



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: December 10, 2020

Record No.: 2020-006608CUA
Project Address: 3407 Geary Boulevard
Zoning: Geary Boulevard Neighborhood Commercial District (NCD) Zoning District
40-X Height and Bulk District
Block/Lot: 1085 / 031
Project Sponsor: Henry Chan
PO Box #884822
San Francisco, CA 94188
Property Owner: Dennis Chan
3405 Geary Boulevard
San Francisco, CA 94118
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is to establish an approximately 1,219 square-foot Cannabis Retail Use on the ground floor of an existing two-story mixed-use building. The tenant space was previously occupied by a restaurant (d.b.a.. Thai Café) until approximately 2019. There will be no expansion of the existing building envelope or storefront modifications proposed. No on-site smoking or vaporizing of cannabis products is proposed. New business signage will be applied for under a separate permit.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 739 to establish an approximately 1,219 square-foot Cannabis Retail Use (d.b.a. CannaClub) within the Geary Boulevard NCD Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 8 messages in support and 1 message in opposition to the Project.
 - Messages of support for the Project mentioned convenience and accessibility provided by delivery services, confidence in the Project's security plan, positive contributions of an equity-owned cannabis dispensary, support for CannaClub's good neighbor policy, the Project Sponsor's personal character, increased options for local cannabis retailers, and the lack of odor concerns because there is no consumption lounge.
 - The message of opposition cited the presence of two preschools near the project site and concerns that children would walk by the business.
- **Outreach:** The Project Sponsor hosted a virtual townhall meeting on November 19, 2020, which was attended by one person from the Laurel Heights Improvement Association. Topics raised by the public included parking, security, theft, and banking options for cannabis businesses.

The Project Sponsor contacted 16 groups from the City's Registered Neighborhood Groups list that are in the Presidio Heights and Inner Richmond areas. An informational brochure about CannaClub was created and distributed for this effort. The Project Sponsor also attended two neighborhood meetings as requested by the Haight Ashbury Neighborhood Council and the Planning Association for the Richmond.

In addition, the Project Sponsor circulated a petition to support of the Project, which garnered 110 signatures. The Project Sponsor also did a neighborhood walkthrough on November 18th to personally remind small businesses in the area about the virtual townhall.

- **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:
 - Rossi Park and Playground: 600 Arguello Blvd, 660-feet from site
 - Roosevelt Middle School: approximately 711-feet from site
- **Equity Program.** The Project Sponsor has been verified by the City's Office of Cannabis as an Equity Applicant.
- **Application Processing Timeline.** The Planning Department has a goal of processing code-compliant Cannabis Retail projects within 90 days of receipt of a complete application. This application was received on July 28, 2020, for a processing time of 136 days. This extended timeline occurred due to the initially-assigned planner being designated as Disaster Service Worker (DSW) as part of the City's Coronavirus response efforts.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a 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. The Project will activate a vacant commercial storefront, provide access to in-demand products, and increase the diversity of retail options in the area. 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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 202, 303, AND 739, TO ESTABLISH AN APPROXIMATELY 1,219 SQUARE-FOOT CANNABIS RETAIL USE (D.B.A. CANNA CLUB) WITHIN A TWO-STORY MIXED-USE BUILDING AT 3407 GEARY BOULEVARD, ASSESSOR'S PARCEL 1085, LOT 031, IN THE GEARY BOULEVARD NCD ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On July 16, 2020, Mark Cruz (hereinafter "Project Sponsor") filed Application No. 2020-006608CUA (hereinafter "Application") with the Planning Department (hereinafter "Department"), which was deemed accepted on July 28, 2020, for a Conditional Use Authorization to establish an approximately 1,219 square-foot Cannabis Retail Use (hereinafter "Project") at 3407 Geary Boulevard, Block 1085 Lot 031 (hereinafter "Project Site").

On December 10, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on the Conditional Use Authorization Application No. 2020-006608CUA.

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

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-006608CUA 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. 2020-006608CUA, 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 is to establish an approximately 1,219 square-foot Cannabis Retail Use within an existing two-story mixed-use building. The tenant space was previously occupied by a restaurant (d.b.a. Thai Café). There will be no expansion of the existing building envelope or storefront modifications proposed. No on-site smoking or vaporizing of cannabis products is proposed. New business signage will be applied for under a separate permit.
- 3. Site Description and Present Use.** The Project is located on an approximately 2,500 square foot lot with approximately 25-feet of frontage along Geary Boulevard. The Project Site contains one two-story building that contains a vacant ground floor commercial space and a residential unit on the second floor. The tenant space was previously occupied by a restaurant until approximately 2019.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Geary Boulevard NCD. Geary Boulevard is a major vehicular thoroughfare that is lined with small and large commercial developments. Buildings are one to four stories tall and many have residential units on upper floors. Commercial businesses in the area include local and chain restaurants, stores, and home service providers.
- 5. Public Outreach and Comments.** The Department has received 8 messages in support and no messages in opposition to the Project.
 - A. Messages of support for the Project mentioned convenience and accessibility provided by delivery services, confidence in the Project's security plan, positive contributions of an equity-owned cannabis dispensary, support for CannaClub's good neighbor policy, the Project Sponsor's personal character, increased options for local cannabis retailers, and the lack of odor concerns because there is no consumption lounge.
 - B. Outreach: The Project Sponsor hosted a virtual townhall meeting on November 19, 2020 which one person from the Laurel Heights Improvement Association attended. Topics raised by the public included parking, security, theft, and banking options for cannabis businesses.
 - C. They contacted 16 groups from the City's Registered Neighborhood Groups list that are in the Presidio Heights and Inner Richmond areas. An informational brochure about CannaClub was created and distributed for this effort. The Project Sponsor also attended two neighborhood meetings as requested by the Haight Ashbury Neighborhood Council and the Planning Association for the Richmond.
 - D. In addition, a petition in support of the Project was circulated, which garnered 110 signatures. In addition, the Project Sponsor did a neighborhood walkthrough on November 18th to personally remind small businesses in the area about the virtual townhall.
- 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. **Cannabis Retail Use.** A Retail Sales and Service Use that sells or otherwise provides cannabis and cannabis-related products for adult use, and that may also include the sale or provision of cannabis for medicinal use. A Cannabis Retail establishment may only be operated by the holder of (a) a valid license from the State of California (License Type 10—Retailer, as defined in California Business and Professions Code, Division 10) and (b) a valid permit from the City’s Office of Cannabis. This use is subject to operating and location restrictions set forth in Section 202.2(a).

The Project Sponsor is proposing to occupy a vacant commercial storefront that was previously a restaurant until approximately 2019 and to establish cannabis retailer, CannaClub. The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Geary Boulevard NCD Zoning District.

- B. **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

- C. **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.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject 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.

The Cannabis Retail use will occupy an existing vacant commercial tenant space and does not propose any expansion of the building. The existing building and tenant space are comparably sized to adjacent buildings and businesses. Cannabis is one of the fastest growing industries in the United States and has proven to be more resilient to the economic downturn caused by the Coronavirus pandemic. Businesses like CannaClub help support stable employment. 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 will not produce noxious or offensive emissions related to noise, glare, dust, or odor. No on-site consumption of any kind will be allowed on-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 Use District.

The Project Site is in the Geary NCD Zoning District, where Cannabis Retail Uses are allowed on the first and second floor of buildings with a Conditional Use Authorization. The applicant is pursuing a CUA in compliance with Section 739. In addition, the purpose of the Geary NCD specifically includes providing “a wide variety of comparison and specialty goods” and creating a “diversified commercial environment.” There is only one other cannabis retailer on Geary Boulevard that is approximately one-mile away and it regularly has long lines of customers. CannaClub will both diversify the commercial offerings on Geary Boulevard and help meet neighborhood demand for cannabis products.

8. Additional Conditional Use Findings for Cannabis Retail. Planning Code Section 303(w) establishes additional criteria for the Planning Commission to consider when reviewing applications for Cannabis Retail uses. On balance, the project complies with said criteria in that:

- A. With respect to any application for the establishment of a new Cannabis Retail Use, in addition to the criteria set forth in subsections (c) and (d) above, the Commission shall consider the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.

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

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

proposed Cannabis Retailer will be located in the Richmond District and will help increase access to in-demand cannabis products and treatments for residents who do not live in SoMa or the Mission. The Project is located on the edge of Supervisorial Districts 1 and 2 and there is only one dispensary in each of these Districts.

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.

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

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

Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. The Project is not a Formula Retail use.

The Project would activate an existing, vacant storefront with a new Cannabis Retail use, providing goods that are desirable for the neighborhood and attracting new customers to the vicinity. Geary Boulevard is a major transportation and retail corridor, offering goods and services at a variety of price-points. CannaClub will support the revitalization of Geary Boulevard from Coronavirus-induced temporary and permanent business closures and will be conveniently located so as to be accessible to tens-of-thousands residents. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The Project is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses. The Project is a cannabis retail storefront and there are no other cannabis retailers in the area.

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

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will occupy a vacant commercial storefront and will not alter exterior of the existing

building other than new signage. The Project would not impact the housing above.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project will not overburden traffic in the area. CannaClub will offer delivery services so customers do not have to physically visit the Project Site. Customers and delivery people who arrive via car have access to metered parking spaces, some of which have shortened time limits to encourage more frequent turnover. In addition, there are two Bay Wheels bike share stations within 3 blocks of the Project site. The Project is also located near multiple Muni bus lines (2 Clement, 31 Balboa, 31BX Balboa B Express, 33 Ashbury/18th Street, 38 Geary, 38R Geary Rapid, and 38BX Geary B Express). Therefore, traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.

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

The Project will not displace or adversely affect any service sector or industrial businesses and it does not include any commercial office development.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City landmarks or historic buildings.

