



# EXECUTIVE SUMMARY

## CONDITIONAL USE AUTHORIZATION

**HEARING DATE: October 14, 2021**

**Record No.:** 2021-001579CUA  
**Project Address:** 2715 JUDAH STREET  
**Zoning:** Judah Street Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 1821/037  
**Project Sponsor:** Jason Paul  
BCC SF LLC  
2715 Judah Street  
San Francisco, CA 94122  
**Property Owner:** Rozetti Family Living Trust  
P.O. Box 2561  
Danville, Ca 94526  
**Staff Contact:** Cathleen Campbell – (628)-652-7387  
Cathleen.Campbell@sfgov.org

**Recommendation:** Approval with Conditions

### Project Description

The proposal would establish an approximately 2,100 square-foot Cannabis Retail Use (d.b.a. BCC) within an existing three-story mixed-use building. There will be no expansion of the existing building envelope or storefront modifications proposed.

### 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 734, to allow the establishment of a Cannabis Retail Use in the Judah Street NCD Zoning District.

## Issues and Other Considerations

- **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 Sponsor conducted a virtual pre-application meeting on August 22, 2021.

The Department has received seven messages of opposition to the Project:

- Opposition to the Project mentioned concerns for the increase of traffic, the increased potential for crime and exposure to children, litter, and congested parking.
- **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 open Cannabis Retail location is "The Berner's on Haight" at 1685 Haight Street which is approximately 2.7 miles away from the Project Site.
    - The closest approved Cannabis Retail location is at 768 Stanyan Street, approximately 2.5 miles away from the Project Site.
    - The closest open Medical Cannabis Dispensary location is Barbary Coast Sunset at 2161 Irving St, approximately .7 miles away from the Project Site.
    - 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:
      - Sherman Elementary School: approximately 1,100feet from the Project Site.

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project activates an existing vacant commercial space, brings a new type of retail business to the Judah Street commercial corridor, and increases access to cannabis products in Supervisorial District 4. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **Attachments:**

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



# PLANNING COMMISSION DRAFT MOTION NO. XXXX

**HEARING DATE:** October 14, 2021

**Record No.:** 2021-001579CUA  
**Project Address:** 2715 JUDAH STREET  
**Zoning:** Judah Street Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
**Block/Lot:** 1821/037  
**Project Sponsor:** Jason Paul  
BCC SF LLC  
2715 Judah Street  
San Francisco, CA 94122  
**Property Owner:** Rozetti Family Living Trust  
P.O. Box 2561  
Danville, Ca 94526  
**Staff Contact:** Cathleen Campbell – (628)-652-7387  
Cathleen.Campbell@sfgov.org

ADOPTING FINDINGS TO ESTABLISH A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 303, AND 734, TO ALLOW A CANNABIS RETAIL USE (D.B.A BCC) OCCUPYING 2,100 SQUARE FEET, ON THE GROUND FLOOR OF AN EXISTING THREE-STORY MIXED-USE BUILDING AT 2715 JUDAH STREET (ASSESSOR'S BLOCK 1821, LOT 037) WITHIN THE JUDAH STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On February 15, 2021 Jason Paul of BCC SF LLC (hereinafter "Project Sponsor") filed Application No. 2021-001579CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow a Cannabis Retail Use within an existing three-story mixed-use building (hereinafter "Project") at 2715 Judah St, Assessor's Block 1821 and Lot 037 (hereinafter "Project Site").

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

On October 14, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization (CUA) Application No. 2021-001579CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-001579CUA 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. 2021-001579CUA, 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 proposal is for a new Cannabis Retail Use (d.b.a. BCC) within an existing vacant commercial space. There is also a rear yard that will not be utilized for business operations.
- 3. Site Description and Present Use.** The Project is located on a lot that is approximately 2,500 square feet. The property has approximately 25 feet of frontage along Judah Street and contains a one-story commercial building that is approximately 2,100 square feet. The building was previously occupied by Gratia Community Church, an institutional use, and is currently vacant.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Judah Street Neighborhood Commercial Zoning District (NCD). The immediate context is mixed in character with predominantly residential and commercial uses. The immediate neighborhood context includes one to three story commercial and mixed-use buildings along Judah Street and residential apartment and condo buildings that are two to three stories high on other blocks. Sunset Boulevard, a major transportation corridor and part of Highway 1, is approximately three blocks away from the subject site. Judah Street is a shopping, entertainment, and dining destination for residents within the immediate area as well as those throughout the City. Other zoning districts in the vicinity of the Project Site include: RH-1 (Residential House, Single Family), RH-3 (Residential House, Three Family), and NC-1 (Neighborhood Commercial, Cluster)
- 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 Sponsor conducted a virtual pre-application meeting on August 22, 2021.

The Department has received seven messages of opposition to the Project, mostly citing concerns for the

increase of traffic, the increased potential for crime and exposure to children. Concerns regarding the creation of litter and parking congestion were also mentioned.

**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 Judah Street NCD Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 734.

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

- B. **Use Size.** Within the Judah Street NCD Zoning District, the Planning Code principally permits Retail Sales and Service Uses (including Cannabis Retail) at up to 3,999 sq ft per lot and conditionally permits them from 4,000 square feet and above.

*The Project would provide a 2,100 square foot Cannabis Retail use, which is less than the 3,999 square foot principally permitted use size.*

- 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.** The Judah Street NCD Zoning District principally permits Non-Residential uses to operate from 6 am to 2 am. State law limits hours of operation for Cannabis Retailers between 6am and 10pm.

*The Project Sponsor proposes that the business be open from 9am to 10pm every day, and under State law cannabis retailers must cease operation between 10pm and 6am. Therefore, the Project has compliant hours of operation.*

- 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 Cannabis Retail use will occupy an existing vacant commercial tenant space and does not propose any expansion of the building. The existing building and tenant space are comparably sized to adjacent buildings and businesses. Cannabis is one of the fastest growing industries in the United States and has proven to be more resilient to the economic downturn caused by the Coronavirus pandemic. These businesses, like the BCC, help support stable employment. As such, the Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community.*

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

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

*The height and visible bulk of the existing building will remain the same. 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 only. On-site consumption space is not proposed in conjunction with the Cannabis Retail use. As such, noxious or offensive emission will not be produced from the proposed retail use.*

- (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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The Project Site is in the Judah Street NCD Zoning District, where Cannabis Retail Uses are allowed on the first and second floor of buildings with a Conditional Use Authorization. The Applicant is pursuing a CUA in compliance with Section 734. In addition, the purpose of the Judah Street NCD is specifically “the equilibrium of neighborhood-serving convenience and comparison shopping businesses and to protect adjacent residential livability.” The Zoning District also “provides a selection of convenience goods and services for the residents of the Outer Sunset District.”*

*The Project will retain and revitalize an existing small-scale commercial building and will provide access to an in-demand product that is currently unavailable in the area. There are no existing cannabis retailers within the Judah Street NCD Zoning District and the nearest open Cannabis Retail location is “The Berner’s on Haight” on Haight Street which is more than 2.3 miles away. The closest open Medical Cannabis Dispensary location is “Barbary Coast Sunset” at 2161 Irving St, approximately .7 miles away from the Project Site. The BCC will be in keeping with the scale and character of the District, will support retail activity in the area, and will help meet neighborhood demand for cannabis products.*

- 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.”



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

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

*Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. 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. The distribution of such outlets can be reviewed using the [City's Cannabis Retail Map](#). The proposed Cannabis Retailer will be located in Outer Sunset and will help increase access to in-demand cannabis products and treatments for residents in the neighborhood, as well as residents of the Inner Sunset. The Project is located in Supervisorial District 4 and where there is currently only one cannabis dispensary.*

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

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 2**

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

**Policy 2.1:**

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

**OBJECTIVE 3:**

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

**Policy 3.1:**

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

**Policy 3.2:**

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

**OBJECTIVE 4**

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

**Policy 4.8:**

Provide for the adequate security of employees and property.

**OBJECTIVE 6**

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

**Policy 6.2**

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

*Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.*

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

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

*The Project would activate an existing, vacant storefront with a new Cannabis Retail use, providing goods that are desirable for the neighborhood and attracting new customers to the vicinity. Judah Street is a central shopping, dining, and entertainment corridor, offering goods and services at a variety of price-points.*

*The BCC will support the re-activation of the Judah Street commercial corridor from coronavirus-induced temporary and permanent business closures and will be conveniently located so as to be accessible to tens-*

*of-thousands residents. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.*

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

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

*The Project 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 does 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 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 improve 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. 2021-001579CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated June 23, 2021, 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 October 14, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:      October 14, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a Cannabis Retail Use in the ground floor of an existing three-story building located at 2715 JUDAH ST, Block 1821 and Lot 037, pursuant to Planning Code Sections 202.2, 303, and 734, within the Judah Street NCD Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated June 23, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-001579CUA and subject to conditions of approval reviewed and approved by the Commission on September 2, 2021 under Motion No. XXXX. 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 October 14, 2021 under Motion No. XXXX

### Printing of Conditions of Approval on Plans

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

### Severability

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

### Changes and Modifications

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

## CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

### Performance

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sfplanning.org](http://www.sfplanning.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.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*



- 11. Signage.** Signs must be permitted and shall be subject to review and approval by Planning Department. Compliance with Article 6 and Sections 145, 303.1, and 703.3 of the Planning Code will be required.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

- 12. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 13. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 15. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 16. Passenger Loading.** The Applicant shall apply for a Passenger Loading Only White-Curb Zone from the San Francisco Municipal Transportation Agency, for the sidewalk in front of the Project Site.

*For information about compliance, contact SFMTA, at 311, [www.sfmta.com](http://www.sfmta.com)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*



Gi Paoletti Design Lab  
535 Mission Street, 14th. Flr.  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com

BCC CANNABIS STORE  
2715 JUDAH STREET  
SAN FRANCISCO, CA.

DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by others. Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility, or design of the existing construction or any other work not included as part of the improvements specifications.

OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MFR	MANUFACTURER	SIM	SIMILAR
A/C	AIR CONDITIONING	ELEV	ELEVATOR	MIN	MINIMUM	SK	SINK
ACOUS	ACOUSTICAL	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SM	SHEET METAL
ADJ	ADJACENT	ENGR	ENGINEER			SPEC	SPECIFICATION
AFF	ABOVE FINISHED FLOOR	EQ	EQUAL EQUIPMENT	MLWK	MILLWORK	SPKLR	SPRINKLER
AL	ALUMINUM	EST	ESTIMATE	MTD	MOUNTED	SQ	SQUARE
ALT	ALTERNATE	EXH FN	EXHAUST FAN	MULL	MULLION	SQ FT	SQUARE FOOT
ANOD	ANODIZED	(E)	EXISTING	NA	NOT APPLICABLE	SQ IN	SQUARE INCH
ASSY	ASSEMBLY	EXT	EXTERIOR	NIC	NOT IN CONTRACT	SQ YD	SQUARE YARD
AV	AUDIO VISUAL	FD	FLOOR DRAIN				
BD	BOARD	FDN	FOUNDATION				
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET			SST	STAINLESS STEEL
BLDG STD	BUILDING STANDARD	FEXT	FIRE EXTINGUISHER	NTS	NOT TO SCALE	STD	STANDARD
BLKG	BLOCKING	FHC	FIRE HOSE CABINET	OC	ON CENTER	STL	STEEL
BRS	BRASS	FIN	FINISH	OD	OUTSIDE DIMENSION	STR	STORAGE
BRZ	BRONZE	FIN FL	FINISH FLOOR	OF	OUTSIDE FACE	STRUC	STRUCTURAL
BTU	BRITISH THERMAL UNIT	FLR	FLOOR (ING)	OFF	OFFICE	SUSP	SUSPENDED
B.S.	BUILDING STANDARD	FLR FIN	FLOOR FINISH	OPNG	OPENING	SUSP CLO	SUSPENDED CEILING
CAB	CABINET	FLR SK	FLOOR SINK	OPP	OPPOSITE	SYS	SYSTEM
CARP	CARPET	FR	FIRE RATED	OPT	OPTIONAL		
CB	CORNER BEAD	FTG	FOOTING	PA	PUBLIC ADDRESS		
CEM	CEMENT	FURN	FURNITURE	PA	PANIC BAR	T&G	TONGUE AND GROOVE
CEM PLAS	CEMENT PLASTER	GA	GUAGE	PB	PANIC BAR	T&G	TONGUE AND GROOVE
CER TILE	CERAMIC TILE	GALV	GALVANIZED	PBD	PARTICLE BOARD	TC	TOP OF CONCRETE
CHFR	CHAMFER	GL	GLASS	PERP	PERPENDICULAR	TEL	TELEPHONE
CI	CAST IRON	GLU LAM	GLUE LAMINATED	PL	PROPERTY LINE	TEMP	TEMPERATURE
CJ	CONSTRUCTION JOINT	GLZ	GLAZING	PLAM	PLASTIC LAMINATE	TFA	TO FLOOR ABOVE
CL	CENTER LINE	GYP BD	GYP SUM BOARD	PLA	PLASTER	TFB	TO FLOOR BELOW
CLG	CEILING	HC	HOLLOW CORE	PLA	PLASTER	TFB	TO FLOOR BELOW
CLG HT	CEILING HEIGHT	HDBD	HARDBOARD	PLAT	PLATFORM	THK	THICKNESS
CLO	CLOSET	HDR	HEADER	PLBG	PLUMBING	THRES	THRESHOLD
CLR	CLEAR	HDWD	HARDWOOD	PLYWD	PLYWOOD	TK BD	TACK BOARD
CMU	CONCRETE MASONRY UNIT	HDWE	HARDWARE	PNL	PANEL	TMPD GL	TEMPERED GLASS
CNTR	COUNTER	HGR	HANGER	PNT	PAIN	TOT	TOTAL
COL	COLUMN	HM	HOLLOW METAL	POL	POLISHED	TSL	TOP OF SLAB
CONC	CONCRETE	HO	HOLD-OPEN	PR	PAIR	TYP	TYPICAL
CONF	CONFERENCE	HORIZ	HORIZONTAL	PREFAB	PREFABRICATED	UNIF	UNFINISHED
CONN	CONNECTION	HR	HOUR	PREFIN	PREFINISHED	UON	UNLESS OTHERWISE NOTED
CONSTR	CONSTRUCTION	HT	HEIGHT	PRELIM	PRELIMINARY	UR	URINAL
CONT	CONTINUOUS (ATION)	HW	HOT WATER	PTR	PAPER TOWEL RECEPTACLE		
COORD	COORDINATE	HT	HOT WATER	PWR	POWER	UTIL	UTILITY
CORR	CORRIDOR	HW	HOT WATER HEATER	QTY	QUANTITY	U.L.	UNDERWRITERS LABORATORIES
CSK	COUNTERSUNK	ID	INSIDE DIAMETER	QUAL	QUALITY	VCT	VINYL COMPOSITION TILE
CW	COLD WATER	IF	INSIDE FACE	RA	RADIUS	VERT	VERTICAL
DBL GLZ	DOUBLE GLAZING	INCAND	INCANDESCENT	RAD	RADIUS	VEST	VESTIBULE
DED CIR	DEDICATED CIRCUIT	INSTL	INSTALLATION	RBR	RUBBER	VIF	VERIFY IN FIELD
DEMO	DEMOLITION	INSUL	INSULATION	RC	REINFORCED CONCRETE	VIN	VINYL
DET	DETAIL	INTR	INTERIOR	RD	ROOF DRAIN	VNR	VENEER
DF	DRINKING FOUNTAIN	JAN	JANITOR	RD	RECESSED	W/	WITH
DH	DOUBLE HUNG	JB	JUNCTION BOX	REC	RECESSED	W/O	WITHOUT
DIM	DIMENSION	KPL	KICK PLATE	RECP	RECEPTACLE	W/W	WALL TO WALL
DW	DISHWASHER	LAV	LAVATORY	REF	REFERENCE	WC	WATER CLOSET
DWG	DRAWING	LTG	LIGHTING	REF	REFERENCE		
DWR	DRAWER	MAN	MANUAL	REF	REFERENCE		
EL	ELEVATION	MATL	MATERIAL	REF	REFERENCE		
		MAX	MAXIMUM	REF	REFERENCE		
		MECH	MECHANICAL	REF	REFERENCE		
		MET	METAL	REF	REFERENCE		
		MEZZ	MEZZANINE	REF	REFERENCE		
				REIN	REINFORCED (D) (ING) (MENT)	WD	WOOD
				RND	ROUND	WDW	WINDOW
				RO	ROUGH OPENING	WGL	WIRE GLASS
				RWL	RAIN WATER LEADER	WH	WALL HUNG
				SD	STORM DRAIN	WH	WAREHOUSE
				SECT	SECTION	WHTR	WATER HEATER
				SHT	SHEET (ING)	WR	WATER RESISTANT
				SHTG	SHEATHING	WSCT	WAINSCOT
				SHV	SHELVES (ING)	WT	WEIGHT
						WTR	WATER
						WTRPRF	WATERPROOF

GENERAL NOTES

- ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND TITLE 24 C.A.C. INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT WORK AREAS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR. REFER TO THE OWNERS WRITTEN BUILDING INSTRUCTION FOR SPECIFIC INFORMATION RELATING TO USE OF PREMISES AND OPERATIONS.
- MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
- ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF FINISH. (U.O.N.) CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. AND DISCREPANCIES FOUND WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE DESIGN PROFESSIONAL'S ATTENTION PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
- ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE DESIGN PROFESSIONAL AT THE CLOSE-OUT OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. SEE NOTE 3 ABOVE.
- THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUBTRADES, AND REPORT TO DESIGN PROFESSIONAL ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
- HVAC, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING SHALL BE DESIGN/BUILD. THE RESPONSIBLE SUBCONTRACTOR SHALL PREPARE DRAWINGS AND SPECIFICATIONS FOR SUBMITTAL TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL, AND TO THE DESIGN PROFESSIONAL FOR REVIEW. THESE PLANS SHALL BE IN COMPLIANCE WITH CURRENT GOVERNING CODES INCLUDING CALIFORNIA TITLE 24 FOR ENERGY CONSERVATION AND ACCESSIBILITY.
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS' AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 1997 EDITION, 14 ARTICLES, 44 PAGES, WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTOR'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGN PROFESSIONAL AND OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
  - ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
  - HVAC GRILL / THERMOSTAT LOCATIONS.
  - EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
  - DOOR HARDWARE SCHEDULE
  - MILLWORK
- ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

