



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: January 21, 2021
CONTINUED FROM: 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.

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 205 letters in support and 2 letters 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 first letter in opposition cited concern over traffic and concern that persons under the

influence of cannabis would wander into traffic on Valencia Street. The second letter in opposition was provided by United to Save the Mission, citing concern with the project sponsor, the overconcentration of cannabis retail uses in the District, and the size of the proposed business.

- **Outreach:** The Sponsor hosted three public outreach meetings on June 9, 2020, September 9, 2020 and November 12, 2020. The sponsor also conducted meetings with the offices of Supervisors Ronen and Mandelman, United to Save the Mission, and a group from City College.
- **Use Size.** At 4,984 square feet, the proposed use is larger than is typical for Cannabis Retail uses in the City (which typically range from 1,000 to 2,000 square feet). The project sponsor states that the proposed use size is justified by the specific model proposed, wherein the space could contain one principal storefront within the building to be operated by the equity applicant, one additional smaller storefront area within the building to be provided to an equity applicant who is seeking to enter the Cannabis Retail market, which has extremely high barriers to entry. Additionally, the proposed use contains a designated display and demonstration area for equity brands and an on-site consumption lounge. The proposed on-site consumption lounge contains facilities necessary to permit Type C smoking and vaporizing, as well as Type B limited on-site preparation of consumable cannabis goods (which required facilities typical of a Restaurant, such as a three-basin sink). Given that the use size is consistent with the existing use size, such that other principally permitted uses such as a Restaurant could occupy the space at the same size without requiring any authorization, the Department supports the proposed use size. If the Commission finds it appropriate to reduce the proposed use size, the Department recommends that a maximum use size be designated for the Cannabis Retail use and that the approval be conditioned to require that the storefront be physically divided, such that the new partitioned space could be used as a separate and distinct use.
- **Geographic Distribution of Cannabis Retail Uses.** In the December 2019 report titled “Cannabis in San Francisco: A Review Following Adult Use Legalization,” the City Controller’s Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The report recommended no numeric or geographic limits to existing or in-process cannabis business permits and recommended that potential future legislation to address the imbalance be applied to new applicants rather than the existing applicant pipeline. Since the legalization of adult-use cannabis, the Planning Department has approved a total of thirty-five (35) new Cannabis Retail locations. Of that total, five (5) were in the broader South of Market neighborhood and two (2) were in the Mission District. As such, the balance of cases has shifted to portions of the City that have been historically underserved by these uses, except for the Westside, which remains underserved. Given that significant areas of the South of Market and northern Mission District neighborhoods are principally permitted for Cannabis Retail uses, considering this geographic distribution on a case by case basis through the Conditional Use Authorization process would exempt a significant amount of cases to this consideration, limiting the effectiveness of that approach. If limits on licenses in these geographic areas are desired, legislative action is warranted, as recommended by the City Controller’s Office.
- **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 licensing application to the City’s Office of Cannabis was submitted by William Dolan, who was determined to meet the criteria of an Equity Applicant. Under Police Code Section 1613, “no permit to operate as a Storefront Cannabis Retailer shall be granted if any individual holding a legal or beneficial interest in the proposed Storefront Cannabis Retailer already holds a legal or beneficial interest in four or more existing Storefront Cannabis Retailers...” The applicant has no approved Cannabis Retail locations in San Francisco. The applicant is pursuing Cannabis Retail locations at 560 Valencia Street, 1333 Columbus Avenue, 1154 Howard Street, and 4033 Judah Street. Only 560 Valencia Street has been submitted for review to the Planning Department.

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 (including Cannabis Distribution Map)
- Exhibit F – Project Application
- Exhibit G – Project Sponsor Submittal



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: January 21, 2021

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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 and continued the item to January 21, 2021.

On January 21, 2021, 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.
- 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 three public outreach meetings on June 9, 2020, September 9, 2020 and November 12, 2020. The sponsor also conducted meetings with the offices of Supervisors Ronen and Mandelman, United to Save the Mission, and a group from City College. The Department has received 205 letters in support and 2 letters 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 first letter in opposition cited concern over traffic and concern that persons under the influence of cannabis would wander into traffic on

Valencia Street. The second letter in opposition was provided by United to Save the Mission, citing concern with the project sponsor, the overconcentration of cannabis retail uses in the District, and the size of the proposed business.

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, however the sponsor justifies the proposed use size by including multiple storefront areas within the proposed establishment.

- 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.”

In the December 2019 report titled “Cannabis in San Francisco: A Review Following Adult Use Legalization,” the City Controller’s Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The report recommended no numeric or geographic limits to existing or in-process cannabis business permits and recommended that potential future legislation to address the imbalance be applied to new applicants rather than the existing applicant pipeline. Since the legalization of adult-use cannabis, the Planning Department has approved a total of thirty-five (35) new Cannabis Retail locations. Of that total, five (5) were in the broader South of Market neighborhood and two (2) were in the Mission District.

Within the general proximity of 560 Valencia Street, the nearest approved Cannabis Retail location is located at 2075 Mission Street, dba Union Station, approximately 710' from 560 Valencia. On the block of Valencia Street where the use is proposed, there is a higher concentration of eating and drinking uses than is typical; additionally, there are specialty retailers such as gift shops, a candle store, and a bag shop.

Key facilities in the surrounding neighborhood that serve youth are Kidpower Park, the Children's Day School, and Mission High School. These facilities do not disqualify the location under Section 202.2 due to distance or use.

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.

The Cannabis industry provides great potential for the City in that it is a rapidly expanding industry, with very highly developed equity ownership, hiring, and procurement requirements, that employs blue-collar workers with wages and benefits typically far higher than other types of retail services. The City Controller's Office December 2019 report titled, "[Cannabis in San Francisco: A Review Following Adult Use Legalization](#)," found that crime rates, particularly property crimes, generally decreased in the areas immediately surrounding Cannabis storefronts and dispensaries, compared to an overall increase Citywide. The uses are extremely regulated both at the State and local level, and following any Planning Department approval of a site, additional outreach still occurs to develop a Good Neighbor Policy, Security Plans (with review by SFPD), and Odor Mitigation Plans. By activating existing retail spaces in the City (which suffer from high vacancy rates), employing many blue-collar workers, furthering the City's equity goals, and providing alternative medicines that are recognized as helping many residents suffering through pain, Cannabis Retail projects further many of the goals of the City's General Plan and area plans.

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 January 21, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 21, 2021

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 January 21, 2021 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 ALUM ARCH ASPH	ADJUSTABLE ALUMINUM ARCHITECTURE ASPHALT	ICPV INSUL INT LAM LT	INTEGRAL COLOR PLASTER VENEER INSULATION INTERIOR LAMINATE LIGHT	SP SPD SQ SS SSD	SINGLE POLE SEE PLUMBING DRAWING SQUARE SINGLE SHELF SEE STRUCTURAL DRAWING
BD BDLG BLK BLKG BM B.O. BU	BOARD BUILDING BLOCK BLOCKING BEAM BOTTOM OF BUILT-UP	MANUF MC MECH MEMB MIN MTL MR	MANUFACTURER MAXIMUM MEDICINE CHEST MECHANICAL MEMBRANE MINIMUM METAL MOISTURE RESISTANT	SSTL STD STL STEEL T&G	STAINLESS STEEL STANDARD STEEL TONGUE AND GROOVE
CLG CLR	CEILING CLEAR	(N) NIC NO OR #	NEW NOT IN CONTRACT NUMBER	TO TOFF TOP TOS TOW TP	TOP OF TOP OF FINISH FLR TOP OF PLATE TOP OF SLAB TOP OF WALL TOILET PAPER HOLDER
ONTL CONC CONT CTR	CONTROL CONCRETE CONTINUOUS CENTER	OF OFCI OFQI	OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED OPENING	TR TYP UON	TOWEL RACK TYPICAL UNLESS OTHERWISE NOTED
DBL DF DIM DN DP DS DWG	DOUBLE DOUGLAS FIR DIMENSION DOWN DOUBLE POLE DOWNSPOUT DRAWING	OJ OC OD OFCI	OVER ON CENTER OUTER DIAMETER OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED OPENING	VERT VIF	VERTICAL VERIFY IN FIELD
(E) EA ELEC ELEV EQ EXP EXT	EXISTING EAST EACH ELECTRICAL ELEVATION EQUAL EXPOSED EXTERIOR	OPNG PL PLYWD PT	OPENING PLATE PLYWOOD PRESSURE TREATED	W WI WO WC WD WND WP	WEST WITH WITHOUT WATER CLOSET WOOD WINDOW WATERPROOF
FDN FF FIN FL FOC FOF FOS FOP FURN	FOUNDATION FINISH FLOOR FINISH FLOOR FACE OF CONCRETE FACE OF FINISH FACE OF STUD FACE OF PLYWOOD FURNACE	RA RDWD REF REG REQ RET RM	RADIUS RETURN AIR REDWOOD REFERENCE REGISTER REQUIRED RETURN ROOM	S SA SAD	SOUTH SUPPLY AIR SEE ARCHITECTURAL DRAWING
GA GALV GND GYP BD	GAUGE GALVANIZED GROUND GYPSUM BOARD	SCD SEE SED	SEE CIVIL DRAWING SEE ELECTRICAL DRAWING SUBFLOOR DRAWING	SHT SHTG SKD	SHEET SHEATHING SEE KITCHEN DRAWING
HB HC HDR HR STL HVAC HW	HOSE BIB HOLLOW CORE HEADER HOT-ROLLED STEEL HEATING, VENTILATING, AND AIR CONDITIONING HOT WATER HEATER	SLD SMD	SEE LIGHTING DRAWING SEE MECHANICAL DRAWING		

GENERAL NOTES

- 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.
- 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.
- CONTRACTOR TO MAINTAIN ALL PROPER WORKER'S COMPENSATION AND LIABILITY INSURANCE THROUGHOUT DURATION OF CONSTRUCTION.
- ALL PLAN NOTES IMPLY THE WORDS "THE CONTRACTOR SHALL . . ." OR "THE CONTRACTOR SHALL INSTALL . . ." WHICH EVER IS APPLICABLE. ITEMS LABELED "EXISTING," "EXTG.," OR "IE" 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.
- 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 WORKMANSHIP THROUGHOUT.
- ALL MATERIALS, WORKMANSHIP & 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.
- 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.
- CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
- 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.
- 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.
- 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.
- SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
- 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)
- SHOWER WALLS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF 70" OR GREATER ABOVE DRAIN INLET.
- 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. 415.835.4743
william@dolan@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

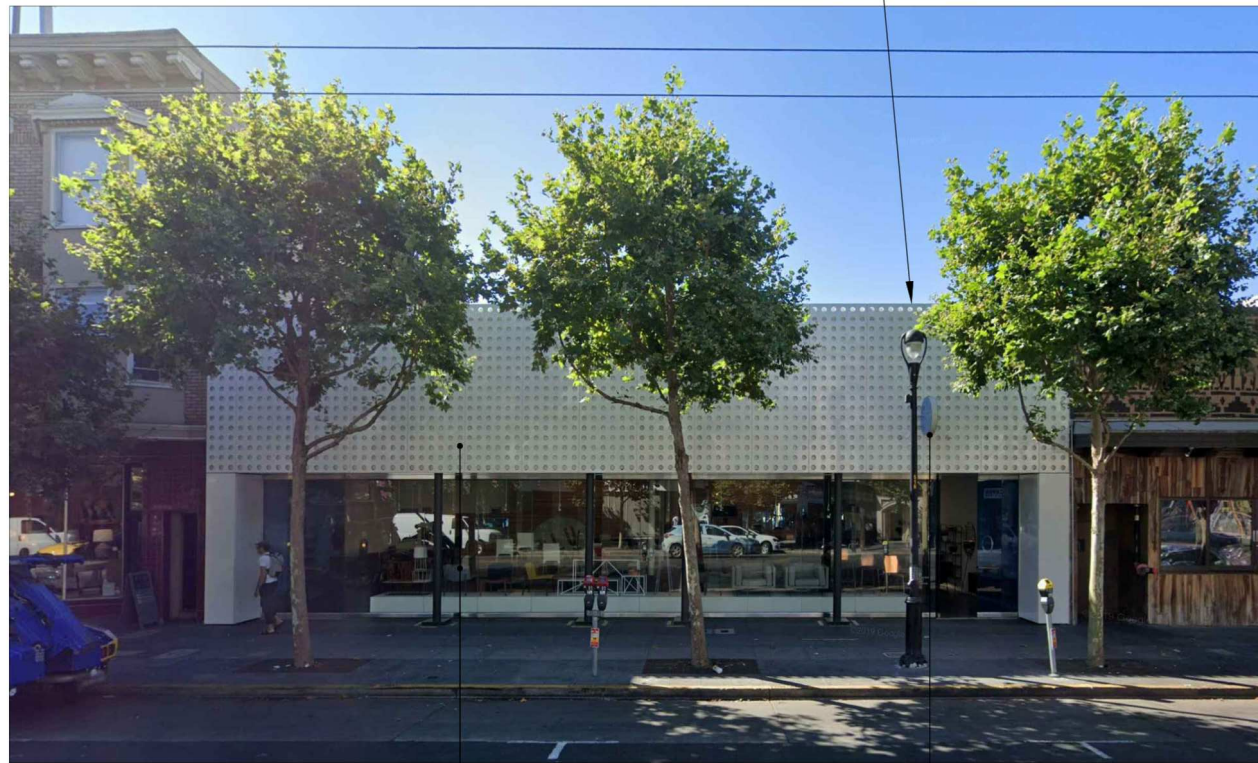
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PLANNING NOTES