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

The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

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. 2020-006608CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated November 6, 2020, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 10, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: December 10, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail use (CannaClub) located at 3407 Geary Boulevard, Block 1085, Lot 031, pursuant to Planning Code Sections 202, 303, and 739, within the Geary Boulevard NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated November 6, 2020, and stamped “EXHIBIT B” included in the docket for Record No. 2020-006608CUA and subject to conditions of approval reviewed and approved by the Commission on December 10, 2020 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions Of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 10, 2020 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.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.sfplanning.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.sfplanning.org

Design – Compliance at Plan Stage

- 8. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 9. 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 628.652.7313, www.sfplanning.org

- 10. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 11. Signage.** A sign permit(s) and compliance with Article 6 and Section 145 of the Planning Code will be required.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Parking and Traffic

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 13. 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 628.652.7463, www.sfplanning.org

- 14. 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 628.652.7463, www.sfplanning.org

Operation

- 15. 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, 628.271.2000, www.sfpublicworks.org

- 16. 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 628.652.7463, www.sfplanning.org

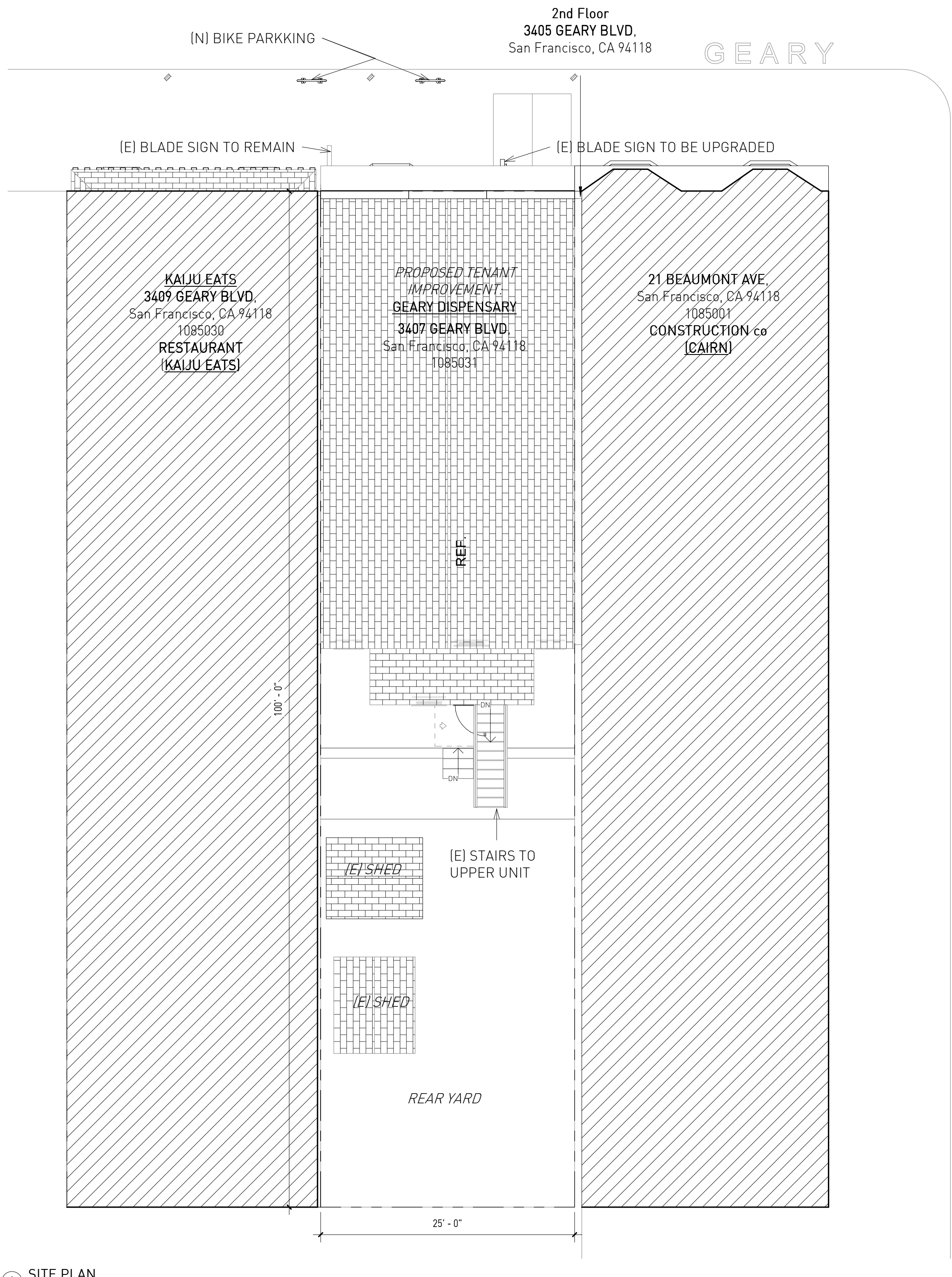
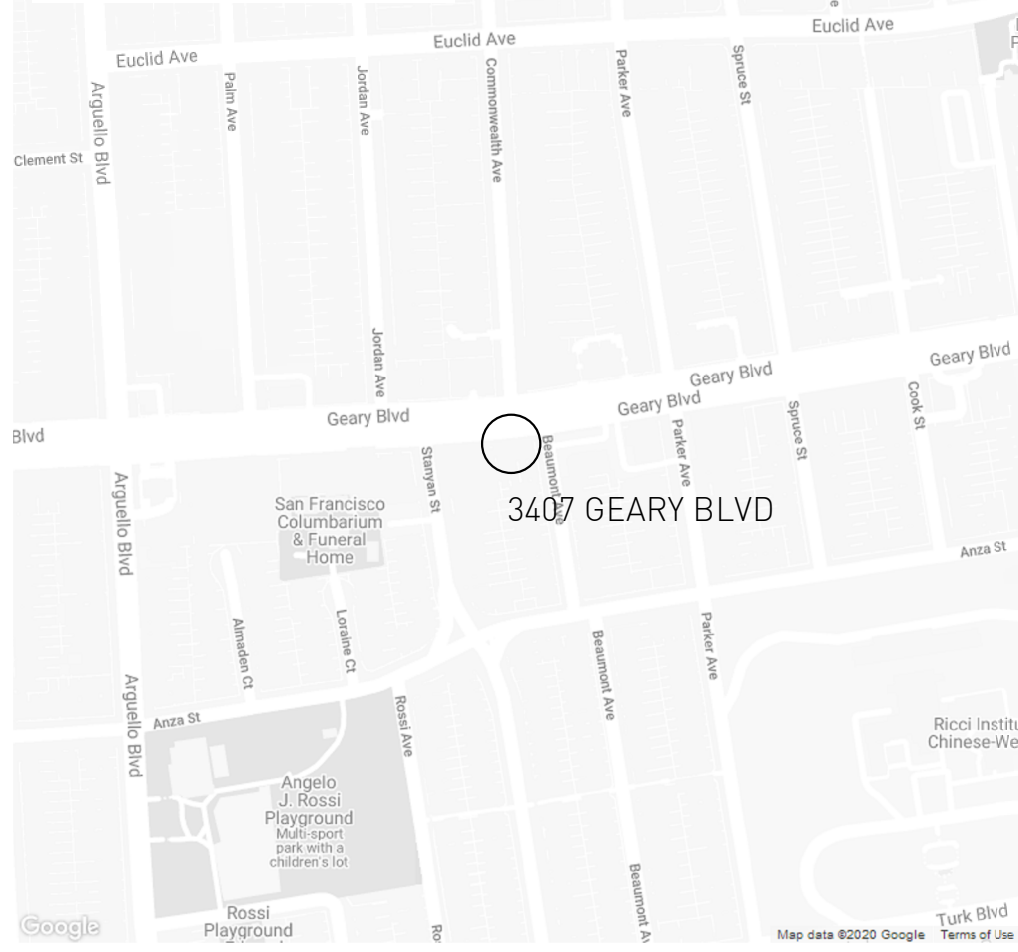
- 17. On-Site Consumption.** On-site consumption of packaged or prepared cannabis products is permitted as an accessory use to this Cannabis Retail use. On-site smoking or vaporizing of cannabis products is not permitted.

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

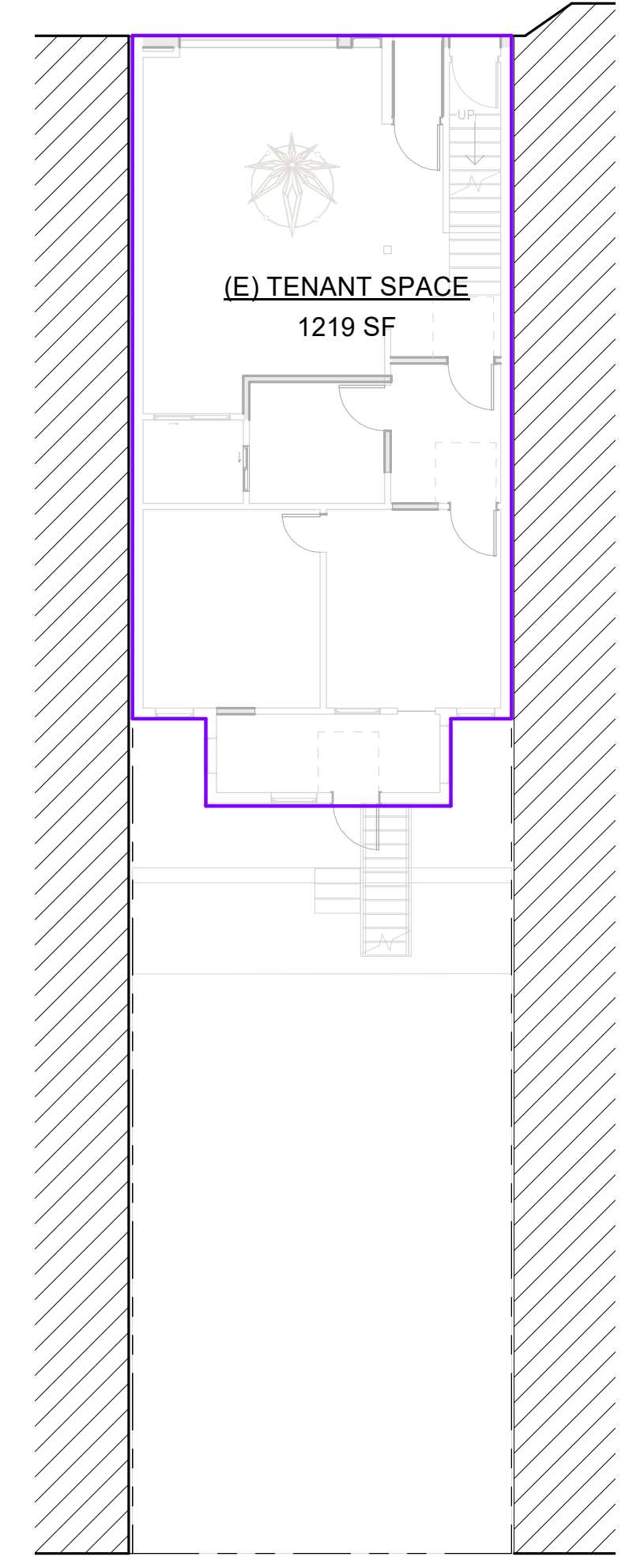
- 18. Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 8:00a.m. to 10:00 pm.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