SYMBOLS / LEGEND

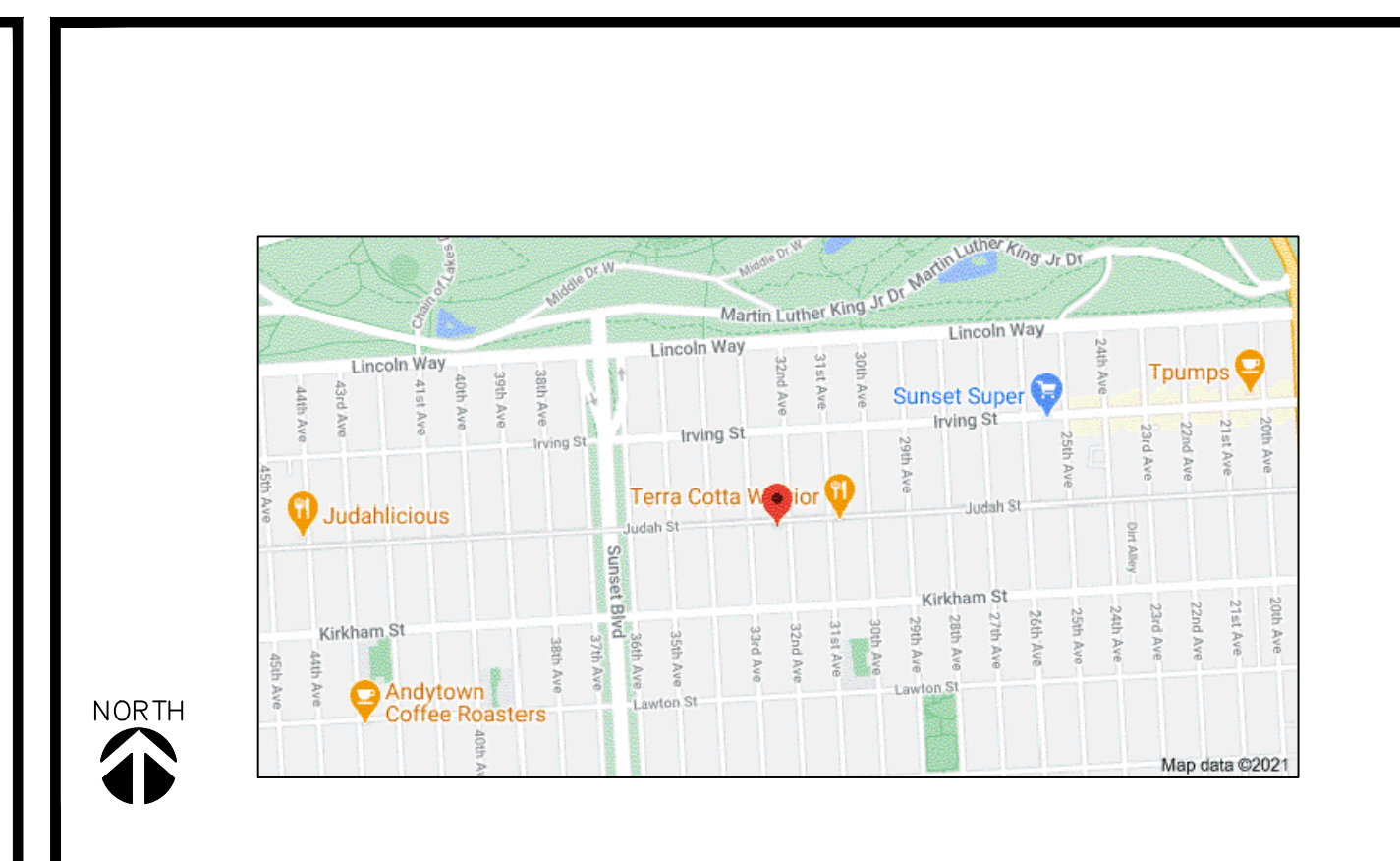
<b>REFERENCE SYMBOLS</b>	<b>CONTROL POINTS</b>
<b>DETAIL</b>	<b>GRID LINE</b>
DETAIL NUMBER	
SHEET NUMBER	
<b>SECTION</b>	<b>WORK POINTS</b>
SECTION NUMBER	MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED
SHEET NUMBER	
<b>INTERIOR ELEVATION</b>	
	WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR
ELEVATION NUMBER	
SHEET NUMBER - SHADED PORTION IS THE DIRECTION CONSIDERED	ALIGN ADJACENT SURFACES
<b>REVISION</b>	
CLOUDED AROUND EXTENT OF REVISION	
SEE REVISION NUMBER AND DATE ON TITLE BLOCK	
<b>AREA IDENTIFICATION</b>	
	ROOM NAME
	ROOM NUMBER
	DOOR MARK, SEE DOOR SCHEDULE, SHEET D-1

PROJECT DIRECTORY

CONTACT GI PAOLETTI FOR ALL PERMIT AND PLAN/CHECK RELATED COMMENTS, QUESTIONS AND WHEN PERMIT SET IS READY TO BE PICKED UP. gp@gpdesignlab.com

COMPANY	CONTACT	PHONE
<b>DESIGN PROFESSIONAL</b> Gi Paoletti Design Lab 535 Mission St, 14th Flr.1 San Francisco, CA 94105	Gi Paoletti	415/999-1506
<b>CLIENT</b> BCC Cannabis PO BOX 77046 San Francisco, CA. 94107	Jason Paul	415/407-7892

LOCATION MAP



DRAWING INDEX

ARCHITECTURAL	
A-0	COVERSHEET
A-0.1	SITE PLAN
A-0.2	OCCUPANCY PLAN
A-0.3	EXIST/PROP. FLR PLAN
A-1	DEMOLITION PLAN
A-2	FLOOR PLAN
A-3	ELECTRICAL PLAN
A-4	REFLECTED CEILING PLAN
D-1	MILLWORK ELEVATIONS
D-2	EXTERIOR ELEVATIONS

CODE INFORMATION

BUILDING CODE:	2019 BUILDING CODE
	2019 FIRE CODE
	2019 MECHANICAL CODE
	2019 PLUMBING CODE
	2019 ELECTRIC CODE
OCCUPANCY GROUP:	M, R-3
USE:	GROUND LEVEL, CANNABIS RETAIL, APARTMENTS ABOVE
CONSTRUCTION TYPE:	TYPE VB (SPRINKLERED)
PROJECT SQ. FT.	BUILDING AREA 5,430, TENANT SPACE 2,100 SF
BLOCK/LOT #:	1821/037
NUMBER OF STORIES:	3
NUMBER OF UNITS:	4

DEFERRED SUBMITTAL

MEP
-----

SCOPE OF WORK

CONDITIONAL USE AUTHORIZATION REQUEST FOR A CHANGE OF USE FROM A 2,100 SF SPACE PREVIOUSLY OCCUPIED BY GRATIA COMMUNITY CHURCH TO A CANNABIS RETAIL STORE AT THE GROUND FLOOR DBA BCC CANNABIS.

TENANT IMPROVEMENT INCLUDES MILLWORK, ADA UPGRADES, FINISHES AND LIGHTING.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP	Reviewed	GLP
Drawn	GLP	Project No.	2017
Scale	NTS	Issue Date	1/28/2021

COVERSHEET

A.0



Gi Paoletti Design Lab  
 535 Mission Street, 14th. Fl.  
 San Francisco, Ca. 94105  
 (415) 999.1506  
 www.gpdesignlab.com

**BCC CANNABIS STORE**  
 2715 JUDAH STREET  
 SAN FRANCISCO, CA.

DISCLAIMER  
 Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, or design of the existing construction or any other work not included as part of the improvements specifications.

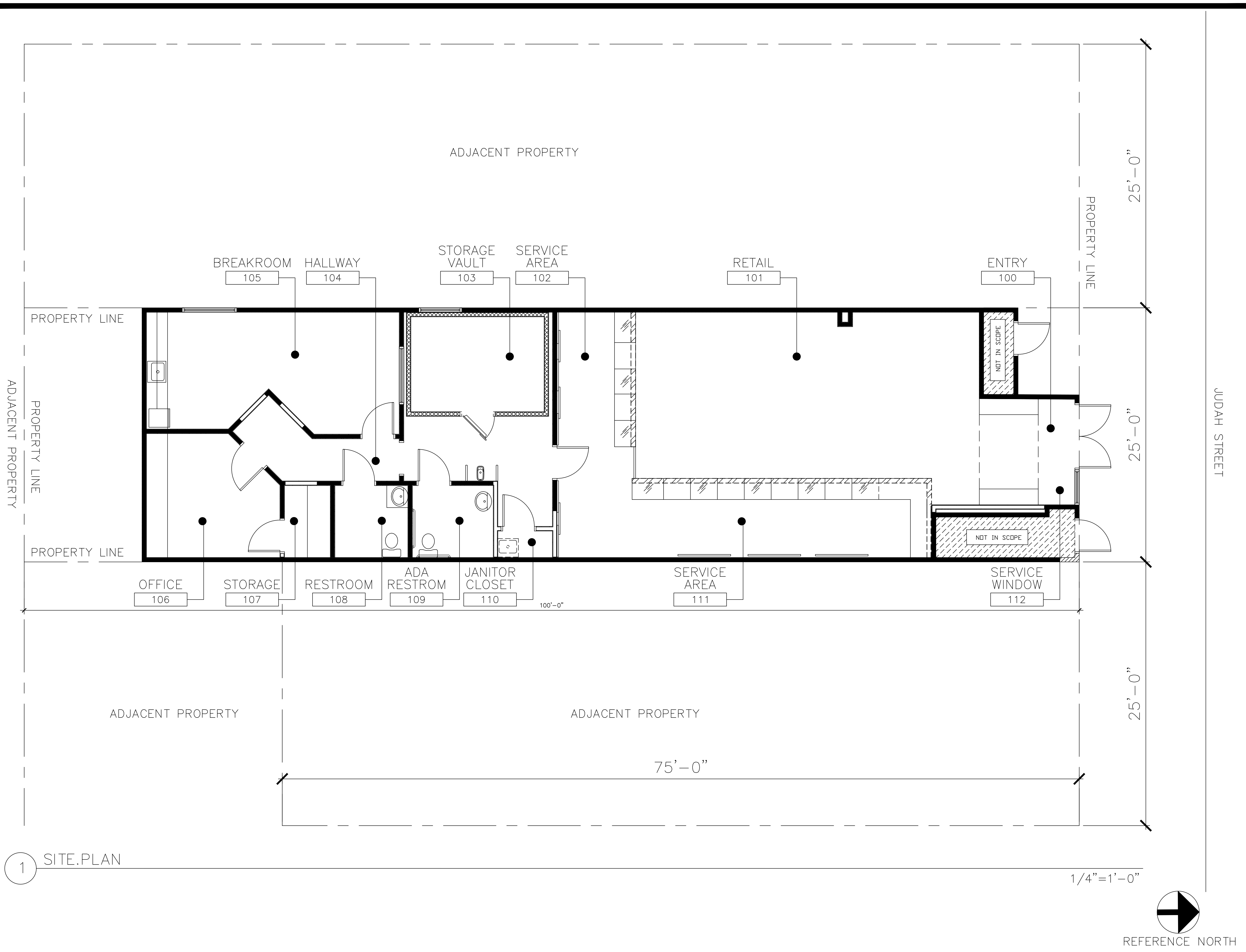
OWNERSHIP AND USE OF DOCUMENTS  
 All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMIT	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP	Reviewed	GLP
Drawn	GLP		
Project No.	2017		
Scale	NTS	Issue Date	1/28/2021

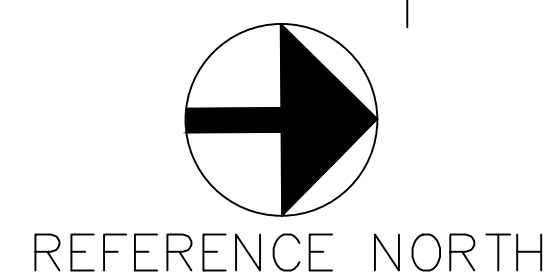
SITE PLAN

A-0.1



1 SITE.PLAN

1/4"=1'-0"





Gi Paoletti Design Lab  
535 Mission Street, Ste. 1549  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com

BCC CANNABIS STORE  
2715 JUDAH STREET  
SAN FRANCISCO, CA.

DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

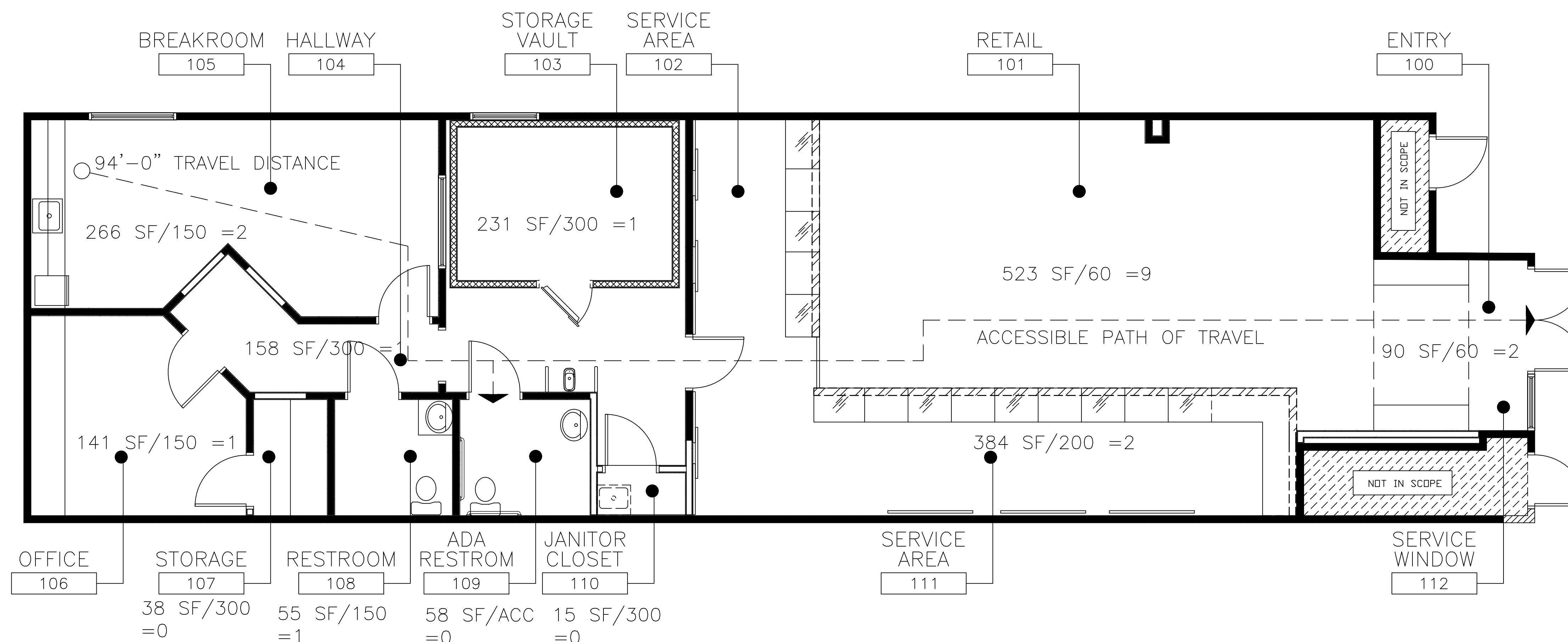
OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMIT	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021

OCCUPANCY PLAN

A-0.2



1 OCCUPANCY PLAN

1/4"=1'-0"

ROOM #	ROOM NAME	AREA	OCCUPANCY FACTOR	OCCUPANCY
100	ENTRY	90	60	2
101	RETAIL	523	60	9
102	SERVICE AREA	INCL IN 110	200	0
103	STORAGE VAULT	231	300	1
104	HALLWAY	299	CIRC	0
105	BREAKROOM	266	150	2
106	OFFICE	141	150	1
107	STORAGE	38	300	1
108	RESTROOM	55	150	1
109	RESTROOM	58	150	1
110	JANITOR CLOSET	15	300	0
111	SERVICE AREA	384	200	2
112	SERVICE WINDOW	INCL IN 100	60	0

PER PLUMBING CODE: 2,100SF/200=11 OCCUPANTS  
PER CBC: 20 OCCUPANTS (10 MEN, 10 WOMEN)

PLUMBING FIXTURES REQUIRED:  
MEN: 1 TOILET, 1 SINK  
WOMEN: 1 TOILET, 1 SINK

PLUMBING FIXTURES PROVIDED:  
MEN: 1 TOILET, 1 SINK  
WOMEN: 1 TOILET, 1 SINK

GROUND LEVEL TOTAL: 2,100 20

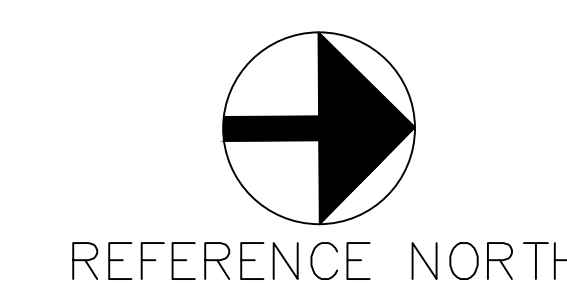
DRINKING FOUNTAINS REQUIRED: 1  
DRINKING FOUNTAINS PROVIDED: 1

EXITS REQUIRED : 1 EXITS PROVIDED: 1

MAXIMUM TRAVEL DISTANCE = 94'-0"

3 OCCUPANCY LOADS - EXITING

4 PLUMBING FIXTURE COUNT





Gi Paoletti Design Lab  
535 Mission Street, Ste. 1549  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com

BCC CANNABIS STORE  
2715 JUDAH STREET  
SAN FRANCISCO, CA.

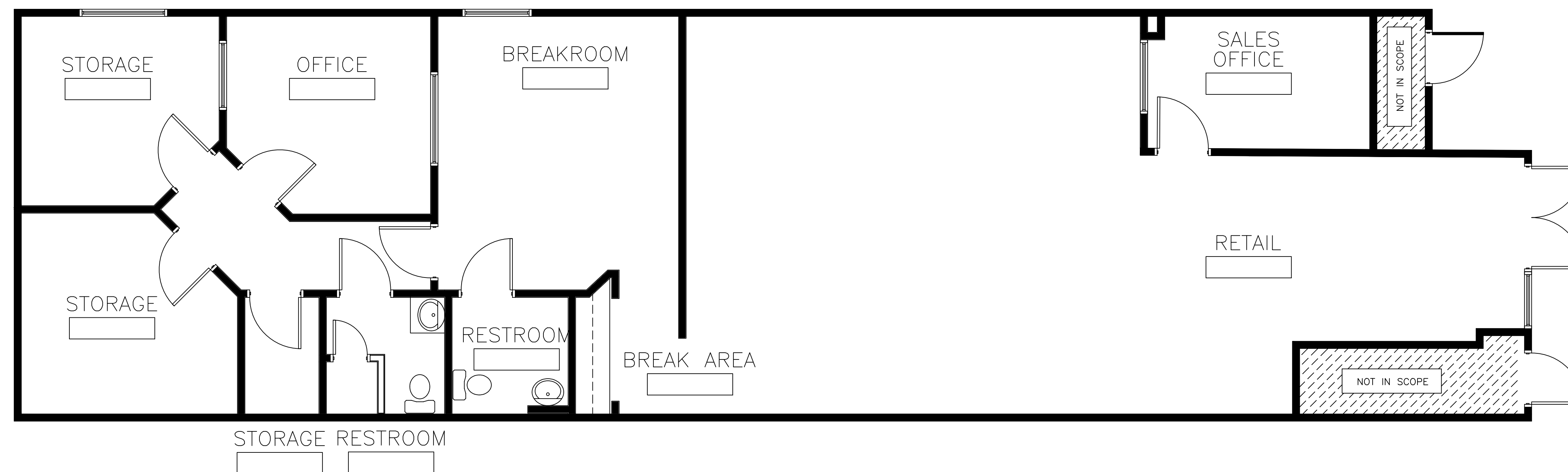
DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP	Reviewed	GLP
Drawn	GLP	Project No.	2017
Scale	1/4"=1'-0"	Issue Date	01/28/2021

