



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: December 3, 2020

Record No.: 2020-006575CUA
Project Address: 560 Valencia Street
Zoning: Valencia Street Neighborhood Commercial Transit (NCT) Zoning District
Mission Alcoholic Beverage Restricted Use District
55-X Height and Bulk District
Block/Lot: 3568/009
Project Sponsor: William Dolan
354 Pine Street, Fl 07
San Francisco, CA 94104
Property Owner: HIRE Valencia, LLC
354 Pine Street, Fl 07
San Francisco, CA 94104
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would establish a Cannabis Retail Use measuring 4,984 square feet in a vacant commercial space (formerly Blu Dot Furniture) within a single-story, single-tenant commercial building. The Project includes a request for authorization of on-site consumption of cannabis products, including smoking or vaporizing of cannabis products. New business signage will be applied for under a separate permit. The establishment is proposed to operate as a cannabis marketplace, where multiple small retailers and manufacturers can operate together, with a focus on equity applicants.

Required Commission Action

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 762, to allow the establishment of a Cannabis Retail use in the Valencia Street NCT Zoning District.

Issues and Other Considerations

- **On-Site Consumption.** The project includes a request for authorization of an on-site consumption lounge. The Planning Department does not have a position on this request, and the attached draft motion is conditioned to allow the proposed consumption lounge. However, the Department notes the following considerations:
 - + The City's regulations for on-site consumption permits under Health Code Article 8A are extremely detailed, and it is unlikely that any odors or vapors could escape the designated consumption room. If any smoke were to escape the space due to a failure of the system, the Health Code requires operation to cease immediately, and there are penalties for non-compliance including monetary fines and ultimately a cancellation of the on-site consumption permit. At this specific location, the site is a one-story commercial structure without any other on-site uses. Thus, even if the ventilation system were to fail and the City's enforcement mechanisms were ineffective, there are no other uses that would be impacted.
 - + The inclusion of cannabis consumption spaces in new Cannabis Retail locations is identified as an equity issue, given that non-white persons are significantly more likely to be charged in cases of cannabis consumption in non-authorized spaces, such as sidewalk spaces or parks. Additionally, legislation currently under review at the Board of Supervisors would prohibit the consumption of cannabis products in apartments throughout San Francisco (exempting medical consumers), severely limiting access to these products and likely causing additional consumption in unauthorized spaces. The Mission District has a higher percentage of residents living in multi-family dwellings, so there will be a need for safe, regulated, and legal consumption spaces in the District.
 - The Department has received feedback from the community that these spaces could exacerbate gentrification pressures if they primarily cater to persons from outside of the Mission District, as a destination retail location.
 - In the past, the Commission has considered cannabis consumption spaces as akin to bar uses and has followed the zoning controls for bars when considering cannabis consumption lounges. At this location, bar uses are not permitted due to the Mission Alcoholic Beverage Restricted Use District.
- **Public Comment & Outreach.**
 - **Support/Opposition:** The Department has received 156 letters in support and 1 letter in opposition to the Project.
 - The letters in support cited support for the addition of a new retailer to the neighborhood and specific support for the inclusion of an on-site consumption space. Commenters in support included the Valencia Street Merchants Association and the Mission Merchants Association.
 - The letter in opposition cited concern over traffic and concern that persons under the

influence of cannabis would wander into traffic on Valencia Street.

- **Outreach:** The Sponsor hosted two public outreach meetings on September 9, 2020 and November 12, 2020.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. However, the following sites are identified as potentially sensitive uses:
 - Kidpower Park: n/a 460' from site
 - Children's Day School: 333 Dolores, 743' from site
 - Mission High School: 3750 18th Street, 1,300' from site
- **Equity Program.** The Project Sponsor has been verified by the City's Office of Cannabis as an Equity Applicant.
- **Application Processing Timeline.** The Planning Department has a goal of processing code-compliant Cannabis Retail projects within 90 days of receipt of a complete application. This application was received on July 16, 2020, for a processing time of 140 days. This extended timeline was requested by the Project Sponsor to accommodate additional outreach due to the Covid-19 pandemic's limits on normal outreach methods.

Environmental Review

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

Basis for Recommendation

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

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: DECEMBER 3, 2020

Record No.: 2020-006575CUA
Project Address: 560 Valencia Street
Zoning: Valencia Street Neighborhood Commercial Transit (NCT) Zoning District
Mission Alcoholic Beverage Restricted Use District
55-X Height and Bulk District
Block/Lot: 3568/009
Project Sponsor: William Dolan
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303, AND 762 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING APPROXIMATELY 4,984 SQUARE FEET, INCLUDING AN ON-SITE CONSUMPTION LOUNGE, IN AN EXISTING ONE-STORY COMMERCIAL BUILDING AT 560 VALENCIA STREET (ASSESSOR'S BLOCK 3568 LOT 009) WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, THE MISSION ALCOHOLIC BEVERAGE RESTRICTED USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 7, 2020, William Dolan (hereinafter "Project Sponsor") filed Application No. 2020-006575CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 560 Valencia Street, Block 3568 Lot 009 (hereinafter "Project Site").

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

On December 3, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-006575CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-006575CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-006575CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

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

1. **The above recitals are accurate and constitute findings of this Commission.**
2. **Project Description.** The Project would establish a Cannabis Retail Use measuring 4,984 square feet in a vacant commercial space within a single-story, single-tenant commercial building. The Project includes a request for authorization of on-site consumption of cannabis products, including smoking or vaporizing of cannabis products. New business signage will be applied for under a separate permit. The establishment is proposed to operate as a cannabis marketplace, where multiple small retailers and manufacturers can operate together, with a focus on equity applicants.
3. **Site Description and Present Use.** The Project is located on a 5,227 square foot lot on the west side of Valencia Street between 16th and 17th Streets. The site is developed with a one-story commercial building. The subject commercial space is currently vacant and was formerly occupied by a furniture store (dba Blu Dot).
4. **Surrounding Properties and Neighborhood.** The Valencia Street Neighborhood Commercial Transit District is located in the northern Mission District, between Mission Street and Guerrero Street. The subject block is occupied by a variety of Retail Sales and Service uses, including many Eating and Drinking uses.
5. **Public Outreach and Comments.** The Sponsor hosted two public outreach meetings on September 9, 2020 and November 12, 2020. The Department has received 156 letters in support and 1 letter in opposition to the Project. The letters in support cited support for the addition of a new retailer to the neighborhood and specific support for the inclusion of an on-site consumption space. Commenters in support included the Valencia Street Merchants Association and the Mission Merchants Association. The letter in opposition cited concern over traffic and concern that persons under the influence of cannabis would wander into traffic on Valencia Street.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant

provisions of the Planning Code in the following manner:

- A. **Use.** The establishment of a Cannabis Retail use in the Valencia Street NCT requires a Conditional Use Authorization pursuant to Planning Code Section 762.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Valencia Street NCT Zoning District.

- B. **Use Size.** Within the Valencia Street Neighborhood Commercial Transit Zoning District, the Planning Code principally permits non-residential uses up to 2,999 square feet and requires Conditional Use Authorization for uses 3,000 square feet and above.

The Project would utilize the entirety of the existing 4,984 square foot structure which is already in excess of the principally permitted use size. Per the Zoning Administrator's interpretations, the use of an existing space which is above a permitted use size at the same size does not require a Conditional Use Authorization. The prior use was a furniture store, a use which typically requires larger floor areas. Cannabis Retail typically does not require such large floor areas, but the marketplace model which is being pursued would require additional floor area. The marketplace model will provide greater activation than a single user model, while furthering the City's equity goals by providing access to small equity vendors. As such, the Department finds the use size appropriate, and no specific authorization is required.

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

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

- D. **Hours of Operation.** Planning Code Section 762 states that non-residential uses may operate between 6am and 2am, with a Conditional Use Authorization required for operating between 2am and 6am.

The Project Sponsors have proposed hours of operation from 8 AM until 10 PM, which fall within the permitted hours of operation as defined by Planning Code Section 762.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and

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

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

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

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

While the proposed use is larger than typical for other storefronts on the block, the size of the proposed use is equal with the prior use at the site. Additionally, the establishment is proposed as a marketplace model, where multiple vendors and manufacturers would be able to sell their products in a shared space. This type of model requires additional floor area to operate effectively, and by providing access to vendors who are not yet fully established, it furthers the City's equity goals. As such, the Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community.

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

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

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

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

The Planning Code does not require parking or loading for any uses. The Project site is located within a neighborhood commercial district with metered on-street parking.

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

and odor;

The Project proposes a Cannabis Retail use which includes an on-site consumption space. The on-site consumption space will be governed by Health Code Article 8A, which provides physical and operating standards to ensure that no smoke or odor escapes from the premises. As such, there are safeguards to prevent noxious or offensive emission from the site.

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

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

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

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

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

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

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

Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2021. Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.

Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. The distribution of such outlets can be reviewed using the City’s [Cannabis Retail Map](#).

The proposed project would add a Cannabis Retail use to the Mission District, which is already identified as overconcentrated compared to other districts in the City. It is important to note that the Controller's Report identified the area as overconcentrated when compared to other neighborhoods; however, this does not equate to the area being overconcentrated generally. The Department strongly encourages applicants to seek locations in underserved areas, such as the Westside. When an application is received in the Mission District, the Department requires extensive outreach and a strong commitment to equity, beyond the project sponsor's individual equity status. This application provides a unique model that establishes a lower barrier to entry for many equity applicants through a marketplace model, and it would provide 50 or more jobs paying well over minimum wage to the District, with a strong focus on local hiring. Additionally, if the City were to stop approval of applications in the Mission District, the area would be left as one of the few in the City where most cannabis establishments are non-equity. The Department strives to have most cannabis outlets and sales in the Mission District attributed to equity licenses, and this application would further that goal.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2

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

Policy 2.1:

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

OBJECTIVE 3:

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

Policy 3.1:

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

Policy 3.2:

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

OBJECTIVE 4

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

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6

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

Policy 6.2

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

MISSION AREA PLAN

Objectives and Policies

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.

OBJECTIVE 6.1

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

Policy 6.1.3:

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

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

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

Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership

and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. The Project is not a Formula Retail use.

The Project would activate an existing, vacant storefront with a new Cannabis Retail use (also a Retail Sales and Service Use), providing goods that are desirable for the neighborhood, attracting new customers to the vicinity. As such, the proposed use is supportive of creating a thriving business community within the neighborhood. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.

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 complies with said policies in that:

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

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

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

No housing exists on the subject property, and no housing is impacted by the Project. The building exterior is maintained, preserving neighborhood character.

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

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

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

The Project site is extremely well-served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area. The Project Sponsor has commitments in its Operating Agreement, as well as obligations under City policy to source products and services from local businesses, particularly those owned by and employing residents who meet Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership in local cannabis enterprises.