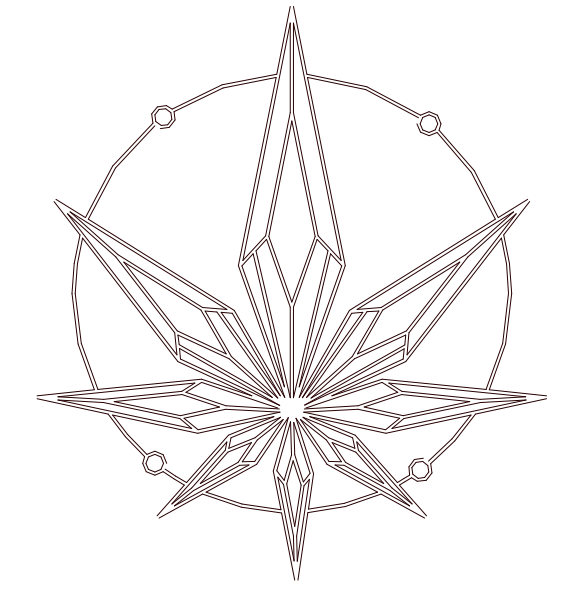
VICINITY MAP



1 SITE PLAN
1/8" = 1'-0"



2 GROSS AREA ANALYSIS
1" = 10'-0"



TENANT IMPROVEMENT:
CannaClub Dispensary
3407 GEARY BLVD
SAN FRANCISCO, CA 94118

PROJECT DATA

PARCEL:	1085/031
OCCUPANCY TYPE:	B
PROPOSED USE:	B- CANNABIS RETAIL, NO CONSUMPTION
CONSTRUCTION TYPE:	VB
FIRE SPRINKLER:	NO
NUMBER OF (E) EXITS:	1
BUILDING STORIES:	2
HISTORIC RESOURCE:	B
TENANT:	GEARY DISPENSARY (CANNABIS RETAIL) HENRY CHAN, PROPRIETOR 3407 GEARY BLVD LLC P.O. BOX #884822 SAN FRANCISCO, CA 94188-9014 HENRYCHAN614@GMAIL.COM 415-335-3606
BUILDING OWNER:	DENNIS WONG PH: (415) 794-3333 CHEFDENNISWONG@YAHOO.COM
ARCHITECT:	MARK CRUZ #C36564 1161 MISSION SF, CA 94103 MARK@CRUZAD.SPACE 415.802.7447

SCOPE OF WORK

- TENANT IMPROVEMENT
- CONDITIONAL USE APPLICATION (CUA)
 - MINOR UPGRADES TO FINISHES AND FIXTURES
 - UPGRADE ACCESSIBLE RESTROOM
 - ACCESSIBLE ENTRANCE UPGRADE, DOOR OPERATOR BUTTON



DEFERRED PERMITS

1. SIGNAGE NOT IN SCOPE OF WORK, SEPERATE PERMIT BY SIGN CONTRACTOR

SHEET LIST

_ARCHITECTURAL

A0.0	COVER SHEET
A1.2	FLOOR PLAN - PROPOSED
A3.0	ELEVATION / SECTION
A4.0	ENLARGED PLAN / DETAILS - RESTROOMS

APPLICABLE CODES

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

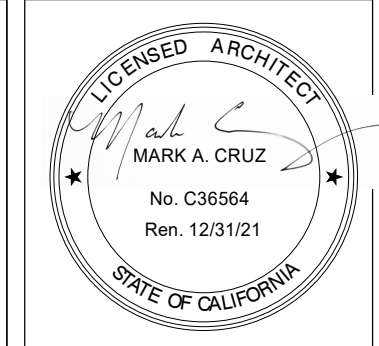
CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
CANNABIS RETAIL
3407 GEARY BLVD
SAN FRANCISCO CA

△ REVISIONS:

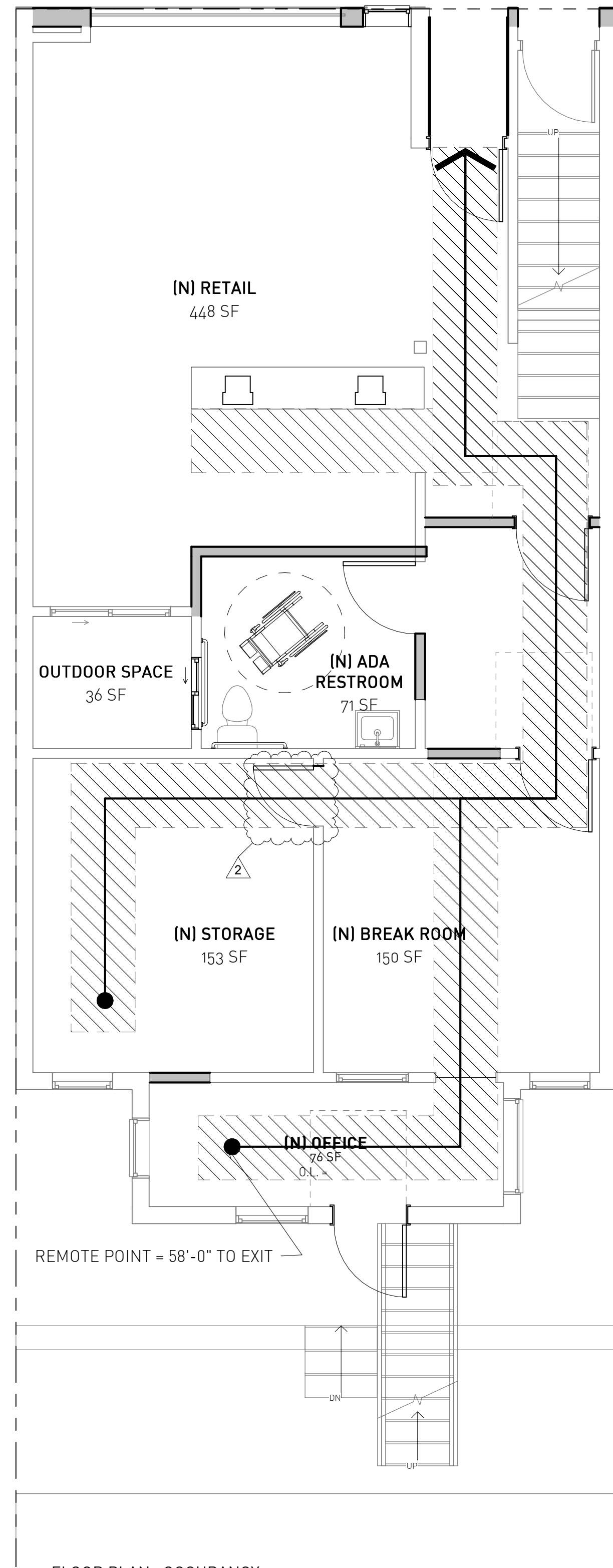
NO.	DATE	PLANNING	DESCRIPTION
1	7-13-20	PLANNING	