SITE PHOTOS

VICINITY MAP



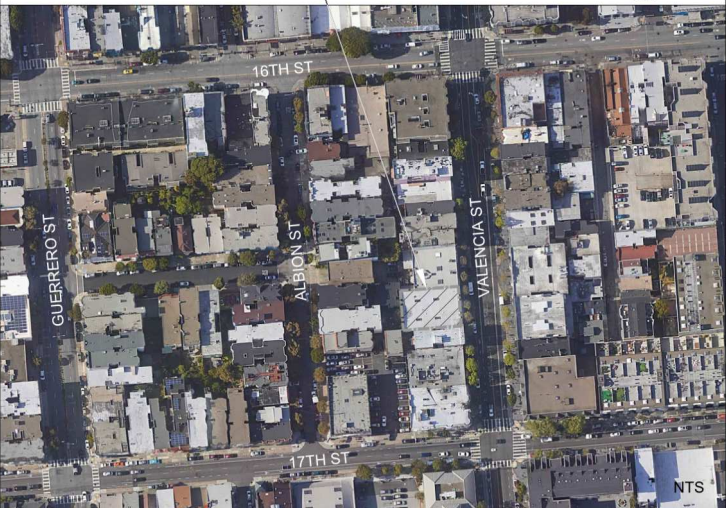
SYMBOLS

	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. <small>NOTE: "CLR." NOTATION ON DIMENSION STRING.</small>		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 <small>ALL DIMENSIONS ARE TO FACE OF STUD U.O.N.</small>		REVISION NUMBER TAG
	DIMENSION TO CENTERLINE		

NOTE: NO WORK AT FRONT FACADE

NOTE: REPLACE BLADE SIGNAGE IN-KIND UNDER SEPARATE PERMIT

AREA PLAN



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
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SHEET TITLE
PROJECT DATA

FILE	
BY	J BENVENISTE
SCALE	NTS
SHEET	

A0.01



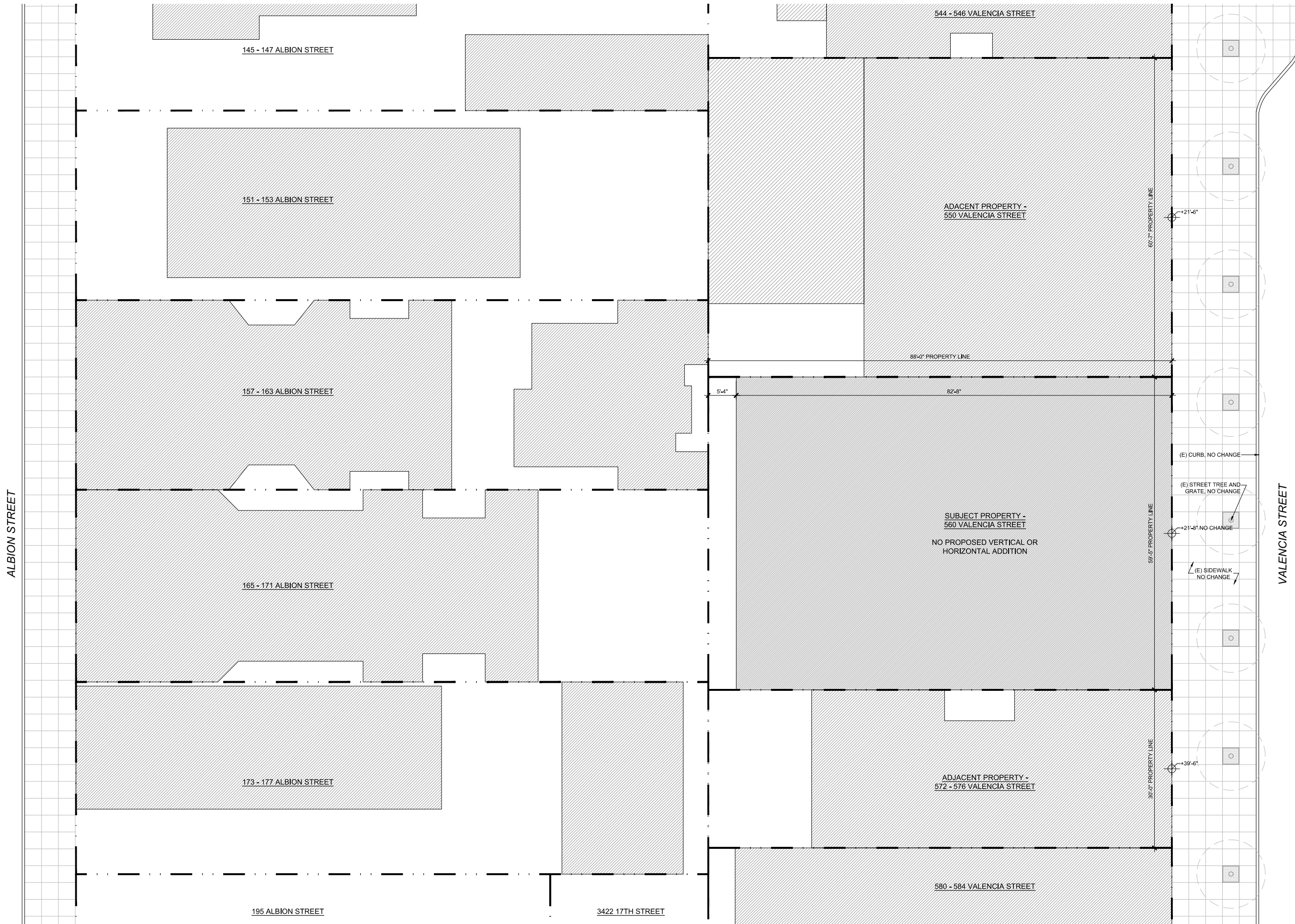
PROJECT NAME
560 VALENCIA C.E.M.
560 VALENCIA
SAN FRANCISCO, CA
94110

ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL

SHEET TITLE
SITE PLAN

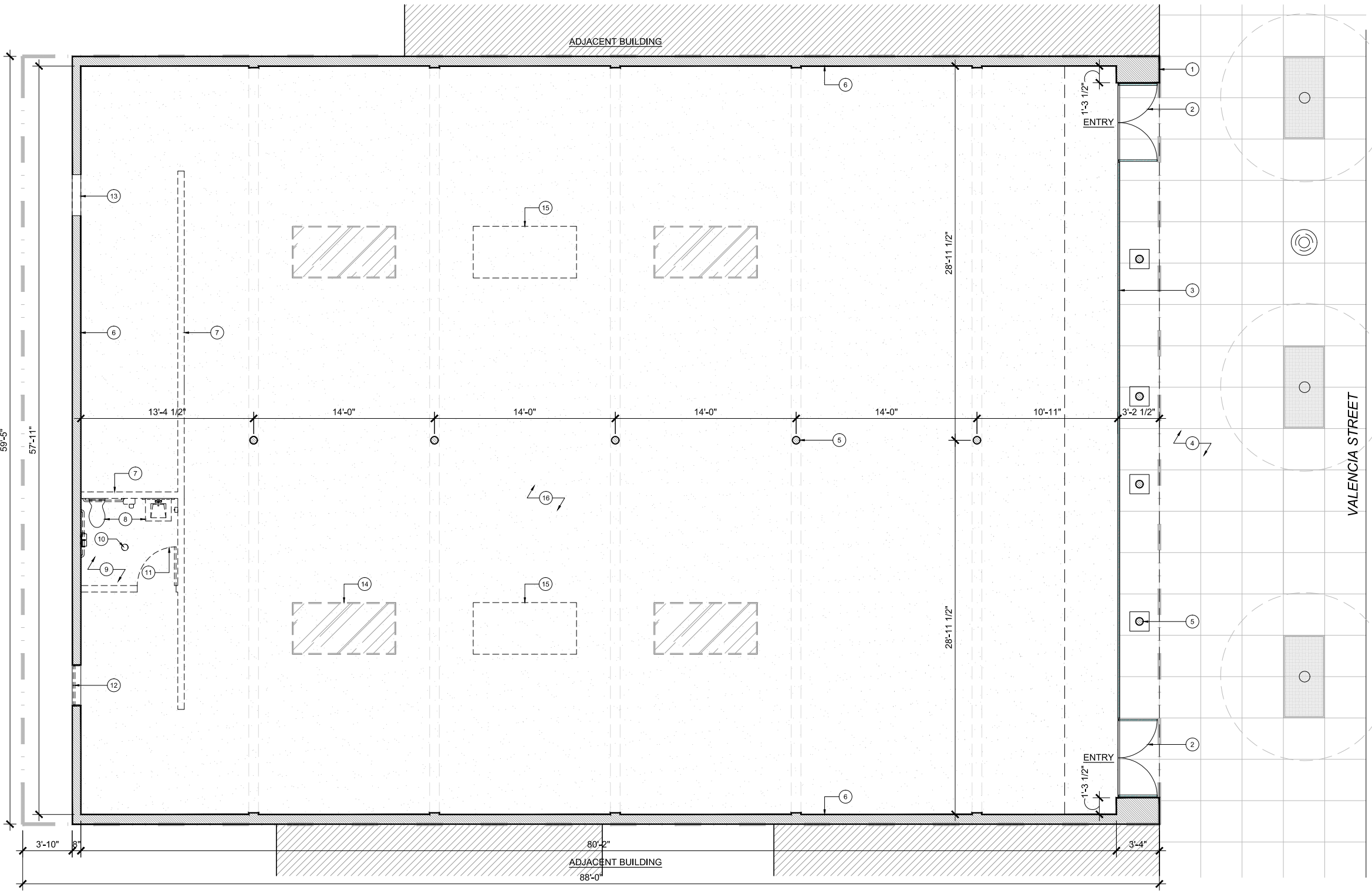
FILE
 BY J BENVENISTE
 SCALE 1/8" = 1'
 SHEET

A1.01



1 SITE PLAN
 A1.00 1/8" = 1'





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

BENVENISTE ARCHITECTS
 382 Leland Avenue San Francisco CA 94134
 415.378.5936 joseph@bao-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

EXISTING / DEMO PLAN

FILE

BY J BENVENISTE

SCALE 1/4" = 1'

SHEET

LEGEND

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





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
1ST FLOOR PLAN

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

A2.01

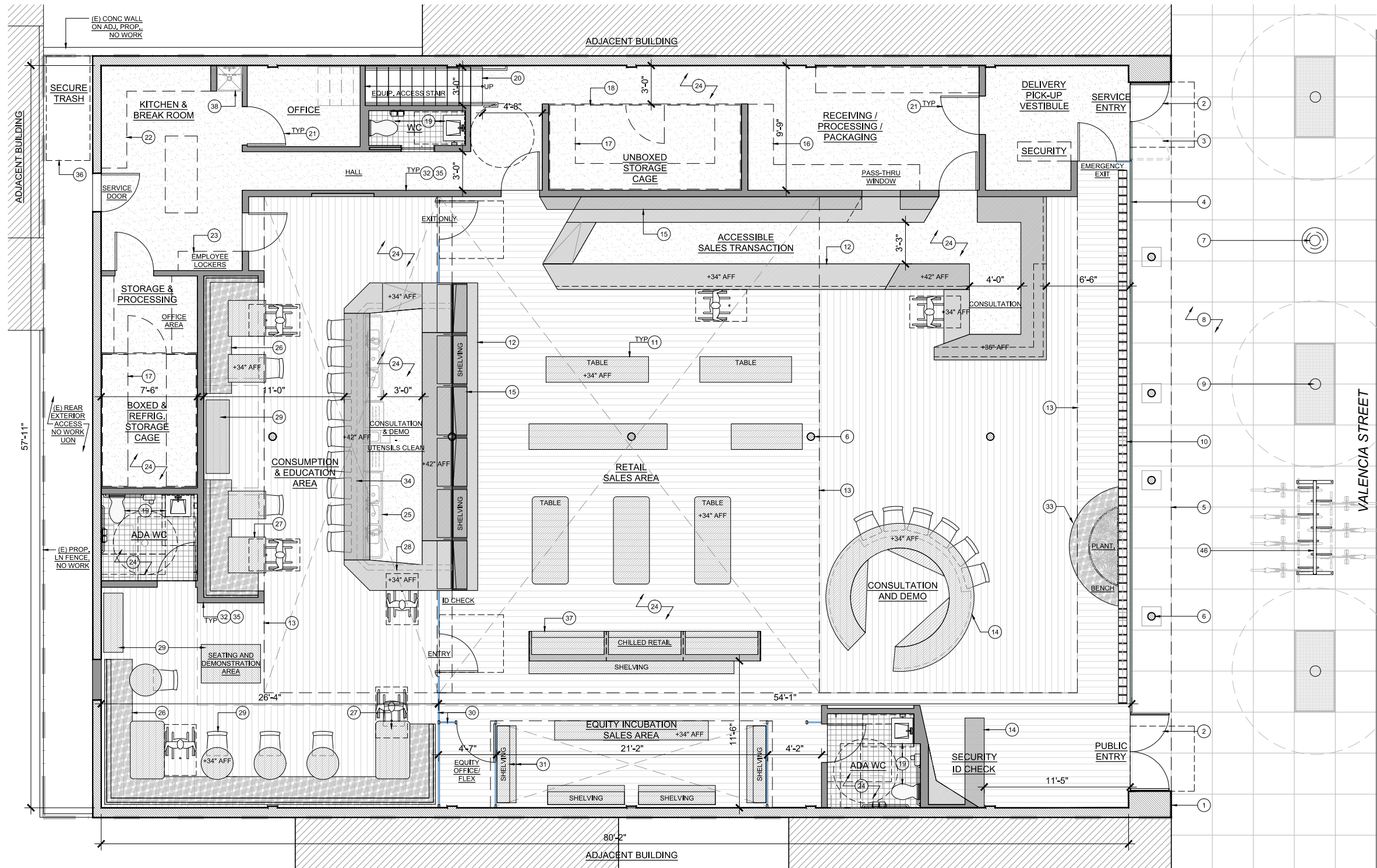
KEYNOTES:

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 DJE 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

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.