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

- 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 Authorization Application No. 2020-006575CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated July 10, 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 December 3, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 3, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail Use located at 560 Valencia Street, Block 3568, and Lot 009, pursuant to Planning Code Sections 202.2, 303, and 762, within the Valencia Street Neighborhood Commercial Transit Zoning District, the Mission Alcoholic Beverage Restricted Use District, and a 55-X Height and Bulk District; in general conformance with plans, dated **July 10, 2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-006575CUA** and subject to conditions of approval reviewed and approved by the Commission on November 5, 2020 under Motion No. XXXXX. 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 5, 2020 under Motion No. XXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Signage.** Signs and awnings shall be subject to review and approval by Planning Department.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Monitoring - After Entitlement

10. **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

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

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

Operation

- 12. 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>

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

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

ABBREVIATIONS

ADJ	ADJUSTABLE	ICPV	INTERIOR COLOR	SP	SINGLE POLE
ALUM	ALUMINUM		PLASTER VENEER	SPD	SEE PLUMBING
ARCH	ARCHITECTURE	INSUL	INSULATION		DRAWING
ASPH	ASPHALT	INT	INTERIOR	SQ	SQUARE
		LAM	LAMINATE	SS	SINGLE SHELF
BD	BOARD	LT	LIGHT	SSD	SEE STRUCTURAL
BDLG	BUILDING				DRAWING
BLK	BLOCK	MANUF	MANUFACTURER	SSTL	STAINLESS STEEL
BLKG	BLOCKING	MAX	MAXIMUM	STD	STANDARD
BM	BEAM	MC	MEDICINE CHEST	STL	STEEL
B.O.	BOTTOM OF	MECH	MECHANICAL	T&G	TONGUE AND
BU	BUILT-UP	MEMB	MEMBRANE		GROOVE
		MIN	MINIMUM	TO	TOP OF
CLG	CEILING	MTL	METAL	TOFF	TOP OF FINISH FLR
CLR	CLEAR	MR	MOISTURE RESISTANT	TOP	TOP OF PLATE
CTL	CONTROL			TOS	TOP OF SLAB
CONC	CONCRETE	(N)	NEW	TOW	TOP OF WALL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT	TP	TOILET PAPER
CTR	CENTER	# OR	NUMBER	TR	TOWEL RACK
				TR	TYPICAL
DBL	DOUBLE	O/	OVER	UON	UNLESS OTHERWISE
DF	DOUGLAS FIR	OC	ON CENTER		NOTED
DIM	DIMENSION	OD	OUTER DIAMETER		
DN	DOWN	OFCI	OWNER FURNISHED,	VERT	VERTICAL
DP	DOUBLE POLE		CONTRACTOR	VIF	VERIFY IN FIELD
DS	DOWNSPOUT		INSTALLED		
DWG	DRAWING	OFOI	OWNER FURNISHED,	W	WEST
			OWNER INSTALLED	W/	WITH
(E)	EXISTING	OPNG	OPENING	WO	WITHOUT
EA	EAST			WC	WATER CLOSET
EACH	EACH	PL	PLATE	WD	WOOD
ELEC	ELECTRICAL	PLYWD	PLYWOOD	WIND	WINDOW
ELEV	ELEVATION	PT	PRESSURE TREATED	WP	WATERPROOF
EQ	EQUAL				
EXP	EXPOSED	R	RADIUS		
EXT	EXTERIOR	RA	RETURN AIR		
		RDWD	REDWOOD		
FDN	FOUNDATION	REF	REFERENCE		
FF	FINISH FLOOR	REG	REGISTER		
FIN	FINISH	REQ	REQUIRED		
FL	FLOOR	RET	RETURN		
FOC	FACE OF CONCRETE	RM	ROOM		
FOF	FACE OF FINISH	S	SOUTH		
FOS	FACE OF STUD	SA	SUPPLY AIR		
FOP	FACE OF PLYWOOD	SAD	SEE ARCHITECTURAL		
FURN	FURNACE		DRAWING		
		SCD	SEE CIVIL		
GA	GAUGE		DRAWING		
GALV	GALVANIZED	SED	SEE ELECTRICAL		
GND	GROUND		DRAWING		
GYP BD	GYPSPUM BOARD	SF	SUBFLOOR		
		SHT	SHEET		
HB	HOSE BIB	SHTG	SHEATHING		
HC	HOLLOW CORE	SKD	SEE KITCHEN		
HDR	HEADER	SLD	SEE LIGHTING		
HR STL	HOT-ROLLED STEEL		DRAWING		
HVAC	HEATING, VENTILATING,	SMD	SEE MECHANICAL		
	AND AIR CONDITIONING		DRAWING		
HW	HOT WATER HEATER		DRAWING		

GENERAL NOTES

3. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY ARCHITECT OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK, USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.
4. ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL . . ." OR "THE CONTRACTOR SHALL INSTALL . . ." WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING," "EXTG.," OR "EY" ARE EXISTING AND SHALL REMAIN. ALL OTHER ITEMS AND NOTES NOT LABELED OR IDENTIFIED AS EXISTING SHALL BE CONSIDERED NEW AND SHALL BE PROVIDED BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL COMPLETE AND PERFORM ALL WORK IN A GOOD, PROFESSIONAL MANNER AT A LEVEL, QUALITY, AND TOLERANCE CONSISTENT WITH THE STANDARDS OF THE CONSTRUCTION INDUSTRY. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL INTENT OF CONSTRUCTION DESIRED AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKSMANSHIP THROUGHOUT.
6. ALL MATERIALS, WORKSMANSHIP & METHODS SHALL BE IN ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL BOARD OF UNDERWRITERS AND SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
7. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
8. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
9. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
10. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
11. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RE-CIRCULATING SYSTEM.
12. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE, (CPC 420).
13. GLAZING USED IN DOORS AND PANELS OF SHOWER AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE, (UBC 5406 (D) 5)
14. SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
15. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1 R, INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.

PROJECT INFORMATION

PROJECT NAME:	560 VALENCIA, A CANNABIS EQUITY MARKETPLACE
PROJECT TYPE:	COMMERCIAL RETAIL INTERIOR TI
PROJECT ADDRESS:	560 VALENCIA STREET SAN FRANCISCO, CA 94110
APN:	3568-009
ZONING DISTRICT:	NCT-VALENCIA STREET NCT
MAX HEIGHT:	55-X
USE:	CANNABIS RETAIL
OCCUPANCY:	M, A-2
CONSTRUCTION TYPE:	V-B
APPLICABLE CODES:	2019 CBC, 2019 CEC, 2019 CPC 2019 CMC, 2019 CAL ENERGY CODE, & ALL SAN FRANCISCO AMENDMENTS
NO. OCCUPIED FLOORS:	1
PARCEL AREA:	5,227 SF
BUILDING AREA:	4,984 SF
EXISTING COMMERCIAL AREA 1ST FLOOR:	4817 SF
PROPOSED COMMERCIAL AREA 1ST FLOOR:	4817 SF (NO CHANGE)
PROPOSED MECHANICAL MEZZANINE:	912 SF
PROJECT DESCRIPTION: INTERIOR TI AND CHANGE OF USE FROM EXISTING RETAIL TO CANNABIS RETAIL, NO CHANGE IN BUILDING AREA OR ENVELOPE, NO FRONT FACADE WORK.	

PROJECT DIRECTORY

OWNER / EQUITY APPLICANT
4LC VALENCIA LLC
WILLIAM DOLAN, MANAGER
354 PINE ST, FL 7
SAN FRANCISCO, CA 94104
Tel. 415.935.4743
williamjdolan@gmail.com

ARCHITECT
BENVENISTE ARCHITECTS
JOSEPH BENVENISTE
382 LELAND AVE
SAN FRANCISCO, CA 94134
Tel. 415.378.5936
joseph@baa-design.com

SHEET INDEX

ARCHITECTURAL

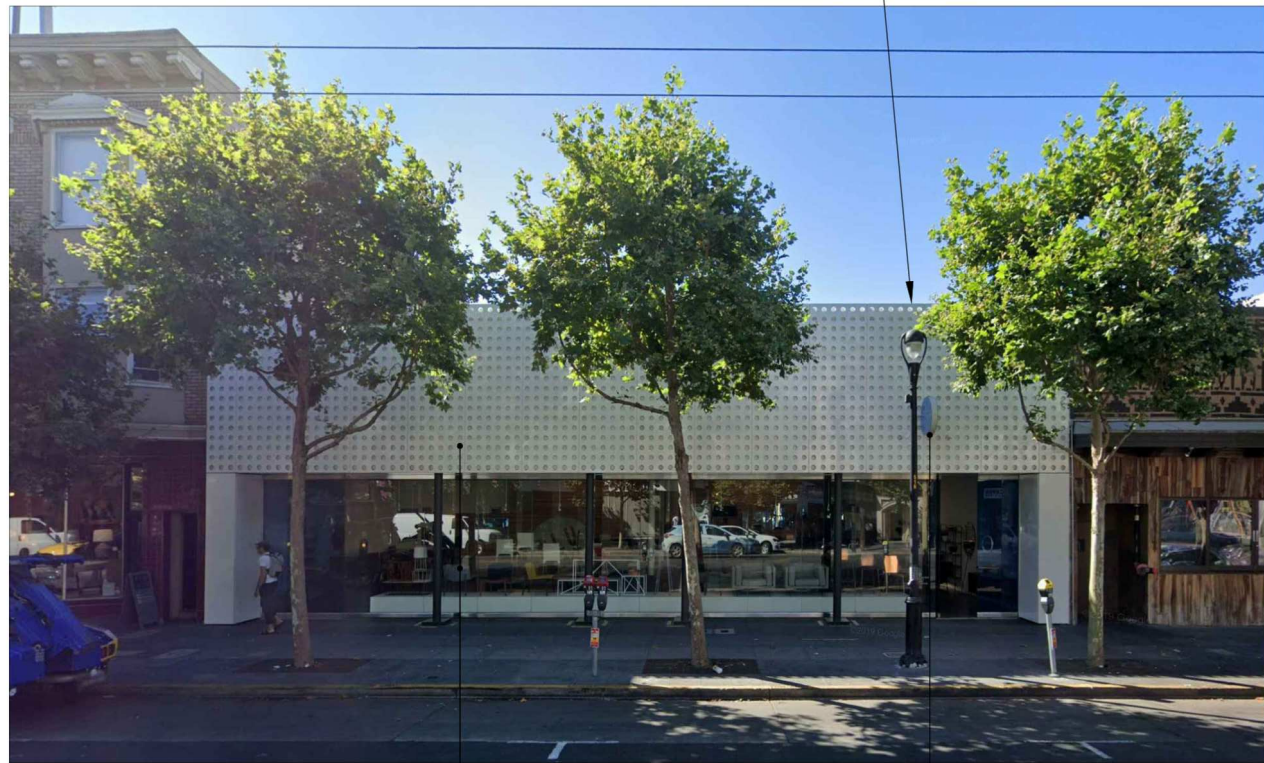
A0.01	PROJECT DATA
A1.01	SITE PLAN
A1.51	FIRST FLOOR EXISTING / DEMO PLAN
A2.01	FIRST FLOOR PLAN
A2.02	SECOND FLOOR PLAN
A2.03	ROOF PLAN
A4.01	EXISTING / PROPOSED EXTERIOR ELEVATION
A4.02	EXISTING / PROPOSED EXTERIOR ELEVATION / SECTION

BENVENISTE ARCHITECTS
382 Leland Avenue San Francisco CA 94134
415.378.5936 joseph@baa-design.com

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PLANNING NOTES

























SITE PHOTOS



NOTE: NO WORK AT FRONT FACADE

NOTE: REPLACE BLADE SIGNAGE –
IN-KIND UNDER SEPARATE PERMIT

SYMBOLS

	1HR RATED FULL HEIGHT WALL		DETAIL, SECTION, ELEVATION MARKER
	2HR RATED FULL HEIGHT WALL		INTERIOR ELEVATION MARKER
	(N) INTERIOR PARTITION WALL		INTERIOR ELEVATION MARKER
	LANDLORD PARTITION WALL		GRID LINE MARKER
	CLR. INDICATING CLEAR DIMENSION TO FINISHED FACE OF WALL INCLUDING MATERIALS.		ELEVATION POINT MARKER
	CLR. INDICATING CLEAR DIMENSION TO FINISHED FACE OF WALL INCLUDING MATERIALS.		DATUM POINT MARKER
	LINE BELOW OR HIDDEN LINE		DOOR TAG
	LINE ABOVE		WINDOW TAG
	CENTER LINE		ROOM ID TAG
	PROPERTY LINE		KEYNOTE TAG
	DIMENSION TO FACE OF STUD		REVISION NUMBER TAG
	ALL DIMENSIONS ARE TO FACE OF STUD U.O.N.		
	DIMENSION TO CENTERLINE		

