



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: January 7, 2021

Record No.: 2020-007461CUA
Project Address: 1057 Howard Street
Zoning: Mixed Use General (MUG) Zoning District
SoMa Youth and Family Special Use District
85-X Height and Bulk District
Block/Lot: 3731/073
Project Sponsor: Dennis Hunter
6069 Country Club Drive
Rohnert Park, CA 94928-2234
Property Owner: Tahir Karin & Liana
131 Chester Avenue
San Francisco, CA 94132
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 2,385 square feet in a vacant commercial space within a two-story, mixed-use building. The Project does not include a request for authorization of on-site smoking or vaporizing of cannabis products. No changes to the building exterior or envelope are proposed. 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 840, to allow the establishment of a Cannabis Retail use in the Mixed-Use General Zoning District.

Issues and Other Considerations

- **On-Site Consumption.** The project does not include a request for Type C consumption (smoking or vaporizing of cannabis products). The draft motion for approval of the Project is conditioned to prohibit smoking or vaporizing of cannabis products at the site, such that any future addition of a smoking or vaporizing room would require a subsequent Conditional Use Authorization.
- **Public Comment & Outreach.** The Sponsor conducted outreach under the Office of Cannabis Good Neighbor Policy, which includes providing a mailed notice of the Project to all property owners and occupants within 300-feet of the site and conducting outreach meetings. Additionally, the Project conducted a pre-application meeting. The Department has received two letters of support for the application.
- **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.
 - The closest approved Cannabis Retail location to this site is 985 Folsom Street, dba Mirage Medicinal, approximately 970’ from 1057 Howard Street.
 - In the general vicinity, the following locations were identified as potentially sensitive sites that do not disqualify the location from being used as a Cannabis Retailer:
 - Gene Friend Recreation Center: 457’ from site
 - Victoria Manolo Draves Park: 604’ from site
 - Bessie Carmichael K-5 School: 800’ from site
- **Equity Program.** The licensing application to the City’s Office of Cannabis was submitted by Elias Stravinides, 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 is the listed equity applicant on one other storefront Cannabis Retailer application, located at 1095 Columbus Street. That location is also scheduled for hearing on January 7, 2021 under Case No. 2020-007488CUA.

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 East SoMa 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 – Environmental Determination
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Project Application
Exhibit F – Sponsor Submittal
Exhibit G – Project Plans



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JANUARY 7, 2020

Record No.: 2020-007461CUA
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SoMa Youth and Family Special Use District
85-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303, AND 840 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING APPROXIMATELY 2,385 SQUARE FEET, WITH NO ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS, IN AN EXISTING TWO-STORY MIXED USE BUILDING AT 1057 HOWARD STREET (ASSESSOR'S BLOCK 3731 LOT 073) WITHIN THE MIXED-USE GENERAL ZONING DISTRICT, THE SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT, AND A 85-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 19, 2020, Dennis Hunter (hereinafter "Project Sponsor") filed Application No. 2020-007461CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 1057 Howard Street, Block 3731 Lot 073 (hereinafter "Project Site").

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

On January 7, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-007461CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-007461CUA 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. 2020-007461CUA, 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 2,385 square feet in a vacant commercial space within a two-story, mixed-use building. The Project does not include a request for authorization of on-site smoking or vaporizing of cannabis products. No changes to the building exterior or envelope are proposed. New business signage will be applied for under a separate permit.
- 3. Site Description and Present Use.** The Project is located on a 2,121 square foot rectangular parcel fronting Howard Street on the southeast side between Russ and Moss Streets. The site is developed with a two-story building containing one commercial space at the ground floor and a residential unit above. The commercial space was last occupied by a computer repair shop.
- 4. Surrounding Properties and Neighborhood.** The surrounding neighborhood is comprised of a broad mix of uses and building types. There are many small-scale industrial buildings, fully commercial buildings, and mixed-use residential buildings. Along many alleyways and side streets, the neighborhoods are comprised of small multifamily residential buildings. The two directly adjacent properties are fully commercial properties. The broader neighborhood is part of the SoMa Pilipinas –

Filipino Cultural Heritage District, and notable assets in the immediate area include the offices of United Playaz and the current home of the Westbay Pilipino Multiservice Center. This cultural district is noted for the highest concentration of Filipinos in San Francisco.

5. Public Outreach and Comments. The Sponsor conducted outreach under the Office of Cannabis Good Neighbor Policy, which includes providing a mailed notice of the Project to all property owners and occupants within 300-feet of the site and conducting outreach meetings. Additionally, the Project conducted a pre-application meeting. The Department has received two letters of support for the application.

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 Mixed-Use General Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 840.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Mixed-Use General Zoning District.

B. **Use Size.** Within the MUG Zoning District, the Planning Code principally permits Retail Sales and Service Uses (including Cannabis Retail) at up to 25,000 sq ft per lot.

The Project would provide a 2,385 sq ft Cannabis Retail use which is compliant with this requirement.

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.** There are no limits on hours of operation in the Mixed-Use General Zoning District. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

No limit on hours of operation is set at the local level. The Project is required under State law to cease operation between 10pm and 6am.

E. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that within Mixed Use 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 Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community, in that it activates an existing retail space at the same size of the existing space, bringing additional goods and services to the local area. By activating a currently vacant commercial space, the Project will provide jobs and street level activation to the neighborhood. The site is located within the SoMa Youth and Family Special Use District, which is intended to protect and enhance the health and environment of youth and families by adopting policies that focus on certain lower density areas of the District for the expansion of affordable housing opportunities. The SUD requires a Conditional Use Authorization for certain uses, including religious facilities, bars, liquor stores, Restaurants, adult entertainment, other entertainment, and movie theaters. The SUD does not establish additional controls for Cannabis Retail. However, given the context, additional design consideration of Cannabis Retailers is warranted. The proposed business places ID check and waiting areas at the front of the businesses, limiting the visibility of cannabis products and sales from the street while maintaining street level activation. In doing so, it is contextually appropriate 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. 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, and the site is very well served by transit services.

- (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 does not include an on-site smoking or vaporizing space, and this approval is conditioned to prohibit smoking or vaporizing of cannabis products. 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 Zoning District.

The MUG Zoning District is designed to maintain and facilitate the growth and expansion of small-scale light manufacturing, wholesale distribution, arts production and performance/exhibition activities, general commercial and neighborhood-serving retail and personal service activities while protecting existing housing and encouraging the development of housing at a scale and density compatible with the existing neighborhood. By providing a new neighborhood serving retail activity within an existing, unutilized space, the Project furthers the stated purpose of the Zoning District.

- 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-three (33) new Cannabis Retail locations. Of that total, four (4) were in the broader South of Market neighborhood and two (2) were in the Mission District. Since legalization and the adoption of adult-use cannabis rules, the vast majority (82%) of new locations approved have been outside of the Mission and South of Market neighborhoods, furthering the City’s goal of a fair and even geographic distribution of these uses.

Within the general proximity of 1057 Howard Street, there is one other Cannabis Retailer located within 1,000 feet of the site, located at 985 Folsom Street (dba Mirage Medicinal, approximately 970’ from 1057 Howard). That location was approved via a Building Permit as Cannabis Retail is a principally permitted use of the property and no DR was received during the notice period.

Within the general proximity of 1057 Howard Street, there is a mix of social service, industrial, and small commercial uses. Cannabis Retail is one of the few businesses that is continuing to expand during the pandemic induced economic crisis (though many existing sites, particularly existing Medical Cannabis Dispensaries, are closing permanently). By creating a new retail use, the Project can serve to support the development of other retail and service uses in the general vicinity.

Key facilities in the surrounding neighborhood that serve youth are the Gene Friend Recreation Center and Victoria Manolo Draves Park. Both are located directly west of 1057 Howard Street, at least 450’ from the proposed facility. Cannabis facilities are highly regulated, and it is more likely that youth would gain easy access to cannabis products through the unregulated market, which remains a large and dominant force in the market of San Francisco (partially due to the ease of cultivating cannabis products within a home and partially due to the slow rate of permitting of licensed locations in the City). By providing a regulated, legal market within the neighborhood, the proposed business would further discourage unregulated sales, making youth access to cannabis products more restricted.

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.

EASTERN SOMA AREA PLAN

Objectives and Policies

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 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.

- 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.

No impact to the Historic Resource status is caused by the Project, which proposes only minor exterior alterations.

- 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. 2020-007461CUA** 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 7, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 7, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail Use located at 1057 Howard Street, Block 3731, and Lot 037, pursuant to Planning Code Sections 202.2, 303, and 840, within the Mixed-Use General Zoning District, the SoMa Youth and Family Special Use District, and a 85-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. 2020-007461CUA and subject to conditions of approval reviewed and approved by the Commission on January 7, 2021 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 January 7, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

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

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

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

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



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1057 HOWARD ST		3731073
Case No.		Permit No.
2020-007461PRJ		
<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>Blue Pen, LLC proposes a Commercial Cannabis Retail Dispensary located at 1057 Howard Street, San Francisco. The proposed dispensary will be located in 2,017 square feet of vacant ground floor commercial space in the South of Market neighborhood and is zoned MUG - Mixed Use-General. Minimal construction upgrades will be needed to prepare the ground floor commercial space to comply with applicable building codes, City and State regulations for retail cannabis businesses. The only changes proposed to the facade of the building are the addition of a surveillance camera and touch up painting. The applicant has completed the application process with the City of San Francisco Office of Cannabis (Permit No. P-13411) in accordance with Article 16 of the Police Code. The property meets zoning requirements for a dispensary per the City of San Francisco's regulations and no variance is required. The parcel is not within a 600 foot radius of a school or another cannabis retailer in accordance with section 202.2 (5)(B). Additionally, the proposed location is on the ground floor of the property and the use can be approved with a Conditional Use Authorization per Planning Code Article 7 Section 722 North Beach Neighborhood Commercial District, Table 722, Non-Residential Standards and Uses, Cannabis Retail. The proposed dispensary will dispense</p> <p>FULL PROJECT DESCRIPTION ATTACHED</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<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 box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<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, archeology review is required.
<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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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 12/29/2020
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.	

Full Project Description

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The subject commercial space has frontage on Howard Street. The applicant will maintain full-time security, which includes interior and exterior video surveillance cameras. In addition, security staff will be employed inside and outside the subject retail space.