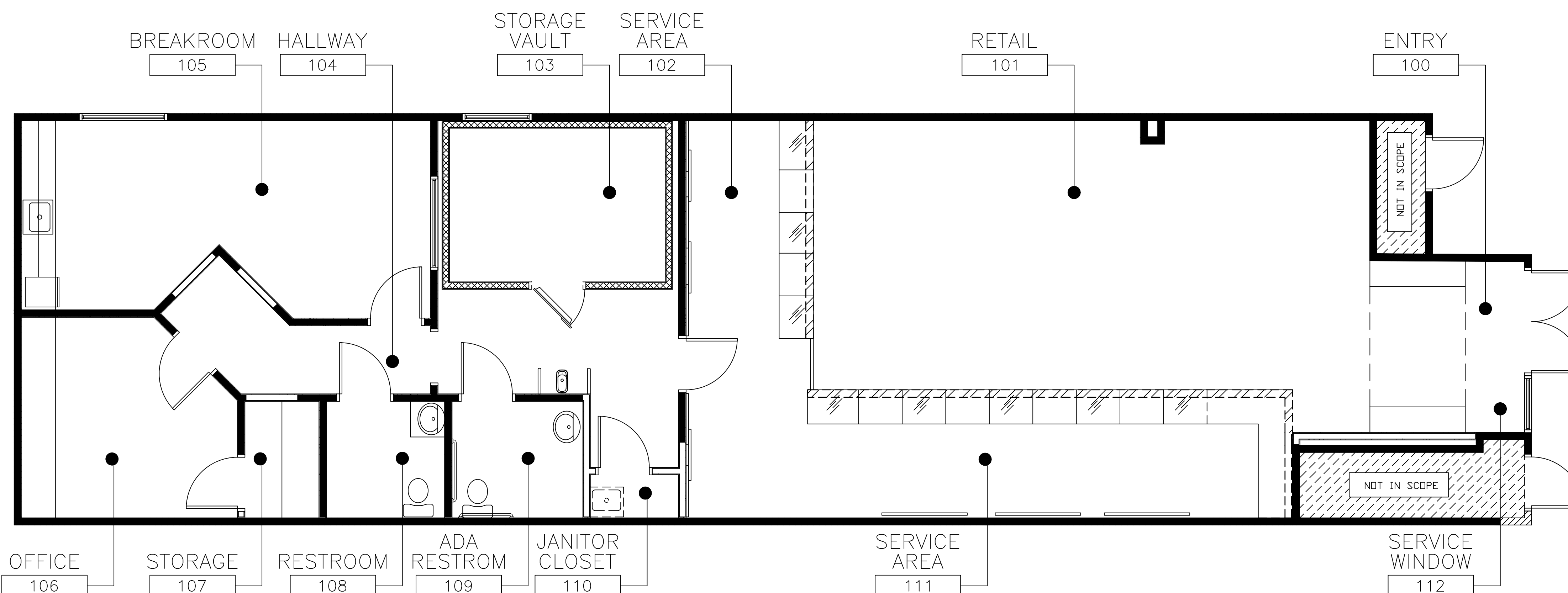
EXISTING AND PROPOSED PLANS  
A-0.3



1 EXISTING.FLOOR.PLAN.GROUND.FLOOR

1/4"=1'-0"

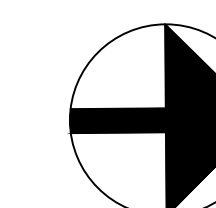
FOR REFERENCE ONLY – SEE A-2 FOR PARTITION PLAN



2 PROPOSED.FLOOR.PLAN.GROUND.FLOOR

1/4"=1'-0"

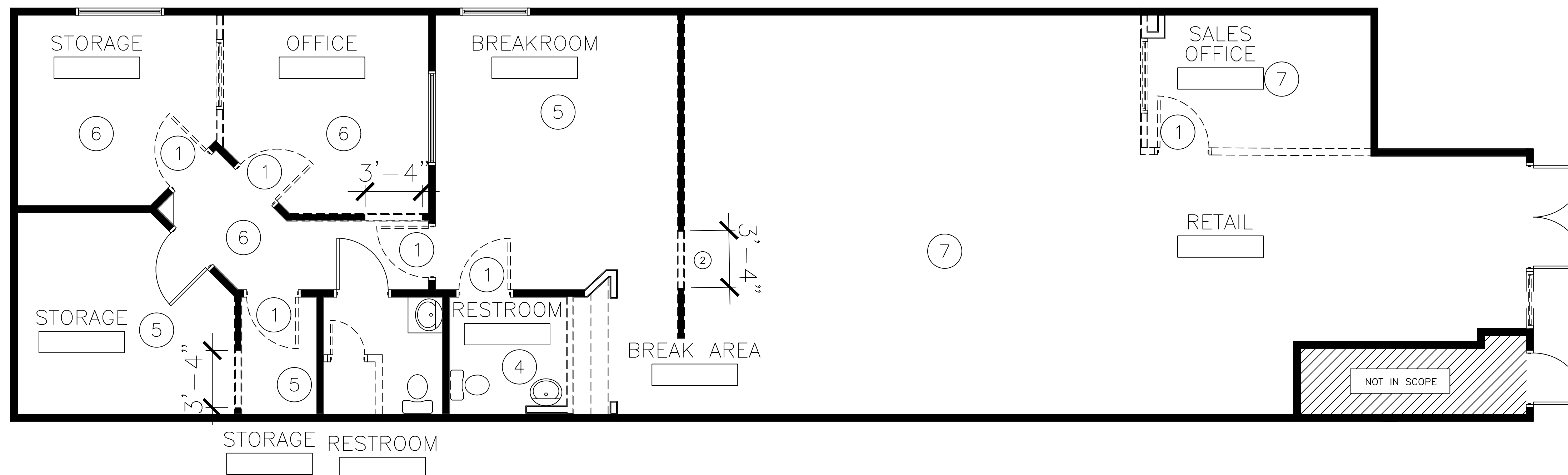
FOR REFERENCE ONLY – SEE A-2 FOR PARTITION PLAN



REFERENCE NORTH



Gi Paoletti Design Lab  
 535 Mission Street, Ste. 1549  
 San Francisco, Ca. 94105  
 (415) 999.1506  
 www.gpdesignlab.com



1 DEMOLITION PLAN

1/4" = 1'-0"

DEMOLITION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- EXISTING CONSTRUCTION TO BE REMOVED.
- ① DEMOLITION KEYED NOTE, SEE BELOW.

DEMOLITION KEYED NOTES:

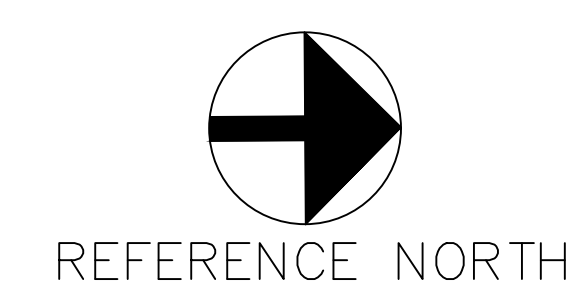
- ① SAVE DOOR FOR REUSE.
- ② COORDINATE DOOR OPENING WITH CABINET GATE LOCATION SHOWN ON SHEET A-2.
- ③ NOT USED.
- ④ SAVE TOILETS AND SINKS FOR REUSE.
- ⑤ EXISTING FINISHES AND LIGHTING TO REMAIN.
- ⑥ EXISTING LIGHTING TO REMAIN.
- ⑦ REMOVE SUSPENDED CEILING, LIGHTING, FLOORING AND BASE IN THIS AREA.

DISCLAIMER  
 Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

OWNERSHIP AND USE OF DOCUMENTS  
 All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021



DEMOLITION PLAN

A-1



Gi Paoletti Design Lab  
535 Mission Street, Ste. 1549  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com

BCC CANNABIS STORE  
2715 JUDAH STREET  
SAN FRANCISCO, CA.

DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

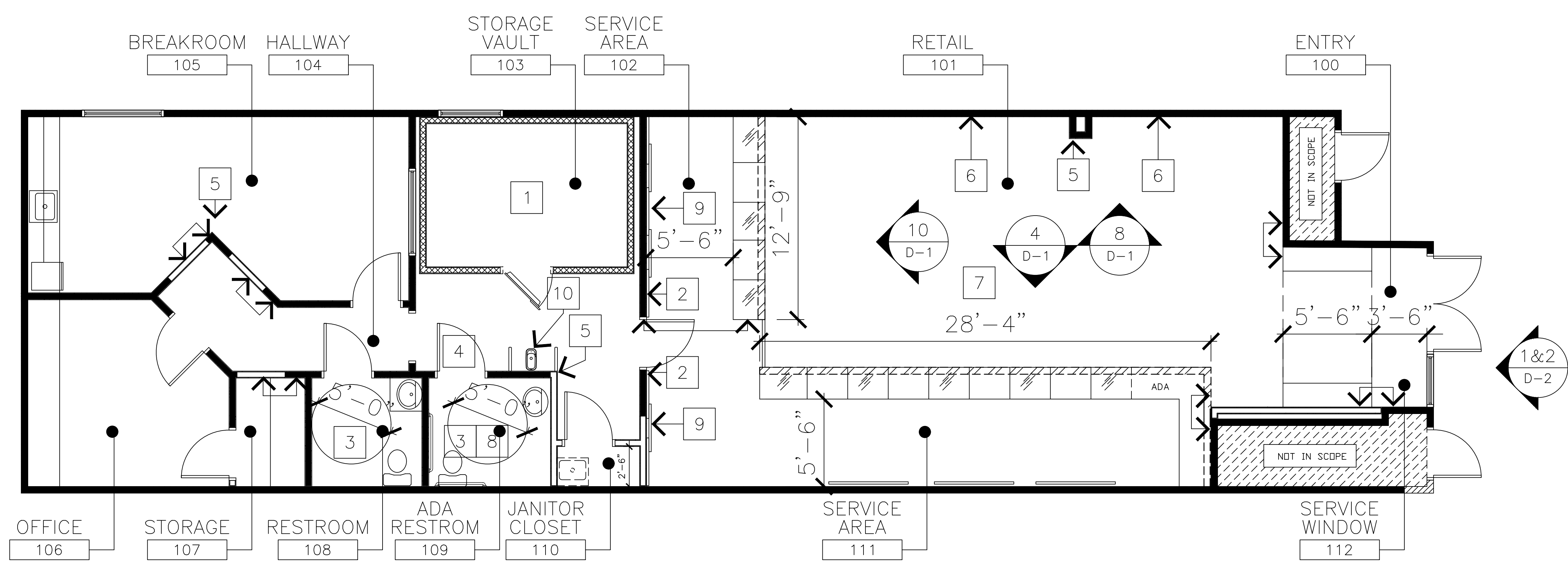
OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021

