received 14 letters in support and no letters in opposition to the Project, including from the Union Street Association. The Support for the Project mentioned the professional operations of MedMen, that cannabis is legal in the State of California, the importance of revitalizing retail businesses during the COVID-19 pandemic, the satisfactory security plan, and job creation.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** The establishment of a Cannabis Retail use in the Union Street Neighborhood Commercial Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 725.

MedMen is cannabis retailer that sells cannabis, cannabis products, and related goods. The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Union Street NCD Zoning District.

- B. **Use Size.** The establishment of new non-residential uses in excess of 2,500 square feet in size requires Conditional Use Authorization pursuant to Planning Code Section 725.

The proposed Cannabis Retailer is approximately 3,061 square feet in size, but occupies an existing Retail space last occupied by a non-residential use of the same size. Per the Zoning Administrator interpretations, this does not require Conditional Use Authorization.

- C. **600-Foot Buffer Rule:** Planning Code Section 202.2(a)(5)(B) states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius.

The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued

- D. **Hours of Operation.** The hours of operation for Commercial Uses within the Union Street NCD Zoning District are 6 am to 2 am. Businesses operate between 2 am and 6 am with a Conditional Use Authorization. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

The Project is required under State law to cease operation between 10pm and 6am. This State mandated restriction is compliant with the Union Street NCD limitations.

- E. **Formula Retail.** Planning Code Sections 303.1 and 725 require a Conditional Use Authorization for the establishment or expansion of a new formula retail use in the UMU District.

MedMen currently has more than 21 locations worldwide and is therefore considered a Formula Retail establishment.

- F. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that within Mixed Use Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest

to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space complies with this requirement and shall be maintained in compliance with this Section. No significant modification to the front façade is proposed, and the interior changes do not impact compliance with this Section.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the Project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Cannabis Retail use will occupy an existing vacant commercial tenant space and does not propose any expansion of the building. The existing building and tenant space are comparably sized to adjacent buildings and businesses. Cannabis is one of the fastest growing industries in the United States and has proven to be more resilient to the economic downturn caused by the Coronavirus pandemic. Businesses like MedMen help support stable employment. In addition, there is precedent on Union Street for national chain businesses to co-exist with local establishments. As such, the Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and visible bulk of the existing building will remain the same. The Project will not alter the existing appearance or character of the project vicinity.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for any uses, and the site is very well served by transit services.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project proposes a Cannabis Retail use which does not include an on-site smoking or vaporizing space, and this approval is conditioned to prohibit smoking or vaporizing of cannabis products. As such, there are safeguards to prevent noxious or offensive emission from the site.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage, lighting and projections will be consistent with the controls of the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Zoning District.

The Project Site is in the Union Street NCD Zoning District, where Cannabis Retail Uses are allowed on the first and second floor of buildings with a Conditional Use Authorization. The Applicant is pursuing a CUA in compliance with Section 725. In addition, the purpose of the Union Street NCD are specifically “designed to provide sufficient growth opportunities for commercial development that is in keeping with the existing scale and character, promote continuous retail frontage, and protect adjacent residential livability.” There are no existing cannabis retailers within the Union Street NCD and the nearest one is The Apothecarium on Lombard Street which is more than half-a-mile away. MedMen will be in keeping with the scale and character of the District, will support retail activity in the area, and will help meet neighborhood demand for cannabis products.

- 8. Additional Conditional Use Findings for Cannabis Retail.** Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider “the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.”

With respect to any application for the establishment of a new Cannabis Retail Use, in addition to the criteria set forth in subsections (c) and (d) above, the Commission shall consider the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.

Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2021.

Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.

Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. In the December 2019 report titled "Cannabis in San Francisco: A Review Following Adult Use Legalization," the City Controller's Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The report recommended no numeric or geographic limits to existing or in-process cannabis business permits and recommended that potential future legislation to address the imbalance be applied to new applicants rather than the existing applicant pipeline. The distribution of such outlets can be reviewed using the City's [Cannabis Retail Map](#). The proposed Cannabis Retailer will be located in Cow Hollow and will help increase access to in-demand cannabis products and treatments for residents in the neighborhood, as well as residents of the Presidio, the Marina, and Pacific Heights. The Project is located in Supervisorial District 2 and where there is currently only one cannabis dispensary.

9. **Formula Retail Use.** Formula Retail uses within the UMU Zoning District require a Conditional Use Authorization. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section 303.1, Formula Retail Uses:

- A. The existing concentration of Formula Retail uses within the District.

Within the 300 feet radius of 1861 Union Street, there are approximately 151 commercial retail storefronts on the ground floor. 19 businesses are Formula Retail which is a concentration of approximately 12.5%. Of the approximately 3,810 linear feet of commercial retail storefronts within the 300 foot radius, 681 linear feet is Formula Retail which is a concentration of 17.8%. If approved, the Project would increase the concentration of Formula Retail uses in the 300 foot vicinity to 13.2%, while the concentration of lot frontage devoted to Formula Retail uses would increase to 18.5%.

- B. The availability of other similar retail uses within the District.

There are no other cannabis retailers in the vicinity. The nearest dispensary, which is also the only existing cannabis retailer in either Supervisorial Districts 1 and 2, is The Apothecarium at 2414 Lombard Street.

- C. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The Project seeks to occupy an existing vacant commercial space on an active retail corridor. No major exterior alterations are proposed and signage will be applied for under a separate permit. Therefore, the proposed use will have no effect on the architectural and aesthetic character of the District.

- D. The existing retail vacancy rates within the District.

The Project will slightly decrease the existing vacancy rate within a 300-foot radius of the Project Site. 37 of the 151 non-residential spaces are vacant, for a vacancy rate of approximately 24.5%. The vacant

frontages account for 1,052 feet out of 3,810 feet of total non-residential frontage within 300 feet.

The Project accounts for one non-residential space and 25 feet of lot frontage, which would decrease the vacancy rate to approximately 0.6%, while the amount of frontage devoted to vacancies would decrease to 2.3%, within 300 feet of the Project Site.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

Daily Needs: There are currently 59 daily needs businesses within a 300 feet vicinity of the subject property. This is approximately 39% of the number of storefronts in this same area.

Citywide Services: There are currently 55 citywide service businesses within a 300 feet vicinity of the subject property. This is approximately 36.4% of the number of storefronts in this same area.

- F. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

The use mix is varied within the 300 feet vicinity. Retailers and clothing stores and restaurants, cafes, and bars are the most prominent types of businesses in the area. The data also shows a high vacancy rate in the area. Retail businesses have struggled to compete with online retailers and the COVID-19 pandemic has resulted in many businesses closing. These calculations do not include non-retail establishments, such as residences, institutions, parking, or public services.

LAND USE TYPE	300 FEET VICINITY FRONTAGE TOTAL (FT.)	VICINITY %
Animal Hospital	0	0.0%
Business / Professional	0	0.0%
Financial	173	3.1%
Limited Restaurant / Restaurant	902	16.1%
Medical	0	0.0%
Other Retail	1,407	25.0%
Personal Service	276	4.9%
Vacant	1,052	18.7%
Total	3,810	100%

- G. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section 303(i) of the Planning Code.

As the subject retail use is less than 20,000 square feet, an economic impact study is not required for this Project.

10. General Plan Compliance. The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the market place and society.

Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The project sponsor is a qualified equity applicant, Article 16 of the Police Code requires local sourcing of products and services. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.

Cannabis retailers are proven to improve security for the entire neighborhood they serve. The SF City Controller's Report, "[Cannabis in San Francisco: A Review Following Adult-Use Legalization](#)" found that crime rates decreased in the areas surrounding cannabis dispensaries in San Francisco while rates generally increased Citywide.. The Project will have professional security and multiple cameras, as required by law, and will partner with SFPD, local merchants, and the community to increase safety on the corridor.

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

The Project would activate an existing, vacant storefront with a new Cannabis Retail use, providing goods that are desirable for the neighborhood and attracting new customers to the vicinity. Geary Boulevard is a major transportation and retail corridor, offering goods and services at a variety of price-points.

MedMen will support the re-activation of the Union Street commercial corridor from Coronavirus-induced temporary and permanent business closures and will be conveniently located so as to be accessible to tens-of-thousands residents. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.

11. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project site will provide a new retail tenant and new use for the neighborhood. The addition of this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No housing is impacted by the Project. The building exterior is maintained, preserving neighborhood character.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project has no effect on housing and does not convert housing to a non-residential use.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

The Project site is located directly on the 41 and 45 MUNI bus lines and is three blocks away from Lombard Street which is a major vehicular thoroughfare. MedMen employees may take public transit or ride bicycles to work, and there are multiple parking lots and garages in the area should they choose to drive.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Any construction associated with Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

There are no historic resources on site.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

- 12.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

- 13.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-017356CUA**, subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 16, 2021 and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 1, 2021

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: April 1, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a establish a Formula Retail-Cannabis Retail Use (d.b.a MedMen) located at 1861 Union Street, Block 0543 and Lot 027, pursuant to Planning Code Sections 202.2, 303, 303.1, and 725, within the Union Street NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated February 16, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2019-017356CUA and subject to conditions of approval reviewed and approved by the Commission on April 1, 2021 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 1, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463,

www.sfplanning.org

- 6. Additional Project Authorization.** The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other activities per Planning Code Section 202.2(a)(5).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

Design – Compliance at Plan Stage

- 7. Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org

- 8. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-7313, www.sfplanning.org

- 9. Signage.** Signs must be permitted and shall be subject to review and approval by Planning Department. Compliance with Article 6 and Sections 145, 303.1, and 703.3 of the Planning Code will be required.