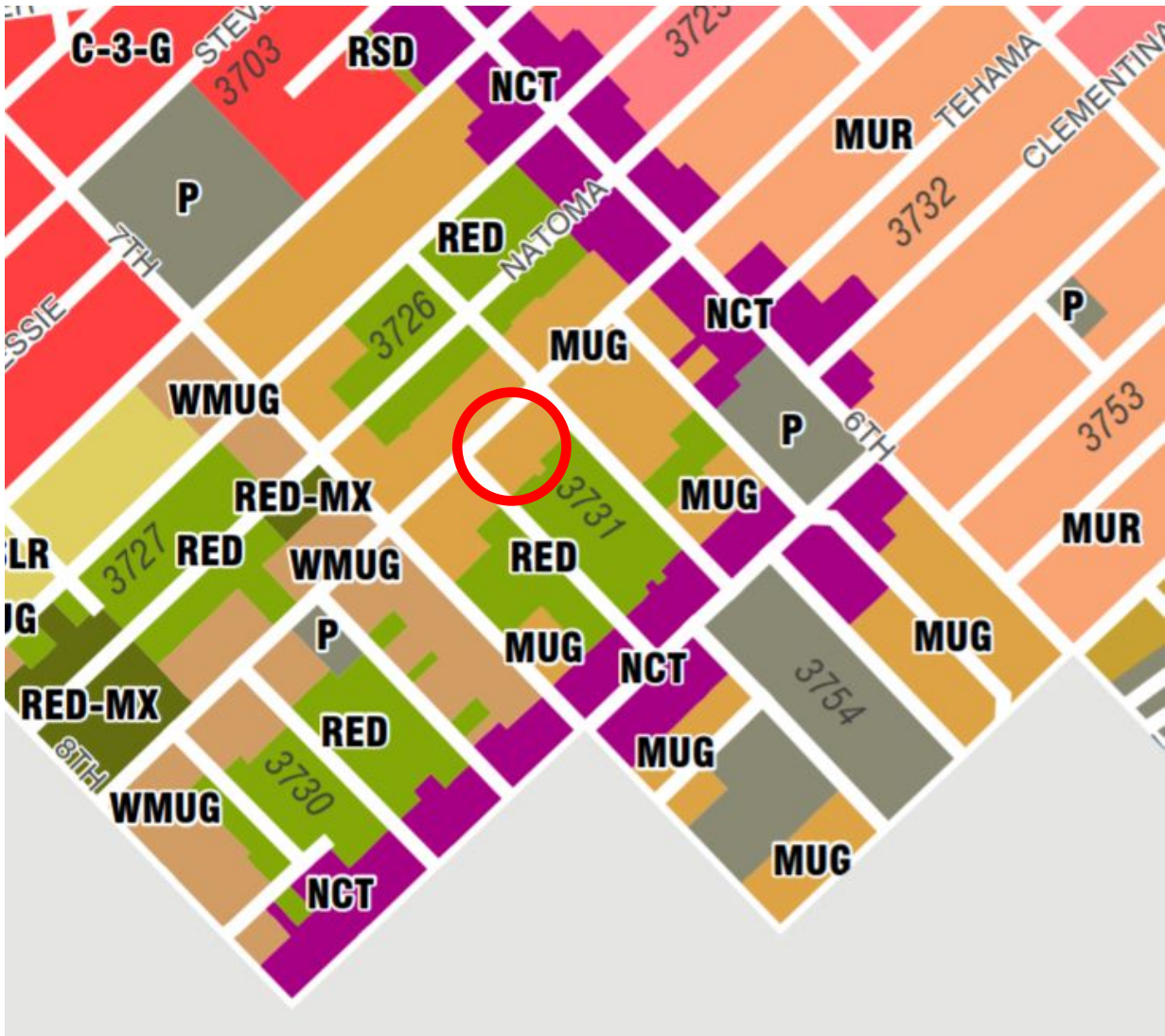


LAND USE INFORMATION

PROJECT ADDRESS: 1057 HOWARD ST
RECORD NO.: 2020-007461PRJ

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	2,100	2,100	0
Retail/Commercial GSF	2,100	2,100	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	1	0	1
Dwelling Units - Total	1	0	1
Hotel Rooms	0	0	0
Number of Buildings	0	0	0
Number of Stories	2	0	2
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	0	0	0

Zoning Map



Conditional Use Hearing
Cannabis Retailer
1057 Howard Street
Case No. 2020-7461CUA

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Cannabis Retailer
1057 Howard Street
Case No. 2020-7461CUA

Site Photo



Conditional Use Hearing
Cannabis Retailer
1057 Howard Street
Case No. 2020-7461CUA



SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
1057 HOWARD ST	3731073
Record No.	Building Permit No.
2020-007461PRJ	

Property Owner's Information

Name:

Address:

Applicant Information

Name:

Hunter, Dennis

Company/Organization:

Blue Pen, LLC

Address:

6069 Country Club Drive, Rohnert Park, CA 949282234

Email:

dennis@cannacraft.com

Phone:

7078890073

Billing Contact

Name:

Alicia Clarke

Company/Organization:

CannaCraft

Address:

2330 Circadian Way, Santa Rosa, CA 95407, Santa Rosa, CA 954075415

Email:

alicia@cannacraft.com

Phone:

7348344902

Related Building Permit

Building Permit Application No:

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

Blue Pen, LLC proposes a Commercial Cannabis Retail Dispensary located at 1057 Howard Street, San Francisco.

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Project Details:

- | | | |
|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |
-

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |

Non-Residential:

- | | | |
|--|--|--|
| <input type="checkbox"/> Formula Retail | <input checked="" type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other: |

General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	2100	2100
Retail/Commercial GSF	2017	2017
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	0
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	1	1
Dwelling Units - Total	1	1
Hotel Rooms	0	0
Number of Buildings	0	0
Number of Stories	2	2
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	1	1
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):		
1b. 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Foundation Design Type:		
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
2. 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Would the project result in any construction over 40 feet in height?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
4a. 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
5. 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Depth:		
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Area:		
Amount:		
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8a. 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 <input type="checkbox"/>	No <input checked="" type="checkbox"/>
8b. 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	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Filed By:	File Date:
Best-Laid-Plans	08/18/2020

Full Project Description

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DAY OF HEARING PACKET FOR PLANNING COMMISSIONERS
&
SUPPLEMENTAL INFO PACKET FOR PROJECT PLANNER:
MICHAEL CHRISTENSEN

SECTIONS:

1. Community Outreach Plan.....(Pages 3-4)
2. Community Outreach Log.....(Pages 6-7)
3. Pre Application materials:
 - Summary of Discussion.....(Pages 9-10)
 - Sign In Sheets.....(Page 11)
 - Notice of Pre-Application Meeting.....(Pages 12-13)
 - First Draft of Good Neighbor Policy.....(Page 14)
4. Digital Open House & Community Meeting Presentation.....(Pages 16-26)
5. Community Outreach Email.....(Page 28)
6. Community Outreach Project Info Pamphlet.....(Page 30)
7. Good Neighbor Policy 2nd Draft.....(Pages 32)
8. Letters of Support.....(Pages 34-35)
9. Conditional Use Authorization Project Drawings..... (Pages 37-41)

Section 1

Community Outreach Plan

Community Outreach Plan

1057 HOWARD ST - BLUE PEN

22ndth September 2020

OVERVIEW

Our plan is to execute a strong community outreach effort. The plan below outlines a plan that we will follow during the months leading up to the projects Conditional Use Hearing.

Our plan includes an organic grass-roots approach to build trust with community stakeholders including residents, merchants and local groups.

MAILER

Send a mailer to all neighbors within 300' of the project site with the following information:

- Description of project
- Introduction of the project owners & liaison
- Photos of the site
- Contact information

EMAIL CAMPAIGN

An email campaign will be conducted in which the following will be provided to local stakeholders:

- A letter with description of project
- Introduction of the project owners & liaison
- Attachments
 - ◆ Information Graphic (Flyer)
 - ◆ Site plan of the project
 - ◆ Good Neighborhood Policy

¹PROJECT PRESENTATION & VIRTUAL OPEN HOUSE

Development of a project presentation that will be shared with all community stakeholders, the Office of Cannabis & District supervisor. The following information will be provided at the community meeting

- Description of project
- Introduction of the project owners & liaison
- Photos of the site
- Site plan of the project
- Security Plan
- Good Neighborhood Policy, for which we will collect actionable feedback from local stakeholders and modify to meet the needs of the community
- Contact information for follow up

¹ Project presentation available in planning materials packet

MEETING DISTRICT SUPERVISOR

- Set meeting
- Present the project
- Collect actionable feedback

MEETING SFPD

- Set meeting
- Present the project
- Collect actionable feedback

²PROJECT ENDORSEMENTS

Connect with local patients to provide information regarding our project and organize support materials in the form of letters and public comment. Total Supporters for the project include:

³MATERIALS DESCRIPTIONS

COMMUNITY OUTREACH LOG

All outreach efforts to be categorizing and logging every interaction with the community done in a spreadsheet labeled and presented at discretionary review.

GOOD NEIGHBOR POLICY

A “good neighbor policy” was developed and is required to provide local residents and merchants with critical information regarding what to expect from a cannabis retail store in the neighborhood. We will develop a good neighbor policy over time that includes required language and feedback from the community.

COMMUNITY OUTREACH LOG

All outreach efforts to be categorizing and logging every interaction with the community done in a spreadsheet labeled and presented at discretionary review.

SECURITY PLAN

A plan that outlines all aspects of the cannabis retail store’s security plan which includes details like security guard, safe storage of product and baseline protocols.

LETTER OF SUPPORT

Obtain Letters to support the project and its efforts from local business owners, community organizations, neighborhood residents and cannabis patients.

² All support letters and correspondence available in planning materials packet

³ All materials available in planning materials packet

Section 2

Community Outreach Log

Community Stakeholders

	INFO EMAIL	Follow Up Email	RESPONSE	TOUCH POINTS	NOTES
OUTREACH					
SoMa MERCHANTS (300')					
Olivet University San Francisco Campus [Temp Closed]	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Camputee Press Screen Printing & Embroidery	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	1 Outreach Email, 1 Update Email with planning date, Response & communication
Spot Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Atlas Screw Machine Products	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Email not found
Starco Mart	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
Huge Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Clockwork Productions Inc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
Tony Baloney's	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	Go in on foot to talk and get a letter of support
San Francisco Champagne Society	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Hairetics Salon [Temp Closed]	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
The Box SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
All City Printing Inc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Lightform Inc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	1 Outreach Email, 1 Update Email with planning date, Response & communication with Madison; unable to provide support letter due to small team
Tactrix Inc.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Okeli's Fireplace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Email not found
Testing Post	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1	
Independent Living Resource Center SF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
SoMa CBD					
Dominic Lloyd	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Sarah Simon	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Marianne Thompson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Outreach Email, Response & communication with Marianne, Phone Call; plan to receive letter of support
Jorge Rivas Jr.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Paul Mansfield	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Blake Rhinehart	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Jena	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Hannah	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
David Hyman	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Outreach Email, 1 Update Email with planning date
Richard	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	1 Outreach Email, 1 Update Email with planning date, Email requesting letter of support

Community Stakeholders

	INFO EMAIL	Follow Up Email	RESPONSE	TOUCH POINTS	NOTES
NEIGHBORHOOD ORGANIZATIONS					
United Playaz	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	2 Emails, Met with multiple members at outreach meeting, Met with Rudy at UP
Soma Pilpinas	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		1 Email intro of the project, Response & communication with David via email,
American Friends Service Committee	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Bayanihan Community Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Bessie Carmichael School	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Gailing Bata	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Cultural Action Network	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
D10 Urbanists	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Hallam Street Homeowners Association	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Email not found
LMNOP Neighbors	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Email not found
Native American Health Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	Email not found
Office of Community Investment and Infrastructure, CCSF	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Environmental and Economic Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
South of Market Community Action Network (SOMCAN)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
The New SOMA Neighborhood Coalition	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
TODCO Impact Group	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Wild Equity Institute	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
SF CityWide	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Sheet Metal Workers Local Union No. 104	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
The Ark of Refuge	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
Swords to Plowshare	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
West Bay Pilipino Multi Service Center	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
A Woman's Place	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1 Email intro of the project, 1 Email to inform of planning date and offer presentation
POLITICAL					
COMMISSIONERS					
SUPPORT					

Section 3

January 30th, 2020 - In Person Pre-Application Meeting:

Summary of Discussions

&

Sign In Sheets

&

Notice of Pre-Application Meeting

&

1st draft of Good Neighbor Policy

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 1/30/2020
 Meeting Time: 8:00 pm
 Meeting Address: 1057 Howard Street, San Francisco
 Project Address: 1057 Howard Street, San Francisco
 Property Owner Name: Liana Tahir
 Project Sponsor/Representative: Nick Caston, Golden State Government Relations

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Mark E. Sackett:
Raised concerns about existing neighborhood issues including homelessness, public urination, drug use, needles
on sidewalks, petty crime including theft, and whether the dispensary would exacerbate these issues.

