



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JULY 23, 2020

CONTINUED FROM: MAY 21, 2020, JULY 9, 2020

CONSENT AGENDA

Record No.: 2020-001294CUA
Project Address: 2441 Mission Street
Zoning: Mission Street Neighborhood Commercial Transit District (NCT)
55-X Height and Bulk District
Mission Alcoholic Beverage Special Use District
Block/Lot: 3610 / 026
Project Sponsor: Khader Saleh El Shawa
2441 Mission Street
San Francisco, CA 94110
Property Owner: Oakes Properties, LLC
c/o Ebrahim Poura
P.O. Box 3321
Beverly Hills, CA 90212
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 includes a request to vacate Condition of Approval No. 6 of Planning Commission Motion No. 19776, which was approved by the Planning Commission on November 10, 2016. This motion authorized the expansion of the existing Medical Cannabis Dispensary (MCD) at the subject property, with Condition of Approval No. 6 prohibiting the smoking or vaporizing of cannabis products on-site. Vacating this Condition of Approval would permit the MCD to allow patrons to smoke or vaporize cannabis products on-site, subject to approval by the Department of Public Health and consistency with Health Code Article 8A.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 754 and 303 to amend the existing approval of a Medical Cannabis Dispensary within the Mission Street NCT Zoning District to permit the smoking or vaporizing of cannabis products on-site.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:** No correspondence in opposition has been received. The Project Sponsor has met with neighborhood groups including United to Save the Mission, and Department staff has confirmed with that group that the sponsor has addressed all concerns with the Project. Additionally, the Project Sponsor has submitted a total of 1,200 petition signatures in support of the Project and 23 letters of support from area merchants.
- **Site History:** Subsequent to the approval of Motion No. 19776 under Case No. 2015-010069CUA, the Project Sponsor obtained approval of Building Permit No. 201603041291 for the expansion of the existing MCD which was authorized under that Project. That Project authorized the expansion of the MCD from 1,635 sq ft to 4,400 sq ft and specifically prohibited the smoking or vaporizing of cannabis products on-site. After obtaining approval of the building permit, the Project Sponsor obtained approval for a series of over the counter revisions to that permit. The third revision, under Building Permit No. 201903296722, included a smoking room at the mezzanine level, which was included in both the plan drawings and the permit description. This revision was approved in error, over the counter, by Planning Department staff. After the permit was approved, the Project Sponsor constructed the smoking room, including the ventilation systems required under Health Code Article 8A. The Project Sponsor then filed Building Permit No. 201912189913 to correct the inconsistency with the Conditions of Approval by stipulating that the room will not be used for smoking or vaporizing cannabis products, and then filed this Project to request to amend the Conditions of Approval to allow such use.
- **Location Considerations.** In considering a request for on-site consumption of cannabis products, the Department considers both on-site conditions and the context of the neighborhood. This location is a single use facility, and the consumption space was approved under the modern requirements of the Health Code, so there is limited potential for impact to other uses. In terms of neighborhood context, while there is significant concern among Mission District neighborhood groups regarding the impact that consumption spaces may have in furthering gentrification in the District, there is also many residents of the District who require cannabis for medical purposes and are unable to consume products at home due to their housing type. The Project Sponsor has discussed these concerns with neighborhood groups, and together they issued a letter outlining steps that the business will take to ensure compatibility with the neighborhood.

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 Mission Area Plan and the Objectives and Policies of the General Plan. The Project would provide a safe, legal outlet for consumption of cannabis products in the Mission District, where many persons lack such access. 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 B – Environmental Determination

Exhibit C – Motion No. 19776

Exhibit D – Sponsor Letter

Exhibit E – Project Plans



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 754, TO VACATE CONDITION OF APPROVAL NO. 6 OF PLANNING COMMISSION MOTION NO. 19776, TO AUTHORIZE THE ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS AS AN ACCESSORY USE TO AN EXISTING MEDICAL CANNABIS DISPENSARY LOCATED AT 2441 MISSION STREET, LOT 026 IN ASSESSOR'S BLOCK 3610, WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL, TRANSIT) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 29, 2020, Phillip Lesser (hereinafter "Project Sponsor") filed Application No. 2020-001294CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to authorize on-site smoking or vaporizing of cannabis products as an Accessory Use to an existing Medical Cannabis Dispensary (hereinafter "Project") at 2441 Mission Street, Block 3610, Lot 026 (hereinafter "Project Site").

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

On July 23, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001294CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001294CUA 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. 2020-001294CUA, 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 a request to vacate Condition of Approval No. 6 of Planning Commission Motion No. 19776, which was approved by the Planning Commission on November 10, 2016. This motion authorized the expansion of the existing Medical Cannabis Dispensary (MCD) at the subject property, with Condition of Approval No. 6 prohibiting the smoking or vaporizing of cannabis products on-site. Vacating this Condition of Approval would permit the MCD to allow patrons to smoke or vaporize cannabis products on-site, subject to approval by the Department of Public Health and consistency with Health Code Article 8A.
3. **Site Description and Present Use.** The Project is located on the eastern side of Mission Street between 20th and 21st Streets. The site is developed with a one-story commercial building, including a mezzanine level, and is occupied by a 4,400 sq ft Medical Cannabis Dispensary (MCD). The MCD is operating with temporary authorization to conduct adult-use sales as the City reviews the request for permanently convert to a Cannabis Retail establishment.
4. **Surrounding Properties and Neighborhood.** The project site is in the Mission Area Plan, between 20th and 21st Streets. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. The District serves a wider trade area with its specialized retail outlets, and is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street. The adjacent building to the north of the subject property is a two-story commercial building with four commercial spaces, and no known residential units. The adjacent building to the south of the subject property is a two-story commercial building with three commercial retail spaces, and no known residential units. To the west, across Mission Street, is a two-story commercial building with two commercial retail spaces. To the east, fronting Capp Street, is a 2-story music school in a RTO-M Zoning District.
5. **Public Outreach and Comments.** No correspondence in opposition has been received. The Project Sponsor has met with neighborhood groups including United to Save the Mission, and Department staff has confirmed with that group that the sponsor has addressed all concerns with the Project.

Additionally, the Project Sponsor has submitted a total of 1,200 petition signatures in support of the Project and 23 letters of support from area merchants.

6. **Planning Code Compliance.** The findings pertaining to Planning Code Compliance as set forth in Motion No. 19776, Case No. 2015-010069CUA (Conditional Use Authorization) apply to this Motion, and are incorporated herein as though fully set forth.
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 Project would provide a safe, legal, and regulated outlet for the consumption of cannabis products within the Mission District. Provision of regulated cannabis consumption spaces provides for safety and allows access to cannabis products for persons who otherwise may be deprived of access due to housing status. Generally, public and rental housing does not permit any type of smoking within the housing unit, meaning that a person who resides in such housing type has no place where consumption of cannabis by smoking is legal, despite the product being legal and providing medical benefit. Additionally, enforcement of laws prohibiting cannabis consumption is racially biased. While non-white persons are often less able to access safe and legal places for consumption of cannabis products, they are also significantly more likely to be arrested or fined for unauthorized consumption of cannabis products. Thus, providing a legal and safe alternative provides residents with safety, while also reducing the likelihood that cannabis products will be consumed in areas where such consumption is not desirable, such as in public parks. As such, the Project provides a service which is both necessary and desirable for the neighborhood.

- 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. Approval of the project 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;

The volume and type of traffic to the site is not expected to be changed as part of the Project.

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

The proposed consumption lounge is subject to the requirements of Article 8A of the Health Code, which requires that any smoke or odors be fully filtered prior to exhaust from the site. If the site is unable to operate in a manner consistent with Article 8A, the Health Code requires that the activity be ceased until any deficiencies are remedied. The Health Code establishes additional remedies, including fines and forfeiture of licenses, if cannabis consumption is conducted in a manner contrary to the requirements of the Section. As such, the Project is safeguarded from potential 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 Project will have no impact on landscaping, screening, open spaces, parking and loading areas, service areas, lighting or signs.