For information about compliance, contact the Case Planner, Planning Department at 415-558-7313, www.sfplanning.org

- 10. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Monitoring - After Entitlement

- 11. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 12. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Operation

- 13. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublicworks.org

- 14. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

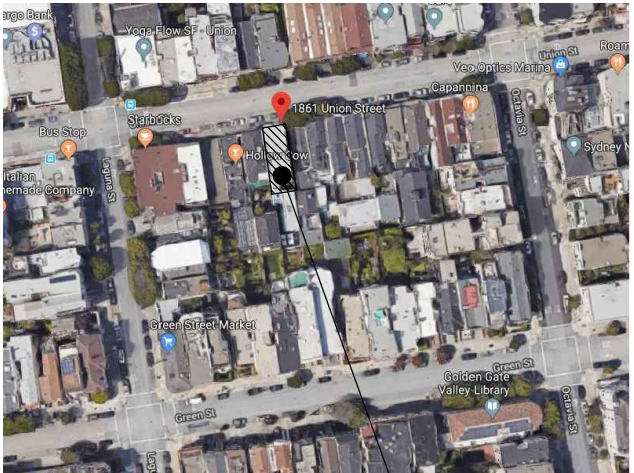
For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 15. On-Site Consumption.** On-site consumption of packaged or prepared cannabis products is permitted as an accessory use to this Cannabis Retail use. On-site smoking or vaporizing of cannabis products is not permitted.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MedMen™

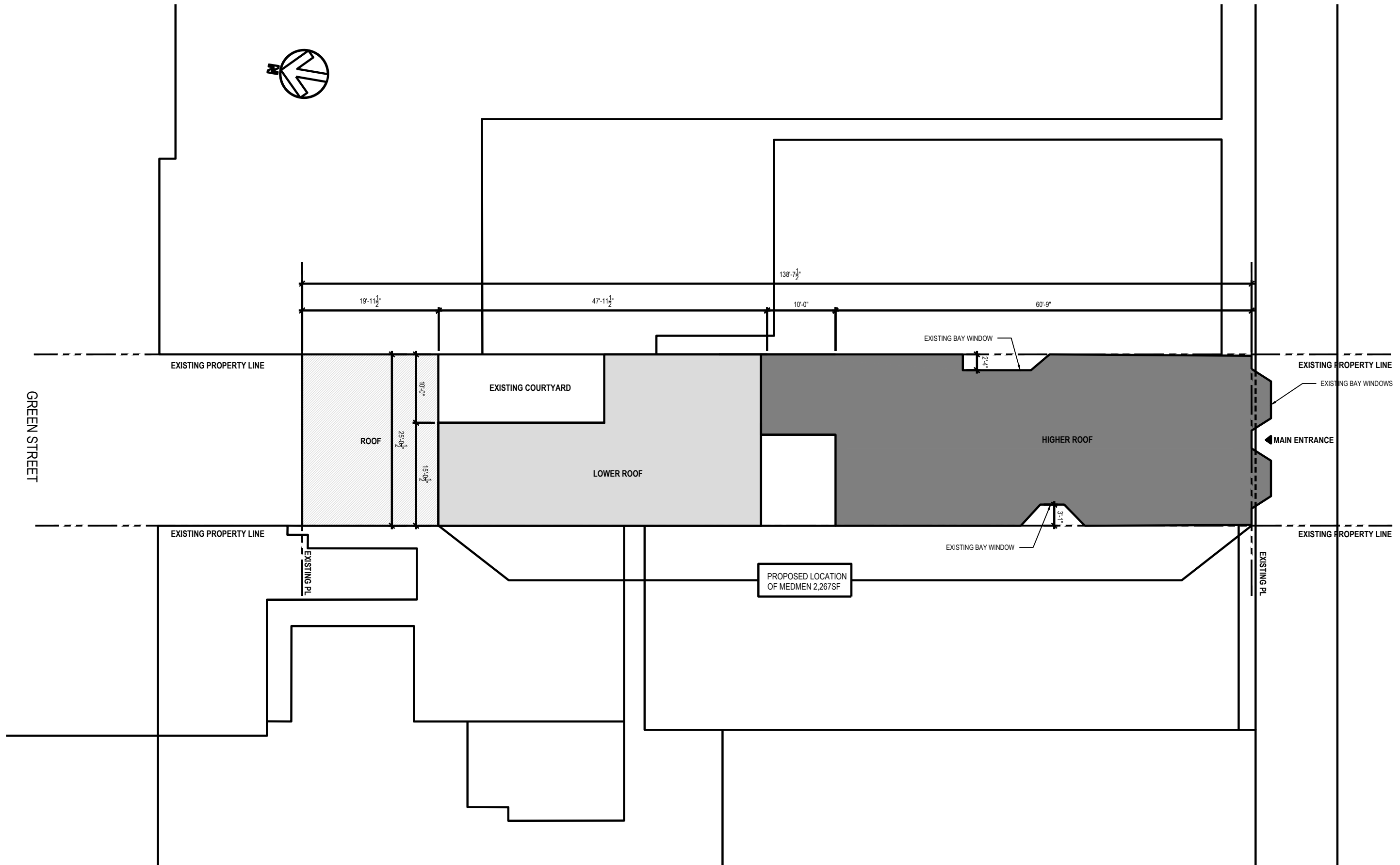
MEDMEN - 1861 UNION STREET - SAN FRANCISCO, CA 94123

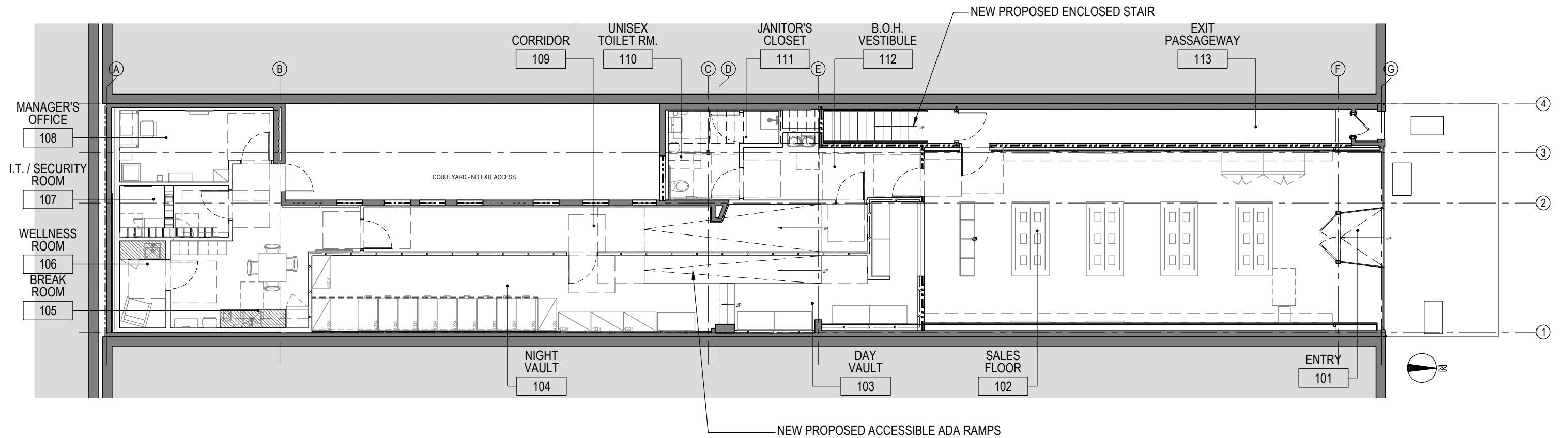
PROJECT CONTACTS		KEY MAP
<p>TENANT MEDMEN 1861 UNION STREET SAN FRANCISCO, CA 94123</p> <p>ARCHITECT OF RECORD TPG ARCHITECTURE LLP 31 PENN PLAZA, 132 W. 31ST STREET NEW YORK, NY 10001</p> <p>CONTACT: THOMAS HUGHES, AIA TEL: (212) 536-5089 EMAIL: THUGHES@TPGARCHITECTURE.COM CONTACT: GERALD STRAMOWSKI TEL: (631) 547-7321 EMAIL: GSTRAMOWSKI@TPGARCHITECTURE.COM</p>		 <p style="text-align: right;">AREA OF WORK</p>
SCOPE OF WORK	AREA BREAKDOWN	
<p>INTERIOR TENANT FIT-OUT OF EXISTING MERCANTILE SPACE.</p> <p>WORK INCLUDES NEW NON-LOAD BEARING PARTITIONS, STRUCTURAL, HVAC, ELECTRICAL, PLUMBING, LIGHTING & MILLWORK / RETAIL FLOOR FIXTURES.</p>	<p>PROJECT INFORMATION EXISTING OR NEW: EXISTING SQUARE FOOTAGE: 3,222 SF</p> <p>MERCANTILE (M): 1,632 SQ.FT. /60 SQ.FT. PER OCCUPANT =28 OCCUPANTS MERCANTILE STORAGE, STOCK (M): 518 SQ.FT. /300 SQ.FT. PER OCCUPANT =2 OCCUPANTS BUSINESS (B): 458 SQ.FT. /150 SQ.FT. PER OCCUPANT =4 OCCUPANTS</p> <p>BUSINESS (B) = 4 OCCUPANTS MERCANTILE STORAGE (M) = 2 OCCUPANT MERCANTILE (M) = 28 OCCUPANTS</p> <p>TOTAL OCCUPANCY= 34 OCCUPANTS</p>	