Project Sponsor Response: Security will be on the premises during all hours of operation. In response to concerns,
the applicant will ensure that security personnel will conduct regular sweeps as appropriate to ensure no loitering or
public consumption in the area around the dispensary. Neighboring businesses can connect with the Community Liaison
to organize security patrols to sweep the areas around their businesses.

Question/Concern #2: Ngoc Luong: Raised concerns about daycare centers that she owns in the vicinity of the
dispensary and how they would be impacted by having a dispensary in the neighborhood.

Project Sponsor Response: Security personnel will be on site during all hours of operation, in order to prevent and
discourage behaviors including consumption of products in public spaces, loitering, or disorderly conduct. Staff will
remove trash and litter from abutting sidewalks and public spaces around the dispensary to maintain a clean environment.
We have also engaged with United Playaz, a nearby youth recreational center, to collaborate on ways to limit youth exposure.

Question/Concern #3: Ngoc Luong: Raised concerns about people driving while impaired with children in the
neighborhood.

Project Sponsor Response: No consumption of any cannabis product will be allowed on site and security personnel
will monitor public spaces in the immediate vicinity to ensure that all consumers abide by this prohibition. Law
enforcement will be notified where any risk to the health or safety of any person is presented, including dangerous
or impaired driving.

Question/Concern #4: Mark E. Sackett: Commented that he did not believe that people had put effort or investment
into the neighborhood because of the cheap rents. Substandard quality of investment leads to seediness of storefronts.

Project Sponsor Response: The applicant has raised substantial capital to construct a modern, clean and
aesthetically pleasing dispensary with a welcoming ambiance for customers and patients.

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 1/30/2020
 Meeting Time: 8:00 pm
 Meeting Address: 1057 Howard Street, San Francisco
 Project Address: 1057 Howard Street, San Francisco
 Property Owner Name: Liana Tahir
 Project Sponsor/Representative: Nick Caston, Golden State Government Relations

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Michael (1055 Howard St):
Lives above the property and was happy to see a business occupy the property as it had been empty for a while. He
asked if people would hang out front of the business.

Project Sponsor Response: Security personnel will be on site during all hours of operation and will not allow
loitering or consumption of cannabis products within the area surrounding the dispensary. In response to neighbor
suggestions, security patrols will perform regular and wider sweeps of surrounding area. Security cameras will also cover
the entry and exit and exterior of the building to further enhance safety and assist with any law enforcement actions.

Question/Concern #2: Ngoc Luong: Also expressed concern that customers of the dispensary would loiter and
consume product outside neighboring businesses.

Project Sponsor Response: Neighboring businesses will be able to connect with the Community Liaison to address
any concerns, including requests to be included, where feasible, in wider security patrols of the surrounding area.

Question/Concern #3: Paul Siegel: Commented that he did not believe the dispensary would bring rowdy crowds
to the neighborhood, as the cost of cannabis products are not inexpensive. He wanted to know the next steps.

Project Sponsor Response: Comment can be received directly using the details provided, or to the Planning
Commission at the public hearing. Both Planning and the Office of Cannabis would be required to review and approve
the project in order to obtain a permit to open.

Question/Concern #4: Rudy Corpuz Jr: Expressed a desire to speak directly with the people who would be operating
the dispensary.

Project Sponsor Response: The applicant arranged an in-person meeting with Rudy in early March to discuss
plans for the dispensary, youth in the neighborhood, and community involvement from the operators.

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 1/30/2020
 Meeting Time: 8:00
 Meeting Address: 1057 Howard Street
 Project Address: 1057 Howard Street San Francisco
 Property Owner Name: Liana Tahir
 Project Sponsor/Representative: Nick Caston Golden State Government Relations

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Heather Phillips	United Playaz	1038 Howard		<input type="checkbox"/> heather@unitedplayaz.org
2.	Helen Ngai (4)		1061 Howard		<input type="checkbox"/> HelenE.all@cityplan.org
3.	Ngoc Luong	25 Moss		Luongoc@gmail	<input type="checkbox"/>
4.	MARK E. SOCKETT	1069 HOWARD		94103	<input type="checkbox"/> M_SOCKETT@REPERVIR.com
5.	GREGG WITKOSKI	156 Russ St.		SF 94103	<input checked="" type="checkbox"/>
6.	Michael Pauls	1055 Howard		gregg0300@greek.com	<input type="checkbox"/> m.4555@Howard
7.	PAUL SIEGEL	1059 HOWARD		OPALMICRODOTS	<input type="checkbox"/> A GMAIL
8.	RUDY C.	1038 Howard		94103	<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

NOTICE OF PRE-APPLICATION MEETING

Date: _____

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1057 Howard Street, cross street(s) Russ and Moss Streets (Block/Lot#: 3731/073); Zoning: MUG - Mixed Use - General, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Applicant is proposing a Commercial Cannabis Retail Dispensary in 2,017 square feet of the existing ground floor, with no major improvements

Existing # of dwelling units:	Proposed:	<u>No change</u>	Permitted:
Existing bldg square footage: <u>4,210</u>	Proposed:	<u>2,017</u>	Permitted: <u>4,210</u>
Existing # of stories: <u>2</u>	Proposed:	<u>No change</u>	Permitted: <u>2</u>
Existing bldg height: <u>25'</u>	Proposed:	<u>No change</u>	Permitted: <u>25'</u>
Existing bldg depth: <u>85'</u>	Proposed:	<u>No change</u>	Permitted: <u>85'</u>

MEETING INFORMATION:

Property Owner(s) name(s): Liana Tahir
 Project Sponsor(s): Golden State Government Relations
 Contact information (email/phone): nick@goldenstategr.com / 707-595-7004
 Meeting Address*: 1057 Howard Street, San Francisco, CA, 94103
 Date of meeting: _____ Time of meeting**: _____

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

ABISO SA PAGPUPULONG NG BAGO-ANG-APLIKASYON

Petsa: _____

Mahal na Kapitbahay:

Kayo ay iniimbitahan na isang pagpupulong para sa Bag-Ang-Aplikasyon sa pamayanan para masuri at mapag-usapan ang mungkahì sa pagpapaunlad sa

1057 Howard Street, San Francisco, (mga) Kalye Russ and Moss Streets (Block/Lot#: 3731/073); Zoning: _____

_____, alinsunod sa pamamaraan ng San Francisco Planning Department's Pre-Application.

Ang pagpupulong ng Bago-Ang-Aplikasyon ay isinasagawa bilang daan para sa (mga) Isponsor ng Proyekto na mapag-usapan ang proyekto at masuri ang mga iminumungkahing plano sa mga katabaing pamayanan at mga organisayon ng pamayanan bago ang pagsumite ng aplikasyon sa Lungsod. Ito ay magbibigay sa mga kapitbahay ng pagkakataon para maghain ng mga katanungan at mapag-usapan ang anumang alalahanin tungkol sa mga epekto ng proyekto bago ito maisumite para masuri ng Planning Department. Kapag ang Building Permit ay naisumite na sa Lungsod, maaari ninyo itong sundan ang estado sa www.sfgov.org/dbi.

Ang proseso ng Bago-Ang-Aplikasyon ay magsisislbing unang hakbang bago ang pagsumite ng aplikasyon sa building permit o karapatan. Ang mga kokontakin bilang resulta ng proseso ng Bago-Ang-Aplikasyon ay makakatanggap din ng pormal na abiso mula sa lungsod matapos na maisumite ang proyekto at masuri ng tauhan ng Planning Department.

Ang pagpupulong ng Bago-Ang-Aplikasyon ay kinakailangan sapagkat kasama din sa proyekto ang mga (lagyan ng tsek ang lahat ng naaangkop):

- Bagong Konstruksyon sa ilalim ng Section 311;
- Anumang pataas na karagdagan na may 7 talampakan o higit pa sa ilalim ng Section 311;
- Anumang pahalang na karagdagan na may 10 talampakan o higit pa sa ilalim ng Section 311;
- Ang mga deck na mahigit sa 10 talampakan sa itaas na grado o sa loob ng kinakailangan na likurang bakuran sa ilalim ng Section 311;
- Lahat ng Formula Retail na mga gamit na napasailalim sa Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

Ang mungkahì sa pag-unlad ay para sa:

Ang aplikante ay nagmumungkahi ng 2,017 talampakang kwadrado na cannabis retail/dispensary sa kasalukuyang ground floor ng welang malaking pagpapalili

Umiiral na # ng matitirhang mga yunit: _____ Iminungkahi: _____ Pinapayagan: _____

Umiiral na talampakang kwadrado ng gusali: _____ Iminungkahi: _____ Pinapayagan: _____

Umiiral na # ng palapag: _____ Iminungkahi: _____ Pinapayagan: _____

Umiiral na taas ng gusali: _____ Iminungkahi: _____ Pinapayagan: _____

Umiiral na lalim ng gusali: _____ Iminungkahi: _____ Pinapayagan: _____

IMPORMASYON NG PAGPUPULONG:

(mga) Pangalan ng May-ari ng Pag-aari: _____

(mga) Isponsor ng Proyekto: _____

Impormasyong Pang-kontak (email/telepono): nick@goldenstategr.com / 707-596-7004 _____

Lokasyon ng Pagpupulong*: _____

Petsa ng pagpupulong: 1/30/2020 Oras ng pagpupulong**: _____

*Ang pagpupulong ay gaganapin sa lugar ng proyekto o sa loob ng isang-milyang radyos, maliban kung hiniling ng Isponsor ng Proyekto ang isang Department Facilitated Pre-Application Meeting, sa kasong ito ang pagpupulong ay gaganapin sa mga opisina ng Planning Department, sa 1650 Mission Street, Suite 400.

**Ang lingguhang pagpupulong sa gabi ay mangyayari sa pagitan ng 6:00 p.m. - 9:00 p.m. Ang pagpupulang tuwing katapusan ng lingo ay sa pagitan ng 10:00 a.m. - 9:00 p.m, maliban kung ang Isponsor ng Proyekto ay pinili ang Department Facilitated Pre-Application Meeting.

Kung mayroon kayong mga tanong tungkol sa San Francisco Planning Code, Residential Design Guidelines, o proseso sa pangkalahatang pag-unlad sa Lungsod, mangyaring tumawag sa Public Information Center sa 415-558-6378, o kontakin ang Planning Department sa pamamagitan ng email sa pic@sfgov.org. Makakahanap din kayo ng impormasyon tungkol sa San Francisco Planning Department at sa patuloy na pagsusumikap sa mga pagpapalili sa www.sfplanning.org.