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

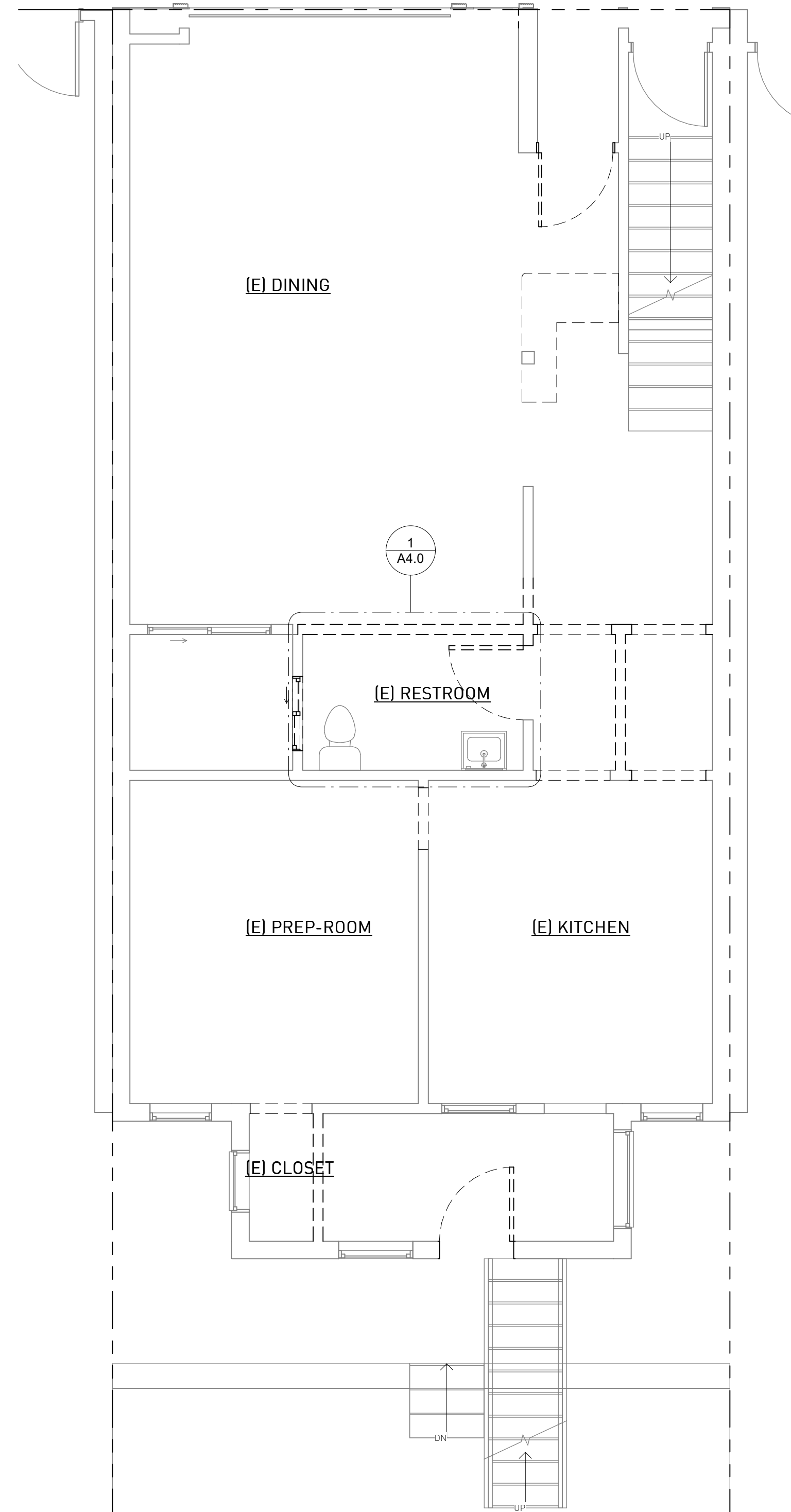


COVER SHEET

SCALE: As indicated
A0.0
DATE: 11/06/20



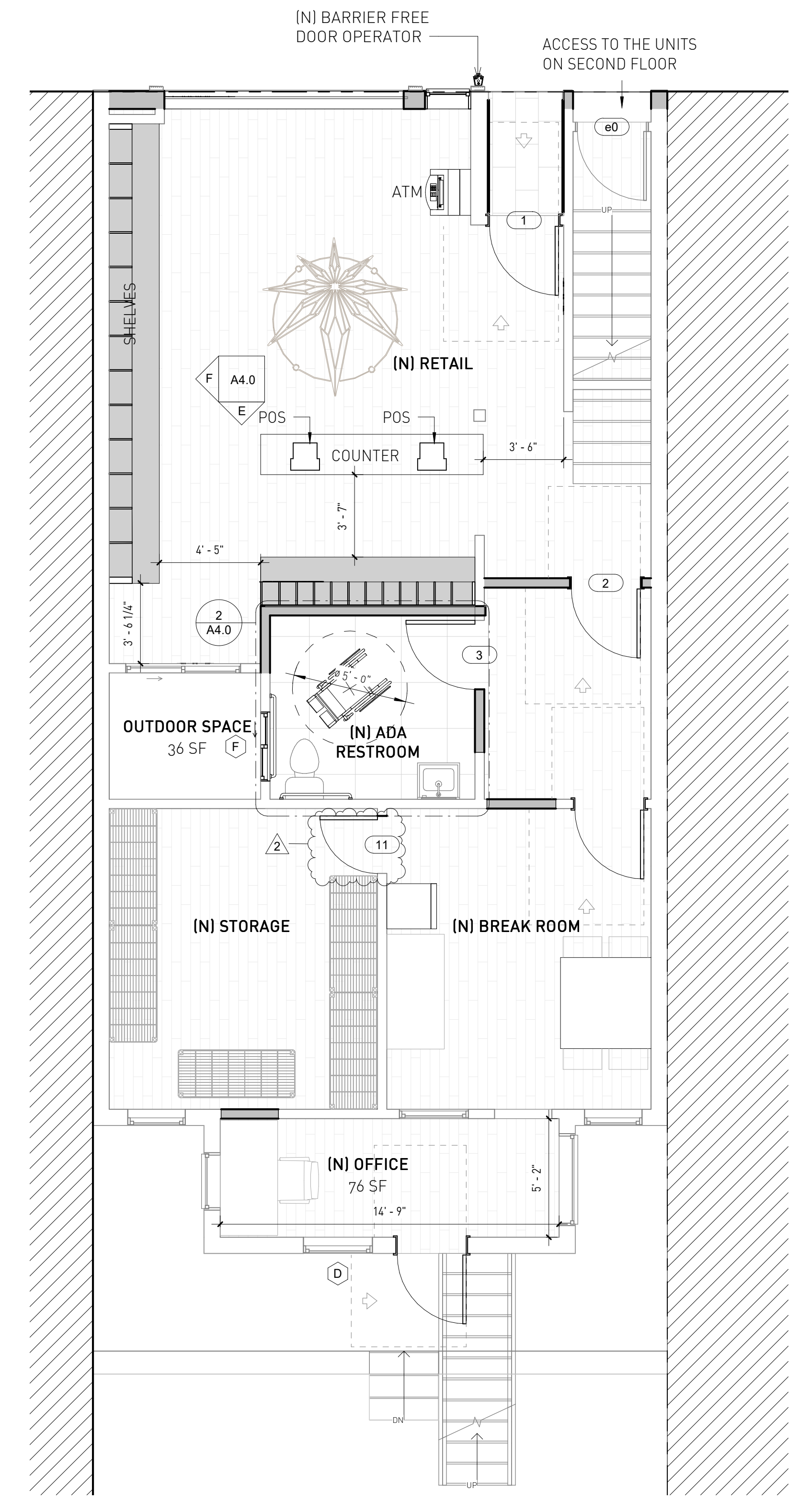
4 FLOOR PLAN OCCUPANCY
1/4" = 1'-0"



2 FLOOR PLAN - EXISTING / DEMO
1/4" = 1'-0"

WALL LEGEND

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



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

DOOR SCHEDULE

NO.	WIDTH	HEIGHT
1	3'-0"	6'-8"
1	3'-0"	6'-8"
2	3'-0"	6'-8"
3	3'-0"	6'-8"
4	3'-0"	6'-8"
5	3'-0"	6'-8"
6	3'-0"	6'-8"
7	3'-0"	6'-8"
8	2'-6"	6'-8"
9	3'-0"	7'-0"
10	3'-0"	7'-0"
11	2'-6"	6'-8"
e0	3'-0"	6'-8"

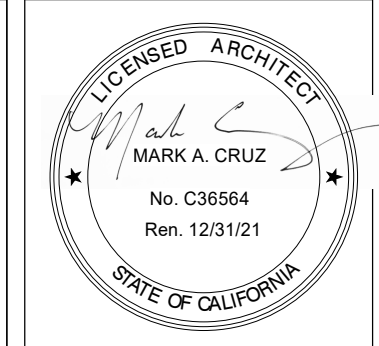
CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
CANNABIS RETAIL
3407 GEARY BLVD
SAN FRANCISCO CA

△ REVISIONS:

NO.	DATE	PLANNING	DESCRIPTION
1	7-13-20	PLANNING	
2	11-03-20	REV 1	

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MARK@CRUZAD.COM



FLOOR PLAN - PROPOSED

SCALE: As indicated

A1.2

DATE: 11/06/20



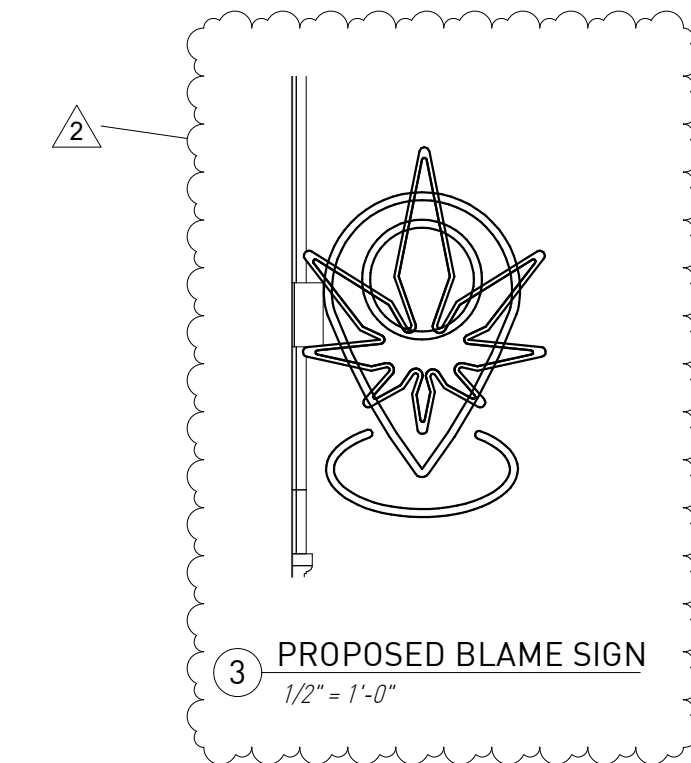
4 ELEVATION - FRONT
1/8" = 1'-0"



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



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



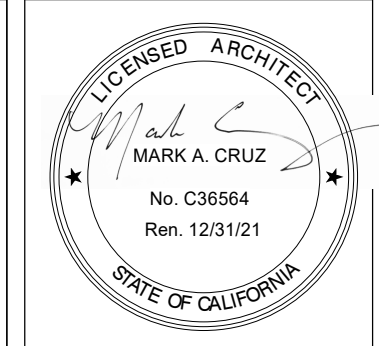
3 PROPOSED BLADE SIGN
1/2" = 1'-0"

CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
CANNABIS RETAIL
3407 GEARY BLVD
SAN FRANCISCO CA

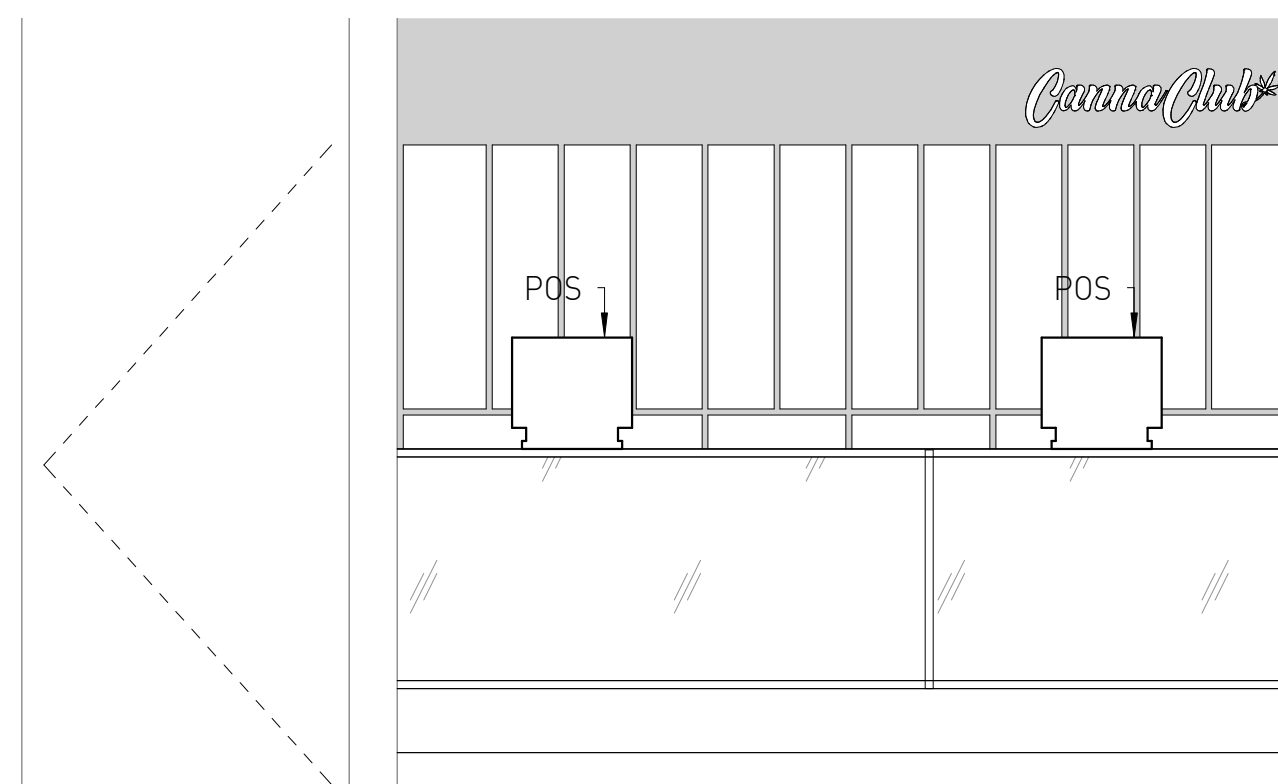
REVISIONS:			
NO.	DATE	PLANNING	DESCRIPTION
1	7-13-20	PLANNING	
2	11-03-20	REV 1	

