



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 18, 2020

Record No.: 2020-001158CUA
Project Address: 899 Columbus Avenue
Zoning: North Beach Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
North Beach Special Use District
Block/Lot: 0074/055
Project Sponsor: Henry Chan
25867 Cascade Street
Hayward, Ca 94544
Property Owner: Patricia Cardenas 2005 Trust
8105 Edgewater Drive Suite 207
Oakland, Ca 94621
Staff Contact: Michael Christensen – (415) 575-8742
Michael.Christensen@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project would establish a Cannabis Retail Use measuring 743 sq ft in a currently vacant retail space within a two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing space or building envelope. The Project does not include the establishment of an on-site smoking or vaporizing room.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 722, to allow the establishment of a Cannabis Retail use in the North Beach NC Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has sixty-four letters of support and two letters in opposition to the Project. The letters of support cited the need to activate vacant storefronts in the area with new, thriving uses. The letters in opposition cited a concern that the use would draw transient and homeless persons to the area and concern with the compatibility of the use with nearby Schools (which are not within 600' of the site). The Project Sponsor has also joined the North Beach Business Association, the Telegraph Hill Dwellers, the North Beach Neighbors Organization, and the North Beach Farmers Market.

- **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. However, the following sites are identified as potentially sensitive uses:
 - North Beach Library and the Joe DiMaggio Playground, directly across Columbus Avenue
 - Garfield Elementary School: 420 Filbert St, 661’ from site
 - Vicki Wo Alternative School: 2245 Jones St, 774’ from site
 - Francisco Middle School: 2190 Powell Street, 900’ from site
 - Saints Peter and Paul School: 660 Filbert St, 960’ from site
 - San Francisco Art Institute: 800 Chestnut St, 960’ from site
- **On-Site Consumption.** Cannabis may be consumed or smoked on site subject to accessory use limits. Additionally, a project sponsor must obtain a permit from the Department of Public Health (DPH) for the consumption type requested, pursuant to the requirements of [Health Code Article 8A](#):
 - A ‘Type A’ permit authorizes consumption of pre-packaged cannabis products on-site.
 - A ‘Type B’ permit authorizes consumption of pre-packed cannabis products on-site and limited preparation of cannabis products for consumption on-site.
 - A ‘Type C’ permit confers all the benefits of a ‘Type B’ permit and authorizes on-site smoking and vaporizing of cannabis products.

The Project does not propose an on-site smoking or vaporizing room currently. Pursuant to Commission precedent, this approval is conditioned to prohibit on-site smoking or vaporizing of cannabis products. The addition of an on-site smoking or vaporizing room in the future will require an amendment to this Conditional Use Authorization.

- **Equity Program.** The Project Sponsor has been verified by the City’s Office of Cannabis to meet the Cannabis Equity Program Requirements of [Police Code Section 1604](#).

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the North Beach NC Zoning District and the Objectives and Policies of the General Plan. The project creates a new retail space 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 – Environmental Determination
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Sponsor Brief
- Exhibit F – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 722 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING 743 SQUARE FEET IN AN EXISTING TWO-STORY MIXED USE BUILDING CONTAINING ONE DWELLING UNIT AND ONE COMMERCIAL UNIT AT 899 COLUMBUS STREET (ASSESSOR'S BLOCK 0074 LOT 055) WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, THE NORTH BEACH SPECIAL USE DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 28, 2020, Henry Chan (hereinafter "Project Sponsor") filed Application No. 2020-001158CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a new 743 sq ft Cannabis Retail establishment (hereinafter "Project") at 899 Columbus Avenue, Block 0074 Lot 055 (hereinafter "Project Site").

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

On June 18, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001158CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001158CUA is located at 1650 Mission Street, Suite 400, 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. 2020-001158CUA, 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 includes the establishment of a Cannabis Retail Use measuring 743 sq ft in a space that is current vacant. The proposal will involve interior tenant improvements with no expansion of the existing space or building envelope.
3. **Site Description and Present Use.** The Project site is developed with a two-story mixed-use building with one dwelling unit on the second floor and one commercial space on the first floor. The commercial space is currently vacant and was last occupied by a bicycle repair shop.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the North Beach Neighborhood Commercial Zoning District and the North Beach Special Use District. The Project Site is located along the linear commercial corridor of Columbus Avenue, with dense residential buildings on surrounding streets. Directly across the street is the North Beach Library, the Joe DiMaggio Playground, and the Telegraph Hill Neighborhood Garden.
5. **Public Outreach and Comments.** The Planning Department has sixty-four letters of support and two letters in opposition to the Project. The letters of support cited the need to activate vacant storefronts in the area with new, thriving uses. The letters in opposition cited a concern that the use would draw transient and homeless persons to the area and concern with the compatibility of the use with nearby Schools (which are not within 600' of the site). The Project Sponsor has also joined the North Beach Business Association, the Telegraph Hill Dwellers, the North Beach Neighbors Organization, and the North Beach Farmers Market.
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.** Cannabis Retail requires a Conditional Use Authorization in the North Beach NC Zoning District, Planning Code Section 722.

The Project requests Conditional Use Authorization to establish a Cannabis Retail use, as required by this Section.

- B. **Use Size.** Use Sizes are principally permitted up to 1,999 sq ft in the North Beach NC Zoning District, and Conditional Use Authorization is required for uses exceeding a size of 2,000 sq ft.

The Project proposes a total use size of 743 sq ft, which is principally permitted in the North Beach NC District.

- C. **Hours of Operation.** Planning Code Section 722 states that a Conditional Use Authorization is required for maintaining hours of operation between 2am and 6am, as defined by Planning Code Section 790.48.

The Project does not request to extend hours of operation to between 2am and 6am, and thus, no additional authorization is required.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC 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 space is an existing storefront in compliance with this Section, and the Project will not modify the design of the storefront.

- E. **Bicycle Parking.** Section 155.1 requires one Class One bicycle parking space for each 7,500 square feet of occupied floor area for retail uses, and a minimum of two Class 2 bicycle parking spaces or one Class Two bicycle parking space for each 2,500 square feet of occupied floor area.

The Project proposes a 743 sq ft Cannabis Retail use, requiring two Class Two bicycle parking spaces. These bicycle parking spaces will be provided at Site Permit submittal, and this approval is conditioned as such.

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 size of the proposed use is in keeping with other storefronts on the block face. The proposed Cannabis Retail establishment will complement other neighborhood serving uses in the area by providing a different product for sale than other establishments on the block. Cannabis is a necessary product for many persons and providing outlets throughout the City assures ample access.

- 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 bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (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;

No parking is required, and the North Beach neighborhood is well served by transit.

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

The Project does not propose to permit on-site smoking or vaporizing of cannabis products and thus is extremely unlikely to result in any noxious or offensive emissions.

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

The proposed Cannabis Retail establishment would not alter any elements of the exterior of the Project site including parking, screening, or open spaces.

- 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. Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

The proposed project is consistent with the stated purpose of North Beach NC District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **North Beach Special Use District Findings.** The North Beach SUD stipulates that for any Conditional Use Authorization request within the SUD, in addition to the findings required under Section 303, the Planning Commission must also find that the Project supports the purposes of the North Beach SUD:

In order to (1) preserve and maintain the mix and variety of neighborhood- serving retail sales and personal services of a type that supplies commodities or offers personal services to residents of North Beach and nearby neighborhoods; (2) preserve and maintain the District's small-scale, fine grain storefronts; (3) protect and encourage upper-story Residential Uses; (4) preserve and enhance the architectural and cultural heritage of North Beach; and (5) preserve the contributions of Legacy Businesses to the history and identity of North Beach, there shall be a North Beach Special Use District applicable to the North Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the [Zoning Map](#) of the City and County of San Francisco.

The Project enhances the mix and variety of neighborhood serving retail uses in the District and maintains the small scale, fine grain expression of the existing storefront. The Project has no impact to the upper floor residential use at the site and preserves the existing architecture of the building. As such, the Project is consistent with the purpose of the North Beach SUD.

9. **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."

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 2020. 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. Providing an additional outlet in the North Beach neighborhood furthers the City's goal of providing a broad distribution of Cannabis Retail outlets in the City.

The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, there are multiple outlets providing services to youth within 1,600 feet. However, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, State law requires that no cannabis products are immediately visible from the exterior of the storefront, limiting youth exposure to cannabis.

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.

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 marketplace 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 proposed business is owned by local residents and will hire directly from the community. The business has commitments in its Operating Agreement, as well as obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. 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. A UCLA study funded by the National Institutes of Health demonstrated that neighborhoods with cannabis stores have no more crime than other neighborhoods and that "measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship" of the area. 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. Additionally, the Project is not a Formula Retail use.

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.

Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. No business is displaced given that the proposed tenant space is newly created as part of the Project. 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.

Existing residential units on upper floor and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the building.

- 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 site is well served by transit, and the use is relatively small, making it unlikely to overburden streets or neighborhood parking.

- 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.

The 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.

The site is not an identified historic resource and was not surveyed as part of this project given that the proposed scope of work is minor and not impactful to any potential historic features.

- 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. 2020-001158CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 13, 2019, 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 June 18, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 18, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Cannabis Retail use located at 899 Columbus Avenue, Block 0074, and Lot 055, pursuant to Planning Code Sections **202.2, 303, and 722** within the **North Beach** NC Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **August 13, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-001158CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 18, 2020** 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 **June 18, 2020** 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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.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.sf-planning.org

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.sf-planning.org

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **two** Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

9. **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 415-575-6863, www.sf-planning.org

10. **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 415-575-6863, www.sf-planning.org

OPERATION

11. **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 415-575-6863, www.sf-planning.org

12. **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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
899 Columbus AVE		0074055
Case No.		Permit No.
2020-001158PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Tenant Improvement for Cannabis Retail in existing space (940sf).		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<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., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</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 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).</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, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</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 EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments and Planner Signature (optional):</p> 	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input checked="" 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 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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .						
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)						
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;">(attach HRER or PTR)</td> </tr> <tr> <td colspan="2" style="border: none;">b. Other (specify):</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	(attach HRER or PTR)	b. Other (specify):	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	(attach HRER or PTR)						
b. Other (specify):							
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.							
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.						
Comments (optional):							
Preservation Planner Signature:							

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Michael Christensen
		06/11/2020
<p>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.</p>		



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 899 COLUMBUS AVE
RECORD NO.: 2020-001158PRJ

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

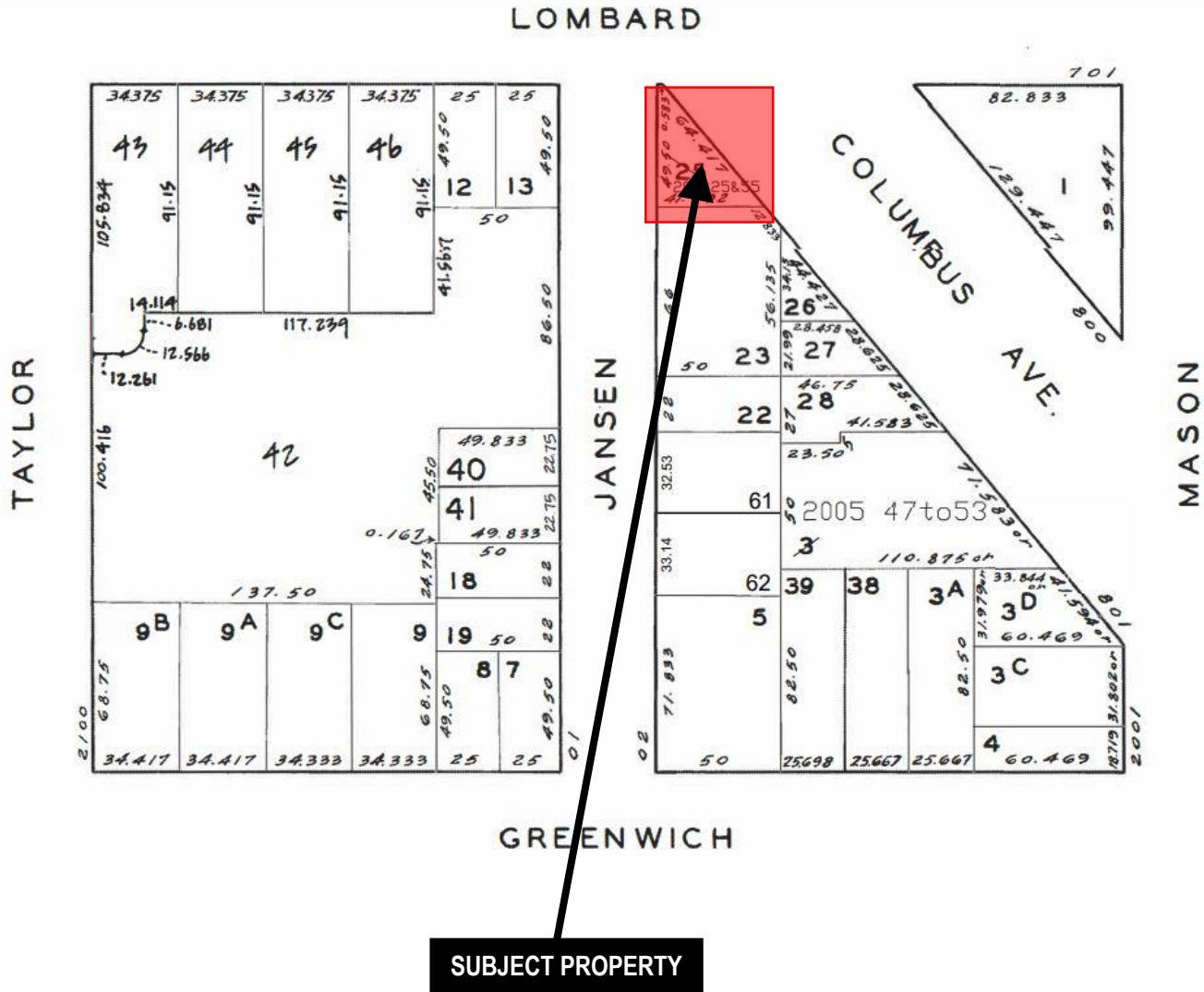
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	743	743	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 ()	0	0	0
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	1	0	1
Hotel Rooms	0	0	0
Number of Buildings	0	0	0
Number of Stories	0	0	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	0	0	0