- 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.

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

As the expansion is within the building envelope and provides an activity that is necessary for residents of the neighborhood, it is compatible with intent and purpose of the Neighborhood Commercial District.

8. **General Plan Compliance.** The General Plan Compliance Findings set forth in Motion No. 19776, Case No. 2015-010069CUA (Conditional Use Authorization) apply to this Motion and are incorporated herein as though fully set forth.
9. **Planning Code Section 101.1(b)** The eight priority-planning policies Findings set forth in Motion No. 19776, Case No. 2015-010069CUA (Conditional Use Authorization) apply to this Motion and are incorporated herein as though fully set forth.
10. 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.
11. 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. 2020-001294CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 23, 2020, 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 July 23, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 23, 2020

EXHIBIT A

AUTHORIZATION

This authorization is to modify a Condition of Approval related to consumption of cannabis products by smoking or vaporizing within a Medical Cannabis Dispensary, for the Project approved by the Commission on November 10, 2016 under Motion No. 19776. This authorization is for a conditional use to allow a Medical Cannabis Dispensary use located at 2441 Mission Street, Lot 026 in Block 3610, pursuant to Planning Code Section(s) **186.1(b), 303, and 754** within the **Mission Street NCT** District and a **55-X** Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-001294CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 23, 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 **XXXXXX** 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. On-Site Consumption.** On-site consumption of cannabis products, including smoking or vaporizing of cannabis products, is permitted as an accessory use to this Medical Cannabis Dispensary, subject to approval by the Department of Public under Health Code Article 8A.

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

7. **Prior Project Authorization.** The Project authorization and associated conditions of approval obtained via Motion No. 19776 apply to this Motion and are incorporated herein as though fully set forth, except as modified above. The conditions set forth are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

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)
2441 MISSION ST		3610026
Case No.		Permit No.
2020-001294PRJ		201903296722
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization per Planning Code Section 190 for Conversion of MCD to Cannabis Retail Establishments (Approved 12/6/2017) and Planning Code Section 202.2.5 (C).</p>		

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 type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	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): Michael Christensen</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 <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (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
		07/14/2020
<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

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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

Planning Commission Motion No. 19776

HEARING DATE: NOVEMBER 10, 2016

Case No.: 2015-010069CUA
 Project Address: 2441 MISSION STREET
 Zoning: NCT (Mission Street Neighborhood Commercial Transit)
 55-X Height and Bulk District
 Block/Lot: 3610/026
 Project Sponsor: Philip Lesser
 555 Laurel Avenue, #501
 San Mateo, CA 94401
 Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 186.1(b) AND 303 OF THE PLANNING CODE TO ALLOW THE EXPANSION OF AN EXISTING LEGALLY NON-CONFORMING MEDICAL CANNABIS DISPENSARY USE AT THE PROPERTY. THE EXISTING LEGALLY NON-COMPLYING MEDICAL CANNABIS DISPENSARY USE OF 1,875 SQUARE FEET WILL BE EXPANDED BY 2,525 SQUARE FEET TO 4,400 SQUARE FEET WITHIN THE EXISTING BUILDING. THE SUBJECT PROPERTY IS WITHIN A NCT (MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT WITH A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 17, 2016 Philip Lesser (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 186.1 and 303 to allow an expansion to an existing legally non-conforming Medical Cannabis Dispensary (MCD) use at the property. The existing legally non-complying MCD use of 1,875 square feet will be expanded by 2,525 square feet to 4,400 square feet within the existing building. The subject property is within a NCT Zoning District with a 55-X Height and Bulk District.

The Project is not considered a "project" for the purposes of the California Environmental Quality Act ("CEQA") as defined in CEQA Guidelines 15378 and 15060(c)(2) because it does not result in a physical change in the environment.

On November 10, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-010069CUA.

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 requested in Application No. 2015-010069CUA, 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. **Site Description and Present Use.** The project is located on the eastern side of Mission Street, between 20th and 21st Streets, Block 3610, Lot 026. The property is located within the NCT (Mission Street Neighborhood Commercial Transit) District with 55-X Height and Bulk District, on a flat lot of approximately 3,672 square feet. The property is developed with a 1-story, 4,400 square foot building, built circa 1991. The building has full lot coverage, and consists of one retail space at 2445 Mission Street and the existing MCD at 2441 Mission Street. Both spaces contain a rear mezzanine. The existing non-complying MCD of 1,875 square feet was approved by the Planning Commission in December of 2010, per DRA-0181 & Case No. 2010.0570D. The subject property has approximately 30 feet of frontage on Mission Street, with a depth of 122 feet 6 inches.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Mission Area Plan, between 20th and 21st Streets. The commercial area of this District provides a selection of goods serving the day-to-day needs of the residents of the Mission District. The District serves a wider trade area with its specialized retail outlets, and is extremely well-served by transit, including regional-serving BART stations at 16th Street and 24th Street. The adjacent building to the north of the subject property is a two-story commercial building with four commercial spaces, and no known residential units. The adjacent building to the south of the subject property is a two-story commercial building with three commercial retail spaces, and no known residential units. To the west, across Mission Street, is a two-story commercial building with two commercial retail spaces. To the east, fronting Capp Street, is a 2-story music school in a RTO-M Zoning District. The subject property is within 1000 feet of the Mission Playground & Pool, a use described in Planning Code 790.141(a)(1)(B).

4. **Project Description.** Building Permit Application No. 2016.03.04.1291 proposes to expand the existing MCD space to the south, into the adjacent retail space at 2445 Mission Street. The existing MCD of 1,875 square feet will be expanded by 2,525 square feet to the proposed size of 4,400 square feet within the existing building. The project will combine the two ground levels and the rear mezzanines. No exterior changes are proposed. Per Planning Code 790.141(a)(1)(B), the existing MCD at the subject property is deemed non-complying due to the subject parcel being within 1000 feet of the parcel containing the Mission Playground & Pool (a community facility and/or a recreation center that primarily serves persons under 18 years of age), located at 3555 19th Street.
5. **Public Comment.** The Department has not received any comments or phone calls in support or opposition to the proposal; however, the Project Sponsor has submitted signatures in support of the Project. See attachment.
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. **Exemption of a Nonconforming Use in a Neighborhood Commercial District.** Planning Code Section 186.1(b)(1) states that a nonconforming use may not be significantly altered; enlarged or intensified, except upon approval of a conditional use application pursuant to the provisions of Article 3 of this Code, provided that the use not have or result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space than permissible under the limitations set forth in this Code for the district or districts in which such use is located.

The proposal is to expand the existing nonconforming MCD space in a manner that will not result in a greater height, bulk or floor area ratio, less required rear yard or open space, or less required off-street parking space or loading space as mentioned above. The project does not propose any expansion into the public right of way with chairs or seating. The interior expansion will not increase any discrepancy between existing and required standards for new construction on the lot.

- B. **Transparency.** Planning Code Section 145.1 states frontages with active uses that are not residential or PDR 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 existing building complies with the storefront transparency requirements. The front display windows and entry doors are at least 60 percent transparent, and any future deviation from this code requirement would require a variance.

- C. **Parking.** Planning Code Section 151.1 states that parking shall not be required for any use, and parking maximums shall instead apply. Non-residential uses may provide up to one off-street parking space per 1,500 square feet.

The existing property contains no off-street parking. The project will not provide additional parking because no parking is required under the current Planning Code.

- D. **Bicycle Parking.** Planning Code Section 155.2(a)(4) states bicycle parking is required if a change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The expansion of use will not require additional bike parking as the required bicycle parking is not more than 15 percent that the previous retail use. No bicycle parking is required; however, the project proposes two Class 1 bicycle parking spaces.