VICINITY MAP

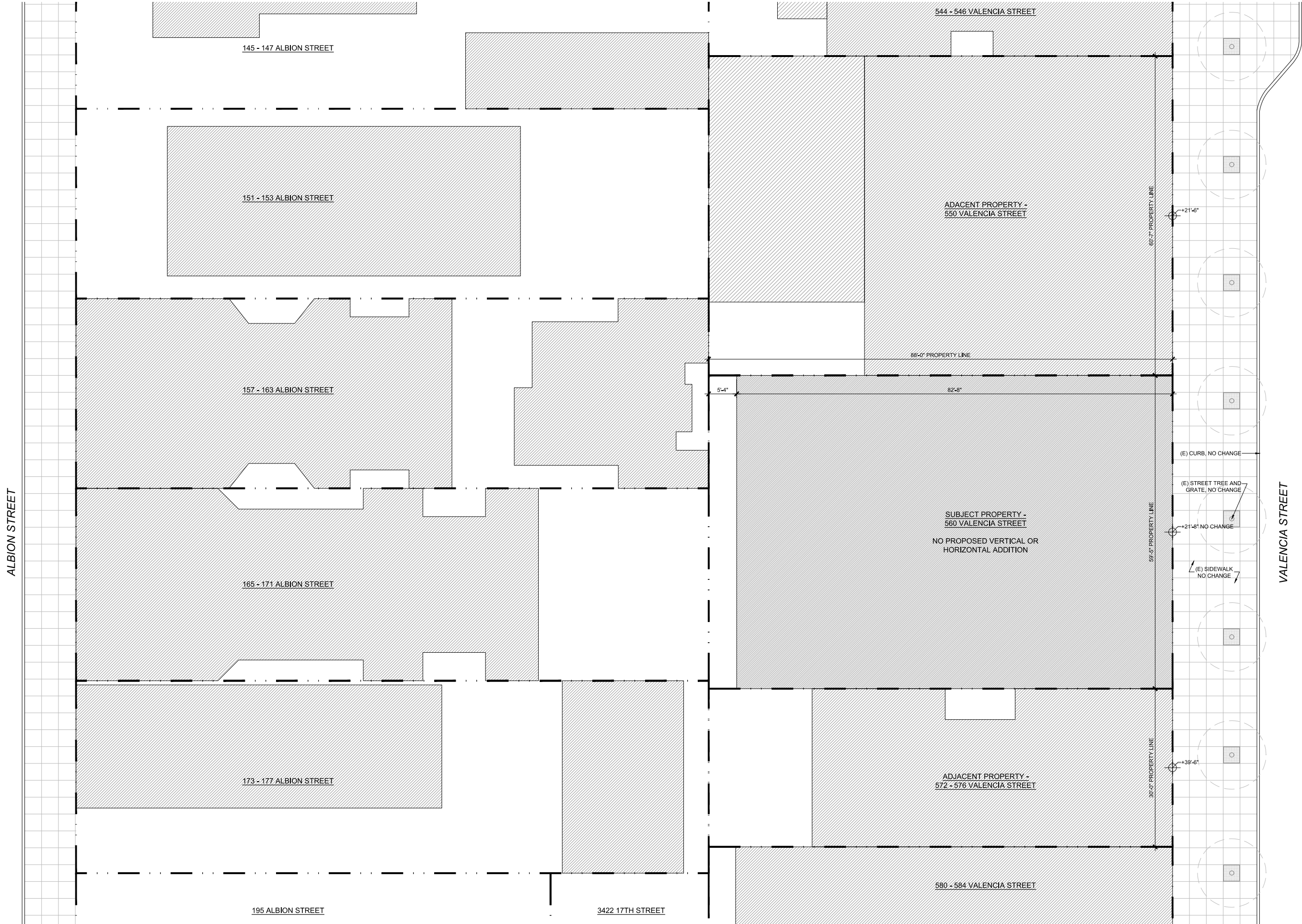


AREA PLAN

[illegible]

PROJECT DATA	
FILE	
BY	J BENVENISTE
SCALE	NTS
SHEET	

A0.01



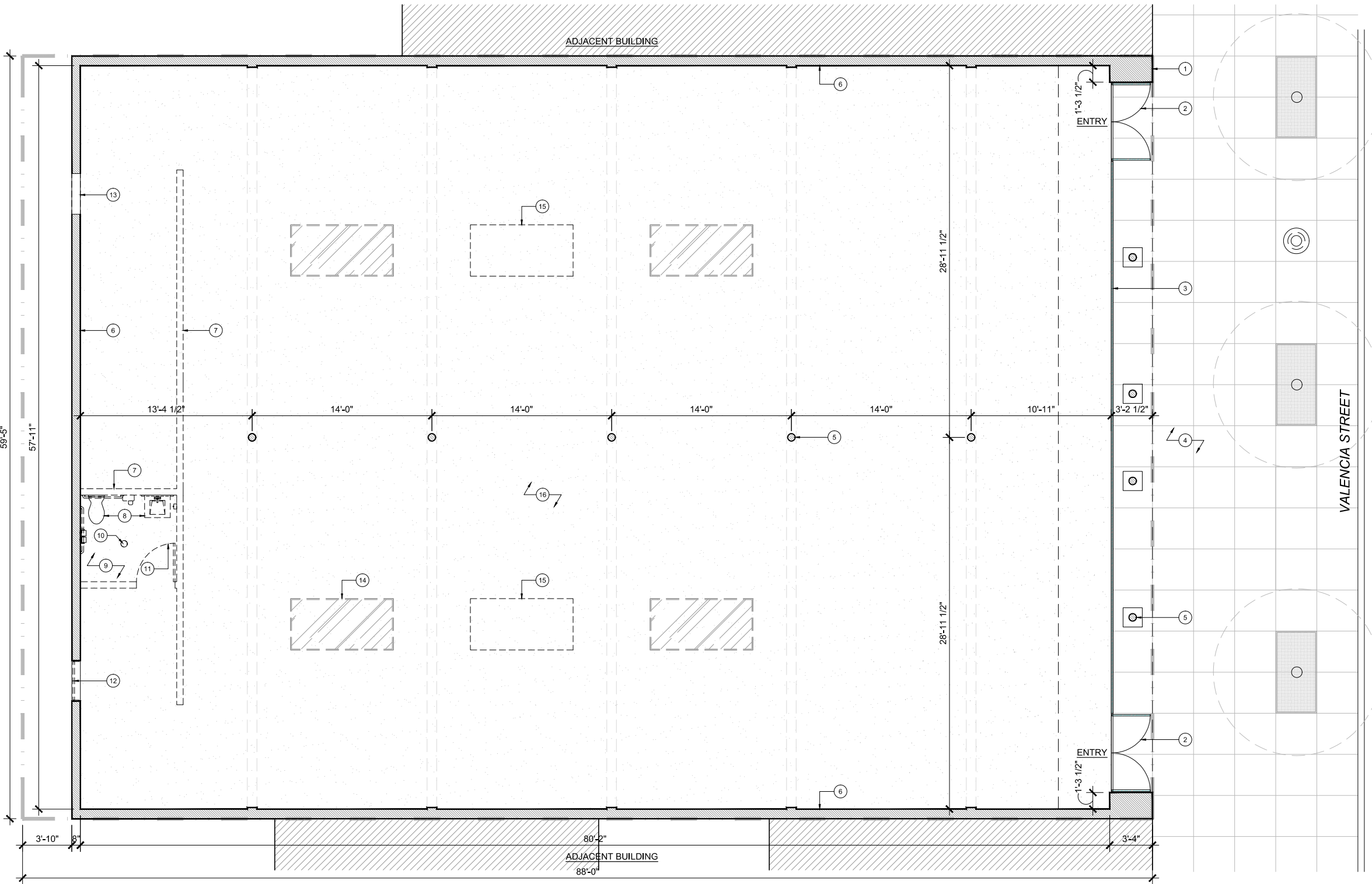
PROJECT NAME
560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
94110

ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL

SHEET TITLE

SITE PLAN

FILE
BY J BENVENISTE
SCALE 1/8" = 1'
SHEET



DEMO KEYNOTES:

NOTE: NOT ALL NUMBERS WILL APPEAR ON SHEET

- 1 (E) FACADE TO REMAIN, NO WORK
- 2 (E) DOOR TO REMAIN, PRESERVE AND PROTECT
- 3 (E) STOREFRONT TO REMAIN, PRESERVE AND PROTECT
- 4 NO EXTERIOR WORK
- 5 (E) COLUMN / STRUCTURE TO REMAIN, PRESERVE AND PROTECT
- 6 (E) WALLS TO REMAIN, PRESERVE AND PROTECT
- 7 DEMO AND REMOVE (E) NON-STRUCTURAL PARTITION
- 8 DEMO AND REMOVE (E) PLUMBING FIXTURES AND ACCESSORIES
- 9 DEMO AND REMOVE (E) TILE FLOORING AND COVE BASE IN WC, SCRAPE CONC, SLAB SMOOTH
- 10 ABANDON AND FILL (E) DRAINS AND CLEANOUTS
- 11 DEMO AND REMOVE (E) INTERIOR DOOR
- 12 DEMO AND REMOVE (E) REAR EXT. ACCESS DOOR, FILL WALL SMOOTH
- 13 DEMO AND REMOVE (E) EXTERIOR WALL SECTION FOR RELOCATED REAR EXT. ACCESS DOOR, PROVIDE SECURE TEMPORARY WEATHER AND SECURITY PROTECTION.
- 14 (E) SKYLIGHT ABOVE TO REMAIN, PRESERVE AND PROTECT
- 15 DEMO AND REMOVE SECTION OF ROOF ABOVE FOR NEW SKYLIGHT AND CURB, PROVIDE SECURE TEMPORARY WEATHER PROTECTION.
- 16 (E) CONCRETE SLAB FLOORING TO REMAIN, PRESERVE AND PROTECT

LEGEND

- EXISTING WALL TO REMAIN
- DEM'D PARTITION / ELEMENT
- NOT IN SCOPE

BENVENISTEARCHITECTS

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SAN FRANCISCO, CA
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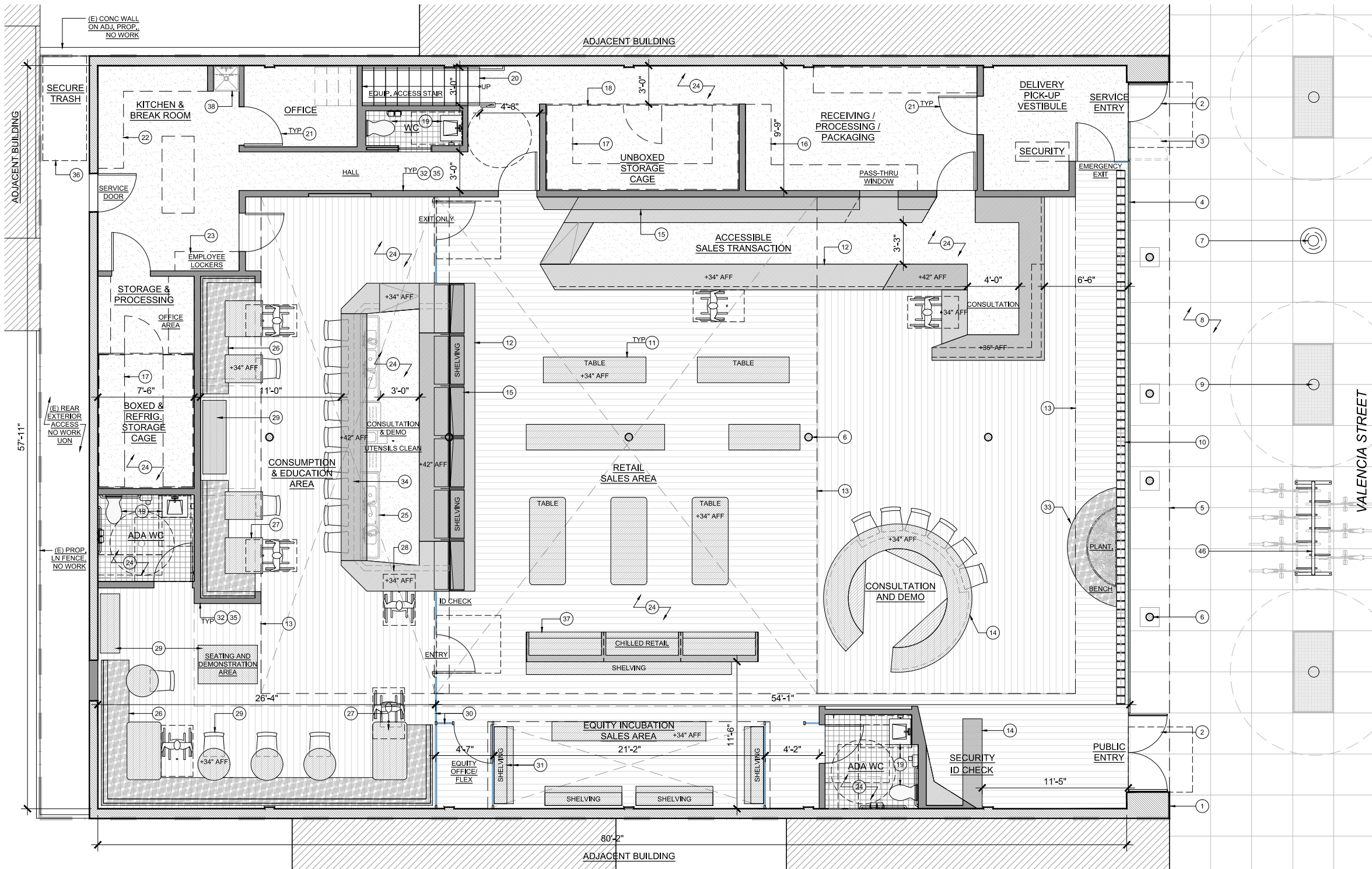
EXISTING / DEMO PLAN