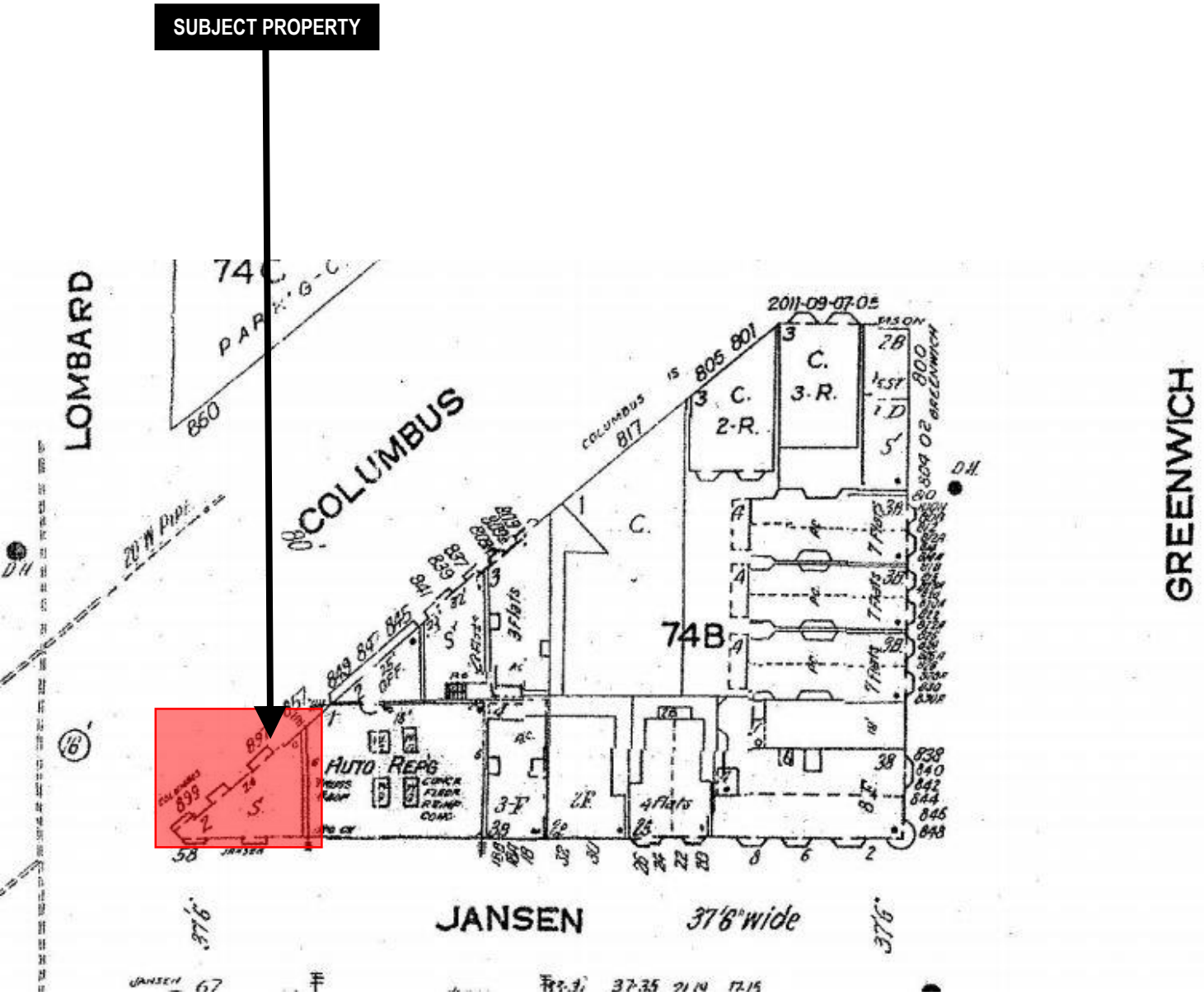
Parcel Map



Conditional Use Authorization Hearing
Case Number 2020-001158CUA
899 Columbus Avenue

Sanborn Map*

SUBJECT PROPERTY



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



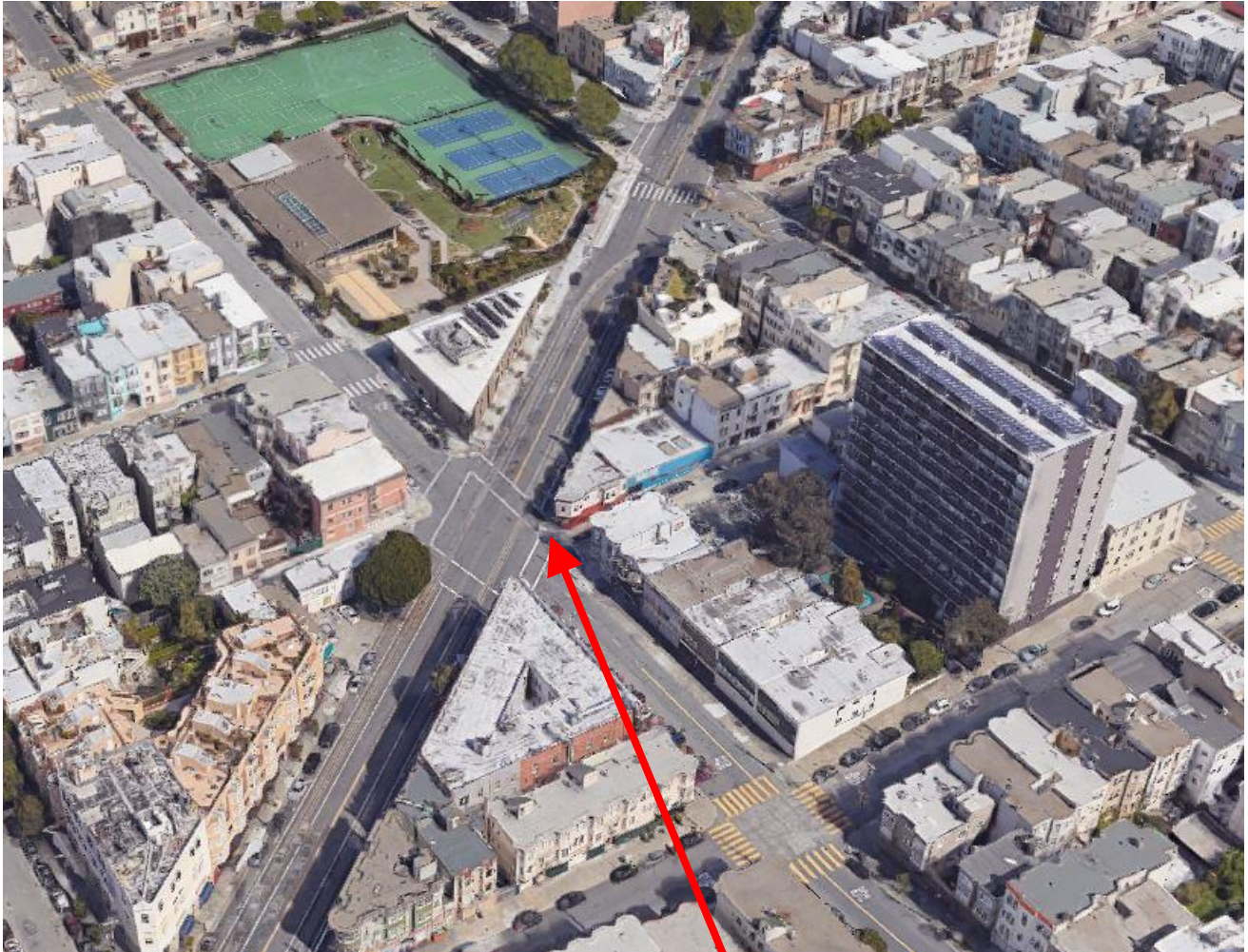
Conditional Use Authorization Hearing
Case Number 2020-001158CUA
899 Columbus Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-001158CUA
899 Columbus Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-001158CUA
899 Columbus Avenue

Site Photo



Conditional Use Authorization Hearing
Case Number 2020-001158CUA
899 Columbus Avenue

*Planning Commission Hearing
June 18th, 2020*



CannaClub

899 Columbus Ave, San Francisco, CA 94133

<http://cannaclubsf.com>

Recipient Name

Dennis Richards: dennis.richards@sfgov.org

Milicent Johnson: milicent.johnson@sfgov.org

Rodney Fong: planning@rodnevfong.com

Myrna Melgar: myrna.melgar@sfgov.org

Kathrin Moore: kathrin.moore@sfgov.org

Rich Hillis: richhillissf@gmail.com

Joel Koppel: joel.koppel@sfgov.org

Dear Planning Commissioners,

CannaClub is an equity owned cannabis boutique seeking authorization to operate at 899 Columbus, located at the corner triangle of Greenwich & Lombard in San Francisco. Previously this location housed a bicycle repair and rental shop.

Due to unfortunate circumstances including the COVID shelter in place orders and with short notice of our hearing, conventional methods of community outreach have been unavailable. In light of this we have been creative with how to connect and engage with the local community;

- We have joined the *North Beach Business Association* (sfnbba.org) as we are an active member of the local business community. We have taken part in their monthly community meetings via Zoom.
- We have become a member of the *Telegraph Hill Dwellers* (thd.org).
- We have joined the *North Beach Neighbors* organization (northbeachneighbors.org).
- We have joined the *North Beach Citizens* organization (northbeachcitizens.org).
- We have joined the *North Beach Farmers Market* (northbeachfarmersmarket.com).
- We have participated in monthly community activist meetings via Zoom with the San Francisco *Americans for Safe Access* chapter, which was established in 2002 to help provide access for medicinal cannabis.
- We are committed to supporting the San Francisco *Brownie Mary Democratic Club*, which hosts monthly meetings in the interest of Cannabis community politics. They will be joining us at our upcoming open houses.
- Our community liaison has engaged with the local community and was informed of two concerns. That the location is within a short distance of the San Francisco Public Library, however this does not fall under any restrictions for San Francisco's sensitive uses. There was also concern of the proximity to a public park and school. The location however is zoned outside of the radius requirement of the San Francisco Office of Cannabis and the Bureau of Cannabis Control. Additionally, the local police station is located only five blocks away.
- As conventional in person town halls cannot take place at this time, we will be hosting a virtual town hall on June 10th. Additionally, we have planned two socially distant open houses for people to meet our staff and founders, on June 6th and 13th.



- To address any potential questions by members of the local community we have put together important information as an FAQ which is attached to this letter as an exhibit. As a further exhibit we have included our *CannaClub* Open House brochure that includes all the information for the local community to join us at our three separate events. We have encouraged all who are interested to join us over social media and by making this brochure available in person.
- We have also already undertaken work to renovate the location and make it a welcoming space for the local community to visit.

We look forward to serving and being an asset for the community. In providing access to the local community we believe that we will fit in and compliment the neighborhood and its nightlife.

We will continue to forward on letters of support from the local community as we receive them.