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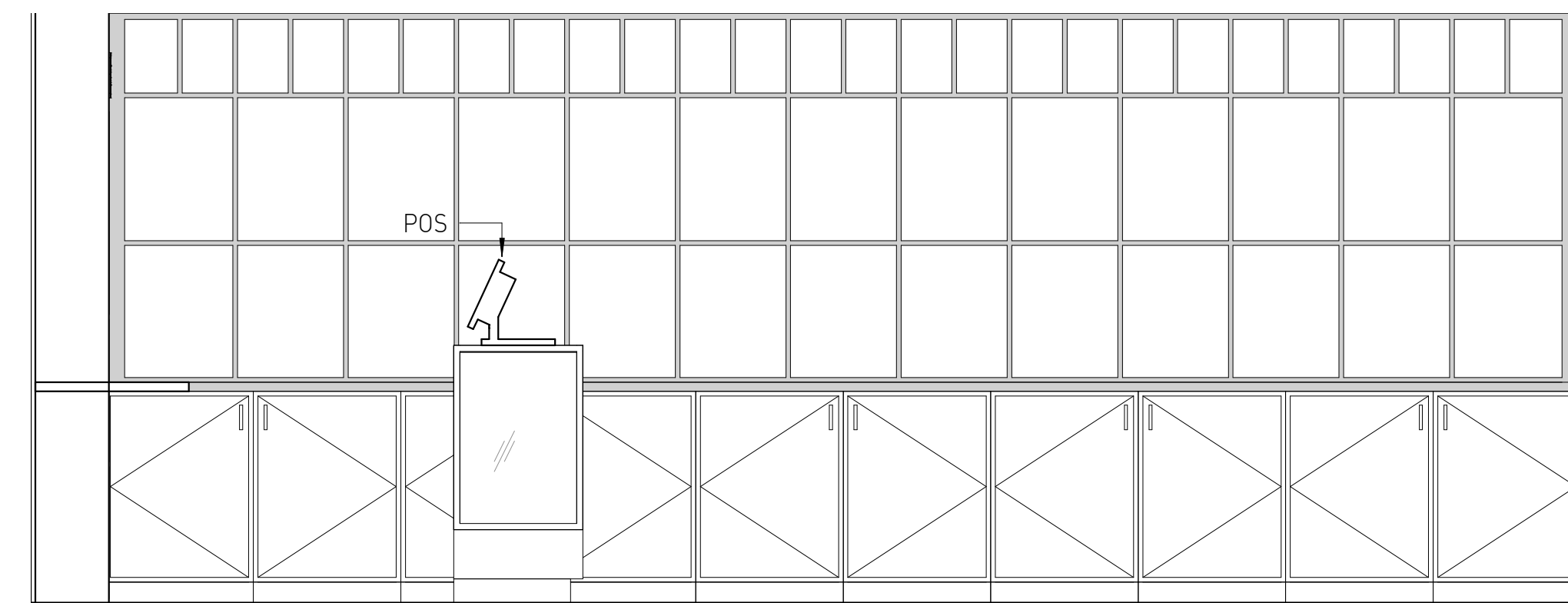


ELEVATION / SECTION

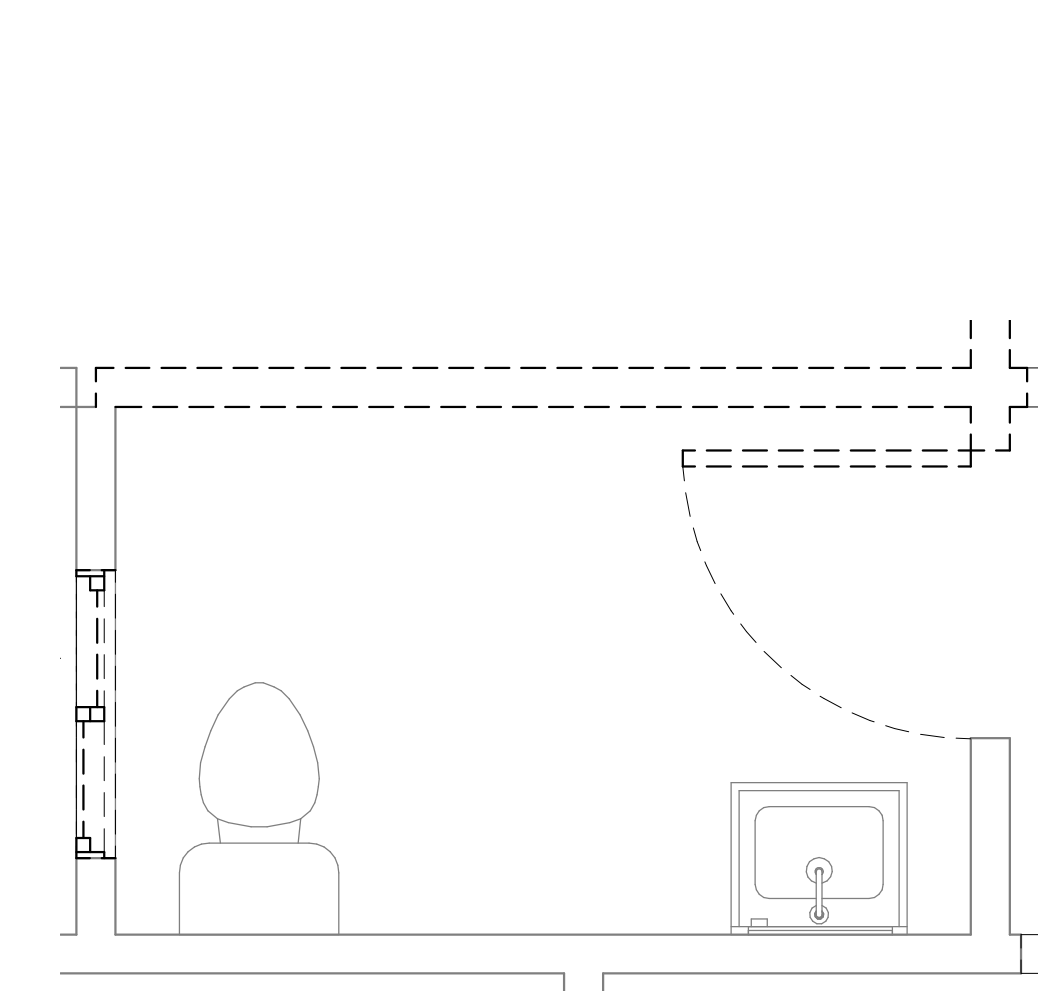
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A3.0
DATE: 11/06/20



