## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3751 24TH ST</td>
<td>6510023A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-021215PRJ</td>
<td></td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

Project description for Planning Department approval.
Conditional Use Authorization request for Cannabis Retail Store.

## STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  - (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  - (c) The project site has no value as habitat for endangered rare or threatened species.
  - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - (e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

- **Class ____**
<table>
<thead>
<tr>
<th><strong>STEP 2: CEQA IMPACTS</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>TO BE COMPLETED BY PROJECT PLANNER</strong></td>
</tr>
</tbody>
</table>

**Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*

**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?

*if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*

**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?

**Archaeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required *(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*

**Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)*. If yes, Environmental Planning must issue the exemption.

**Slope = or > 25%:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)* If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.

**Seismic: Landslide Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.

**Seismic: Liquefaction Zone:** Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.

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

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Next Step</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ Category A: Known Historical Resource.</td>
<td>GO TO STEP 5.</td>
<td></td>
</tr>
<tr>
<td>■ Category B: Potential Historical Resource (over 45 years of age).</td>
<td>GO TO STEP 4.</td>
<td></td>
</tr>
<tr>
<td>□ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age).</td>
<td>GO TO STEP 6.</td>
<td></td>
</tr>
</tbody>
</table>

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

Check all that apply to the project.

1. Change of use and new construction. Tenant improvements not included.
2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

- Project is not listed. GO TO STEP 5.
- Project does not conform to the scopes of work. GO TO STEP 5.
- Project involves four or more work descriptions. GO TO STEP 5.
- Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.

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

8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

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

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

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

<table>
<thead>
<tr>
<th></th>
<th>Reclassify to Category A</th>
<th>Reclassify to Category C</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>a. Per HRER or PTR dated</td>
<td>(attach HRER or PTR)</td>
</tr>
<tr>
<td></td>
<td>b. Other (specify):</td>
<td></td>
</tr>
</tbody>
</table>

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

☐ Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.

Comments (optional):

Preservation Planner Signature:

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

☐ No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action: Planning Commission Hearing</th>
<th>Signature: Gabriela Pantoja</th>
</tr>
</thead>
<tbody>
<tr>
<td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td>
<td>03/05/2020</td>
</tr>
</tbody>
</table>

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.

Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

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

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<td>6510/023A</td>
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<th>New Building Permit No.</th>
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<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Planning Commission Hearing</td>
</tr>
</tbody>
</table>

### Modified Project Description:

#### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] 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

- [ ] The proposed modification would not result in any of the above changes.

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Zoning Map

SUBJECT PROPERTY
Site Photo - View from 24th Street
Site Photo- View from Chattanooga Street
PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the Project Application Informational Packet.

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

☐ One (1) complete and signed application.

☐ Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the Planning Department's Plan Submittal Guidelines for more information.

☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.

☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See Fee Schedule and/or Calculator).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application with any required supplemental applications online at sfplanning.org/resource/prj-application, or to submit in person, submit an Intake Request Form to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

☐ One (1) complete and signed PRJ application, or complete online submittal, including the following:

☐ An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the Department's Plan Submittal Guidelines for more information about the required contents of plan submittals.

☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.

☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more information.

☐ Current or historic photograph(s) of the property.

☐ All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.

☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See Fee Schedule and/or Calculator).
PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 3751 24th Street
Block/Lot(s): 6510/023A

Property Owner’s Information

Name: Sharon Cassidy
Address: 3751 24th Street
Email Address: sharon@cassidyre.com
Telephone: 415-717-4242

Applicant Information

☐ Same as above
Name: Sharon Cassidy and Alex Solis
Company/Organization: The Mill 94114 LLC
Address: 3751 24th Street
Email Address: sharon@cassidyre.com
Telephone: 415-717-4242

Please Select Billing Contact:
☐ Owner  ☐ Applicant  ☐ Other (see below for details)
Name: __________________________ Email: __________________________ Phone: __________________________

Please Select Primary Project Contact:
☐ Owner  ☐ Applicant  ☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)
☐ N/A

Building Permit Application No(s):

Related Preliminary Project Assessments (PPA)
☐ N/A

PPA Application No: PPA Letter Date:
**PROJECT INFORMATION**

**Project Description:**
Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Conditional Use Authorization for a Cannabis Retail Store.

**Project Details:**

- Change of Use
- New Construction
- Demolition
- Facade Alterations
- ROW Improvements

- Additions
- Legislative/Zoning Changes
- Lot Line Adjustment-Subdivision
- Other __________________

**Residential:**
- Senior Housing
- 100% Affordable
- Student Housing
- Dwelling Unit Legalization
- Inclusionary Housing Required
- State Density Bonus
- Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units:
- Rental Units
- Ownership Units
- Don't Know

**Non-Residential:**
- Formula Retail
- Medical Cannabis Dispensary
- Tobacco Paraphernalia Establishment
- Financial Service
- Massage Establishment
- Other: Adult Use

**Estimated Construction Cost:** 50,000
All fields relevant to the project **must be completed** in order for this application to be accepted.