Henry Chan
CEO & Equity Applicant
415.335.2606
henrychan614@gmail.com



Cannaclub

CannaClub is an Equity owned company, and has submitted a Conditional Use application for a recreational and medical cannabis boutique at 899 Columbus Street. The proposed location is at the corner triangle of Columbus, Greenwich, & Lombard in San Francisco, California.

San Francisco's Cannabis Equity Program was designed to help support individuals who have been impacted by the War on Drugs and is verified by the Office of Cannabis. Henry Chan has met the Equity qualifications and has been accepted by the Office Of Cannabis to move forward with this project. The next step is a Planning Commission hearing which is taking place in June of 2020.

About Henry Chan

Henry Chan, was born in Hong Kong, and moved to SF's sunset district at the age of 8. He attended San Francisco elementary & middle schools, and graduated from Lincoln High. He later attended Skyline College. His partner was born & raised in Chinatown, and their two children who attend elementary school in Northbeach. Henry learned first hand of the benefits of cannabis for senior citizens providing cannabis edibles and tinctures, to his mother who was experiencing high pain levels, from a back injury.

He has worked in the cannabis industry since 2009, initially cultivating indoor cannabis for medical cannabis storefront collectives in San Francisco and gained experience working a licensed cannabis Micro-business in San Francisco, as operations manager, responsible for the cultivation and delivery departments. Currently, Henry holds a delivery permit and license in the City of Oakland and looks forward to expanding to serve the Northbeach community. When Henry is not busy working, he enjoys fishing, reading, and spending quality time with his children.

What hours will you serve customers?

CannaClub has proposed to be open daily, and have delivery service from 8am-10pm. And will be offering delivery services to people that are disabled, homebound, or without transportation.

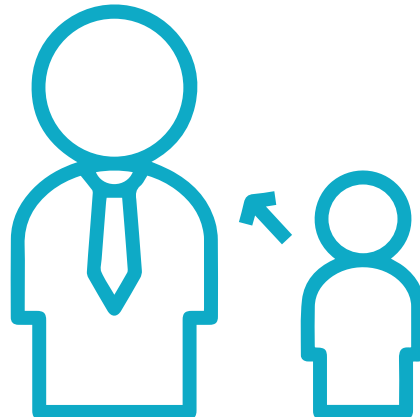


What is an Equity Program?

San Francisco's Cannabis Equity Program was designed to help support individuals who have been impacted by the War on Drugs. In order to apply for a cannabis retail license in San Francisco, an application must be submitted by a qualified Equity Applicant. The owner of the CannaClub Henry Chan has met these qualifications, and has been accepted by the Office Of Cannabis.

What are the requirements of becoming a member of the cannabis club?

CannaClub will be open for both medical and recreational purchases. Adults with a verifiable identification, 21+ years or older will be invited to visit our beautiful storefront in North Beach San Francisco. CannaClub will also admit medical cannabis patients are 18-20 years old, with a valid California doctors recommendation.



What is a conditional use permit and why do you need one?

A Conditional Use Permit allows the Planning Department to apply specific conditions on any business prior to opening. The proposed location requires approval at a conditional use hearing.

How will CannaClub's opening benefit the neighborhood?

CannaClub looks forward to being the first permitted medical and recreational cannabis boutique established in Northbeach. CannaClub anticipates most of the customers will be within walking distance, and our presence will increase foot traffic for nearby stores. Security will be present during all operating hours, and is responsible to enforce zero tolerance policies of loitering or cannabis consumption around the premises.

Are there preventative plans to avoid double parking & traffic?

CannaClub's licenced and professional security team will not tolerate any double parked cars on surrounding streets, or blocking nearby driveways. The majority of our visitors stay for 5-10 minutes. Customer's use of public transportation, or walking to the facility, will be encouraged.



Will there be an odor of cannabis, is smoking allowed?

All products sold at the CannaClub boutique are pre-packaged, and sealed in tamper evident child proof containers. There is no customer lounge, vaping, or smoking onsite.

What will be on your menu?

CannaClub will carry a wide variety of tested cannabis products including, flowers, pre-rolls, concentrates, tinctures, topicals, and high CBD products.

Can neighbors get discounts to the CannaClub store?

It would be our pleasure to offer our neighborhood a VIP treatment, let CannaClub, know who you are and where you live, we will take care of the rest!

Where is it located?

CannaClub has submitted a conditional use application at 899 Columbus Street, at the corner triangle of Columbus, Greenwich, & Lombard in San Francisco, California.



What was formerly at this location?

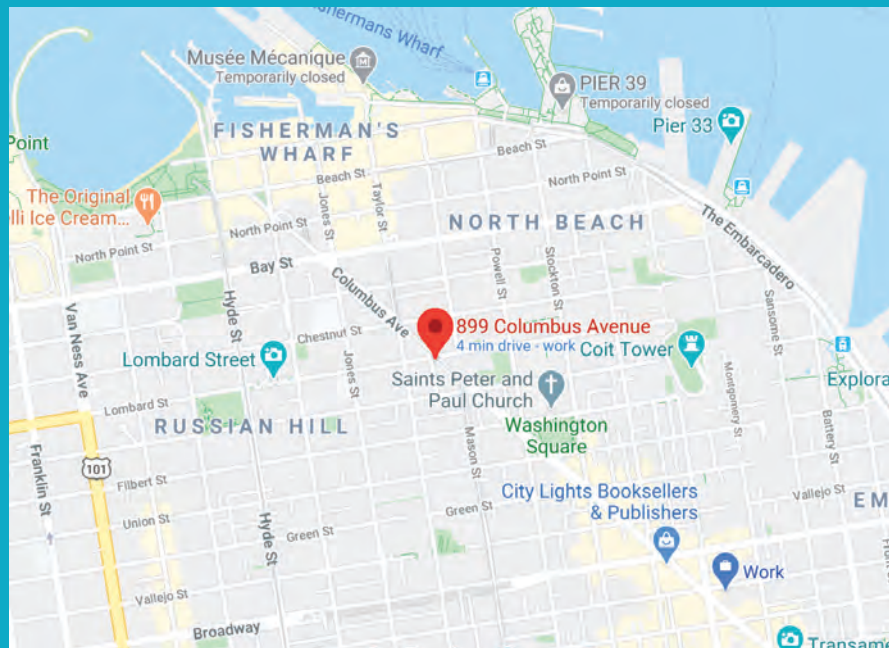
This building was formerly a bicycle repair, and rental shop.





Dear North Beach & Telegraph Hill Neighbors

CannaClub is an equity owned cannabis boutique seeking authorization to operate at 899 Columbus, located at the corner triangle of Greenwich, & Lombard in San Francisco. We look forward to serving you and want to offer opportunities to get to know us.



Open House 899 Columbus Ave, SF

Saturday June 6th 2020, 2-4pm &
Saturday June 13th, 2-4pm

Come drop by in-person to meet the team behind CannaClub. Happy hour will include free coffee, packaged treats, and the opportunity to learn more about the proposed boutique. Everyone is welcome, physical distancing measures will be in place, please wear your masks.

Virtual Town Hall Zoom ID 851 7171 7785

Wednesday June 10th 2020, 4-5:30pm

Join CannaClub's virtual town hall which will include a status update of the project, information about the upcoming planning hearing, opportunity to meet the owners, manager, and community liaison. Get to know us from the safety of your home by joining zoom or dialing in (669) 900-6833.

Contact

canna.club.5201

CannaClub.sf

Email: stella@cannaclubsf.com

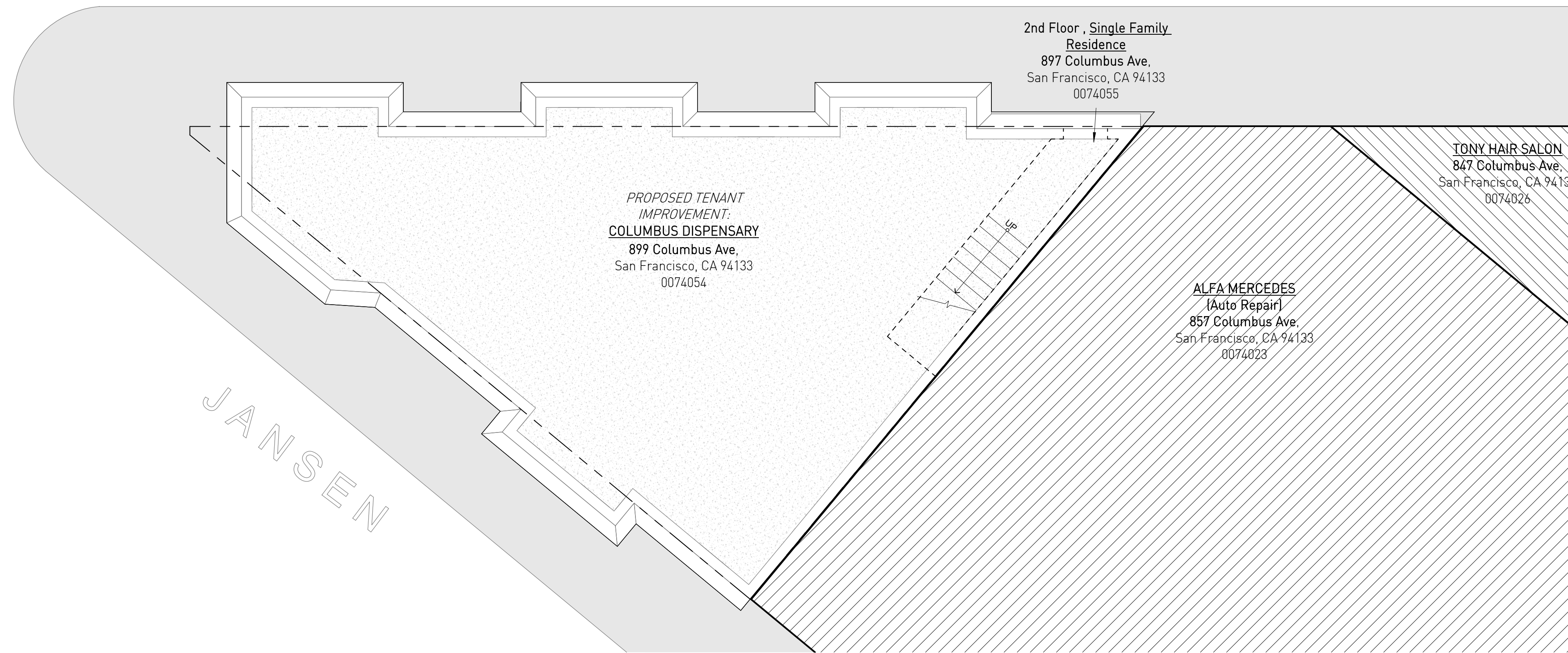
Phone: 415-361-2802

www.cannaclubsf.com

VICINITY MAP



COLUMBUS



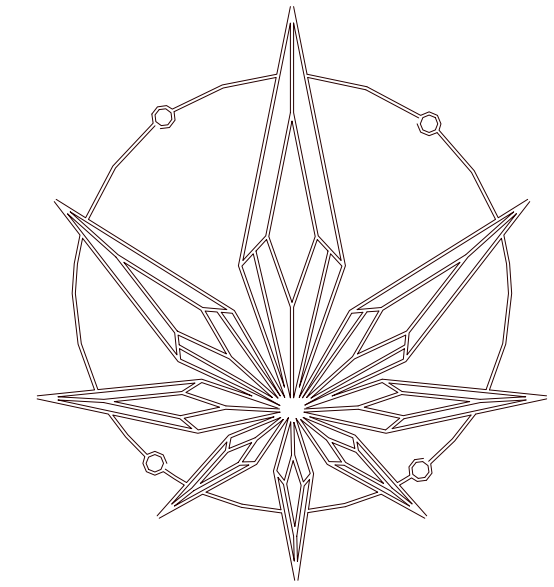
1 SITE PLAN
3/16" = 1'-0"

SHEET LIST

- ARCHITECTURAL**
- A0.0 COVER SHEET
 - A0.2 OCCUPANCY AND EGRESS
 - A1.2 FLOOR PLAN - PROPOSED
 - A3.0 ELEVATION / SECTION
 - A4.0 ENLARGED PLAN / DETAILS - RESTROOMS
 - A5.0 WALL DETAILS
 - A5.1 DETAILS - FLOOR
 - A5.4 PARTITION DETAILS
 - A5.5 DETAILS - INTERIOR OPENINGS
 - A5.6 CEILING DETAILS
 - A5.7 DETAILS - TYPICAL (ACCESS)

APPLICABLE CODES

- CALIFORNIA CODE OF REGULATIONS, TITLE 19
- CALIFORNIA CODE OF REGULATIONS, TITLE 24
- 2019 CALIFORNIA BUILDING CODE
- 2019 GREEN BUILDING STANDARD (CAL GREEN)
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE



TENANT IMPROVEMENT:
Columbus Dispensary
899 COLUMBUS STREET
SAN FRANCISCO, CA 95014

PROJECT DATA

PARCEL: 0074/054
 OCCUPANCY TYPE: B
 PROPOSED USE: B
 CONSTRUCTION TYPE: V
 FIRE SPRINKLER: NO
 NUMBER OF IEI EXITS: 1
 STORIES: 1+BASEMENT

HISTORIC RESOURCE: NO

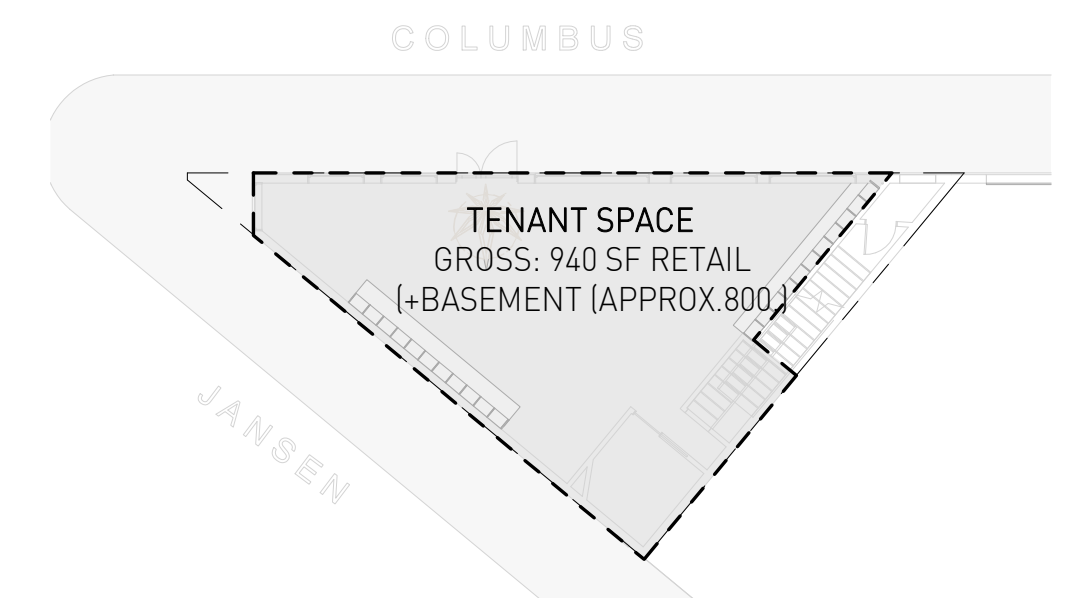
TENANT: COLUMBUS DISPENSARY (CANNABIS RETAIL)
 HENRY CHAN, PROPRIETOR
 899 COLUMBUS LLC
 25867 CASCADE STREET
 HAYWARD, CA 94544
 HENRYCHAN614@GMAIL.COM
 415-335-3606

BUILDING OWNER: PATRICIA CARDENAS
 8105 EDGEWATER DRIVE STE 207
 PCI11@COMCAST.NET
 510-553-0608

ARCHITECT: MARK CRUZ #C36564
 1161 MISSION
 SF, CA 94103
 MARK@CRUZAD.SPACE
 415.802.7447

SCOPE OF WORK

- TENANT IMPROVEMENT
- CONDITIONAL USE APPLICATION (CUA)
 - MINOR UPGRADES TO FINISHES AND FIXTURES
 - UPGRADE ACCESSIBLE RESTROOM



DEFERRED PERMITS

1. EXISTING SPRINKLER TO REMAIN, NOT INCLUDED IN THIS SCOPE OF WORK
2. SIGNAGE NOT IN SCOPE OF WORK, SEPERATE PERMIT BY SIGN CONTRACTOR

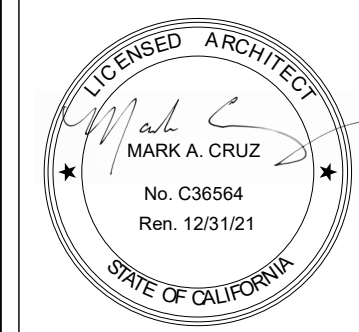
CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
 CANNABIS RETAIL
 899 COLUMBUS
 SAN FRANCISCO CA

REVISIONS:

NO.	DATE	DESCRIPTION
1	1-07-20	CU APP

CRUZ A+D
 CRUZ ARCHITECTURE+DESIGN
 1161 MISSION ST, SAN
 FRANCISCO, CA 94103
 T: 415.802.7447
 MARK@CRUZAD.COM



COVER SHEET

SCALE: As indicated

A0.0

DATE: 8/13/19

COMMON PATH OF EGRESS TRAVEL DISTANCES	
TRAVEL PATH	TRAVEL DISTANCE
	0' - 0"
BASEMENT PATH	62' - 1 1/4"
MAIN LEVEL PATH	21' - 0 3/4"
remote point	23' - 10"

SEE MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT, TABLE 1004.1.2

MAX FLOOR AREA ALLOWANCES PER OCCUPANT		
FUNCTION OF SPACE	GROSS OR NET	LOAD FACTOR
ACCESSORY (TO BUSINESS)	GROSS	100 SF
ACCESSORY STORAGE	GROSS	300 SF
ASSEMBLY (A-3)	NET	15 SF
BUSINESS AREAS	GROSS	100 SF
EDUCATIONAL	NET	50 SF
STORAGE (S-2) LOW HAZARD	GROSS	500 SF

OCCUPANCY SCHEDULE						
ROOM #	Name	AREA	FUNCTION OF SPACE	LOAD FACTOR	OCCUPANCY GROSS OR NET	OCCUPANT LOAD
01	RECEPTION	Not Placed	BUSINESS AREAS	100 SF	GROSS	
02	STORAGE	Not Placed	ACCESSORY (TO BUSINESS)	100 SF	GROSS	
03	OFFICE 1	Not Placed	BUSINESS AREAS	100 SF	GROSS	
04	OFFICE 2	Not Placed	BUSINESS AREAS	100 SF	GROSS	
05	TRAINING ROOM 1	Not Placed	EDUCATIONAL	50 SF	NET	
06	TRAINING ROOM 2	Not Placed	EDUCATIONAL	50 SF	NET	
07	BREAK ROOM	Not Placed	ACCESSORY (TO BUSINESS)	100 SF	GROSS	
		0 SF				0

PLUMBING FIXTURE COUNT		89 OCCUPANTS / 2 = 44.5								
CALIFORNIA BUILDING CODE CH. 29				CALIFORNIA PLUMBING CODE CH. 4						
		MEN		WOMEN		MEN		WOMEN		
		45		45						
	WC	U	LAV	WC	LAV	WC	U	LAV	WC	LAV
REQUIREMENT FACTOR	1/125		1/200	1/65	1/200	1:1-100	1:1-100	1:1-200	3:51-100	1:1-200
REQUIREMENT FIXTURES	1		1	1	1	1		1	1	1

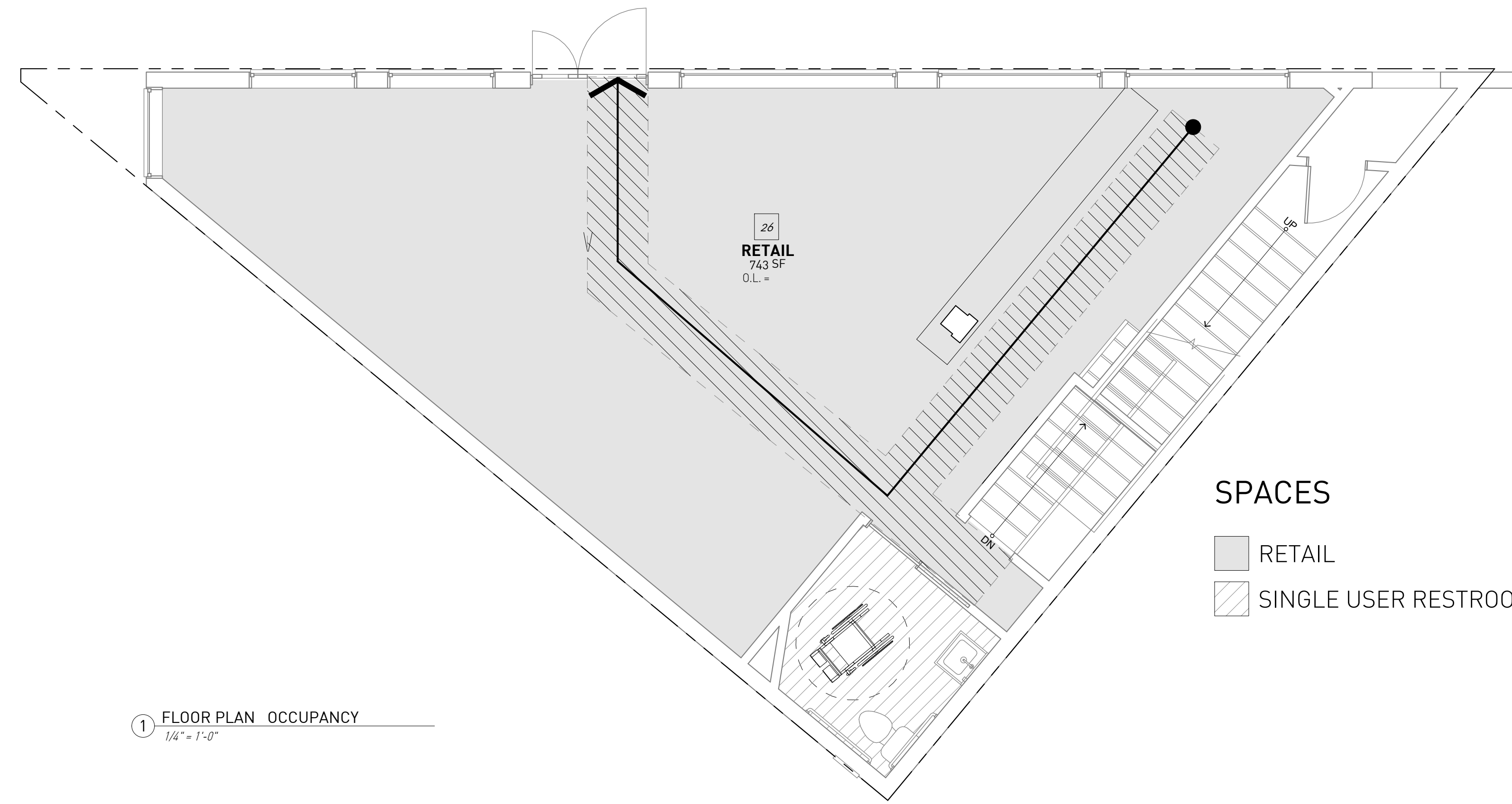
*THE TOTAL NUMBER OF REQUIRED WATER CLOSETS FOR FEMALES SHALL NOT BE LESS THAN THE TOTAL NUMBER OF REQUIRED WATER CLOSETS AND URINALS FOR MALES.

