

From: [Lefteris Eleftheriou](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Maurice Wong](#)
Subject: Appeal Submission for Case No. 2022-001838CUA (800 Taraval St.)
Date: Monday, March 6, 2023 9:47:05 AM
Attachments: [Appeal Form.pdf](#)
[Exhibits.pdf](#)
[Evidence for Appeal.pdf](#)
[Signatures.pdf](#)
[Planning Commission Motion NO. 21246.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Good morning Jocelyn,

I hope you had a nice weekend.

Attached please find the following documents:

- 1) Appeal Form (plus Signatures)
- 2) Evidence for Appeal (plus Exhibits)
- 3) Planning Commission's Official Decision (Motion #21246)
- 4) Receipt of Fee Payment

I hope this is everything you need. Please confirm receipt of these documents and if you have any questions, comments, or require additional information.

Our neighbors and I deeply appreciate all of your help throughout this appeal filing process.

Sincerely,

Lefteris Eleftheriou
415-722-8511

**NOTICE TO BOARD OF SUPERVISORS OF APPEAL
FROM ACTION OF THE CITY PLANNING COMMISSION**

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission. The property is located at: **800 Taraval St. (block 2347, lot 009A)**

2/2/2023

Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

3/6/2023

Appeal Filing Date

_____ The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. _____.

_____ The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. _____.

X The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2022-001838CUA.

_____ The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. _____.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Please see attached "Evidence for Appeal."

b) Set forth the reasons in support of your appeal:

Please see attached "Evidence for Appeal."

Person to Whom Notices Shall Be Mailed

Lefteris Eleftheriou

Name

2419 18th Ave, San Francisco, CA 94116

Address

415-722-8511

Telephone Number

Name and Address of Person Filing Appeal:

Lefteris Eleftheriou

Name

2419 18th Avenue

Address

415-722-8511

Telephone Number



Signature of Appellant or Authorized Agent

Planning Commission Case No. 2022-001838CUA

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property. If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached. "Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the

foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

Please see attached "Signatures."

Street Address of property	Assessor's block & lot	Owner or verified tenant	Printed Name	Original Signature
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(All information provided is subject to public disclosure; personal information will not be redacted.)

Pursuant to Planning Code Section 308.1(b), the undersigned members of the Board of Supervisors believe that there is sufficient public interest and concern to warrant an appeal of the Planning Commission on Case No. , a conditional use authorization regarding (address) , District . The undersigned members respectfully request the Clerk of the Board to calendar this item at the soonest possible date.

Supervisor Printed Name	Signature	Date

(Attach copy of Planning Commission's Decision)

Planning Commission's Decision Attached

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 2419 18th Ave	2407/002	Owner	Lucy Mitchell	<i>Lucy Mitchell</i>
2. 816 TARAVAL ST.	2347/011	OWNER	MARK STOMON	<i>Mark Stomon</i>
3. 809 TARAVAL ST	2407/033	OWNER	MAURICE WONG	<i>Maurice Wong</i>
4. 749 Taraval St	N/A	Tenant	Francis Der	<i>Francis Der</i>
5. 823 Taraval St	2407/040	owner	DOROTHY PANG	<i>Dorothy Pang</i>
6. 801 Taraval St	2407/001	owner	Peter Lee	<i>Peter Lee</i>
7. 2418 18th Ave	2408/040A	Owner	Holly Jay	<i>Holly Jay</i>
8. 834 TARAVAL	N/A	renter	enid menigun	<i>Enid Menigun</i>
9. 890 Taraval	2347/011	owner	Sofia Lin	<i>Sofia Lin</i>
10. 2423 18th AVE	2407/003	owner	Wei hui	<i>Wei hui</i>
11. 24217 18th AVE	2407/003A	owner	William G	<i>William G</i>
12. 745 Taraval St	2408/051	Owner	Cindy	<i>Cindy</i>
13. 2367-17th AVE	2346/008	Rent	Ming Yang	<i>Ming Yang</i>
14. 2367 18th	2347/006	Tenant	<i>[Signature]</i>	<i>[Signature]</i>
15. 2369 18th Ave	2347/006	Rent	GRACE NIKOLOV	<i>Grace Nikolov</i>
16. 2362 18th Ave	2346/023	rent	Victoria Rex	<i>Victoria Rex</i>
17. 2359 18 Ave	2347/004E	rent	Honyshan Fang	<i>H.F.</i>
18. 2419 18th Ave	2407/002	OWNER	JANE BALMEDIANO	<i>Jane Balmедиано</i>
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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 2373-18 th Ave	N/A	Tenant	CHI KONG TOI	
2. 2370 18 th Ave	2346/021	Owner	CINDY CHIU	
3. 2370 18 th Ave	2346/021	Owner	Paul Chiu	
4. 2375 18 th Ave	2347/007A	Tenant	Annalisa Belliss	
5. 2335 18 th Ave	2347/003A	Owner	Sony: CHU	
6. 2368 18 th Ave	2346/022	owner	Mary Lou Fabi	
7. 2368 18 th Ave	2346/022	Owner	Margaret J. Fabi	
8. 2380 18 th Ave	2347/017	Tenant	Jian Shengchen	
9. 2363 18 th	2347/005	Tenant	CJH	
10. 2373 18 th	N/A	Tenant	Judy Tsui	
11. 2359 18 th	2347/004E	tenant	Bern	
12. 2371 18 th Ave	2347/007	Owner	Mandy	
13. 2371 18 th Ave	2347/007	Owner	Dickson Lo	
14. 2381 18 th Ave	2347/008	tenant	Christina Lesick	
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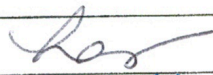

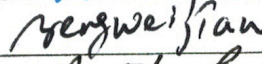
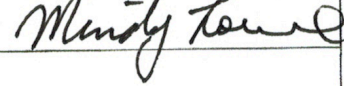
Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 2375 18 th Ave	2347/007A	Tenant	ANDREW WONG	<i>[Signature]</i>
2. 2438 18 th Ave	2408/036	Owner	Tiffany Tsai	<i>[Signature]</i>
3. 2442 18 th Ave	2408/035	Tenant	Amanda Baumann	<i>[Signature]</i>
4. 2459 18 th Ave	2407/004	Owner	Yi Hing Ng	<i>[Signature]</i>
5. 2455 18 th Ave	2407/003H	Owner	Suzanne Chalk	<i>[Signature]</i>
6. 2463 18 th Ave	2407/005	owner	Thani Khong	<i>[Signature]</i>
7. 2463 18 th Ave	2407/005	Tenant	Dao Khuong	<i>[Signature]</i>
8. 2478 18 th Ave	2408/027	owner	Lih-Yun Hsu	<i>[Signature]</i>
9. 890 Taraval St	2347/031	OWNER	Gofa Lin	<i>[Signature]</i>
10. 850 Taraval St	2347/029	Tenant Business owner	Brannon Beliso	<i>[Signature]</i>
11. 840 Taraval St	2347/029	Tenant	Michelle Beliso	<i>[Signature]</i>
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1. 2347 18th Ave	2347B	owner	Linda Chu	
2. 717 TARAVAT ST	2408/047	owner	Nelson F Li	
3. 2422 18th Ave	2408/040	owner	Wei Jian Zeng	
4. 811 Taraval St.	2407/033	OWNER	MINDY LOUISE	
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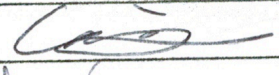
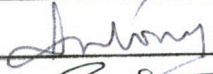
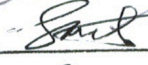
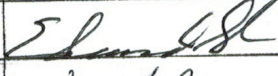


Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 2212 20th Avenue SF	2330/014	OWNER	Nancy Lum	
2. 400 TOWNSEND ST apt 3	2343/040	TENANT OWNER	Kenn Wai Kenny Chan	
3. 2314, 19th	2347/026A	owner	Yan Chen	
4. 2824 Santicap St #116	2310/07E	Tenant	Juan Enriquez	
5. 630 SANTIAGO ST	2332/041	owner	Dan Spillane	
6. 2325 Cecilia Ave	2344B/006	owner	FRANK ENG	
7. 216 ORIZABA AVE.	7114/032E	owner.	Wai Shiu	
8. 834 Taraval	N/A	tenant	Kyna Wong	
9. 2526 22nd Ave	2422/033	tenant	WANG PAN	
10. 2166 25th Ave	2192/024	owner	Echo Lai	
11. 2166 25th Ave	2192/024	owner	Richard Wa	
12. 2423 15th Ave	2410/003	owner	Lai Chi Lam Soto	
13. 2286 25th Ave	2325/029		EMIR MOKICID	
14. 75 Forest Side Dr	2920/024	owner	Robert Chen	
15. 2444 23rd Ave	2403/028A	owner	Phyllis Wang	
16. 2444 23rd Ave	2403/028A	owner	RAY WONG	
17. 810 Battery St, SF Xiao Shuan 94111	0141/011	Tenant	Jonathan Sun	
18. 810 Battery St	0141/011	Tenant	Xiao Shuan Sun	
19. 234 17th Ave	2345A/038	Li Su		
20. 2316 28th AV	2356/029	Tenant	QUN XING DENG	

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 821 Tawana St #A	2407/041	Owner	Carey Terry	
2. 821 Tawana St #C	2407/041	Owner	Anthony Joseph	
3. 2408 19th Ave	2407/028A	Tenant	Sara Scott	
4. 2435 18th Ave	2407/003C	Owner	EDWARD SITUM	
5. 1231 43rd Ave	1707/005	Owner	Waiyan Chan	
6. 2547 30th Ave	2431/008B	Owner	Cynthia Kwan	
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	Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1.	816 Turand	2347/011	Mark Solomon	Tracy Trepapine	
2.	447 TAR	N/A	Cocina	Please	
3.	695 Guclid	1063/047	nyzt	Modadan	
4.	435 43 RD		LAI Sin Hui		
5.	435 43 RD ST	N/A	tenant	LAI SIN HUI	
6.	7316, 20th Ave	2348/036	tenant	J. Tarson	
7.	1344 Pinos Verdes	SKN MATEO	owner	SOUZI RUBIN	
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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 2443 15th AVE	2410/005A	Tenant	<i>[Signature]</i> 415-990-9189	<i>[Signature]</i>
2. 2331 19th AVE	2348/004	Tenant	Sarah Kowg	S. Kowg
3. 2410 18th Ave.	N/A	Tenant	MARC RABIDEAU	<i>[Signature]</i>
4. 719 Taraval	2408/047	Tenant	Ming Tsui	<i>[Signature]</i>
5. 650 Taraval	2345A/026	Tenant	Judy - CA	<i>[Signature]</i>
6. 743 Taraval St	2408/051	tenant	MING ZHANG	<i>[Signature]</i>
7. 601 Taraval	2409/001	Tenant	Wendy L	<i>[Signature]</i>
8. 2225 17th Ave	2332/001C	tenant	James Hamlin	<i>[Signature]</i>
9. 2158 18th Ave	2137/002S	tenant	APRIL YUAN	<i>[Signature]</i>
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PLANNING COMMISSION MOTION 21246 APPEAL EVIDENCE

The San Francisco Planning Commission (“Commission”) erred in approving the conditional use application for cannabis retail store d.b.a. “Green Mirror” at 800 Taraval Street, Record number 2022-001838CUA, block 2347, lot 009A (“Site”) as outlined in this appeal. The improprieties mandate reversal, or at least a rehearing for reconsideration so that a proper analysis can be performed.

Executive Summary:

1. Misrepresentation and Lack of Notice of On-Site Consumption: Page 1
2. Misrepresentation of Restaurant as Vacant Storefront: Page 3
3. Incompatibility with Neighborhood: Page 4
4. Neighborhood Opposition Equated to Racism: Page 6
5. Failure to Alter the Neighborhood for the Better: Page 6
6. Teenage Student Opposition to Cannabis: Page 9
7. Application Should be Denied or Conditioned on Additional Criteria: Page 10

1. Owners Actively Hid Intention of On-Site Consumption - Good Neighbor Policy

In their contacts with the community, the owners of the Gold Mirror (“Owners”) actively concealed their intention of having on-site consumption of cannabis. The information was omitted from their Good Neighbor Policy notification, Good Neighbor Review Meeting on February 22, 2022, Greater West Portal Neighborhood Association (“GWPNA”) meeting on April 6, 2022, GWPNA meeting on November 11, 2022, and GWPNA meeting on December 7, 2022.

It was not until the Motion on 2/3/23 that on-site consumption of cannabis was identified as a function of the store’s retail operations.¹ The on-site consumption of cannabis requires the Commission’s authorization as a conditional use and as such, would be material information for the Commission and the community to consider.

The omission changed the very nature of the premise’s use. No longer was the proposal to provide cannabis for home consumption to a supposedly underserved community. Now the purpose of the establishment would be for the patrons to get high on site. If the patrons are allowed to consume edibles at this highly congested location per Motion Condition 13, those that are intoxicated raise health and safety concerns not only to the youth of the neighborhood, but to the patrons themselves.

Material Omission in Good Neighbor Notice

In its first contact with the community, the Owners provided a notice of its Good Neighbor Policy Review Meeting. In it, the Owners informed the community of their intent only to sell

¹ Motion. p. 15.

cannabis and promised to discuss its operations at 800 Taraval. The Good Neighbor Policy notice did not mention that the owners intended to have on-site consumption. (SEE Appeal Exhibit 2).

Material Omission in Good Neighbor Review Meeting with Community February 2, 2022

In the Good Neighbor Review Meeting conducted on February 2, 2022, the Owners and Sponsors had their first opportunity to speak “face-to-face” via a Zoom online meeting. There were 6 people from Native, 415 LLC (Owners and Sponsors) to discuss the proposed retail cannabis business, which included: Michael Hall, Nina Nico, Nguey Lay, Angel Davis, Domenico DiGrande and Roberto DiGrande. There were 33 additional Zoom attendees from the community. The meeting lasted two hours with the Owners discussing the business and taking questions from the Zoom attendees.

The Owners promised to discuss their operational plans in their Good Neighbor Policy notice at the Zoom meeting, stating “In this regard, we would like you to join us for a Zoom virtual community exchange of ideas about our proposed good neighbor policies and the layout/**operational plans** for this proposed retail cannabis store with delivery services at 2030 Union Street.” (Emphasis added).

Over their two-hour meeting with the community, none of the representatives presented any information about their operational plans to have on-site consumption at the retail store. (SEE Appeal Exhibit 2 Pre-Application Materials, “Summary of Discussion from Pre-Application Meeting February 2, 2022”). The representation was made that the Owners would not allow patrons to smoke cannabis on the property

The Owners actively hid this important retail operational information from the community for over one year. Allowing cannabis patrons to consume the product to get a high and then leave into a densely populated youth area would have raised additional concerns and questions from the community had they been properly notified about this material fact.

With proper notification, the community would have been more informed and had the time to contemplate the risks and ask related questions to the Owners during their four face-to-face meetings with the community throughout 2022. The Owners deprived the community of this opportunity by hiding their intent for the business.

The concerns to the community in general of having a dispensary at this location is chronicled below. However, it is appropriate to mention at this point the danger that on-site consumption presents to the patrons themselves.

Unlike bars where the primary function is to provide space for social interaction, dancing and entertainment as opposed to just getting drunk, on-site consumption of cannabis seeks to achieve the experience of the various effects of the drug in real time. People will travel to this location by car; it is fanciful to expect them to all pile on the buses currently substituting for the under-construction L Muni line. After getting high, they will get in their automobiles and launch headlong into the Taraval corridor, crowded with vehicles and pedestrians. It is not only the patrons who pose a threat to others, the vehicles and pedestrians pose a threat to the patrons.

The patrons also become potential victims of crime as they leave the premises in their altered state. Criminals can seek to take advantage of those high on cannabis through robbery, assault, and activities to which the patrons can no longer give voluntary consent.

These community concerns are material in they will affect the community's calculation of 303(c)(1) Not desirable for the community; 303(c)(1) Not Compatible with the neighborhood; and 303(c)(2)(B) Detrimental to the health, safety, convenience. The Commission failed to present facts on how on-site cannabis consumption fulfills 303(c)(1) and 303(c)(2)(B), nor did the Commission inform the public about on-site cannabis consumption at the February 2, 2023 hearing.

2. Commission Relied on Misstatement of Material Fact by the Owners

The owners misrepresented the mezzanine of their restaurant as a vacant storefront which was a blight on the neighborhood. Specifically, they stated “The mezzanine, which previously served as private party space for the restaurant, has been vacant for almost three years and the existing restaurant owner does not see any viability in the space serving the restaurant as is in the foreseeable future.”² Moreover, the Commission twice reported in the Motion that the mezzanine space was “currently vacant.”³

Certainly when restaurants were closed or restricted to take-out or outdoor dining, the mezzanine was vacant, just as the rest of the restaurant was vacant. However, since the lifting of COVID-19 regulations, any person who walks into the restaurant during the busy lunch and dinner hours can confirm that this characterization is far from the truth.

As late as February 2, 2023, patrons reported that the Gold Mirror was experiencing nearly full capacity at the restaurant, including its mezzanine restaurant area. More telling, multiple Yelp reviews in the weeks following the February 2, 2023 hearing touted the availability and desirability of parties and dining in the supposedly vacant mezzanine area. The owners continue to use and profit from this space.

The Commission referenced this supposed vacancy nine times in the Motion, twice in its Findings,⁴ and most importantly, the Commission relied on this misrepresentation and omission to fulfill regulatory compliance in 303(c)(1).⁵ In the Commission's Findings for the Site Description and Present Use states:

The Site is developed as a two-story, commercial building containing a restaurant use on the ground floor and mezzanine level. The mezzanine, which previously served as private party space for the restaurant, has been vacant for

² Motion. p. 2.

³ Motion. p. 4 and 8.

⁴ Motion. p. 2.

⁵ Motion. p. 4.

almost three years and the existing restaurant owner does not see any viability in the space serving the restaurant as is in the foreseeable future.⁶

Under Planning Code 303(c) “After its hearing on the application...the Planning Commission shall approve the application and authorize a Conditional Use if the facts presented are such to establish that: (1) The proposed use or feature...will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.”

In its attempt to fulfill 303(c)(1), the Commission wrote:

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 vacant 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.⁷

The Commission also references the mezzanine space several other areas of the Motion: 1) Preamble – “existing vacant, mezzanine commercial tenant space,” 2) in addressing 101.1(b)(1) “The existent mezzanine commercial tenant space was previously occupied by the existing ground floor restaurant use (Gold Mirror) and is currently vacant”⁸ 3) in addressing 101.1(b)(2) “The Project will occupy a vacant commercial space...”⁹ and 4) in addressing 101.1(b)(5), “The subject commercial tenant space has been vacant for almost three years.”¹⁰

A corollary to this misrepresentation is the claim that the proposed use of the “vacant” space would serve the neighborhood in providing jobs, additional goods and services, and street level activation. First, the Commission failed to establish any number of net new jobs. Because the mezzanine level continues to be busy serving restaurant patrons, closing it to private dining will actually cost jobs because the Gold Mirror will arguably need fewer line chefs, servers and bussers, without any guarantee those workers will be employed by the dispensary in positions with similar pay and benefits. Second, the new cannabis shop will not provide any “new” street level activation. Rather, it will just serve a different clientele than the Gold Mirror restaurant used for access to private dining.