1 1ST FLOOR PLAN - PROPOSED
 A2.01 1/4" = 1'



LEGEND

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



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
MEZZANINE PLAN

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

A2.02

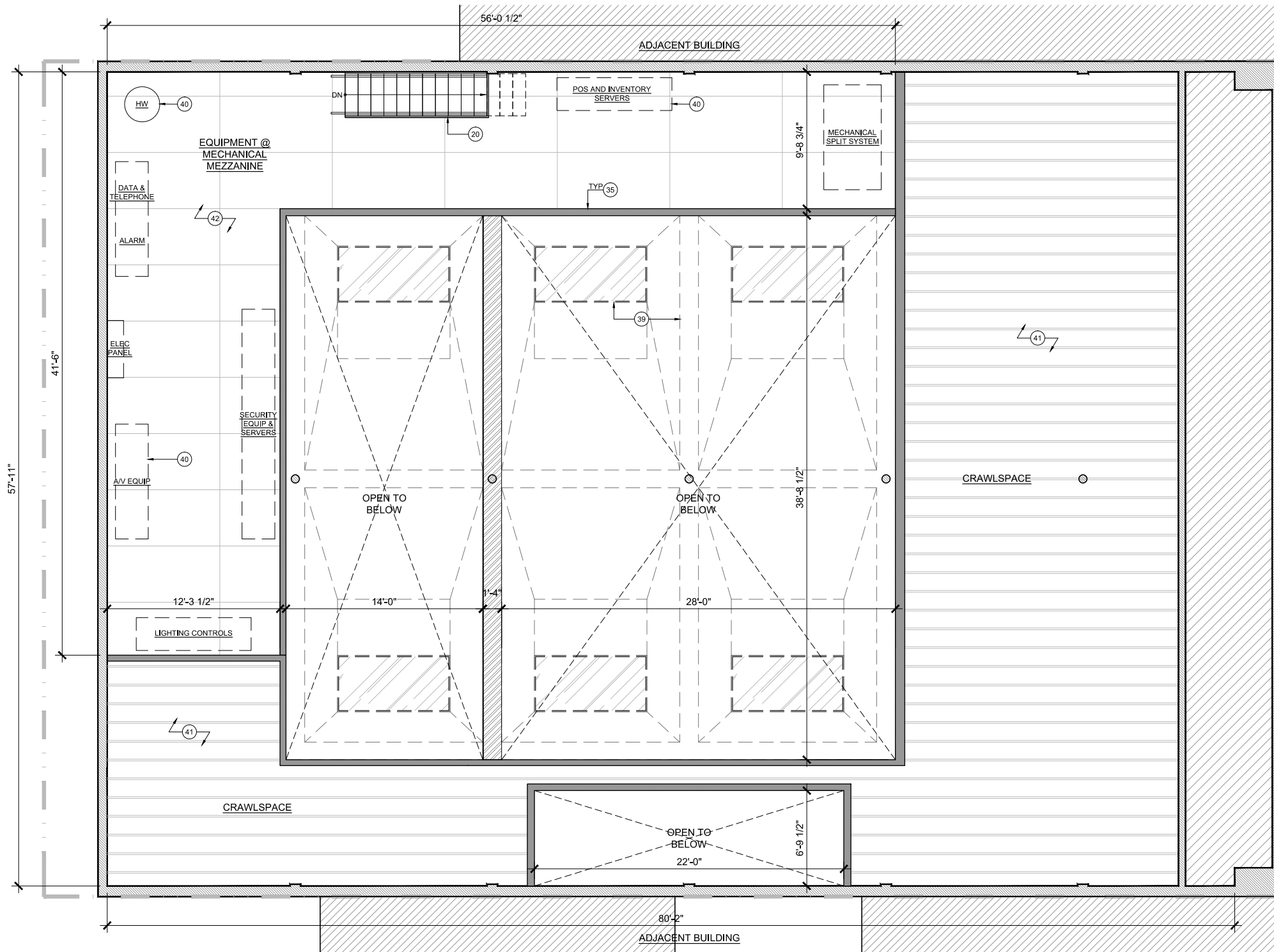
KEYNOTES:

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 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
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- 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





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

A2.03

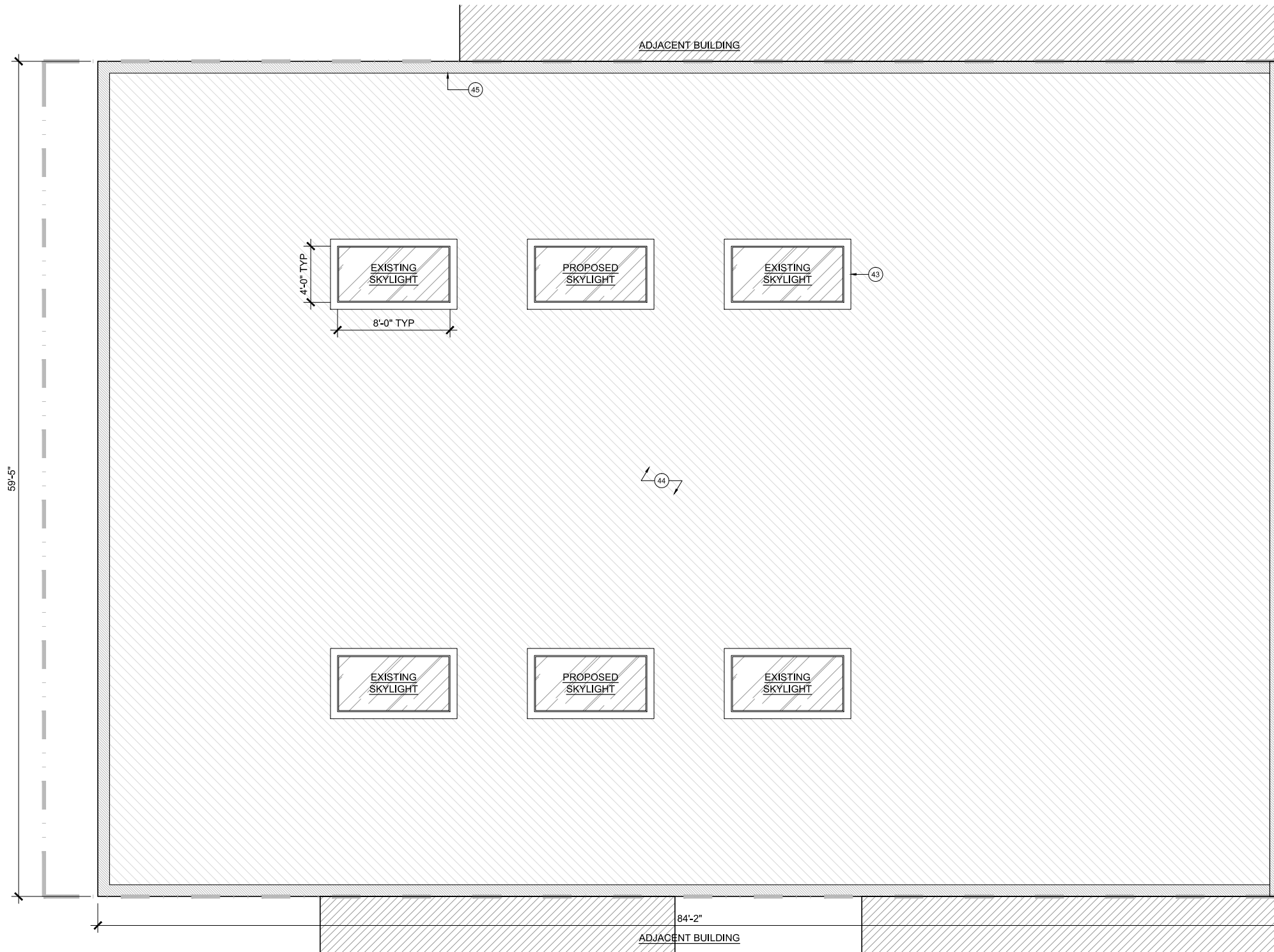
KEYNOTES:

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 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 DJE 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