LEGEND

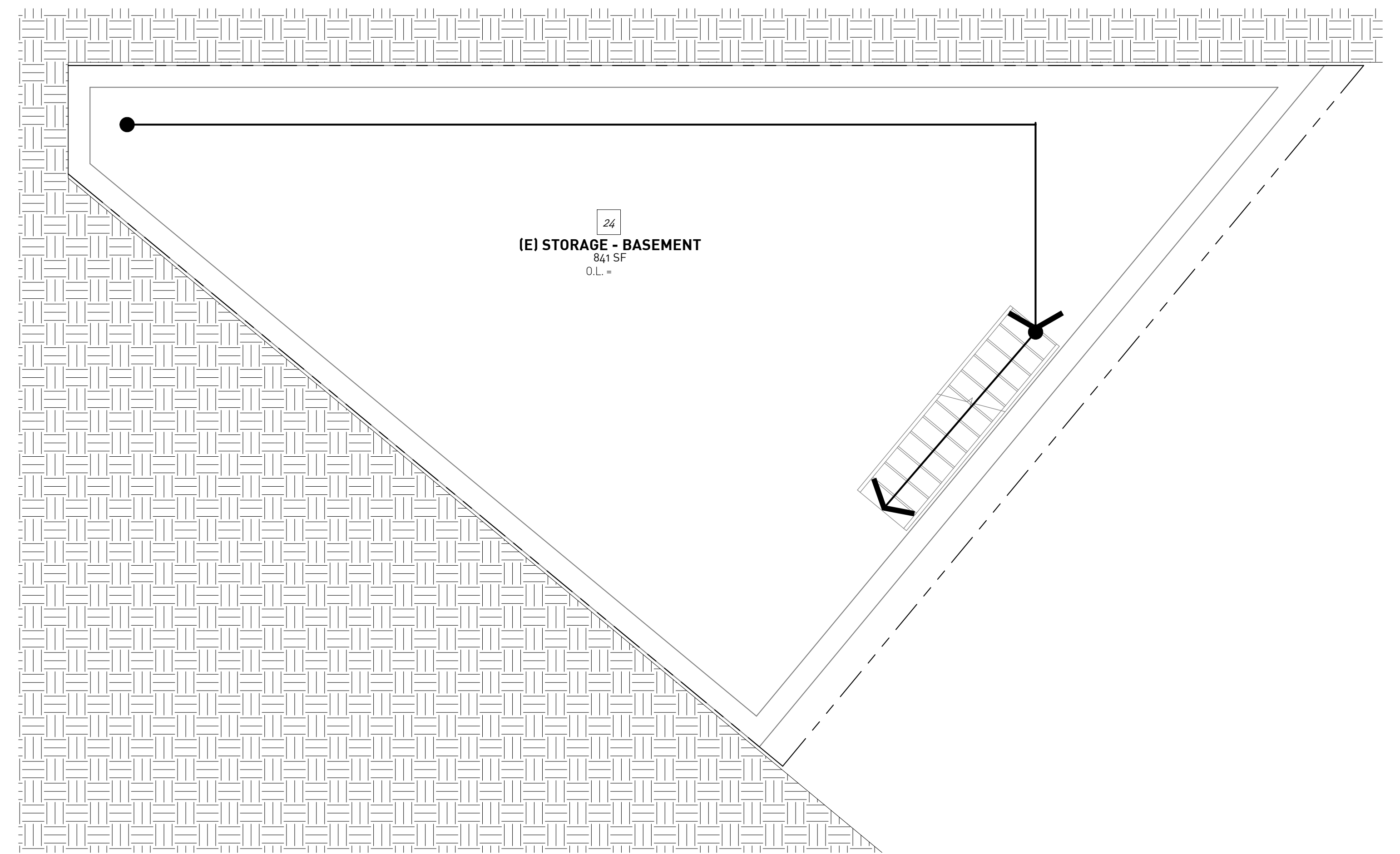
- CHOICE OF 2 WAYS, TO ESTABLISH END OF TRAVEL PATH PER ROOM
- END OF COMMON PATH OF TRAVEL
- REMOTE POINT OF COMMON PATH OF TRAVEL

WALL LEGEND

- NEW NON-STRUCTURAL PARTITION:
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE DEMOLISHED, SEE STRUCTURAL, VERIFY STRUCTURAL BEFORE REMOVAL
- DASH LINES INDICATE REMOVED OBJECT
- HATCHED PATTERN SHOWS ACCESSIBLE ROUTE



1 FLOOR PLAN OCCUPANCY
1/4" = 1'-0"



3 BASEMENT - OCCUPANCY
1/4" = 1'-0"

CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
CANNABIS RETAIL
899 COLUMBUS
SAN FRANCISCO CA

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OCCUPANCY AND EGRESS

SCALE: As indicated

A0.2

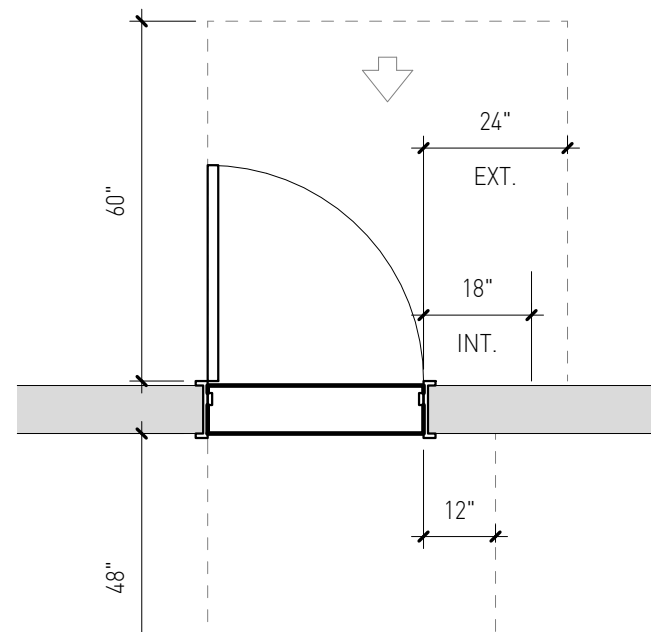
DATE: 8/13/19

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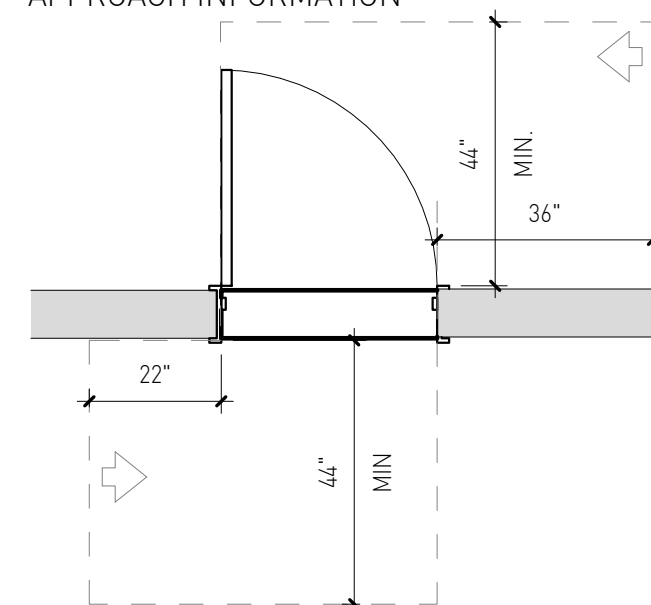
PARTITION PLAN

- GENERAL CONTRACTOR TO BE RESPONSIBLE FOR ADEQUATELY FRAMING, BRACING, AND STRUCTURING ALL WALLS AND OTHER GYPSUM BOARD CONSTRUCTION IN ACCORDANCE WITH APPLICABLE TYPICAL DETAILS CONTAINED IN THESE DRAWINGS. WHETHER OR NOT SPECIFICALLY REFERENCED ON THE PLANS, ALL PARTITIONS SHALL BE BRACED IN ACCORDANCE WITH SEISMIC CODE REQUIREMENTS. COORDINATE AND INSTALL BACKING AS REQUIRED FOR ALL MILL WORK, MARKERBOARDS, EQUIPMENT, FURNITURE, PROTECTION SCREENS, WITH FRANCHISE SPECIFICATIONS.
- ALL PARTITIONS ARE DIMENSIONED FROM FACE OF FINISH TO FACE OF FINISH U.O.N.
- PARTITIONS SHOWN TO ALIGN WITH FACE OF EXISTING CONSTRUCTION OR NEW PARTITIONS SHOULD ALIGN FINISHED FACE TO FINISH FACE.
- DIMENSIONS INDICATED TO BE "CLEAR" OR TO HOLD SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS ON THESE DIMENSIONS SHALL BE REVIEWED WITH STUDIOS BEFORE BEGINNING CONSTRUCTION.
- PATCH (E) WALLS AS REQUIRED AND PREPARE TO RECEIVE NEW FINISHES AS SCHEDULED.
- (E) LIFE SAFETY DEVICES TO BE RELOCATED WHERE REQUIRED BY NEW CONSTRUCTION. CONTRACTOR TO VERIFY CONDITIONS IN FIELD. FOR TYPICAL MOUNTING HEIGHTS SEE 0A.20.
- PREPARE ALL GYP. BD. WALL SURFACES TO RECEIVE PARTITIONS, AND WALL FINISHES.
- PROVIDE SIGNAGE AS REQUIRED BY APPLICABLE CODES. SEE A5.7 FOR TYPES, LOCATIONS, AND TYPICAL MOUNTING HEIGHTS OF SIGNAGE.
- REFER TO A5.7 SHEETS FOR TYPICAL MOUNTING HEIGHTS, DOOR ADA ACCESS REQUIREMENTS, ABBREVIATIONS AND SYMBOLS USED ON THESE SHEETS.
- PRIOR TO COMMENCING WORK, ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES.
- AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATE OF 2-A-10B-C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
- REFER TO SHEET A5.7 FOR TYPICAL MOUNTING HEIGHTS OF LIGHT STROBES, LIGHT SWITCHES, THERMOSTATS, OUTLETS, FIRE EXTINGUISHERS CABINETS, ETC. 15. THERMOSTATS TO BE LOCATED ABOVE LIGHT SWITCHES, TYP. SEE A5.7.
- REFER TO FRANCHISE SPECIFICATIONS FOR LOCATIONS OF FURNITURE. COORDINATE LOCATIONS AND DETAILS OF BACKING FOR FURNITURE W/ FURNITURE INSTALLER.

DOOR LEGEND



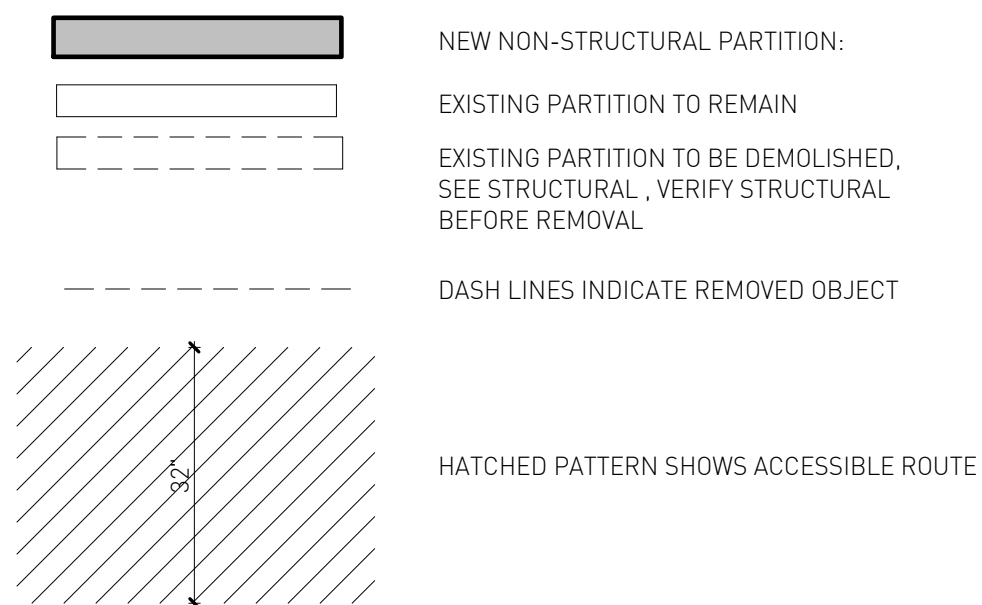
DIMENSIONS SHOWN ARE MINIMUM CLEAR, SEE 11B-404.2.3 FOR ADDITIONAL APPROACH INFORMATION