The Owners’ application was not in compliance with the mandated requirements. Planning Code 306.1(d) states,

Each application filed by or on behalf of one or more property owners shall be verified by at least one such owner or his authorized agent attesting to the truth and correctness of all facts, statements and information presented. All applications shall include the following statement: "The information contained

⁶ Motion. p. 2.

⁷ Motion. p. 4.

⁸ Motion. p. 8.

⁹ Motion. Page 8.

¹⁰ Motion. Page 9.

in this application is true and complete to the best of my knowledge, based upon diligent inquiry. This application is signed under penalty of perjury. I understand that willful or material misstatement(s) or omissions in the application may result in the rejection of the application and a lapse of time before the application may be resubmitted."

The Owners did not provide truthful and complete facts, statements and information regarding the Gold Mirror's mezzanine vacancy. This is grounds alone to reject the application.

3. 303(c)(1) Green Mirror Is Not Compatible with the Neighborhood

Neither the Owners or the Office of Cannabis provided any facts to show how a recreational cannabis retail store where product can be consumed would be compatible with the neighborhood or community.

In addressing 303(c)(1) the Commission wrote p. 4-5:

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 vacant 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 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.

As proved by votes taken by neighborhood organizations, and vocal community opposition at the hearing presented in a spectrum of languages and age groups, most of the community does not approve of this location for an adult recreational cannabis store. The existing demographic of the schools and local businesses is the youth market (under the age of 18 years old). The customer demographic for the recreational cannabis retail store is adults over the age of 21 who arguably want to get high from the cannabis products. These two demographics are vastly different and are arguably not compatible in terms of age and purposes for going to the 800 Taraval Street location. Importantly, the Commission acknowledged that the local schools and youth-centric businesses are potentially sensitive locations in the vicinity to the retail cannabis shop.

Though these schools (all beyond the 600 feet distance from the Site) and youth-oriented facilities do not disqualify the Project Site from being used as a cannabis retailer under 202.2(a)(5), the Site must still meet 303(c)(1) compatibility requirement with the neighborhood. This key element was brought into focus when the issue of pre-school children and youth activity was raised.

The Ordinance refers to proximity to schools for an obvious reason: having a dispensary within 600 feet of a school presents a danger to youth. However, the concern with proximity to schools

does not relate to the presence of textbooks, teachers and classes. It relates to the fact that impressionable children frequent those facilities. The same is true for the non-school locations that surround Green Mirror: pre-schools, martial arts facilities, pediatric healthcare providers, etc.

Yet placing form over substance, the Commission dismissed these concerns. Commissioner Sue Diamond said, “The city and its wisdom has chosen not to have preschools as part of that consideration. So, I recognize there were preschools across the street but that's not within the rules that we are following.” Commissioner Derek Braun said, “When responsibly operated, it's not like children can go into these stores. It's not like there are large advertisements on the outside of them. So, I am not concerned about the impacts of the store.”

It is not like students can go into these stores either, but the Ordinance is written so as to protect them from unwarranted exposure to cannabis products and its patrons. No less is true for any other child passing by after school, or for those who have not reached school age.

4. Opposition to Cannabis Equated with Racism

The response to the cannabis application was truly a grass-roots example of democracy in action. Individuals, business owners, and community representatives of a variety of ethnic backgrounds and age groups united in their concern over the well-being of their neighborhood. Perhaps the most compelling testimony at the hearing was the statements of a former cannabis addict who spoke of the fear that she could relapse in the presence of a dispensary so close to her place of employment.

The Commission was presented with the fact that the majority of the community believed that the dispensary was not desirable at this location. During the February 2, 2023 hearing, the Planning Commissioners heard numerous comments from the community. Just nine were in favor (1 in person at City Hall and 8 via online), with 38 opposed (21 in person and 17 online). As of February 1, 2023, there were 1,650 signatures (handwritten and online petition) against this dispensary location.¹¹ The Greater West Portal Neighborhood Association (GWPNA) voted to oppose the proposed cannabis location and wrote a letter to the San Francisco Board of Supervisors opposing the retail opening.¹² (SEE Appeal Exhibit 1)

Somehow, the neighborhood's exercise of its rights got misconstrued by the Commission as ignorant racism. Commissioner Rachael Tanner went so far as to say:

I'm going to say is you know kind of going back to my earlier comments when we think about the history of the war on drugs and even cannabis being outlawed and now becoming legal again a lot of that is **rooted in racism** in our country in

¹¹ <https://www.change.org/p/stop-sale-of-cannabis-on-18th-ave-taraval-st>. Change.org site, “Keep our Children and Neighborhood Safe: Stop The Gold Mirror Cannabis Dispensary.” As of 2/1/23 there were 1,443 online signatures. As of 2/28/23 there were 1,686 online signatures.

¹² Greater West Portal Neighborhood Association website. Draft of Meeting Minutes December 7, 2022. <https://drive.google.com/file/d/1AxxKFD3kpnA4uRABfXYGlzOAIrB9wge5/view> at page 2.

specific and targeted laws that were **targeting black Americans and Mexican Americans** prohibiting the use of cannabis . . .

[T]hrough our equity program to ensure that we can you know kind of try to turn back time we can't totally do it but make up for some of the errors in this nation so I just want to say I think **this is part of our city's efforts at racial and social equity to consider** . . .

I think I heard a lot today **that is still hearkening from those era of racism and of lies and kind of misinformation that were spread about cannabis that were then used and targeted to certain communities**

It is difficult to conceive how opposition to the conversion of a family Italian restaurant, loved by the neighborhood and owned by neighborhood stalwarts Domenico and Roberto DiGrande, into a cannabis dispensary having an adverse effect on the community could be construed as an effort to perpetuate discrimination against any ethnic or cultural group. **Further, disseminating “undesirable” substances across our city, whether cannabis, cigarettes, vape, alcohol, or any other product that alters a person’s mind and mood and has the potential for abuse and addiction, for the sake of profit and monetization is unethical.** Therefore, it remains incomprehensible to our community that the planning commission would unanimously approve a dispensary at 800 Taraval St., or anywhere else in our city for that matter, under the banner of “social and racial equity.” However you look at it, capitalizing on a person’s vice is morally wrong and unjust. Finally, the San Francisco-based company, JUUL, was sued last year for hundreds of millions of dollars²² by multiple states and ultimately shut down by the FDA for marketing its candy-flavored vape products to minors. Yet the planning commission is given a free pass to essentially do the same thing by backing the cannabis industry and sale of candy-flavored edibles in child-centric neighborhoods. And, when questioned by concerned residents who live in that same neighborhood, these residents are labeled “liars, racist, and misinformed” by the president of the planning commission. This is disgraceful behavior for any public agency.

5. Failure to Alter the Neighborhood for the Better

The Gold Mirror Restaurant patrons can only enter the restaurant through 18th Avenue as the Taraval side of the entrance is gated; the “storefront” is on 18th Avenue. Altering the storefront on the 18th Avenue side to include two cannabis dispensary entrances (stairs and wheelchair access), cannabis dispensary signage, removal of the green awning, additional lighting and a permanent security guard on the 18th Avenue side of the restaurant would alter a character of the restaurant storefront.

This alters the character of the building both in terms of what is sold at the building, perceived size of the restaurant and the safety of the building. With the dispensary sharing the same storefront wall as the restaurant on 18th Avenue, there is no delineation between the Gold Mirror restaurant and the dispensary’s “Green Mirror” signage and installing a legally required security guard (sitting on a stool) checking the age of its customers will cause confusion to restaurant patrons. Installing the dispensary in the same building as the restaurant will alter a character defining storefront feature of a large, family friendly restaurant.

303(c)(2)(B) Detrimental to the health, safety, convenience

Under Planning Code Section 303(c), the facts must be presented such to establish various requirements. The Owners failed to establish facts showing 303(c)(2)(B) proposed will not be detrimental to the health, safety, convenience ... with respect to ... 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 and of proposed alternatives to off-street parking, including provisions of car-share parking spaces.

In addressing 303(c)(2)(B), the Office of Cannabis vaguely wrote without any specifics: “The Planning Code does not require parking or loading for the proposed use, and the Site is well served by nearby public transportation options. Further, on-street parking spaces are available in the vicinity of the Site.” Page 5. The Office of Cannabis failed to address the traffic patterns, types of vehicles, volume of traffic and the other elements of 303(c)(2)(B).

The facts are that 18th Avenue is a highly congested street with the type, frequency and volume of traffic to insufficiently provide for a cannabis dispensary. There is no parking on the Taraval Street side in front of the Gold Mirror restaurant. On 18th Avenue, there are only three metered parking spots in front of the restaurant (currently being used by the Gold Mirror parklet) and north of those three metered spots is residential parking, which is often filled with residents’ cars.

Moreover, 18th Avenue is a two-lane street and across the street from Gold Mirror is the loading and unloading zone for Safeway. Every day, Safeway vendors double park their large beverage trucks, bread trucks, produce trucks, and other various large delivery trucks on 18th Avenue directly across from the three metered parking spots and cars only have a single open lane to get around the loading vehicle. There is a large casino bus that also uses the Safeway loading zone as its pickup and drop off stop on weekdays. This causes daily traffic jams where cars need to share one lane on 18th Avenue.

The Commission also did not present or establish facts to address the health and safety risks of allowing on-site cannabis consumption (Motion, Condition 13) with the large flow of people, residential traffic, commercial traffic, public transportation and congested parking conditions mentioned above.

The Motion failed to establish 303(c)(2)(B) by not presenting the above facts regarding type, patterns, and volume. It only offers a cursory explanation that the Site is “well served” by “public transportation” and “on-street parking.”

Failure to Consider Alternate Locations

Granted, consideration of any location will have its benefits and risks, but the sole consideration in locating the dispensary at this location is that the Owners of the restaurant already own the space and would not need to pay rent. While this is rightly of great concern to the Owners, it is not what the Commission should be focused on if it is truly respectful of the community they are appointed to serve.

Immediately adjacent to the proposed location are three truly vacant commercial properties which could also accommodate the supposed community need for a dispensary beyond the many already located in the vicinity. Specifically, the properties at 345 Taraval, 355 Taraval, 417 Taraval and 1055 Taraval are truly vacant and truly a blight to the neighborhood. Moreover, the locations on the 300 and 400 block have ample parking, do not conflict with the more heavily traveled area near Safeway and 19th Avenue, and will not conflict as readily with youth-oriented businesses.

6. 303(c)(1) Teenage Student Opposition to Cannabis

The Commission acknowledged that there are schools in the surrounding neighborhood such as St. Cecilia School (964 feet from site), Herbert Hoover Middle School, Busy Bees Montessori School, and Dianne Feinstein Elementary School and other potentially sensitive locations in the vicinity such as Happy Days Preschool (121 feet from site), Five Animals Kung Fu Academy (400 feet from site), One Martial Arts (230 feet from site), Hapkido school, Jiu-jitsu school, Karate school, Stratford School, an optometrist office (200 feet from site), a pediatric dentistry office (164 feet from site), an orthodontics office (92 feet from site), and Alena's Magical School.

Commission Did Not Meet the Requirements of 303(w)

Per Planning Code 303(w): with respect to any application for the establishment of a new Cannabis Retail Use... the Commission shall consider ... 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 addressing 303(w), the Commission wrote on page 7:

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).

The Office of Cannabis provided no facts, studies or testimony to support the speculative claim that “it is more likely that youth would gain easy access to cannabis products through the unregulated market.”

It is not only adults who share this concern. Students at nearby Lowell High School considered the issue and published an article which indicated in an article entitled *Obtainable and Addictive*: “Some students believe that drug use at Lowell has greatly increased recently, which falls in line with a greater nationwide trend.”¹³ The Lowell students reported increases in illicit drug use on Lowell’s campus. (SEE Appeal Exhibit 3). Indeed, in the student survey out of 51 students who reported using drugs, 49 of them have used cannabis, including edibles, joints and pens.¹⁴

¹³ The Lowell, “*Obtainable & Addictive*,” by Clarabelle Fields and Isadore Diamond. February 2023. 4-9, at 7.

¹⁴ The Lowell, “*Obtainable & Addictive*,” by Clarabelle Fields and Isadore Diamond. February 2023. 4-9, at 7.

At the Commission hearing, the commissioners did not address the facts of increased youth cannabis consumption, nor did it ask questions of the Office of Cannabis for facts showing youth cannabis use was likely from the unregulated market or home-made cannabis products. No less than the San Francisco Department of Public Health (“SFDPH”) has specified that there should be land-use restrictions for medical cannabis dispensaries (MCDs) and retailers, including rules on: anti-clustering, anti-density, and sensitive site buffers (e.g. schools, youth serving facilities).¹⁵ (SEE Appeal Exhibit 4).

7. Application Should be Denied or Conditioned on Additional Criteria

Based on the above arguments, the appeal should be granted and the application should be denied. At the very least, the Owners must amend its application, provide sufficient notice to the community through the Good Neighbor Policy notice requirements, conduct a Good Neighbor Policy review meeting, and be subject to a new hearing whereby the Commission can fairly assess truthful testimony and determine if the Owners have met all the legal requirements for opening the retail cannabis store. The Owners must provide sufficient notice to the community about the on-site consumption of cannabis through the Good Neighbor Policy notice requirements, conduct another Good Neighbor Policy review meeting, and be subject to a new hearing whereby the Commission can hear from a properly informed community and determine if the Owners have met all the legal requirements for opening the retail cannabis store. Also, the Owners should be required to prove with supporting evidence that the mezzanine qualifies as vacant space.

Objections to Motion Exhibit A of the Draft Motion: Conditions of Approval, Compliance, Monitoring, and Reporting

If the application is granted, it should be approved subject to the following conditions:

1) Prohibit the sale of cannabis edibles at the Site

During the hearing, the community expressed concerns about the increasing youth consumption of candy cannabis edibles. Fig and Thistle’s (Project Sponsors) variety of cannabis edibles are indistinguishable from regular gummy bears, Starburst, and other candies, and they plan to sell these same edibles and allow its consumption at the 800 Taraval location.

These cannabis candy products are at odds with the SFDPH recommendation. In the SFDPH’s 2017 report, it recommended “prohibiting products that appeal to children (e.g. candy).”¹⁶ It recognized the dangers of selling such products. In the SFDPH’s report, the San Francisco youth knew that legalization would lead to increased cannabis use due to increased exposure to cannabis and the normalization of use.¹⁷ Indeed, the 2017 SFDPH’s

¹⁵ *Cannabis Legalization in San Francisco: A Health Impact Assessment Fall 2017 Office of Policy and Planning*, San Francisco Department of Public Health, p. 13.

¹⁶ *Cannabis Legalization in San Francisco: A Health Impact Assessment Fall 2017 Office of Policy and Planning*, San Francisco Department of Public Health, p. 18.

¹⁷ *Ibid.*

prediction was corroborated by the 2023 American Academy of Pediatrics (“AAP”) study showing an increased cannabis use amongst children after legalization.¹⁸ In its report, the AAP found a 1,375% increase in children’s exposure to edible cannabis products from 2017 to 2021 and a “significant increase in both ICU and non-ICU admissions...”.¹⁹ Nearly all of the children, about 97.7% or 6,881 children, found the edibles at home.²⁰

Allowing cannabis patrons to consume the product to get a high and then leave into a densely populated youth area would have raised more concerns from the community had they known about this material fact, including, but not limited to concerns regarding the health and safety of the neighborhood, the potential robbery of those who consumed cannabis, the flow of people-traffic juxtaposed with vehicular traffic, cannabis exposure to youth by patrons, and vehicular safety, amongst other community concerns.

The community does not want on-site cannabis consumption. The Commission did not address the fact that the youth consume cannabis edibles and did not inquire how the Owners might address this concern.

2) **Condition the Owners to reduce the hours of operation and to close at 9pm.**

The subject establishment is limited to the hours of 9am to 10pm. While the Project may conform with Section 745 and State law, many in the community believe that the hours of operation needs to be narrowly tailored in agreement with the community to meet their concerns of exposure to youth and safety. These hours are concerning as cannabis patrons will be allowed to eat edibles within the store under Exhibit A: Condition 13 and can be a cause for concern as they may leave intoxicated into the neighborhood during times when the youth travel to and from schools and youth-centric facilities.

3) **Require the Owners to work with interested neighborhood associations to negotiate hours of operation. Interested neighborhood associations include Friends of Parkside Sunset and West Portal and GWPNA**

4) **Require the Owners to work with the community and interested neighborhood associations in good faith to alleviate their concerns:**

- a. Provide notification to all residents and property owners within 1000 feet of the Site the plans for retail operations, including, but limited to: the hours of operation, types of products for sale, whether smoking or vaping cannabis is permitted in the cannabis store, whether consumption of cannabis is permitted in the store and other language deemed appropriate by the community and interested neighborhood associations.

¹⁸ *Pediatric Edible Cannabis Exposures and Acute Toxicity: 2017–2021*, American Academy of Pediatrics, 1/3/23. <https://publications.aap.org/pediatrics/article/151/2/e2022057761/190427/Pediatric-Edible-Cannabis-Exposures-and-Acute?autologincheck=redirected>. *Pediatrics* Volume 151, number 2, February 2023, at 1.

¹⁹ *Ibid.*, at 1.

²⁰ *Ibid.*

- b. Require the Owners to regularly meet with interested neighborhood associations (frequency to be determined with the neighborhood association, but no less than twice per year) to discuss complaints, requests for changes and suggestions for retail operations. Meeting minutes to be provided to the Office of Cannabis and interested neighborhood associations.
- c. Put any agreements with neighborhood associations in writing and submit that agreement to the Office of Cannabis and neighborhood associations.

5) **Parking is too limited and the cannabis store will bring more traffic congestion**

The Owners need to provide a proper plan to address the traffic congestion and this plan needs to be discussed and agreed upon with the community.

6) **Lack of Notice of the Site's Good Neighbor Policy**

The Owners are required to provide notice of their Good Neighbor Policy to all residents within 300 feet of the site; however, this did not happen. At least two residents did not receive the notice of the Good Neighbor Policy: 1) Dickson Lo, at 2372 18th Avenue and 2) Dr. Peter Lee, 800 Taraval Street.

7) **Public Policy – Site Buffers Need to Include Youth Serving Facilities**

The community believes that the site buffer under Planning Code 202.2(a)(5)(B) should include day care centers, pre-schools and broadly defined youth serving facilities. The San Francisco Department of Public Health report specified that there should be land-use restrictions for medical cannabis dispensaries and retailers, including rules on: anti-clustering, anti-density, and sensitive site buffers (e.g. schools, **youth serving facilities**) (emphasis added).²¹

²¹ *Cannabis Legalization in San Francisco: A Health Impact Assessment Fall 2017 Office of Policy and Planning*, San Francisco Department of Public Health, p. 13.