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



PROJECT NAME

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

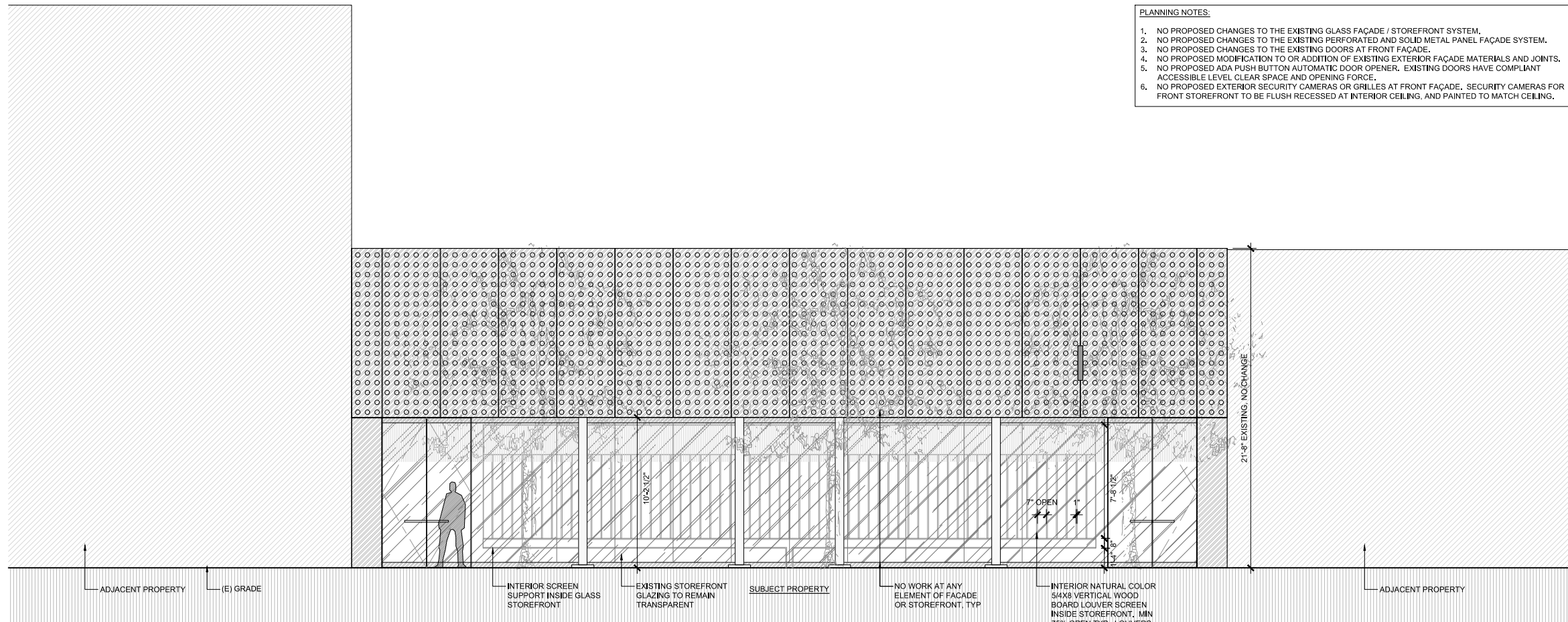
ISSUED	DESCRIPTION
04.14.20	PLANNING REVIEW
07.10.20	PLANNING SUBMITTAL

SHEET TITLE

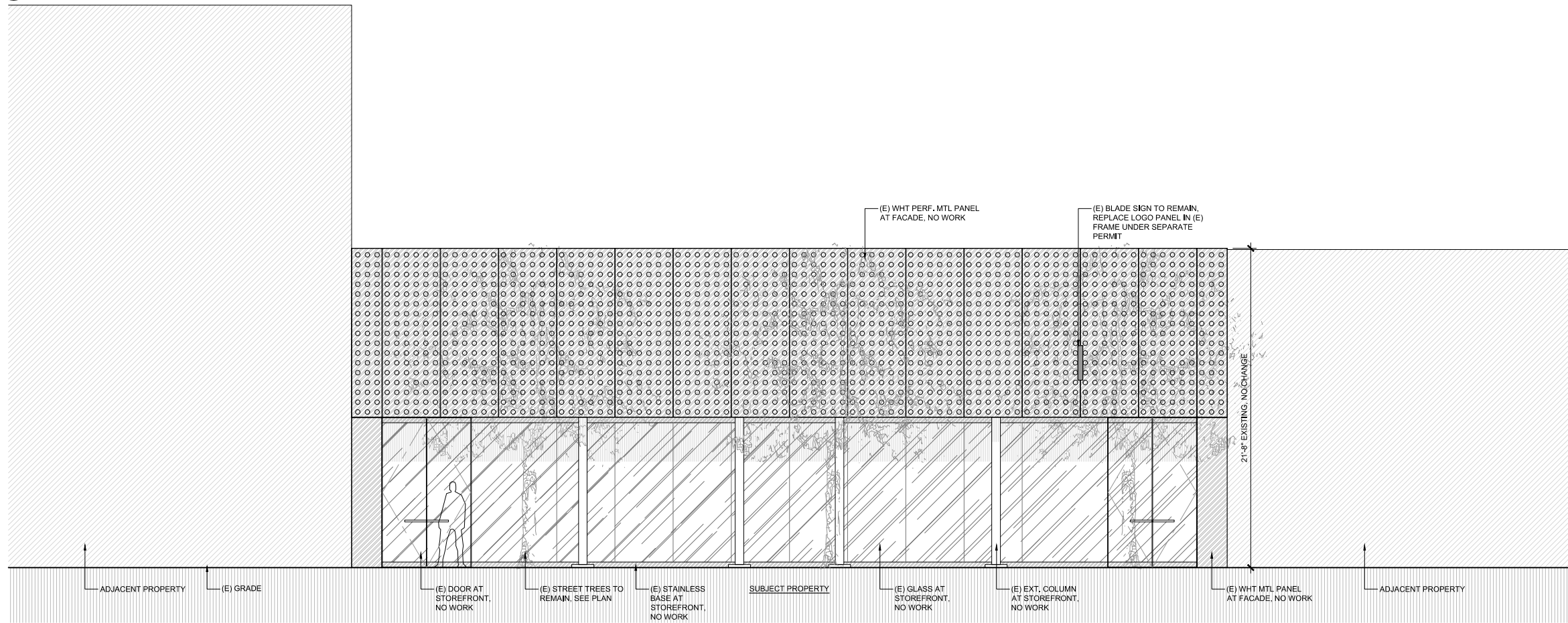
EXTERIOR ELEVATIONS

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

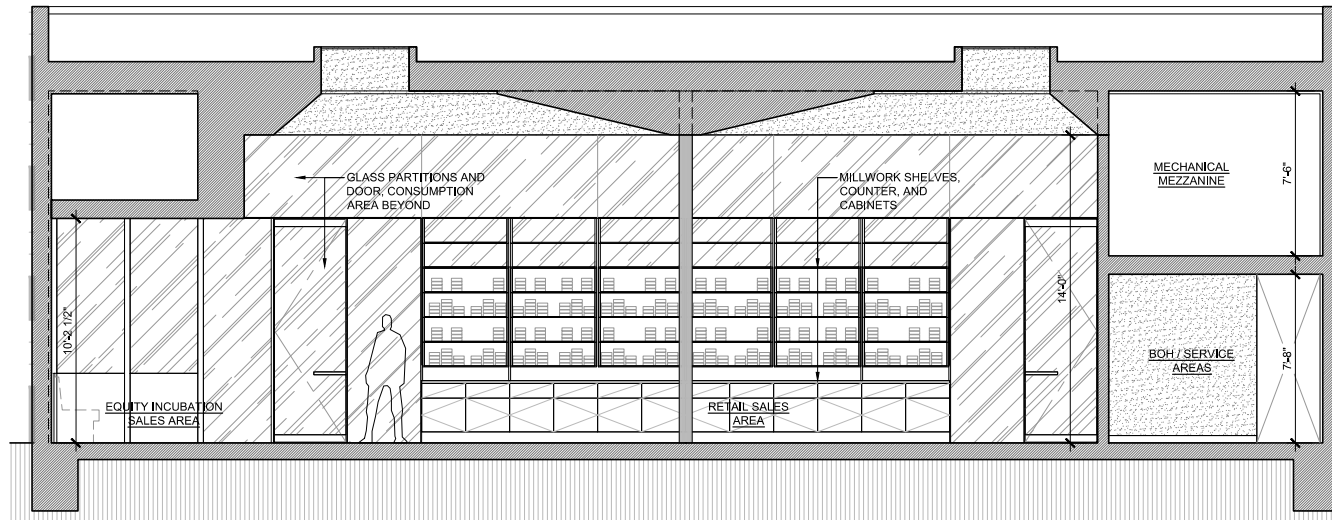
- PLANNING NOTES:**
1. NO PROPOSED CHANGES TO THE EXISTING GLASS FAÇADE / STOREFRONT SYSTEM.
 2. NO PROPOSED CHANGES TO THE EXISTING PERFORATED AND SOLID METAL PANEL FAÇADE SYSTEM.
 3. NO PROPOSED CHANGES TO THE EXISTING DOORS AT FRONT FAÇADE.
 4. NO PROPOSED MODIFICATION TO OR ADDITION OF EXISTING EXTERIOR 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.



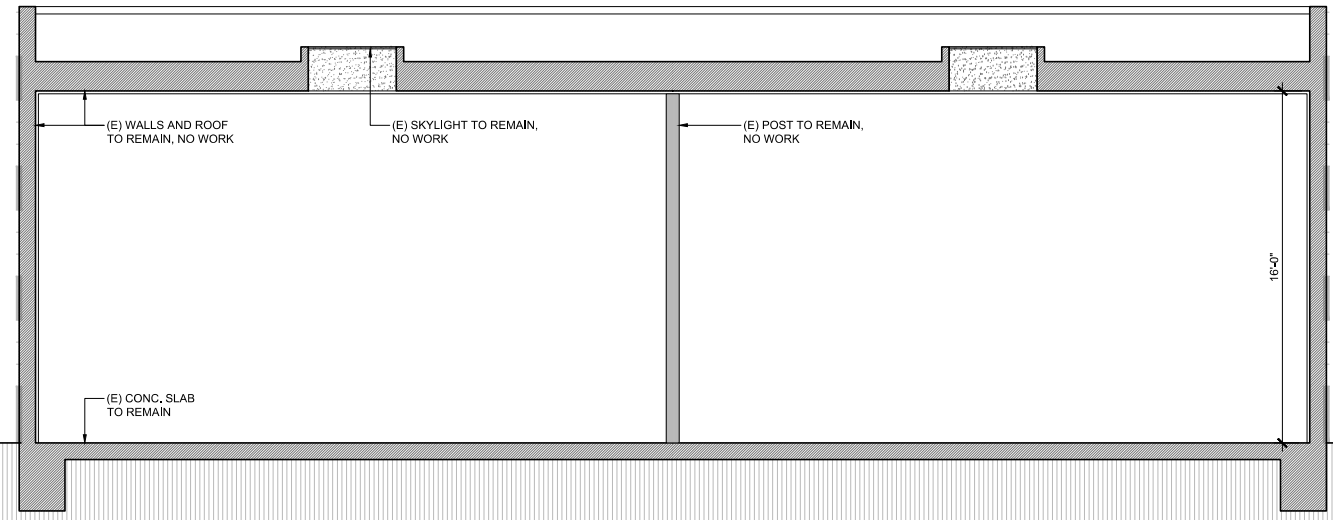
2 FRONT ELEVATION - PROPOSED
A4.01 1/4" = 1'



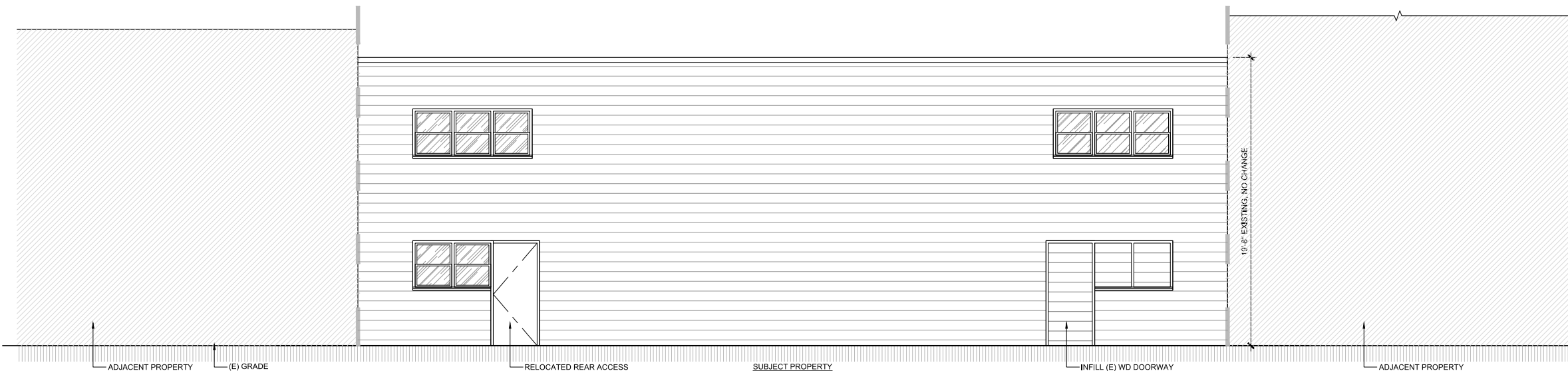
1 FRONT ELEVATION - EXISTING
A4.01 1/4" = 1'



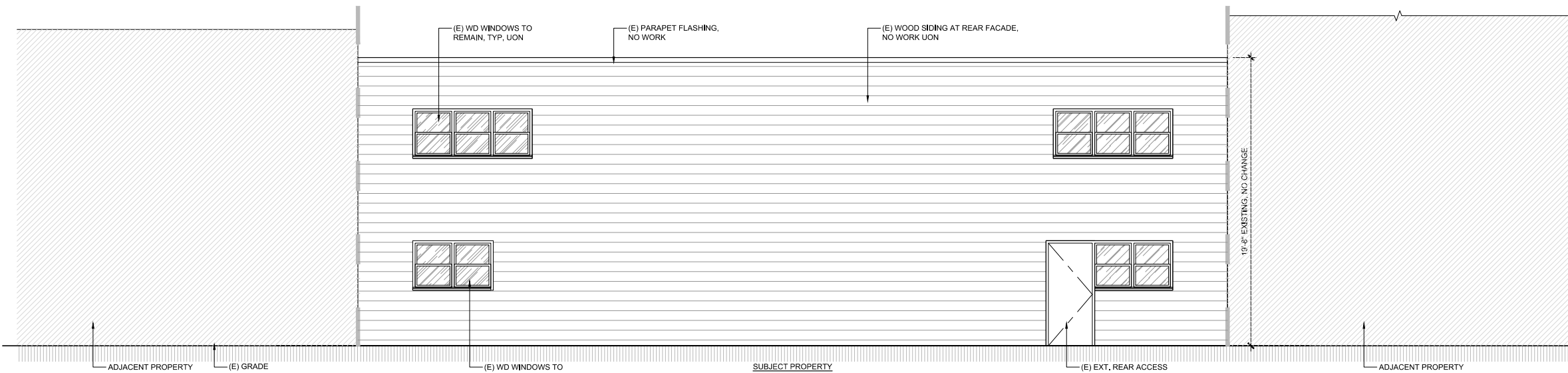
4 CROSS SECTION - PROPOSED
A4.02 1/4" = 1'



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

A4.02



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
<p>Project description for Planning Department approval.</p> <p>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.</p>		