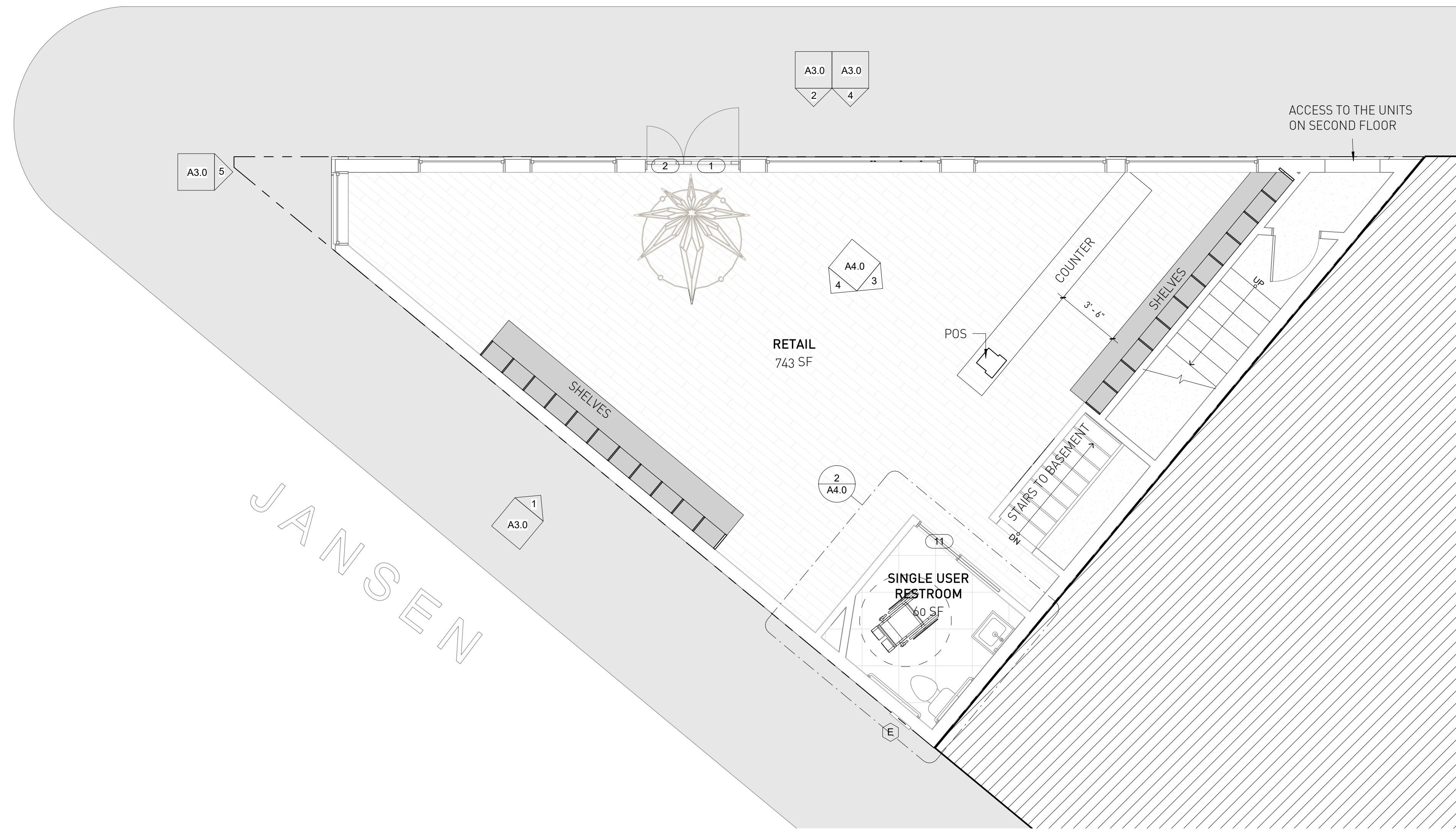
DOOR SCHEDULE

NO.	HEIGHT	WIDTH
1	3' - 0"	6' - 10 1/2"
2	2' - 0"	6' - 10 1/2"
3	8' - 0"	6' - 6"
11	2' - 10"	6' - 8"
13	2' - 6"	6' - 8"

WALL LEGEND

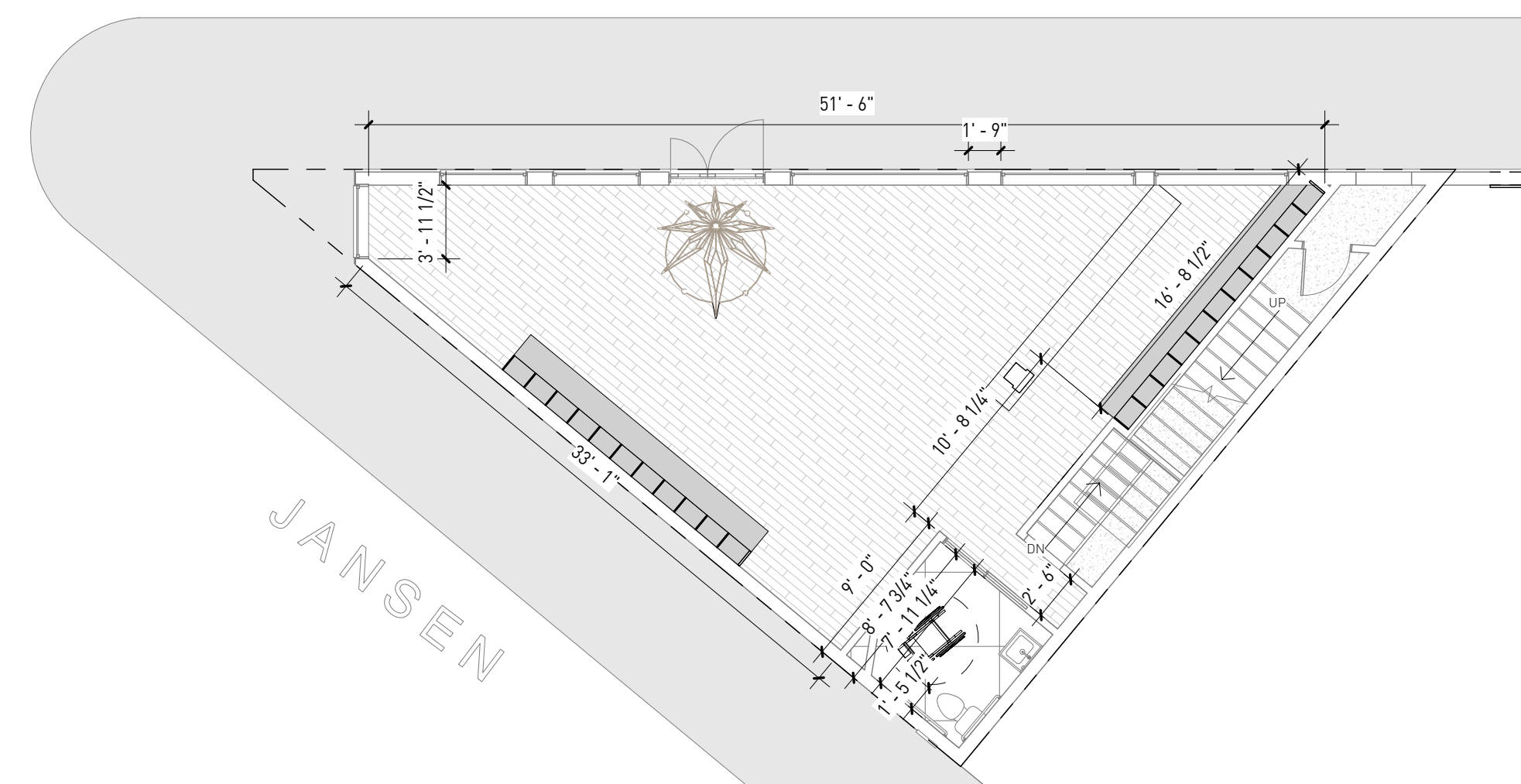


COLUMBUS

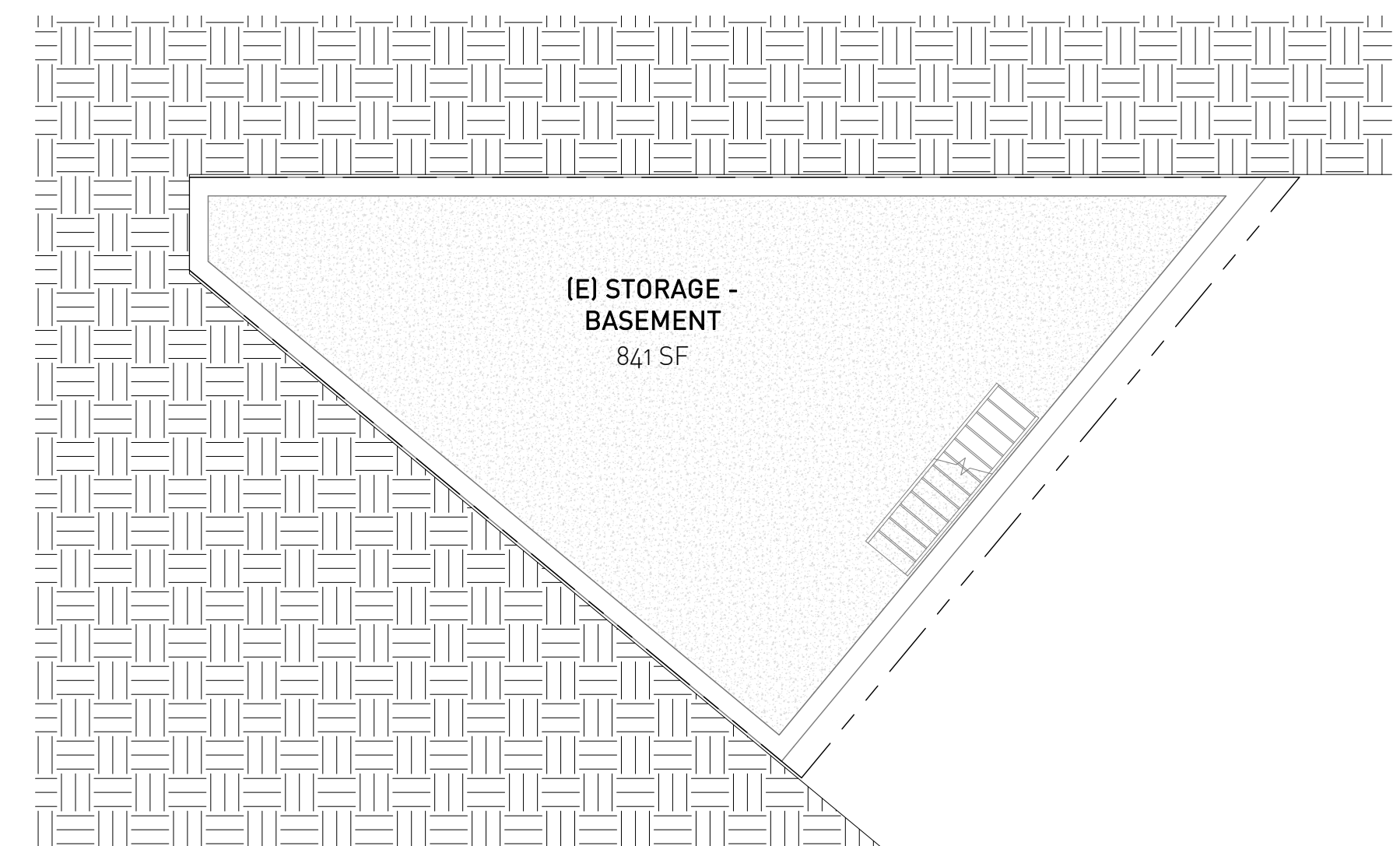


1 FLOOR PLAN PROPOSED
1/4" = 1'-0"

COLUMBUS



2 FLOOR PLAN - EXISTING / DEMO
1/8" = 1'-0"



3 BASEMENT
1/8" = 1'-0"

CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT

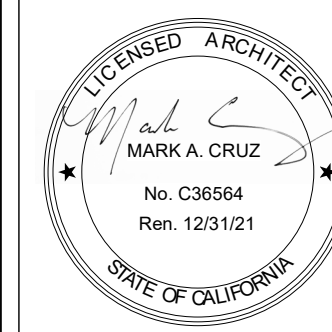
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SAN FRANCISCO CA

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FLOOR PLAN - PROPOSED

SCALE: As indicated

A1.2

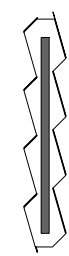




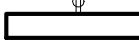



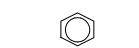





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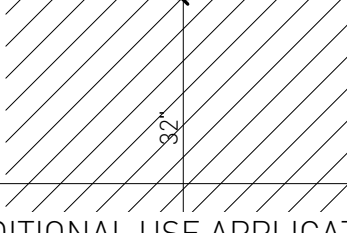
REFLECTED CEILING PLAN GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL CEILING ELEMENTS AGAINST ACTUAL FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING. AN EFFORT TO COORDINATE THE MEP AND LIGHTING WITH EXISTING GRID WAS MAINTAINED, HOWEVER, ACTUAL LOCATION MAY VARY DUE TO CONTRACTOR COORDINATION
2. ALL NEW CEILING TILE PER FRANCHISE SPECIFICATIONS
3. TYPICAL CEILING HEIGHT IS +/-10'-0", U.O.N.
4. CONTRACTOR SHALL CONFIRM THAT ALL EXIT SIGNS ARE FUNCTIONING AND INSTALLED PER DIRECTION OF THE FIRE MARSHAL.
5. CONTRACTOR SHALL CONFIRM THAT LIGHTING ALONG PATHS OF EGRESS ARE ON BATTERY BACK UP OR EMERGENCY POWER AND THAT A MINIMUM OF 1 fc IS MAINTAINED ALONG THE PATH OF EGRESS.
6. CONTRACTOR TO COORDINATE THE WORK OF ALL TRADES TO MAINTAIN SCHEDULED CEILING HEIGHTS AND REQUIRED CLEARANCES FOR FIXTURES, DUCTS, SUSPENSION PIPING, ETC.
7. ALL CEILING MOUNTED AND RECESSED FIXTURES, SPRINKLER HEADS, EXIT SIGNS, AND EQUIPMENT TO BE CENTERED IN CEILING TILE LAYOUT, U.O.N.