²² *JUUL will pay nearly \$440 million to settle states' investigation into teen vaping*, Sept. 6th, 2022, npr.org.

Appeal Exhibits - List of Exhibits

1. Greater West Portal Neighborhood Association letter in opposition to the Green Mirror, January 9, 2023
2. Pre-Application Meeting Materials, Good Neighbor Policy Review Meeting February 2, 2022 for 800 Taraval Street
3. The Lowell, “*Obtainable & Addictive*,” by Clarabelle Fields and Isadore Diamond. February 2023
4. *Cannabis Legalization in San Francisco: A Health Impact Assessment Fall 2017 Office of Policy and Planning*, San Francisco Department of Public Health

For copies of these documents, please see separate PDF titled “Exhibits.”

APPEAL EXHIBIT 1



Greater West Portal Neighborhood Association

Families working to improve their neighborhood

January 9, 2023

RE: Proposed Cannabis Shop at 800 Taraval Street

TO: San Francisco Board of Supervisors
San Francisco Planning Department
San Francisco Planning Commission

The Greater West Portal Neighborhood Association (GWPNA) was presented in May of 2022 with concerns regarding the proposed change of use of the upper level of the property at 800 Taraval Street. GWPNA reached out to both the sponsors of the project, neighbors and association members, giving everyone the opportunity to present their position.

After careful and thoughtful debate, the members of GWPNA voted in December 2022 to formally request that the Board of Supervisors and the Planning Commission *deny* the permit to allow a cannabis retail store at 800 Taraval Street.

The reasons for this request are primarily:

1. The surrounding area is heavily trafficked and parking is very restricted, and;
2. There is concern for the safety of the many children who frequent the immediate area to attend pre-school, dental offices, an elementary school and a nearby middle school.

Sincerely,

Karen Tarantola

Karen Tarantola
President 2022-2023
GWPNA

APPEAL EXHIBIT 2

NOTICE OF PRE-APPLICATION MEETING

Date: February 7, 2022

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 800 Taraval Street, cross street(s) 18th Avenue (Block/Lot#: 2347/009A); Zoning: NCD - Inner Taraval St., 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 filing a Project Application with the Planning Department. 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: convert existing restaurant mezzanine to completely separated second floor retail cannabis establishment.

Existing # of dwelling units: <u>0</u>	Proposed: <u>N/C</u>	Permitted: _____
Existing bldg square footage: <u>2,825</u>	Proposed: <u>N/C</u>	Permitted: _____
Existing # of stories: <u>1</u>	Proposed: <u>2</u>	Permitted: _____
Existing bldg height: <u>22'-9 1/2"</u>	Proposed: <u>N/C</u>	Permitted: _____
Existing bldg depth: <u>75'</u>	Proposed: <u>N/C</u>	Permitted: _____

MEETING INFORMATION:

Property Owner(s) name(s): DiGrande Enterprise, Inc.

Project Sponsor(s): 415 Native, LLC

Contact information (email/phone): mike.hall.tennis@gmail.com (415) 871-5867

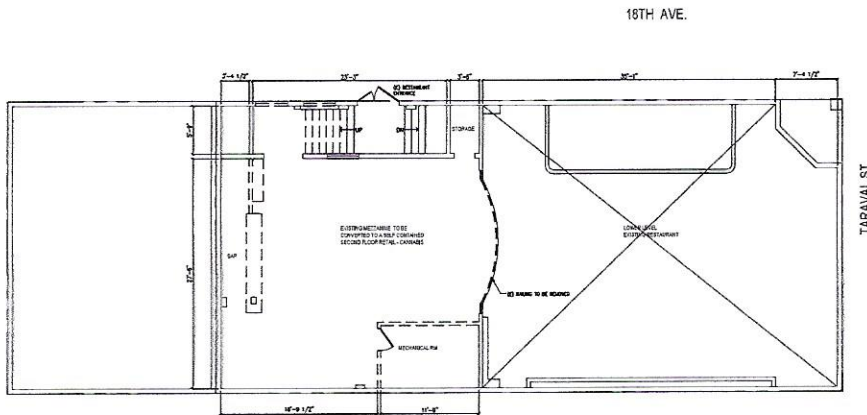
Meeting Address*: Because of the Stay in Place Order, the Meeting will be held on Zoom. Please see attached join-in information.

Date of meeting: February 22, 2022 Time of meeting**: 7:00 PM to 9:00 PM

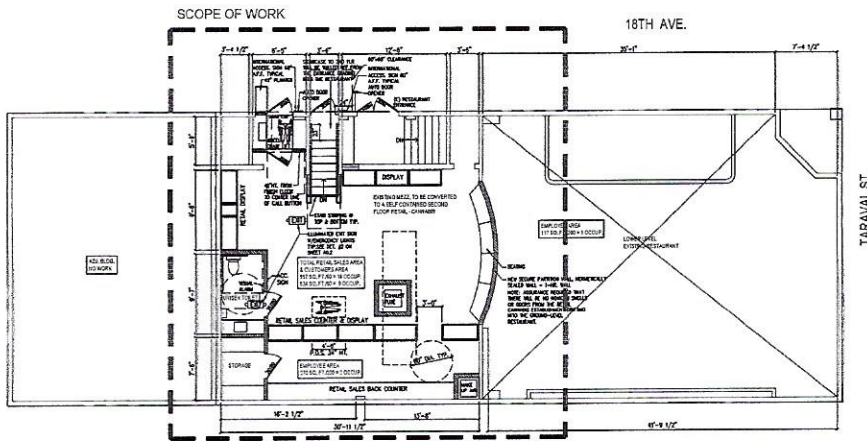
*The meeting (video call and local or toll-free phone number during COVID) should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 49 South Van Ness Avenue, Suite 1400.

**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, email the Planning counter at pic@sfgov.org. You may also find information about the San Francisco Planning Department and ongoing planning efforts at www.sfplanning.org.



2 EXISTING RESTAURANT MEZZANINE PLAN
SCALE: 3/8"=1'-0"



1 PROPOSED SECOND FLOOR
SCALE: 3/8"=1'-0"

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL: (415) 552-7566
shatara@shatara.com

REGISTERED ARCHITECTS IN THE STATE OF CALIFORNIA
ARCHITECTS: SHATARA ARCHITECTURE INC.
ARCHITECTS: SHATARA ARCHITECTURE INC.
ARCHITECTS: SHATARA ARCHITECTURE INC.

PROJECT:
TENANT IMPROVEMENT

ADDRESS:
890 TARAVAL ST
SAN FRANCISCO, CA

BLOCK: 2347
LOT: 059A

PROJECT DIRECTORY

ARCHITECT:
SHATARA ARCHITECTURE INC.

890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: (415) 552-7566
PROJECT: TARAVAL ST

BUILDING: 08.03.2021

BUILDING: 12-15-2021



PROPOSED
PLANS

A2.0

睦鄰政策
415 Native, LLC
800 Taraval Street, San Francisco CA 94116

以下是 *415 Native, LLC* 期望與其鄰居簽訂的協議草案。此草案為工作文件，旨在向此大麻零售商計劃為之服務的社區尋求更多意見。

在店面周圍建立安全區域

1. 適當提供外部照明，照亮外面街道和人行道區域以及附近停車場；
2. 提供完全符合 San Francisco 公共衛生部標準的通風系統，以防止有害或刺激性氣味逸出經營場所；以及
3. 確保經營場所和相鄰人行道始終處於良好狀況。

勸阻在人行道上閒逛和直接在經營場所外並排停車

1. 培訓和安排工作人員確保行人和車輛在經營場所 50 英尺範圍內安全通行
 - a. 告知顧客禁止並排停車；
 - b. 告知閒逛者禁止發生此類行為；
 - c. 勸阻亂扔垃圾並應及時撿起垃圾；
 - d. 告知個人禁止在經營場所周圍和任何公共出入口 50 英尺範圍內吸食大麻；以及
 - e. 引導顧客有序離開經營場所。
2. 在光照良好和顯眼的地方張貼如下通知並進行維護
 - a. 禁止並排停車；
 - b. 禁止閒逛；
 - c. 禁止亂扔垃圾；以及
 - d. 禁止在經營場所 50 英尺範圍內吸食大麻。

社區捐贈計劃

1. 所有居住於 94116 內的顧客均可享受九五折。
2. 社區非營利組織將在每月收到捐贈物

社區鄰居聯絡人和大麻辦公室

1. Michael Hall 是指定的社區聯絡人，其聯絡方式為：
 - a. Mike.hall.tennis@gmail.com
 - b. 電話：(415) 871-5867；或
 - c. 689 14th Street, #1 San Francisco CA 94114
2. 415 Native, LLC 將向鄰居和 S.F.大麻辦公室告知其收到的所有社區對睦鄰政策的意見及政策實施情況。

Good Neighbor Policy
415 Native, LLC
800 Taraval Street, San Francisco CA 94116

The following is a draft agreement that 415 Native, LLC is willing to enter into with its neighbors. It is a working document seeking additional input from the community which this cannabis retailer intends to serve.

Creation of a safe area surrounding the storefront

1. Provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking as appropriate;
2. Provide ventilation systems in full compliance with San Francisco Department of Public Health standards to prevent noxious or offensive odors from escaping the premises; and
3. Maintain the premises and adjacent sidewalk in good condition at all times.

Discourage Sidewalk Loitering and double-parking directly outside premises

1. Train and deploy staff to keep safe pedestrian and vehicular circulation within 50 feet of premises
 - a. Advise patrons that double-parking is prohibited;
 - b. Advise loitering individuals that such behavior is prohibited;
 - c. Discourage littering by picking up litter promptly;
 - d. Advise individuals that smoking of cannabis is prohibited around the premises and within 50 feet of any public entrance and exit; and
 - e. Direct patrons to leave the establishment in an orderly fashion.
2. Post and maintain notices in well-lit and prominent places noting
 - a. Double parking is prohibited;
 - b. Loitering is prohibited;
 - c. Littering is prohibited; and
 - d. Smoking cannabis is prohibited within 50 feet of the premises.

Community Giving Programs

1. All customers residing within 94116 will receive a 5% discount.
2. Monthly donations will be made to community nonprofits

Community liaison contact with the neighbors and the Office of Cannabis

1. The designated community liaison is Michael Hall who can be reached at:
 - a. Mike.hall.tennis@gmail.com
 - b. cell (415) 871-5867; or
 - c. 689 14th Street, #1 San Francisco CA 94114
2. 415 Native, LLC will provide neighbors and the S.F. Office of Cannabis all community input received about this Good Neighbor Policy and its implementation.

Política del buen vecino
415 Native, LLC
800 Taraval Street, San Francisco CA 94116

El siguiente es un borrador del acuerdo al que quiere llegar 415 Native, LLC con sus vecinos. Este es un documento en proceso que busca comentarios adicionales de la comunidad al que este distribuidor de cannabis busca brindar servicio.

Crearemos un área segura alrededor de la entrada de la tienda

1. Proporcionaremos iluminación exterior de manera que ilumine, según sea adecuado, las áreas exteriores de calles y aceras, así como los estacionamientos adyacentes.
2. Proporcionaremos sistemas de ventilación en total cumplimiento con las pautas del Departamento de Salud Pública de San Francisco para evitar que se filtren olores nocivos u ofensivos fuera del establecimiento.
3. Mantendremos el establecimiento y las aceras adyacentes en buenas condiciones en todo momento.

No se fomentará merodear en las aceras ni estacionarse en doble fila directamente afuera del establecimiento

1. Capacitaremos y designaremos personal que mantenga la circulación peatonal y vehicular dentro de una distancia de 50 pies alrededor del establecimiento.
 - a. Informaremos a los clientes que está prohibido estacionarse en doble fila.
 - b. Informaremos a las personas que está prohibido merodear.
 - c. No fomentaremos el desecho de basura en la calle al recoger la basura de manera oportuna.
 - d. Informaremos a las personas que está prohibido fumar cannabis alrededor del establecimiento y a una distancia de 50 pies de cualquier entrada y salida pública.
 - e. Pediremos a los clientes que se retiren del establecimiento de manera ordenada.
2. Publicaremos y mantendremos avisos en lugares prominentes y bien alumbrados.
 - a. Está prohibido estacionarse en doble fila.
 - b. Está prohibido merodear.
 - c. Está prohibido tirar basura en la calle.
 - d. Está prohibido fumar cannabis a una distancia de 50 pies alrededor del establecimiento.

Programas de gratificación para la comunidad

1. Todos los clientes que vivan dentro del código postal 94116 recibirán un descuento del 5 %.
2. Se harán donaciones mensuales a las organizaciones sin fines de lucro de la comunidad.

Contacto del intermediario comunitario con los vecinos y la Oficina de Cannabis

1. El intermediario comunitario designado es Michael Hall con quien pueden comunicarse en:
 - a. Mike.hall.tennis@gmail.com
 - b. teléfono celular: (415) 871-5867; o
 - c. 689 14th Street, #1 San Francisco CA 94114
2. 415 Native, LLC proporcionará a los vecinos y a la Oficina de Cannabis de San Francisco todos los comentarios de la comunidad que reciba sobre esta Política del buen vecino y su implementación.

Patakarang sa Pagiging Mabuting Kapitbahay
415 Native, LLC
800 Taraval Street, San Francisco CA 94116

Ang sumusunod ay isang draft na kasunduan na handang pasukin ng 415 Native, LLC kasama ng mga kapitbahay nito. Isa itong binubuo pa lang na dokumento na naglalayong humingi ng karagdagang input mula sa komunidad na gustong paglingkuran ng retailer na ito ng cannabis.

Paggawa ng ligtas na lugar sa paligid ng storefront

1. Maglagay ng ilaw sa labas, sa paraang naiilawan ang kalsada at mga bangketa sa labas at katabing paradahan, kung naaangkop;
2. Maglagay ng mga sistema ng bentilasyon na ganap na nakakasunod sa Departamento ng Pamublikong Kalusugan ng San Francisco para maiwasan ang paglabas ng matatapang o hindi magagandang amoy mula sa lugar; at
3. Panatilihin maayos ang kundisyon sa lugar at sa kalapit na bangketa sa lahat ng pagkakataon.

Huwag hikayatin ang Pagtambay sa Bangketa at ang double parking sa tapat ng lugar

1. Magsanay at mag-deploy ng mga staff para mapanatiling ligtas ang sirkulasyon ng mga pedestrian at sasakyan na may distansyang hindi hihigit sa 50 talampakan mula sa lugar
 - a. Payuhan ang mga patron na bawal mag-double parking;
 - b. Payuhan ang mga tumatambay na bawal itong gawin;
 - c. Huwag hikayatin ang pagkakatay sa pamamagitan ng pagpulot kaagad sa mga basura;
 - d. Payuhan ang mga indibidwal na bawal gumamit ng cannabis sa paligid ng lugar at hindi bababa sa 50 talampakan mula sa anumang pamublikong entrance at exit; at
 - e. Idirekta ang mga patron na maayos na umalis sa establisyimento.
2. Magpaskil at magpanatili ng mga abiso sa mga maliwanag at madaling makitang lugar na nagsasaad na
 - a. Bawal ang double parking;
 - b. Bawal tumambay;
 - c. Bawal magkalat; at
 - d. Bawal gumamit ng cannabis 50 talampakan mula sa lugar.

Mga Programa ng Pagbibigay sa Komunidad

1. Makakatanggap ng 5% diskwento ang lahat ng customer na nakatira sa 94116.
2. Buwanang magbibigay ng donasyon sa mga nonprofit sa komunidad

Makikipag-ignayan ang liaison ng komunidad sa mga kapitbahay at sa Opisina para sa Cannabis

1. Ang nakatalagang liaison sa komunidad ay si Michael Hall na makakaugnayan sa:
 - a. Mike.hall.tennis@gmail.com
 - b. telepono (415) 871-5867; o
 - c. 689 14th Street, #1 San Francisco CA 94114
2. Ipapaalam ng 415 Native, LLC sa mga kapitbahay at sa Opisina para sa Cannabis ng S.F. ang lahat ng input mula sa komunidad tungkol sa Patakarang ito sa Pagiging Mabuting Kapitbahay.