STEP 1: EXEMPTION CLASS

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

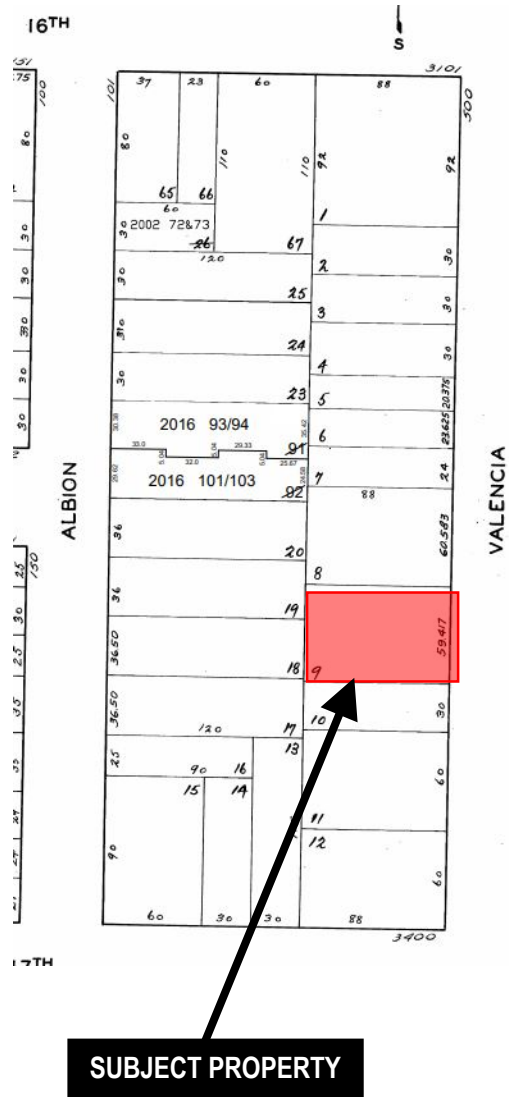


LAND USE INFORMATION

PROJECT ADDRESS: 560 VALENCIA ST
RECORD NO.: 2020-006575PRJ

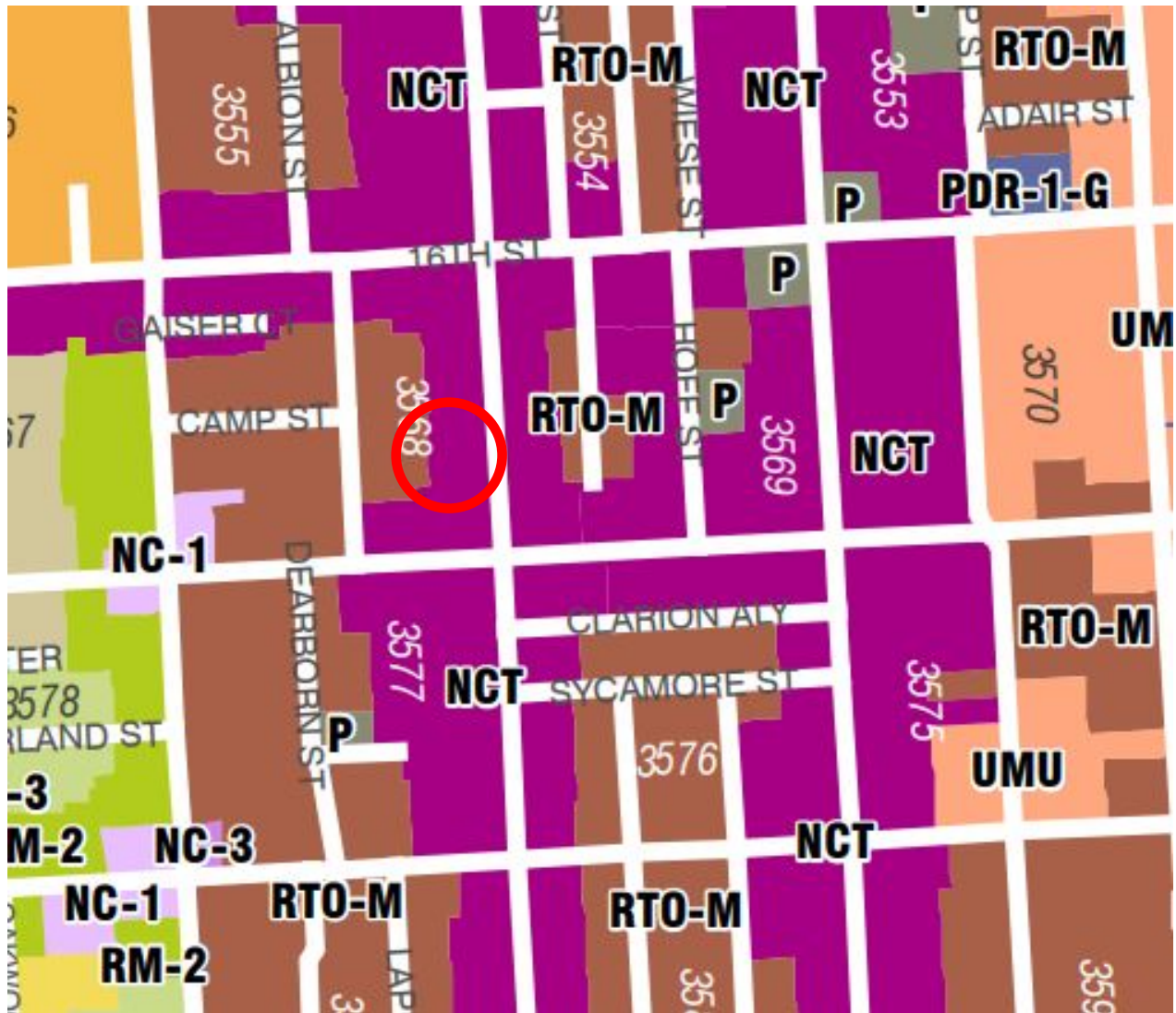
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	4984	4984	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	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

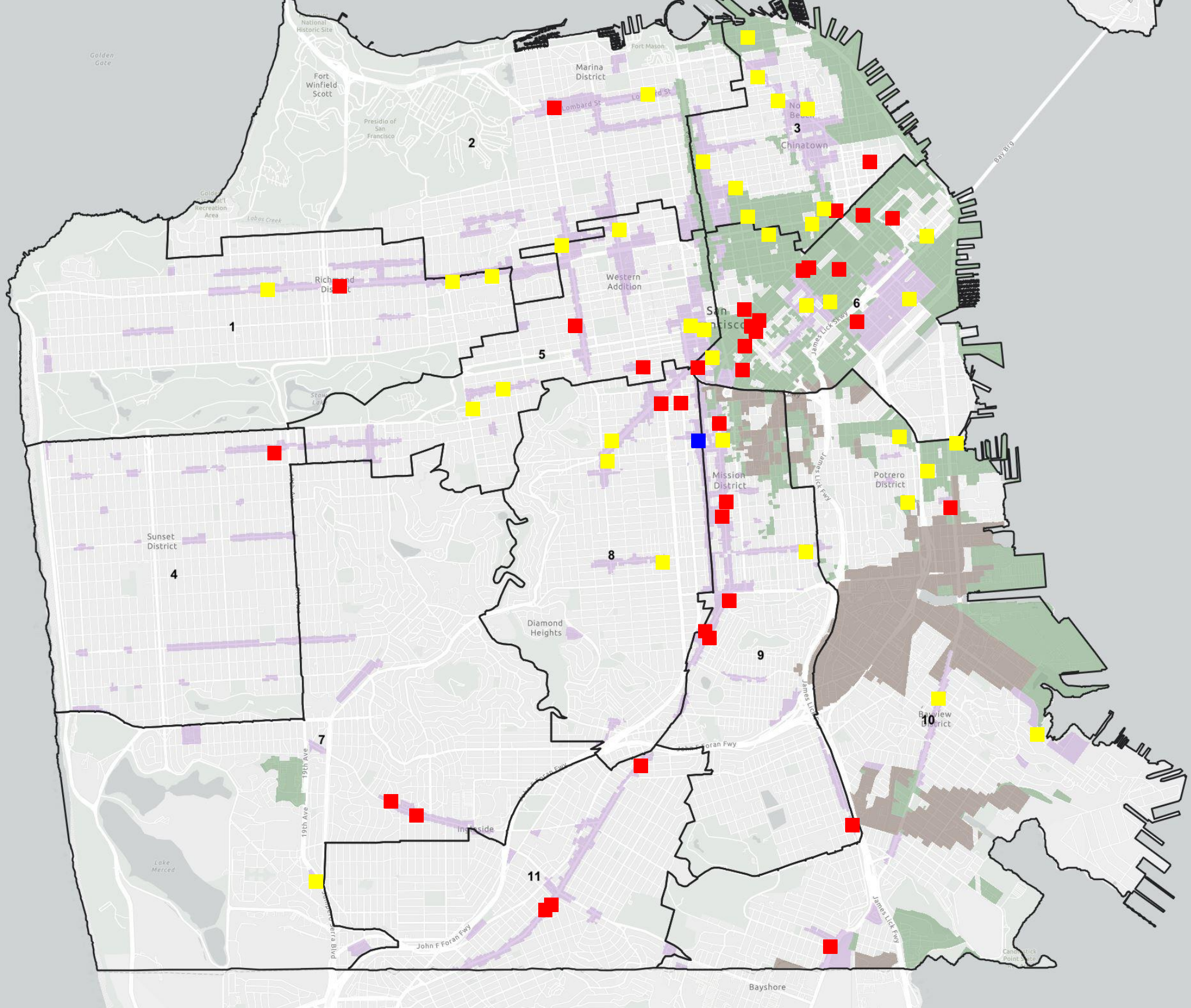


Conditional Use Authorization Hearing
Case Number 2020-006575CUA
560 Valencia Street

Site Photo



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



- Medical Cannabis Dispensaries
- New (Post 2017) Cannabis Retailers
- 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.

	Existing	Proposed
General Land Use	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**

Table of Contents

I. Current vs. Proposed Use	Page 2
II. Project Team and Equity Committee	Page 4
III. Community Support	Page 10
IV. Community Benefits	Page 14
V. Good Neighbor Policy	Page 27
VI. Equitable Supply Chain	Page 30
VII. Community Outreach	Page 32

I.
CURRENT vs. PROPOSED
USE

CURRENT VERSUS PROPOSED USE

	CURRENT USE	PROPOSED USE
TENANT	BLU DOT FURNITURE	CANNABIS EQUITY MARKETPLACE
HEADQUARTERS	MINNEAPPOLIS, MN	SAN FRANCISCO, CA
SUPPLY CHAIN	FOREIGN, OUT-OF-STATE	CALIFORNIA
USE TYPE	FORMULA RETAIL	CANNABIS RETAIL
USE DESCRIPTION	UPSCALE FURNITURE SHOWROOM	CANNABIS EQUITY MARKETPLACE & CONSUMPTION SPACE
USE SIZE	4,984 SQ. FT.	4,984 SQ. FT.
NO. OF JOBS	4	40-50
COMMUNITY BENEFITS	NONE	COMMUNITY BENEFITS AGREEMENT
EQUITY COMMITMENTS	NONE	EQUITY ACTION PLAN
GOOD NEIGHBOR POLICIES	NONE	GOOD NEIGHBOR POLICY
LOCAL TAX IMPACT	LOW	HIGH

II.

**PROJECT TEAM &
EQUITY COMMITTEE**

560 VALENCIA PROJECT TEAM



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.

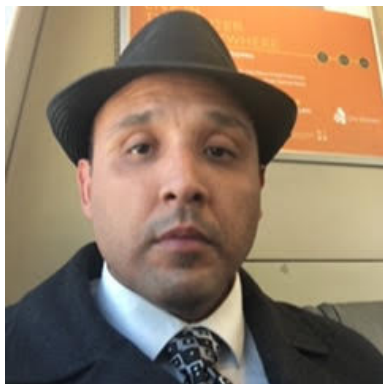
560 Valencia addresses these inequities and disadvantages through the creation of economic, employment, promotional, entrepreneurship, educational, mentorship, and fellowship / scholarship opportunities in the Cannabis industry for our local stakeholders (staff, community members, people of color, women, 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.

560 VALENCIA EQUITY COMMITTEE MEMBERS



IVAN CASTRO

4th generation Mission resident and native. Ivan raised his family in the Mission and is the proud father of two, a 21 year old son and a 22 year old daughter. Ivan has been a Senior Business Account Exec. w/ Comcast for the past 16+ years. He is an Equity Applicant, a legacy cannabis operator, and founder of one of the first certified equity brands in the City. Ivan will be the first incubatee (equity entrepreneur in residence) at 560 Valencia where he will have free dedicated retail space, and a private office, in the store. His cannabis company is called [DCCX](#).



LUIS AROCHE, MPA

Displaced Mission resident / native. Luis grew up on Army Street (now known as Cesar Chavez) in the Mission and witnessed the casualties of the war on drugs first hand. He currently works as a Project Manager for the City of San Francisco overseeing the equity work of addressing the mental health needs of the City's workforce. He previously worked for the San Francisco District Attorney's office, and holds a Masters Degree in public administration from USF.



TIMO ESPINOZA

Displaced Mission resident / native. Timo's father was an active community organizer in the Mission during the 80's, and Timo has deep roots in the District. Timo is the proud father of three, a 20 year-old son and two daughters, ages 11 and 8 months. Once Timo's son turns 21 this year, he will be working with his father to run the family business making him the third generation in the industry. Timo's cannabis venture, [Seventh Wave](#), is a licensed distribution, manufacturing, and retail delivery service in Humboldt County. Seventh Wave will be one of 560 Valencia's supply chain partners, and our exclusive distributor of equity trade certified products from the Emerald Triangle (Humboldt, Mendocino, and Trinity counties).

560 VALENCIA EQUITY COMMITTEE (cont.)



BIANCA GUITÉRREZ

Mission resident / native, and one of our neighbors on Valencia Street. Bianca is a single parent, small business owner, and Marketing Manager for the Barbary Coast dispensary. Her business is [Bianca Starr Agency](#). Bianca is a valued member of the local cannabis equity community in San Francisco, and has deep roots in the Mission. Her parents host one of the longest running Spanish language radio shows in San Francisco, [Hecho en California on KIQI 1010 AM](#).



LEILA SOVERON

Displaced Mission resident / native. Leila is a single parent, trained chef, cannabis entrepreneur, and founder of a cannabis edible company called [Gente de Canna](#). Leila is passionate about educating the community on the positive health benefits of cannabis and using cannabis as an alternative medicine in traditional food. Leila was recently hired as the Educational Chef at [Mission Language and Vocational School](#). Both Leila and Bianca are also active members of the [Bay Area Latinos in Cannabis Alliance](#) ("BALCA"), an industry partner of 560 Valencia.



LAUREN BELL

San Francisco resident for 25 years whose work history includes tenures at Precita Valley Community Center, Bernal Heights Neighborhood Center, Larkin Street Youth Center, and 14 years working with the City and County of San Francisco in the Offices of the District Attorney and the Mayor. Lauren's final eight years with the City were in the SF Adult Probation Department in management roles tasked with expanding reentry and workforce opportunities for people involved in the criminal justice system. Earlier this year, she transitioned into a private sector role as [Fair Chance Development Manager](#) at [Checkr](#). Lauren is committed to creating opportunities for our formerly incarcerated community members and is passionate about 560's mission to foster and promote equity in our local cannabis industry.

560 VALENCIA EQUITY COMMITTEE (cont.)



ROBERT ARANDA

Mission District business owner / native. Robert is President of [Casa Sanchez Foods](#). Casa Sanchez has been in the Mission for 90+ years and is one of the oldest, continuously operating legacy businesses in the District. Casa Sanchez is the leading manufacturer of authentic Mexican salsa and chips in California. Their products are available in almost every state, and are carried at all levels of the retail chain, from convenience stores like 7-11 up to Whole Foods and Trader Joes, and everything in between.



GUILIO SORRO

Mission District resident / native and high school teacher. Giulio works for the San Francisco Unified School District as a health teacher at [June Jordan School for Equity](#). His [parents were well known activists](#) and community organizers in the City, and Giulio has deep roots in the Mission. Giulio's father, [Bill Sorro](#), was a lifelong activist and housing advocate whose work helped spark the housing rights movement in San Francisco in the late 1960s. Giulio is a committed and experienced educator, and deeply [passionate about social equity and preparing the youth of our City for success](#).



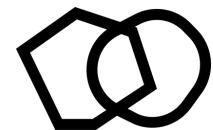
KEVIN HALLER

Kevin is a Certified Public Accountant, a Partner at accounting firm [Petrinovich Pugh & Company](#), Principal of [Akene Consulting](#), and a long time medical cannabis user/advocate. He is living with Multiple Sclerosis, and uses cannabis as a medicine to manage his medical conditions. Kevin regularly does pro bono accounting work for equity applicants, and is committed to supporting the legacy and equity operators that have built the cannabis industry over the past several decades. Kevin is the father of two young daughters, and will also be one of our education partners at 560 Valencia. He will be working with the project team to create and teach a cannabis accounting course as part of 560 Valencia's education and business incubation program.

III.