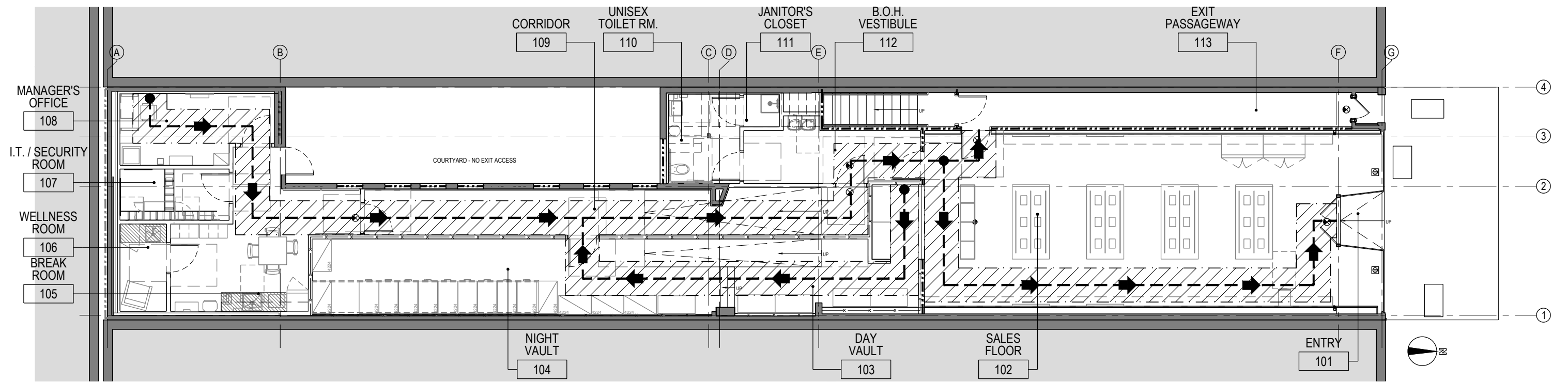
REFERENCE PHOTOS

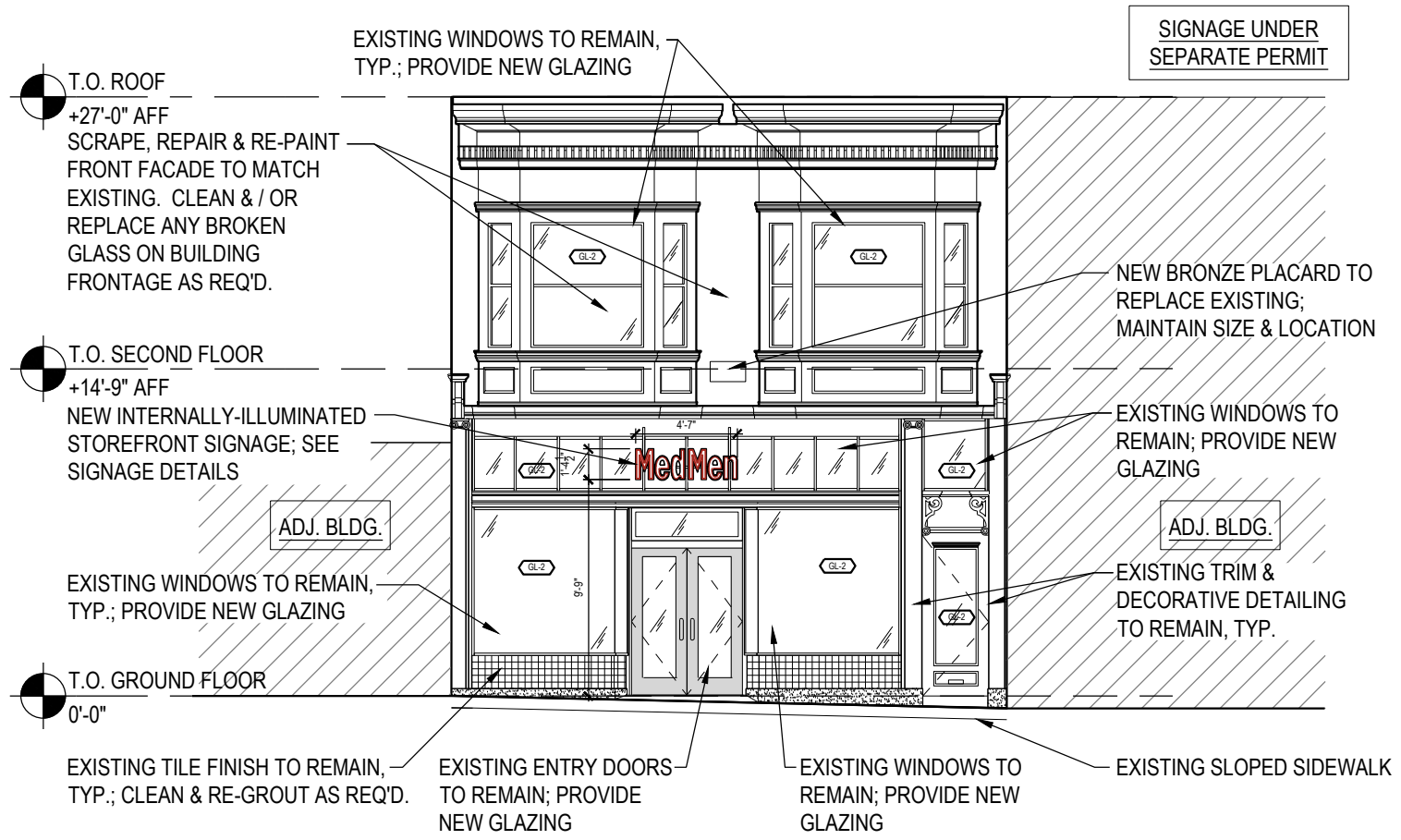


3519092-00 | 02/16/2021 | 01 OF 07





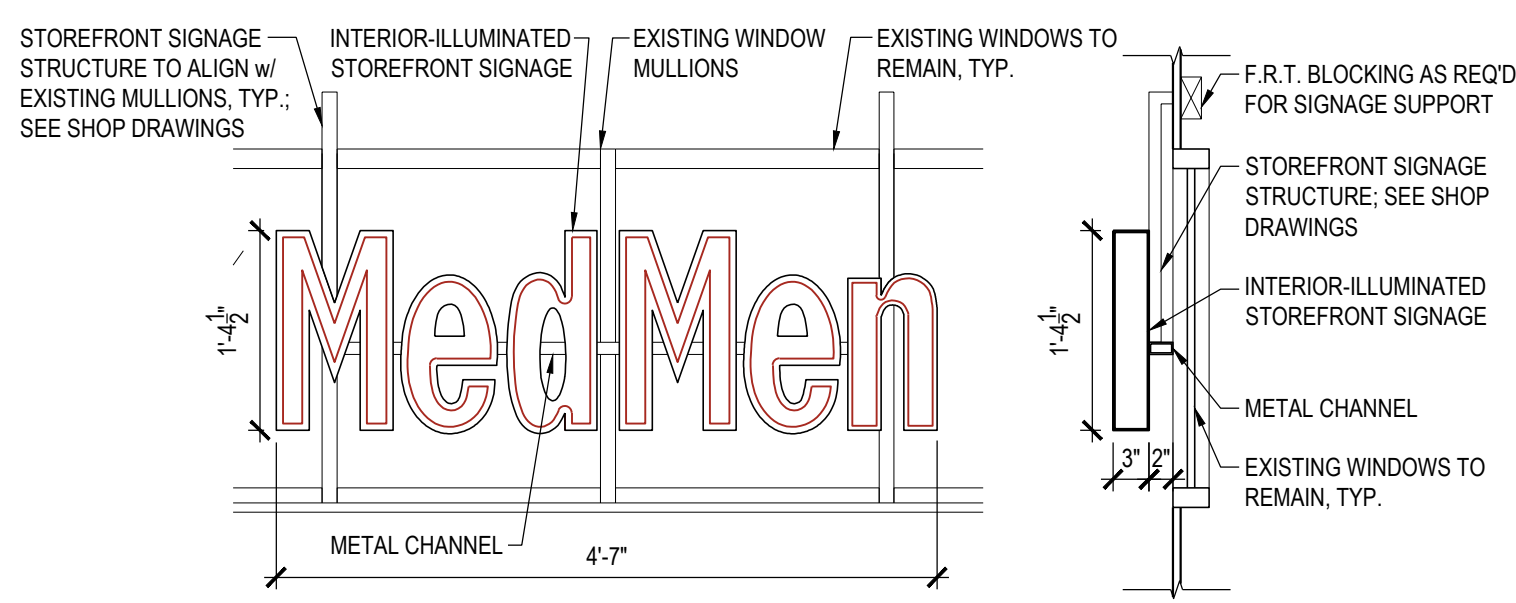




1 STOREFRONT ELEVATION SCALE: 1/8"=1'-0"



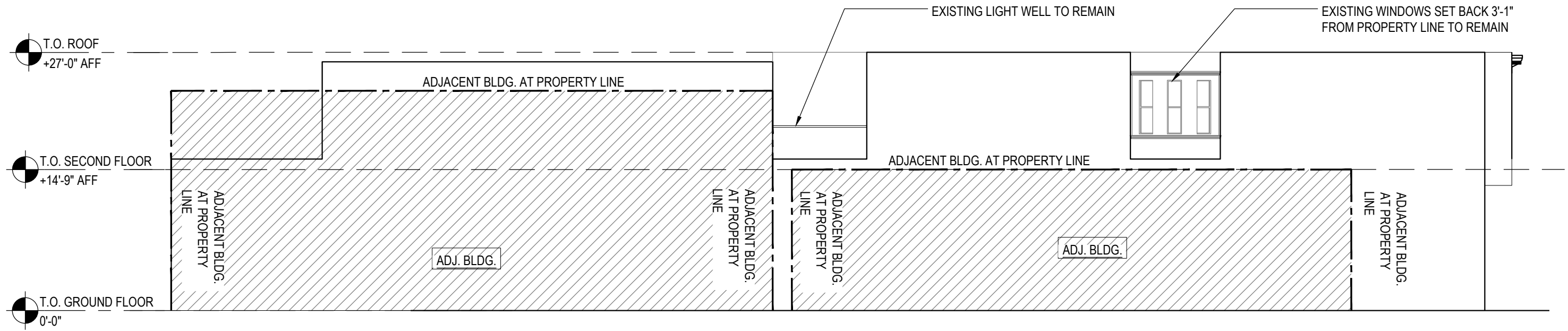
2 STOREFRONT RENDERING SCALE: N.T.S.