FILE

BY J BENVENISTE

SCALE 1/4" = 1'

SHEET



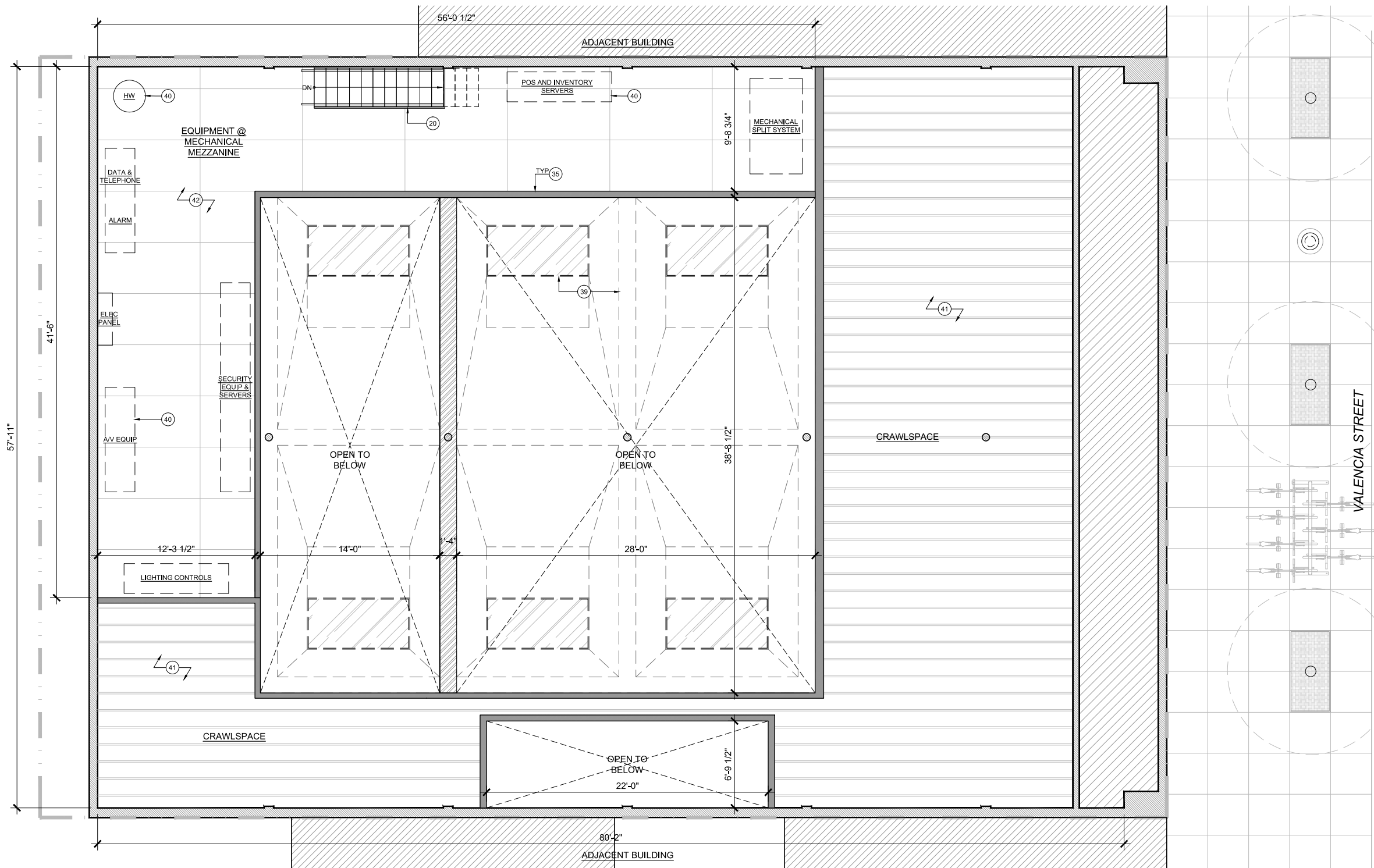
- PLANNING NOTES:
1. NO PROPOSED CHANGES TO THE EXISTING GLASS FAÇADE / STOREFRONT SYSTEM.
 2. NO PROPOSED CHANGES TO THE EXISTING PERFORATED AND SOLID METAL PANEL FAÇADE SYSTEM.
 3. NO PROPOSED CHANGES TO THE EXISTING DOORS AT FRONT FAÇADE.
 4. NO PROPOSED MODIFICATION TO OR ADDITION OF EXISTING EXTERIOR FAÇADE MATERIALS AND JOINTS.
 5. NO PROPOSED ADA PUSH BUTTON AUTOMATIC DOOR OPENER. EXISTING DOORS HAVE COMPLIANT ACCESSIBLE LEVEL CLEAR SPACE AND OPENING FORCE.
 6. NO PROPOSED EXTERIOR SECURITY CAMERAS OR GRILLES AT FRONT FAÇADE. SECURITY CAMERAS FOR FRONT STOREFRONT TO BE FLUSH RECESSED AT INTERIOR CEILING, AND PAINTED TO MATCH CEILING.

- KEYNOTES:
- NOTE: NOT ALL NUMBERS WILL APPEAR ON SHEET
- 1 (E) FACADE, NO WORK. SEE ELEVATIONS
 - 2 (E) DOOR, NO WORK
 - 3 (E) DOOR LEAF TO REMAIN, FIX CLOSED
 - 4 (E) STOREFRONT GLAZING, NO WORK, GLASS TO BE TRANSPARENT
 - 5 LINE OF (E) FACADE ABOVE, NO WORK
 - 6 (E) COLUMN, NO WORK
 - 7 (E) STREET LAMP, NO WORK
 - 8 (E) SIDEWALK, NO WORK
 - 9 (E) TREE AND METAL GRATE, NO WORK
 - 10 FIXED VERTICAL WOOD LOUVER/SCREEN. SEE ELEVATION
 - 11 ACCESSIBLE RETAIL DISPLAY TABLE. MENUING AND PRODUCT DISPLAY TO BE ORIENTED SO NOT VISIBLE FROM OUTSIDE OF THE STORE
 - 12 ACCESSIBLE COUNTER
 - 13 DASH LINE AT CLG TRANSITION ABV, SEE SECTION
 - 14 FURNITURE / MILLWORK
 - 15 MILLWORK SHELVING
 - 16 WORK TABLES
 - 17 METRO OPEN STORAGE SHELVING
 - 18 DEA SECURE AREA CAGE
 - 19 ACCESSIBLE PLUMBING FIXTURES & ACCESSORIES
 - 20 STAIR & RAILINGS
 - 21 INTERIOR DOOR, TYP
 - 22 KITCHEN COUNTER AND EQUIP PER SFPDPH REQS
 - 23 EMPLOYEE LOCKERS
 - 24 FINISH FLOORING, SEE SPECS
 - 25 FOOD SERVICE EQUIPMENT AS REQUIRED FOR CANNABIS AND NON-CANNABIS UTENSIL SANITIZING
 - 26 BANQUETTE SEATING
 - 27 ACCESSIBLE TABLE AT SEATING
 - 28 ACCESSIBLE COUNTER
 - 29 FURNITURE OFCI
 - 30 GLASS AND STEEL PARTITION
 - 31 TABLE AND SHELVING IN EQUITY INCUBATION SALES AREA
 - 32 WALL FINISHES AS SCHEDULED, TYP
 - 33 BUILT-IN BENCH AND PLANTER. TOP OF PLANTER AT 24" AFF.
 - 34 UNDER COUNTER DIE WALL
 - 35 PARTITION WALL, SEE WALL SCHEDULE
 - 36 SECURED TRASH AND RECYCLING PER SFPDPH REQS
 - 37 CHILLED RETAIL DISPLAY EQUIPMENT WITH MILLWORK SURROUND
 - 38 MOP SINK
 - 39 SKYLIGHT AND CEILING AT DASHED ABOVE
 - 40 PRELIMINARY EQUIPMENT LOCATIONS
 - 41 OPEN TO DROPPED CEILING JOISTS
 - 42 PLYWOOD SHEATHING AT FLOOR
 - 43 SKYLIGHTS, NO WORK UON
 - 44 (E) ROOF, NO WORK
 - 45 (E) PARAPET, NO WORK
 - 46 EXTERIOR BIKE RACK

- LEGEND
- EXISTING WALL TO REMAIN
 - PROPOSED STUD WALL
 - NOT IN SCOPE
 - WHEELCHAIR ACCESSIBLE



ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL



KEYNOTES:

NOTE: NOT ALL NUMBERS WILL APPEAR ON SHEET

- (E) FACADE, NO WORK. SEE ELEVATIONS
- (E) DOOR, NO WORK
- (E) DOOR LEAF TO REMAIN, FIX CLOSED
- (E) STOREFRONT GLAZING, NO WORK, GLASS TO BE TRANSPARENT
- LINE OF (E) FACADE ABOVE, NO WORK
- (E) COLUMN, NO WORK
- (E) STREET LAMP, NO WORK
- (E) SIDEWALK, NO WORK
- (E) TREE AND METAL GRATE, NO WORK
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- OPEN TO DROPPED CEILING JOISTS
- PLYWOOD SHEATHING AT FLOOR
- SKYLIGHTS, NO WORK UON
- (E) ROOF, NO WORK
- (E) PARAPET, NO WORK
- EXTERIOR BIKE RACK

LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED STUD WALL
- NOT IN SCOPE
- WHEELCHAIR ACCESSIBLE

BENVENISTE ARCHITECTS

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415.378.5936 joseph@baa-design.com