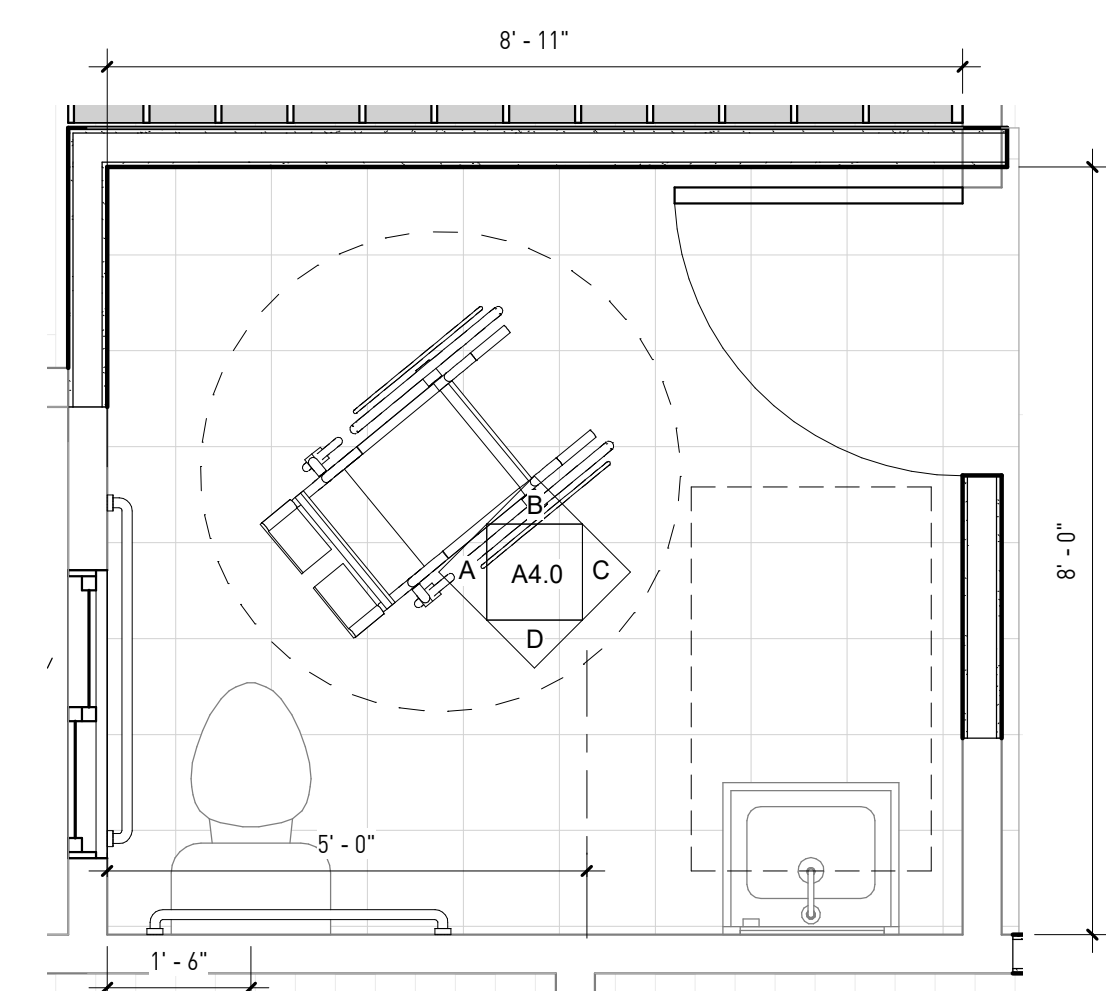
E



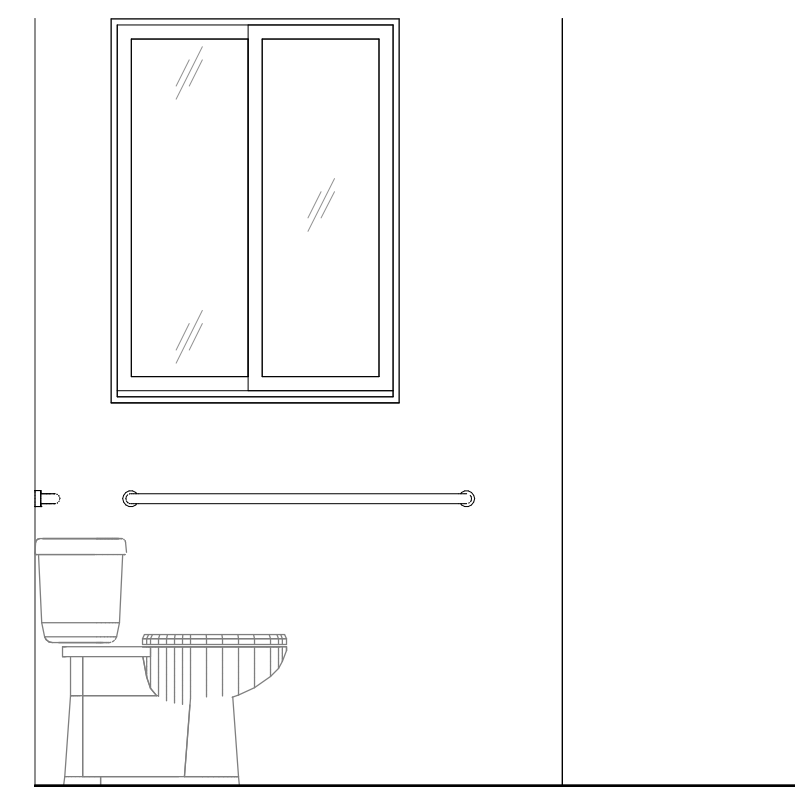
F



1 ENLARGED PLAN - EXISTING RESTROOM
1/2" = 1'-0"



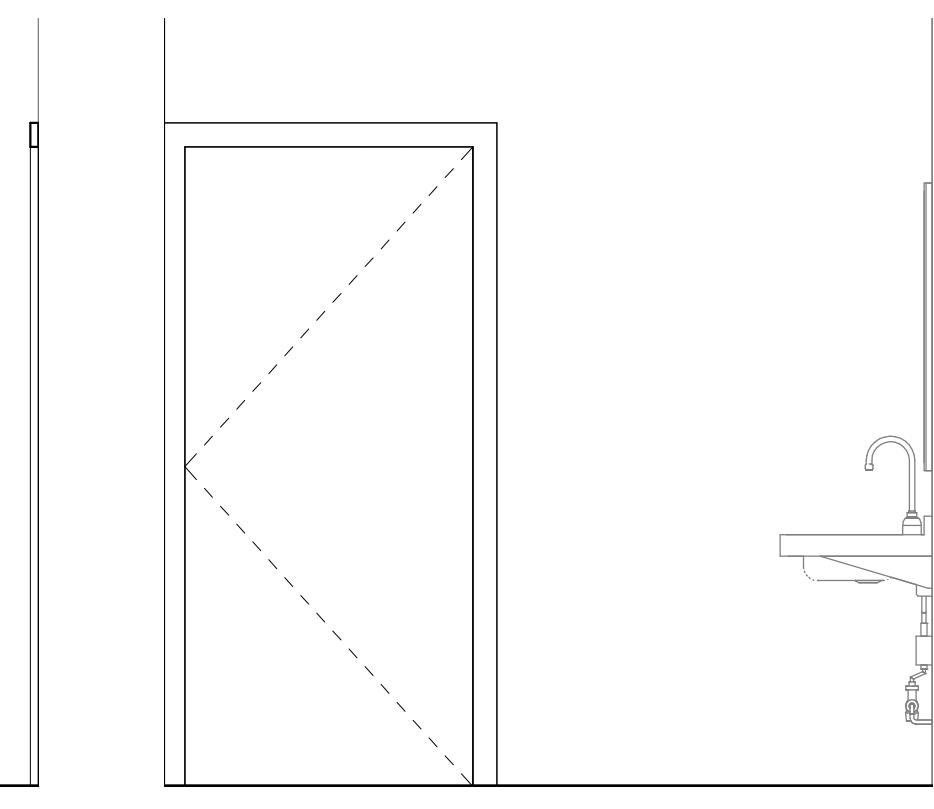
2 ENLARGED PLAN - PROPOSED RESTROOM
1/2" = 1'-0"