PARTITION PLAN

A-2



1 PARTITION PLAN

1/4" = 1'-0"

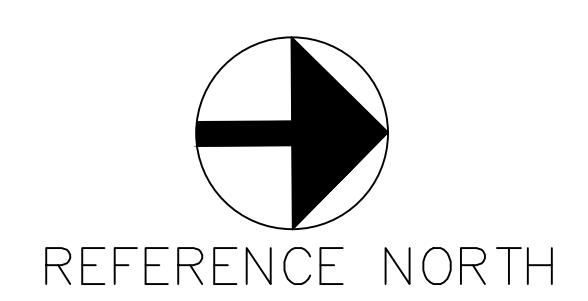
PARTITION LEGEND:

- EXISTING CONSTRUCTION TO REMAIN.
- PARTITION TO UNDERSIDE OF STRUCTURE ABOVE W/ 3-5/8" MTL STUDS W/ BATT INSULATION (NON RATED)
- WALL HUNG PORTABLE TYPE FIRE EXTINGUISHER FIRE EXTINGUISHER TO MATCH (E)
- 3'-0" WIDE DOOR

ALL ADA UPGRADES ARE INCLUDED IN THIS REMODEL.  
THERE IS NO CONSUMPTION AT THIS LOCATION.  
NO CANNABIS PRODUCTS WILL BE VISIBLE FROM THE OUTSIDE.

PARTITION KEYED NOTES:

- 1 VAULT PRO USA 12'-0" X 7'-6" CANNABIS PHARMACEUTICAL WALK-IN VAULT.
- 2 INSTALL A STOP IN PANEL TRACK AT THIS LOCATION SO PANEL DOES NOT CROSS DOOR OPENING.
- 3 RELOCATE EXISTING PLUMBING FIXTURES AS SHOWN FOR ADA COMPLIANCE.
- 4 REVERSE SWING OF DOOR.
- 5 PATCH AND REPAIR WALL FROM DEMOLISHING ADJACENT WALL.
- 6 PREPARE WALL TO LEVEL 5 FOR MURAL.
- 7 ALL WALLS IN THIS AREA TO BE LEVEL 4, UON.
- 8 SEE 12/D-1 FOR RESTROOM ELEVATIONS.
- 9 FITZFELT SLIDING, CEILING HUNG WALL PANELS, 4'-0" WIDE BY FULL HEIGHT. TWO-CHANNEL SYSTEM WITH PANEL STOPS AT EACH SIDE OF DOOR. PATTERN: SQUARE.
- 10 FOUNTAIN TO BE ELKAY EZH2O BOTTLE FILLING STATION WITH SINGLEADA COOLER, MODEL EMABFDWSLK. ADA COMPLIANT.

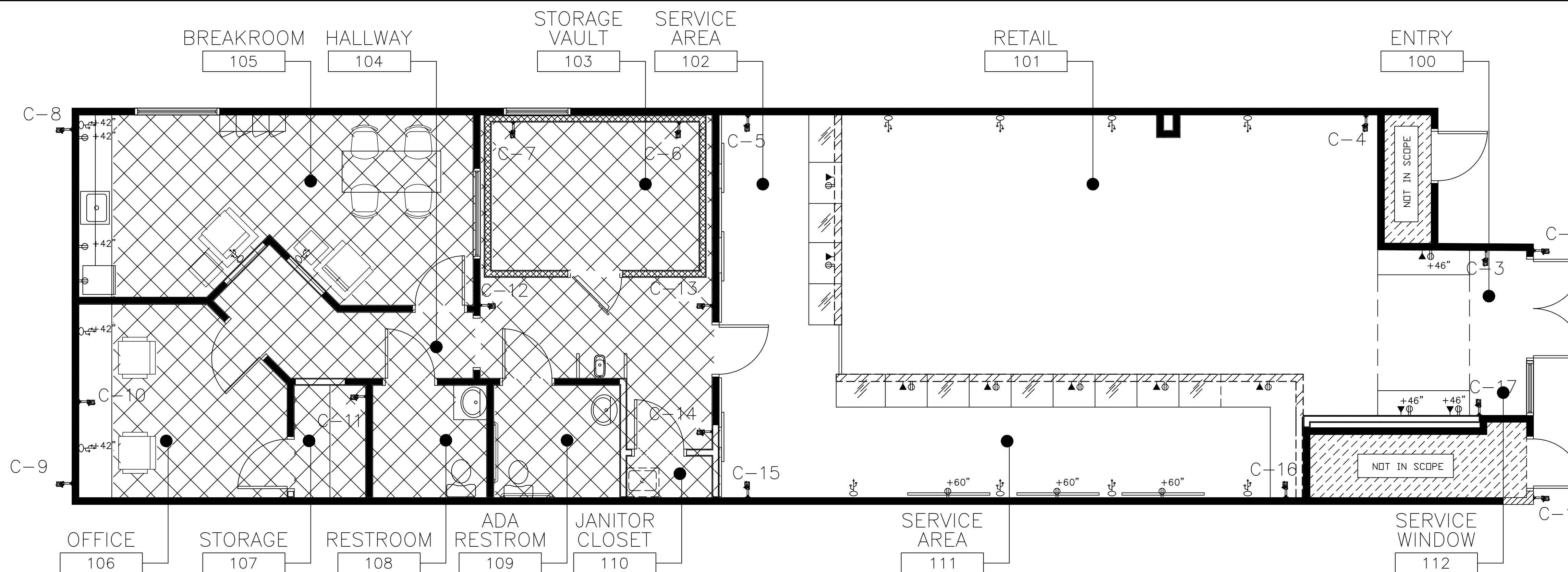






Gi Paoletti Design Lab  
535 Mission Street, Ste. 1549  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com


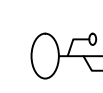
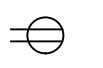


BCC CANNABIS STORE  
2715 JUDAH STREET  
SAN FRANCISCO, CA.



1 SECURITY PLAN

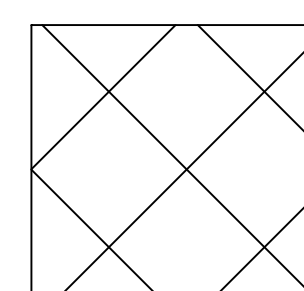
1/4" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

-  C-# SECURITY CAMERA – PLAN VIEW
-  LEGRAND, USB CHARGER WITH DUPLEX 15A TAMPER RESISTENT OUTLET, COLOR: WHITE
-  LEGRAND, SELF GROUNDING STANDARD DUPLEX. COLOR: WHITE
-  LEGRAND SELF GROUNDING STANDARD FOURPLEX. COLOR: WHITE
-  DATA OUTLET

NOTE: FIRE PROOF SECURITY VAULT HOLDS PRODUCT, RECORDS AND SURVEILLANCE RECORDINGS

NOTE: ALL DOORS HAVE COMMERCIAL LOCKS.



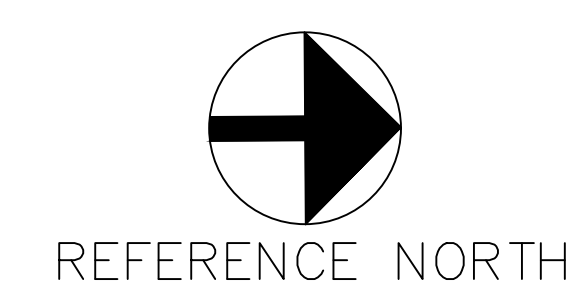
HATCHED AREA IS LIMITED ACCESS

DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021

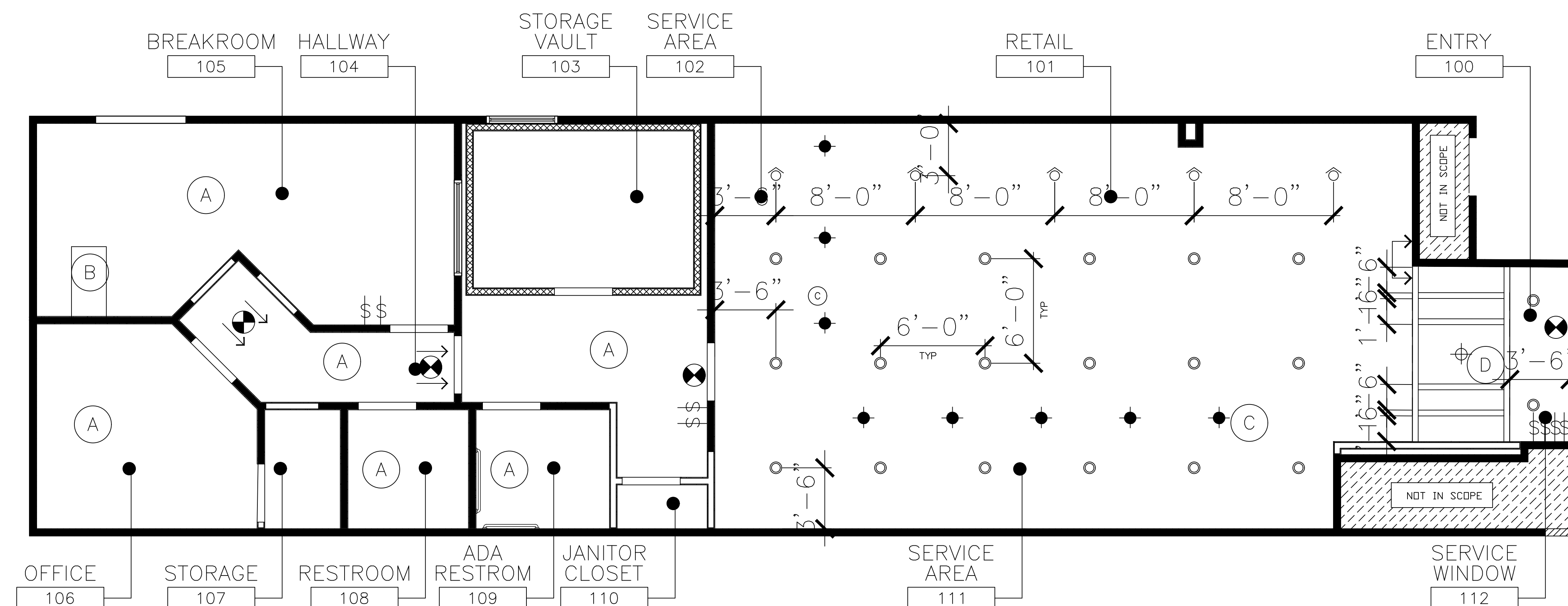


SECURITY PLAN

A-3



Gi Paoletti Design Lab  
535 Mission Street, Ste. 1549  
San Francisco, Ca. 94105  
(415) 999.1506  
www.gpdesignlab.com