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PROJECT NAME

560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
94110

ISSUED

04.14.20

07.10.20

DESCRIPTION

PLANNING REVIEW

PLANNING SUBMITTAL

SHEET TITLE

MEZZANINE PLAN

FILE

BY

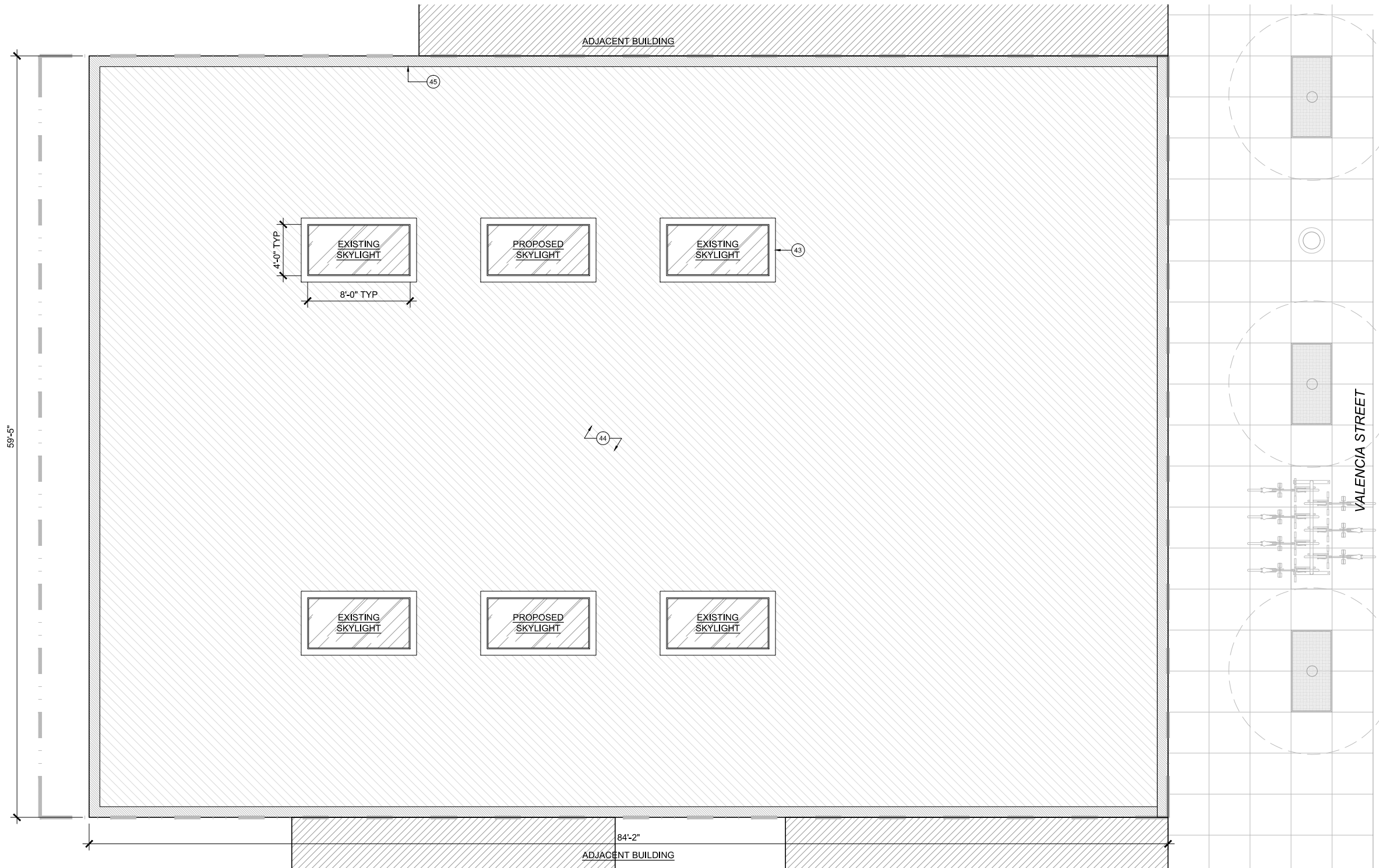
J BENVENISTE

SCALE

1/4" = 1'

SHEET

A2.02



NOTE: NO WORK PROPOSED ON (E) ROOF EXCEPT FOR (2) NEW SKYLIGHTS PROPOSED AS NOTED.



KEYNOTES:

NOTE: NOT ALL NUMBERS WILL APPEAR ON SHEET

- (E) FACADE, NO WORK. SEE ELEVATIONS
- (E) DOOR, NO WORK
- (E) DOOR LEAF TO REMAIN, FIX CLOSED
- (E) STOREFRONT GLAZING, NO WORK, GLASS TO BE TRANSPARENT
- LINE OF (E) FACADE ABOVE, NO WORK
- (E) COLUMN, NO WORK
- (E) STREET LAMP, NO WORK
- (E) SIDEWALK, NO WORK
- (E) TREE AND METAL GRATE, NO WORK
- VERTICAL WOOD LOUVER/SCREEN, SEE ELEVATION
- ACCESSIBLE RETAIL DISPLAY TABLE. MENUING AND PRODUCT DISPLAY TO BE ORIENTED SO NOT VISIBLE FROM OUTSIDE OF THE STORE
- ACCESSIBLE COUNTER
- DASH LINE AT CLG TRANSITION ABV, SEE SECTION
- FURNITURE / MILLWORK
- MILLWORK SHELVING
- WORK TABLES
- METRO OPEN STORAGE SHELVING
- DEA SECURE AREA CAGE
- ACCESSIBLE PLUMBING FIXTURES & ACCESSORIES
- STAIR & RAILINGS
- INTERIOR DOOR, TYP
- KITCHEN COUNTER AND EQUIP PER SFPDPH REQ
- EMPLOYEE LOCKERS
- FINISH FLOORING, SEE SPECS
- FOOD SERVICE EQUIPMENT AS REQUIRED FOR CANNABIS AND NON-CANNABIS UTENSIL SANITIZING
- BANQUETTE SEATING
- ACCESSIBLE TABLE AT SEATING
- ACCESSIBLE COUNTER
- FURNITURE OFCI
- GLASS AND STEEL PARTITION
- TABLE AND SHELVING IN EQUITY INCUBATION SALES AREA
- WALL FINISHES AS SCHEDULED, TYP
- BUILT-IN BENCH AND PLANTER. TOP OF PLANTER AT 24" AFF.
- UNDER COUNTER DIE WALL
- PARTITION WALL, SEE WALL SCHEDULE
- SECURED TRASH AND RECYCLING PER SFPDPH REQ
- CHILLED RETAIL DISPLAY EQUIPMENT WITH MILLWORK SURROUND
- MOP SINK
- SKYLIGHT AND CEILING AT DASHED ABOVE
- PRELIMINARY EQUIPMENT LOCATIONS
- OPEN TO DROPPED CEILING JOISTS
- PLYWOOD SHEATHING AT FLOOR
- SKYLIGHTS, NO WORK UON
- (E) ROOF, NO WORK
- (E) PARAPET, NO WORK
- EXTERIOR BIKE RACK

LEGEND

- EXISTING WALL TO REMAIN
- PROPOSED STUD WALL
- NOT IN SCOPE
- WHEELCHAIR ACCESSIBLE

BENVENISTEARCHITECTS

382 Leland Avenue San Francisco CA 94134
415.378.5936 joseph@boa-design.com

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PROJECT NAME

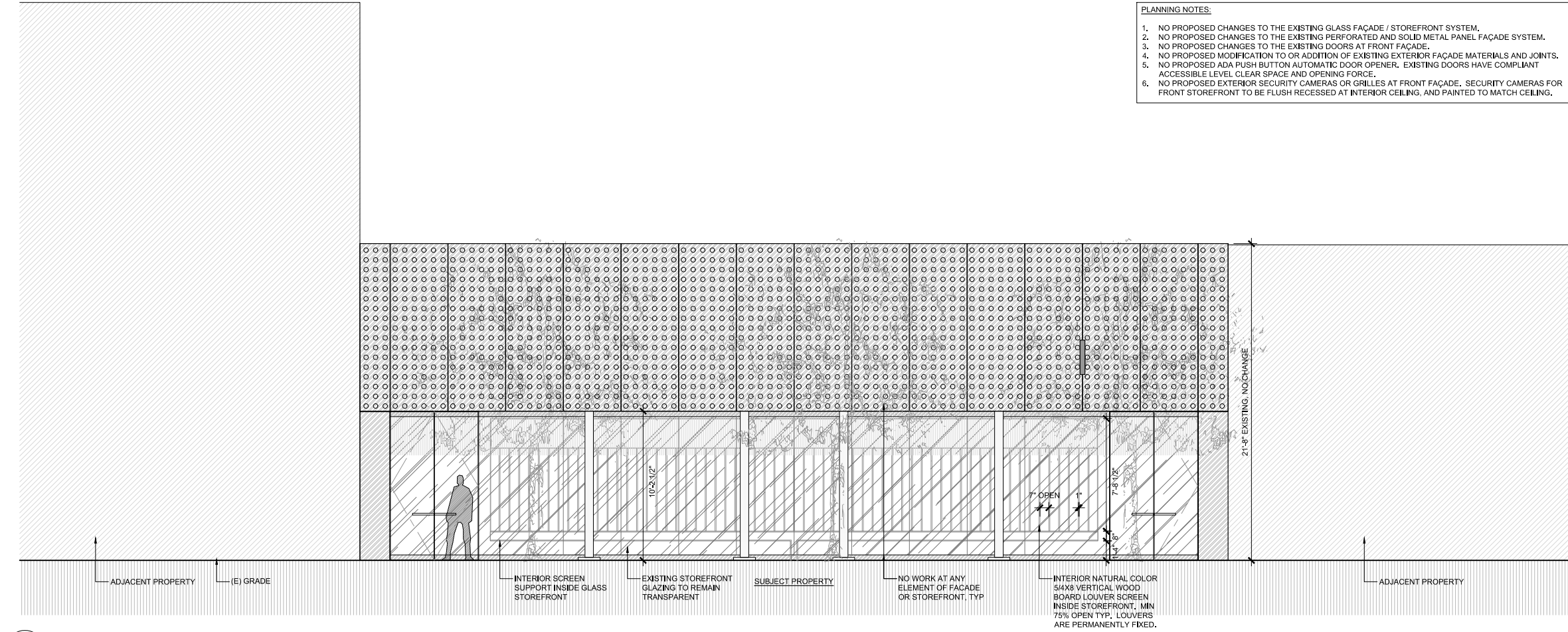
**560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
94110**

ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL

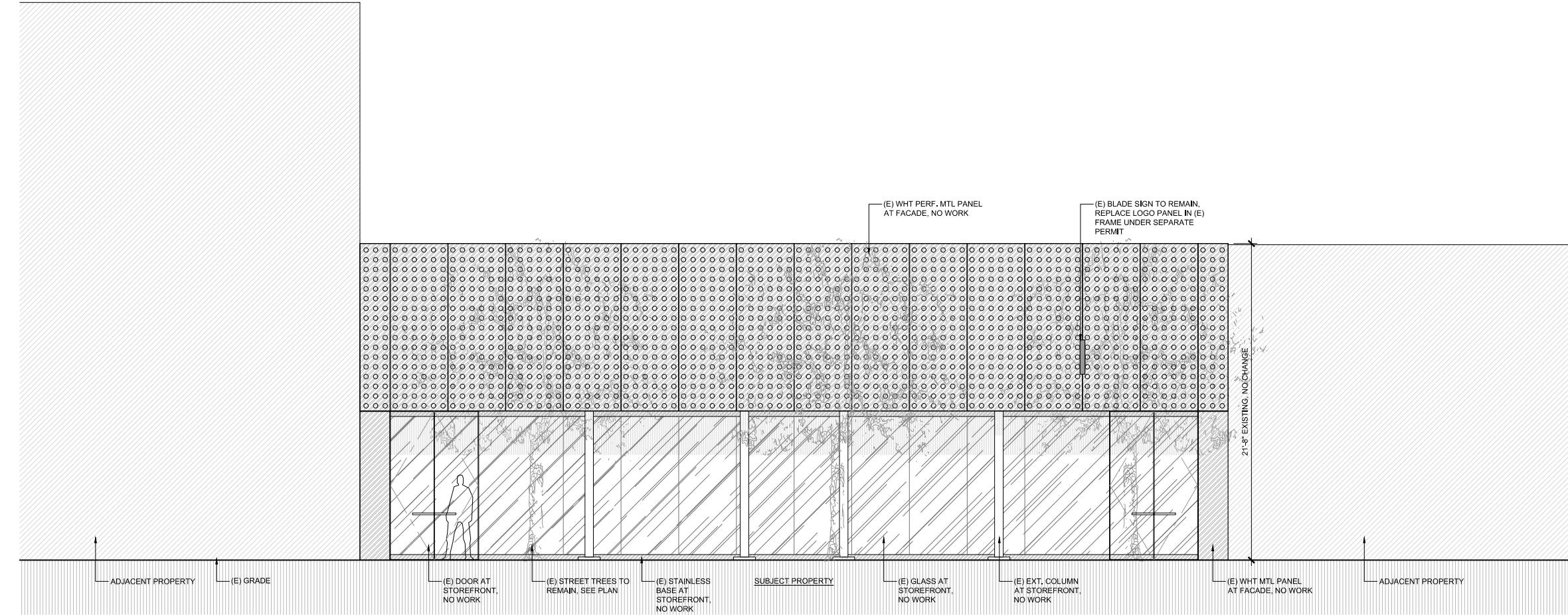
SHEET TITLE

ROOF PLAN

FILE
BY J BENVENISTE
SCALE 1/4" = 1'
SHEET



2 FRONT ELEVATION - PROPOSED
A4.01 1/4" = 1'



1 FRONT ELEVATION - EXISTING
A4.01 1/4" = 1'

- PLANNING NOTES:
1. NO PROPOSED CHANGES TO THE EXISTING GLASS FAÇADE / STOREFRONT SYSTEM.
 2. NO PROPOSED CHANGES TO THE EXISTING PERFORATED AND SOLID METAL PANEL FAÇADE SYSTEM.
 3. NO PROPOSED CHANGES TO THE EXISTING DOORS AT FRONT FAÇADE.
 4. NO PROPOSED MODIFICATION TO OR ADDITION OF EXISTING EXTERIOR FAÇADE MATERIALS AND JOINTS.
 5. NO PROPOSED ADA PUSH BUTTON AUTOMATIC DOOR OPENER. EXISTING DOORS HAVE COMPLIANT ACCESSIBLE LEVEL CLEAR SPACE AND OPENING FORCE.
 6. NO PROPOSED EXTERIOR SECURITY CAMERAS OR GRILLES AT FRONT FAÇADE. SECURITY CAMERAS FOR FRONT STOREFRONT TO BE FLUSH RECESSED AT INTERIOR CEILING, AND PAINTED TO MATCH CEILING.