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 234709AW	800 TARAVAL ST	AAN	22	0114
0001	002	.....	.....	.....	.	..
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	AAN MANAGEMENT	691 14TH ST	SAN FRANCISCO	CA	94114
0001	005	.....	.....	.....	.	..
2346	006	YANG HU	2347 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	007	TRACY H NEWSTADT TRUST	2351 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	007A	C HAUGH PRPT JEANNE	2355 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	007B	XINGHUA XU	185 STONECREST DR	SAN FRANCISCO	CA	94132-2022
2346	007B	OCCUPANT	2363 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	007C	IRENE HOLM	2359 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	008	ANNIE YANG TRUST	2367 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	008	OCCUPANT	2367A 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	008A	ANDREW LEE TRUST	390 MAGELLAN AV	SAN FRANCISCO	CA	94116-1469
2346	008A	OCCUPANT	2371 17TH AV	SAN FRANCISCO	CA	94116-2507
2346	008B	SAFEWAY INC TRUST	1371 OAKLAND BL #200	WALNUT CREEK	CA	94596-8408
2346	009	SAFEWAY INC	1371 OAKLAND BL #200	WALNUT CREEK	CA	94596-8408
2346	010	SAFEWAY INC	1371 OAKLAND BL #200	WALNUT CREEK	CA	94596-8408
2346	014	SAFEWAY INC	1371 OAKLAND BL #200	WALNUT CREEK	CA	94596-8408
2346	014	OCCUPANT	730 TARAVAL ST	SAN FRANCISCO	CA	94116-0000
2346	019	SAFEWAY INC TRUST	250 E PARKCENTER BL	BOISE	ID	83706-3940
2346	020	ANANTH & RAGHUNATHAN RAGHAVAN	2378 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	020	OCCUPANT	2374 18TH AV	SAN FRANCISCO	CA	94116-0000
2346	021	CHIU TRUST	2370 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	022	MARY L & VIRGINIA N FABI	2368 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	023	MCNAIR JAMES P CO INC	2236 IRVING ST	SAN FRANCISCO	CA	94122-1619
2346	023	OCCUPANT	2362 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	023	OCCUPANT	2364 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	023A	CHU KWAN PUI TRUST	2358 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	025	M Z & J A KHOURY TRUST	2306 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	025	OCCUPANT	2350 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	025A	ADAM NATHAN & DANIELLE COOPER	2346 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	026	JEAN J M PROPERTIES LLC	20590 5TH ST E	SONOMA	CA	95476-7903
2346	026	OCCUPANT	2342 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	026	OCCUPANT	2344 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	027	JEAN J M PROPERTIES LLC	2338 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	027	OCCUPANT	2340 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	041	JASON DO	2354 18TH AV	SAN FRANCISCO	CA	94116-2425
2346	042	MARY NILAN TRUST	2356 18TH AV	SAN FRANCISCO	CA	94116-2425
2347	003A	YOUNG JOON CHO	2335 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004	W Q HARVEY	70 LOMITA AV	SAN FRANCISCO	CA	94122-3546
2347	004	OCCUPANT	2339A 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004	OCCUPANT	2339 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004A	JORDAN & LORRAINE HORN TRUST	1126 FERNWOOD DR	MILLBRAE	CA	94030-1012
2347	004A	OCCUPANT	2343 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004B	CHU LINDA	2347 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004C	ANDRES S JEREMI	1674 10TH AV	SAN FRANCISCO	CA	94122-3625
2347	004C	OCCUPANT	2351 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004D	MIKHAIL & IRINA NAYBERG TRUST	2355 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004E	WEISHENG FANG HONGSHAN	2359 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004E	OCCUPANT	2359A 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	004F	EILEEN ODOGNOHUE	327 ARROYO DR	S SAN FRANCISCO	CA	94080-4107
2347	004F	OCCUPANT	2360A 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	004F	OCCUPANT	2360B 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	004F	OCCUPANT	2360C 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	004F	OCCUPANT	2362 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	005	YAO RONG ZHU	2363 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	006	CHUCK KEVIN THOMAS TRUST	2105 FUNSTON AV	SAN FRANCISCO	CA	94116-1904
2347	006	OCCUPANT	2367 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	006	OCCUPANT	2369 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	007	Y DAVID TRUST	2371 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	007	OCCUPANT	2373 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	007A	WONG TRUST	204 SUSSEX ST	SAN FRANCISCO	CA	94131-2937
2347	007A	OCCUPANT	2375 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	008	LOIS H WONG TRUST	2379 18TH AV	SAN FRANCISCO	CA	94116-2426

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

2347	008	OCCUPANT	2381A 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	008	OCCUPANT	2381 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	009	GIUSEPPE & GIUSEPPINA DIGRANDE	521 VICENTE ST	SAN FRANCISCO	CA	94116-3018
2347	009	OCCUPANT	2383 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	009	OCCUPANT	2385 18TH AV	SAN FRANCISCO	CA	94116-2426
2347	009A	GIUSEPPE & GIUSEPPA DIGRANDE	521 VICENTE ST	SAN FRANCISCO	CA	94116-3018
2347	009A	OCCUPANT	800 TARAVAL ST	SAN FRANCISCO	CA	94116-2427
2347	010	GEORGE HELIOTIS	PO BOX 320353	SAN FRANCISCO	CA	94132-0353
2347	010	OCCUPANT	810A TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	810B TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	810 TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812A TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812B TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812C TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812D TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812E TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	010	OCCUPANT	812F TARAVAL ST	SAN FRANCISCO	CA	94116-2474
2347	011	GILBERT L & LILLIAN B SOLOMON	1630 24TH AV	SAN FRANCISCO	CA	94122-3316
2347	011	OCCUPANT	816 TARAVAL ST #101	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #201	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #202	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #203	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #204	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #205	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #206	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #301	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #302	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #303	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #304	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #305	SAN FRANCISCO	CA	94116-2455
2347	011	OCCUPANT	816 TARAVAL ST #306	SAN FRANCISCO	CA	94116-2455
2347	017	YI SHI TAN	2380 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	017	OCCUPANT	2378 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	017	OCCUPANT	2380A 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	017	OCCUPANT	2380B 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	018	HAI BO CHOU	2374 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	019	JACK SHIH TRUST	2370 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	019	OCCUPANT	2370A 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	020	CHARLENE CHEN	PO BOX 16098	SAN FRANCISCO	CA	94116-0098
2347	020	OCCUPANT	2366 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	021	JAMES & EILEEN ODOGHOUE TRUST	327 ARROYO DR	S SAN FRANCISCO	CA	94080-4107
2347	021	OCCUPANT	2364A 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	021	OCCUPANT	2364B 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	021	OCCUPANT	2364 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	028	CAFFERKEY LIAM TRUST	1322 COLUMBUS AV	BURLINGAME	CA	94010-5632
2347	028	OCCUPANT	830 TARAVAL ST #1	SAN FRANCISCO	CA	94116-2427
2347	028	OCCUPANT	830 TARAVAL ST #2	SAN FRANCISCO	CA	94116-2427
2347	028	OCCUPANT	834 TARAVAL ST	SAN FRANCISCO	CA	94116-2427
2347	029	840 TARAVAL ST LLC	1050 KIRKHAM ST	SAN FRANCISCO	CA	94122-3537
2347	029	OCCUPANT	850 TARAVAL ST	SAN FRANCISCO	CA	94116-2427
2347	030	KAREN P TUAN TRUST	501 BROADWAY #425	MILLBRAE	CA	94030-4211
2347	030	OCCUPANT	870 TARAVAL ST	SAN FRANCISCO	CA	94116-2427
2347	031	SUSAN LI WOO	555 LAUREL AV #602	SAN MATEO	CA	94401-4153
2347	031	OCCUPANT	890 TARAVAL ST	SAN FRANCISCO	CA	94116-2427
2347	031	OCCUPANT	2398 19TH AVE #201	SAN FRANCISCO	CA	94116-2427
2347	031	OCCUPANT	2398 19TH AVE #202	SAN FRANCISCO	CA	94116-2427
2347	032	2346 19TH AVENUE LLC	770 STANYAN ST	SAN FRANCISCO	CA	94117-2725
2347	032	OCCUPANT	2338 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	032	OCCUPANT	2340 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	033	PAULIUS PUPEIKIS	2344 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	033	OCCUPANT	2342 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	034	2346 19TH AVENUE LLC	770 STANYAN ST	SAN FRANCISCO	CA	94117-2725
2347	034	OCCUPANT	2346 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	034	OCCUPANT	2348 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	035	ZEESHAN QAMRUDDIN	2350 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	035	OCCUPANT	2352 19TH AV	SAN FRANCISCO	CA	94116-2415

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

2347	036	ANN A VONGERMETEN TRUST	2356 19TH AV	SAN FRANCISCO	CA	94116-2415
2347	036	OCCUPANT	2354 19TH AV	SAN FRANCISCO	CA	94116-2415
2348	012	MAC RICHARD	2367 19TH AV	SAN FRANCISCO	CA	94116-2416
2348	012A	ALBERT J & ELEANOR GIOVANNONI	PO BOX 2099	HOUSTON	TX	77252-2099
2348	013	CHRISTINE M ASMUS	60 PARK RIDGE RD	SAN RAFAEL	CA	94903-1826
2348	013	OCCUPANT	2399 19TH AV	SAN FRANCISCO	CA	94116-0000
2348	013C	TEL PAC	2600 CAMINO RAMON #3E200	SAN RAMON	CA	94583-5000
2406	001	Y S HARRY TRUST	400 COLON AV	SAN FRANCISCO	CA	94127-2108
2406	001	OCCUPANT	901 TARAVAL ST	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #A1	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #A2	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #A3	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #A4	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B1	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B2	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B3	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B4	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B5	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2409 19TH AVE #B6	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2411 19TH AVE	SAN FRANCISCO	CA	94116-2422
2406	001	OCCUPANT	2415 19TH AVE	SAN FRANCISCO	CA	94116-2422
2407	001	LEE PETER	460 GOLD MINE DR	SAN FRANCISCO	CA	94131-2528
2407	001	OCCUPANT	2409 18TH AV #1	SAN FRANCISCO	CA	94116-2403
2407	001	OCCUPANT	2409 18TH AV #2	SAN FRANCISCO	CA	94116-2403
2407	001	OCCUPANT	2409 18TH AV #3	SAN FRANCISCO	CA	94116-2403
2407	001	OCCUPANT	2409 18TH AV #4	SAN FRANCISCO	CA	94116-2403
2407	001	OCCUPANT	801 TARAVAL ST	SAN FRANCISCO	CA	94116-2403
2407	002	JANE C BALMEDIANO	2419 18TH AV	SAN FRANCISCO	CA	94116-2402
2407	003	CHANG KEVIN	2423 18TH AV	SAN FRANCISCO	CA	94116-2402
2407	003A	OWYANG & HUANG TRUST	2427 18TH AV	SAN FRANCISCO	CA	94116-2402
2407	003B	STEVEN JIA	2431 18TH AV	SAN FRANCISCO	CA	94116-2402
2407	003C	EDWARD SHUM	2435 18TH AV	SAN FRANCISCO	CA	94116-2402
2407	024	NANCY Y WONG TRUST	545 ARGUELLO BL #1	SAN FRANCISCO	CA	94118-3234
2407	024	OCCUPANT	2428 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	025	LIU YE	2424 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	026	ROBERT & SUSAN W LUM	2420 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	027	TAM PETER	2414 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	027	OCCUPANT	2414B 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	028	STANLEY LIANG	2410 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	028A	YEE YING BENEVOLENT ASSOCIATIO	35 SPOFFORD ST	SAN FRANCISCO	CA	94108-1605
2407	028A	OCCUPANT	2404 19TH AV	SAN FRANCISCO	CA	94116-0000
2407	028A	OCCUPANT	2406 19TH AV	SAN FRANCISCO	CA	94116-0000
2407	028A	OCCUPANT	2408 19TH AV	SAN FRANCISCO	CA	94116-0000
2407	029	GERBER BARBARA G 1996 TRUST	1023 MAYWOOD DR	BELMONT	CA	94002-3646
2407	029	OCCUPANT	2400 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	033	MINDY YEE NA LOUIE	2166 28TH AV	SAN FRANCISCO	CA	94116-1731
2407	033	OCCUPANT	809 TARAVAL ST	SAN FRANCISCO	CA	94116-2428
2407	033	OCCUPANT	811A TARAVAL ST	SAN FRANCISCO	CA	94116-2428
2407	033	OCCUPANT	811B TARAVAL ST	SAN FRANCISCO	CA	94116-2428
2407	033	OCCUPANT	811 TARAVAL ST	SAN FRANCISCO	CA	94116-2428
2407	034	YOUNG DAN-CHING TRUST	2436 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	034	OCCUPANT	2436B 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	035	JOSEPH D GENTRY	2432 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	035	OCCUPANT	2432A 19TH AV	SAN FRANCISCO	CA	94116-2404
2407	040	PETER	460 GOLD MINE DR	SAN FRANCISCO	CA	94131-2528
2407	040	OCCUPANT	823 TARAVAL ST	SAN FRANCISCO	CA	94116-2428
2407	041	CAREY G TENG	1787 29TH AV	SAN FRANCISCO	CA	94122-4222
2407	041	OCCUPANT	821 TARAVAL ST #A	SAN FRANCISCO	CA	94116-2473
2407	042	HSIAO CHAO LIN	821 TARAVAL ST #B	SAN FRANCISCO	CA	94116-2473
2407	043	ANTONY JOSEPH	821 TARAVAL ST #C	SAN FRANCISCO	CA	94116-2454
2407	044	EDUARDO RUELAS	821 TARAVAL ST #D	SAN FRANCISCO	CA	94116-2454
2407	045	ROBERT C & SASHA L AUSTIN	821 TARAVAL ST #E	SAN FRANCISCO	CA	94116-2454
2407	046	JACOB KAUFMAN	821 TARAVAL ST #F	SAN FRANCISCO	CA	94116-2454
2408	001	HUI RITA LAI-HAN	3107 CENTRAL AV	ALAMEDA	CA	94501-3143
2408	001	OCCUPANT	2405 17TH AV	SAN FRANCISCO	CA	94116-2516
2408	001	OCCUPANT	2407 17TH AV	SAN FRANCISCO	CA	94116-2516

2408	001	OCCUPANT	2409 17TH AV	SAN FRANCISCO	CA	94116-2516
2408	002	ERIC W WU	2419 17TH AV	SAN FRANCISCO	CA	94116-2529
2408	003	JACQUELINE CHUNG OI CHAN	2423 17TH AV	SAN FRANCISCO	CA	94116-2529
2408	004	HUI FOON TOY	2358 25TH AV	SAN FRANCISCO	CA	94116-2337
2408	004	OCCUPANT	2427 17TH AV	SAN FRANCISCO	CA	94116-2529
2408	037	E HESS PETER TRUST	2434 18TH AV	SAN FRANCISCO	CA	94116-2401
2408	038	ALLEN TRUST	2678 17TH AV	SAN FRANCISCO	CA	94116-3003
2408	038	OCCUPANT	2430 18TH AV	SAN FRANCISCO	CA	94116-2401
2408	039	RAY SIMNEGAR TRUST	211 RAMONA AV	PACIFICA	CA	94044-3047
2408	039	OCCUPANT	2426 18TH AV	SAN FRANCISCO	CA	94116-2401
2408	040	ZHI ZHONG FENG	2422 18TH AV	SAN FRANCISCO	CA	94116-2401
2408	040A	HSUEH PI LEY LI TRUST	2418 18TH AV	SAN FRANCISCO	CA	94116-2401
2408	041	PARKSIDE T18 LLC	582 48TH AV	SAN FRANCISCO	CA	94121-2427
2408	041	OCCUPANT	751 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	041	OCCUPANT	755 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	041	OCCUPANT	2410 18TH AV	SAN FRANCISCO	CA	94116-2516
2408	044	WANG TRUST	743 TARAVAL ST #201	SAN FRANCISCO	CA	94116-2552
2408	044	OCCUPANT	733 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	044	OCCUPANT	735A TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	044	OCCUPANT	735B TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	044	OCCUPANT	735C TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	044	OCCUPANT	735D TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	047	NELSON F LI	717 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	047	OCCUPANT	715 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	047	OCCUPANT	719 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	048	CO PARKER TRUST	709 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	048	OCCUPANT	707 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	048	OCCUPANT	711 TARAVAL ST	SAN FRANCISCO	CA	94116-2516
2408	051	WANG TRUST	743 TARAVAL ST #201	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	743 TARAVAL ST #202	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	743 TARAVAL ST #302	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	745 TARAVAL ST	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	747 TARAVAL ST	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	749 TARAVAL ST #101	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	749 TARAVAL ST #201	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	749 TARAVAL ST #202	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	749 TARAVAL ST #301	SAN FRANCISCO	CA	94116-2552
2408	051	OCCUPANT	749 TARAVAL ST #302	SAN FRANCISCO	CA	94116-2552
2408	052	TOM TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	052	OCCUPANT	725 TARAVAL ST #1	SAN FRANCISCO	CA	94116-2554
2408	053	TOM 1993 & PHILIP J TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	053	OCCUPANT	725 TARAVAL ST #2	SAN FRANCISCO	CA	94116-2554
2408	054	TOM 1993 & PHILIP J TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	054	OCCUPANT	725 TARAVAL ST #3	SAN FRANCISCO	CA	94116-2554
2408	055	TOM 1993 & PHILIP J TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	055	OCCUPANT	725 TARAVAL ST #4	SAN FRANCISCO	CA	94116-2554
2408	056	TOM TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	056	OCCUPANT	725 TARAVAL ST #5	SAN FRANCISCO	CA	94116-2554
2408	057	TOM 1993 & PHILIP J TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	057	OCCUPANT	725 TARAVAL ST #6	SAN FRANCISCO	CA	94116-2554
2408	058	TOM 1993 & PHILIP J TRUST	111 26TH AV	SAN FRANCISCO	CA	94121-1112
2408	058	OCCUPANT	723 TARAVAL ST	SAN FRANCISCO	CA	94116-2554
9999	999	.....	.....	.....	..	..

NOTICE OF PRE-APPLICATION & GOOD NEIGHBOR POLICY REVIEW MEETING
415 Native, LLC
800 Taraval Street, San Francisco CA 94116

Dear Neighbors and Neighborhood Groups of 800 Taraval Street:

The team of 415 Native, LLC would like to open a neighborhood-friendly, adult-use and medicinal cannabis retail establishment at the second floor of 800 Taraval Street.

We intend to practice best industry standards to provide quality products and knowledgeable consumer information. Our ownership, employment and community involvement will be based on principles of equity. We intend to be extremely sensitive to neighborhood safety and will be providing neighborhood discount pricing.

In this regard, we would like you to join us for a Zoom virtual community exchange of ideas about our proposed good neighbor policies and the layout/operational plans for this proposed retail cannabis store with delivery services at 2030 Union Street.

Topic: PRE-APPLICATION & GOOD NEIGHBOR POLICY REVIEW MEETING

Date: Tuesday, February 22, 2022

Time: 7:00 PM to 9:00 PM

Join Zoom Meeting

<https://us02web.zoom.us/j/84106877334?pwd=czdoMmVrTnJIRlpENGLnS1hZcWZYQT09>

Meeting ID: 841 0687 7334

Passcode: 980849

One tap mobile

+16699006833,,84106877334#,,,,*980849# US (San Jose)

+12532158782,,84106877334#,,,,*980849# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose) +1 301 715 8592 US (Washington DC)

+1 253 215 8782 US (Tacoma) +1 929 205 6099 US (New York)

+1 346 248 7799 US (Houston) +1 253 215 8782 US (Tacoma)

If you are unable to attend but would like to have information or express your opinions, you are invited to contact Michael Hall, Equity Applicant of 415 Native at: mike.hall.tennis@gmail.com or by phone at 1 (415) 871-5867.

Neighbors can submit their written questions prior to the meeting and may request that the 415 Native Team read and address them during the Virtual Community Meeting. Those requests will be honored during the Virtual Community Meeting.

During the meeting participants will be invited to ask questions and/or make comments either verbally or submitted in writing to the chat room, which will be responded to by members of the 415 Native Team.