- E. **Transit Sustainability Fee.** Pursuant to Planning Code Section 411A.3(a)(5), the Project Sponsor shall pay the Transit Sustainability Fee (TSF) as required by and based on drawings submitted with the Building Permit Application for Change or Replacement of Use, such that the rate charged for the new use is higher than the rate charged for the existing use, regardless of whether the existing use previously paid the TSF.

The proposal is to expand the existing nonconforming MCD space; however, the rate change for the new use is not higher than the existing retail requirement. The proposal is exempted from this requirement.

- F. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423, the Project Sponsor shall pay the Eastern Neighborhood Impact Fee as required by and based on drawings submitted with the Building Permit Application.

Per Planning Code Table 423.3B, the proposal is to expand the existing non-residential space to a non-residential space; therefore, the proposal is not required to pay Eastern Neighborhood Impact Fees space from 18,900 gross square feet to 20,786 gross square feet. The project's expansion of 1,886 square feet is subject to the Eastern Neighborhood Infrastructure Impact Fee.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 subject building already contains 1,875 gross square feet of legal nonconforming MCD space. Sharing the subject building's storefront, the proposed additional 2,525 square feet of MCD space is located in a currently vacant space most associated with (adjacent to) the existing MCD space.

The existing MCD space has an interior width of 13 feet 9 inches. The proposed expansion would allow greater privacy for customers and improve mobility within the space. The proposed expansion would provide an increased level of service to customers and the neighborhood, where new MCDs are

not permitted due to proximity to adjacent uses described in Planning Code Section 790.141. As the existing retail space is vacant, no existing tenants would be displaced.

- 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:

- i. 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. Approval of the project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

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

The Planning Code does not require parking or loading for the additional MCD space. The additional MCD space should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Due to the proximity to transit, the additional MCD space is convenient and accessible without the use of automobiles.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The existing and proposed MCD space will not provide on-site smoking; therefore, eliminating potential offensive odor.

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

The proposed expansion will increase service area within the building envelope, and will have no impact on landscaping, screening, open spaces, parking and loading areas, service areas, lighting or signs.

- 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 generally consistent with objectives and policies of the General Plan as detailed below.

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

As the expansion is within the building envelope, and adds to an existing MCD space currently serving the neighborhood, it is compatible with Neighborhood Commercial District.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The proposed MCD expansion will have no undesirable consequences because the existing MCD has an existing security plan and a San Francisco Police Incident Report shows no incidents related to the operation of the MCD since 2010. The expansion is within the existing building and will be included in the existing operations of the MCD.

OBJECTIVE 2:

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

Policy 2.1:

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

The existing MCD is expanding to provide a higher quality of service for existing chronically ill patients while also attracting new activity to the neighborhood commercial district.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES..

Policy 7.2:

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

Policy 7.3:

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The expansion of this existing MCD is within the building envelope and will minimize the negative impacts of the use by not allowing on-site smoking. The chronically ill patients who would be served by the proposed use are in great need of this type of medical service. By allowing the services provided by the MCD, its patients are assured to safe access to medication for their ailments.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The subject property is within a couple blocks of MUNI bus lines (14, 14R, and 49) and is three and a half blocks from 24th & Mission BART station. The subject property is also within 250 feet of Valencia Street and 22nd Street which have a bike route or bike lane. As such, it is well-suited to attract patients without providing off-street parking.

9. **Mission Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Mission Area Plan:

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.6:

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

In comparison to other use sizes in the area, the proposal will encourage small and moderate size establishments by restoring the original size of the ground floor space. The lot is not a large lot and the project is not expanding the building envelope.

OBJECTIVE 1.3:

INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION

Policy 1.3.1:

Continue existing, legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

The existing legal nonconforming MCD was established legally on December of 2010, per DRA-0181 & Case No. 2010.0570D. The proposed internal expansion would not introduce a new MCD.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The existing MCD serves local and regional residents, and provides alternative medicine to its patients. As demand grows, no new MCDs in the immediate area will be able to comply with proximity requirements of the Planning Code. The internal expansion will allow greater service and privacy during service to local residents of all income levels.

10. **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 does comply with said policies in that:

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

The proposed project will not prevent future potential for ground floor retail spaces. However, providing additional legal MCD space in the vacant area of the building may increase opportunities for resident employment and allow the expansion of a neighborhood-serving use.

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

The project does not add or remove any residential uses, and there are no residential uses on the property or known residential units in adjacent properties. The project will not change the existing exterior of the building, and will occupy a currently vacant retail space. As such, the project will not impact housing or the economic diversity of the neighborhood.

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

No housing is added or removed for this Project.

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

The operation of the building will not significantly change. The existing building has operated without on-site parking since its construction. The proposed conversion of retail to MCD use will have no impact on MUNI 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.

The property contains no industrial uses, and the existing retail space is vacant.

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

The project does not include any physical alterations to the existing building's exterior, and interior alteration will be required to comply with current building code standards. The building was originally built as one space, and divided into commercial spaces. No removals of load bearing walls are proposed.

- G. That landmarks and historic buildings be preserved.

No historic buildings are present on the property.

- 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.

11. 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.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

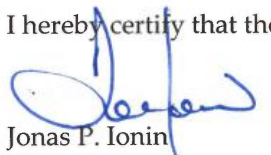
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-010069CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 30, 2016, 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 No. 19776. 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 November 10, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Fong, Richards, Hillis, Johnson, Koppel, Melgar, and Moore

NAYS: None

ABSENT: None

ADOPTED: November 10, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of an existing legally non-conforming Medical Cannabis Dispensary use of 1,875 square feet by an additional 1,886 square feet for a total on 4,400 square feet of Medical Cannabis Dispensary, located at 2441 Mission Street, Block 3610, and Lot 026 pursuant to Planning Code Section(s) **186.1(b) and 303** within the Mission NCT District and a 55-X Height and Bulk District; in general conformance with plans, dated **June 30, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-010069CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 10, 2016**, under Motion No **19776**. 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 **November 10, 2016**, under Motion No **19776**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **19776** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

MONITORING

2. **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.

OPERATION

3. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
4. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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.

5. **Transparency.** The subject storefront shall maintain compliance with the transparency requirements set forth in Planning Code Section 145.1.
6. **On-site Smoking.** Smoking and vaporizing on-site shall be prohibited at the subject MCD premises.
7. **Odor Control.** The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
8. **Garbage.** An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

Dear President Koppel and Planning Commissioners-

As a longstanding business owner in the Mission, I am writing this letter to detail my commitments in supporting the vibrancy and wellbeing of this community and share details of how I am making that commitment happen for the neighborhood.

Mission Cannabis Club recognizes the ongoing struggles of our treasured Mission neighborhood, particularly in this time of Covid, and wants to make sure that we continue to be welcoming and supportive of our diverse population, especially our low-income neighbors and Latino and immigrant families. We support the ideas behind the city's equity cannabis program and the equity cannabis work of United to Save the Mission coalition and appreciate our partnership with them in this area.