COMMUNITY SUPPORT

OUR SUPPORTERS



WHAT MERCHANTS ARE SAYING

“Our community needs more consumer and community education programs promoting the responsible and safe use of cannabis for health and wellness, and so we are happy to see Will and his team developing this business in a socially conscious manner.”

Valencia Corridor Merchants Association

“William is committed to provide a space to help incubate individuals like myself that would otherwise have almost no chance of participating in this industry, regardless of their equity status.”

Evan Kidera, Equity Applicant, Owner of Señor Sisig

“We support a business that aims to provide secure jobs and opportunities to those negatively and unfairly impacted by the war on drugs. We see the proposed plan for 560 Valencia as an asset to the community and we hope that the Planning Commission will recognize that as well.”

Mission Merchants Association

"We welcome someone who's been so communicative with his neighbors & the merchants association. His openness and transparency is appreciated."

Jonathan Plotzker-Kelly, Owner of Heliotrope SF

"I believe it will help my restaurant in a positive way, acting as an additional beacon to bring traffic to the area."

Tyler MacNiven, Owner of West of Pecos

“It's this sort of innovation in the face of uncertainty and economic re-awakening that is sorely needed.”

Amanda Peyton, Owner of Braid Network

WHAT COMMUNITY MEMBERS ARE SAYING

"I am a 40 year resident of the Mission District. I am very supportive of a space coming to the mission to empower our neighborhood and provide a safe space and top quality products for mission district residents to consume cannabis responsibly."

Kamel Jacot

"Ivan is a force for making the Bay Area cannabis industry more equitable and will help add economic vitality to the surrounding area. He is someone of character and determination and deserves the community's support."

Hirsh Jain

"I have been a part of the Mission District since arriving here from Nicaragua in 1983. I have served this community as a resident, teacher, and community advocate. I am writing to voice my full support for the development of a Cannabis marketplace and consumption space at 560 Valencia."

Gary Cruz

"I am a verified equity manufacturer and distributor in the City of San Francisco. I believe this project is essential for the Social Equity community."

Ali Jamlan

"I am a retired union electrician born and raised in San Francisco and I support this project because of its spirit to uplift the community sincerely."

Rudy Ortiz

"Being a 3rd generation San Franciscan that still resides in the Mission District, it's inspiring to witness the support this project will provide to our community."

Angelina Cedeno

"I am 67 years of age and a San Francisco native who attended Mission High School. My family has been affected by the war on drugs and I am happy to see a project like this coming to our neighborhood."

Yvonne J Stewart

"As a trained equity advocate, this project by far represents the intention of policymakers when it comes to equity."

Ed Donaldson

IV.
COMMUNITY BENEFITS



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



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

COMMUNITY BENEFITS AGREEMENT

THIS COMMUNITY BENEFITS AGREEMENT (the "Agreement") per San Francisco Police Code Section 1609(b)(21) is executed as of January 12, 2021 (the "Effective Date"), by 4LC VALENCIA LLC, a California limited liability company (referenced herein as "560"), and IVAN CASTRO, TIMO ESPINOZA, LUIS AROCHE, BIANCA GUTIÉRREZ, LEILA SOVERON, LAUREN BELL, ROBERT ARANDA, GIULIO SORRO, AND KEVIN HALLER, as the members of the 560 Valencia Equity Committee (collectively the "EC") as of the Effective Date hereto, each a Party, and collectively the Parties, to this Agreement.

RECITALS

A. On October 10, 2018, 560 applied for a Cannabis Business Permit from the City of San Francisco to entitle, develop, and operate a cannabis retail dispensary and consumption space at 560 Valencia Street, San Francisco, CA 94110 (the "Property").

B. 560 is committed to (1) fostering equal access to participation in the cannabis industry and (2) helping those who have been most negatively impacted by the historical criminalization of cannabis to benefit from its new legal status in the State of California, and seeks to create meaningful and sustainable community benefits through and by the development of this project.

C. In October, 2020, the 560 Valencia Equity Committee ("EC") was formed as a group of volunteer community members to provide oversight and guidance to 560 to further and promote equity within the Cannabis Industry and to provide support in the creation and development of a meaningful, beneficial, and socially responsible cannabis retail dispensary and consumption space at the Property.

D. EC is committed to advising the 560-project team as to the further development, enactment, and maintenance of the community benefits and commitments contained in this Agreement, and will provide oversight and guidance to 560 to ensure that meaningful and sustainable community benefits are created through and by the development of this project.

E. 560 and EC now desire to enter into this Community Benefits Agreement to provide for, among other things, the specific benefits and commitments that will be made to the local community in San Francisco, the cannabis equity community, and specifically to historically marginalized communities in and around the Mission District neighborhood of the City of San Francisco.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, 560 and EC hereby agree as follows:

AGREEMENT

1. Ohlone Land Acknowledgement. 560 Valencia and the 560 Valencia Equity Committee acknowledge that the Property is located on the unceded ancestral homeland of the Ramaytush Ohlone who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place and for all peoples who reside in their traditional territory. As guests, the Parties recognize that they benefit from living and working on traditional homeland of the Ramaytush. The Parties wish to pay their respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Community and by affirming their sovereign rights as First Peoples.

2. Inclusiveness. This Agreement has been drafted with local community input to ensure that community concerns and feedback have been heard, acknowledged, and addressed herein.

3. Hiring and Fair Labor Practices. 560 is committed to conducting and enforcing fair hiring, labor, and employment practices.

(a) Hire Local. 560 is committed to hiring 100% local residents for all staff and management roles. Such residents will be sourced primarily from San Francisco itself with positions also potentially being filled by residents of historically marginalized communities surrounding San Francisco (the “Bay Area”) or displaced San Francisco residents, when necessary. 560 will prioritize hiring current or displaced residents of Mission District zip codes, displaced residents of San Francisco, residents with disabilities, and those who have been justice-involved for non-violent cannabis related crime, or disproportionately impacted by the War on Drugs.

(b) Hire Equity. 560 is committed to making a good faith effort and using all reasonable means to ensure that at least 50% of its staff and management positions are filled by those that qualify as local, verified Equity Applicants (“Equity Applicants” are individuals who meet the San Francisco Office of Cannabis’ equity eligibility criteria based on residency, income, justice-involvement, and housing insecurity, or meet equivalent requirements in another jurisdiction). 560 will consider employment for all qualified applicants regardless of criminal histories, consistent with applicable federal, state, and local law. 560 will proactively recruit, hire and, promote women, minorities, disabled individuals, veterans, and persons that have been disproportionately impacted by the criminalization of cannabis. 560 will participate in local job fairs and employment recruitment events. 560 is committed to working with City agencies and local organizations such as Success Centers, the San Francisco Office of Economic and Workforce Development, the San Francisco Human Rights Commission, the San Francisco Department of Public Health, and the San Francisco Office of Cannabis to, at a minimum, maintain a 50% ratio of eligible Equity Applicant employees. Additionally, 560 is committed to developing a fair, legal, and non-discriminatory hiring process that will be designed to increase the ratio of Equity Applicant eligible employees.

(c) Promote and Develop from Within. 560 shall promote and develop management from within the company and will give preference to existing employees for management positions.

(d) Equal Opportunity Employer. 560 is an equal opportunity and affirmative action employer that is committed to diversity and inclusion in the workplace. 560 prohibits discrimination and harassment of any kind, and is committed to equal employment opportunity regardless of race, color, ancestry, religion, sex, national origin, genetic information, pregnancy, sexual orientation, age, citizenship, marital status, disability, gender identity, veteran status, or any other protected characteristic as outlined by federal, state, or local laws. 560 is committed to providing reasonable accommodations for qualified individuals with disabilities and disabled veterans. This policy applies to all employment practices within our organization, including hiring, recruiting, promotion, termination, layoff, recall, leave of absence, compensation, benefits, training, and apprenticeship.

(e) Employment Outreach, Recruitment, and Retention. 560 shall work with local community organizations in San Francisco to reach out to, recruit, develop, and retain employees in compliance with the terms of this Agreement.

(f) Above Market Wages. All employees of 560 will receive above market wages starting at \$20.00 per hour or higher (based on 2021 market wages and standards, this is 20% above San Francisco minimum wage and 15% above average starting wages for employees of other San Francisco cannabis retailers). Wage rates at 560 for all employees shall increase annually by an amount corresponding to the prior year's increase, if any, in the Consumer Price Index for Urban Wage Earners and Clerical

Workers for the San Francisco-Oakland-San Jose, CA metropolitan statistical area, as determined by the San Francisco Controller.

(g) Employment Benefits.

(i) Health Care. 560 will provide an employer funded health care option to all Eligible Employees.

1. “Eligible Employees” are those that: 1) have been employed for at least 90 calendar days, and 2) work at least 8 hours per week.

(ii) Sick Leave. 560 will provide paid sick leave to all employees (including temporary and part-time employees) at a rate of 1.2 hour of paid sick leave for every thirty (30) hours worked, up to a maximum accrued balance of eighty (80) hours per employee. This equates to ten (10) days of annual sick leave for a full-time employee working an average of 40 hours per week.

(iii) Vacation Pay. 560 will provide paid vacation days to all Eligible Employees at a starting rate of 0.6 hours of paid vacation time for every thirty (30) hours worked. This equates to five (5) days of annual vacation pay for a full-time employee working an average of 40 hours per week.

(iv) Retirement Plan. 560 will offer either an employer sponsored or CalSavers retirement plan to all Eligible Employees.

(h) Career Development, Training, and Resources. 560 will provide pathways to employment and entrepreneurship in the cannabis industry by providing and supporting training programs and initiatives designed for Equity Applicants; black people, indigenous people, and people of color (“BIPOC”); San Francisco residents with disabilities; and those who have been justice-involved for non-violent cannabis related crime, or have been disproportionately impacted by the War on Drugs. 560 will recruit and encourage Equity Applicants to pursue management positions, management training, and educational and entrepreneurship opportunities developed by 560, and available elsewhere within the cannabis industry.

(i) First Source Hiring Agreement. 560 will enter into a First Source Hiring Agreement, as defined by Section 83.4 of the San Francisco Administrative Code, pursuant to which it will agree to comply with the first source hiring requirements set forth in subsections (b)(1)-(8) of Section 83.9 of the Administrative Code.

(j) Labor Peace Agreement. 560 will enter into a Labor Peace Agreement with a Bona Fide Labor Organization per San Francisco Police Code Section 1609(b)(12).

4. Bilingual Staff and Menus. 560 will seek to hire bilingual staff members that are fluent in English and Spanish, at a minimum, and will ensure that a Spanish speaking staff member is available during all operating hours of the business. 560 will also offer its menus in both English and Spanish.

5. Fair Pricing and Locals Discounts. 560 is committed to the fair, reasonable, affordable, and competitive pricing of all products sold in the store. 560 will develop a discount program for local residents of the Mission District zip codes, including, at minimum, community members with addresses in the 94110 zip code.

6. Scholarship. 560 will provide at least one annual college scholarship for local cannabis industry employees or their immediate family members. The scholarship will be issued to fund postsecondary education. The first scholarship will be issued at the end of the first full year of business

operations. 560 commits to further developing and funding its scholarship program as its business develops and grows, ultimately seeking to increase the number of scholarship opportunities available.

7. Equitable Supply Chain. 560 is committed to developing, fostering, and promoting an equitable, inclusive, and diverse supply chain.

(a) Seed to Sale Equity. From seed to sale, 560 will prioritize local sourcing of products and services from BIPOC owned, social equity businesses, and from cannabis companies that have made equity commitments equivalent to those contained in this Agreement.

(b) Diverse and Inclusive Supply Chain. 560 will carry a diverse inventory of cannabis products, including products from other cannabis businesses that have robust social equity plans, locally sourced cannabis products produced by cannabis companies owned by black people, indigenous people, and people of color, and from companies owned by individuals from other historically marginalized communities.

8. Cannabis Business Incubator. 560 shall provide educational and professional development services, business plan guidance, operations consulting, technical assistance, and financial support to Equity Applicants and Equity Operators through incubation, education, scholarship, and fellowship opportunities.

(a) Rent Free Retail Space. 560 shall provide dedicated rent-free retail space (the "Equity Incubation Sales Area" as defined in the 560 Valencia Floor Plans, attached as Exhibit A) to an Equity-owned business (the "Equity Incubatee") starting on the date that 560's retail location opens to the public, and in perpetuity.

(i) Initial Equity Incubatee. Ivan Castro, a 4th generation Mission District native, resident, and San Francisco Equity Applicant shall be the Initial Equity Incubatee at 560 Valencia for a period of no less than three (3) years to commence on the date that 560's retail location opens to the public.

(ii) Subsequent Equity Incubatees. After the initial three-year incubation of 560's Initial Equity Incubatee (Ivan Castro per subsection 8(a)(i) above), 560 shall sponsor a new Equity Incubatee to incubate in the Equity Incubation Sales Area and Equity Office (defined below) for a one-year term, at a minimum.

(b) Rent Free Office Space. 560 shall provide dedicated rent-free office space (the "Equity Office" as defined in the 560 Valencia Floor Plans, attached as Exhibit A) to 560's Equity Incubatee starting from date of opening of the retail dispensary to the public, and in perpetuity.

(c) Shelf Space and Demonstration Opportunities.

(i) 560 shall work to develop an equitable supply chain with the ultimate goal of having an inventory that contains an equal amount Equity Products (defined below) and general, non-equity business based products.

1. "Equity Products" are defined by 560 as cannabis products produced by Equity Applicants, Equity Operators, BIPOC, people with disabilities, and communities that have been adversely impacted by the War on Drugs.

2. "Equity Operators" are Equity Applicants who have been awarded a local Cannabis Business Permit, or the equivalent, in any jurisdiction, and legally produce compliant, tested cannabis products pursuant to a license issued by the State of California.