Respectfully,

The 415 Native Team

Enclosures:

Draft of Proposed Good Neighbor Policy (in English, Traditional Chinese, Spanish and Tagalog)

Notice of Pre-Application Meeting, S.F. Planning Department

Proposed Floor Plan and Elevations of Retail Cannabis Store

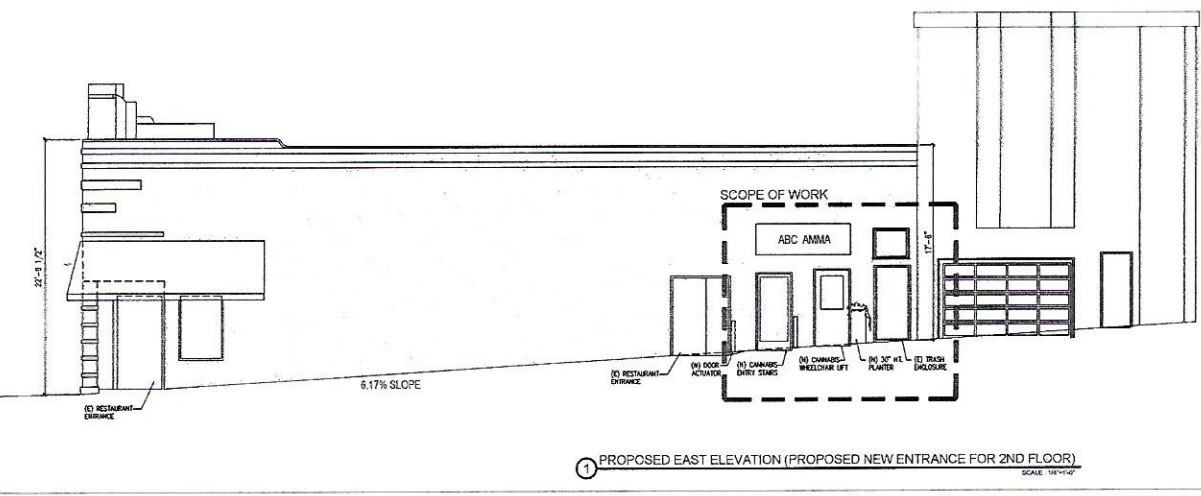
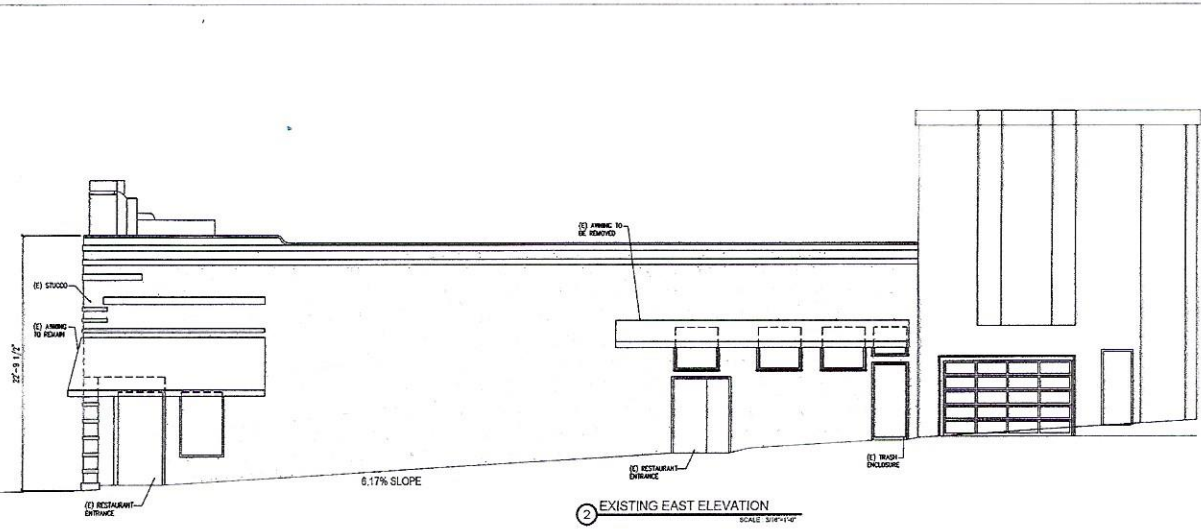
ORGANIZATION	NAME	ADDRESS	CITY	STATE	ZIP	EMAIL	NOTIFICATION PREFERENCES	NEIGHBORHOOD OF INTEREST
PHYSICAL NOTICES								
Housing Rights Committee of San Francisco	Sarah Sherburn-Zimmer	1663 Mission Street, Suite 504	San Francisco	CA	94103	fred@hrssf.org	Physical	Golden Gate Park, Inner Richmond, Inner Lakeshore, Outer Richmond, Outer Sunset, West of Twin Peaks
Outer Sunset/Parkside Residents Association (OSPRA)	Susan Pfeifer	1846 Great Highway	San Francisco	CA	94122	mediasusan2@gmail.com	Physical	Outer Sunset, Parkside
Outlands Planning Council	Doug Bird	1511 44th Avenue	San Francisco	CA	94122	outlands.planning@gmail.com	Physical	Outer Richmond, Outer Sunset, Parkside
Parkmerced Action Coalition	Cathy Lentz	P.O. BOX 320162	San Francisco	CA	94132	parkmercedac@gmail.com	Physical	Lakeshore, Parkside
Sherwin Williams	Francesca Panullo	1415 Ocean Ave	San Francisco	CA	94112	sw8644@sherwin.com	Physical	Bayview, Bernal Heights, Crocker Amazon Heights, Excelsior, Glen Park, Inner Sunset, Noe Valley, Ocean View, Outer Mission, Parkside, Potrero Hill, South Bayshore, Visitacion Valley, West of Twin Peaks
West of Twin Peaks Central Council	Matt Chamberlain	P.O. Box 27112	San Francisco	CA	94127	info@WestOfTwinPeaks.org President@WestOfTwinPeaks.org	Physical	Diamond Heights, Lakeshore, Parkside, West of Twin Peaks
Golden Gate Heights Neighborhood Association	Sally Stephens	P.O. Box 27608	San Francisco	CA	94127	info@goldengateheights.org	Physical	Inner Sunset, Parkside, West of Twin Peaks
SPEAK (Sunset-Parkside Education and Action Committee)	Eileen Boken	1329 7th Ave	San Francisco	CA	94122	speaksanfrancisco@yahoo.com	Physical	Inner Sunset, Outer Sunset, Parkside
BOTH PHYSICAL & ELECTRONIC NOTICES								
Board of Supervisors	Gordon Mar	1 Dr. Carlton B Goodlett Place, Room #264	San Francisco	CA	94102-4689	marstaff@sfgov.org; Daisy.Quan@sfgov.org; Alan.Wong1@sfgov.org; Edward.W.Wright@sfgov.org;	Both	Outer Sunset, Parkside
Board of Supervisors	Myrna Melgar	1 Dr. Carlton B Goodlett Place, Room #260	San Francisco	CA	94102-4689	myrna.melgar@sfgov.org; Jennifer.Fieber@sfgov.org; Megan.Imperial@sfgov.org; Lila.Carrillo@sfgov.org; Jen.Low@sfgov.org; melgarstaff@sfgov.org	Both	Inner Sunset, Lakeshore, Ocean View, Parkside, West of Twin Peaks
ELECTRONIC NOTICES								
Westside = best side!	Maelig Morvan	1444 48th Avenue	San Francisco	CA	94122	westsidebestsidesf@gmail.com	Electronic	Inner Sunset, Lakeshore, Outer Sunset, Parkside, West of Twin Peaks
Saint Ignatius Neighborhood Association	Deborah Fischer-Brown	2151 39th Ave	San Francisco	CA	94116	sisunsetneighbors@hotmail.com	Electronic	Outer Sunset, Parkside

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: February 22, 2022
 Meeting Time: 7:00 PM to 9:00 PM
 Meeting Address: Held via Zoom Conferencing
 Project Address: 800 Taraval Street
 Property Owner Name: DiGrande Enterprise, Inc.
 Property Sponsor/Representative: Native 415, LLC

<u>NAME</u>	<u>ORGANIZATION</u>
-------------	---------------------

<u>Philip Lesser</u>	<u>Moderator</u>
Michael Hall	Native 415, LLC (Equity Applicant)
Nina Nico	Native, 415 LLC
Nguey Lay	Native 415, LLC
Angel Davis	Native 415, LLC
Domenico DiGrande	Native 415, LLC
Roberto DiGrande	Native 415, LLC
Maurice Wong	Owner Happy Days Preschool (809 Taraval Street)
Ana	Apartment Building Owner within one block of project
Lyn Hsu	Neighbor within one block of project
Jeanine Donohue	Neighbor (21 st Avenue and Ulloa Street)
Dr. Peter Lee	OPDSF Orthopedics (801 Taraval Street)
Dr. Dorothy Pang	OPDSF Orthopedics (801 Taraval Street)
WW	
Peter	
Anonymous	Chatroom
Adam Dove	Long-time patron of the Gold Mirror Restaurant
Laura Sosna	Neighbor within one block of project
Ron Greenberg	Long-time patron of the Gold Mirror Restaurant
Spencer Warden	15-years resident of the Sunset district
Alicia Beardon	Cannabis Industry professional
Patrick Chiang	Chiropractor within two block of project
Jane Balmediano	
Ken Turner	
B-Rod	
FD	
Micah	
Michelle	
Richard Lim	
Kyna	
Ann von Germeten	
Tiffany Hall	
Jen Low	Legislative Aide, Office of Supervisor Myrna Melgar
Lisa Tsang	
Alex Capulong	
Ammanda Fabbi	
Gina	
Tse-Louis	
Wendy	
Serge Romani	



DETAILS SHEET NOTES

(1) WALL FINISH OMS TO MEET ENERGY STRUCTURAL (EWS) REQUIREMENTS. SEE STRUCT. SHEET.

(2) FLOOR CEILING ASSEMBLIES DO NOT COMPLY STRUCTURAL REQUIREMENTS. SEE STRUCT. SHEET.

SHEET NOTES

1. ALL FINISH FACING TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, GLASS.

2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.

3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 CLS. INTERIOR WALLS TO BE FRAMED WITH 2X4 CLS. REFER TO WALL FINISH TACKS FOR EXCEPTIONS.

LEGEND

WALL TYPE

DOOR NUMBER

WINDOW NUMBER

WALL TO BE DEMOLISHED

WALL TO REMAIN

WALL

PROPERTY LINE

SECTION

ELEVATION

FLOOR/CEILING ASSEMBLY TYPE

1 IN FIRE RATED WALL

2 IN FIRE RATED WALL

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 832-7966
shatara@shataraarch.com

REGISTERED ARCHITECTS IN THE STATE OF CALIFORNIA. LICENSE NO. 15123 AND 15124. REGISTERED ARCHITECTS IN THE STATE OF CALIFORNIA. LICENSE NO. 15123 AND 15124.

TENANT IMPROVEMENT

ADDRESS
800 TASSAVAL ST
SAN FRANCISCO, CA

BLOCK: 2347
LOT: 009A

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-832-7966
CONTACT: SHARON SHATARA

BUILDING: 08.01.2021

BUILDING: 12.15.2021

SHEET IDENTIFICATION:
PROPOSED ELEVATIONS & SECTION

A2.1

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: February 22, 2022
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Property Sponsor/Representative: Native 415, LLC

Question/Concern #1 Maurice Wong, Owner Happy Days Preschool (809 Taraval Street)

Not a good idea to have a retail cannabis establishment within two blocks of two preschools (Happy Days and Stratford, 2425 19th Avenue)

Response: Children will not be able to see or purchase the products. Children are not permitted in the dispensary which will be located on the second floor and have minimal outdoor signage

Question/Concern #2 Maurice Wong, Owner Happy Days Preschool (809 Taraval Street)

This type of business is not a good fit for the neighborhood

Response: We intend to alleviate your fears by becoming part of the neighborhood fabric and adding safety to the immediate area.

Question/Concern #3 Ana, Apartment Building Owner within one block of project

This proposed retail cannabis business is not necessary at this location since there are plenty of them within a few miles.

Response: Since this is an eligible site for retail cannabis, wouldn't you rather have a team of San Franciscan whom have proven they can improve a neighborhood with their business than an out-of-town large corporation operating at this site?

Question/Concern #4 Ana, Apartment Building Owner within one block of project

Contends that the proposed project will be detrimental to the neighborhood and hurt neighboring business.

Response:

Ana and all the other participants are invited to visit Fig & Thistle Apothecary (313 Ivy Street) to see first-hand how it is an asset to that neighborhood. The same best practices will be employed at the project site.

Question/Concern #5 Lyn Hsu, Neighbor within one block of project

This will make traffic and parking, already strained by SAFEWAY and the preschool worse.

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

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Property Owner Name: DiGrande Enterprise, Inc.
Property Sponsor/Representative: Native 415, LLC

Response:

The security guard will assure no double parking and assist in keeping traffic flowing. An application will also be made for a fifteen-minute green zone curb. It is also anticipated that many customers will come by foot.

Question/Concern #6 Jeanine Donohue, Neighbor (21st Avenue & Ulloa Street)

Please address the violent crime associated with dispensaries.

Response: Per the CCSF Office of the Controller's December 5, 2019 "Cannabis in San Francisco" report, page 70 "In 2018 cannabis retailers saw a greater decrease in crime compared to the whole city."

The Fig & Thistle Apothecary has had no crime problems. It has top-notch security personnel and cameras, which have made that business and the area around it safer.

The same security measures will be employed by the team at 800 Taraval Street.

Anyone found breaking the Good Neighbor Policy rules or engaging in criminal behavior will not be given service.

Question/Concern #7 Dr. Peter Lee & Dr. Dorothy Pang, OPDS Orthopedics (801 Taraval Street)

How will your security guards help the neighborhood?

Response:

They will require people to comply with the Good Neighbor Policy, which will also reduce loitering, encampments and provide advice to those who need City services.

Question/Concern #8 Dr. Peter Lee & Dr. Dorothy Pang, OPDS Orthopedics (801 Taraval Street)

Since there are so many children in the neighborhood and there are already so many dispensaries in San Francisco, why don't you just offer a delivery service?

Response:

Providing education is a big part of why many people prefer a dispensary to using a delivery service. A brick and mortar business is better to serve that need. There are already a lot of delivery services.

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: February 22, 2022
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Project Address: 800 Taraval Street
Property Owner Name: DiGrande Enterprise, Inc.
Property Sponsor/Representative: Native 415, LLC

Question/Concern #9 Dr. Peter Lee & Dr. Dorothy Pang, OPDS Orthopedics (801 Taraval Street)

What are your intended hours of operation? Can you limit those to not overlap with school hours?
Response: We are still working on the proposed hours of operation.

Question/Concern #10 Dr. Peter Lee & Dr. Dorothy Pang, OPDS Orthopedics (801 Taraval Street)

What is to say that you will not sell out to a larger concern?

Response: The DiGrande family has no intention to sell the building, which it owns, its Gold Mirror Restaurant or its position in the dispensary. The DiGrande family intends to be here every day as it has for decades serving the neighborhood and San Francisco with quality product and service. The Gold Door Restaurant will continue to run with a total physical separation from the upstairs dispensary.

Question/Concern #11 Peter

How will your retail cannabis business benefit non users?

Response:

It will bring a sense of safety to the neighborhood. It will also help other nearby businesses by bringing in more people to the Taraval commercial corridor.

The Native 415 team has a combined sixty-five years of experience running quality restaurants and small businesses in San Francisco.

We wish to continue adding quality of life to the City where we and our children have been born and raised.

A number of meeting attendees then gave testimonials regarding the business practices and neighborhood sensitivities of the Gold Mirror Restaurant and Fig & Thistle Apothecary:

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

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Property Sponsor/Representative: Native 415, LLC

Testimonial #1 Adam Dove

People who know the neighborhood should be especially supported in running legal cannabis businesses.

The Gold Mirror has proven its neighborhood sensitivity for nearly a half century.

Testimonial #2 Laura Sosna, Neighbor within one block of the project

This is a unique dispensary that will be tucked away upstairs. It is also very small. So it will have a gentle boutique presence in the neighborhood.

Testimonial #3 Ron Greenberg, Long-time patron of the Gold Mirror Restaurant

As lifelong San Franciscan who personally knows the DiGrande family, they will not let anyone down.

More than half of cannabis dispensary clients are over the age of 50. So this will not bear negative influences on children.

Testimonial #4 Spencer Warden, 15-years resident of the Sunset district

Regulated cannabis businesses are much better than street dealing for the neighborhood.

A security person will also keep an eye on the street just as at the Fig & Thistle Apothecary, which you should visit.

Testimonial #5 Alicia Beardon, Cannabis Industry professional

Children aren't even permitted to look into a cannabis business. All products are in child-proof packaging.

As a mother, I feel safer around dispensaries than many other places.

Having worked many years in the cannabis industry, I have never experienced violent crime at a dispensary. The Fig & Thistle Apothecary is one of the safest dispensaries I've seen in California.

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: February 22, 2022
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Testimonial #6 Patrick Chiang, Chiropractor within two blocks of the project.

After seeing how legalized cannabis retailers actually operate, he sees a dispensary at 800 Taraval Street as a positive addition to the neighborhood.

He also has great confidence in Nina Nico and Nguey Lay whom he has known for many years.



1221 HARRISON STREET #18
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AFFIDAVIT OF PREPARATION OF RADIUS NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS FOR PUBLIC NOTIFICATION

RADIUS SERVICES hereby declares as follows:

1. We have prepared the NOTIFICATION MAP, MAILING LIST, and DELIVERY MATERIALS for the purpose of public notification in accordance with the requirements and instructions stipulated by San Francisco City Planning Department Planning Code / San Francisco Department of Building Inspection / San Francisco Public Works Code:

- | | |
|---|---|
| <input type="checkbox"/> Section 311 (Residential) | <input type="checkbox"/> Mobile Food Facility (MFF)
Truck: 75' minimum radius measured from the outer boundaries of the assumed curbside and all properties across the street that directly fronts, in whole or in part. |
| <input type="checkbox"/> Section 312 (Commercial) | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Mobile Food Facility (MFF)
Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located. |
| <input type="checkbox"/> Environmental Evaluation | |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Minor Sidewalk Encroachment (MSE)
150' radius <u>fronting</u> the subject property. |
| <input type="checkbox"/> Conditional Use Permit for Wireless Antenna Installation | <input type="checkbox"/> Major Sidewalk Encroachment (ME)
300' complete radius. |
| <input checked="" type="checkbox"/> Other <u>300' Good Neighbor</u> | <input type="checkbox"/> Section 106.3.2.3 (Demolition) |

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California and the City and County of San Francisco that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 1/18/22.