In this regard, Mission Cannabis Club is specifically committed to continuing and expanding our work to:

- Hire, train, and nurture staff from door ambassadors to customer service representatives to treat everyone with the utmost respect and kindness.
- Supports Cannabis Equity practices and equitable access for the Mission community. We offer a 15% discount to Mission District Residents upon address verification; a 10% discount for all seniors and veterans; regardless of address.
- We strive to hire locally. It is important to us that we continue to provide jobs within the Mission community and that language is not a barrier for access and a comprehensive understanding of our cannabis products for neighborhood residents. (Currently the majority of our staff lives in the Mission and speaks Spanish.)
- We seek to provide well-paying jobs, training and career advancement opportunities for all our employees. Whenever possible, we prioritize full-time work opportunities with predictable schedules and allow advanced notice to our employees of any schedule changes because we know how important this is to our families to ensure stable work and pay. Mission Cannabis Club is grateful and dedicated to our staff and will remain neutral if they decide to consider unionizing.
- We operate within the "community-friendly" hours of 8 am and 10 pm in order to encourage daytime and evening use of the commercial corridor by families and will comply with all city policies that regulate businesses in the Mission. We market principally to the Mission because we are a proud part of the local ecosystem and understand the potential impacts of destination sites.
- We provide educational materials and programs on the topic of cannabis and are committed to holding ongoing educational programs to ensure residents of the neighborhood. We also have a consultation counter in our interior to discreetly provide anyone over the age of 21 with readily available cannabis related information.
- We discourage our customers from exposing children to cannabis use and/or smells as they walk along Mission and adjacent streets. We believe our Cannabis Consumption Lounge will solve this issue. The intent of the Consumption Lounge is to allow our product to be tested and consumed in a private room on-site and to discourage street consumption in the vicinity of our store. It will be located on the mezzanine of our building and will utilize a San Francisco Department of Public Health approved air filtration system to prevent the smell of cannabis from occurring outside of the establishment. No one under the influence of alcohol will be allowed to enter the lounge, and no one will be allowed entry in the Mission Cannabis Club lounge within a half hour of closing.

We are looking forward to continuing to serve the needs of the very diverse Mission and will continue to strive hard to help enhance the lives of our local residents through every level of our actions.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to be 'Al Shawa', written over the word 'Sincerely,'.

Al Shawa

Owner, Mission Cannabis Club

DRAWING INDEX	
A0.0	COVER SHEET
A0.1	DISABLE ACCESS GUIDELINES
A0.2	ADA REQUIREMENTS & ENLARGED RESTROOM PLANS
A1.0	EXISTING AS APPROVED AND PROPOSED SITE PLANS
A1.1	EXISTING AS APPROVED / DEMO FLOOR PLANS
A1.2	EXISTING AS APPROVED & PROPOSED ELEVATIONS
A1.3	EXISTING AS APPROVED ELEVATIONS
A2.1	PROPOSED FLOOR PLANS
A2.2	EXISTING AS APPROVED & PROPOSED SECTION
A2.3	PROPOSED SECTIONS & INTERIOR ELEVATIONS
A3.0	PROPOSED SQUARE FOOTAGES
A4.0	PROPOSED RCP & RECEPTACLES
M0.0	MECHANICAL NOTES, LEGENDS, ABBREVIATION & SCHEDULE
M0.1	MECHANICAL SCHEDULE
M2.1	MECHANICAL PLANS - 1ST FLOOR
M2.2	MECHANICAL PLANS - MEZZANINE LEVEL
M2.3	MECHANICAL PLANS - ROOF
<div style="border: 1px dashed black; padding: 2px; display: inline-block;"> MT24-A, MT24-B, MT24-C MECHANICAL TITLE 24 LT24-A, LT24-B LIGHTING TITLE 24 </div>	
SCOPE OF WORK	
REVISION OF APPROVED BPA'S # 2016-0304-1291, 2018-0831-8963	
- MODIFY AS APPROVED MEZZANINE:	
WALL TO CEILING ENCLOSURE OF MEZZANINE, GASKETED DOORS, JOG IN THE CORRIDOR, NEW MECHANICAL VENTILATION & FILTRATION SYSTEM, MECHANICAL PLANS WITH ASSOCIATED TITLE 24, EMPLOYEE MEETING AREA TO A NEW CANNABIS SMOKING LOUNGE ROOM.	
- MODIFY SECOND EXIT	
- MODIFY EXTERIOR ELEVATION & ENTRY DOORS	
BUILDING INFORMATION	
BUILDING DESCRIPTION: EXISTING: 1 STORY WITH MEZZANINE TYPE V - B PROPOSED: 1 STORY WITH MEZZANINE - NO CHANGE	
(E) OCCUPANCY CLASS.: M	
(P) OCCUP. CLASS.: M	
NSF: 4,860 SF	
FIRST FLOOR: 3,660 SQ (30X122)	
MEZZANINE FLOOR: 1,200 SQ (30X40)	
FULLY SPRINKLERED BUILDING	
PLANNING INFORMATION	
ZONING: NCT	
HEIGHT LIMIT: 65'-B	
APPLICABLE CODE CYCLE	
CALIFORNIA BUILDING CODE	CBC 2016
CALIFORNIA PLUMBING CODE	CPC 2016
CALIFORNIA MECHANICAL CODE	CMC 2016
CALIFORNIA FIRE CODE	CFC 2016
CALIFORNIA ELECTRICAL CODE	CEC 2016
SAN FRANCISCO BUILDING CODE	SFBC 2016
2010 ADA STDS. FOR ACCESSIBLE DESIGN	

D.A. CHECKLIST

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 2441 MISSION ST.

For ALL tenant improvement projects in commercial spaces, both pages of this checklist are required to be reproduced on the plan set and signed.

- The proposed use of the project is: SHAMBALA HEALING CENTER, INC. (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: 1ST FLOOR & MEZZANINE
- The construction cost of this project excluding disabled access upgrades to the path of travel is \$ 233,000.00, which is (check one) more than / less than the 2019 Valuation Threshold of \$166,197.00
- Is this a City project and/or does it receive any form of public funding? Check one: Yes / No. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check one box only.

A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist!

B: Project Adjusted cost of construction is greater than the current valuation threshold. Fill out and attach page 2 of D.A. Checklist and any other required forms to plans

C: Project adjusted cost of construction is less than or equal to the current valuation threshold. List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.

D: Proposed project consists entirely of Barrier removal. Fill out and attach Barrier removal form to Plans

E: Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

CBC chapter 2 section 202 Definitions:

Technically Infeasible. An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Unreasonable Hardship. When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:

- The cost of providing access.
- The cost of all construction contemplated.
- The impact of proposed improvements on financial feasibility of the project.
- The nature of the accessibility which would be gained or lost.
- The nature of the use of the facility under construction and its availability to persons with disabilities.

The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the file on the Department. All Unreasonable Hardships shall be notified to the IAC.

D.A. CHECKLIST (p. 2 of 2): The address of the project is: _____

Check all applicable boxes and specify where on the drawings the details are shown:

Items	Existing Fully Compliant	Will be Upgraded to Full Compliance	Equipment/Facilities will provide full access	Compliance is Technically Infeasible	Approved for compliance with immediate remedial actions	Not required by Code (and/or none existing)	Non-compliance requires UHR	Location of details include detail no. & drawing sheet (see page 2 of this checklist) Also classification comments can be written here.
A One accessible entrance including approach walk, vertical access, platform (landings), door/gate and hardware for door/gate	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2/A2.1
B An accessible route to the area of remodel including:								2/A2.1
Parking/access aisles and curb ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Curb ramps and walks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Corridors, hallways, floors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2/A2.1
Ramps/elevators, lifts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2/A2.1-2/A2.1
C At least one accessible restroom for each sex or a single unisex restroom serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A0.2 2/A2.1
D Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
E Accessible drinking fountains	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
F Additional accessible elements such as parking, stairways, storage, alarms and signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A2.1

See the requirements for additional forms listed below:

- No additional forms required
- No additional forms required
- Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan
- Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans
- Provide details from a set of City approved reference drawings, provide its permit application number here: _____ and list reference drawing number on plans
- No additional forms required
- Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be ratified by the Access Appeals Commission. (see UHR form for details)

Mayor's Office on Disability

DISABILITY ACCESS COMPLIANCE FOR CITY FUNDED PROJECTS

Permit applicant: Fill in project name and address and then scan onto plans.

PROJECT: SHAMBALA HEALING CENTER
Project Address: 2441 MISSION ST.