(ii) 560 shall provide dedicated shelf space for Equity Products and demonstration space for Equity Operators to be able to showcase and demonstrate their products directly to consumers, both on the retail sales floor and in the consumption space. 560 will develop and foster partnerships with distributors that distribute locally sourced Equity Products and commit to creating micro-incubation opportunities on the sales floor (for example, dedicated shelf and demonstration space) and in the consumption space.

(d) Education. 560 will create a cannabis entrepreneurship certificate program (the "Entrepreneurship Program") for staff of 560 and for local community members that will commence in the second full year of business operations. The education program, an entrepreneurial bootcamp, will be developed and taught by qualified industry professionals to train and teach actionable entrepreneurial and business skills in order to empower students to start cannabis businesses and become successful entrepreneurs.

(e) Fellowship. 560 will create a fellowship program to provide at least one fellowship grant annually, along with mentorship and technical assistance to a San Francisco Equity Applicant or cannabis industry employee that is a graduate of the Entrepreneurship Program to help them develop a cannabis business. The fellowship program will commence at the conclusion of the first annual Entrepreneurship Program. 560 commits to further developing and funding its fellowship program as its business develops and grows, providing a minimum of one fellowship opportunity annually, and ultimately seeking to increase the number of fellowship opportunities available.

9. Safe and Accessible Consumption Space.

(a) 560 shall provide a fully accessible space wherein customers can consume cannabis in a safe, comfortable, and legally compliant environment. 560 will comply with all code requirements and rules promulgated by the San Francisco Office of Cannabis and San Francisco Department of Public Health and will be a fully compliant workplace and consumption space under local and state laws governing cannabis consumption.

(b) 560 is committed to extraordinary standards to ensure the health, safety, and welfare of staff and customers and will safeguard every aspect of the workplace and consumption space with the highest standards in health, cleanliness, sanitation, and safety measures. If cannabis is actively being consumed during normal business hours, neither customers, nor staff will be required to enter the consumption space at any time, and anyone who chooses to enter the consumption space shall do so voluntarily.

(c) 560 will ensure and encourage safe and responsible consumption of cannabis, and require all staff and customers to act respectfully and responsibly at all times while on the Property. 560 is committed to restricting and discouraging youth access to cannabis, excessive consumption of cannabis, driving while under the influence of cannabis, and any other unsafe behavior in or around the Property. 560 will inform customers to not drive after consuming cannabis, and if a customer is deemed to be at risk of Driving Under the Influence, 560 will encourage and facilitate alternative means of transportation such as rideshare services, taxis, SFMTA Muni, or BART. To ensure the health, safety, and welfare of staff and customers, 560 will exercise its right to refuse services to anyone who enters the Property under the influence of alcohol or other unsafe, non-cannabis substances.

(d) 560 shall provide space to hold consumer and community education programs that promote the responsible and safe use of cannabis for health and wellness purposes.

(e) 560 shall feature and promote educational and experiential events in the consumption space that are community centered, culturally and generationally diverse, and mindful of the history and culture of the Mission District and 560's surrounding neighbors.

(f) 560 will work with the EC and industry organizations such as the Bay Area Latinos in Cannabis Alliance (“BALCA”) to promote and feature local cannabis brands and Equity Products produced by Equity Applicants, Equity Operators, BIPOC, people with disabilities, and communities that have been adversely impacted by the War on Drugs.

10. ADA Accessibility. 560 will not discriminate on the basis of disability in its services, programs, or activities. 560 shall not discriminate on the basis of disability in its hiring or employment practices and shall comply with the ADA Title I employment regulations, and all local and state laws governing disability access and reasonable accommodation. 560 will make reasonable modifications to policies and procedures to ensure that people with disabilities have an equal opportunity to enjoy programs, services, and activities on the Property. For example, the Property will feature two fully accessible restrooms, an accessible cannabis consumption space, accessible counters and retail displays, and people with service animals and emotional support animals will be welcomed on the Property.

11. Good Neighbor Policies. 560 will commit to the Good Neighbor Policies as described in the 560 Valencia Good Neighbor Policy that was already filed and is on record with the San Francisco Office of Cannabis, and available on the 560 Valencia project website: www.560valencia.com/home/our-good-neighbor-policy.

12. Community Access and Engagement. Ownership and management of 560 shall be accessible to community members and commit to continued engagement with members of the local community. CEO of 560, Will Dolan, is available by email (will@560valencia.com) and telephone (415-935-4743) if members of the community have questions, comments, or concerns about any aspect of the project, prior to or after opening of the business at 560 Valencia.

13. Compassion Program. 560 will create a Compassion Program per San Francisco Police Code Section 1618(aa), and as authorized and permissible under the laws of the State of California, to serve the medicinal needs of low income, terminally ill, and disabled community members. As authorized by state law, 560 shall operate a Compassion Program in which it provides medicinal cannabis and/or medicinal cannabis products at no or nominal cost to low-income individuals who are qualified under California Health and Safety Code Sections 11362.7 et seq. to use medicinal cannabis. 560 shall work with licensed California cannabis cultivators and licensed California cannabis manufacturers to source medicinal cannabis and/or medicinal cannabis products at no or nominal cost for distribution through 560’s Compassion Program. 560 shall comply with all applicable rules, regulations, and guidelines promulgated by the San Francisco Office of Cannabis including, but not limited to: the eligibility criteria applicable to persons who may receive cannabis at no or low cost and all recordkeeping requirements.

14. Political Advocacy. 560 is committed to advocating and lobbying for cannabis legalization measures that seek to undo a long history of racist and prejudicial policies that have disproportionately targeted communities of color. 560 supports all laws and policies aimed at rebuilding and empowering the communities that have suffered the most harm as a result of our nation’s misguided and failed drug policies. 560 is committed to ensuring that everyone has access to the opportunities the legal cannabis market provides, regardless of prior involvement with the justice system or criminal history. 560 shall advocate for reasonable regulation and taxation of the industry to (i) ensure the health and safety of California communities, (ii) continue to restrict youth access to non-medically-necessary-cannabis, and (iii) provide for a sustainable tax regime that allows legal entrepreneurs and business owners to succeed and thrive. 560 will also advocate for laws that require the reinvestment of tax revenues earned from the cannabis industry into the rebuilding of communities that were devastated by the War on Drugs, and laws that ensure those communities are equally able to participate in the legal cannabis industry. 560 shall advocate for local, state, and federal laws that provide for community reparations for wrongs and damages incurred as a result of the War on Drugs and systemic racism.

15. San Francisco Equity Goals. 560 is committed to promoting and furthering the goals of the San Francisco Equity Program, as described in San Francisco Police Code Article 16, and as promulgated by the San Francisco Office of Cannabis. 560 will support the City's broader equity goals and work closely with community organizations, non-profits, and local educational institutions such as San Francisco City College to further develop a comprehensive educational and upward mobilization plan for Equity Applicants and Equity Operators. The goal of the aforementioned educational and upward mobilization plan will be to create educational, economic, and entrepreneurship opportunities for marginalized communities and persons that have been adversely impacted by the War on Drugs.

16. Prohibition of Alcohol and Tobacco Products. 560 shall not sell or permit any tobacco products or alcoholic beverages at the Property.

17. Community Service. 560 will provide and organize opportunities for staff and management to support local organizations and nonprofits in a volunteer capacity. 560 will organize group events for staff and management to support organizations such as the Boys and Girls Clubs of San Francisco, GLIDE Memorial Church, La Cocina, Mission Food Hub, HOMEY, Carnaval San Francisco, San Francisco Tenants Union, PODER, Causa Justa, and Centro Legal de la Raza.

18. Local Art. 560 will work with local muralists to secure interior artwork and murals to display within the retail dispensary and consumption area/event space that reflect the culture and history of the Mission District.

19. Retail Storefront. 560 shall keep and preserve a retail store at the front of the Property, along Valencia Street, and all permitted cannabis consumption will take place at the rear of the Property and out of the sight line of the public street. No one under the age of 21 shall be allowed into the retail store or consumption area.

20. Welcoming, Friendly, and Safe Space. 560 will provide a well-lit, welcoming, clean, friendly, accessible, and safe retail environment for customers to enjoy. 560 will provide gender-neutral, accessible restrooms, at least one within the consumption space and one on the sales floor.

21. Safe Haven, Hate Free Zone, and Sanctuary. 560 shall provide a safe haven and sanctuary for marginalized communities, victims of police brutality, immigrants (regardless of documentation status), BIPOC, and LGBTQ+ communities.

22. Regulatory Approval and Legal Compliance. This Agreement is subject to regulatory approval and shall only become binding upon consideration and acceptance by the Director of the San Francisco Office of Cannabis. All terms and conditions hereto are subject to compliance with all local and state laws, and federal laws where applicable.

23. Advice and Oversight by the EC. The EC shall work with 560 for a period of at least two years, through December 31, 2022 (the initial "EC Term"), to further develop and establish the commitments contained in this Agreement. The EC shall also work with 560 to develop milestones and performance metrics to measure and ensure compliance with the terms of this Agreement and provide oversight of said compliance (to be further addressed in 560's Equity Action Plan). The members of the EC, as of the Effective Date hereto, shall agree to work with 560 through the end of the initial EC Term and then will be given the option to either remain as members of the EC, or to facilitate a transition of their seats to new EC members from the community to be determined by majority consent of the then existing EC members.

24. Severance. If any provision of this Agreement is found to be invalid, illegal, or void, at any time, such provision shall be deemed to be severed and deleted and neither such provision nor its severance nor deletion shall affect the validity of the remaining portions.

25. Integration. This Agreement memorializes and constitutes the entire agreement and understanding between the Parties and supersedes and replaces all prior negotiations, proposed agreements and agreements, whether written or oral, express or implied, or of any type whatsoever as to the subject matter hereto. Each Party to this Agreement acknowledges that no other Party, nor any agent or attorney of any other Party, has made any promise, representation, inducement or warranty whatsoever, expressed or implied, that is not expressly contained in this Agreement. Each Party further acknowledges and warrants that it has not executed this Agreement in reliance upon any collateral, promise, representation, inducement or warranty, or in reliance upon any belief as to any fact not expressly set forth in this Agreement.

26. Amendment or Modification. This Agreement may only be amended or modified with the consent and approval of 560, the San Francisco Office of Cannabis, and a simple majority of the EC signatories (or their successors), in a writing specifying that it is an amendment or modification to this Agreement.

27. Further Assurances. 560 and EC each hereby agree to execute and deliver such other and further instruments and documents and to take such other action, as 560 or the San Francisco Office of Cannabis may reasonably request, in connection with this Agreement.

28. Entire Agreement. This Agreement, together with any exhibits attached hereto, sets forth all of the promises, agreements and understandings among the parties hereto with respect to the subject matter hereof, and there are no promises, agreements or understandings, oral or written, express or implied, among them other than as set forth or incorporated herein.

29. Governing Law. This Agreement shall be governed by, construed under, and enforced and interpreted in accordance with, the laws of the City of San Francisco and the State of California.

30. Counterparts and Electronic Signatures. This Agreement may be executed in counterparts, including both counterparts that are executed on paper and counterparts that are in the form of electronic records and are executed electronically. An electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a party with the intent to sign such record, including facsimile or e-mail electronic signatures. All executed counterparts shall constitute one agreement, and each counterpart shall be deemed an original. The parties hereby acknowledge and agree that electronic records and electronic signatures, as well as facsimile signatures, may be used in connection with the execution of this Agreement and electronic signatures, facsimile signatures or signatures transmitted by electronic mail in so-called PDF format shall be legal and binding and shall have the same full force and effect as if a paper original of this Agreement had been delivered and had been signed using a handwritten signature. The parties (i) agree that an electronic signature, whether digital or encrypted, of a party to this Agreement is intended to authenticate this writing and to have the same force and effect as a manual signature, (ii) intend to be bound by the signatures (whether original, faxed or electronic) on any document sent or delivered by facsimile or, electronic mail, or other electronic means, (iii) are aware that the Company will rely on such signatures, and (iv) hereby waive any defenses to the enforcement of the terms of this Agreement based on the foregoing forms of signature. If this Agreement has been executed by electronic signature, all parties executing this document are expressly consenting under the Electronic Signatures in Global and National Commerce Act ("E-SIGN"), and Uniform Electronic Transactions Act ("UETA"), that a signature by fax, email or other electronic means shall constitute an Electronic Signature to an Electronic Record under both E-SIGN and UETA with respect to this specific transaction. By accepting this Agreement, the parties hereby agree to electronic documents as legally binding.

31. Further Documents. The Parties shall execute and provide such other and further documents as are necessary to effectuate the terms and benefits of this Agreement.


32. Headings. The headings are used herein for convenience only and shall have no force in effect in the interpretation or construction of this Agreement. The headings shall not provide any rights or create any obligations not otherwise expressly set forth herein.

[SIGNATURES ON SUBSEQUENT PAGE]

IN WITNESS WHEREOF, 560 and EC have entered into this Community Benefits Agreement as of the date first written above.

560:

4LC Valencia LLC,
a California limited liability company

By: 
William Dolan, CEO

EC:

IVAN CASTRO,
a member of EC

By: 
Ivan Castro (Jan 12, 2021 14:32 PST)

LAUREN BELL,
a member of EC

By: Lauren Bell
Lauren Bell (Jan 12, 2021 18:03 PST)

TIMO ESPINOZA,
a member of EC

By: 
Timo Espinoza (Jan 12, 2021 14:36 PST)

ROBERT ARANDA,
a member of EC

By: 
Robert Aranda (Jan 12, 2021 22:57 PST)

LUIS AROCHE,
a member of EC

By: 
Luis Arcoche (Jan 12, 2021 14:35 PST)

GIULIO SORRO,
a member of EC

By: giulio sorro
giulio sorro (Jan 12, 2021 19:29 PST)

BIANCA GUTIÉRREZ,
a member of EC

By: 
Bianca Gutierrez (Jan 12, 2021 15:21 PST)

KEVIN HALLER,
a member of EC

By: Kevin Haller
Kevin Haller (Jan 12, 2021 18:06 PST)

LEILA SOVERON,
a member of EC

By: 
Leila Soveron Ovando (Jan 12, 2021 17:57 PST)

V.