RADIUS SERVICES

Professional Service Provider

234709AW

Radius Services Job Number

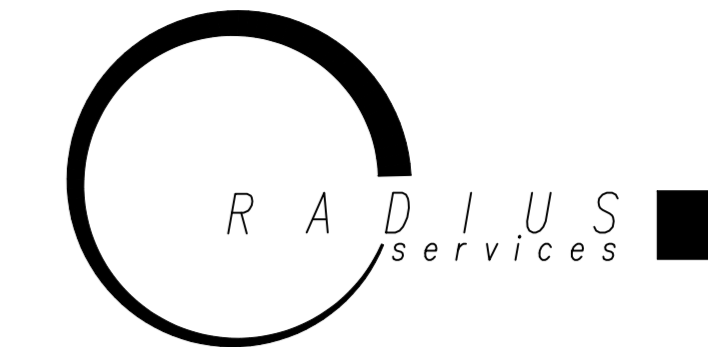
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Project Address

Kevin Chuck
Radius Services

2348/9A

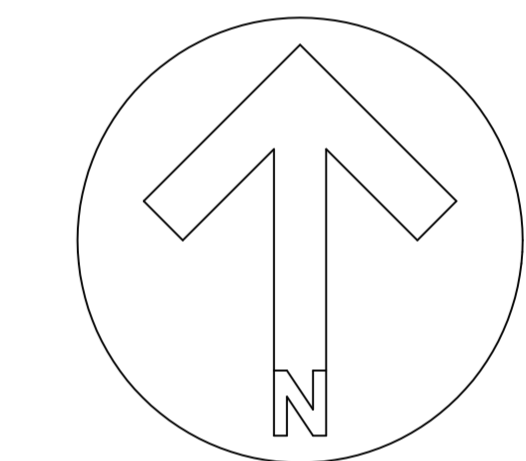
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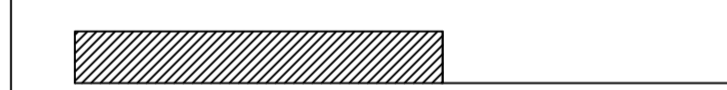
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 LOT 9A

San Francisco, CA

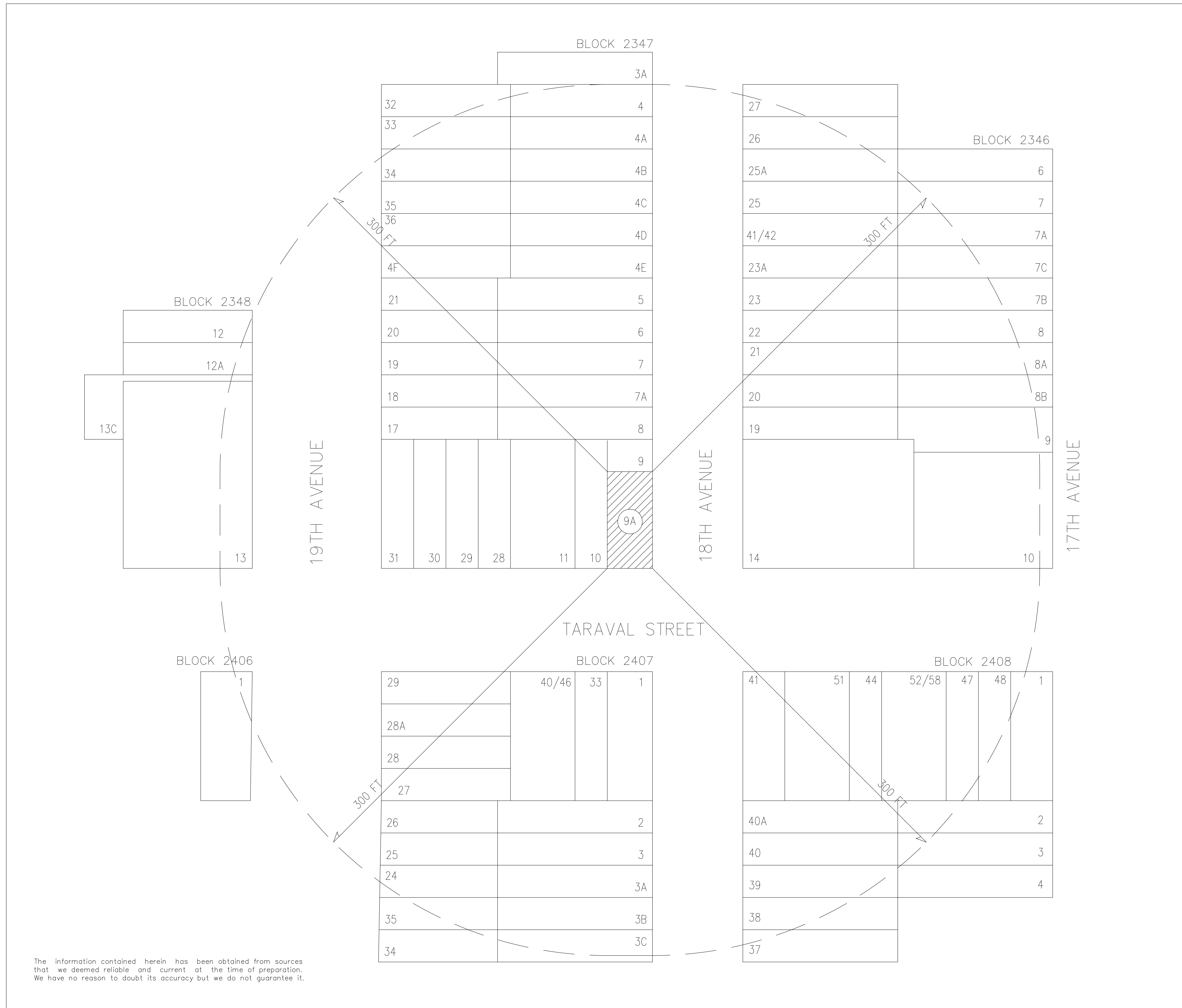


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234709AW	220114
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 NOTIFICATION
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The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

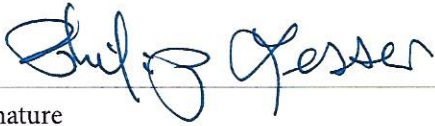
AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, Philip Lesser, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at via Zoom (location/address) on 2/22/2022 (date) from 7:00 PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, February 22, 2022 IN SAN FRANCISCO.



Signature

Philip Lesser

Name (type or print)

Agent

Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

800 Taraval Street

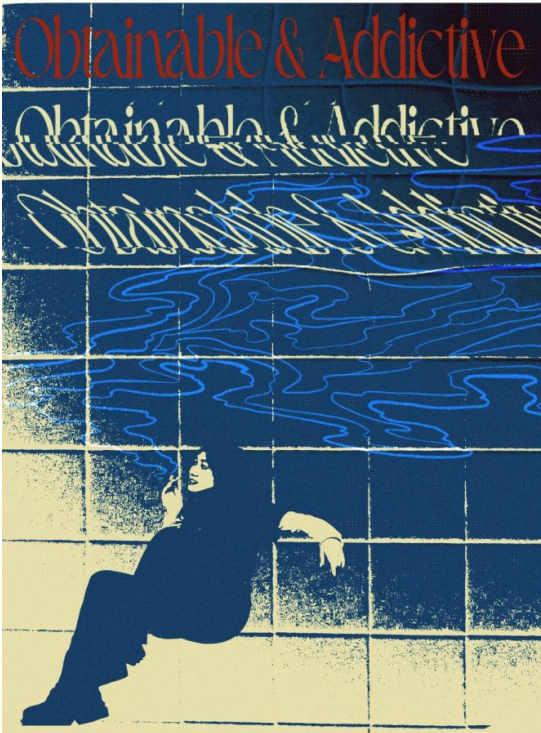
Project Address

APPEAL EXHIBIT 3

Obtainable and addictive

As illicit drug use increases on Lowell's campus, some students find themselves reliant on substances and unable to receive help from school.

Isadore Diamond and Clarabelle Fields



Kylie Chau, Danica Yee

Veronica, a sophomore under a pseudonym, stood inside the handicap bathroom stall, waiting nervously. It was her first time buying drugs on campus. As she stood waiting, her eyes drilled into the door when she suddenly heard footsteps approaching. Soon enough, the door swung open and her friend walked in. She saw the plastic bag containing a vape and cigarettes and quickly took it from her, tucking it away and out of sight. Veronica pressed crumpled up bills into her hand, before leaving the bathroom within a couple seconds. That was easy, she thought.

Veronica is not alone in her experience.

Illicit drug use by students has been a continuous issue at high schools across the country, including Lowell. However, interviews with a number of students and a poll conducted by The Lowell suggests drugs are relatively easy to obtain on campus and that a number of students are using them. In some cases, this includes the use of hard drugs. This has led to increasingly detrimental effects on both Lowell students who abuse drugs, and students who don't as well. Although Lowell has policies in place aiming to combat the issue, students believe that these efforts aren't enough to support those who use illicit drugs.

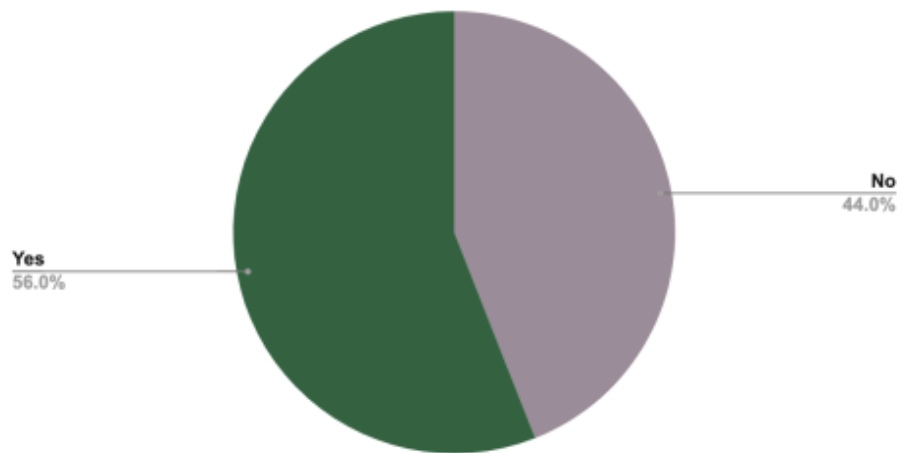
Many students are aware of the prevalence of drug use on campus. In a January 2023 survey conducted by The Lowell of 20 randomly selected registries, 44 percent of respondents reported directly witnessing Lowell students using illegal drugs on campus, and 56 percent of respondents said that they knew at least one Lowell student who has used or is using illicit drugs. These statistics are backed by the Lowell administration, including Isaac Alcantar, one of Lowell's assistant principals, who believes that vaping and other forms of smoking is an expected issue among high school students.

For many, the student bathrooms are the primary hotspot for smoking and drug use, with smoking in particular being the most prevalent. With the rise of e-cigarettes and vapes, many students use these bathrooms for smoking throughout the day. Emily, a junior under a pseudonym, likes to leave class to vape in different bathrooms across the campus. Before Emily leaves for the bathrooms, she texts some of her friends. They discuss what flavor vapes everyone has, if anyone has marijuana, and if anyone is available to come share their goods with her. "I will text a couple friends and ask them to meet in the bathroom, and then we all bring our stuff, and then kind of just vape," she said. If nobody is willing to come meet Emily, she'll just smoke by herself.

Because illicit drug use by high schoolers typically includes nicotine and marijuana, the abuse of more dangerous drugs on campus has gone largely unnoticed. Veronica was alarmed after hearing about Lowell students abusing what she called "harder" drugs, including hallucinogens like ketamine. "You don't imagine high schoolers using [these drugs]," she said.

Adderall is one example of a drug only prescribed for medical purposes that some Lowell students are using illegally. Anna, a senior at Lowell under a

Do you personally know other Lowell students who have used or are using illicit drugs?



Data from a random sample of 268 students who responded to a survey conducted by The Lowell in January 2023 (All infographics by Saw Nwe)



All illustrations by Emily Yee

Adderall during his junior year after hearing from friends that it helped students focus. "I tried 'study drugs' because a lot of my friends were," he said.

While Lowell's administration is aware of a certain level of substance abuse on campus, there hasn't been any awareness of more harmful substances that surveyed students have reported using, including ketamine, Adderall, and cocaine. "[Harder drugs] haven't come onto our radar," Alcantar said. "I think right now the biggest challenge we have is the vaping type of materials."

According to Dr. Steven Sussman, the Professor of Population and Public Health Sciences at the University of Southern California (USC), easy access to drugs leads to addiction and dependence among teens. "A social climate that does not impede use can result in use continuing until a problem develops," Sussman said. Lowell students who have attempted to obtain drugs on campus have found that the process can be surprisingly easy, which can fuel further drug abuse. "The access [to drugs] is definitely there. It's easy to fall into it," Veronica said. "I think once you know one person, you get introduced to others and realize how many kids at Lowell actually do drugs."

Jamie, a senior under a pseudonym, believes that obtaining illicit drugs depends on who you know. "If you know the right people, and you have the right friends, then it can be really easy, like it was for me," she said. When Jamie was interested in buying cocaine, she easily found a seller through mutual friends. "We made a plan, and she just gave it to me in the bathroom," she said.

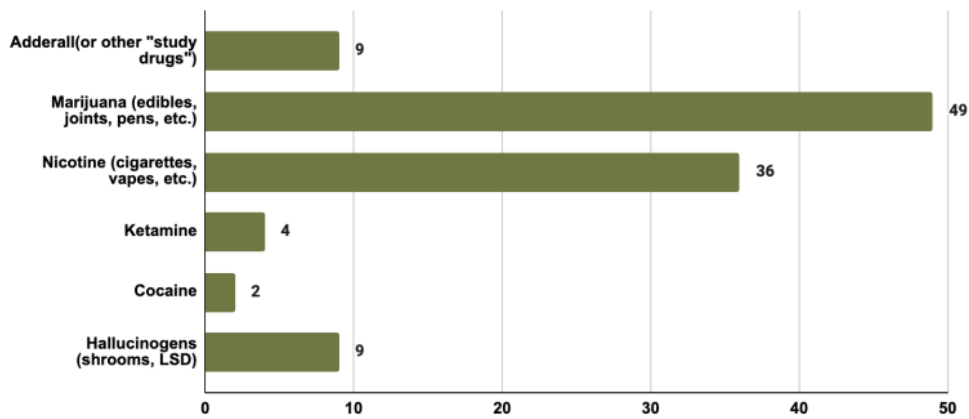


pseudonym, sells extra pills that she receives through her medical prescription for her ADHD. "People generally take it if they want to really focus or really study," she said. "Finals week, SAT tests, AP tests, things like that; it's performance-enhancing drugs for academics." This proved apparent for Ryan, a senior at Lowell under a pseudonym, who tried

Adderall during his junior year after hearing from friends that it helped students focus. "I tried 'study drugs' because a lot of my friends were," he said.

Which of the following substances have you used? Select all that apply.

Data from 51 out of 268 students who responded "yes" to using drugs



Some students believe that drug use at Lowell has greatly increased recently, which falls in line with a greater nationwide trend. With COVID-19 slowly subsiding, schools opening back up, and people interacting more, there has been a bigger opportunity for students to access drugs. According to Monitoring the Future, a national study conducted yearly, nearly all forms of illicit drugs have gone up in use

among high schoolers from 2021-2022. According to Ryan, this issue has gotten blatantly worse over the past year on campus. "So many more students, including younger grades, are just vaping in bathrooms and it's becoming more obvious," he said. According to Alcantar, Lowell has also seen "an uptick in our fire alarms triggered," which has been attributed to vaping in the restrooms.

The consequences of substance abuse can be especially detrimental to teens, who don't have fully developed brains and often experience harmful side effects. Academically, the cognitive and behavioral changes caused by drug abuse can frequently lead to challenges in doing schoolwork, while more time spent using drugs can lead to students skipping classes, according to the Office of Juvenile Justice and Delinquency Prevention. Many mental health problems may also arise because of drug use. According to the Bureau of Justice Statistics, drug-abusing youth are at a higher risk of having mental health problems, such as personality disorders, depression, and suicide. Drug abuse can also affect a person's physical health, weakening the immune system and increasing the risk of many illnesses and infections, according to Gateway Foundation. After taking Adderall to help him focus on homework, Ryan experienced side effects such as extreme nausea and dizziness that reminded him of the dangers of taking illicit substances. "It's an illegal drug that I took for f'cking algebra homework," he said. "It's not worth it."



Substance use on campus has started to affect the greater student population as administration attempts to mitigate the issue by shutting down restrooms. "Fire alarms have been going off in specific bathrooms," Alcantar said. "We're trying to make sure that students aren't using them for things that are inappropriate, like vaping or smoking, and stuff like that, which is not the purpose of the bathroom." As a result of these shutdowns, survey respondents reported waiting in long lines, traveling to different floors and school buildings, and not being able to use the bathroom at all. One respondent was frustrated when trying to find smoke-free bathrooms. "I have to go around school, trying to find an open bathroom that doesn't smell like drugs," they said. Another reported difficulties in trying to use gender-neutral bathrooms. "As someone who identifies as non-cisgender, it's frustrating when I need to use the gender-neutral bathroom but other people are using it for drugs," they said.

To combat the issue, Lowell's administration has long followed San Francisco Unified School District's (SFUSD) policies when addressing students caught using substances. According to Alcantar, SFUSD policies and guidelines use a "progressive discipline model," which involves a more supportive approach to drugs. "We try to start with bringing the student into thinking about why they're doing it, bringing the family on board, and making sure that we're trying to support the kid to make better choices," Alcantar said. "We refer the students to Brief Intervention Services, which is where they talk about

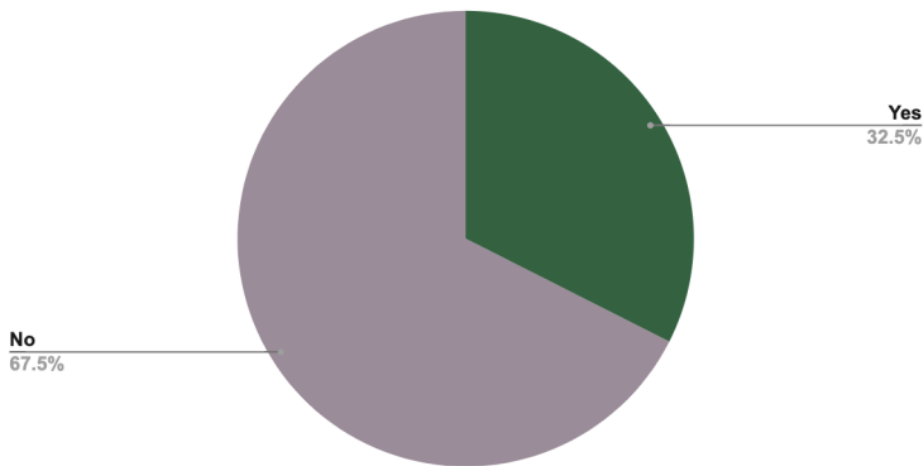
what kind of substance abuse they've been doing and why." If a student is caught using substances on campus after that, they risk being subject to harsher disciplinary measures, including suspensions and expulsions.

The students interviewed for this story conveyed confusion about both the penalties for drug use on campus, as well as the help they can receive to stop using. Several sources just aren't aware of the help that they can get at school for addiction, and expect punishments from administrators. Laura, who is currently struggling with a nicotine addiction, said that the consequences of reporting drug use to school staff is not accessible information. "It isn't common knowledge," Laura said. She also said that when her friend was caught vaping, their device was taken away and their parents were called. She believes that is punishment enough and doesn't want to turn to school staff, in fear of their parents knowing.

Although these policies exist, many students believe that there still aren't enough available resources at Lowell. According to Veronica, she felt lost when considering reaching out for help. "We don't have a nurse anymore, so I don't really know who I would go to," she said. Though Veronica considered her



Do you think there are adequate resources or support at Lowell to help students who use illicit drugs?



counselor, she ultimately decided that wasn't a comfortable option either. "[My counselor] has a ton of kids to talk to and not having that connection makes it harder to go to him for personal things." Sixty seven percent of survey respondents reported that they believed Lowell did not provide adequate resources or support to help students who use illicit drugs. Ryan believes that Lowell doesn't do enough about drug use, and needs to be more vigilant in how they prevent students from "spiraling down the drug hole." Laura, a

senior, believes Lowell should take steps toward providing more resources. "I think it would be very beneficial to a lot of people if they had more educational services and help for people who are struggling with addiction," she said.