Leave Area Below Blank - For MOD Staff Use Only

PLAN REVIEW STAGE: MOD has approved:

Unreasonable Hardship / technically infeasible Date: _____

Playground ADA Inventory Form Date: _____

Pre-application review / site permit Date: _____

Final Construction Plans Date: 6/10/2019

INSPECTION STAGE: The following inspections are required, if selected. Call MOD at 554-6789 to schedule:

Pre-Construction Conference

Rough framing, after plumbing and electrical rough is complete

Mock up inspection of bathrooms / kitchens

Demonstration of adaptable cabinetry

Signage, including proofs and color samples prior to fabrication

Door closer pressure and timing

Power door operator testing per BHMA A156.19

Playground equipment, surface, and path of travel

Final Signoff of Project

The following additional documents are required:

Reasonable Accommodation Notices

Signage approval from Lighthouse for the Blind

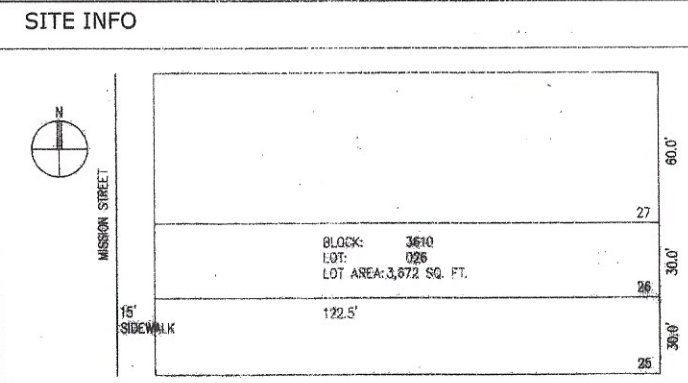
Illustrated instruction manual to adapt unit interiors

Inspection matrix listing each covered dwelling unit or common space

By: Jim Whipple / Thomas Venizelos / Arfaraz Khambatta / Carla Johnson Date: JUN 10 2019

APPROVED

Rev. April 23, 2015 1155 Market St., 1st Floor, San Francisco, CA 94103 415.554.0789 OFFICE 415.554.0150 Fax 415.554.0844 MOD@sf.gov



ADA UPGRADEABLE ITEMS

20% Upgradable items			
Items	Description	Sheet reference	Cost
Secondary entry door	36"X84" exterior exit door with panic hardware	A0.6.1 - A0.6.2-2/A2.1	\$5,000
Cash counters		2/A2.1	\$8,000
Medical bar			\$6,000
ADA Lift	ADA platform lift with battery backup	A0.4	\$15,000
Store front entry	Modify existing store front openings to double outswing doors with new set of glazing above	2/A2.1	\$12,000
New 11 interior doors + h/wr + signage	Interior doors 36"X84" designated as (N) doors in the floor plan	2/A2.1	\$12,000
Accessible toilets	Modify existing toilets to H.C. toilets with all the required fixtures	2/A2.1	\$8,000
New stairs to display area + new stairs to lounge	Stair to display area with striping at the top & bottom typ.+ handrails	A0.2- 2/A2.1	\$18,000
Automatic door opener		2/A2.1	\$8,000
Exit signs	Illuminated exit sign w/ emergency lights	A0.2 - 2/A2.1	\$3,000
Visual alarms		2/A2.1	\$3,000
Emergency exit lights		2/A2.1	\$3,000
Tactile sign	Tactile sign at entry doors 40" to less than 70" typ.	2/A2.1	\$6,000
New walls & electrical	Approx. 80+ in FT.		\$16,000
New counters		2/A2.1	\$18,000
New cabinetry		2/A2.1	\$22,000
New str. reinforced for grab bars @ restrms		2/A2.1	\$8,000
New egress rated, fire protected, corridor		2/A2.1	\$12,000
New ceiling, lighting, corridor		2/A2.1	40,000
Main entry doors	Automatic doors	2/A2.1	10,000
Total			\$233,000

SIGNATURES

NOTE: NO CHANGE TO ELECTRIC SERVICE
NEW LIGHTING & RECEPTACLES.

APPROVED PER COMMENTS TO PLANS
Department of Public Health

REYNALDO ORTEGA, DBI JUN 20 2019

REYNALDO ORTEGA, DBI JUN 10 2019

CAREY MCELROY, DBI JUL 02 2019

JUL 02 2019

JUN 10 2019

APPROVED
Approved Planning Dept. Jeffrey Spotts 6/10/19

SHATARA ARCHITECTURE INC.

890 7TH ST. SAN FRANCISCO CA 94107

TE: (415) 512-7566
shuhell@shatararch.com

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

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PROJECT: SHAMBALA HEALING CENTER, INC.

ADDRESS: 2441 MISSION ST, SAN FRANCISCO, CA 94110
BLOCK: 3610
LOT: 0026

PROJECT DIRECTORY OWNER

ARCHITECT: SHATARA ARCHITECTURE INC.
890 7TH STREET SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SHUHEL SHATARA

APPROVED
Dept. of Building Insp.

JUL 02 2019

REYNALDO ORTEGA, DBI
JUL 02 2019

REYNALDO ORTEGA, DBI
JUN 10 2019

CAREY MCELROY, DBI
JUL 02 2019

JUL 02 2019

JUL 02 2019

SHEET DESCRIPTION: COVER SHEET

A0.0

2019-0329-6722

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhell@shataraarch.com

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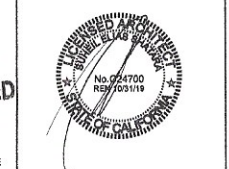
PROJECT
SHAMBALA HEALING CENTER, INC.

ADDRESS
2441 MISSION ST, SAN FRANCISCO, CA 94110
BLOCK: 3610
LOT: 0026

PROJECT DIRECTORY
OWNER
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHELL SHATARA

CAREY MCCLROY, DBI
JUL 0 2 2019

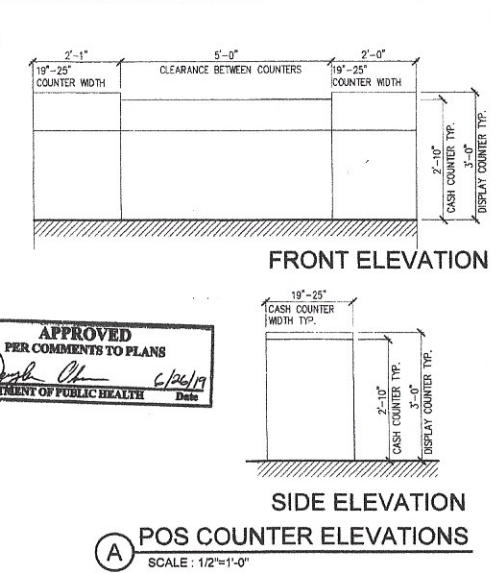
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BUILDING	02.26.2016
BUILDING	04.26.2018
BUILDING	10.15.2018
BUILDING	12.01.2018
BUILDING	01.16.2019
BUILDING	03.05.2019
BUILDING	03.29.2019
BUILDING	05.17.2019