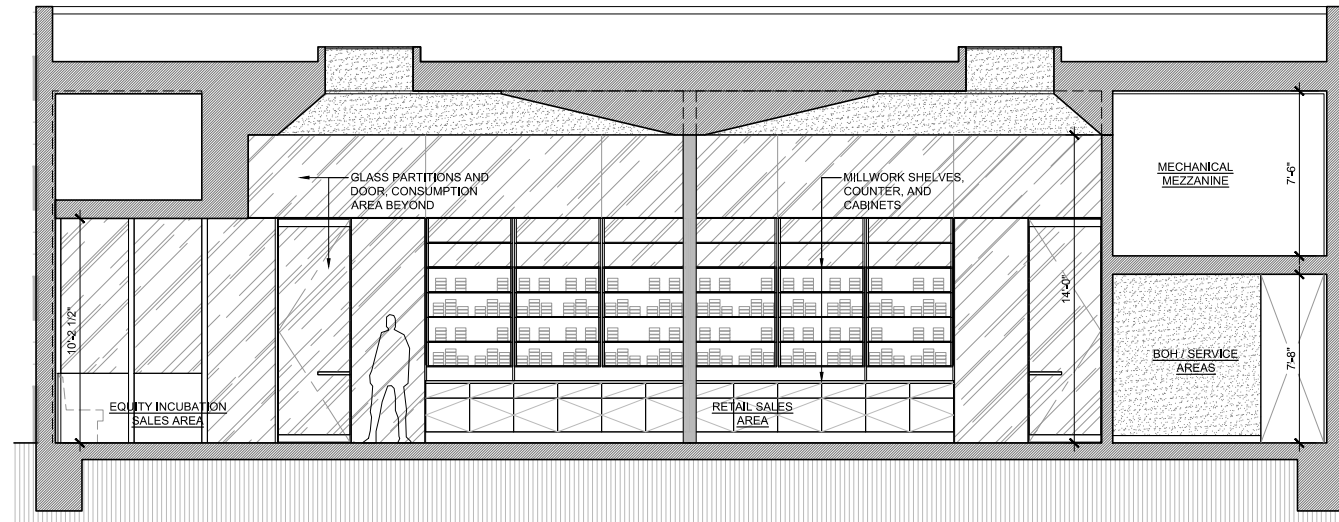
PROJECT NAME
**560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
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04.14.20	PLANNING REVIEW
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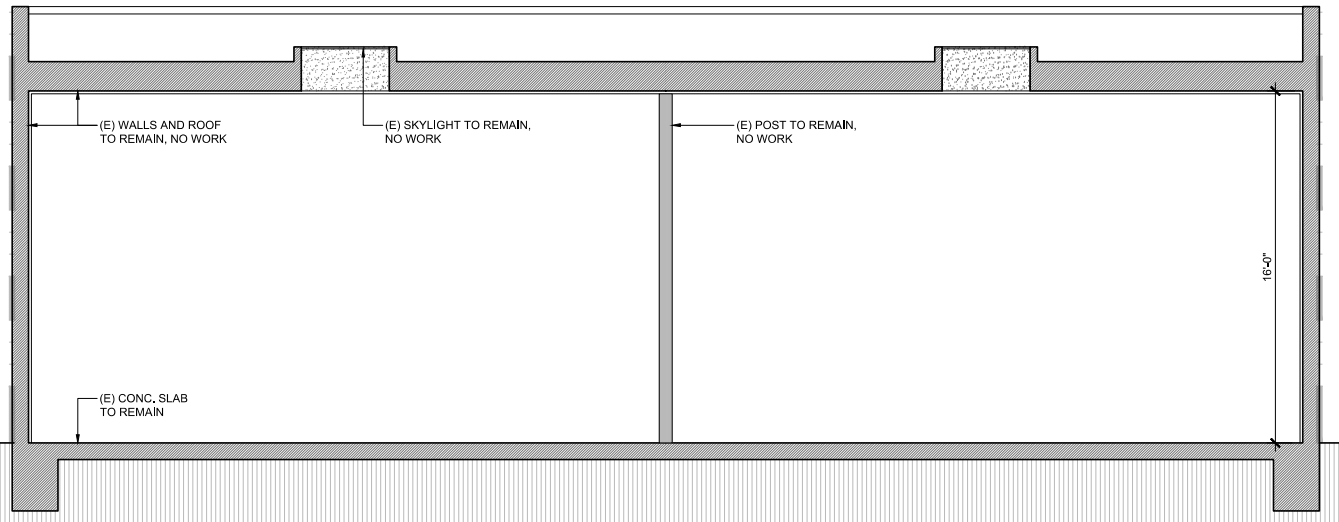
SHEET TITLE
EXTERIOR ELEVATIONS

FILE
BY J BENVENISTE
SCALE 1/4" = 1'
SHEET

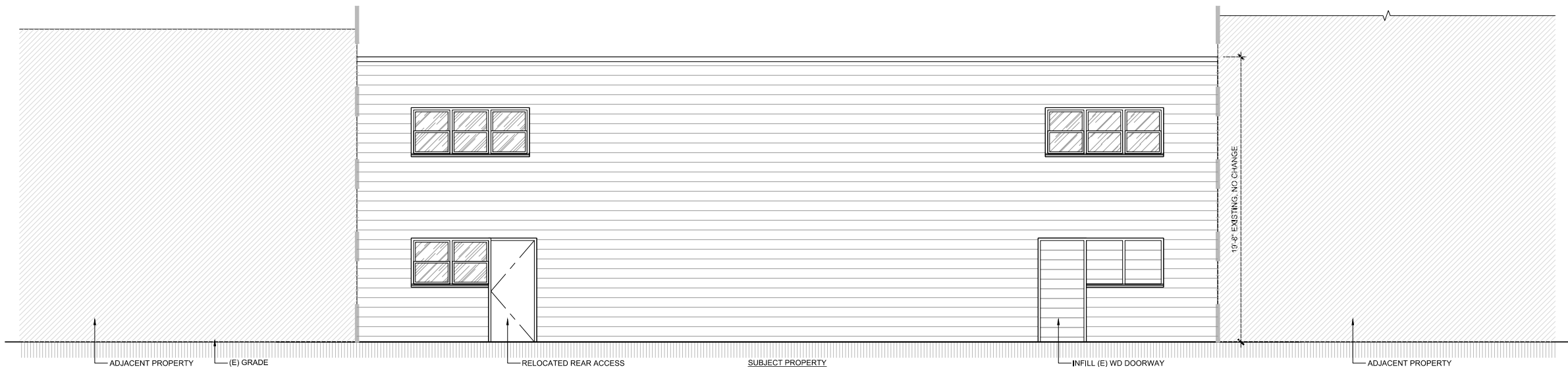
A4.01



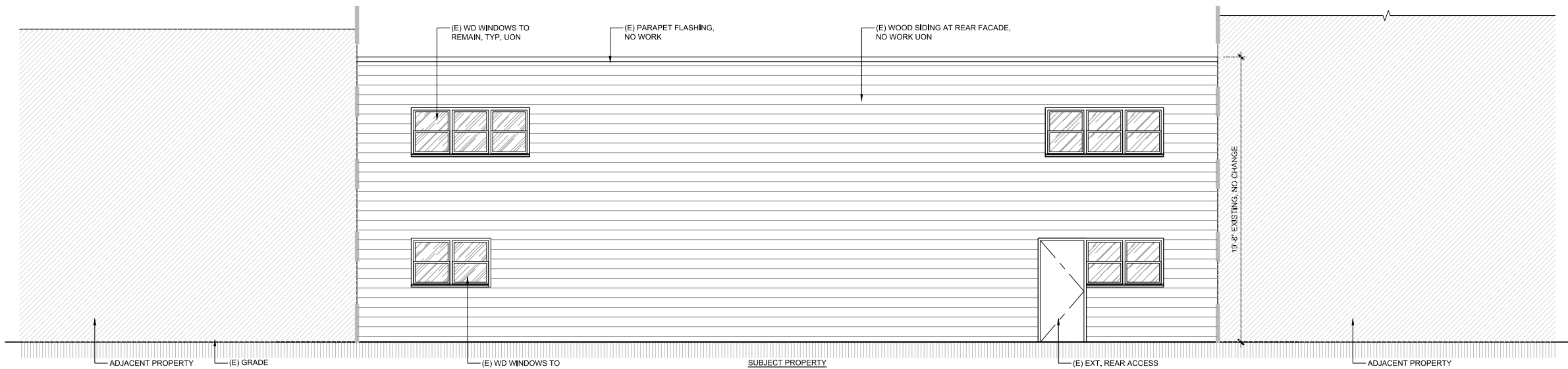
4 CROSS SECTION - PROPOSED
A4.02 1/4" = 1'



3 CROSS SECTION - EXISTING
A4.02 1/4" = 1'



2 REAR ELEVATION - PROPOSED
A4.02 1/4" = 1'



1 REAR ELEVATION - EXISTING
A4.02 1/4" = 1'



PROJECT NAME

**560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
94110**

ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL

SHEET TITLE

SECTIONS / ELEVATIONS

FILE

BY J BENVENISTE

SCALE 1/4" = 1'

SHEET



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
560 VALENCIA ST		3568/009
Case No.		Permit No.
2020-006575PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. The Project would establish a Cannabis Retail use (a "Cannabis Equity Marketplace") measuring 4,984 sq. ft. in a space currently used as a furniture retail store and showroom. The proposal involves interior tenant improvements with no expansion of the existing tenant space or building envelope, and no changes to the façade. The Project includes the establishment of an on-site Cannabis consumption room allowing for on-site smoking, vaping, and consumption of edible Cannabis products.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? 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).
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): 	

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

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

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

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

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

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

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

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Michael Christensen 11/25/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