3 SIGNAGE DETAILS SCALE: 3/4"=1'-0"

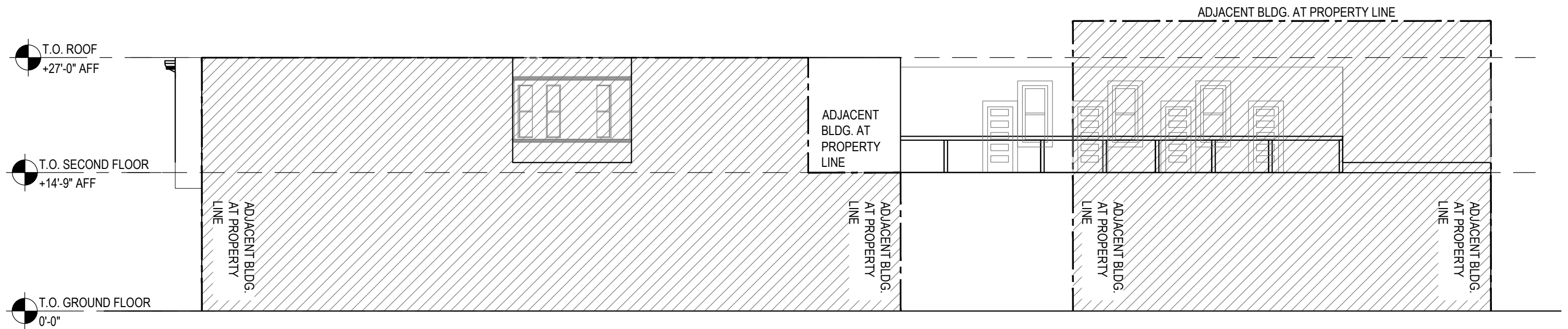


4 EXISTING STOREFRONT PHOTO SCALE: N.T.S.



1 EXISTING SOUTH EXTERIOR ELEVATION

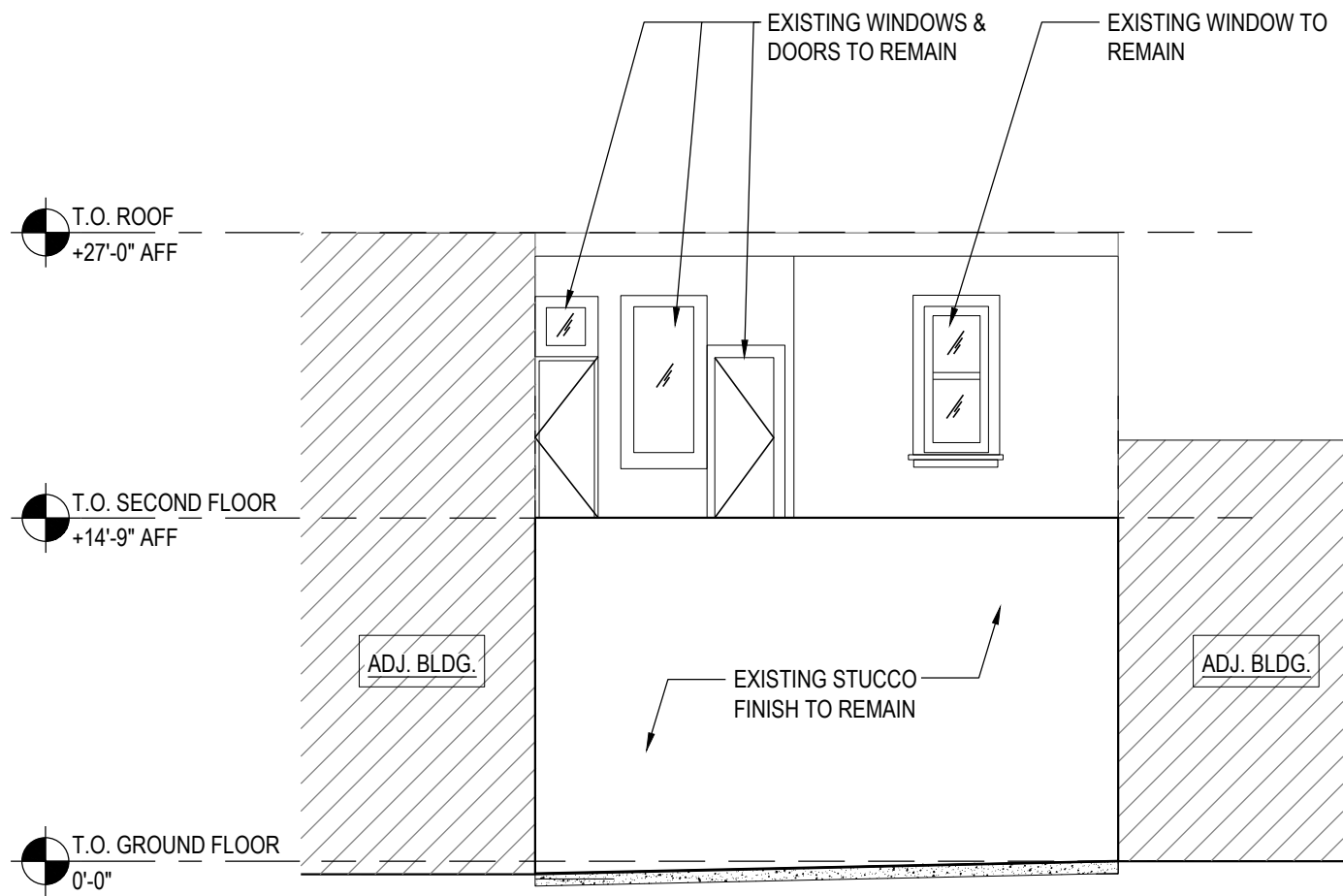
SCALE: 3/32"=1'-0"



2 EXISTING EAST EXTERIOR ELEVATION

SCALE: 3/32"=1'-0"

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1 EXISTING SOUTH EXTERIOR ELEVATION

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

2 REFERENCE IMAGE (INTERIOR RENDERING)

SCALE: N.T.S.

3519092-00| 2/16/2021| 07 OF 07



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1861 UNION ST		0543027
Case No.		Permit No.
2019-017356PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization to permit establishment of a new Cannabis Retail use (d.b.a. MedMen) within the ground floor commercial space of an existing mixed-use building.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Claire Feeney</p>	

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

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

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Claire Feeney
		03/09/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1861 UNION STREET

RECORD NO.: 2019-017356CUA

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

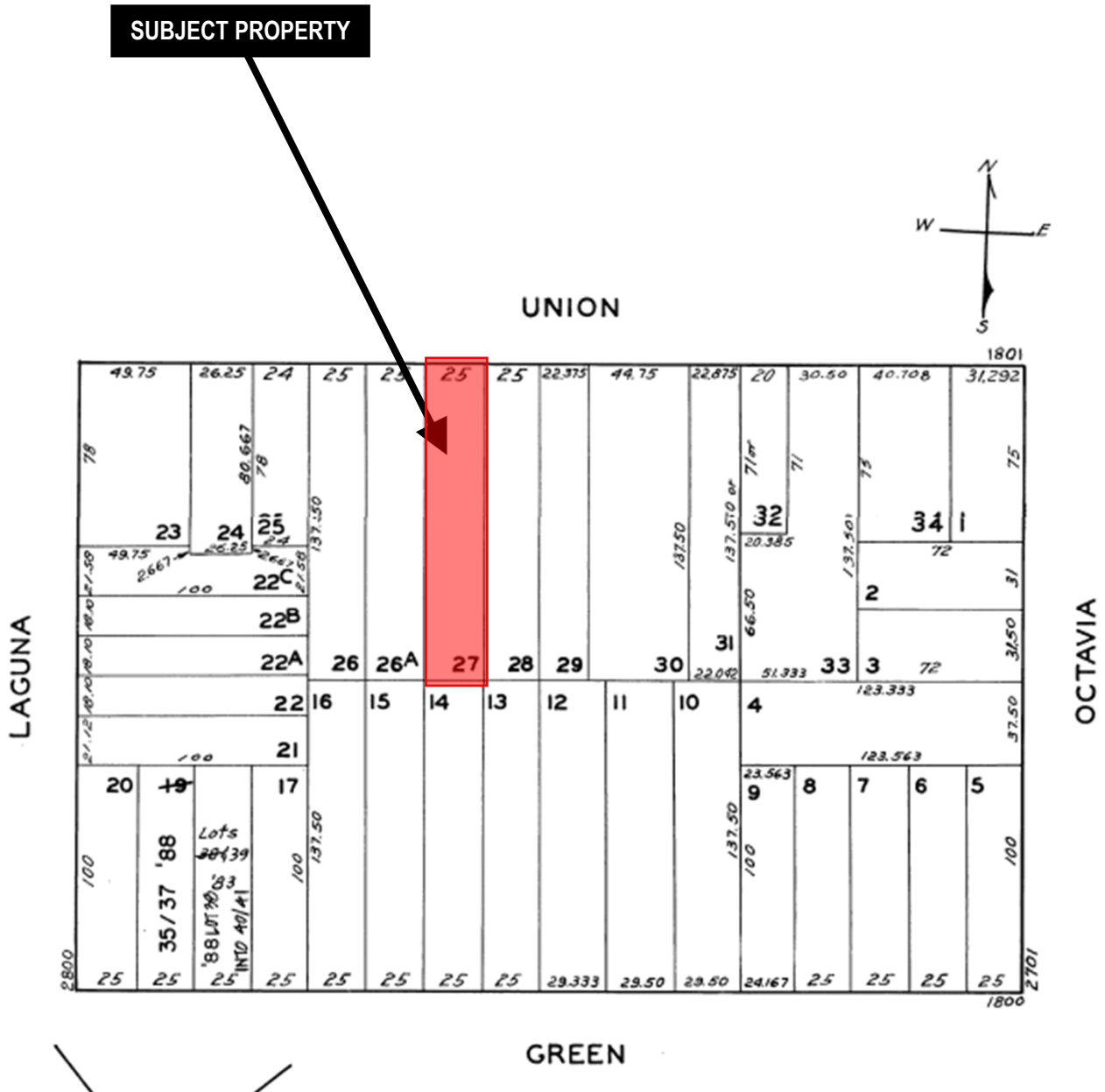
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	0	0
Residential GSF	2,939	0	2,939
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	3,061	0	3,061
Other (Common Areas)	0	0	0
TOTAL GSF	6,000	0	6,000
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	3	0	3
Dwelling Units - Total	3	0	3
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	0	2
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