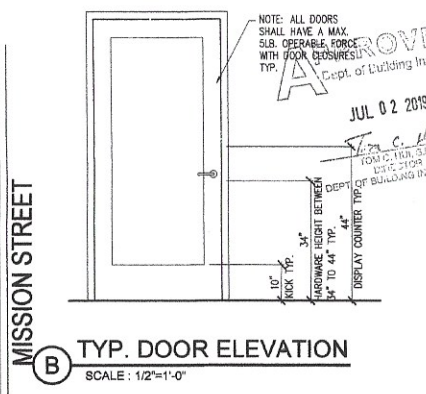
APPROVED
JUN 10 2019
SECTION/ARCHITECT'S OFFICE
ON DISABILITY

SHEET DESCRIPTION
PROPOSED PLANS

A2.1



APPROVED PER COMMENTS TO PLANS
DEPARTMENT OF PUBLIC HEALTH
Date: 6/10/19



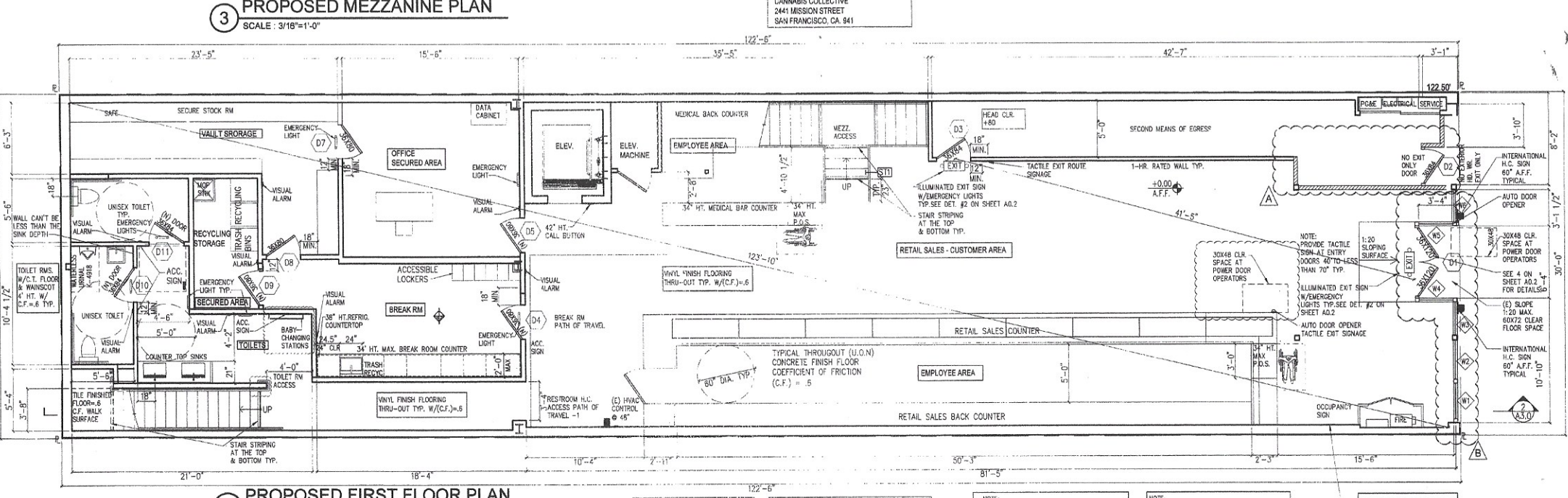
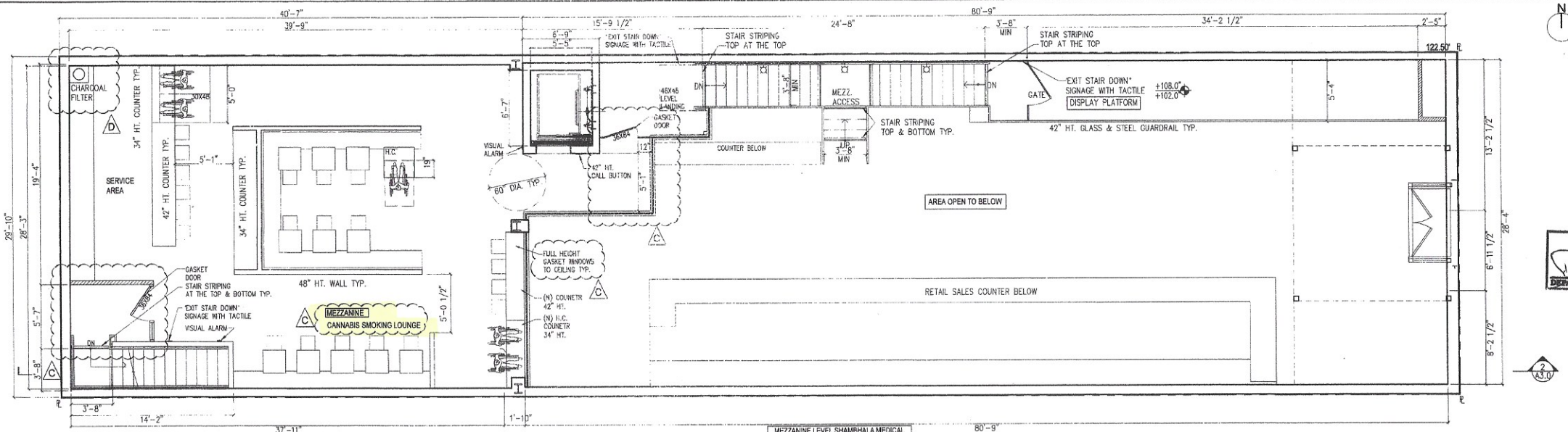
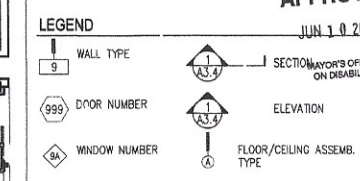
PLUMBING SCHEDULE

Items	Cutsheet/Model
ADA toilet	Kohler comfort height - compact toilet K-3810
ADA Urinal	Kohler Darfield Urinal K-5024-T
Grab bars	Bobrick grab bars B-5806
Drop in sink	Kohler drop in bathroom sink K-2075-S
Restroom mirror	Bobrick Tilt mirror stainless steel frame B-293
Waste receptacle	Bobrick Waste receptacle with linermate B-43644
Automatic hand dryer	Xlerator eco hand dryer XL-c-eco chrome plated

PLUMBING SCHEDULE

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

- SHEET NOTES**
- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
 - ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
 - ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X8 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.



Window Schedule

NO.	Operation	Width	Height	Sill Height	Egress	Fire Rated	Material	Notes	Manufacturer
W1	Fixed window	44"	81"	15"	N	N	Prefinished aluminum cladding	Thermal window wall offset glazing Offset Glazed System- TC470 Series overall height 150"x44"	Arcadia
W2	Fixed window	44"	81"	15"	N	N	Prefinished aluminum cladding	Thermal window wall offset glazing Offset Glazed System- TC470 Series overall height 150"x44"	Arcadia
W3	Fixed window	44"	81"	15"	N	N	Prefinished aluminum cladding	Thermal window wall offset glazing Offset Glazed System- TC470 Series overall height 150"x44"	Arcadia
W4	Fixed window	43"	81"	15"	N	N	Prefinished aluminum cladding	Thermal window wall offset glazing Offset Glazed System- TC470 Series overall height 150"x44"	Arcadia