CEILING LEGEND

●	EXISTING SPRINKLER HEAD		LINEAR PENDANT LED VOLTAGE: 120-277V WATTAGE: 18W LUMENS: 2100 LMS
	(E) DUPLEX OUTLET IN SOFFIT		6" RECESSED CAN LED VOLTAGE: 120-277V WATTAGE: 16W LUMENS: 1000 LMS
	(N) QUAD FLOOR OUTLET		SURFACE MOUNTED PENDANT VOLTAGE: 120-277V WATTAGE: 6W G25 BULB LUMENS: 500 LMS
	DUPLEX OUTLET 14" A.F.F.		TROFFER LIGHT TRAY (LED) VOLTAGE: 120-277V WATTAGE: 52W LUMENS: 6100 LMS
	DUPLEX OUTLET 14" A.F.F. WITH USB CHARGER		CEILING MOUNTED PROJECTOR VOLTAGE: 100-240V WATTAGE: 225W LUMENS: 3500 LMS
	SMOKE / CARBON MONOXIDE DETECTOR		
	EMERGENCY LIGHTING		
	SUPPLY REGISTE (HARD LID) . 12" SQUARE		
	INTAKE REGISTER, 24" SQUARE		
	SUPPLY DIFFUSER, 24" SQUARE		
	HATCH INDICATES PROPOSED HARD LID: 5/8" GYPSUM WALL BOARD, PTD ON 3-5/8" METAL STUD		

WALL LEGEND

	NEW NON-STRUCTURAL PARTITION:
	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE DEMOLISHED, SEE STRUCTURAL , VERIFY STRUCTURAL BEFORE REMOVAL
	DASH LINES INDICATE REMOVED OBJECT
	HATCHED PATTERN SHOWS ACCESSIBLE ROUTE

CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT

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SAN FRANCISCO CA

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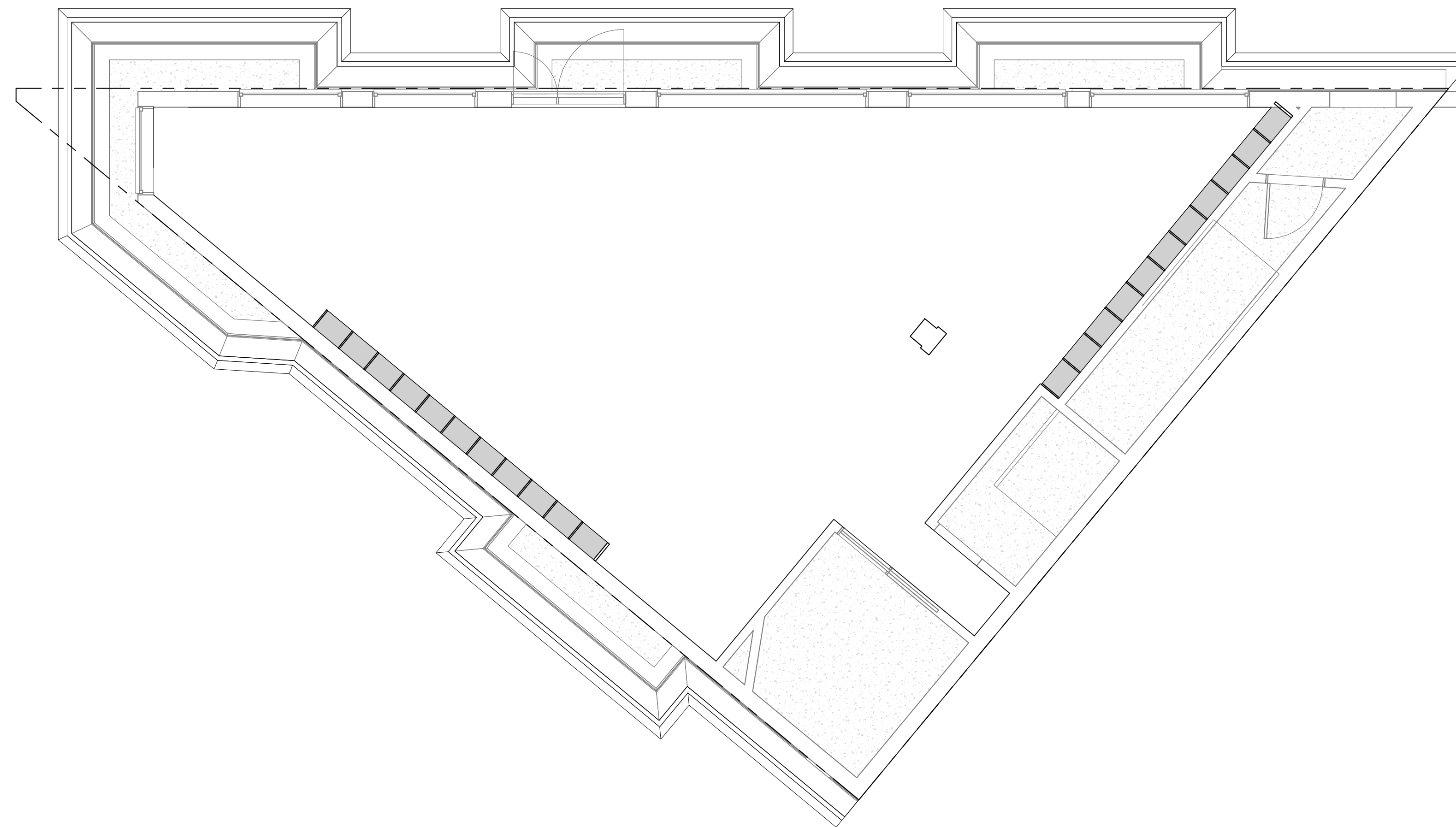
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REFLECTED CEILING PLAN