Good Neighbor Policy

1. Outside lighting will illuminate the street and sidewalk areas and adjacent parking as appropriate.
2. Adequate and appropriate ventilation will prevent any significant noxious or offensive odors from escaping the premises.
3. The premises, adjacent sidewalk and/ or alley will be maintained in good condition at all times.
4. Patrons will be prohibited from double-parking directly outside the premises.
5. Loitering will be prohibited in or around the premises and a notice will be posted on the premises advising individuals of the prohibition.
6. Littering will be prohibited in or around the premises.
7. Consumption of cannabis products at or around the premises will be prohibited and notices will be posted on the premises to advise individuals that smoking of cannabis is prohibited in public places.
8. Notices directing patrons to leave the establishment and neighborhood in a peaceful and orderly fashion and to please not litter or block driveways will be posted on the premises.
9. Notices will be clear, well-lit, prominently displayed and maintained at all public entrances to and exits from the establishment.
10. The premises will have security staff within 50 feet of any public entrance and exit.

Política del buen vecino

1. La iluminación exterior iluminará las calles y las aceras y el estacionamiento adyacente, según corresponda.
2. La ventilación adecuada evitará cualquier olor nocivo u ofensivo significativo que se escape del local.
3. Las instalaciones, la acera y/o callejón adyacente se mantendrán en buenas condiciones en todo momento.
4. Se les prohibirá a los usuarios que se estacionen en doble fila directamente fuera del local.
5. Se prohibirá merodear dentro o alrededor de las instalaciones y se publicará un aviso en las instalaciones para informar de la prohibición.
6. Se prohibirá tirar basura dentro o alrededor de las instalaciones.
7. Se prohibirá el consumo de productos de cannabis en o alrededor de las instalaciones y se publicarán avisos en las instalaciones para advertir a las personas que está prohibido fumar cannabis en lugares públicos.
8. Serán publicados en las instalaciones avisos que indican a los clientes que abandonen el establecimiento y el vecindario de manera pacífica y ordenada y sobre no tirar basura o bloquear entradas.
9. Los avisos serán claros, bien iluminados, exhibidos de manera destacada y mantenidos en todas las entradas y salidas públicas del establecimiento.
10. Las instalaciones contarán con personal de seguridad a menos de 50 pies de cualquier entrada y salida pública.

Patakaran sa Mabuting Kapitbahay

- Ang mga ilaw sa labas ang siyang mag-tilaw ng mga daan at tabing-kalsada at katabing paadahan kung naaangkop.
2. Sapat at naaangkop na bentilasyon ay makakaiwas sa anumang makabuluhang hindi nakakalason o nakakasakit na mga amoy na lumabas mula sa mga lugar.
 3. Ang lugar, katabing tabing-kalsada at/ o eskinita ay pananatilihin nasa mabuting kondisyon sa lahat ng oras.
 4. Ang mga padron ay pagbabawal sa pagparada-ng-dalawahan sa labas ng lugar.
 5. Ang pagtambay ay ipinagbabawal sa loob o sa paligid ng mga lugar at ang abiso ay ipapaskil sa lugar na magsasabi sa mga indibidwal ng nasabing pagbabawal.
 6. Ang pagkakatay ay ipagbabawal sa loob o labas ng mga lugar.
 7. Ang paggamit ng mga produktong may cannabis sa o sa paligid ng lugar ay ipinagbabawal at ang mga abiso ay ipapaskil sa lugar para masabtan ang mga indibidwal na ang pagsigarilyo ng cannabis ay ipinagbabawal sa mga pampublikong lugar.
 8. Ang mga abiso na ginagabayan ang mga padron na umalis sa gusali at pamayanan sa pamamaraang mapayapa at maayos at ang pakiusap na huwag magkakatay o harangangan ang mga daanan ay ipapaskil sa mga lugar.
 9. Ang mga abiso ay magiging malinaw, maliwanag, prominently displayed at napapanatili sa lahat ng mga pampublikong pasukan at labasan mula sa gusali.
 10. Ang mga lugar ay magkakaroon ng tauhan para sa seguridad sa loob ng limampung talampakan sa anumang pampublikong pasukan at labasan.

睦鄰政策

- 口外照明設備會照亮街道、人行道區域和附近的停車場。
- 採取充分適當的通風措施可避免店舖散發出任何惡臭。
- 店舖、附近的人行道和/或小巷始終保持在良好狀態。
- 禁止顧客直接在店舖外面並排停車。
- 禁止在店舖口或周圍徘徊，同時在店口張貼告示，提醒人們不得在店舖口或周圍徘徊。
- 禁止在店舖口或周圍亂丟垃圾。
- 禁止在店舖口或周圍使用大麻口品，同時在店口張貼告示，提醒人們不得在公共場所吸食大麻。
- 在店口張貼告示，提醒顧客和平而有序地離開店舖和街區，且不得亂丟垃圾或擋住車道。
- 告示內容應清晰，張貼在燈光明亮且顯眼的位置，且店舖的所有公共出入口都應張貼告示。
- 店舖任何公共出入口50英尺口應設安保人員。

Section 4

Virtual Community Meeting Presentation



1057 Howard St.

DIGITAL OPEN HOUSE / PROJECT PRESENTATION

1057 HOWARD STREET
APPLICATION FOR CONDITIONAL USE AUTHORIZATION

CANNABIS RETAIL STOREFRONT
SF PLANNING RECORD NUMBER : 2020-007461CUA

AGENDA

01
WHO WE ARE
Elias Stavrinides
&
Dennis Hunter

02
OUR HISTORY
Roots in SF
&
Cannabis Advocacy



03
OUR PLANS
Proposal for 1057 Howard St.
Good Neighbor Policy
Floor Plan, Security

04
Q&A

ELI & DENNIS



Eli is an equity applicant and second generation SF Native.

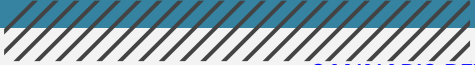
His family has operated small businesses for over 50 years in San Francisco. It started in 1968 with his grandmother’s restaurant. His father’s car detailing business is still in operation to this day.

**1057 HOWARD STREET
APPLICATION FOR CONDITIONAL USE AUTHORIZATION**



Dennis is a long-time cannabis advocate.

He has served in various organizations including NORML, The Last Prisoner Project, and is the co-founder of Farmer and the Felon.



**CANNABIS RETAIL STOREFRONT
SF PLANNING RECORD NUMBER : 2020-007461CUA**

DENNIS

After serving in prison for 6 years for cannabis related offenses, Dennis dedicated his life to helping and providing resources to those previously incarcerated and still incarcerated non-violent cannabis offenders.



Eli started to learn martial arts at the age of 6. He taught boxing to at-risk youth at the Boys & Girls Club and nonprofit Al Amanecer Boxing Club for 5 years.

ELI



**FARMER
AND THE
FELON™
CANNABIS CO.**

1057 HOWARD ST.

Our plans for 1057 Howard St. include:

- Activating the space by opening a cannabis retail store
- Increasing foot traffic and support for local businesses in the SOMA neighborhood
- Creating 10-15 jobs
- Providing resources for local community organizations and programs



GOOD NEIGHBOR POLICY

As a part of the community, our team will ensure that we are good neighbors by enacting these measures:

SAFETY & SERVICE

- Generate a safe, welcoming store environment that benefits the SOMA community.
- Hire professional security to secure the area within 50 feet of the store.
- Have a full-time manager to act as a community liaison for residents and merchants.
- Communicate and work with all neighborhood groups, merchant groups, community members, SFPD, and City officials. Ensure all questions and concerns are addressed.
- Install high-quality security cameras inside and outside the store to ensure safety around the store.
- Discourage illegal, untested cannabis sales in the community

1057 HOWARD STREET

COMMUNITY BENEFITS

- Support the San Francisco cannabis Equity community by sourcing SF Equity products and hiring members of the Equity community.
- Hire community residents whenever possible.
- Work with local suppliers and providers whenever possible.
- Support local community groups, nonprofits, and events.

A CLEAN, WELL-LIGHTED PLACE

- Keep the store, entryway, and sidewalk clean and in good condition. Prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
- Install and maintain lighting for the sidewalk without disturbing residential neighbors.
- Install high-quality filtration and a HVAC system to prevent emission of cannabis odors.
- Install clear, well-lit, and prominent signs at our entrance:
 - Reminding customers to keep the neighborhood peaceful.
 - Prohibiting littering, loitering, and blocking driveways.
 - Advising people that smoking cannabis in public places is prohibited.

CANNABIS RETAIL STOREFRONT

1057 HOWARD STREET
 APPLICATION FOR CONDITIONAL USE AUTHORIZATION

CANNABIS RETAIL STOREFRONT

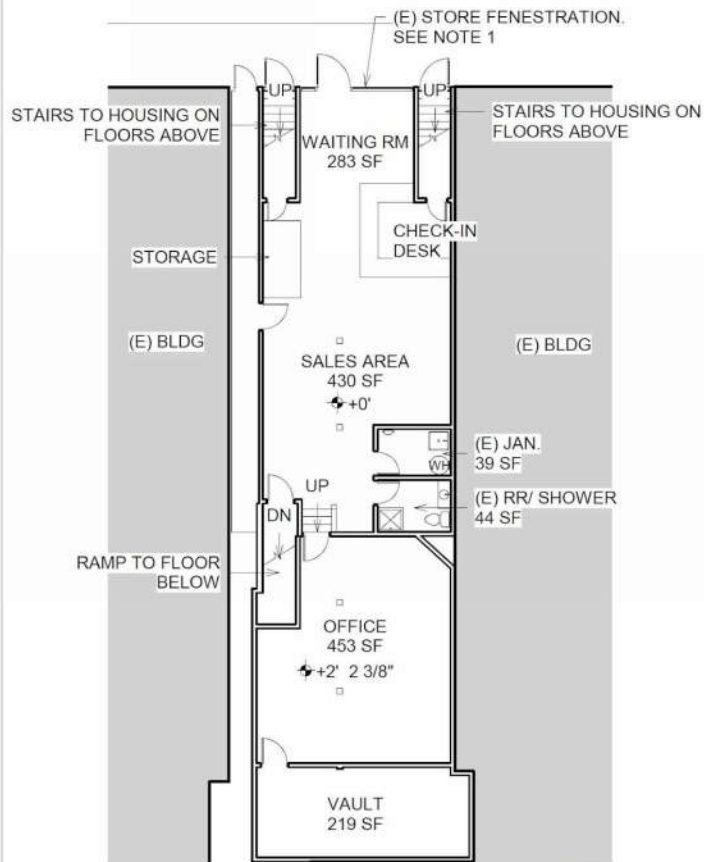
SF PLANNING RECORD NUMBER : 2020-007461CUA