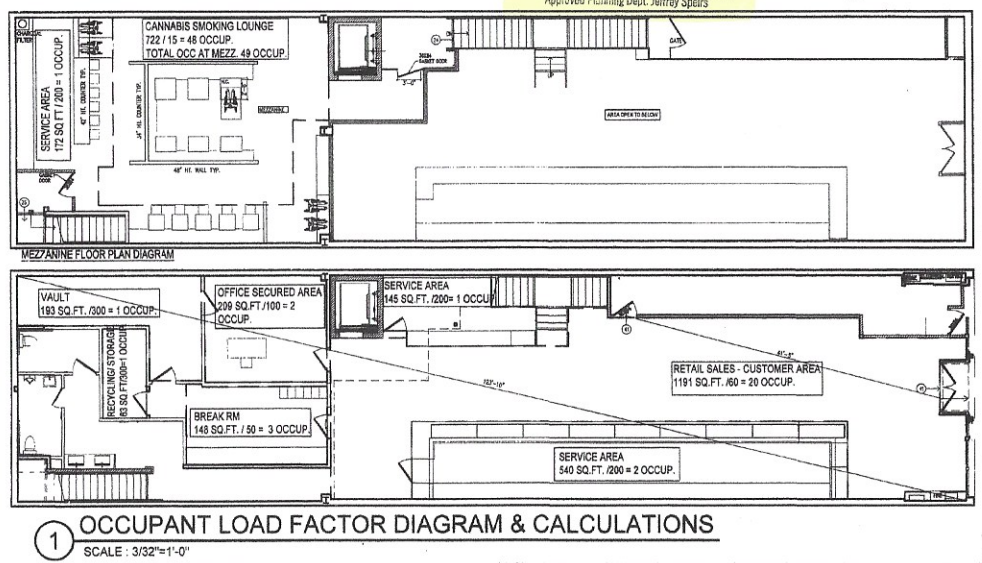
Interior Door Schedule

NO.	LEVEL	WIDTH	HEIGHT	MATL	FRAME	FIN	RATIN G	MFR #	HWR SET	Notes
D1	1	3'-0"	7'-0"	Double Doors	Metal	Painted Finish	N/A	Arcadia		
D2	1	3'-0"	7'-0"	Single Door	Metal	Painted Finish	N/A	Arcadia		Exit only no outer HD. ware
D3	1	3'-0"	7'-0"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D4	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D5	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D6	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D7	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D8	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D9	1	2'-8"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		
D10	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		ACC. toilet Doors with H.C. signage w/ 30" kick plate
D11	1	3'-0"	6'-8"	Single Door	Metal	Painted Finish	N/A	Arcadia		ACC. toilet Doors with H.C. signage w/ 30" kick plate

OCCUPANT LOAD CALCULATIONS

RETAIL SALES	1191 SQ.FT. / 60	= 20 OCCUPANTS
SERVICE AREA	540 SQ.FT. / 200	= 03 OCCUPANTS
SERVICE AREA	145 SQ.FT. / 200	= 01 OCCUPANT
OFFICE	209 SQ.FT. / 100	= 02 OCCUPANTS
BREAK RM / LOCKER	148 SQ.FT. / 50	= 03 OCCUPANTS
RECYCLING / STORAGE	69 SQ.FT. / 300	= 01 OCCUPANT
VAULT / STORAGE	193 SQ.FT. / 300	= 01 OCCUPANT
ACC. TOILETS		= 02 OCCUPANTS
SERVICE AREA / MEZZANINE	172 SQ.FT. / 200	= 01 OCCUPANT
CANNABIS SMOKING LOUNGE	722 SQ.FT. / 15	= 48 OCCUPANTS
TOTAL NUMBER OF OCCUPANTS		= 82 OCCUPANTS

82 OCCUPANTS > 49 OCCUPANTS (41 OCCS EA. EXIT)
2 EXITS REQUIRED.



REYNALDO ORTEGA, DBI
JUN 10 2019

APPROVED
JUN 10 2019

**SHATARA
ARCHITECTURE
INC.**

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
shuhell@shataraarch.com

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**PROJECT
SHAMBALA HEALING
CENTER, INC.**

ADDRESS
**2441 MISSION ST, SAN
FRANCISCO, CA 94110**
BLOCK: 3610
LOT: 0026

PROJECT DIRECTORY

OWNER
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

CAREY MCELROY, DBI
JUL 02 2019

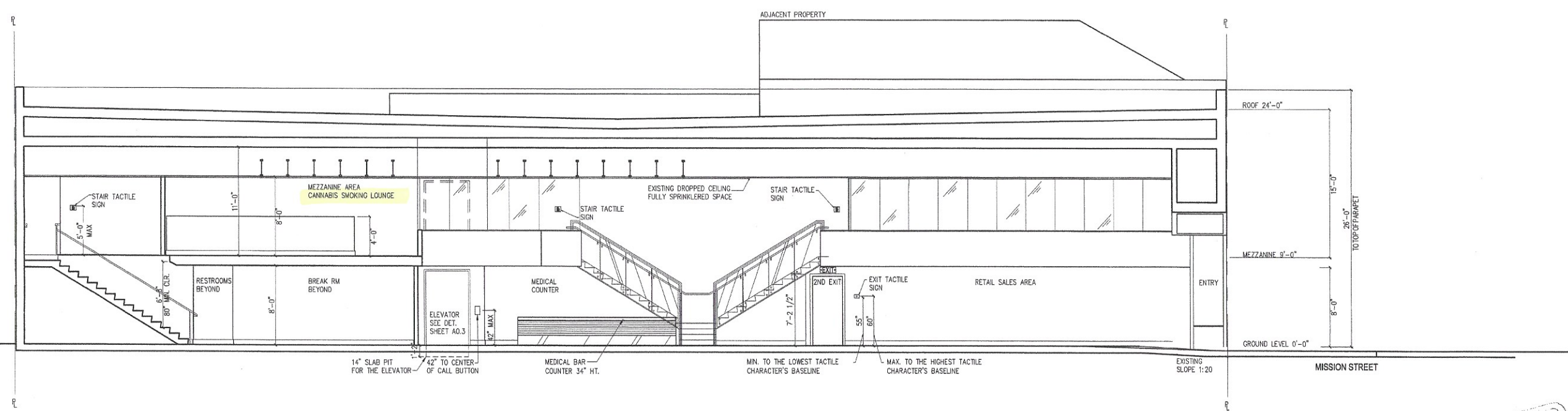
BUILDING	02.26.2016
BUILDING	04.26.2018
BUILDING	10.15.2018
BUILDING	12.01.2018
BUILDING	01.16.2019
BUILDING	03.05.2019
BUILDING	03.29.2019
BUILDING	05.17.2019



JUN 10 2019

**EXISTING AS
APPROVED
& PROPOSED
SECTIONS**

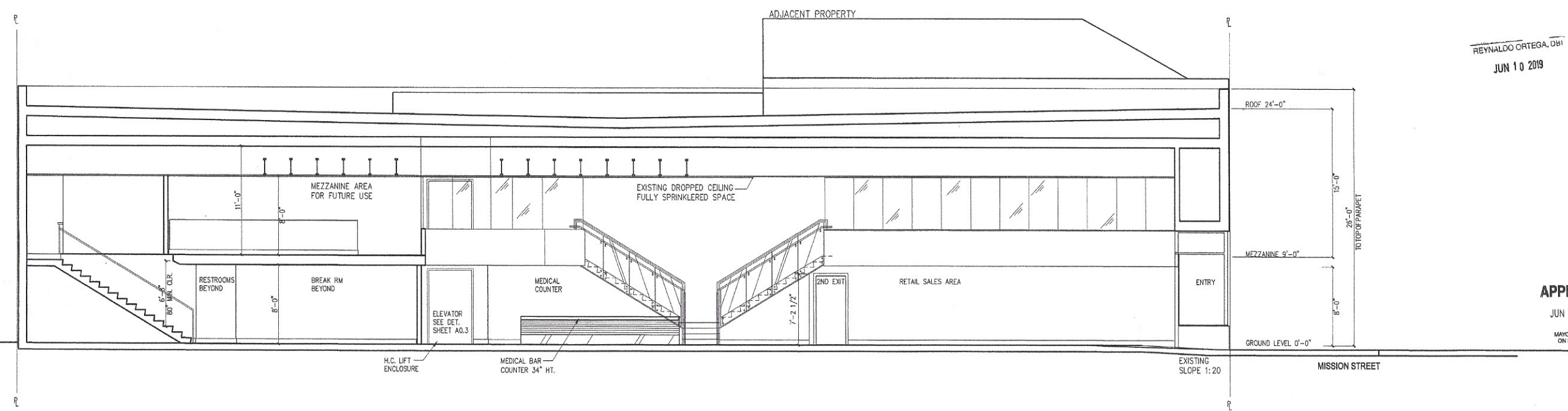
A2.2



2 PROPOSED SECTION
SCALE: 3/16"=1'-0"

APPROVED
JUL 02 2019
T.C.M.
100 CHARLES ST. 5TH FL.
SAN FRANCISCO, CA 94102
DEPT. OF BUILDING INSPECTION

REYNALDO ORTEGA, DBI
JUN 10 2019



1 EXISTING AS APPROVED SECTION
SCALE: 3/16"=1'-0"

APPROVED
JUN 10 2019
MAYOR'S OFFICE
ON DISABILITY

Jeffrey Spira
Approved Planning Dept. Jeffrey Spira

**SHATARA
ARCHITECTURE
INC.**

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhell@shataraarch.com

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**PROJECT
SHAMBALA HEALING
CENTER, INC.**