Additionally, the fear of getting in trouble or facing disciplinary action at Lowell, along with what many believe is a punishment-oriented approach to drug use, prevents many students from reaching out for support despite the need for help. Dr. Sussman believes that implementing proven programs that focus on students' wellbeing and rehabilitation can help, especially with nicotine addiction. "There are evidence-based programs for teen cessation from tobacco use, such as Project EX," he said. Project EX, a school-based program for teenagers, "aims to teach self-control, anger management, mood management, and goal setting techniques, and it provides self-esteem enhancement."

At present, Lowell is missing two key elements for providing such wellbeing support for its students: a nurse and a Wellness coordinator. The two employees staffing these positions quit this past fall, and, as of yet, no new hires have been made. According to principal Mike Jones, there are currently no candidates for these positions and he does not anticipate there being any for the rest of this semester. At a recent faculty meeting, he explained that problems with SFUSD's EMPowerSF payment system has driven away potential candidates. "Folks don't want to work in the district at this point," he said.



Without a nurse or a fully staffed Wellness center, much less a dedicated drug program such as a Project EX, students struggle to receive the help they need. In some cases, they don't know who to turn to, or if they should reach out to adults on campus. "I don't even know if you get in trouble for going to a counselor and saying you're addicted, but we need to get rid of that idea because some people do want help," Ryan said. "They're just afraid of getting in trouble if they do reach out." For Veronica, this fear has kept her from confiding in adults at Lowell as well. "Even when we had a nurse, I was scared to go to her because I thought I would get in trouble," she said. Laura also believes Lowell's approach to the issue deters students from seeking help. "Addiction is not a choice, it's a disease," she said. "I think they punish us instead of offering support, which is really problematic."

APPEAL EXHIBIT 4



- Cannabis Legalization
- in San Francisco
- A Health Impact Assessment



Office of Policy and Planning
San Francisco Department of Public Health

Final Report
Fall 2017

The Centers for Disease Control and Prevention (CDC) provided funding for this work through the Health Impact Assessment to Foster Healthy Community Design grant.



Table of Contents

Introduction and Purpose..... 3

Scope of the Project..... 4

Methods 5

Findings 6

Youth Use of Cannabis in San Francisco..... 6

Middle School Students Cannabis Use Trends..... 6

High School Students Cannabis Use Trends..... 6

Medical Cannabis Dispensaries, Cannabis Retailers, and Zoning District Analysis..... 7

 Literature Review Findings 7

 MCD and Green Zone Distribution Analysis Findings 8

 Cannabis-Related Hospitalizations and Emergency Room Visits in San Francisco..... 10

Qualitative Analysis: Key Informant Interviews and Youth Focus Group..... 11

 Current Local Environment..... 12

 Future Environment Post-Legalization..... 12

 Recommendations for Mitigating Potential Impact and Preventing Harm..... 13

 Perspectives from Outside Jurisdictions with Legalized Adult Use Cannabis 14

Cross-cutting Key Findings..... 15

Disproportional Impacts..... 15

Concerns about Cannabis Edibles..... 16

Youth Normalization and Advertising 16

Recommendations 17

References..... 19

List of Figures

Figure 1: Health Pathway Diagram of Cannabis Legalization and Regulation in San Francisco..... 4

Figure 2: MCD Locations and Current/Proposed Green Zones under Ordinance 171041 9

List of Tables

Table 1: Current Cannabis Use Rates among San Francisco High School Students, 2009-2015* 7

Table 2: Characteristics of Areas Surrounding MCDs and Current/Proposed Green Zones¹ 10

Table 3: Cannabis-Related Hospitalizations and ER Visits in San Francisco, 2006-2015 (September)* 11

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Colleagues and organizations were generous with their time and ideas.



Introduction and Purpose

On November 8, 2016, California voters passed Proposition 64, the “Adult Use of Marijuana Act”. This proposition made it legal for individuals age 21 and older to use, possess, and make non-medical cannabis available for retail sale.^a While the legalization of adult use cannabis may have direct benefits to communities, from the regulation and taxation of cannabis sales to the substance’s continued decriminalization, the public health impacts of legalization are lessor known. There is an emerging body of evidence on the health and social impacts associated with cannabis use, especially for youth.¹⁻³ The evidence regarding these impacts is growing, but there is limited and conflicting evidence on the public health implications of legalization, as it is relatively new in the United States.

This report assesses the most up-to-date health information and draws together evidence from multiple sources to better understand the potential health impacts from adult use cannabis legalization in San Francisco. The report aims to inform discussions on the legalization process by providing a health lens to better understand its implications. This report uses a health impact assessment (HIA) framework to evaluate the potential health effects or harms to communities from legalization and strategies for their preventions and/or mitigation. The following goals were used to provide an overall structure to guide the project:

- Prevent youth access and exposure to cannabis
- Minimize potential harms to communities from cannabis use
- Prevent the renormalization of tobacco product use and reverse of declining use rates
- Ensure perceptions of cannabis recognize risks associated with use

Based on these goals, the following research question was formulated for the analysis: What are the health impacts of *adult use cannabis retailers* on San Francisco communities? More specifically, the report wanted to evaluate: How does the density of and proximity to adult use cannabis retailers impact youth exposure and neighborhood quality

^a The proposition allows for the possession, transportation, purchase and consumption (up to one ounce of adult use cannabis and eight grams of adult use cannabis concentrates), and personal cultivation of cannabis (up to six plants in a private residence).



of life^b? And how does allowing onsite consumption of adult use cannabis impact youth exposure and neighborhood quality of life? For the latter question, evidence in the literature was sparse and key informant feedback was somewhat limited, thus it was not a focal point of the report.

The assessment draws together evidence from multiple different data sources to develop a holistic understanding of the health impacts associated with cannabis legalization and answer the report’s research questions. Data sources for the assessment included local and national epidemiologic data, scientific literature, expert and key informant opinions collected from interviews and focus groups, and diverse quantitative indicators associated with health and the neighborhood environment. These data were analyzed for population wide trends and stratified to examine potential disproportionate impacts on different sub-populations (e.g. age, race/ethnicity) in following with the goals of the report. Based on the assessment findings, evidence-informed recommendations are proposed that aim to mitigate the identified health risks associated with legalization, especially as it relates to youth exposure and cannabis retailers, and any disproportionate impacts they may have on certain populations and/or communities.

As aforementioned, adult use cannabis in the United States is an emerging industry that has raised certain public health concerns. To-date, there is limited evidence of the public health impacts associated with adult use legalization and the impacts of new specialized cannabis services such as onsite consumption. This report uses the most current evidence to provide a health lens to the decision-making process for the implementation of adult use cannabis legalization in San Francisco.

^b Neighborhood quality of life refers to issues such as crime, nuisances (e.g. noise, double parking, etc.), and traffic related injuries (e.g. pedestrian, bike, and vehicle-related injuries).



Scope of the Project

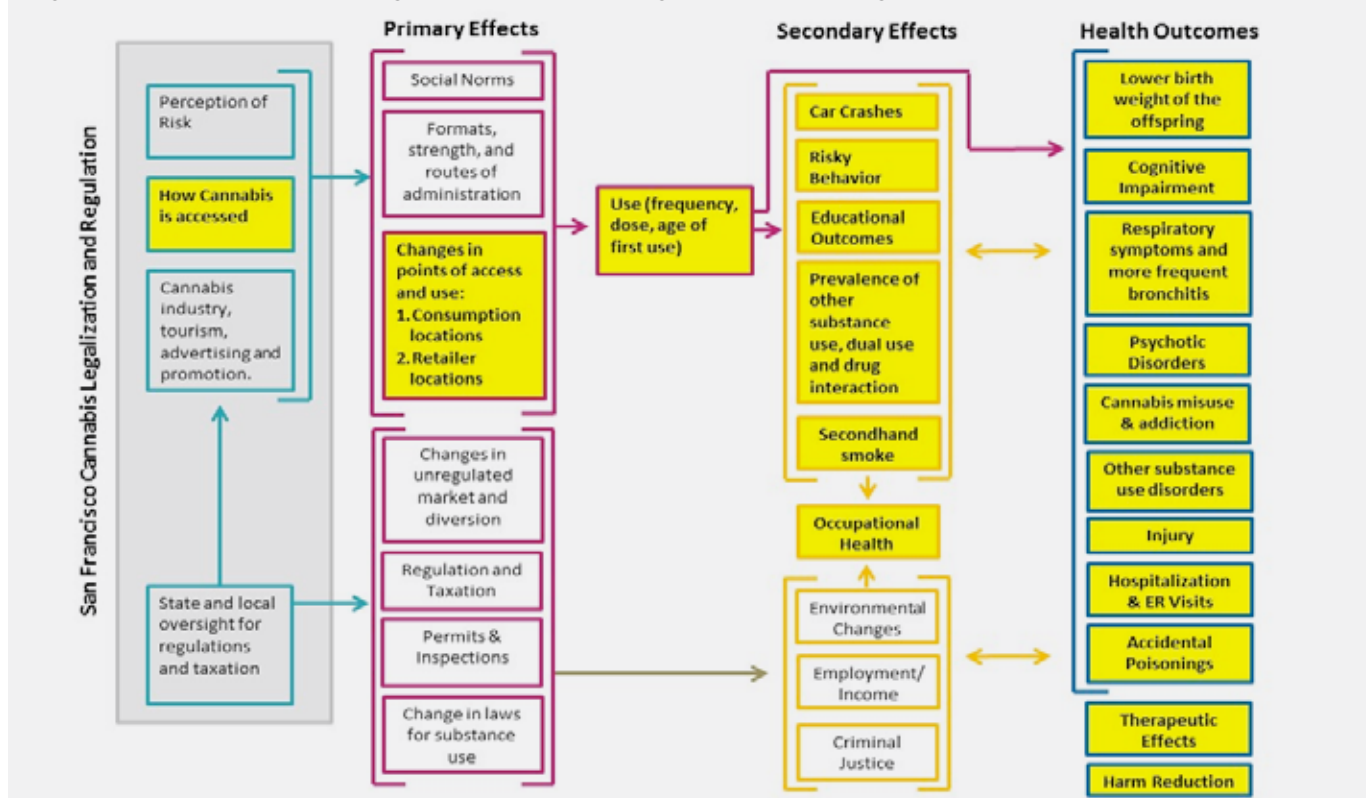
The scoping phase of the HIA provides a framework for the assessment and the research methods to identify potential risks being evaluated. Figure 1 provides an illustration of the scoping diagram that highlights the policy decision assessed and the potential health impacts from the decision. The diagram’s pathways were developed from existing scientific literature and the health outcomes were chosen based on the strength of their scientific evidence.² The outcomes’ directionality (i.e. positive or negative impact) are not specified because they may be contingent on how legalization is implemented in San Francisco. Additionally, the impacts associated with changes in the economic opportunity landscape, criminal justice system, and medicinal cannabis environment are not explored in this pathway diagram, but are recognized.^c

c. To explore the interplay between income, employment, incarceration and health, refer to “Social Epidemiology” (2014)⁴. To explore the current scientifically support therapeutic uses of medically cannabis, refer to the National Academy of Sciences 2017 cannabis report.²

In Figure 1 (below), the diagram’s highlighted boxes depict the pathways and health outcomes examined in this project. Adult use cannabis legalization and the attendant changes in the regulatory environment are hypothesized to impact cannabis access, primarily through the addition of cannabis retailer locations.^d This change in access could then impact people’s cannabis use (as measured by the frequency, dose, and age of first use), leading to direct and indirect health and social outcomes, as mediated through factors such as changes in risk of car crashes, educational outcomes, exposure to second hand smoke, and the increased co-use with other substances. Direct and indirect health outcomes associated with cannabis use include, but are not limited to: lower birth weight of offspring, cognitive impairment, respiratory symptoms, psychotic disorders, cannabis misuse and addiction, other substance use disorders, injury, hospitalization and emergency room visits, and accidental poisonings.² The impacts on youth can be more significant, as the brains of young people do not fully develop until the mid-20s.⁵ Research shows that regular cannabis use by youth can harm memory, learning, and attention, with some studies suggesting these impacts can

d. The extension of adult use cannabis sales to delivery may also impact access, but it is not specifically examined by the assessment. Of note, 10 of the 38 permitted medical cannabis dispensaries in San Francisco are delivery only.

Figure 1: Health Pathway Diagram of Cannabis Legalization and Regulation in San Francisco





“I’m scared about how young students are when they start using. They don’t have the information about the issue because they’re starting so young.”

– Youth Focus Group Participant

be permanent.⁶ Cannabis use has also been found to be more addictive and harder to stop if started at a younger age.⁷ Refer to Appendix A for a comprehensive summary of health outcomes associated with cannabis use and the level of supporting scientific evidence.

Methods

The HIA employed a mixed methods research approach to answer the assessment’s research questions. Specific methods included:

Literature Review: The review examined existing literature of systematic reviews, review of reviews, and single studies on community-level impacts associated with cannabis use. Particular focus was given to cannabis retailers and medical dispensaries, locations allowing onsite cannabis consumption, the interplay of tobacco and cannabis, and impacts on youth from legalization.

Quantitative and Geographic Assessment: Quantitative data on cannabis-related hospitalizations and emergency room visits and youth substance use rates were examined

for population wide-trends and stratified to identify any disproportionate impacts on different sub-populations. Additionally, an analysis of the distribution of medical cannabis dispensaries, zoning districts where dispensaries are allowed^e, and proposed expansion to these zones per a new ordinance (Ordinance 171041 as introduced 9/26/2017) in San Francisco was conducted. This analysis examined whether dispensaries and specified zoning districts are disproportionately located in certain communities, and whether those areas have higher poverty rates, concentrations of residents of color, and/or concentrations of youth populations. Ordinance 171041 was introduced September 26, 2017 by the Mayor’s Office with Supervisor Jeff Sheehy, and provides new rules overseeing adult use and medical cannabis in San Francisco.

Focus Groups and Key Stakeholders Interviews: Qualitative evidence was collected on the current impacts of cannabis use and potential impact of adult use cannabis legalization through interviews with 11 local key informants, six outside jurisdictions that recently legalized adult use cannabis, and a focus group with 12 local youth, aged 14-22.

^e Zoning districts allowing MCDs are sometimes referred to as “green zones”. This term is used throughout the report.

Findings

Youth Use of Cannabis in San Francisco

Cannabis use among youth can have significant health and social impacts.^{1-3,5-7} Evaluating baseline youth rates and patterns of use will help to understand any impacts of adult use cannabis legalization on youth and identify sub-populations at-risk for these impacts. This analysis examines cannabis use patterns among San Francisco Unified School District (SFUSD) middle and high school students between 2008 and 2015 using survey data gathered using the Youth Risk Behavior Survey (YRBS). The survey provides baseline data of youth cannabis use rates before legalization, insights into cannabis use patterns in youth, and highlights where there are disparities in use by gender, race/ethnicity, and sexual orientation. Refer to Appendix B for more information on the survey methods and complete findings on San Francisco middle and high school youth substance use trends.

Middle School Students Cannabis Use Trends

Between 2008 and 2014, the percentage of middle school students in San Francisco who have ever used cannabis has remained relatively stable. In 2014, 6.9% of students reported ever using cannabis. Males and females had similar rates of cannabis use. Among racial/ethnic groups, Black/African American, Native Hawaiian/other Pacific Islander, and Latino/Hispanic groups reported having the highest percentages that ever used cannabis, with rates of 22.7%, 21.6% and 16.2%, respectively. Students who self-identify as gay, lesbian, or bisexual had the highest percentage reporting to have ever used cannabis among sexual orientation groups, with rates of 32.7%. Overall San Francisco middle school student cannabis use rates were statistically similar to Colorado, where adult use cannabis is already legalized. Among Colorado middle school students in 2015, an estimated 4.4% were currently using cannabis and an estimated 7.6% had ever used cannabis.⁸ Nationwide data on middle school rates were not identified.

High School Students Cannabis Use Trends

Between 2009 and 2015, the percentage of high school students in San Francisco who have ever used or currently use cannabis remained relatively stable. In 2014, 28.7% of students reported ever using cannabis and 16.8% reported current use. These rates are lower than national rates, where 40.7% of high school students reported having ever used cannabis and 21.7% reported current cannabis use.⁹ San Francisco's high school student use rates are also lower than, or similar to, rates in states that have legalized



adult use cannabis. In 2015, approximately 38% of Colorado high school students reported having ever used cannabis and 21% reported using in the past 30 days.⁸ In Washington State, 26% of 12th graders and 17% of 10th graders reported current cannabis use in 2015.¹⁰ Several analyses on the initial impacts of adult-use cannabis legalization in these states have shown the legalization has not had a demonstrated impact on overall use rates and risk perception.¹¹⁻¹⁷ Among youth in Colorado, Washington, Oregon and Alaska, survey data suggests there were no significant increases in cannabis use post-legalization.¹³ One analysis found that while there has been a downward trend in perception of risk among these states, these downward trends predated legalization.¹⁶

While overall cannabis use rates among San Francisco youth may be lower than national rates, significant disparities by race/ethnicity and sexual orientation were observed during the 2009-2015 time period. Among racial/ethnic groups in San Francisco, American Indian/Alaska Native, Black and African Americans, and Whites students had the highest rates of current use, with rates of 49.2% (estimate has large confidence interval due to small population), 37.4%, and 34.5%, respectively. Latino/Hispanic and Native Hawaiian/other Pacific Islander also had higher rates than the City's overall high school student rate, with 29.3% and 27.2% reporting current use. Use



Medical Cannabis Dispensaries, Cannabis Retailers, and Zoning District Analysis

Literature Review Findings

The scientific literature examining the impacts of cannabis retailers and medical cannabis dispensaries (MCDs) is limited, provides some mixed findings, and focuses predominantly on MCDs.¹ Studies have found that, similar to the impacts of alcohol and tobacco outlets, their proximity to and/or density within communities is positively associated with current cannabis use¹⁸, recent cannabis use by certain adolescents groups (8th and 10th graders)¹⁹, lower age of cannabis use onset²⁰, cannabis use disorder hospitalizations²¹, and frequency of child physical abuse.²² Recent studies have also found that neighborhoods with lower household incomes, higher proportion of racial/ethnic minorities, higher crime, or greater density of on premise alcohol outlets have greater densities of MCDs.^{23,24} A recent study of Colorado adult use cannabis retailers found that retailers were more likely to be located in neighborhoods with lower proportions of young people, higher proportions of racial/ethnic minorities, lower household incomes, higher crime rates, or greater densities of on premise alcohol

rates among several of these groups surpass nationwide rates. In 2015, the national prevalence of current cannabis use among Black and African Americans and Whites was 27.1% and 19.9%, respectively.⁹ Significant disparities were also observed among sexual orientation groups, with San Francisco students who self-identify as gay, lesbian or bisexual having current use rates about twice the overall rate, with rates of 28.0% and 37.2%, respectively. Males and females have had similar rates of cannabis use. Refer to Table 1 for more details regarding high school student use rates in San Francisco.