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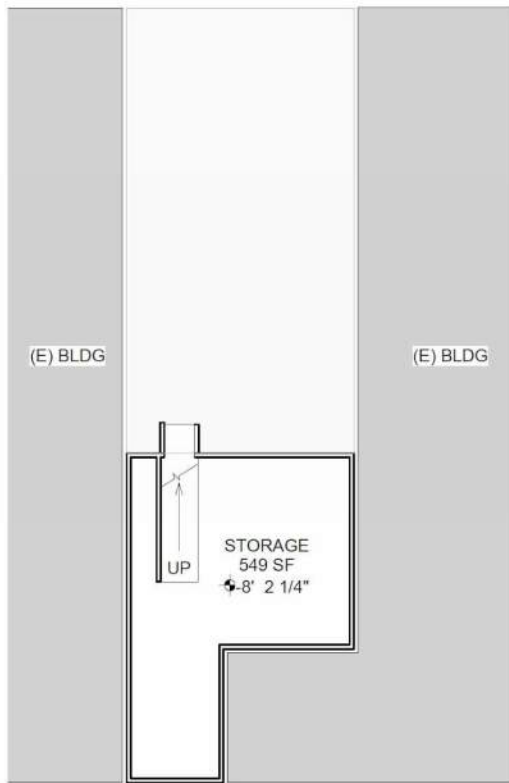
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550 Ellis Street, Mountain View, CA 94041 415-943-1430
 391 Filbert Street, 3rd Floor, San Francisco, CA 94133 415-473-3758
 1052 Park Avenue, Suite 115, San Diego, CA 92102 619-485-3950
 1720 8th Street, Sacramento, CA 95811 916-441-4800



1 FLOOR PLAN - PROPOSED
 SCALE: 3/32" = 1'-0"

NOTES:
 1. PER SECTION 145.1(C)(6) OF THE PLANNING CODE, AS DEFINED BY THE CODE, NO CHANGES TO THE EXISTING STORE FENESTRATION WILL PROHIBIT VISIBILITY TO THE INSIDE OF THE STORE AT PEDESTRIAN EYE LEVEL



2 BASEMENT - PROPOSED
 SCALE: 3/32" = 1'-0"

STAMP



PROJECT
 1057 HOWARD DISPENSARY

PROJECT NO. 18175
 DATE 08/14/20
 REFERENCE
 SCALE 3/32" = 1'-0"

TITLE
 PROPOSED FLOOR PLANS

CUA-04

FLOOR PLAN

PROPOSED PLAN



1 STREET VIEW IMAGE
SCALE: 1 1/2" = 1'-0"



FROSTED FILM AT ALL STORE FRONT GLAZING W/ THE EXCEPTION AT THE REQ. VISIBILITY ZONE.
 REQ. VISIBILITY ZONE PER SECTION 145.1(C)(6) OF THE PLANNING CODE
 (N) VIDEO CAMERA
 NOTE: BUILDING FASCAD E TO RECEIVE TOUCH UP PAINT ONLY. NO NEW ALTERATIONS PROPOSED.

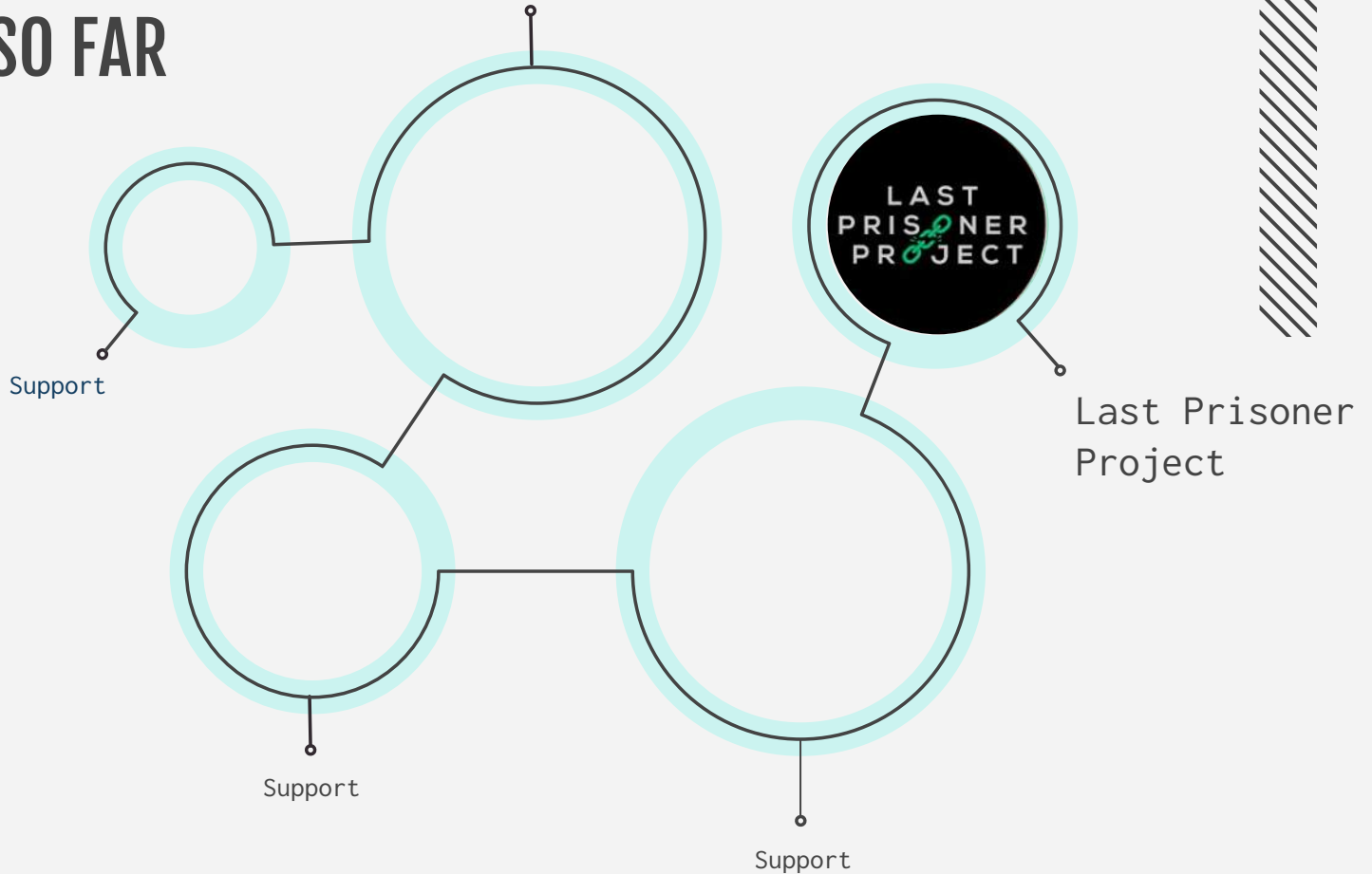
2 EXISTING ELEVATION
SCALE: 1/8" = 1'-0"

SECURITY

Security is one of our top priorities. The following security measures and more will be strictly enforced:

- Adult use customers must be 21+ and medical patients must be 18+
- 24-hour electronic surveillance and alarm response
- Storing of all cannabis products in a secure room with safe
- Storing of all unusable and excess cannabis
- Maintaining comprehensive and up-to-date security and safety policies and procedures
- Implementing an inventory tracking system accounting for all products
- Creating procedures for prompt diversion detection
- Documentation and internal and external reporting
- Use of METRC through point of sale system that identifies and tracks all stock of cannabis.
- Establishing limited access areas

SUPPORT SO FAR



Q&A

THANK YOU

Does anyone have any questions?

We are always available by email
at 1057Howard@gmail.com

1057 HOWARD STREET
APPLICATION FOR CONDITIONAL USE AUTHORIZATION

CANNABIS RETAIL STOREFRONT
SF PLANNING RECORD NUMBER : 2020-007461CUA



Section 5

Community Outreach Email

Hi name(s) or (business) owner and staff,

My name is Elias Stavrinides. I am an equity applicant and San Francisco native with deep roots in the cannabis community. I along with Dennis Hunter are reaching out to you, the community, to talk about our **proposed cannabis retail store on 1057 Howard St.**

My family has operated small businesses in San Francisco for over 50 years starting with my [grandmother's restaurant](#) on Union St. and my [father's car detailing business](#), still in operation today. I started practicing martial arts at age 6 in the city. As it became a huge part of my life, I began to compete. The discipline and focus that I gained from my martial arts practice is something that I wanted to share so I began teaching boxing to at-risk youth at the Boys & Girls Club and the nonprofit Al Amanecer Boxing Club. I served the community for 5 years as a mentor and teacher. Now I have the opportunity to serve your community.

Dennis is a relentless advocate for cannabis, patients-rights, and legislative change. Dennis has dedicated his life to help individuals prosecuted for cannabis prohibition. As a board member of [The Last Prisoner Project](#) and a founder of [The Farmer and the Felon](#), Dennis fights to end prohibition and utilizes resources generated by the cannabis industry to serve communities across California.

We understand the importance of opportunity and are grateful to have the chance to contribute to the betterment of our neighborhood. We are eager to be a part of the community and hope to meet with you soon. For now, we have provided our email on the attached flyer, 1057Howard@gmail.com, as a way to keep in touch. Feel free to reach out with questions, comments, or to request additional information. We'd be happy to set up a virtual meeting or phone call to discuss further as well.

As you may know, the site on Howard St. has been vacant for about 4 years. With the devastating impacts of COVID-19 on local businesses, the livelihood of the community is at risk. We aim to be a part of the revitalization of SOMA and its local merchants. With the opening of our store, we expect an increase in job opportunities by 10-15 jobs. Additionally, we are enthusiastic to provide resources to local organizations and the community. As the son and grandson of small business owners, I understand the importance of supporting local businesses and the value of us merchants in our community. We hope to earn your support.

Kind Regards,

Section 6

Community Outreach Info Pamphlet

HI FUTURE NEIGHBOR,

My name is Elias Stavrinides. I am a second generation San Francisco native and equity applicant. My family has run small businesses in San Francisco for over 50 years. I learned boxing at age 6 and found a passion for sharing what I learned. For 5 years I taught boxing and acted as a mentor to at-risk youth for the nonprofit *Al Amanecer Boxing Club* and the *Boys & Girls Club*. I am proud to have served the community for years.



NOW I HAVE THE OPPORTUNITY TO SERVE YOUR COMMUNITY

I along with Dennis Hunter **plan to open a cannabis dispensary at 1057 Howard St.** Dennis is a relentless advocate for cannabis, patients-rights, and legislative change. Dennis helps individuals who have been prosecuted for cannabis prohibition. As a board member of *The Last Prisoner Project* and a founder of *The Farmer and the Felon*, Dennis fights to end prohibition and utilizes resources generated by the cannabis industry to serve communities across California.



OUR PLANS INCLUDE:

- Activating a vacant store front
- Increasing foot traffic and support for local businesses
- Creating 10-15 new jobs in the neighborhood
- Providing resources to the community



We'd love to hear from you. Feel free to email us at 1057Howard@gmail.com

Section 7

Updated Good Neighbor Policy

GOOD NEIGHBOR POLICY

As a part of the community, our team will ensure that we are good neighbors by enacting these measures:

Safety & Service

- Generate a safe, welcoming store environment that benefits the entire SOMA community
- Hire professional security to secure the area within 50 feet of the store.
- Have a full-time manager to act as a community liaison for residents and merchants.
- Communicate and work with all neighborhood groups, merchant groups, community members, SFPD, and City officials. Ensure all questions and concerns are addressed.
- Install high-quality security cameras inside and outside the store to ensure safety around the store.
- Discourage illegal, untested cannabis sales in the community.

Community Benefits

- Support the San Francisco cannabis Equity community by sourcing SF Equity products and hiring members of the Equity community.
- Hire community residents whenever possible.
- Work with local suppliers and providers whenever possible.
- Support local community groups, nonprofits, and events.