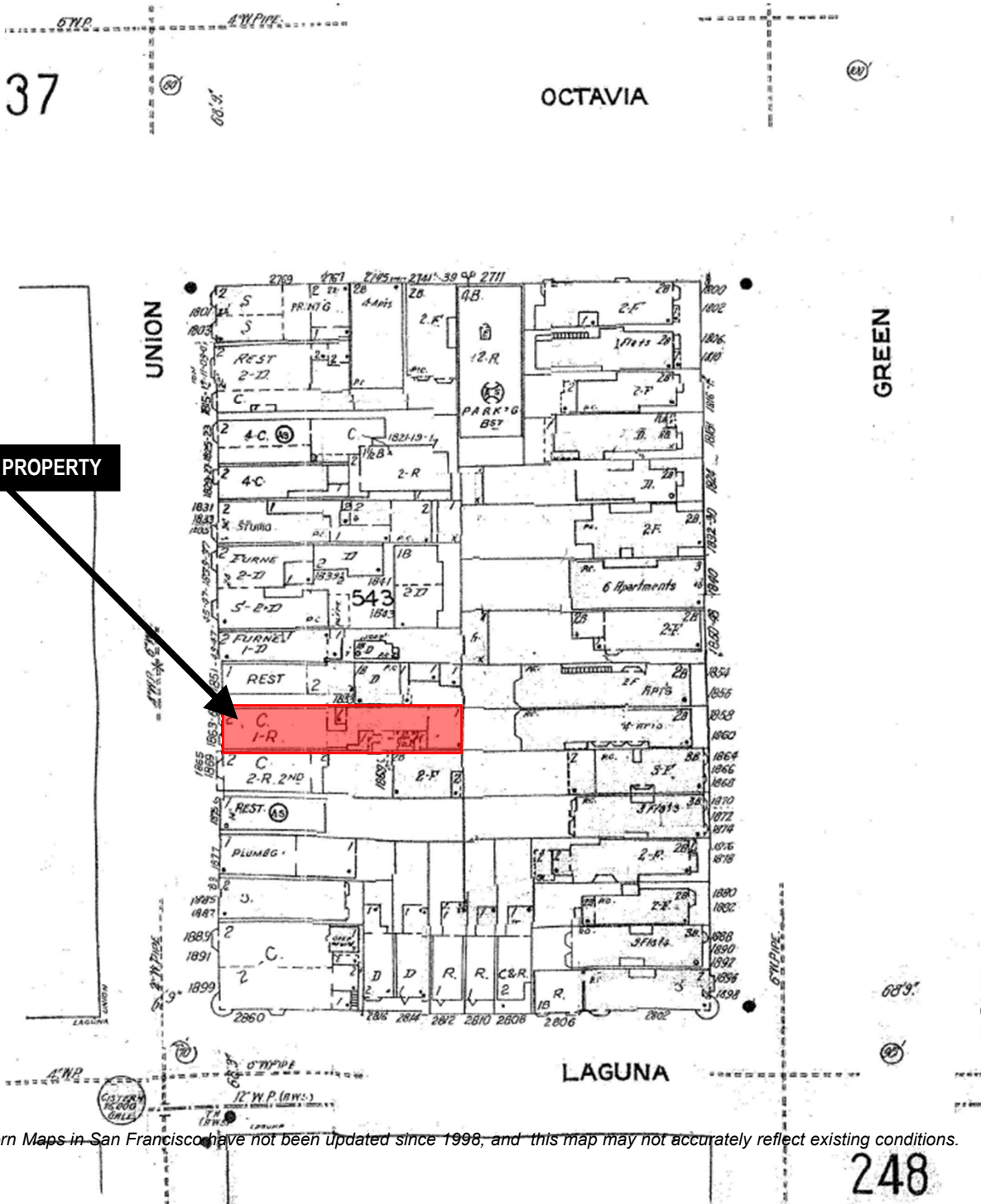
Parcel Map



Conditional Use Authorization: Cannabis Retail
 Case Number 2019-017356CUA
 1861 Union Street



Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization: Cannabis Retail
Case Number 2019-017356CUA
1861 Union Street

Aerial Photo

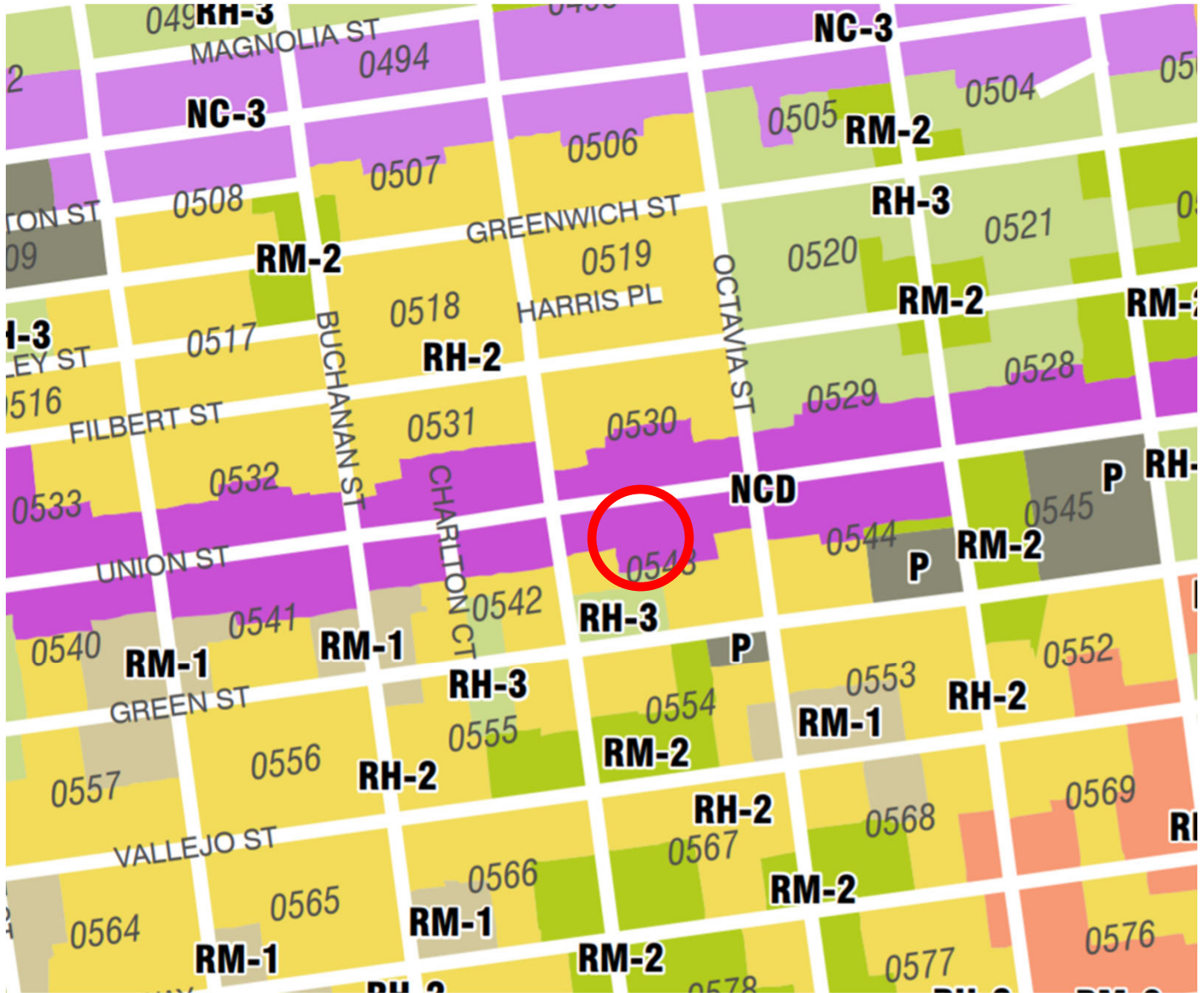


SUBJECT PROPERTY



Conditional Use Authorization: Cannabis Retail
Case Number 2019-017356CUA
1861 Union Street