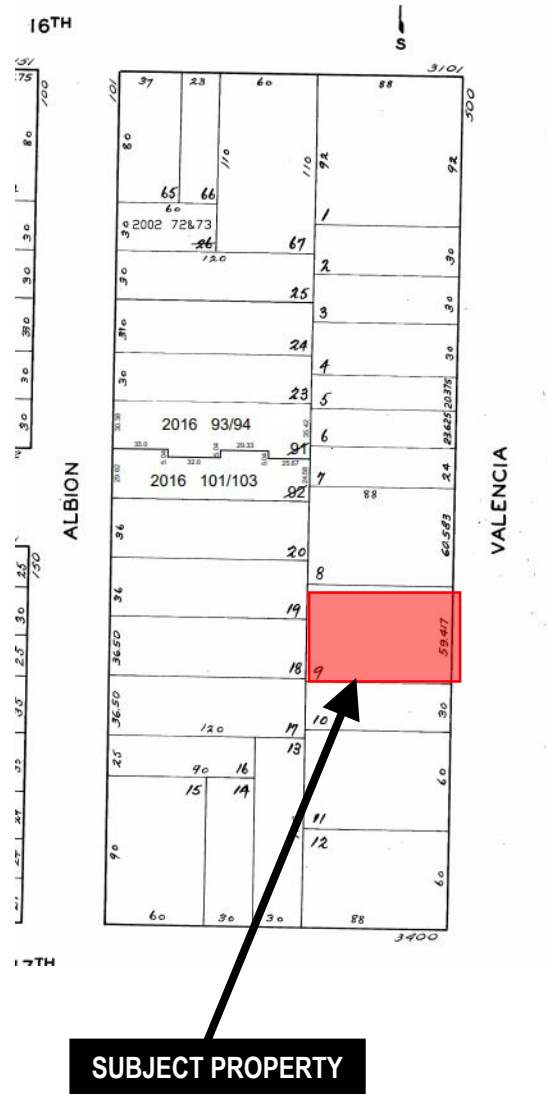
LAND USE INFORMATION

PROJECT ADDRESS: 560 VALENCIA ST

RECORD NO.: 2020-006575PRJ

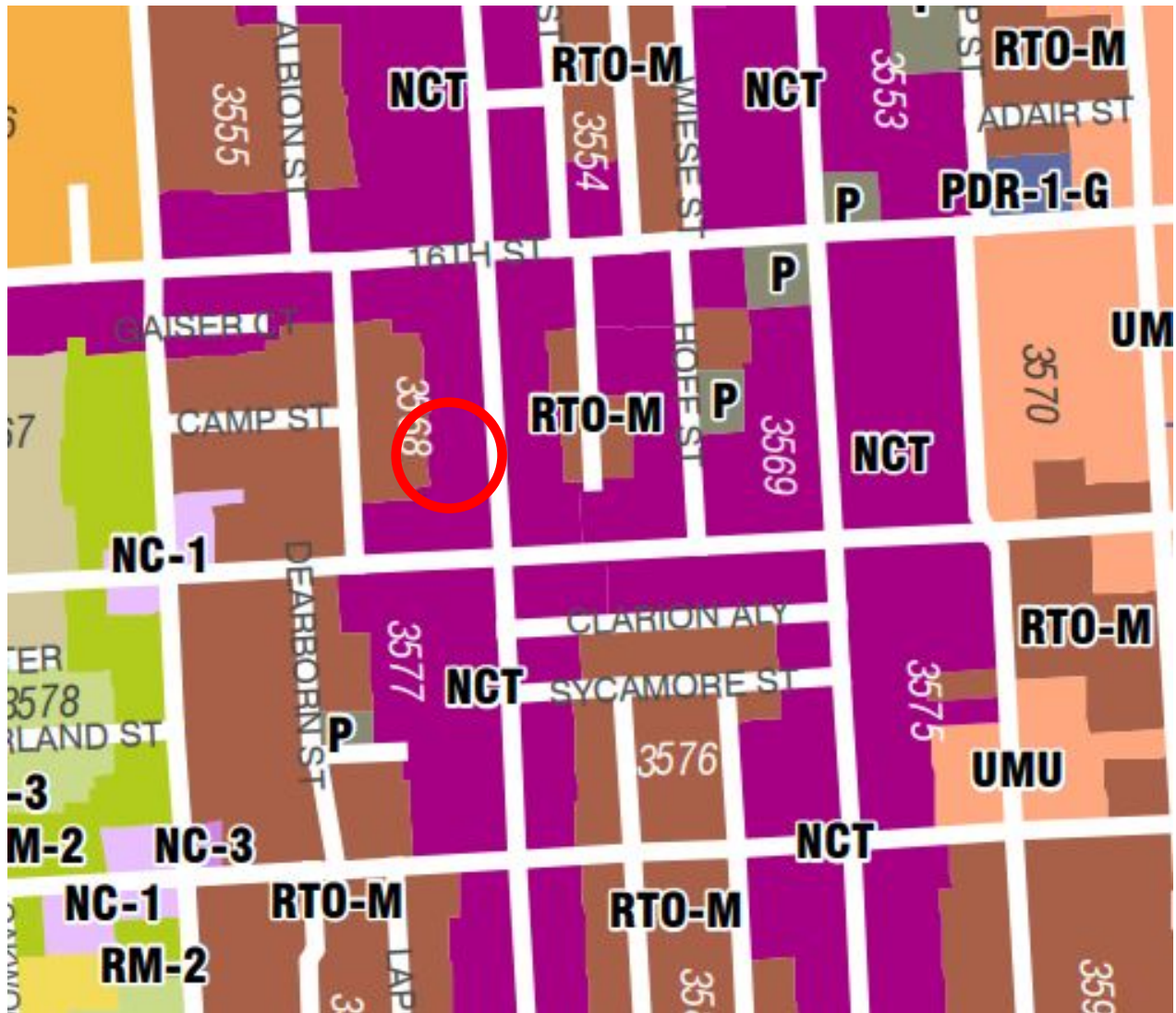
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	4984	4984	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	1	1	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	4	4
Car Share Spaces	0	0	0
Other ()	0	0	0

Parcel Map



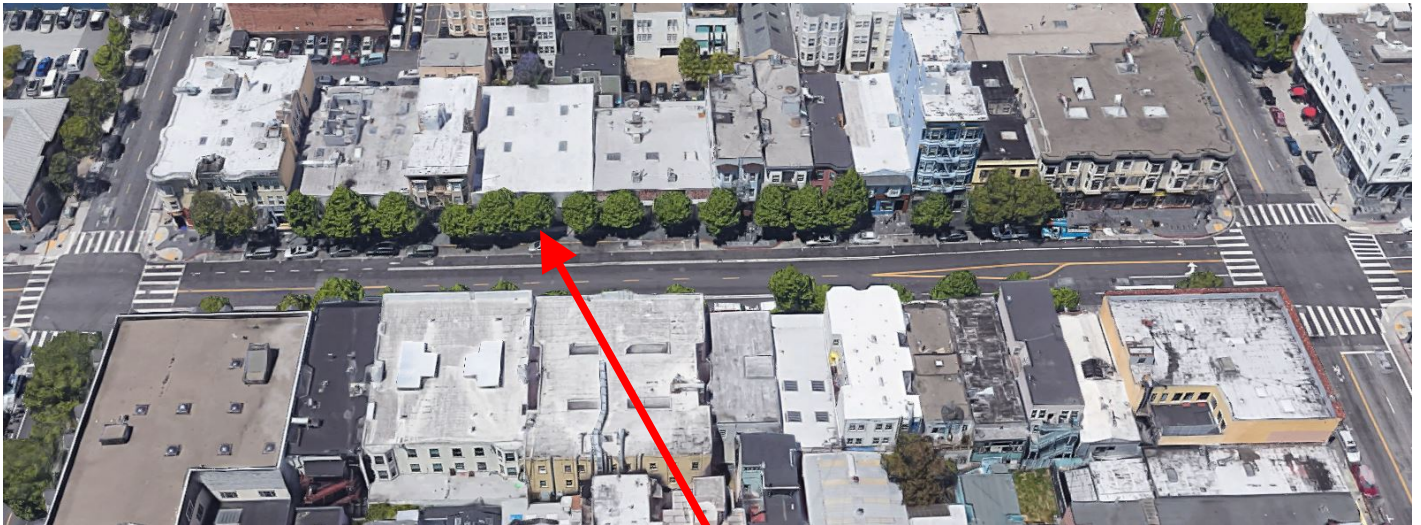
Conditional Use Authorization Hearing
Case Number 2020-006575CUA
560 Valencia Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2020-006575CUA
560 Valencia Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2020-006575CUA
560 Valencia Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2020-006575CUA
560 Valencia Street



PROJECT APPLICATION (PRJ)

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

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

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For projects that do not require an entitlement action by the Planning Department, but require Planning Department review of a Building Permit Application, please present a complete signed Project Application along with the Building Permit Application for intake at <https://sf.gov/apply-building-permit>.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the Planning [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

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

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

- ☐ One (1) complete and signed PRJ application, or complete online submittal, including the following:
- ☐ An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- ☐ Current or historic photograph(s) of the property.
- ☐ All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address:

Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

PROJECT DESCRIPTION:

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

PROJECT DETAILS:

Change of Use New Construction Demolition Facade Alterations ROW Improvements
Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other: _____

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

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

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: Yes No

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

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

General Land Use		Existing	Proposed
	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Roof Area GSF - Total		
	Living Roof GSF		
	Solar Ready Zone GSF		
	Other: _____		


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

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

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

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

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	Yes No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: The project involves: <ul style="list-style-type: none"> • excavation of 50 or more cubic yards of soil, or • building expansion greater than 500 square feet outside of the existing building footprint. A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.
6b. Geology and Soils 	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	Yes No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

 Please see the [Property Information Map](#) or speak with Planning counter staff at the Permit Center to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

560 VALENCIA STREET – CANNABIS RETAIL MARKETPLACE
CONDITIONAL USE APPLICATION NO. 2020-006575CUA

**Hearing Package and Support Materials for
Conditional Use Authorization**

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I. GOOD NEIGHBOR POLICY

560 Valencia, a Cannabis Equity Marketplace Good Neighbor Policy

We are committed to the following good neighbor policies at 560 Valencia Street (the “Premises”):

Safety, Security, and Lighting

- We shall utilize shielded outside lighting in a manner that illuminates the Premises and adjacent street, sidewalks, and rear building areas to ensure the safety of our patrons and the residents of the neighborhoods we serve.
- We shall have professional, trained security personnel available on premise during all business operating hours to ensure safety and security for all customers, staff, and members of the community in the surrounding area along Valencia Street.
- We shall install a high-quality audio / video surveillance system to monitor all areas of the store’s interior and exterior.
- We shall prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on the Premises, and shall remove anyone engaging in such activity.
- We shall make all reasonable efforts to correct potential nuisance conditions on and immediately adjacent to the Premises, including a) engaging in good-faith efforts to prohibit loitering, b) requesting that persons engaging in objectionable activities cease and leave the Premises, and c) immediately notifying local law enforcement upon detection of illegal activities in or around the Premises.
- We shall monitor and prohibit double-parking directly outside of the Premises. We will hang clear, visible signs prohibiting double parking and the blocking of driveways. We shall also monitor and prohibit the blocking of commercial loading zones, passenger loading / unloading zones, and bicycle lanes within 50 feet of the Premises.
- We shall manage customer traffic flow to avoid conflict with adjacent storefronts and to ensure unobstructed movement of persons on the sidewalk. The Premises shall include ample interior space near front of the store for customer queuing during peak times in order to mitigate the Project’s impact on the surrounding businesses and community members by allowing customers to line-up inside the store instead of queuing outside on the sidewalk.

Safe Cannabis Consumption, Odor and Noise Mitigation

- We shall utilize high quality air filtration, ventilation (HVAC), and odor control/mitigation measures to prevent any significant noxious or offensive odors, from cannabis or otherwise, from escaping the Premises.
- We shall prohibit loitering, littering, and cannabis consumption around and adjacent to the Premises. We will hang clear, visible signs prohibiting these activities in and around the Premises, and specifically prohibit consumption and smoking of cannabis on or around the Premises where smoking or consumption of cannabis is prohibited. All signs will be hung in prominent and well-lit locations near public entrances and exits.

- We shall place "No Smoking" signs in all areas in and around the Premises where smoking is prohibited.
- We shall place "No Consuming Cannabis" signs in all areas in and around the Premises where cannabis consumption is prohibited.
- We shall ensure that all smoking and/or consuming of cannabis will be restricted to the designated consumption area of the Premises (which will be HVAC controlled), and members of the staff or the public will not be permitted to smoke or consume cannabis in areas where it is prohibited inside or outside of the Premises.

Cleanliness and Sanitation

- We shall maintain and secure the Premises, and adjacent areas within 50 feet of any public entrance and exit, in good, clean, and orderly condition at all times.
- We shall post notices in and around the Premises that direct customers to leave the establishment, and the surrounding neighborhood, peaceful, clean, and in orderly fashion.

Community Benefits and Engagement

- We are committed to developing a business that provides substantial Community Benefits to the local Mission District community including but not limited to: supporting, hiring, and sourcing staff members and local products from the San Francisco Cannabis Equity community and Mission District neighborhoods, working with local contractors, service providers, and suppliers as much as possible, supporting local community events and nonprofits, and providing rent free Equity Incubation and dedicated retail space to local Cannabis Equity Applicants and Operators.
- We shall work closely with all neighborhood organization, merchants' groups, community members (residents and businesses), SFPD Mission Station, and City officials to ensure our business remains a good neighbor and model business in the Mission District community.
- Our team members are committed to being available and accessible to the members of the community. If our neighbors experience any problems related to the operation of our business at the Premises, or have any concerns, they can reach out to Will Dolan directly.

For questions, comments, and/or concerns please contact:

Will Dolan, Project Sponsor, CEO, and Community Liaison.

e: will@560valencia.com

m: 415.935.4743

II.

COMMUNITY BENEFITS



560 VALENCIA CANNABIS MARKETPLACE

Promoting equity in the cannabis industry.

OUR MISSION:

HIRE LOCAL.