1 REFLECTED CEILING PLAN

1/4" = 1'-0"

REFLECTED CEILING PLAN LEGEND:

NOTE: REFER TO ELECTRICAL DWGS. FOR ALL FIXTURE SPECIFICATIONS. THIS LEGEND IS FOR REFERENCE PURPOSE ONLY AND ALL FIXTURE SPECIFICATIONS SHOULD BE TAKEN OFF OF ELECTRICAL PLANS

- CEILING MOUNTED LED FIXTURE, ARNSBERG H20, ARNP211987, 16 WATTS, DIMMING
- HALO ML4D, RECESSED LED DOWNLIGHT FIXTURE WITH 40 DEGREE FLOOD
- HALO ML4D, RECESSED LED DOWNLIGHT FIXTURE
- EDISON LIGHT GLOBES, CT120 10 WATT DIMMABLE FILAMENT LED LIGHT FIXTURE
- DUAL SWITCHING
- EXIT SIGN

REFLECTED CEILING PLAN KEYED NOTES:

- (A) EXISTING CEILING AND LIGHTING TO REMAIN.
- (B) INSTALL SECURITY BARS AT EXISTING SKYLIGHT. SKYCO SB3 BURGLARY BARS.
- (C) CENTER EACH PENDANT LIGHT OVER ACRYLIC DISPLAY PORTION OF POS CABINET, TYPICAL..
- (D) STAINED 2X4 WOOD FRAMING WITH WALLPAPER APPLIED TO CEILING IN VOIDS. INSTALL WOOD OVER WALLPAPER. WALLPAPER TO BE DETERMINED.

DISCLAIMER  
Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by "others". Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

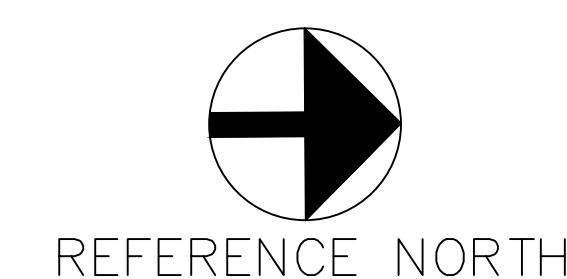
OWNERSHIP AND USE OF DOCUMENTS  
All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMITS	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP	Reviewed	GLP
Drawn	GLP	Project No.	2017
Scale	AS SHOWN	Issue Date	01/28/2021

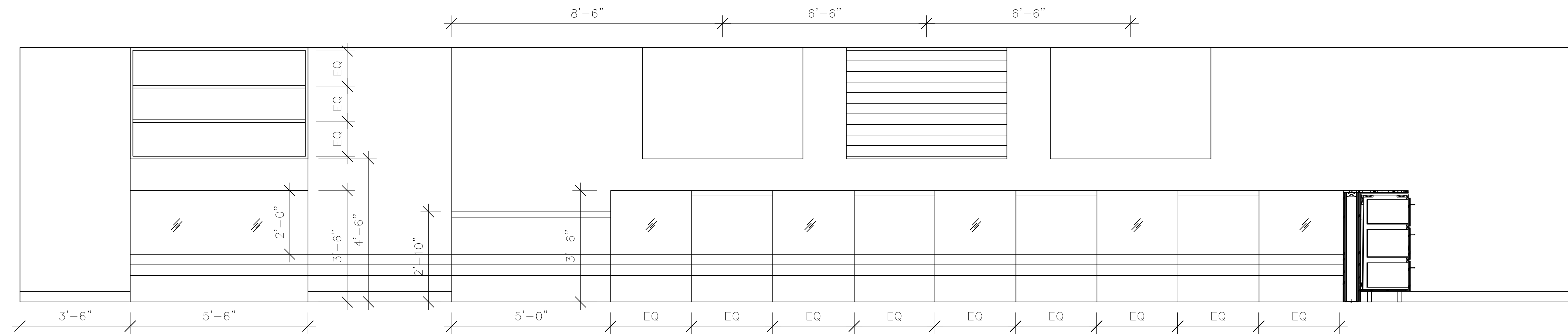
REFLECTED CEILING PLAN

A-4



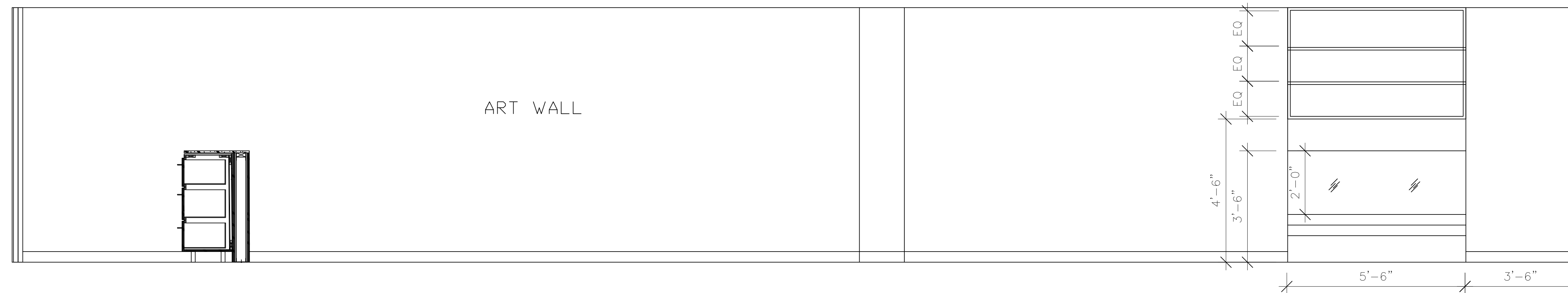


Gi Paoletti Design Lab  
 535 Mission Street, 14th Floor  
 San Francisco, Ca. 94105  
 (415) 999.1506  
 www.gpdesignlab.com



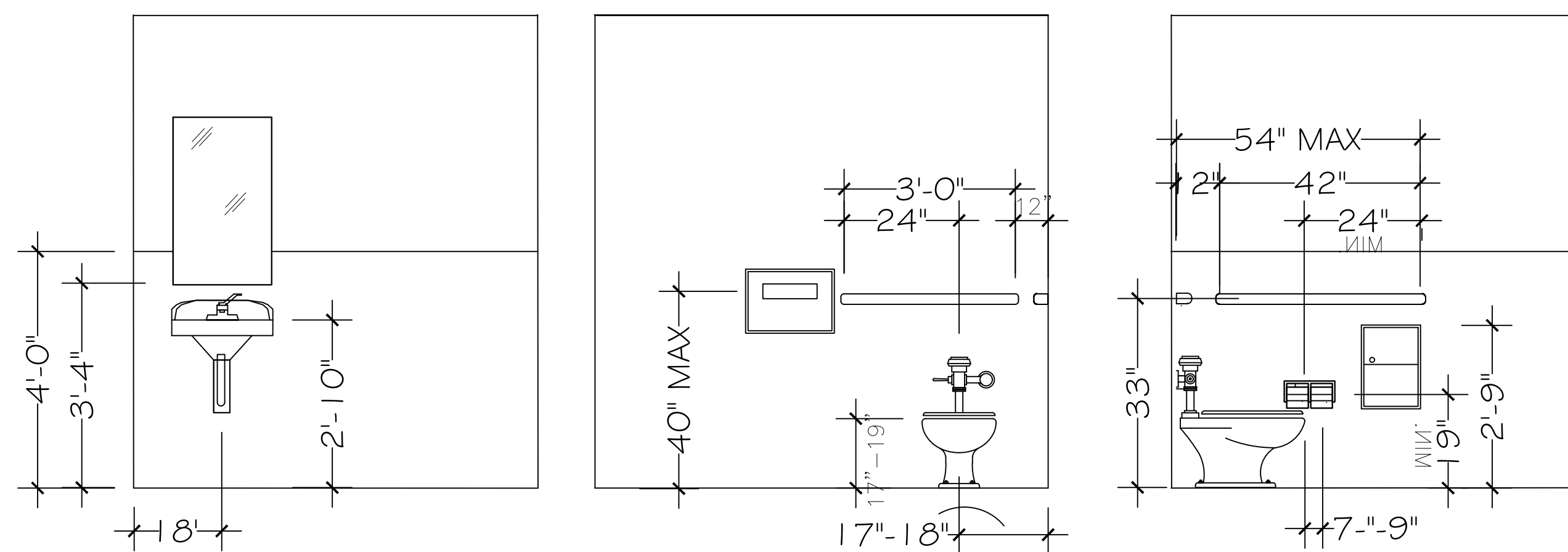
4 SOUTH.ELEVATION

1/2"=1'-0"