A Clean, Well-Lighted Place

- Keep the store, entryway, and sidewalk clean and in good condition. Prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
- Install and maintain lighting for the sidewalk without disturbing residential neighbors.
- Install high-quality filtration and a HVAC system to prevent emission of cannabis odors.
- Install clear, well-lit, and prominent signs at our entrance:
 - Reminding customers to keep the neighborhood peaceful.
 - Prohibiting littering, loitering, and blocking driveways.
 - Advising people that smoking cannabis in public places is prohibited.

Section 8

Letters of Support

Dear Planning Commissioners, Office of Cannabis, and Supervisors,

My name is Theresa Cable and I am a resident at 915 Minna Street San Francisco, CA. **I am in full support of Elias Stavrinides and Dennis Hunter's proposal for a social equity dispensary located on 1057 Howard St.** The opening of a cannabis dispensary will provide access to medicine, reduce illegal drug sales in the community, and open job opportunities for the neighborhood. In the wake of COVID-19, it is essential that we work and come together to thrive, and the proposed cannabis dispensary will strengthen our community.

I am a San Francisco native and a long-time cannabis user. Cannabis has helped me tremendously as medicine. I am thrilled to have a dispensary near my house and plan to support the business and its social equity efforts as well.

I encourage you to **approve the proposed project at 1057 Howard St.** Thank you for your consideration.

Sincerely,

Theresa Cable
9/9/2020

A handwritten signature in black ink, appearing to read 'Theresa Cable', with a stylized flourish at the end.

Dear Planning Commissioners, Office of Cannabis, and Supervisors,

My name is Andrew Beal and I am a resident at 128 Morris Street San Francisco, CA. **I am in full support of Elias Stavrinides and Dennis Hunter's proposal for a social equity dispensary located on 1057 Howard St.** The opening of a cannabis dispensary will provide access to medicine, reduce illegal drug sales in the community, and open job opportunities for the neighborhood. In the wake of COVID-19, it is essential that we work and come together to thrive, and the proposed cannabis dispensary will strengthen our community.

I am a San Francisco native and a long-time cannabis user. Cannabis has helped me tremendously as medicine. I am thrilled to have a dispensary near my house and plan to support the business and its social equity efforts as well.

I encourage you to **approve the proposed project at 1057 Howard St.** Thank you for your consideration.

Sincerely,

Andrew Beal
9/9/2020

A handwritten signature in black ink, appearing to be 'AB' with a stylized flourish.

Section 9

Conditional Use Application Architectural Drawings



BLUE PEN, LLC.

1057 HOWARD STREET
SAN FRANCISCO CA 94103

CONDITIONAL USE PERMIT
08.13.2020
REV.10.07.2020



DGA planning | architecture | interiors

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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800

PROJECT TEAM

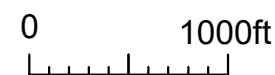
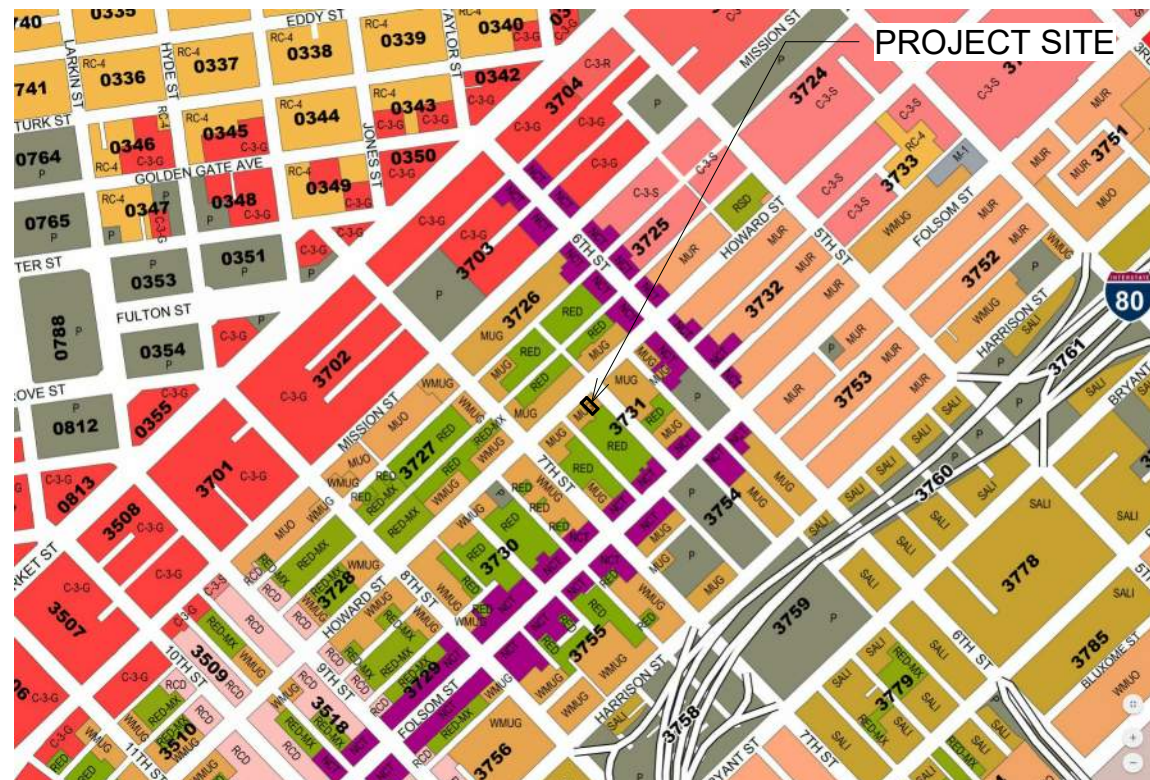
BLDG OWNER _____ ARCHITECT DGA _____
201 FILBERT ST
SAN FRANCISCO, CA 94133

TEL: 415.794.1816 TEL: 415.260.1139
CONTACT: HENDRY TAHIR CONTACT: TROY LEYVA
EMAIL: sweetcita54@aol.com EMAIL: tleyva@dga-sf.com

TENANT ORANGE PEN, LLC.
1057 HOWARD ST
SAN FRANCISCO, CA 94103

TEL: 707.322.8546
CONTACT: KEENAN SOARES
EMAIL: Keenan@pureintentions.us

ZONING MAP



1057 HOWARD STREET
APPLICATION FOR CONDITIONAL USE AUTHORIZATION

PROJECT DATA

PROJECT NAME: 1057 HOWARD ST DISPENSARY
PROJECT ADDRESS: 1057 HOWARD ST
SAN FRANCISCO, CA 94103

ZONING: MUG - MIXD USE - GENERAL
BLOCK/LOT: 3731/073
BLDG HEIGHT: 25' - 0"
BULK DISTRICT: 85-X
(E) TOTAL NO. STORIES: 2 STORIES
NO. STORIES IN SCOPE: 1 STORY + BASEMENT

(E) BLDG OCCUPANCY: RESIDENTIAL (R) (LEVEL 2)
MERCANTILE (M) (LEVELS 1 +BASEMENT)
PROPOSED OCCUPANCY: CANNABIS RETAIL (M)
CONSTRUCTION TYPE: VB (NO CHANGE PROPOSED)
SPRINKLERED: NO (NO CHANGE PROPOSED)

TOTAL GROSS BLDG AREA: 4,210 SF
LEVEL 1 1,825 SF
BASEMENT 560 SF
LEVEL 2 (NOT IN SCOPE) 1,825 SF

TOTAL AREA OF ALTERATION: 2,385 SF
LEVEL 1 1,825 SF
BASEMENT 560 SF

(E) PARKING COUNT: NONE
PROPOSED PARKING COUNT: NONE
(E) BIKE PARKING COUNT: NONE
PROPOSED BIKE PARKING COUNT: NONE
(E) USEABLE OPEN SPACE: NONE
PROPOSED USEABLE OPEN SPACE: NONE

SHEET INDEX

CUA-01 COVER SHEET
CUA-02 SITE PLAN
CUA-03 EXISTING FLOOR PLANS
CUA-04 PROPOSED FLOOR PLANS
CUA-05 ELEVATIONS

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES RETROFITTING AN EXISTING RETAIL SPACE INTO CANNABIS RETAIL/ DISPENSARY.

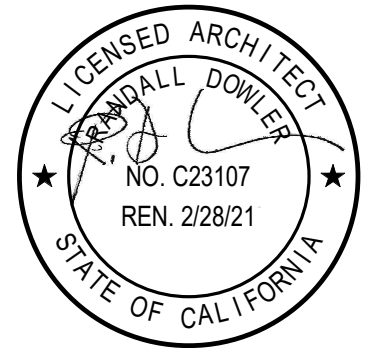
THE TENANT SPACE IS LOCATED ON THE FLOOR OF AN EXISTING INFILL BUILDING WITH HOUSING IN THE LEVELS ABOVE.

THE OVERALL BUILDING IS 2 STORIES. THE TENANT SPACE INCLUDES A SMALL BASEMENT. THERE ARE NO PROPOSED CHANGES TO BUILDING HEIGHT OR TOTAL NO. OF STORIES.

NO CHANGES PROPOSED TO THE BUILDING FACADE.

NO CHANGES TO THE BUILDING SITE IS PROPOSED.