SCALE: As indicated

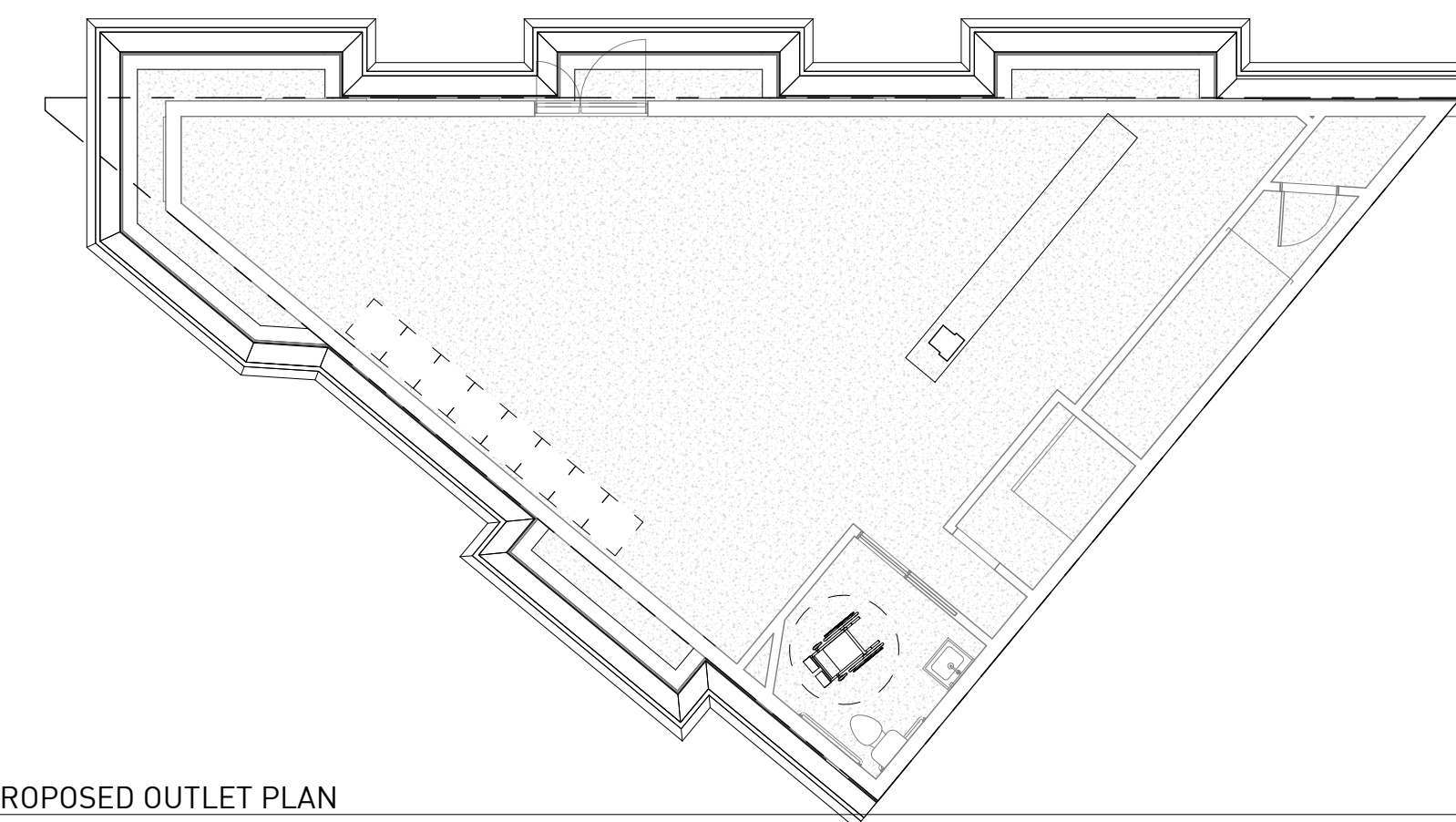
A1.4

DATE: 8/13/19

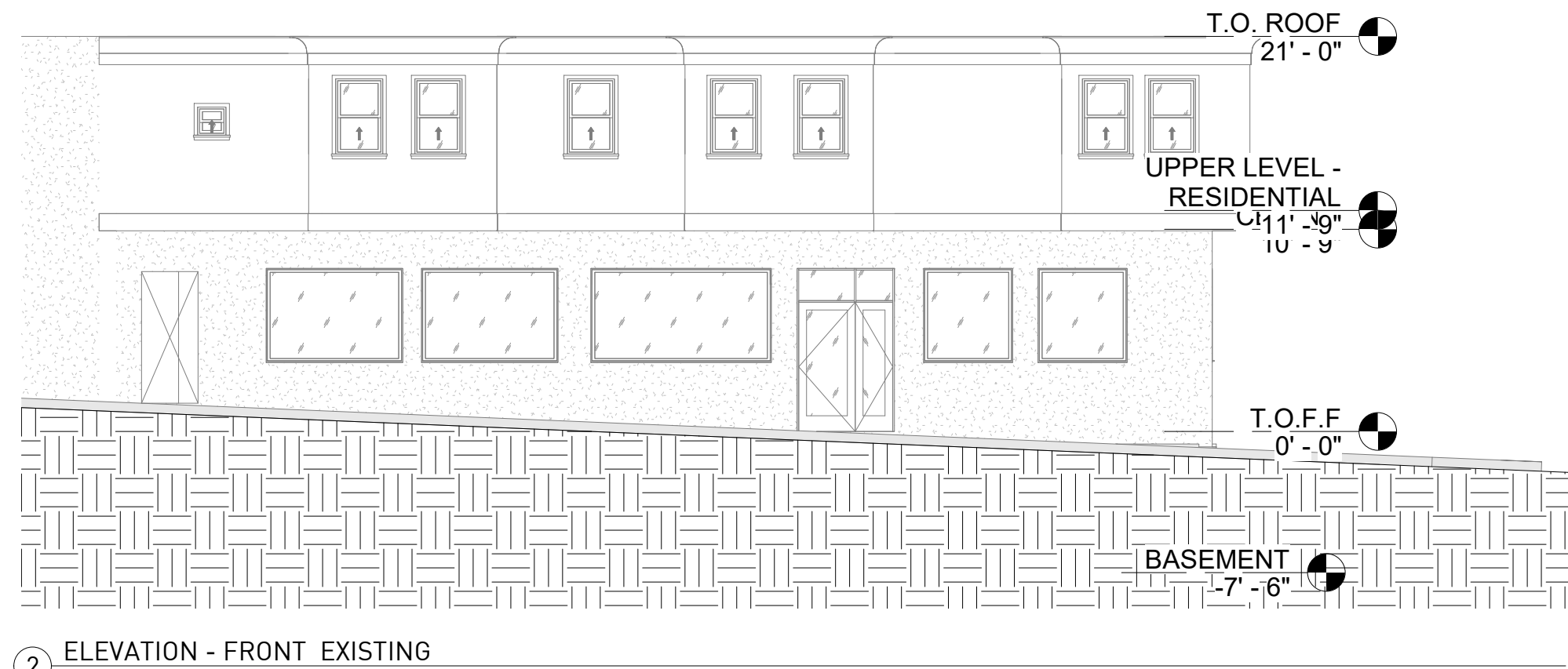


1 REFLECTED CEILING PLAN - PROPOSED
1/4" = 1'-0"

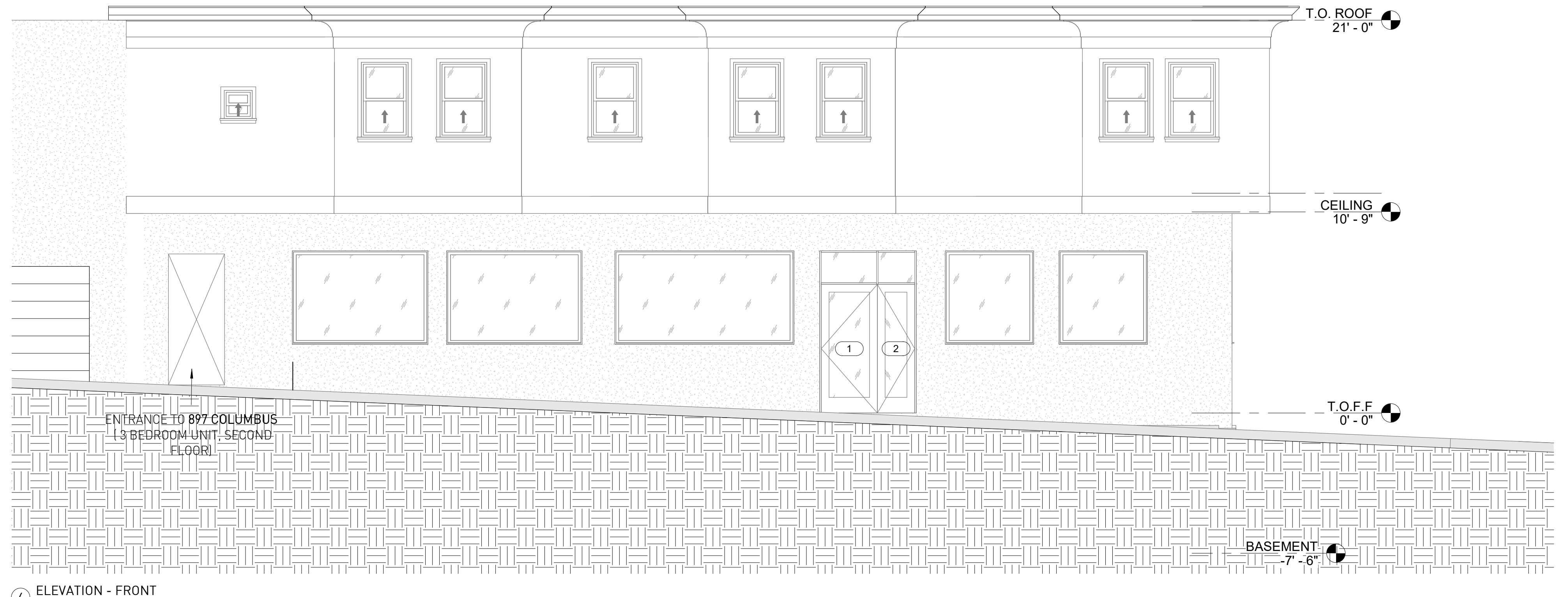
NOTE:
THESE DRAWINGS ARE FOR COORDINATION PURPOSES ONLY. EXISTING CONDITIONS ARE SHOWN HERE FOR DISCUSSION PURPOSES ONLY. LOCATIONS ARE APPROXIMATE.
• PROPOSED LIGHTING IS SHOWN
• EXISTING SPRINKLERS ARE SHOWN IN RED
• EXISTING SUPPLY REGISTERS ARE SHOWN IN BLUE
• EXISTING INTAKE DUCTS LOCATIONS ARE SHOWN IN GREEN
REFERENCE PHOTOS TO ASSIST IN COORDINATION.



3 PROPOSED OUTLET PLAN
1/8" = 1'-0"

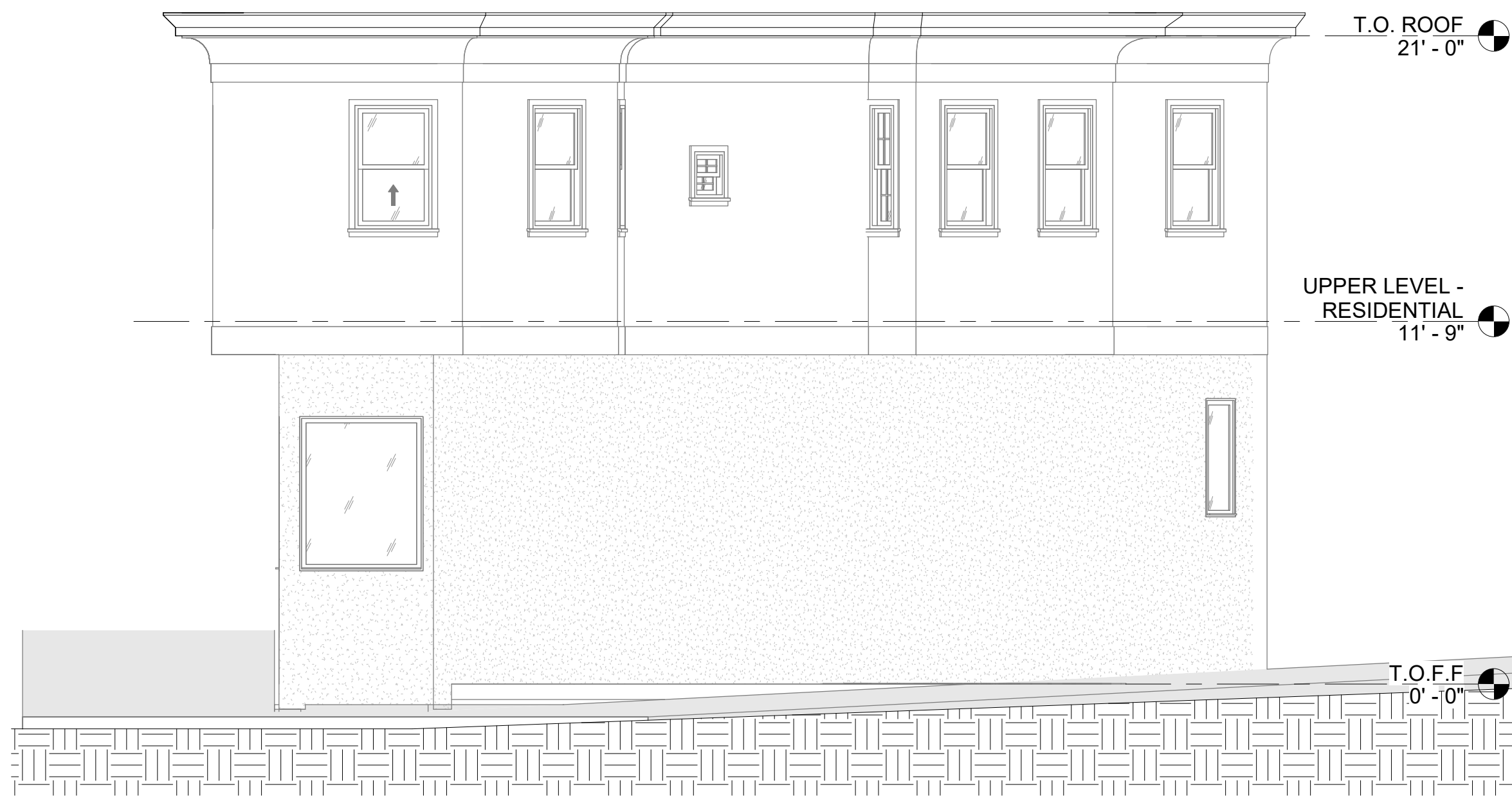


2 ELEVATION - FRONT EXISTING
1/8" = 1'-0"

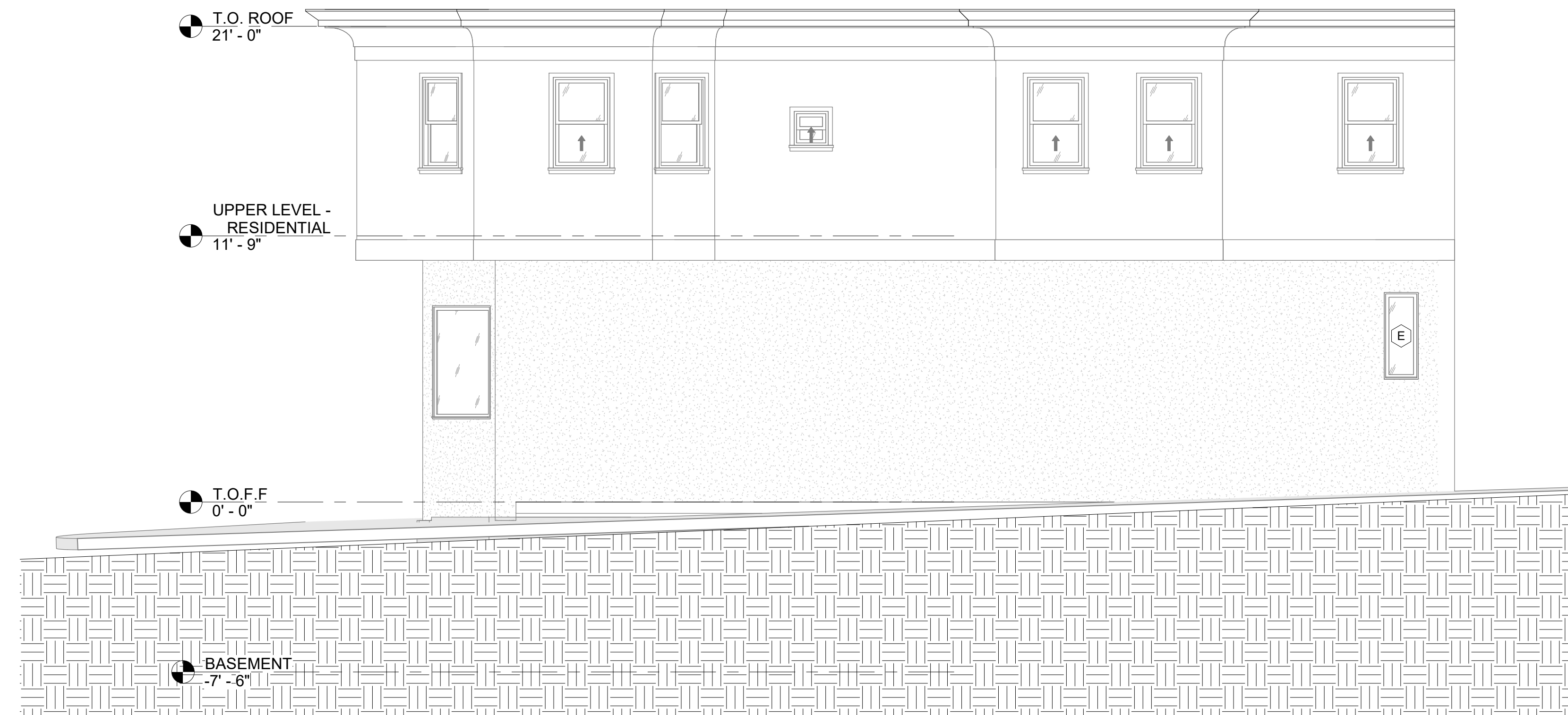


4 ELEVATION - FRONT
1/4" = 1'-0"

WINDOW SCHEDULE			
WINDOW MARK	HEIGHT	WIDTH	COMMENTS
23	5' - 0"	4' - 8 3/4"	
23	5' - 0"	4' - 8 3/4"	
24	5' - 0"	7' - 3"	
24	5' - 0"	7' - 3"	
25	5' - 0"	9' - 7"	
31	5' - 0"	4' - 0"	
E	3' - 10"	1' - 6"	



5 Elevation 3 - a
1/4" = 1'-0"



1 ELEVATION - REAR
1/4" = 1'-0"

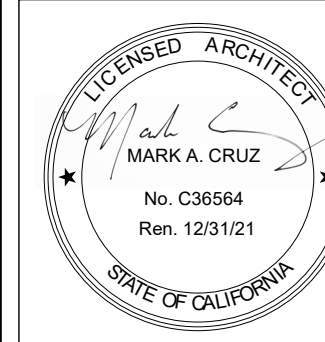
CONDITIONAL USE APPLICATION

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ELEVATION / SECTION

SCALE: As indicated

A3.0

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1/20/2019 4:30:39 PM