Zoning Map



Conditional Use Authorization: Cannabis Retail
Case Number 2019-017356CUA
1861 Union Street

Site Photo



Conditional Use Authorization: Cannabis Retail
Case Number 2019-017356CUA
1861 Union Street

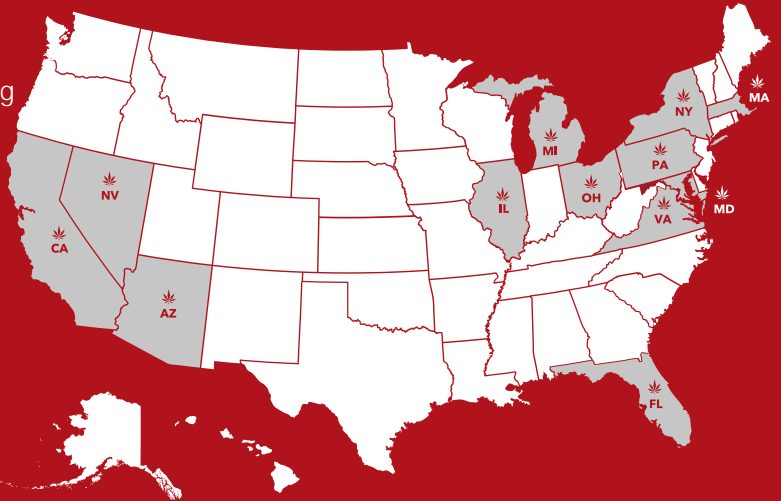


About MedMen

For nearly a decade, MedMen has shaped the cannabis market in 11 state-sanctioned markets. As of 2018, MedMen has over 1,100 employees across the United States.

Market Focus

MedMen is currently operating in 11 states: California, Arizona, Nevada, Colorado, Illinois, Michigan, Ohio, Pennsylvania, Virginia, Maryland, and Florida.



Redefining Cannabis

MedMen is writing the book on the modern cannabis industry, from how facilities are designed and constructed to setting the bar on quality and excellence. We are also helping shape the laws that make this industry viable. MedMen is a strong proponent of progressive cannabis laws at the local, state and federal levels, and partners with pro-legalization groups, industry organizations and political leaders. MedMen operates scalable, highly-efficient growing facilities using the latest in agronomic technology and sustainable techniques, and our manufacturing facilities use standards comparable to those in the biotech and pharmaceutical industries.

Thought Leadership

MedMen is a thought leader in the cannabis industry not just as business leader but as a leader on Diversity and Inclusion, Criminal Justice Reform, Economic Reform and Political Activism. MedMen is pushing the envelope by highlighting the racial injustice the prohibition of cannabis has caused on communities of color, advocating for the legalization and decriminalization of cannabis and criminal justice reform through the expungement of records.

Buy Legal Campaign

MedMen is leading a campaign for consumers, communities and governments to educate them about the difference between licensed and illicit operators, tested versus counterfeit product, and the specifics around compliant operators.

Compliance Focus

MedMen works closely with state and local regulators to provide secure and legal access to cannabis, and we operate under the strictest compliance standards and protocols in the industry. MedMen has one of the most comprehensive employee training programs covering the Science of Cannabis, State Compliance, Product Knowledge, and Customer Service Skills.

Unique Retail Approach

Prioritizing safe, tested products sold to customers by trained employees who provide an educational experience in stores that resemble high-end retailers in other sectors. By improving the cannabis retail experience, MedMen is mainstreaming and changing perceptions about cannabis.



Still have questions? Contact jess@riffcitystrategies.com for more information.

Corporate Social Responsibility

We support a regulated cannabis industry that creates meaningful career and ownership opportunities for communities of color, drives economic activity, is sustainable, and generates significant tax revenues to benefit communities, particularly those that have been disproportionately impacted by the failed war on drugs. A critical component of this is providing career opportunities and record expungement.

Diversity and Inclusion

As of October 2018, 58% of MedMen's workforce composition included people of color. As part of our diversity recruitment strategy, MedMen participates in local job fairs to recruit directly from the communities we serve, and to ensure our employees represent the communities most impacted by the failed war on drugs. We seek out product vendors which are minority-, woman- and veteran-owned. MedMen's SVP of Government Affairs, Morgan Sokol, wrote a 10-week adult learning social equity ownership curriculum in partnership with a fellow Teach For America alumnus.



Social Equity

MedMen is committed to well-paying jobs and career advancement opportunities. We have invested in entrepreneurs like Taba Moses, Malcolm Weisz and our LA Phase 3 social equity partners, as well as promoted minority- and women-owned brands like Viola, Kiva and Kikoko, helping them achieve scale.

Good Neighbor

MedMen commits significant resources each year to non-profit and community-based organizational partnerships in the communities we serve. For its Good Neighbor policy, MedMen has a 24/7 community liaison on call, canvasses communities, holds open houses, educational workshops and is active on chambers of commerce.

Volunteerism

MedMen has established a quarterly volunteer program for employees called "MedMen Cares". Through this opportunity, MedMen employees have donated thousands of hours to benefit causes that align with our mission. Partnerships have included: Red Cross, Project Angel Food, American Diabetes Association Walk in Florida, Meals on Wheels, MS Walk Florida and cleanups in local communities.

Letterman Program

MedMen's Letterman Program is the employee equity and ownership plan. MedMen's co-founders proudly announced when the company went public that all employees, no matter their department or role, contribute to the company's success and deserve a stake in the company's accomplishments.

UFCW Partnership

MedMen is proud to offer employees a living wage and full medical benefits, including part-time employees. MedMen has a partnership with UFCW (United Food and Commercial Workers) through a collective bargaining agreement with unionized workers in all California stores and New York operations. MedMen is setting industry standards for cannabis workers, including offering one of the best CBAs in the country for represented cannabis employees.



Still have questions? Contact jess@riffcitystrategies.com for more information.



MEMORANDUM

Re: Draft MedMen Good Neighbor Policy

Date: Tuesday, January 26, 2021

From: Malcolm Joshua White and Geoffrey Whitehouse, MedMen

To: Ray Law & Yuliya Iskenderava Swearingen, SF Office of Cannabis (OOC)

Good Neighbor Policy

MedMen recognizes that each community we serve is unique and that our presence in, and interaction with, the Cow Hollow and Marina neighborhoods should reflect our shared and local values. It is our goal to contribute to a safe and thriving business environment on Union Street by working together with the community. We have conducted and will continue to conduct thorough and holistic community outreach to ensure that we can be a complimentary addition to Union Street and the surrounding neighborhood. This document serves to convey our commitment to being a good neighbor.

Community Liaison Information

Name: Malcolm Joshua Weitz

Title: CEO

Email: malcolm@miragemedicinal.com

Phone: 415-745-5154

Mailing Address: 100 Van Ness , Apartment 810, San Francisco, CA 94102

As a Cannabis Business Permit Applicant, MedMen is committed to the following:

1. MedMen will provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking as appropriate.
 - a. We hope to install two to three gooseneck lamps on the exterior of the store in order to illuminate the outside street and sidewalk areas in front of our store. However, all exterior modifications are subject to approval by the San Francisco Planning Department and lighting design will be completed in conjunction with the historic preservationist assigned to our project.
2. MedMen will provide adequate and appropriate ventilation to prevent any significant noxious or offensive odors from escaping the premises, pursuant to 1618(v).
 - a. Odor Mitigation

MedMen complies with similar odor policies in dozens of other local municipalities around the country where we have stores, and we have perfected our approach to this reasonable concern over our years in operations and continue to monitor and implement best practices and advancements.

MedMen is committed to the highest operating standards. To ensure MedMen acts as a responsible neighbor and contributing community member, MedMen will institute an



Odor Management Plan. A description of proposed odor control methods is offered below and includes prevention, detection, and response protocol. It should be noted that our store is not a location where cannabis is cultivated or processed, therefore the traditional odors associated with such activities will not be present on site. Moreover, all cannabis products dispensed at this location would be in sealed packages and cannot be consumed on the premises. Therefore, the risk of odor on site is diminished. However, in an abundance of caution and to satisfy the City and County of San Francisco's regulatory requirements, MedMen has established an odor mitigation program described below.

HVAC System

The first step to odor mitigation is to have an adequate heating, ventilation, and air conditioning ("HVAC") system for the type of operations being proposed. MedMen will propose certain improvements to the existing HVAC system at 1861 Union Street that will mitigate any odor or smells that result from the proposed retail space. The current HVAC system provides both cool and hot air throughout the premises and operates fully within the air flow requirements set by the state. The HVAC system is well maintained and regularly has the filters replaced to provide clean air for all employees. In addition to the existing HVAC system, when granted the cannabis business permit, MedMen will partner with a mechanical engineering firm to assess its facility and identify opportunities for improvement. Improvements include but are not limited to: (i) air handler selection so outside air can be conditioned and brought into the space without recirculation of smell into the occupied environment; (ii) dedicated systems for each area of the facility that engages in a different retail practice; (iii) air filtration and purification so exhaust and supply air is not negatively impacting neighbors or customers; and (iv) the use of carbon air filters or scrubbers.