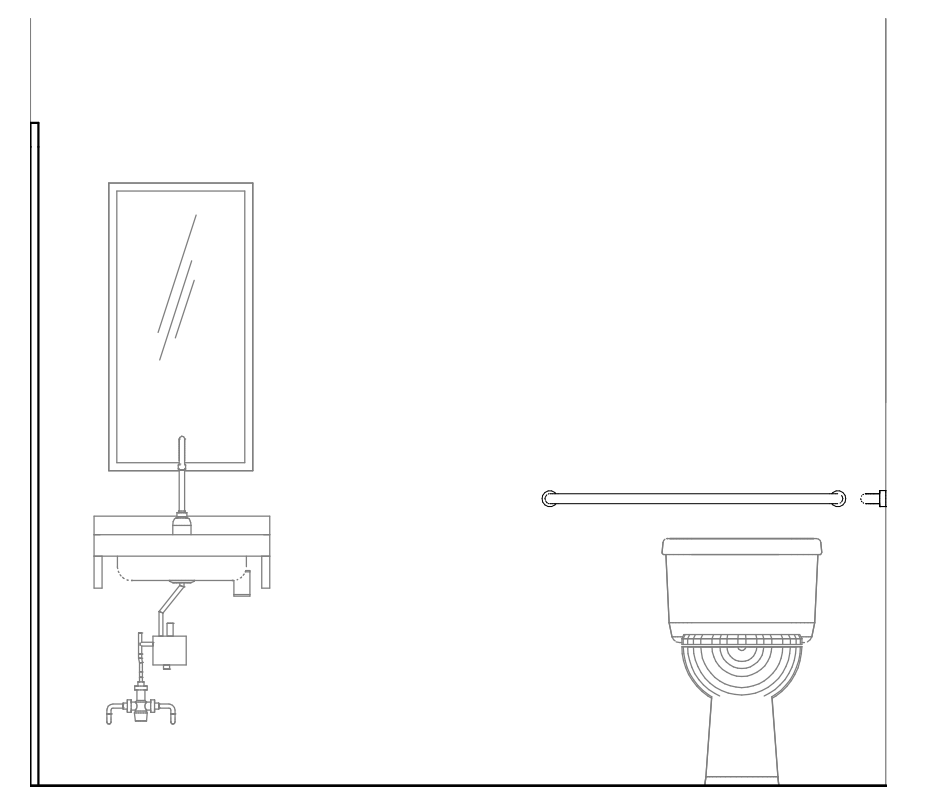
A



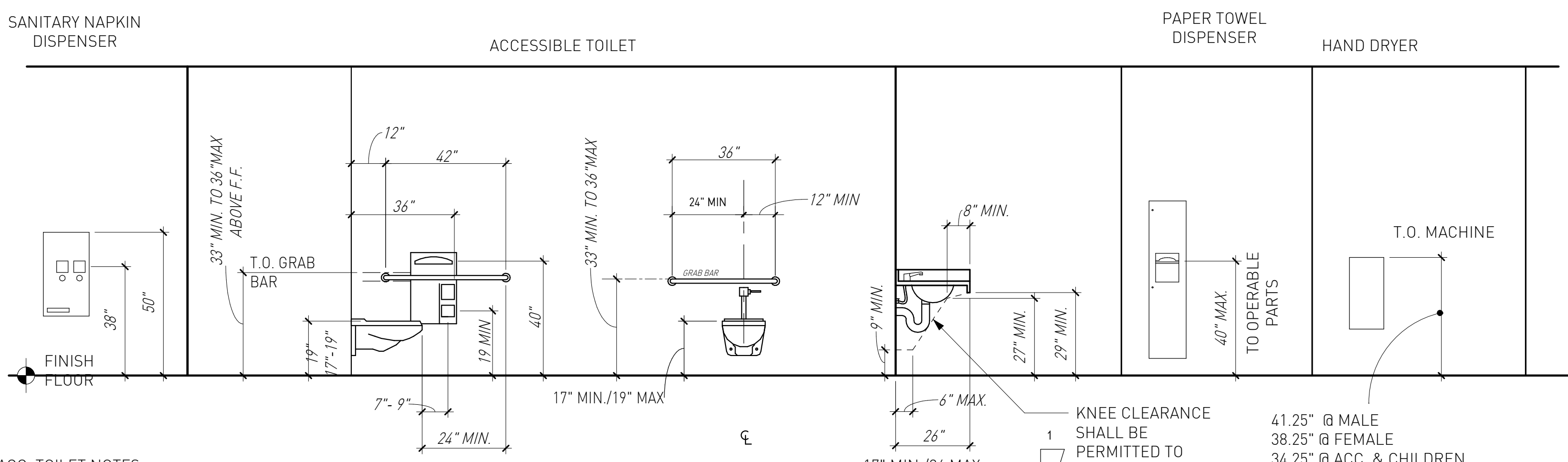
B



C



D

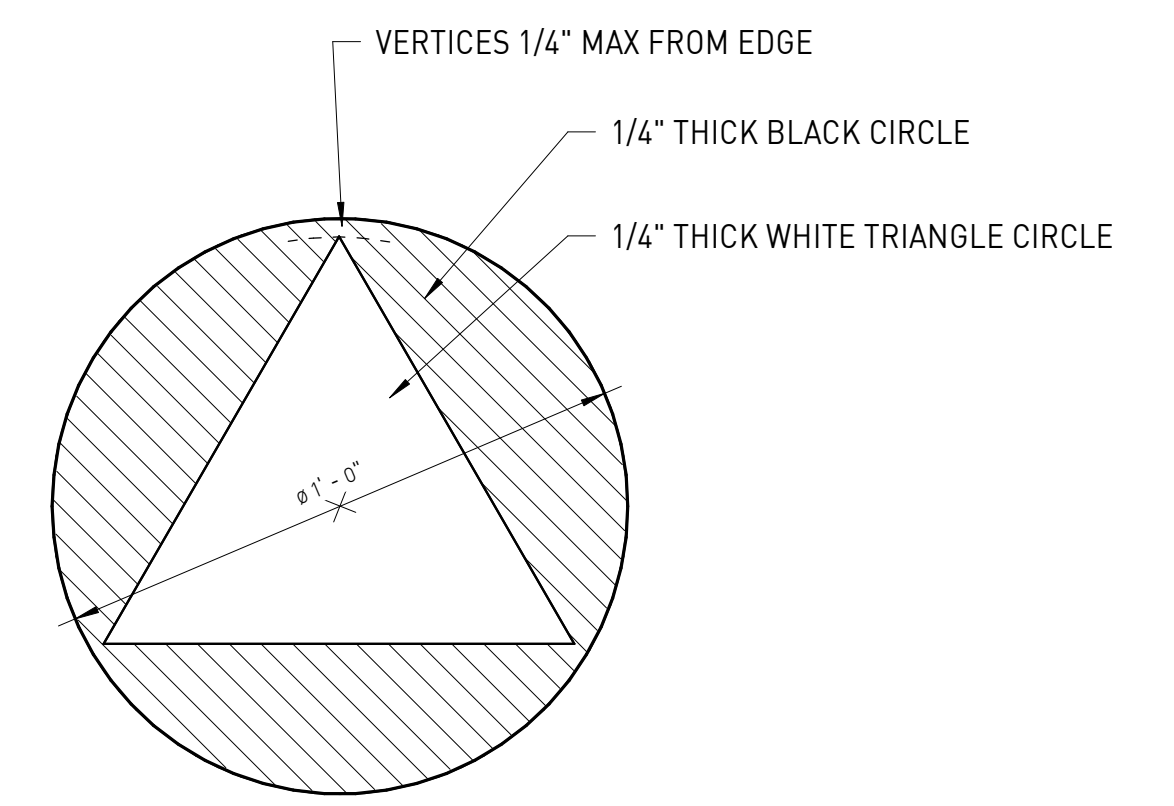


- ACC. TOILET NOTES:**
1. FLUSH CONTROL 44" MAX FROM F.F., @ WIDE SIDE
 2. FLUSH CONTROL FORCE 5 POUND MAX
 3. FLUSH CONTROL SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING
 4. TOILET SEAT SHALL BE A MAX. OF 2" HIGH.

KNEE CLEARANCE SHALL BE PERMITTED TO REDUCE AT A RATE OF 1" DEPTH FOR EACH 6" IN HEIGHT.

41.25" @ MALE
38.25" @ FEMALE
34.25" @ ACC. & CHILDREN

CALIFORNIA GREEN BUILDING CODE	
SHOWERHEADS	1.8 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	1.2 GPM @ 60 PSI,3
LAVATORY FAUCETS, NONRESIDENTIAL	0.4 GPM @ 60 PSI,1,3
KITCHEN FAUCETS	1.5 GPM @ 60 PSI,2,4,5
WASH FOUNTAINS	1.8 GPM FOR EVERY 20 IN. OF RIM SPACE @60 PSI
METERING FAUCETS	0.2 GALLONS/CYCLE
METERING FAUCETS FOR WASH FOUNTAINS	0.2 GPM FOR EVERY 20 IN. OF RIM SPACE @ 60 PSI
GRAVITY TANK TYPE WATER CLOSETS	1.28 GALLONS/FLUSH6
FLUSHOMETER TANK WATER CLOSETS	1.28 GALLONS/FLUSH6
FLUSHOMETER VALVE WATER CLOSETS	1.28 GALLONS/FLUSH6
URINALS	0.125 GALLONS/FLUSH



5 Drafting 14
3' = 1'-0"

CONDITIONAL USE APPLICATION

TENANT IMPROVEMENT
CANNABIS RETAIL
3407 GEARY BLVD
SAN FRANCISCO CA

REVISIONS:		
NO.	DATE	DESCRIPTION
1	7-13-20	PLANNING

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T: 415.802.7447
MARK@CRUZAD.COM

ENLARGED PLAN / DETAILS - RESTROOMS

SCALE: As indicated
A4.0
DATE: 11/06/20

11/6/2020 12:51:28 PM



CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3407 GEARY BLVD		1085031
Case No.		Permit No.
2020-006608PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request for Cannabis Retail Sales.		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Claire Feeney</p>	

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

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

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

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):						
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>						
<input type="checkbox"/>	10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation</i> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category A</td> <td style="width: 33%; border: none;"><input type="checkbox"/> Reclassify to Category C</td> </tr> <tr> <td style="border: none;">a. Per HRER or PTR dated</td> <td style="border: none;"><i>(attach HRER or PTR)</i></td> </tr> <tr> <td colspan="2" style="border: none;">b. Other <i>(specify)</i>:</td> </tr> </table>	<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C	a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>	b. Other <i>(specify)</i> :	
<input type="checkbox"/> Reclassify to Category A	<input type="checkbox"/> Reclassify to Category C						
a. Per HRER or PTR dated	<i>(attach HRER or PTR)</i>						
b. Other <i>(specify)</i> :							
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 <i>(optional)</i> :							
Preservation Planner Signature: Claire Feeney							

**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: Claire Feeney
		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.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

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

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3407 GEARY BLVD
RECORD NO.: 2020-005123CUA

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

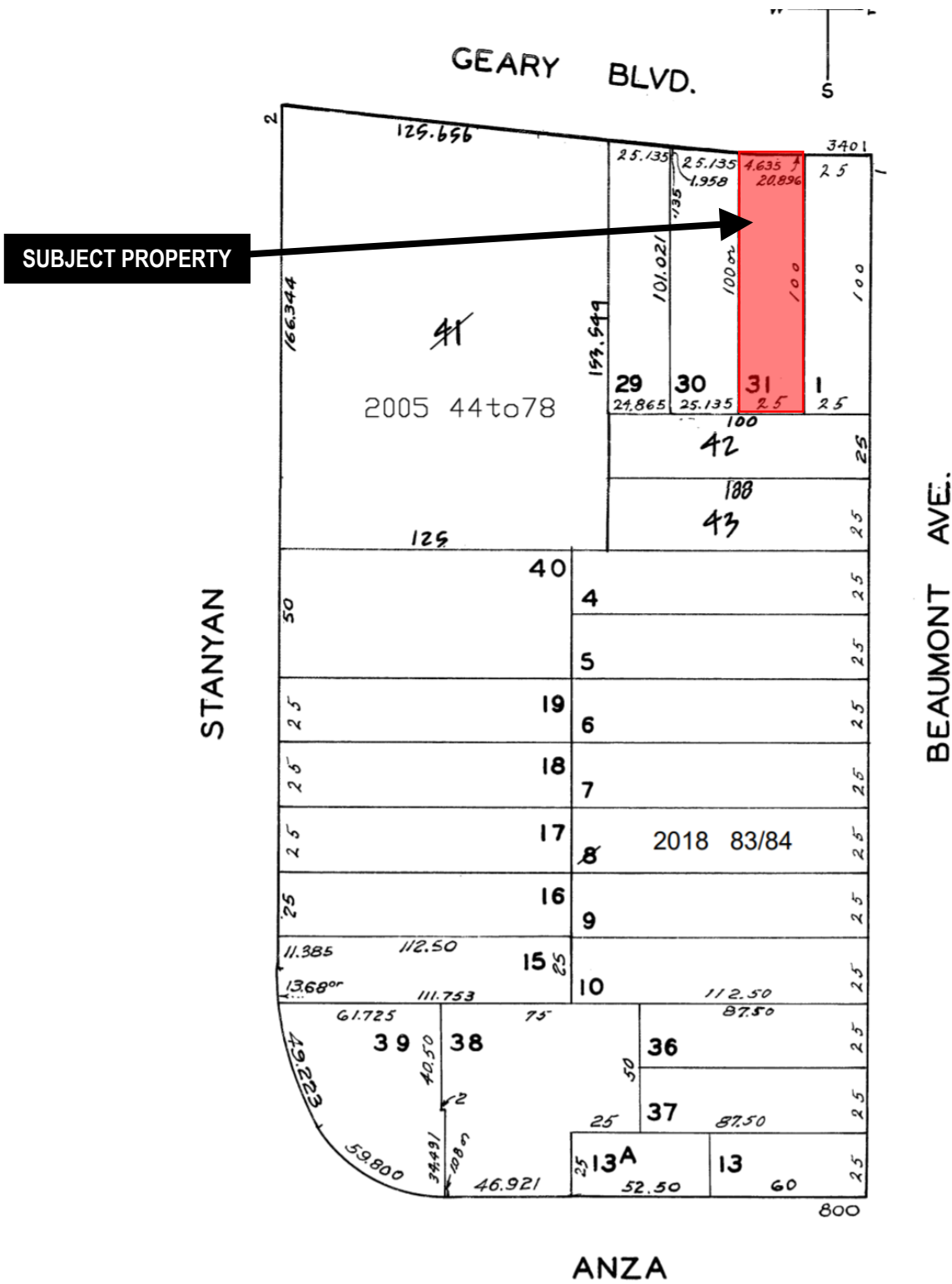
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	0	0
Residential GSF	1,140	0	0
Laboratory GSF	0	0	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	1,285	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	1,219	0	0
TOTAL GSF	2,350	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	0	0
Dwelling Units - Total	1	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	0
Number of Stories	2	0	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