Hire 100% San Francisco Residents for all staff and management roles. We will prioritize hiring current or displaced residents of Mission District zip codes, local residents with disabilities, and those who have been justice-involved or disproportionately impacted by the War on Drugs. We are an Equal Opportunity Employer.

HIRE EQUITY.

Hire at least 50% of all staff and management from the pool of local, verified Equity Applicants (individuals who meet Office of Cannabis' equity eligibility criteria based on residency, income, justice-involvement, and housing insecurity).

PAY ABOVE-MARKET WAGES

Beginning at \$20-\$21/hour; We will create 40-50 full-time jobs with above-market wages and benefits for our entire workforce.

FUND A COLLEGE SCHOLARSHIP

Provide college scholarships for cannabis industry employees or their family members.

BUILD AN EQUITABLE SUPPLY CHAIN.

From seed to sale, we will prioritize local sourcing of products and services from minority-owned and social equity businesses. Our goal is to showcase more equity-certified products than any other cannabis retailer in California.

DEVELOP A CANNABIS BUSINESS INCUBATOR

Rent-Free Retail Space

Provide dedicated rent-free retail space, office space, and technical assistance to Equity-owned businesses starting from day one and in perpetuity.

Education

Create a 10-12 week cannabis entrepreneurship program for staff and local community members taught by industry professionals.

Fellowship

Create a fellowship program to provide funding, mentorship, and technical assistance to San Francisco cannabis industry employees or their family members to start a cannabis business.

QUESTIONS?

WILL@560VALENCIA.COM

(415) 935-4743



560 VALENCIA, UN MERCADO DE CANNABIS CON EQUIDAD SOCIAL

Promoviendo la equidad en la industria del cannabis.

NUESTRA MISIÓN:

CONTRATAR LOCALMENTE

Contratar para el 100% del personal y los puestos de gerencia a residentes de San Francisco. Daremos prioridad a la contratación de residentes actuales o desplazados de los códigos postales del Distrito de Mission, residentes locales con incapacidades y los que han estado involucrados con la justicia o de han sido impactados de manera desproporcionada por la Guerra contra las Drogas. Somos un Empleador con Igualdad de Oportunidades.

CONTRATAR EQUIDAD

Contratar al menos el 50% de todo el personal y la administración del grupo local verificado de Solicitantes de Equidad verificados (individuos que reúnen los criterios de elegibilidad de equidad de la Oficina del Cannabis basados en la residencia, los ingresos, la participación con la justicia y la inseguridad en la vivienda).

PAGAR POR ENCIMA DE LOS SALARIOS DEL MERCADO

Con sueldo inicial de \$20-\$21/hora; Crearemos 40-50 empleos a tiempo completo con salarios por encima del mercado y con beneficios para toda nuestra fuerza de trabajo.

FINANCIAR UNA BECA UNIVERSITARIA

Proporcionar becas universitarias a los empleados de la industria del cannabis o a sus familiares.

CONSTRUIR UNA CADENA DE SUMINISTRO EQUITATIVA

Desde la semilla hasta la venta, daremos prioridad a la obtención local de productos y servicios de compañías de propiedad de minorías y de equidad social. Nuestro objetivo es exhibir más productos con certificación de equidad que cualquier otro minorista de cannabis en California.

DESARROLLAR UN NEGOCIO DE INCUBADORA CANNABIS

Espacio de venta libre de alquiler

Proporcionar un espacio dedicado y gratuito de venta al público, espacio de oficinas y asistencia técnica a las compañías propiedad de Equidad desde el primer día y a perpetuidad.

Educación

Crear un programa de 10 a 12 semanas de emprendimiento de cannabis para el personal y los miembros de la comunidad local, impartido por profesionales de la industria.

Becas

Crear un programa de becas para proporcionar financiación, tutoría y asistencia técnica a los empleados de la industria del cannabis de San Francisco o a sus familiares para iniciar un negocio de cannabis.

¿PREGUNTAS?

WILL@560VALENCIA.COM

(415) 935-4743

III.

COMMUNITY OUTREACH

560 Valencia, a Cannabis Equity Marketplace

Overview of Community Outreach

From May 28, 2020 – November 20, 2020, our team engaged over 500 community members, including community organizations, merchants, and Mission and City-wide residents to share information about our cannabis equity marketplace proposed for 560 Valencia Street. Our community outreach included:

- Two (2) mailings sent to all neighbors within 300 ft. of the project site and registered neighborhood organizations;
- Three (3) virtual community meetings conducted in English and Spanish; Two (2) of these meetings had over 40 attendees.
- Six (6) email campaigns sent to 270 subscribers;
- Fifty (50) flyers posted within 300 ft. of the project site;
- More than Forty (40) individual phone calls with community stakeholders, residents, and business owners;
- More than 500 individual emails exchanged with community stakeholders, residents, and business owners; and
- Posting of project flyers and community meeting notices on social networking sites including Facebook and Instagram.

To support with community outreach, we enlisted the support of Mission-based community engagement consultant, [Andrea Baker Consulting](#), and established an Equity Committee. The goal of the Equity Committee is to provide project oversight and support in the creation of an Equity Action Plan that will establish strategies and benchmarks for hiring, retention, promotion, diverse and equitable leadership, professional development, community education, and sourcing, among other items.

The Equity Committee is currently comprised of seven (7) community stakeholders, including current Mission residents, displaced Mission natives, Mission business owners, cannabis entrepreneurs, and professionals with experience developing and managing reentry programs for justice-involved individuals. Our Equity Committee has held five (5) meetings since September, 2020, and will meet twice-monthly during 2021 to further the project's equity goals. More information on the role of the Equity Committee and its members can be found on pages 13 - 14. The only Equity Committee member not detailed herein is our newest member, Mr. Robert Aranda, President of [Casa Sanchez](#), a Mission District legacy business.

Community input has been, and will continue to be, integral to the development of this project. As a result of our present efforts, we have received **155 letters of support** for the project from community members who believe in creating opportunities for BIPOC and equity-owned businesses to succeed in the cannabis industry; supporters include the [Valencia Corridor Merchants Association](#) and [Mission Merchants Association](#).

Community Meetings Overview

All meetings were conducted in both English and Spanish, recorded, and posted on our website (www.560valencia.com), along with the meeting presentation and outreach materials, within 24 hours of each meeting.

1. **Pre-Application Meeting:**

Date: June 9, 2020 from 5:00pm – 6:30pm PST.

Focus: To introduce project team, and to seek input on our Project Design and Floor Plans, Good Neighbor Policy, and Equity Goals.

Number of Attendees: 12

Recording: https://youtu.be/cx_cQ5ckREA

2. **Good Neighbor Policy / Virtual Community Meeting:**

Date: September 9, 2020 from 6:00pm – 7:30pm PST.

Focus: To seek input on our Good Neighbor Policy and Equity Goals.

Number of Attendees: 44

Recording: <https://youtu.be/a8utK8u9brk>

Notes: We reached out to community organizations via United to Save the Mission for guidance on best date / time for our Virtual Community Meetings, and invited them to contribute and collaborate with us in scheduling and structuring these meetings.

3. **Town Hall Meeting:**

Date: November 12, 2020 from 5:30pm – 7:00pm PST

Focus: We held this meeting within 30-days of our Public Conditional Use Authorization hearing with the Planning Commission as an additional engagement opportunity for community members. We introduced the Equity Committee and discussed the mission of 560 Valencia as detailed in the Community Benefits Flyer on pages 6 – 7 herein.

Number of Attendees: 56

Recording: <https://youtu.be/Sw4TnHdr5pE>

Other Meetings:

- June 3, 2020 – Met with Supervisor Ronen's office.
- June 11, 2020 – Met with Supervisor Mandelman's office.
- September 15, 2020 – Met with United to Save the Mission's Cannabis Work Group.
- November 9, 2020 – Met with City College of San Francisco to discuss partnership opportunities for their Cannabis Workforce Development and Internship program.

IV.

**PROJECT TEAM &
EQUITY COMMITTEE**

Project Team / Grupo de Proyecto



Will Dolan

Equity Applicant, Project Sponsor
Encargado del Proyecto, Solicitante de Equidad



Ivan Castro

Incubation Partner/Socio de Incubación
CEO, DCXX, Synchronicity



Joseph Benveniste

Architect/Arquitecto
Benveniste Architects



Andrea Baker

Principal/Gerente Principal
Andrea Baker Consulting



Jess Mataka

Project Manager/Manager de Proyecto
Andrea Baker Consulting



Cynthia Villamizar

Project Advisor/Asesora de Proyectos
Founder, Cyntivee, BALCA

560 Valencia Equity Committee

Roles and Responsibilities

Mission and Purpose for the 560 Valencia Equity Committee

The purpose of the Equity Committee is to provide oversight and guidance to the 560 Valencia project (the “Project”) to further and promote equity within the Cannabis Industry for Equity Applicants, Equity Operators, Equity Incubatees, Black, Indigenous, and People of Color (BIPOC), and those who have been unfairly, and unjustly impacted by the War on Drugs.

In alignment with the Office of Racial Equity (ORE)’s Citywide Racial Equity Framework, the Equity Committee will be responsible for the creation of an Equity Action Plan (an “EAP”) that will establish actions and metrics for ensuring equity in 1) Hiring and Recruitment; 2) Retention and Promotion; 3) Discipline and Separation; 4) Diverse and Equitable Leadership; 5) Mobility and Professional Development; and 6) Organizational Culture of Inclusion and Belonging. In addition to the ORE’s framework, the 560 Valencia EAP will also establish actions and metrics to ensure equity in the sourcing and merchandising of Cannabis products to develop an inclusive, diverse, and equitable Supply Chain.

Finally, the Equity Committee will support in the development of the following 560 Valencia programs: **1) Equity Incubator Program; 2) Education and Professional Development Program, and 3) Scholarship and Fellowship Programs.**

How does 560 Valencia define Equity?

Equity is the recognition and accommodation of differences and injustices to prevent the continuation of an inequitable status quo for historically marginalized communities. We define Equity in light of the Cannabis industry (“Cannabis Equity”), and we seek to address the inequitable status quo of systemic racism and classism perpetuated by unjust laws, policies, and practices such as the Controlled Substances Act, the Violent Crime Control and Law Enforcement Act of 1994 (the “1994 Crime Bill”), Mandatory Minimum Sentencing, and the Drug War, among others. These inequities suppress the socioeconomic development of communities of color, and further exacerbate the unjust conditions that we seek to address with the 560 Valencia Project.

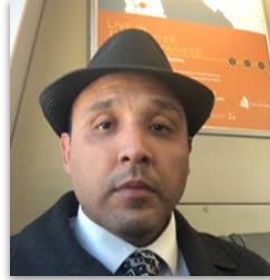
560 Valencia addresses these inequities and disadvantages through the creation of economic, employment, promotional, entrepreneurship, educational, mentorship, and fellowship / scholarship opportunities in the Cannabis industry for our local stakeholders (staff, community members, people of color, women, people with disabilities, the LGBTQ+ community, etc.). Our goal is to promote and foster equitable ownership, economic access, and employment opportunities in the Cannabis industry in order to decrease disparities in life outcomes for marginalized communities, and to address the disproportionate impacts of the War on Drugs in those communities. We are creating a business in which these community members can participate and prosper. We are committed to creating an inclusive and truly diverse business environment amongst management, staff, supply chain partners, and within our product inventory, creating a platform for marginalized communities to overcome barriers to economic prosperity, and a template that will influence others in the Cannabis industry to do the same.

Equity Committee / Comité de Equidad



Ivan Castro

Incubation Partner/Socio de Incubación
CEO/Dueño, DCXX, Synchronicity



Luis Aroche

MPA, PsyD Candidate
Maestría en Administración Pública y
Candidato a Doctorado en Psicología



Leila Soveron

Co-founder/Co Fundadora/Chef
Gente de Canna, BALCA Member



Timo Espinoza

CEO/Dueño de
Empresa, 7th Wave



Bianca Starr

Mother/Madre, Neighbor/Vecina and
Owner/Dueña, Bianca Starr Agency,
Equity applicant/Solicitante de equidad (awaiting
verification/esperando verificación)



Lauren Bell

Fair Chance Development Manager/
Manager de Desarrollo en Oportunidad Justa,
Checkr, Inc