Methods for Assessing and Mitigating Odor Impacts

Each operating day, the facility manager or designee will evaluate on-site odors and operations for potential release of objectionable odors. If questionable or objectionable onsite odors are detected by management; the company will implement the following protocols:

- Investigate and determine the likely source of the odor;
- Assess the effectiveness of available on-site management practices to resolve the odor event and immediately take steps to reduce the odor-generating capacity of onsite material;
- Determine if the odor traveled off-site by surveying the site perimeter and noting existing wind patterns;
- If it is determined possible odors impacts occurred, appropriate environmental assessment and/or neighbors contact is made; and
- Record the event for further operational review.



- It is MedMen policy to make a good faith effort to resolve any complaint, whether legitimate or frivolous, whenever possible.

Design and Operating Procedures to Minimize Odors

To minimize the development of conditions that could lead to odor problems, the vault and retail sales areas (i.e., the cannabis handling areas of the site) will be designed based on the nature and quantity of materials to be received and stored, climatological factors, adjacent land use, grading, and drainage controls. All cannabis goods will enter the facility in sealed, tamper-evident packaging .

As noted above, because there is no cultivation or processing on site, the primary source of any potential odor at this site would occur from packaged cannabis goods. Storage of such cannabis products will only be conducted in the secured vault room, which will be under negative pressure. The vault will only be utilized when the carbon-filtered ventilation system is in operation. The same is true for the retail sales area. All doors and windows at the facility will be kept closed . Exhaust will only be through carbon-filtered ventilation to neutralize odors. Employees will be trained to ensure that all cannabis goods are kept in sealed, dehumidified containers that minimize the development of conditions that could lead to objectionable odors. In addition, all retail and sales staff will receive training on the odor control methods available at the facility, both initially and periodically. Training will include an explanation of the ventilation control and the importance of closing doors and windows and ensuring exhaust and filtration systems are operating as required.

3. MedMen will maintain the premises, adjacent sidewalk and/or alley in good condition at all times.
 - a. The security and on-site staff will take the leading role in helping to maintain the premises and adjacent sidewalk in front our store. With a commitment to ensuring the safety of its customers, employees and the communities in which it operates, MedMen currently employs hundreds of security personnel, by far the largest number of any US based cannabis company.

MedMen currently operates a 24/7 onsite Global Security Operations Center (GSOC) at our corporate headquarters which is staffed by a dedicated team of experienced security professionals. Some GSOC functions include, but are not limited to:

- 24/7 CCTV monitoring and review
- 24/7 security guard support.
- Alarm verification.
- Incident reporting and escalation to local authorities, in this case the SFPD when necessary



MedMen will have two designated site security officers on-site during all hours of operation. In addition, security staff will be the first employees to arrive on-site in the morning, and the last to leave at closing time. MedMen's security team is responsible for developing and following company policies and procedures and responding to all incidents. The security team looks forward to building a relationship with the local San Francisco Police Department beat officers and also will help to manage any issues surrounding the store, such as double-parking or public consumption, which are not allowed.

The MedMen security plan is designed utilizing general security industry best-practices in addition to addressing marijuana industry-specific threats, requirements, and needs. The security design has accounted for lighting, security camera views/angles, physical barriers, contracted security guard deployment, electronic access control points, emergency egress, and intrusion detection.

Further Commitments

We understand that the activation of San Francisco's streets and retail corridors is what gives the city its joie de vivre. We also understand that San Francisco is a city of distinct neighborhoods that require specific attention to detail to ensure we are positively contributing to the communities in which we operate. We do this not because we are expected and required to, but because we desire to and enjoy positively contributing to the fabric that makes up this community. As a good neighbor, we commit to:

1. Prohibit patrons from double-parking directly outside the premises.
2. Prohibit loitering in or around the premises.
3. Prohibit littering in or around the premises.
4. Prohibit the consumption of cannabis products around the premises.
5. Post notices on the premises that:
 - i. Direct patrons to leave the establishment and neighborhood peaceful and in an orderly fashion.
 - ii. Direct patrons to not litter or block driveways.
 - iii. Advise individuals of the prohibition on loitering.
 - iv. Advise individuals that smoking of cannabis is prohibited in public places.
6. Ensure notices are clear, well-lit, prominently displayed and maintained at all public entrances to and exits from the establishment.
7. Secure the premises within 50 feet of any public entrance and exit.

We will ensure that our sensitive use is closely monitored and regulated, this includes an additional commitment to:

1. Post clear and prominent "No Smoking" signs in any area of the premises where smoking is prohibited.



2. Post clear and prominent “No Consuming Cannabis” signs in any area of the premises where the consumption of cannabis and cannabis products is prohibited.
3. Ensure notices are well-lit, prominently displayed and maintained.
4. Prohibit any person on the premises from smoking or consuming cannabis or cannabis products where smoking or consumption are prohibited.

Additional Information

Please see attestation that MedMen has engaged in a community outreach strategy to solicit input on our Good Neighbor Policy.

Union Street Merchants Association

MedMen is proud to have earned the support in 2019 of the Union Street Merchants Association. Given the City’s shared economic hardship during COVID-19 and with some businesses forced to close, the merchant’s association is excited about our business joining the corridor and their association. We will become an active member once our store opens and plan to contribute at least on an annual basis to the association and local events on the corridor, such as the Union Street Easter Parade. Our outreach team has gone door-to-door to each merchant on the corridor twice already, introducing ourselves and the project and have provided flyers with more information and the contact information for our team. We are proud to, as of this date, have earned the support of 17 individual merchants on the corridor as well. We plan to continue ongoing outreach in the neighborhood all the way up until our Planning Commission hearing.

Golden Gate Valley Neighborhood Association Meeting

We also just attended and presented at the January 20, 2020 meeting of the Golden Gate Valley Neighborhood Association - one of the main neighborhood associations in the community. We heard concerns about security, traffic, and public consumption. We committed to addressing all appropriate concerns during our operation, to sharing our good neighbor policy and changing based on their input, and to remaining in contact throughout the entitlement process, and of course, once we are able to open our storefront.

Union Street Community Meeting #1

Below, please see correspondence provided to residential and commercial neighbors within 300 feet of our premises below for our initial community meeting in 2019. This includes the name and contact info of our designated community liaison. Any changes to liaison will be reported to the OOC. We also had over 40 attendees at our open house meeting, including a representative from Supervisor Stefani’s office, Union Street merchants, and neighbors from the Cow Hollow and Marina neighborhoods. More details can be found in our formula retail use application that was submitted to the Planning Department.

MedMen
Union Street



Enhancing the Retail Experience



In-Store Pickup



Mobile POS



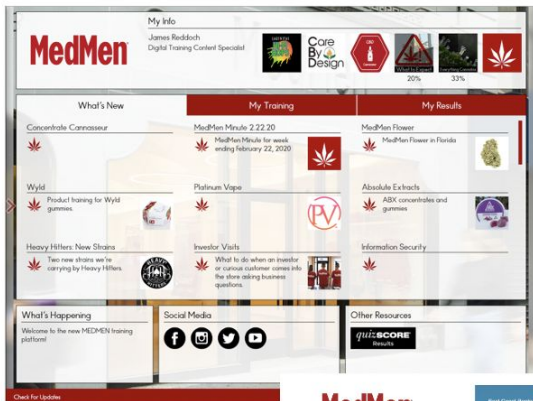
Merchandising



Gift Cards

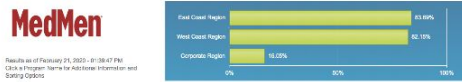
MedMen as a Neighbor





BEST-IN-CLASS TRAINING

Meden's proprietary internal Learning Management System (LMS) ensures consistency in content training and retention.



TRACKABLE TRAINING

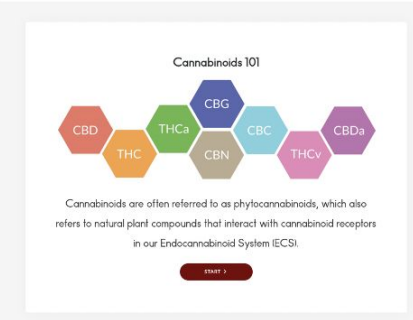
The LMS has a reporting system that allows management to circle back and ensure understanding of all training content by associate.

Category	Average Completed
Retail	88.26%
Product Library	81.41%
Tutorials	100%
Concasseur	70.58%
Rec. Jacket Experience	86.44%

Program	User	Percent Completed
Two Star - What to Expect (NY)	[User]	82.7%
Three Star - Visual Merchandising (NY)	[User]	80.10%
Three Star - Visual Merchandising (FL)	[User]	87.7%
Two Star - What to Expect (FL)	[User]	81.1%
One Star - Rec Jacket Experience	[User]	86.18%
Three Star - Visual Merchandising (AZ)	[User]	84.79%
Two Star - What to Expect (AZ)	[User]	88.68%
Three Star - Visual Merchandising (CO)	[User]	81.4%

MEDICINAL BENEFITS OF TERPENES + CANNABINOIDS

Our Science of Cannabis courses focus on all the active compounds of the cannabis plant and their medicinal benefits to the human body. These courses include the impact and effects of cannabinoids, trichomes and terpenes.



BE WELL WITH CANNABIS

This training is intended to educate our staff on the benefits of CBD and its known elements to aid in pain management, sleep and other known cannabis enhancements for their overall wellness.

All medicinal training has been in partnership with MedMen's on staff Medical Director.

DOSING RECOMMENDATIONS

This course covers the multiple methods of cannabis ingestion or use and the importance of siding with caution when adding incremental doses. This includes understanding the level and percentage of cannabinoids, strains and terpene profile.

CBD is a naturally occurring compound found in the resinous flower of cannabis, a plant with a rich history as a medicine going back thousands of years.