ADDRESS
**2441 MISSION ST, SAN
FRANCISCO, CA 94110**
BLOCK: 3610
LOT: 0026

PROJECT DIRECTORY

OWNER
SHAMBALA HEALING CENTER, INC.
ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

CAREY MCELROY, DBI
JUL 02 2019

BUILDING	02.26.2016
BUILDING	04.26.2018
BUILDING	10.15.2018
BUILDING	12.01.2018
BUILDING	01.16.2019
BUILDING	03.05.2019
BUILDING	03.29.2019
BUILDING	05.17.2019

RECEIVED

MAY 23 2019
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR: CERTIZING
ACCEPTED

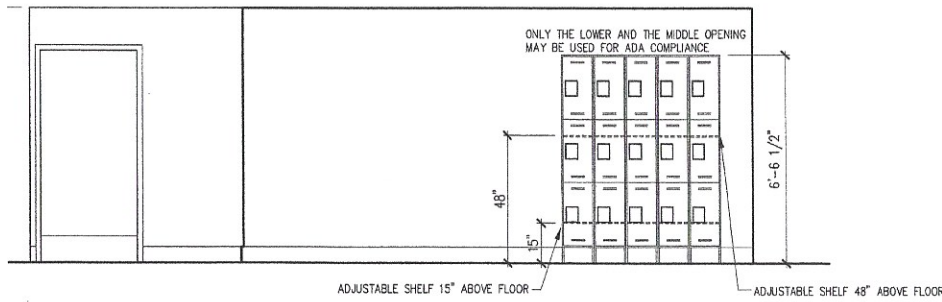


APPROVED
JUN 10 2019

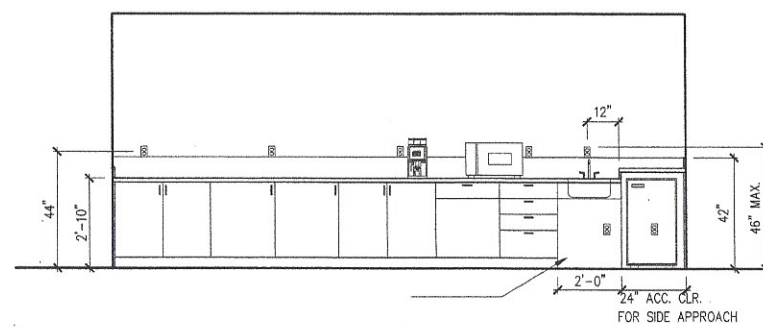
MAYOR'S OFFICE
ON DISABILITY

**PROPOSED
SECTIONS &
INTERIOR
ELEVATIONS**

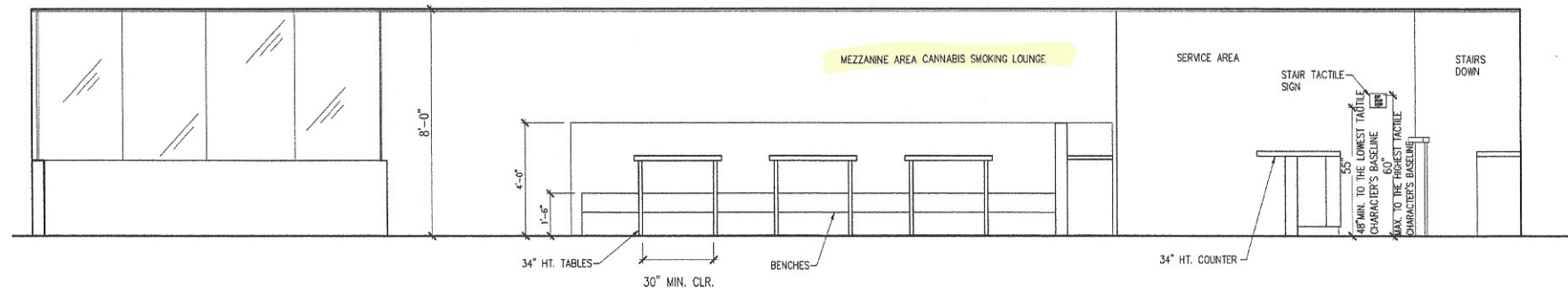
A2.3



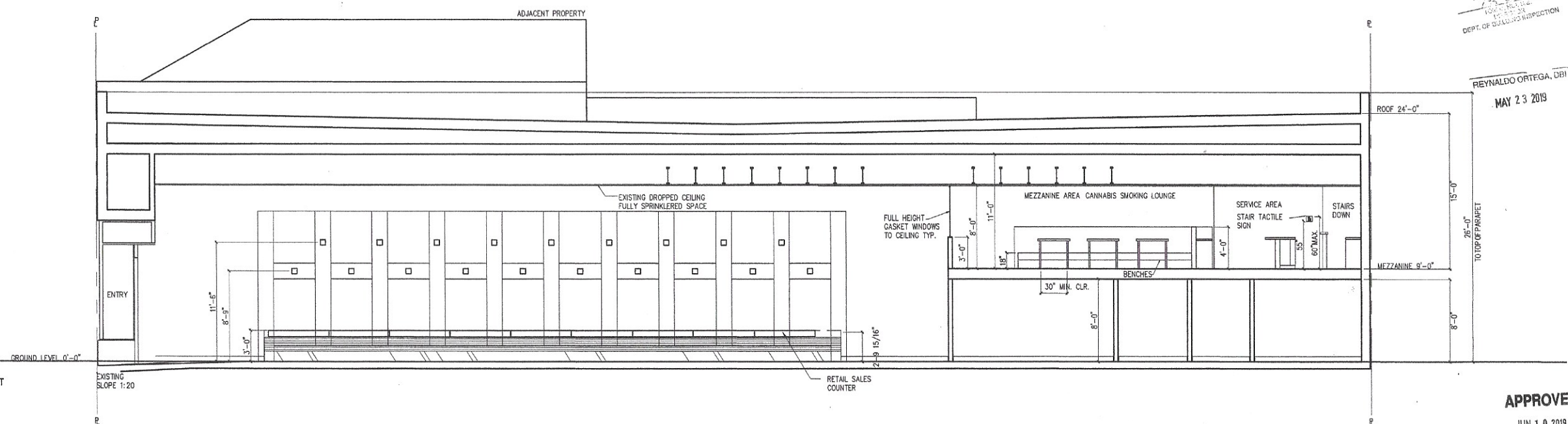
A LOCKERS AT BREAK ROOM - FIRST FLOOR
SCALE: 3/8"=1'-0"



B BREAK ROOM COUNTER - FIRST FLOOR
SCALE: 3/8"=1'-0"



C CANNABIS SMOKING LOUNGE - MEZZANINE FLOOR
SCALE: 3/8"=1'-0"



1 PROPOSED SECTION
SCALE: 3/16"=1'-0"

Approved Planning Dept. Jeffrey Spartz

APPROVED
JUL 02 2019
REYNALDO ORTEGA, DBI
MAY 23 2019