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

VI.
EQUITABLE SUPPLY
CHAIN

BUILDING AN EQUITABLE SUPPLY CHAIN



From seed to sale, we will prioritize local sourcing of products and services from businesses owned Black, Indigenous, and People of Color, and social equity businesses like those seen below.

Our goal is to support the growth of equity-owned businesses by sourcing more equity-certified products than any other cannabis retailer in California.



560 VALENCIA STREET



CUA RECORD NO. 2020-006575CUA



Page 31 of 37

VII.

COMMUNITY OUTREACH

560 Valencia, a Cannabis Equity Marketplace Overview of Community Outreach

From July, 2019 – January, 2021, our team engaged over 700 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 to all registered neighborhood organizations;
- Three (3) virtual community meetings conducted in English and Spanish; Two (2) of these meetings had over 40 attendees.
- Eight (8) email campaigns sent to the 560 Valencia email list that currently includes over 330 subscribers;
- Fifty (50) flyers posted within 300 ft. of the project site;
- More than Fifty (50) individual phone calls with community stakeholders, residents, and business owners;
- More than 600 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 560 Valencia Equity Committee is currently comprised of nine (9) community stakeholders, including current Mission residents, displaced Mission natives, Mission business owners, cannabis entrepreneurs, a cannabis CPA, and professionals with experience developing and managing reentry programs for justice-involved individuals. Our Equity Committee has held nine (9) 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 6 – 9 herein.

Community input has been, and will continue to be, integral to the development of this project. As a result of our outreach efforts, we have received **205 letters of support** 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 1 – 2 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.
- January 7, 2021 – Met with Supervisor Ronen's office.
- January 9, 2021 – Met with Supervisor Mandelman's office.
- January 13, 2021 – Planned meeting with United to Save the Mission's Cannabis Work Group / Cannabis Equity Team.

560 Valencia Community Outreach Log with United to Save the Mission

560 Valencia has been diligent in our communications with United to Save the Mission, the primary opposition to our project, and has made sincere efforts to collaborate with their representatives since August 2019. United to Save the Mission has requested that the project move to another district or that it adopt a cooperative model. These requests are both financially and legally unfeasible, and we have shared thorough responses to these requests with United to Save the Mission and the Planning Department. 560 Valencia is making commitments to our local community that center equity, and Mission District residents. These commitments are outlined in our Community Benefits Agreement, a legally binding document that will become a condition of 560 Valencia's Cannabis Business Permit. We requested an extension for our December hearing date so that we could continue to engage with USM and conduct additional community outreach. We were able to schedule a meeting with them for Wednesday, January 12, 2021, one day following the submission of this CUA packet. We hope we can build a productive and collaborative relationship with USM, and that USM will recognize the merits of the project, and our multiple community agreements including our Community Benefits Agreement and Good Neighbor Policy. We will update the Planning Department and Commissioners on our conversation with USM prior to our hearing on January 21, 2021. Our efforts to engage USM are detailed in the community outreach log below:

Date of Contact	USM Receptient(s) / Participants(s)	Member Organization	Subject / Topic	Response Received?	Response Date	Notes	Additional Recipients
08/23/2019	Peter Papadopolous		Request for Meeting and Project Feedback	Yes	08/25/2019	Email correspondence with Peter about meeting and discussing the 560 Valencia project proposal.	
08/27/2019	Peter Papadopolous		In-Person meeting at MEDA Headquarters	Yes	N/A	Met w/ Peter at MEDA headquarters to introduce the project and get initial feedback on our community outreach process. Peter stated that we had to conduct outreach to USM, but he did not disclose who or what "USM" was. He said he'd be in touch with further instructions after our meeting.	
02/07/2020	Jon Jacobo		Cannabis Project in the Mission	Yes	02/11/2020	Reached out to Jon to introduce the project, he responded and we planned to meet in person in March. After several additional emails, on Feb. 11, Feb. 24, and Feb. 25, we were unable to coordinate a meeting due to the escalating COVID situation.	
05/28/2020	Peter Papadopolous, Carlos Bocanegra	Mission Economic Development Agency, United to Save the Mission	Invitation to 06/09/20 Community Meeting and requested to meet to hear USM's feedback on the project	Yes	06/01/2020	Larisa Pedroncelli (USM) response requested all meetings be postponed until shelter-in-place orders are lifted.	
06/03/2020	Larisa Pedroncelli, Peter Papadopolous, Carlos Bocanegra, Rick Hall, Erick Arguello	Factory 1 Design, Mission Economic Development Agency, United to Save the Mission, Cultural Action Network, Calle 24	Requested guidance as to suitable dates, and format, for subsequent meetings. Expressed a commitment to work collaboratively with USM to "further review and discuss project plans, good neighbor policies, equity goals, community benefits, fair labor and hiring practices, etc."	No	N/A		N/A Rich Sucre
06/08/2020	Larisa Pedroncelli, Peter Papadopolous, Carlos Bocanegra, Rick Hall, Erick Arguello, Jon Jacobo, Roberto Hernandez		Pre-Application Meeting: 560 Valencia, Cannabis Equity Marketplace	Yes	06/09/20	Invitation to 560 Valencia's 1st Community Outreach Meeting. No USM Members attended the meeting. Peter Papadopolous did respond to the email by mistake, and stated he did not intend to respond, but asked us to "circle back and talk to these community folks when they are available and get their input."	MailChimp Email Campaign to entire 560 Valencia Email list.
06/09/2020 Project Sponsor Hosts Virtual Community Meeting #1							
06/11/2020	Larisa Pedroncelli, Peter Papadopolous, Carlos Bocanegra, Rick Hall, Erick Arguello	Factory 1 Design, Mission Economic Development Agency, United to Save the Mission, Cultural Action Network, Calle 24	Shared video recording and presentation materials from 06/09/20 Community Meeting.	No	N/A		N/A Rich Sucre
07/21/2020	Larisa Pedroncelli, Peter Papadopolous, Carlos Bocanegra, Rick Hall, Erick Arguello	Factory 1 Design, Mission Economic Development Agency, United to Save the Mission, Cultural Action Network, Calle 24	Shared CUA materials, asked for preference in subsequent community meeting dates, reiterated desire to collaborate on key operational documents and community benefits.	No	N/A		N/A Richard Sucre, Michael Christensen, Alexandra Sandoval

07/31/2020	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello	Factory 1 Design, Mission Economic Development Agency, United to Save the Mission, Cultural Action Network, Calle 26	Follow up on previous email to see if USM had a preference in date for subsequent community meetings.	Yes	08/19/2020	Larisa Pedroncelli (USM) agreed to set up a meeting between our project team and USM's cannabis workgroup, reiterated request that no meetings be held until SIP lifted	Richard Sucre, Michael Christensen, Alexandra Sandoval
08/20/2020	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello	Factory 1 Design, Mission Economic Development Agency, United to Save the Mission, Cultural Action Network, Calle 27	Shared that the project is independently funded by an equity applicant and is under significant time and budget constraints because the Project Sponsor is not able to fund an extended vacancy at 560 Valencia. We also expressed our belief that a timely completion of this project will provide badly needed community benefits. It will create a minimum of 40 quality jobs and provide employment opportunities for Mission residents during a continually developing economic crisis.	No	N/A	N/A	Richard Sucre, Michael Christensen, Alexandra Sandoval
08/20/2020	Larisa Pedroncelli		Larisa started a new email thread to schedule a "Meeting time with USM cannabis workgroup." We responded by offering to meet anytime between 9 a.m. - 9 p.m. on Thursday 9/10, Friday 9/11, Saturday 9/12, or Tuesday 9/15. We also invited the cannabis workgroup to attend our community meeting on Wednesday 9/9 and shared the Zoom link.	Yes	08/25/2020	Larisa responded that she would check with her team and be in touch soon.	
08/25/2020	Larisa Pedroncelli		Will and Ivan thanked Larisa and said we looked forward to meeting.	Yes	08/30/2020	Larisa responded that her team was able to meet on Tuesday, 9/15 at 3 p.m.	
08/26/2020	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello		Virtual Community Outreach Meeting 09/09/20	No	N/A	Invitation to 560 Valencia's 2nd Community Outreach Meeting, the "Good Neighbor Policy" meeting.	MailChimp Email Campaign to entire 560 Valencia Email list.
08/31/2020	Larisa Pedroncelli		We thanked Larisa and confirmed the meeting time.	No	N/A		
09/08/2020	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello, Jon Jacobo, Roberto Hernandez		Virtual Community Outreach Meeting 09/09/20 (Reminder & Follow-Up)	No	N/A	Reminder and meeting information for 560 Valencia's 2nd Community Outreach Meeting, the "Good Neighbor Policy" meeting. No USM Members attended the meeting.	MailChimp Email Campaign to entire 560 Valencia Email list.
09/09/2020 Project Sponsor Hosts Virtual Community Meeting #2							
09/11/2020	Larisa Pedroncelli		We emailed Larisa to ask if we could share additional information about the project with the cannabis workgroup in advance of our meeting, including a link to a recording and notes from our first community meeting.	No	N/A		
9/15/20 Zoom Meeting with United to Save the Mission							
09/17/2020	Larisa Pedroncelli		We emailed Larisa to thank her and the cannabis workgroup for their team for meeting with us. During our meeting, the cannabis workgroup said that USM could not support any cannabis project in the District, requested that the project become a cooperative.	No	N/A		
10/02/2020	Larisa Pedroncelli		We emailed Larisa to ask for her feedback on the Project Sponsor tabling at the 16 St. BART station to share information about the project with community members who are offline and to distribute reusable masks to community members.	No	N/A		

11/02/2020	Larisa Pedroncelli		Emailed Larisa to share a link to our upcoming townhall meeting on 11/12 and to let her know that we were promoting the meeting/project by posting Spanish flyers around the project site. We also let her know that we were continuing to develop our Equity Committee to develop a Racial Equity Action plan for the project.	No	N/A		
11/02/2020	Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello, Jon Jacobo, Roberto Hernandez		Town Hall Meeting Invitation 11.12.20	No	N/A	Invitation to 560 Valencia's 3rd Community Outreach Meeting, the "Town Hall" meeting. No USM Members attended the meeting.	MailChimp Email Campaign to entire 560 Valencia Email list.
11/10/20	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello, Jon Jacobo, Roberto Hernandez		Town Hall Meeting Reminder 11.12.20	No	N/A	Reminder and meeting information for 560 Valencia's 3rd Community Outreach Meeting, the "Town Hall" meeting. No USM Members attended the meeting.	MailChimp Email Campaign to entire 560 Valencia Email list.
11/12/20 Project Sponsor Hosts Virtual Community Meeting #3							
11/18/20	Larisa Pedroncelli, Peter Papadopoulos, Carlos Bocanegra, Rick Hall, Erick Arguello, Jon Jacobo, Roberto Hernandez		Town Hall Follow Up Email 11.18.20	No	N/A	Shared additional information with USM and 560 Valencia's email list about the Town Hall meeting, including a link to the recording and additional meeting materials.	MailChimp Email Campaign to entire 560 Valencia Email list.
11/30/20 Project Team Received Letter of Opposition from USM via Michael Christensen at Planning							
12/11/20	Project Sponsor emailed all 16 organizations included on USM's letterhead		Project sponsor shared that we received their letter of opposition and proposed a neutral facilitator to guide discussion.	Yes	12/16/20	Larisa responded and said the Project Team was being offensive by emailing USM member organizations and shared that they don't know why the project would gain any community support because there is an overconcentration of cannabis in the neighborhood, and they are not aware of any legally binding agreements that guarantee the outcomes the project is promoting.	Rick Hall, Peter Papadopoulos, Lucia Obregon, Clarion Alley Mural Project, Rich Hillis, Richard Sucre, Michael Christensen, Luis Aroche, Ivan Castro, Timo Espinoza, Bianca Starr, Leila Soveron, Robert Aranda, Lauren Bell
12/22/20	Larisa Pedroncelli, Peter Papadopoulos, Rick Hall, Erick Arguello, Clarion Alley Mural Project		Project sponsor provided a detailed response to USM's Letter of Opposition and again, requested a meeting. Project Sponsor asked for USM's preference for a facilitator.	No	N/A		same as above
12/28/20	Larisa Pedroncelli, Peter Papadopoulos, Rick Hall, Erick Arguello, Clarion Alley Mural Project		Project sponsor provided USM with brief bios of each of our equity committee members and video of equity committee members introducing themselves at our last town hall meeting.	No	N/A		same as above
1/4/21	Larisa Pedroncelli, Peter Papadopoulos, Rick Hall, Erick Arguello, Clarion Alley Mural Project		Project sponsor followed up to ask about USM's availability to meet.	Yes	1/9/21	Larisa agreed to a meeting with 560 Valencia and declined a facilitator.	same as above
1/9/21	Larisa Pedroncelli, Peter Papadopoulos, Rick Hall, Erick Arguello, Clarion Alley Mural Project		Project sponsor responded with available dates to meet.	No	N/A		same as above
1/11/21	Larisa Pedroncelli, Peter Papadopoulos, Rick Hall, Erick Arguello, Clarion Alley Mural Project		Project sponsor followed up to see if USM was available to meet during any of the proposed dates/times.	Yes	1/12/21	Larisa confirmed that she was coordinating schedules with her team and would get back to us on their availability. She followed up later this day to confirm meeting time.	
1/13/21 Zoom Meeting Scheduled with United to Save the Mission							