STAMP



PROJECT
1057 HOWARD DISPENSARY

PROJECT NO. 18175

DATE 08/14/20

REFERENCE

SCALE

TITLE

COVER SHEET

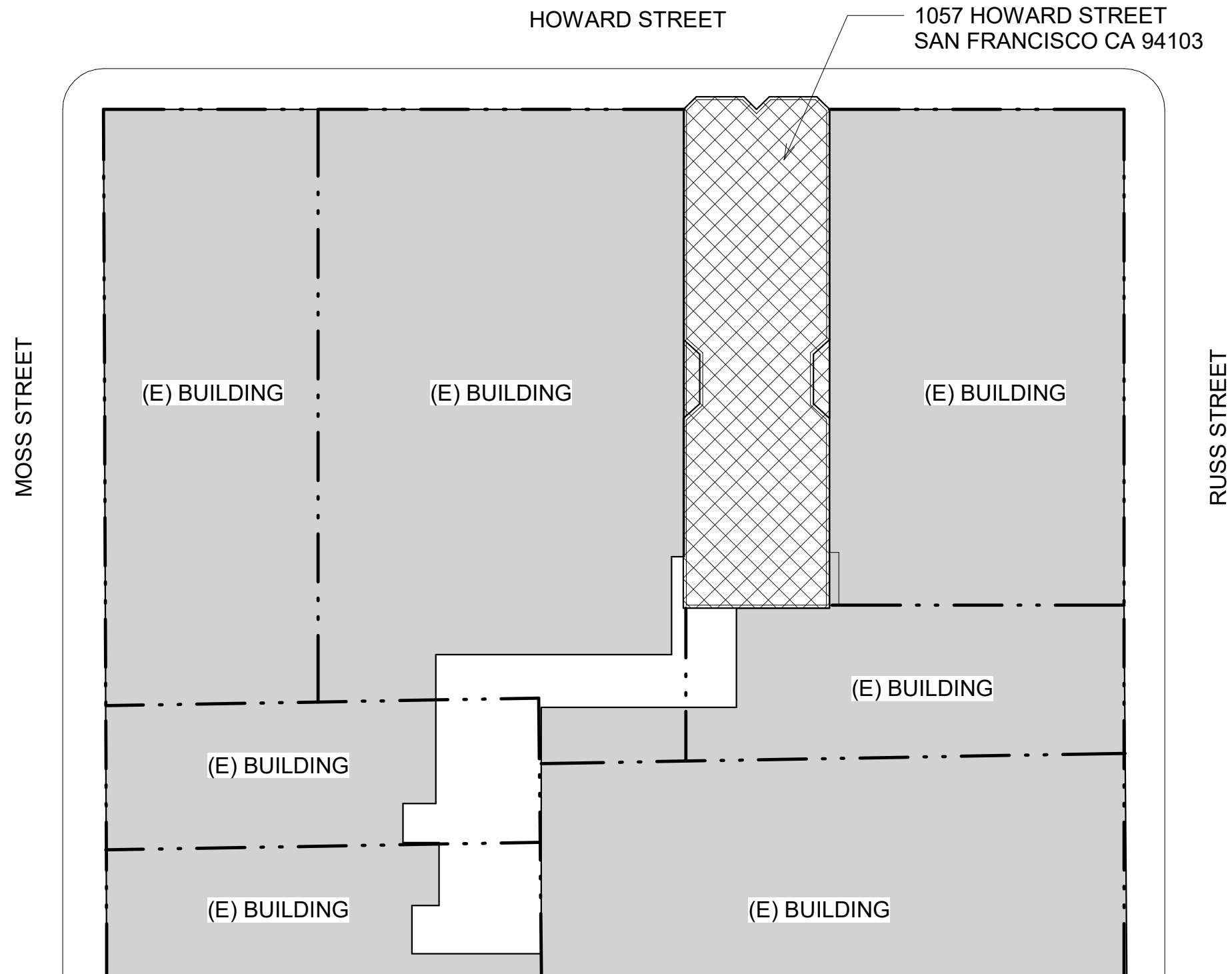
CANNABIS RETAIL STOREFRONT
SF PLANNING RECORD NUMBER : 2020-007461CUA

CUA-01

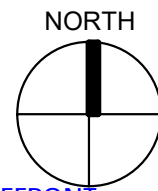


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2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
1720 8th Street, Sacramento, CA 95811 916-441-6800



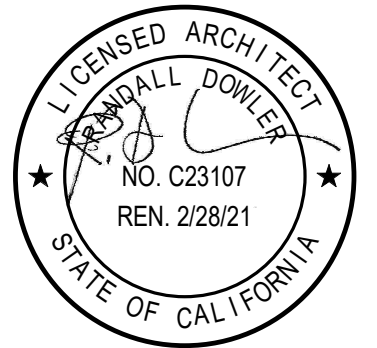
1 SITE PLAN
SCALE: 3/64" = 1'-0"



1057 HOWARD STREET
APPLICATION FOR CONDITIONAL USE AUTHORIZATION

CANNABIS RETAIL STOREFRONT
SF PLANNING RECORD NUMBER : 2020-007461CUA

STAMP



PROJECT
1057 HOWARD DISPENSARY

PROJECT NO. 18175

DATE 08/14/20

REFERENCE

SCALE 3/64" = 1'-0"

TITLE

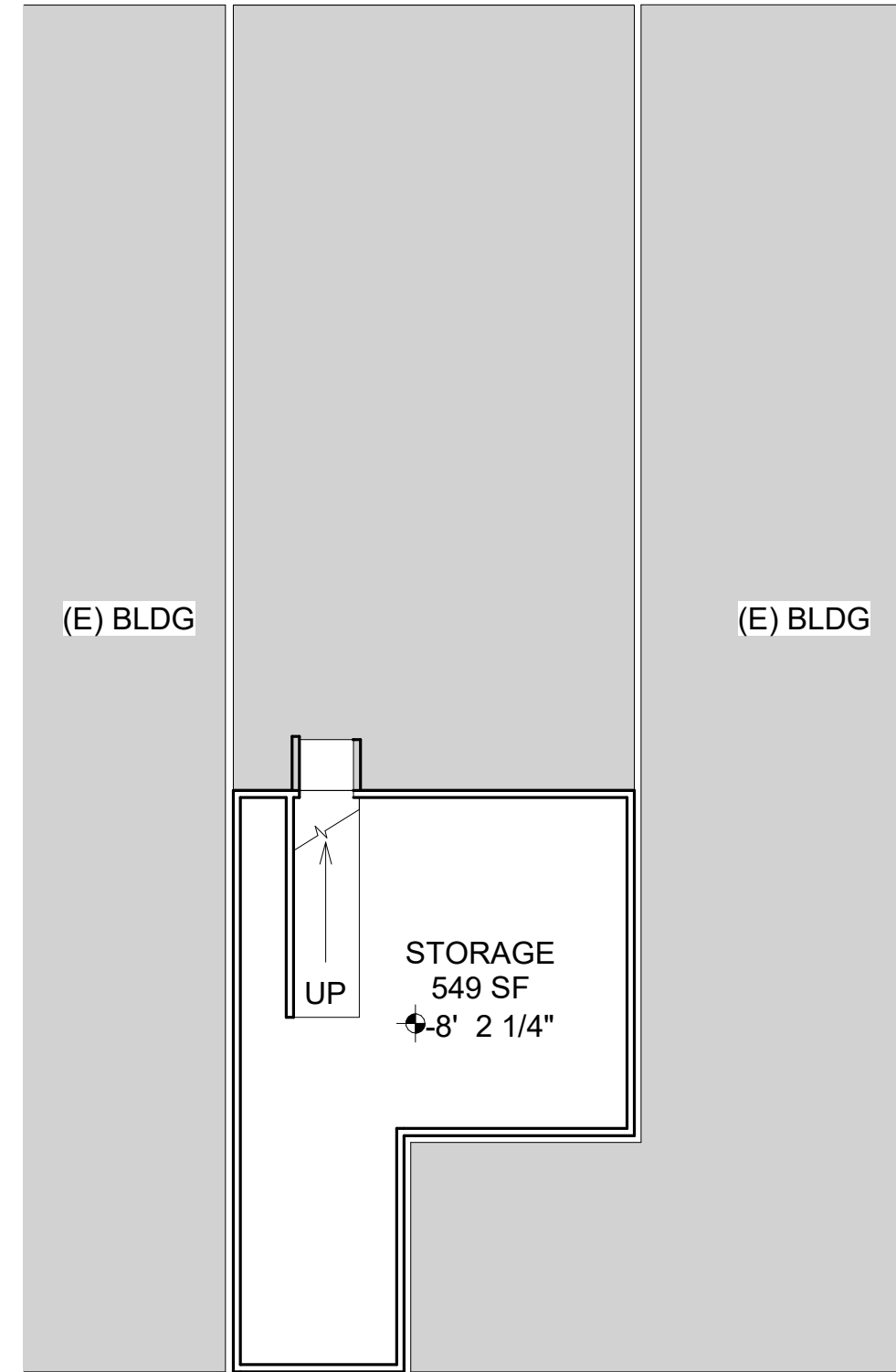
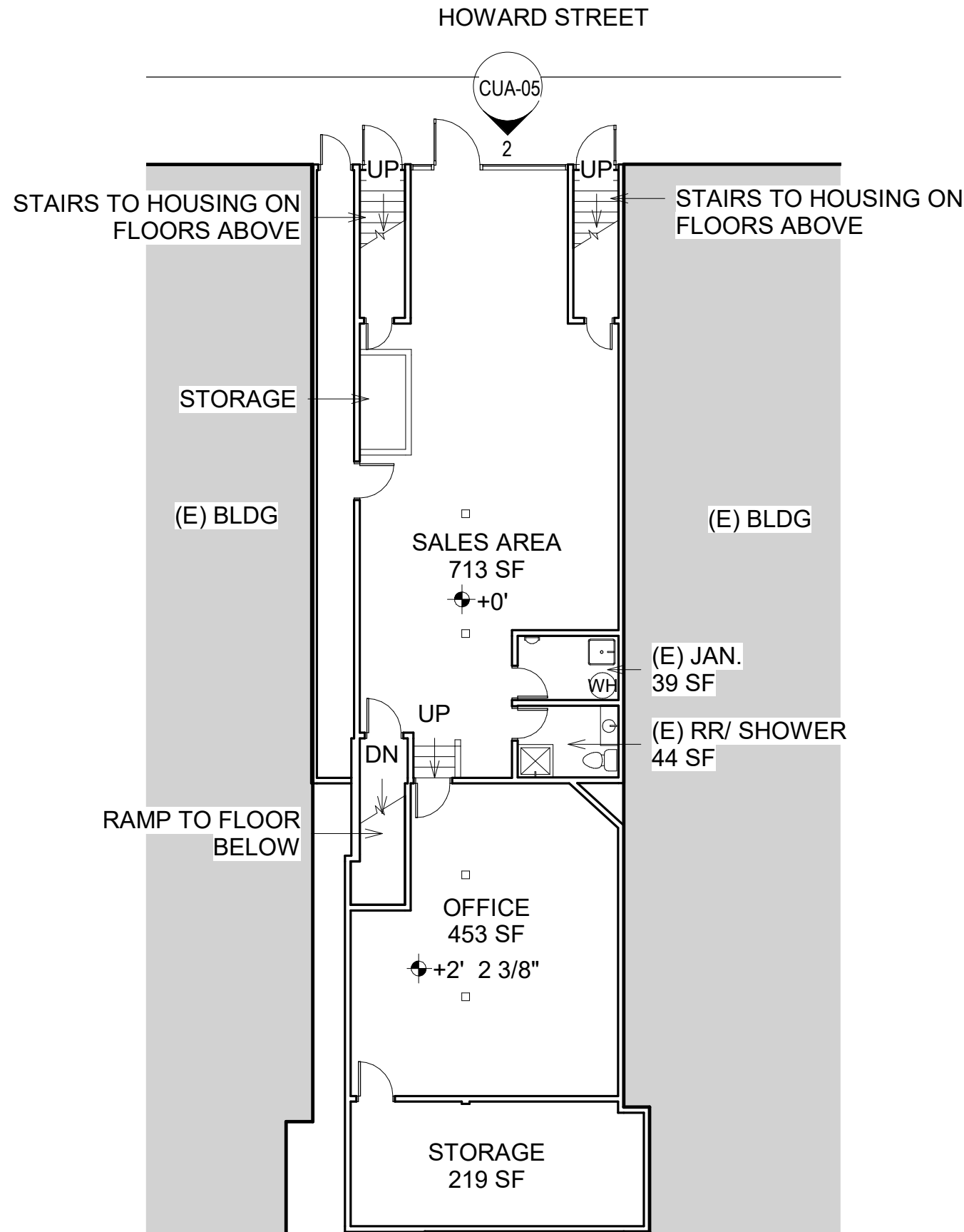
SITE PLAN

CUA-02



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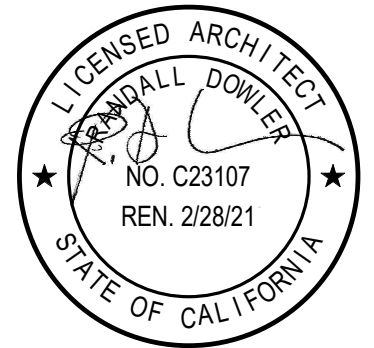
550 Ellis Street, Mountain View, CA 94043 650-943-1660
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 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
 1720 8th Street, Sacramento, CA 95811 916-441-6800