Today, the therapeutic properties of CBD are being tested and confirmed by scientists and doctors around the world.

A safe, non-addictive substance, CBD is one of more than a hundred "phytocannabinoids," which are unique to cannabis and endow the plant with its robust therapeutic profile. CBD is



MEDMEN BRANDS:

MedMen offers its own proprietary brands to help our customer and patient achieve desired effects. Our products are thoughtfully sourced, designed and formulated in pursuit of excellent quality in every category.

PREMIUM PRODUCTS

Brand partnerships with leading brands in the industry allow a more robust training partnership that includes product knowledge training that is added to our LMS platform.



The dose pen 100 performance updates.

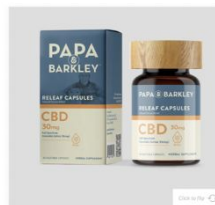
- Faster, more efficient performance
- Quicker wick saturation
- More even vaporization
- Increased battery size
- Increased 2.5mg dose



INGESTIBLE

When taking tinctures, capsules, or edibles orally, the cannabinoids are metabolized in the stomach like a food or beverage. The cannabinoids enter the bloodstream directly and immediately travel to the brain, where they bind to cannabinoid receptor cells.

When ingested, THC becomes 11-hydroxy-tetrahydrocannabinol. CBD and THCa, however, can be ingested without concern for intoxicating effects. Ingestion is one of the best ways to absorb CBD because it brings out its strong restorative properties. Effects are usually felt within 15 to 45 minutes and generally last two to three hours.



VENDOR PRODUCT TRAINING

We work with brands to ensure that our associates are provided with best-in-class product knowledge to understand the medicinal benefits of their products.

We're Here to Help! CANNASSEUR SERVICES:

MedMen offers in-store, over-the-phone and virtual appointment services to tailor the shopping experience to our customer/patient.



MedMen[®]

Security

While city policy requires certain security protocols, we go above and beyond requirements.

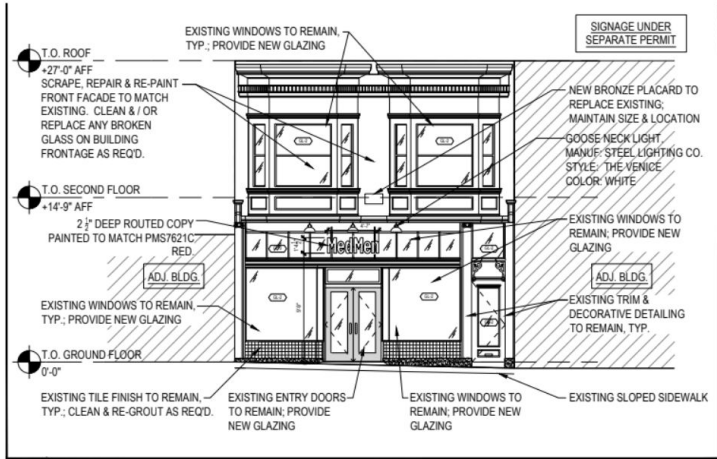
- Overseen by a 24/7 global security operations center.
- Installing security cameras that will be on the front of the building that will provide a view of the businesses surrounding our store
- Cameras that also act as a deterrent and can be shared with our neighbors and law enforcement, if necessary.
- Community focused security team intent on *improving* the street-level experience as well as improving safety.



MedMen[®]



Exterior Rendering

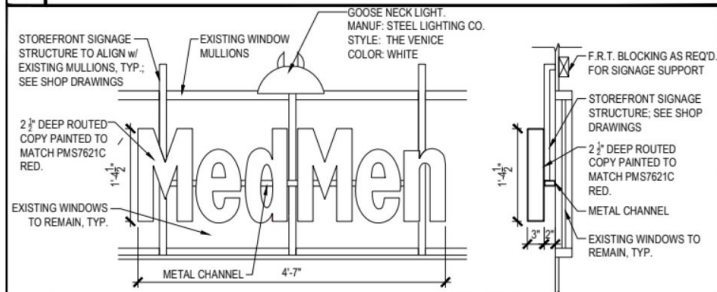


1 STOREFRONT ELEVATION

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

2 STOREFRONT RENDERING

SCALE: N.T.S.



3 SIGNAGE DETAILS

SCALE: 3/4"=1'-0"

4 EXISTING STOREFRONT PHOTO

SCALE: N.T.S.



Exterior Rendering

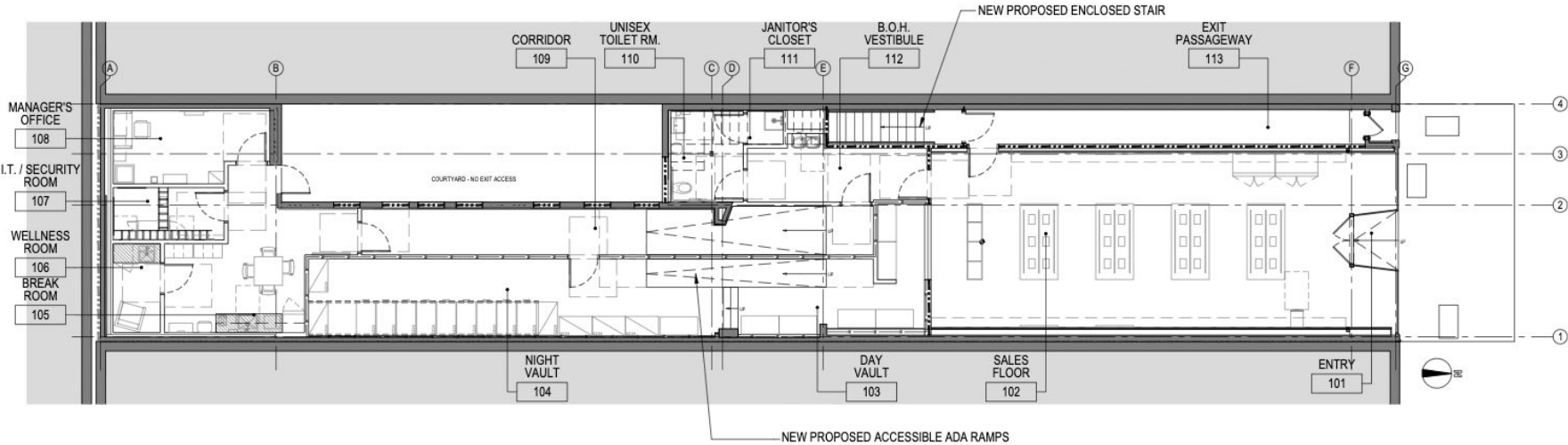
MedMen[®]



Interior Rendering



Interior Layout





Community Outreach



Local Community Involvement To Date

MedMen®



Union Street Association
& Neighborhood Events
Support



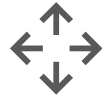
Ongoing: Neighborhood Outreach



Upcoming: more 1:1 community
meetings + Planning Commission



Union Street Community Meeting #1 (August 14th, 2019)



Expanded Radius Outreach

We have been walking door-to-door in the neighborhood in an effort to meet all of our neighbors and inform them of our plans.



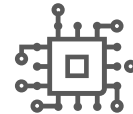
Community Meetings

While Planning Code currently does not require us to hold additional community meetings, we will have held two before our hearing.



Community Presentations

We have met with community organizations and businesses and made presentations as needed to ensure we comprehensively present to the neighborhood. We will continue to do so.



Organized Outreach Tracking

We keep detailed outreach notes so that we can follow up with interested parties.

MedMen x Community Outreach

MedMen has volunteered over 2,000 hours in local and national community volunteer programs since 2019



Local Community Volunteerism



COMMUNITY OUTREACH

MedMen teams partner with local and national non-profit organizations to help give back to those in our communities.



MedMen x Ronald McDonald House



MedMen x Feeding America



Equity Applicant and CEO

Malcolm Weitz

A self-confessed latchkey kid, Malcolm grew up as a teen in the '90s in San Francisco's Mission District. It was around this time that he recalls watching family and friends suffering from serious medical conditions alleviating pain with cannabis. Malcolm's father, Jerome, a child of the '60s, likewise emphasized there was no good reason cannabis should be prohibited.

Malcolm worked painstaking hours to raise capital and execute an entrepreneurial vision in the cannabis industry, but the dream went up in smoke the day he was arrested in Texas with over 120 pounds of cannabis. After making bail, he flew to New York City, hustling tirelessly to recoup his losses by doubling down.

Jerome, his father began working tirelessly with Malcolm to build their business, but were both set back with arrests in New York and his father was imprisoned at Riker's Island. Upon his release Malcolm played a significant role in creating San Francisco's equity program. Tragically, before the SF Equity Program was approved, and shortly after he was released from jail, Jerome unexpectedly passed away.

The sacrifice that has led up to his point — Malcom's journey from garage cannabis seller, to felon under unfair drug policies, to political activist, to a legal cannabis entrepreneur—is his driving driving force. Serving as an inspiration to talented entrepreneurs proliferating from what was a black market into what is now a respectable industry, Malcolm enters this era with an approach focused on creating the best cultivated retail experience possible for his customers.





Project Timeline



Entitlements
March
2021

Pursuing City Approval to Open

- Phase I: Office of Cannabis Approval (Complete)
- Phase II: Planning Commission Hearing on March 18th

Construction
December
2021

Plan Check and Construction

- MEP, Architectural, etc. Permits
- Construction

Ribbon
Cutting

Come visit us!

What Can We Do To Be A Good Neighbor?



Questions?

Comments?

Partnerships?

Outreach?

Other
Presentations?

Thank you!