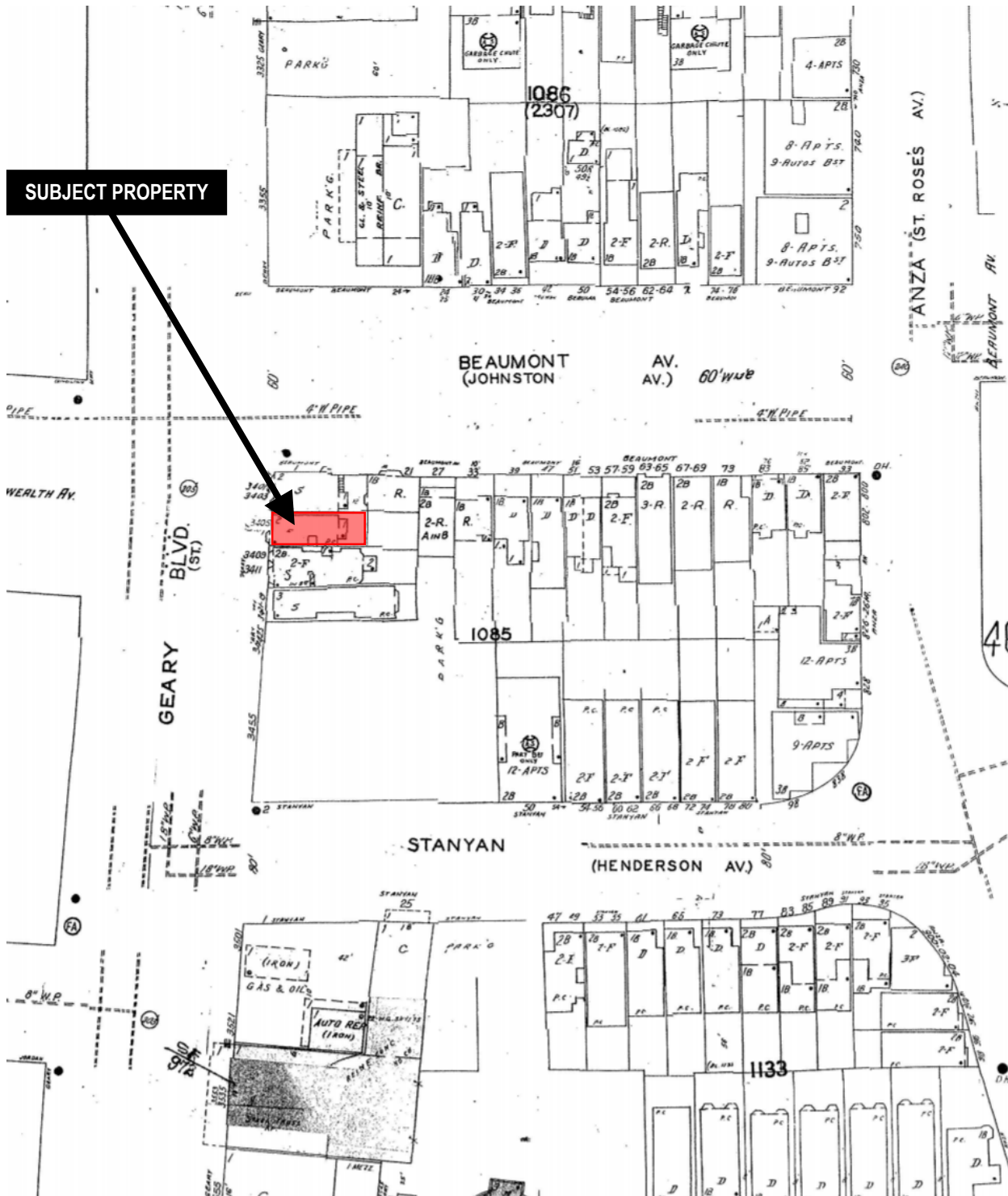
Parcel Map



SUBJECT PROPERTY



Sanborn Map*

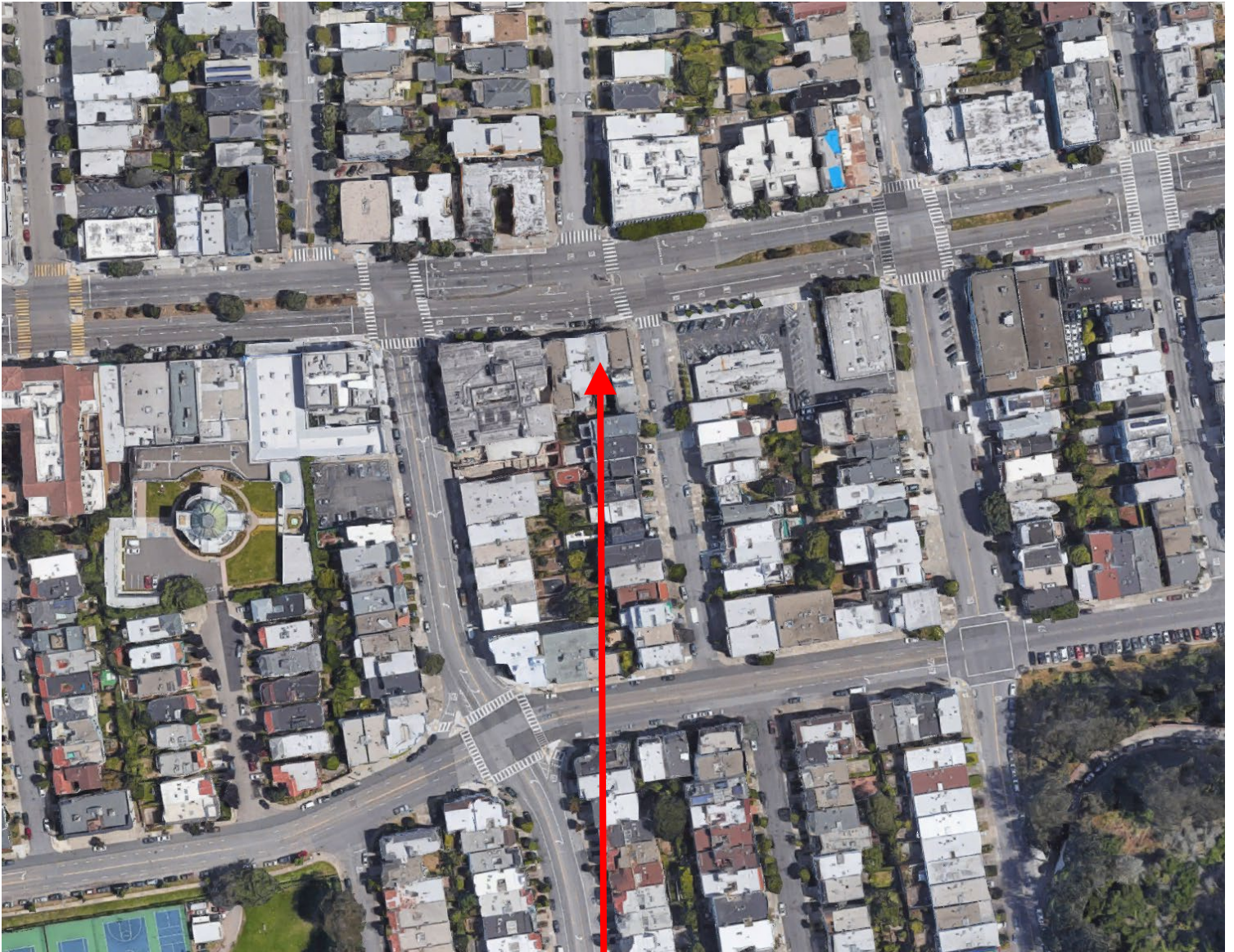


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
 Case Number 2020-006608CUA
 Cannabis Retail CUA – CannaClub
 3407 Geary Boulevard

Aerial Photo

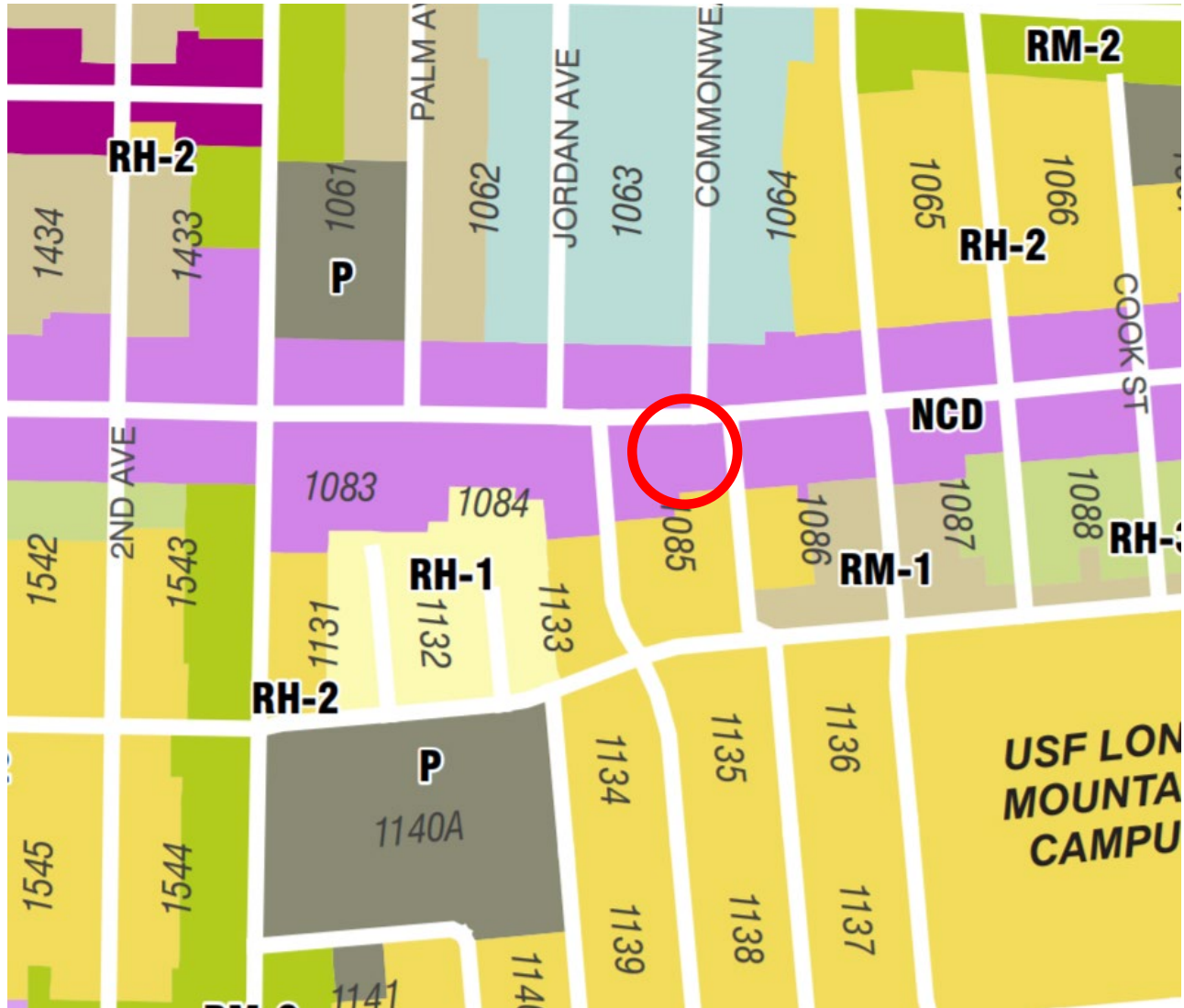


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2020-006608CUA
Cannabis Retail CUA – CannaClub
3407 Geary Boulevard

Zoning Map



Planning Commission Hearing
Case Number 2020-006608CUA
Cannabis Retail CUA – CannaClub
3407 Geary Boulevard

Site Photo



Planning Commission Hearing
Case Number 2020-006608CUA
Cannabis Retail CUA – CannaClub
3407 Geary Boulevard