1 FLOOR PLAN - EXISTING
 SCALE: 3/32" = 1'-0"

2 BASEMENT - EXISTING
 SCALE: 3/32" = 1'-0"

STAMP



PROJECT
 1057 HOWARD DISPENSARY

PROJECT NO. 18175

DATE 08/14/20

REFERENCE

SCALE 3/32" = 1'-0"

TITLE
 EXISTING FLOOR
 PLANS

CUA-03



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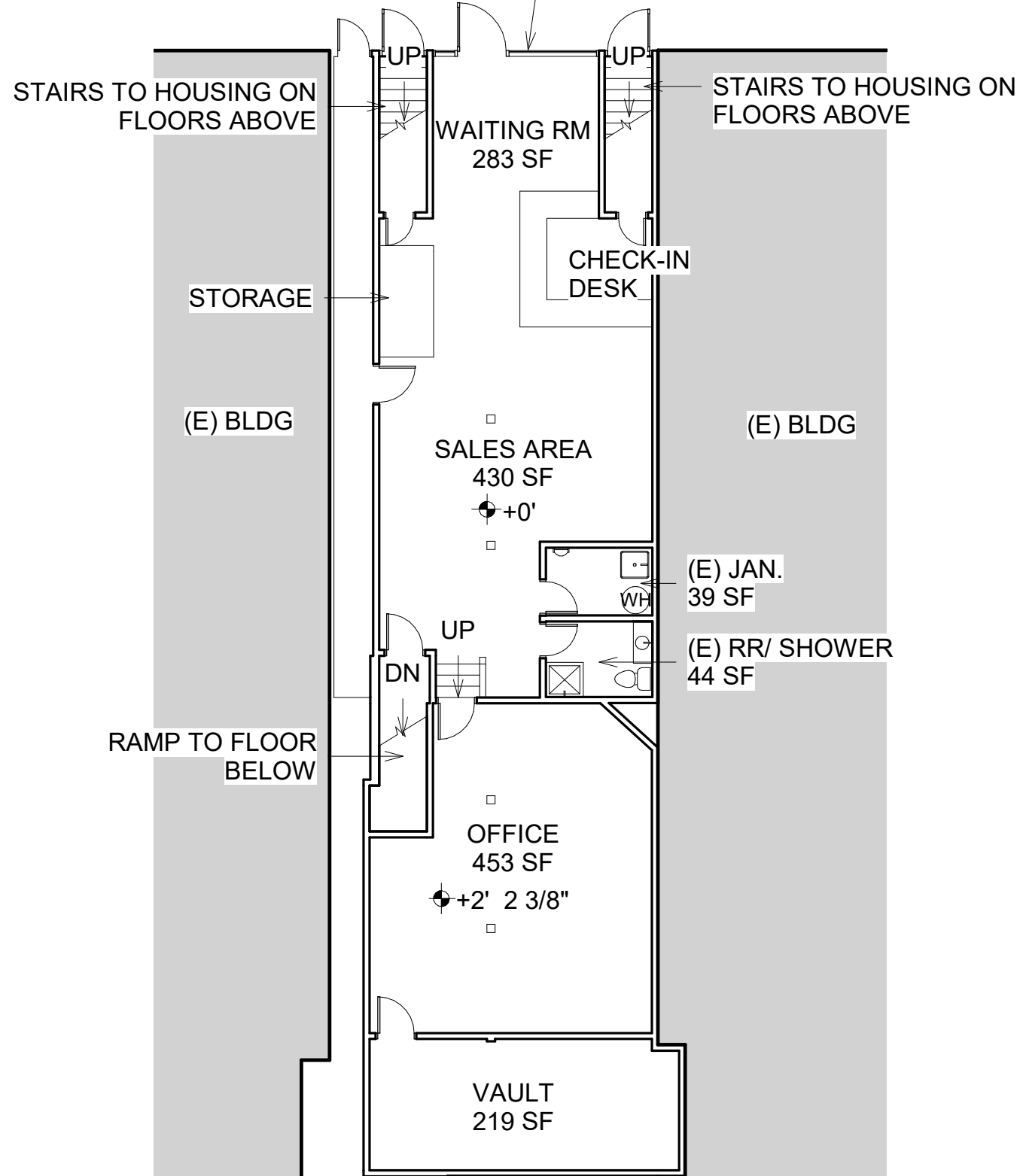
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 2550 Fifth Avenue, Suite 115, San Diego, CA 92103 619-685-3990
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HOWARD STREET

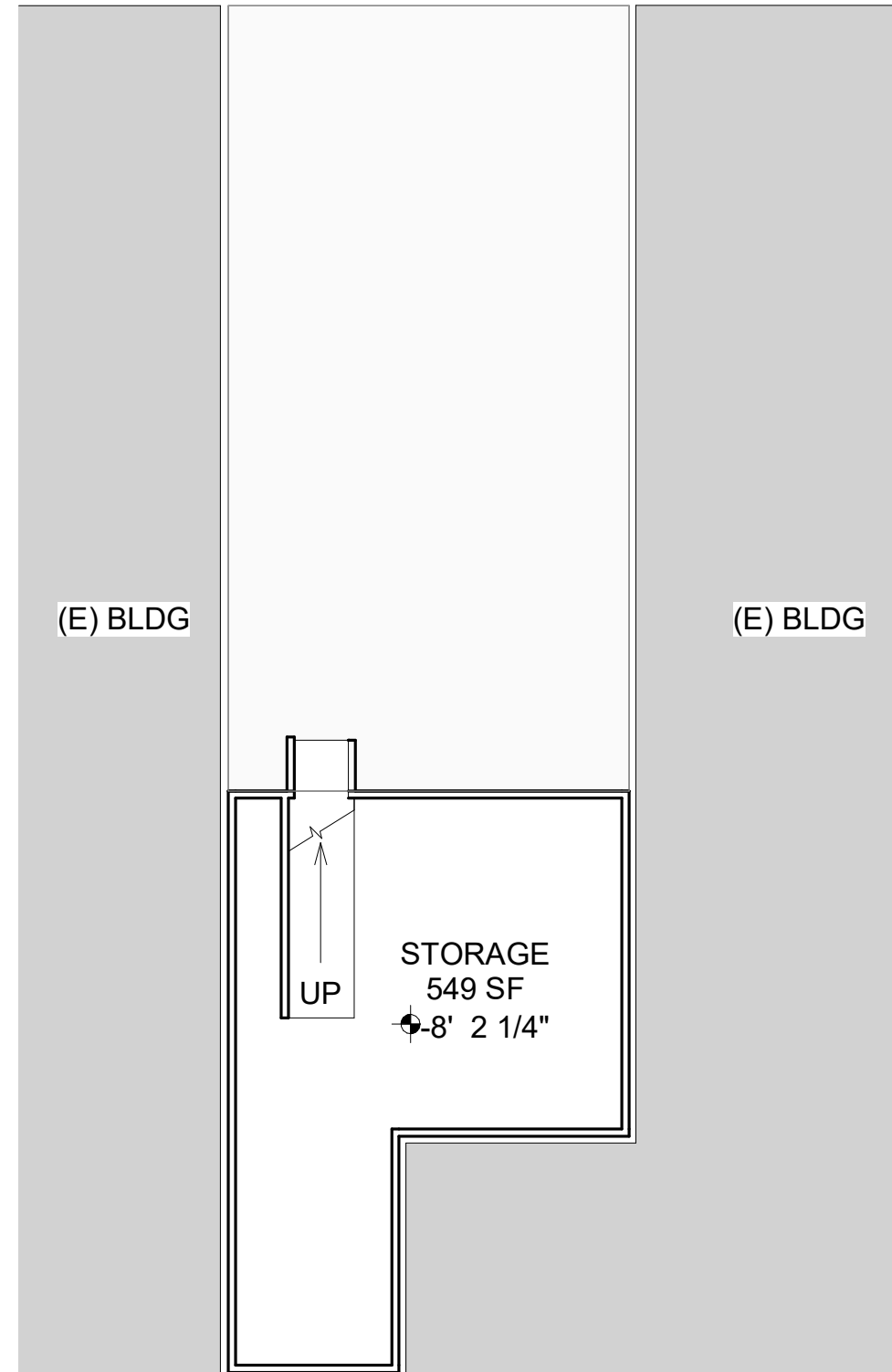
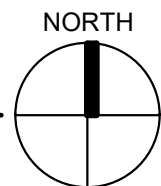
(E) STORE FENESTRATION.
 SEE NOTE 1

NOTES:

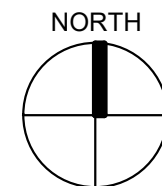
- PER SECTION 145.1(C)(6) OF THE PLANNING CODE, AS DEFINED BY THE CODE, NO CHANGES TO THE EXISTING STORE FENESTRATION WILL PROHIBIT VISIBILITY TO THE INSIDE OF THE STORE AT PEDESTRIAN EYE LEVEL



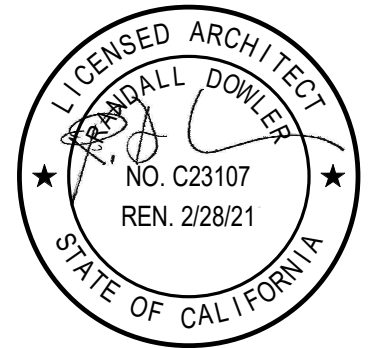
1 FLOOR PLAN - PROPOSED
 SCALE: 3/32" = 1'-0"



2 BASEMENT - PROPOSED
 SCALE: 3/32" = 1'-0"



STAMP



PROJECT
 1057 HOWARD DISPENSARY

PROJECT NO. 18175
 DATE 08/14/20
 REFERENCE
 SCALE 3/32" = 1'-0"
 TITLE

PROPOSED FLOOR
 PLANS

CUA-04



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1720 8th Street, Sacramento, CA 95811 916-441-6800



FROSTED FILM AT ALL STORE FRONT GLAZING W/ THE EXCEPTION AT THE REQ. VISIBILITY ZONE.

REQ. VISIBILITY ZONE PER SECTION 145.1(C)(6) OF THE PLANNING CODE

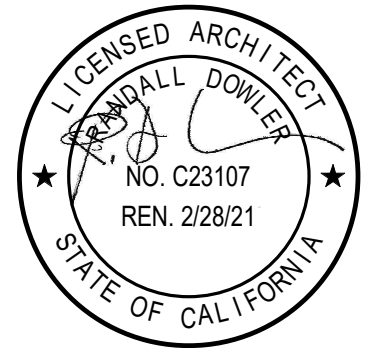
(N) VIDEO CAMERA

NOTE: BUILDING FASCAD E TO RECEIVE TOUCH UP PAINT ONLY. NO NEW ALTERATIONS PROPOSED.

1 STREET VIEW IMAGE
SCALE: 1 1/2" = 1'-0"

2 EXISTING ELEVATION
SCALE: 1/8" = 1'-0"

STAMP



PROJECT
1057 HOWARD DISPENSARY

PROJECT NO. 18175

DATE 08/14/20

REFERENCE

SCALE As indicated

TITLE
ELEVATIONS