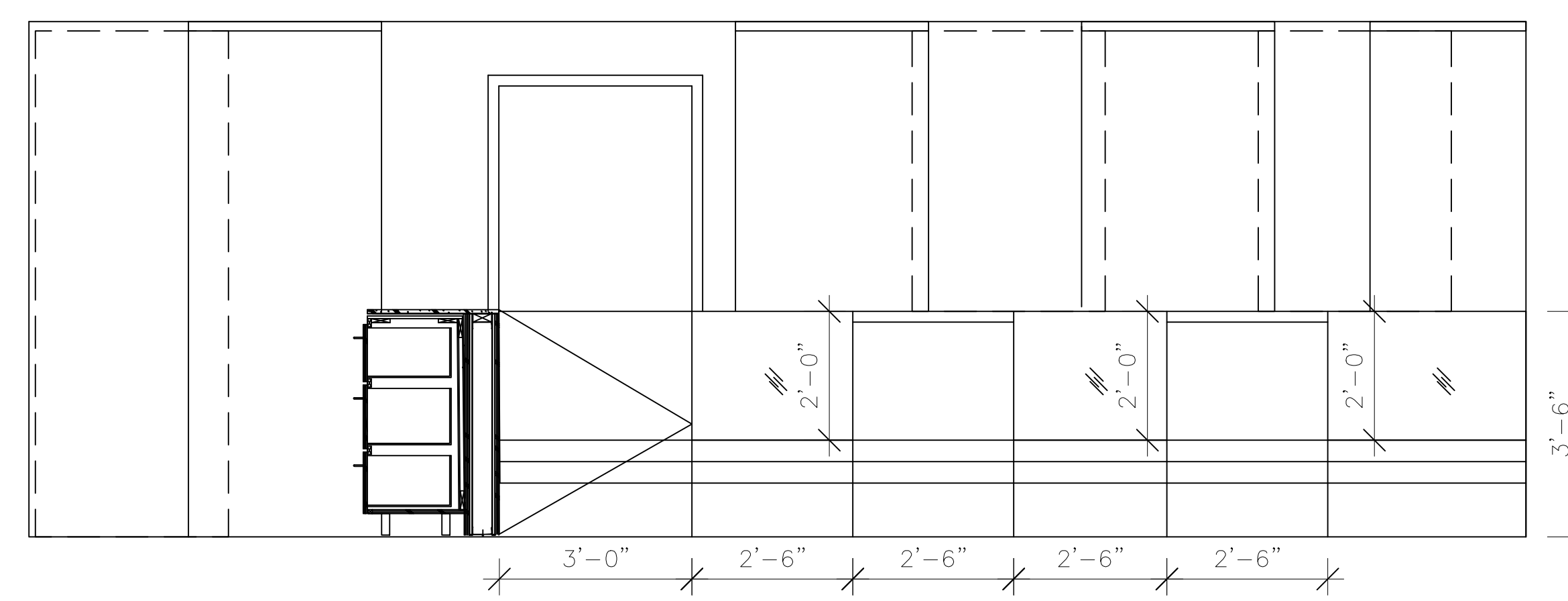
8 NORTH.ELEVATION

1/2"=1'-0"



12 ADA.RESTROOM.ELEVATIONS

1/2"=1'-0"



10 WEST.ELEVATION

1/2"=1'-0"

BCC CANNABIS STORE  
 2715 JUDAH STREET  
 SAN FRANCISCO, CA.

DISCLAIMER  
 Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by others. Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

OWNERSHIP AND USE OF DOCUMENTS  
 All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMIT	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021

ELEVATIONS

D-1



Gi Paoletti Design Lab  
 535 Mission Street, 14th Floor  
 San Francisco, Ca. 94105  
 (415) 999.1506  
 www.gpdesignlab.com

BCC CANNABIS STORE  
 2715 JUDAH STREET  
 SAN FRANCISCO, CA.

DISCLAIMER  
 Gi Paoletti Design Lab has prepared these documents only for the improvements and construction noted, indicated or shown as "new" work, and assumes no responsibility for all other construction, material or equipment noted, indicated or shown as "existing" or as provided by others. Unless otherwise indicated or noted on these documents, Gi Paoletti Design Lab has neither checked nor verified the structural integrity, quality of construction, accessibility to, egress from, or design of the existing construction or any other work not included as part of the improvements specifications.

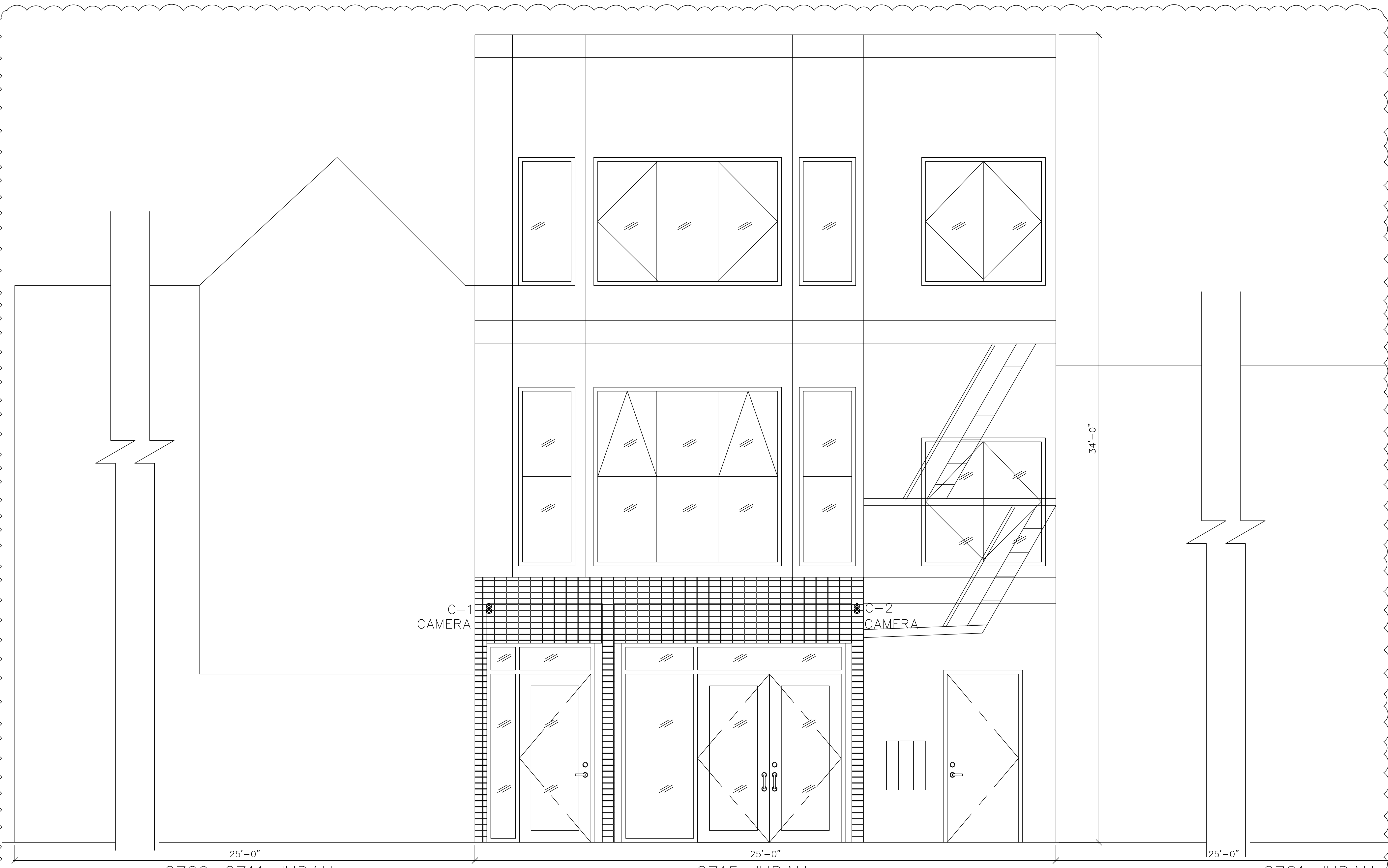
OWNERSHIP AND USE OF DOCUMENTS  
 All Drawings, Specifications and copies thereof furnished by Gi Paoletti Design Lab are and shall remain its property. They are to be used only with respect to this Project and are not to be used on any other project. Submission or distribution to meet official regulatory requirements or for purposes in connection with the Project is not to be construed as publication in derogation of Gi Paoletti Design Lab, common law copyright or other reserved rights.

ISSUE	DATE
1 FOR PERMIT	FEBRUARY 2, 2021
2 FOR CUP	JUNE 23, 2021

Approved	GLP		
Drawn	GLP	Reviewed	GLP
Project No.	2017		
Scale	AS SHOWN	Issue Date	01/28/2021

EXTERIOR ELEVATIONS

D-2



NOTE: EXISTING ENTRY IS ADA COMPLIANT  
 ONLY CHANGES ARE NEW CAMERAS AND REMOVAL OF OLD SIGN  
 NEW SIGNAGE WILL BE UNDER SEPARATE PERMIT  
 THE STORE FACADE IS 105SF AND THE GLAZING IS 77SF  
 RESULTING IN 73% TRANSPARENCY.

1 EXISTING.AND.PROPOSED.FRONT.FACADE

1/2"=1'-0"



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b> 2715 JUDAH ST		<b>Block/Lot(s)</b> 1821037
<b>Case No.</b> 2021-001579PRJ		<b>Permit No.</b> 2021 0208 4241
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input checked="" type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Conditional Use Authorization request for Cannabis Retail Sales. The proposed project will demo of one room, counter area, and one wall between rooms. Install mill work, relocate two doors, add new finishes and lighting.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.



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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> <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 <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

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

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Cathleen Campbell
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	09/30/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

**Planner Name:**

**Date:**



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 2715 JUDAH ST  
RECORD NO.: 2021-001579CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Lot Area	2,500	2,500	
Residential			
Commercial/Retail	2100-Institutional Use	2100- Cannabis Retail Use	
Office			
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>			
Parking			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF	5,430	5,430	+0
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Market Rate	3	3	0
Dwelling Units - Affordable			
Hotel Rooms			
Parking Spaces			
Loading Spaces			
Car Share Spaces			
Bicycle Spaces			
Number of Buildings	1	1	
Number of Stories	3	3	
Height of Building(s)			
Other ( )			