### General Land Use

<table>
<thead>
<tr>
<th>Use Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Residential GSF</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail/Commercial GSF</td>
<td>1000</td>
<td>1000</td>
</tr>
<tr>
<td>Office GSF</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Industrial-PDR</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Medical GSF</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Visitor GSF</td>
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<tr>
<td>CIE (Cultural, Institutional, Educational)</td>
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<tr>
<td>Useable Open Space GSF</td>
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<tr>
<td>Public Open Space GSF</td>
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<td>0</td>
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</tbody>
</table>

### Project Features

<table>
<thead>
<tr>
<th>Feature</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Dwelling Units - Total</td>
<td>0</td>
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</tr>
<tr>
<td>Hotel Rooms</td>
<td>0</td>
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<tr>
<td>Number of Building(s)</td>
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<tr>
<td>Number of Stories</td>
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<tr>
<td>Parking Spaces</td>
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<td>Loading Spaces</td>
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<td>Bicycle Spaces</td>
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</tr>
<tr>
<td>Car Share Spaces</td>
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Other:___________________________

### Land Use - Residential

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<tr>
<th>Unit Type</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Group Housing - Rooms</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Group Housing - Beds</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>SRO Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Micro Units</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.
**ENVIRONMENTAL EVALUATION SCREENING FORM**

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1a. General</strong></td>
<td>Estimated construction duration (months): N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>1b. General</strong></td>
<td>Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)</td>
<td>☐ Yes ☒ No</td>
<td><strong>Yes</strong> if you submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a>.</td>
</tr>
<tr>
<td><strong>1c. General</strong></td>
<td>Does the project involve a change of use of 10,000 square feet or greater?</td>
<td>☐ Yes ☒ No</td>
<td><strong>Yes</strong> if you submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a>.</td>
</tr>
<tr>
<td><strong>2. Transportation</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</td>
<td>☐ Yes ☒ No</td>
<td>If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a>.</td>
</tr>
<tr>
<td><strong>3. Shadow</strong></td>
<td>Would the project result in any construction over 40 feet in height?</td>
<td>☐ Yes ☒ No</td>
<td>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.</td>
</tr>
<tr>
<td><strong>4a. Historic Preservation</strong></td>
<td>Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?</td>
<td>☐ Yes ☒ No</td>
<td>If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.</td>
</tr>
<tr>
<td><strong>4b. Historic Preservation</strong></td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</td>
<td>☐ Yes ☒ No</td>
<td>If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a>.</td>
</tr>
</tbody>
</table>

Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.
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<tr>
<td>5. Archeology</td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</td>
<td>☐ Yes ☑ No</td>
<td>If Yes, provide depth of excavation/disturbance below grade (in feet*):</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>*Note this includes foundation work</td>
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<td>6a. Geology and Soils</td>
<td>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?</td>
<td>☐ Yes ☑ No</td>
<td>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</td>
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<td>- The project involves:</td>
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<td>○ excavation of 50 or more cubic yards of soil, or</td>
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<td>○ building expansion greater than 500 square feet outside of the existing building footprint.</td>
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<td>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</td>
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<td>Area of excavation/disturbance (in square feet):</td>
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<td>Amount of excavation (in cubic yards):</td>
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<tr>
<td>6b. Geology and Soils</td>
<td>Does the project involve a lot split located on a slope equal to or greater than 20 percent?</td>
<td>☐ Yes ☑ No</td>
<td>A categorical exemption cannot be issued. Please contact <a href="mailto:CPC.EPIntake@sfgov.org">CPC.EPIntake@sfgov.org</a>, once a Project Application has been submitted.</td>
</tr>
<tr>
<td>7. Air Quality</td>
<td>Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit an Article 38 Compliance application with the Department of Public Health.</td>
</tr>
<tr>
<td>8a. Hazardous Materials</td>
<td>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application.</td>
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<td>Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division.</td>
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<td>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</td>
</tr>
<tr>
<td>8b. Hazardous Materials</td>
<td>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.</td>
</tr>
</tbody>
</table>
APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City’s review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.

e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver’s license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature: ____________________________  Name (Printed): ____________________________
Date: ________________________________  Relationship to Project: ____________________
Owner: ________________________________  Phone: ________________________________

For Department Use Only
Application received by Planning Department:
By: ________________________________  Date: ________________________________
Attention: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the Project Application for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

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

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

中文：如果您希望获得使用中文填写这份申请表的帮助，请致电415.575.9010。请注意，规划部门需要至少一个工作日来回应。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the Planning Department Fee Schedule available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder’s office and for monitoring compliance with any conditions of approval.
CONDITIONAL USE AUTHORIZATION
SUPPLEMENTAL APPLICATION

Property Information

Project Address: 3751 24th Street
Block/Lot(s): 6510/023A

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT. Industrial Use Category - Cannabis Retail (Conditional on 1st Story)

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

This location is within the Noe Valley Beach Neighborhood Commercial District and is extremely well served by public transit. All ground story uses are required to include active commercial space with storefronts facing the street. Providing Retail Cannabis will serve the immediate neighborhood. The addition of a locally owned and operated retail cannabis facility for adults 21 years of age and older will add a new desirable use to the area.
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
   a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
   b. 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;
   c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
   d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The existing building will remain intact. The scope of the project is limited to interior improvements. Any delivery and/or loading will occur before normal business hours.

Existing facade signage to be repaired in kind and illuminated as allowed.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The dispensary will provide safe and easy access for a huge portion of San Francisco’s population which must currently travel across the City to obtain their legal cannabis products. Public transportation is excellent in the neighborhood. A community liaison will also remain in contact with the neighbors to address illegal parking or any other issues that may arise due to the cannabis retail patrons.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

(w) Cannabis Retail. 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.

Currently there are zero Cannabis Retail storefronts in the nearby vicinity. The proposed Cannabis Retail location will be able to service local residents at their convenience.
APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.
b) The information presented is true and correct to the best of my knowledge.
c) Other information or applications may be required.

_______________________________________________________
Signature
________________________________________
Name (Printed)

Owner
415-717-4242
Phone

Relationship to Project
(i.e. Owner, Architect, etc.)

APPLICANT’S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

_______________________________________________________
Signature
________________________________________
Name (Printed)

Date

For Department Use Only
Application received by Planning Department:

By: ___________________________________________________________________________
Date: _________________________________________________________________________