1. No systematic reviews on the topic area, for either cannabis retailers or medical dispensaries, were identified. Literature on the impacts of onsite cannabis consumption was sparser, with no US-based studies identified.

Table 1: Current Cannabis Use Rates among San Francisco High School Students, 2009-2015*

Category		2009-2015	2009-2011	2013-2015
Total		16.9%	17.0%	16.8%
Sex	Female	16.7%	16.5%	17.0%
	Male	16.8%	17.1%	16.5%
Race	American Indian/ Alaska Native	49.2%	.	62.5%
	Black or African American	37.4%	32.4%	42.9%
	Chinese	3.1%	3.4%	2.8%
	Filipino	14.4%	16.0%	12.8%
	Latino/ Hispanic	29.3%	30.7%	28.1%
	Multiple - non-Hispanic	21.9%	21.9%	21.9%
	Native Hawaiian/ other Pacific Islander	27.2%	36.0%	.
	Other Asian	11.7%	12.9%	10.5%
	White	34.5%	35.5%	33.6%
Grade	9th grade	10.4%	12.5%	8.2%
	10th grade	14.8%	14.7%	14.9%
	11th grade	18.7%	18.4%	19.1%
	12th grade	23.0%	21.6%	24.2%
Sexual Orientation	Bisexual	37.2%	44.2%	30.5%
	Gay or Lesbian	28.0%	28.9%	27.0%
	Heterosexual	15.9%	15.5%	16.2%
	Not sure/Missing	15.1%	15.9%	14.5%

*Percentage of students who used cannabis one or more times over the past 30 days.



outlets.²⁵ Conversely, a very limited amount of studies have also found no association between the density and/or proximity of MCDs and issues such as violent or property crimes²⁶, recent cannabis use by certain adolescents groups (12th graders)¹⁹, or lifetime cannabis use.¹⁸ A recent study even found that MCD closings were associated with increases in crime in the surrounding area.²⁷ The literature on the impacts of alcohol outlets is more robust and may provide insight into potential impacts of MCDs and cannabis retailers. Reviews have found that increases in outlet density is positively associated with increases in alcohol consumption and alcohol related harms, including, but not limited to crime, injuries and alcohol misuse.²⁸⁻³⁰ Research has also shown these retail types impact youth exposure to harmful substances, with studies on tobacco retailers demonstrating that their density influences minors' perception of tobacco acceptability and availability, as well as their likelihood of purchasing tobacco products.¹⁸⁻²² For more information regarding these impacts, refer to Appendix C.

MCD and Green Zone Distribution Analysis Findings

As discussed, the densities of alcohol and tobacco retailers have been found to influence youth exposure to these substances and have been associated with other community health harms. These retail types have also been found to disproportionately impact certain communities and concentrate in low income communities of color. Increasing evidence suggest that MCDs and adult use cannabis retailers could have similar impacts. The following analysis examines whether distributional patterns found with alcohol outlets and tobacco retailers are being reproduced in San Francisco with MCDs, and how the current proposal to change land use rules overseeing MCDs and cannabis retailers (per Ordinance 171041, as introduced Sept 26, 2017)⁹ could impact that distribution. The analysis excluded delivery-only dispensaries as the scientific literature has mostly focused on relationship between storefront retail and surrounding communities. Of note, studies examining the impact of home delivery of alcohol have found that delivery is associated with higher rates of access for youth.^{29, 30} For more information on the analysis methods and the complete set of findings, refer to Appendix D.

As of August 2017, there are a total of 28 licensed MCDs (excludes 10 delivery only licensed MCDs) operating in San Francisco. MCDs are not spread throughout

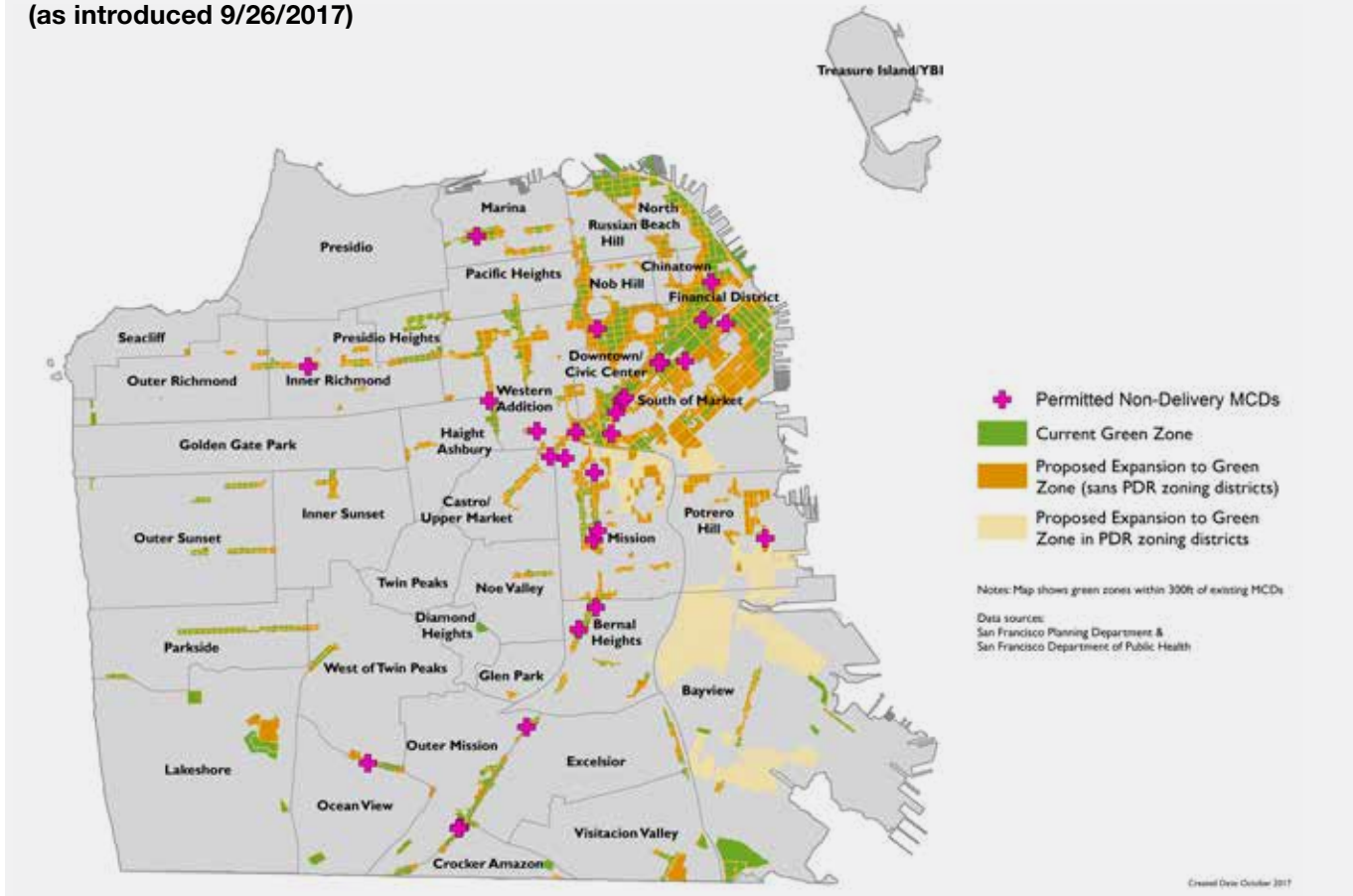
the City evenly, with several neighborhoods containing a disproportionate share (refer to Figure 2 for map of locations). MCDs are located in 12 different neighborhoods, with 64% operating in just four neighborhoods: South of Market (28%, n=8), Mission (14%, n=4), Outer Mission (11%, n=3), and Financial District (11%, n=3). MCDs were found to follow similar distributional patterns as alcohol outlets and tobacco retailers throughout San Francisco. Neighborhoods with some of the highest concentrations of MCDs were also the ones with some of the highest densities of alcohol outlets and tobacco retailers (SOMA, Mission, and the Financial District). Of note, MCDs were found to concentrate to a higher degree in SOMA, Financial District, and Outer Mission in comparison with alcohol and tobacco retailers. Similar to the geographic distribution of MCDs, areas zoned to allow dispensaries are not distributed equally across the city. Three neighborhoods contain 46% of the zoned area that allow for new MCDs to open: South of Market (19.5%), Financial District (15.7%), and North Beach (10.4%). While there is overlap with where MCDs and green zones are located, MCDs are not distributed in proportion with where they are zoned.



g. The Ordinance would permit MCDs in some Neighborhood Commercial Districts in which they are currently prohibited, PDR Zoning Districts, and most Mixed Use Districts. In addition, this ordinance would prohibit a cannabis retailers or MCD from locating within 600 feet of a school, public or private (down from 1,000 feet) and with 300 feet of existing MCD or cannabis retailers. Further, it would not require a minimum distance between a cannabis retail use or MCD and a day care center or youth center.



Figure 2: MCD Locations and Current/Proposed Green Zones under Ordinance 171041 (as introduced 9/26/2017)



The analysis of areas surrounding MCDs and green zones found that community composition differed across several demographic indicators (refer to Table 2 for more detail). Communities surrounding MCDs were found to have higher poverty rates (35.1% vs 27.0%) and higher concentrations of people of color (64.4% vs 58.5%) in comparison to areas without MCDs. There were differences in the percentage of youth populations between the two areas, with areas without an MCD having a lower percentage of youth population (11.4% vs. 13.5%). When examined by specific racial/ethnic categories, the areas surrounding MCDs were more likely to have higher percentages of Black/African American (6.8% vs 5.3%) and Latino/Hispanic (19.9% vs. 15.1%) populations compared to areas without MCDs. Communities surrounding areas zoned for MCDs were found to have higher rates of poverty (29.8% vs 25.9%), but similar percentages of people of color (59.2% vs 58.5%). There were differences in the percentage of youth populations between the two areas, with areas not containing green zones having a lower percentage of youth population (12.0% vs. 14.3%).

Alcohol Outlet Count by Neighborhood

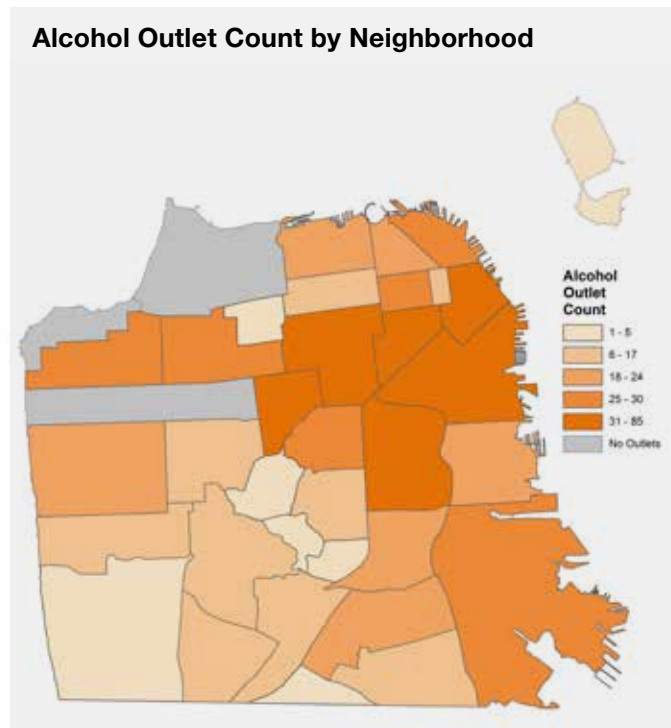




Table 2: Characteristics of Areas Surrounding MCDs and Current/Proposed Green Zones

Community Geography	Percentage of Total City Population	Percentage in Poverty ¹	Percentage People of Color ²	Percentage Youth ³
Contains MCD	4.5%	35.1%	64.4%	11.4%
No MCD	95.5%	27.0%	58.5%	13.5%
Current Green Zone	38.0%	29.9%	59.3%	12.0%
Outside Current Green Zone	62.0%	25.9%	58.4%	14.2%
Proposed Green Zone	56.6%	30.6%	58.6%	11.9%
Outside Proposed Green Zone	43.4%	23.2%	58.9%	15.4%
Proposed Green Zone plus PDR	57.6%	30.9%	59.2%	12.1%
Outside Proposed Green Zone plus PDR	42.4%	22.5%	58.1%	15.2%
Citywide	100.0%	27.4%	58.8%	13.4%

(1) percentage of population below 200% federal poverty level; (2) % of population non-white; (3) % of population under age 18

Under Ordinance 171041, South of Market, Financial District, and Downtown/Civic Center would have the most area zoned for MCDs and cannabis retailers, and would contain 43.1% of the proposed additions to the green zone (calculations exclude PDR zoning allowances). Areas surrounding the proposed green zones were found to have higher rates of poverty (30.6% vs 23.2%), similar percentages of people of color (58% vs 58%), and a lower percentage of youth (11.9% vs 15.4%). In these proposed zones, there would be similar proportions of African Americans and Whites, and differences in the percentage of Asians (32% vs 35%) and Latinos (16% vs 13%).

Cannabis-Related Hospitalizations and Emergency Room Visits in San Francisco

Hospitalizations and emergency room (ER) visits from cannabis use disorder and poisonings^h are health outcomes associated with cannabis use.^{2,8} This analysis examines the burden of cannabis-related hospitalizations and emergency room (ER) visits among San Francisco residents, as measured by hospitalizations and ER visits where cannabis could be a causal, contributing, or coexisting factor noted by the physician during the ER visit or hospitalization. Hospitalization and ER data was obtained from the Office of State Health Planning and Development (OSHPD). Refer to Appendix E for more information regarding the analysis’s methods and complete set of findings.

^h Drug poisoning refers to a state of major disturbance of consciousness level, vital functions, and behavior following the administration in excessive dosage (deliberate or accidentally) of a psychoactive substance. The risk for acute toxicity of cannabinoids is considered to be low and there are no reports of fatal overdoses in the epidemiological literature from cannabis. The most common acute adverse effects of cannabis include anxiety, panic reactions, and psychotic symptoms. There are reports of cannabis intake resulting in coma in children, and in other cases, resulting in cardiac arrhythmia, acute myocardial infarction, and transitory ischemic attack.^{38,39,3}

Over the past ten years of available data, cannabis-related hospitalizations and ER visits increased substantially. Between 2006-2010 and 2011-2015, hospitalization counts increased 50%, the percentage of hospitalizations increased 45%, and age-adjusted rates increased 45%. ER visit counts increased 185%, the percentage ER visits increased 140%, and age-adjusted rates increased 180%. Cannabis use disorder diagnoses were found to be responsible for most cannabis-related hospitalizations and ER visits. Between 2011 and 2015, cannabis use disorder diagnoses accounted for an estimated 99% of all cannabis-related hospitalizations and 95% of all cannabis-related ER visits. Hospitalizations and ER visits with a cannabis-





related primary diagnosis represent a small fraction of cannabis-related cases. Between 2011 and 2015, 1% of all cannabis-related hospitalizations and an estimated 10% of all cannabis-related ER visits had cannabis-related primary diagnoses. Refer to Table 3 for counts and rates of cannabis-related hospitalizations and ER visits.

Significant disparities by demographic groups were found when hospitalization and ER rates were stratified. By sex, males had the highest cannabis-related hospitalization and ER visit rates. Between 2011 and 2015, males had 1.8 times the age-adjusted hospitalization rate and 2.1 times the ER visit rate as females. By race and ethnicity, Black and African Americans had the highest cannabis-related hospitalizations and ER visits rates. Between 2011 and 2015, Black and African Americans had 5.8 times the age-adjusted hospitalization rate and 5.2 times the ER visit rate as the overall population. Young adults age 18-20 and adults age 21-24 had the highest hospitalization and ER rates among all age groups. Between 2011 and 2015, these age groups had hospitalization rates about two times the overall cannabis hospitalizations rate, and ER rates over three times the overall cannabis ER visit rates. When examined by cause, cannabis use disorder conditions were the primary drivers of most age-specific rates and counts of hospitalizations and ER visits. Hospitalization and ER visit rates also varied by resident living locations. Residents from zip codes 94102 (Downtown Civic Center, Western Addition) and 94103 (South of Market, Mission, Financial District, Mission Bay) had the highest hospitalization rates, with rates of 29 hospitalizations per 1,000 total hospitalizations and 30 hospitalizations per 1,000 total hospitalizations. Residents from zip codes 94104 (Financial District) and 94117 (Haight Ashbury, Western Addition) had the highest ER visit rates, with rates of 8.3 visits per 1,000 total ER visits and 11.6 visits per 1,000 total ER visits.

Overall, the burden of cannabis-related hospitalizations is relatively small compared to hospitalizations associated with other substances, and was found to be much lower



than the hospitalization rates for alcohol use disorder. Between 2012 and 2014, the age-adjusted hospitalization rate due to alcohol use disorder in adults, age 18-plus, was 8.37 per 10,000 residents.⁴⁰ In comparison, between 2011 and 2015, the hospitalization rate where cannabis was a primary diagnosis was 0.11 per 10,000 residents.ⁱ Additionally, the risk for fatalities due to cannabis are considerably less compared to other substances, including alcohol, opioids, and methamphetamines.⁴¹

Qualitative Analysis: Key Informant Interviews and Youth Focus Group

As part of the mixed methods approach used by this assessment, a qualitative-based analysis was conducted to better understand the current cannabis environment in San Francisco. The qualitative analysis highlighted potential impacts associated with the legalization of adult use cannabis, and identified potential recommendations to

i. Note that this estimate includes all age groups while the alcohol abuse rate includes only those age 18 and over.

Table 3: Cannabis-Related Hospitalizations and ER Visits in San Francisco, 2006-2015 (September)*

Cannabis-Related Diagnoses	Admission Type	2006-2010		2011-2015 (September)*	
		Count ³	Rate ⁴	Count	Rate
Cannabis Use Disorder ¹	Hospitalizations	3,771	8.6	5,671	12.85
	ED Visits	1,702	3.93	4,985	11.46
Poisoning ²	Hospitalization	21	0.05	52	0.12
	ED Visits	133	0.32	251	0.6

(1) Cannabis use disorders listed as primary or secondary diagnosis; (2) Cannabis poisoning listed as primary or secondary diagnosis; (3) Note that counts are not mutually exclusive (i.e. visits may have been coded with multiple cannabis related diagnosis codes.); (4) Age-adjusted rate per 10,000 residents; *Data available only up through September, 2015;



prevent and/or mitigate any resulting harms. Hour-length semi-structured interviews were conducted with 11 different local informants regarding the current and future impacts of cannabis and recommendations for their mitigation (refer to Appendix F for key informant interview guide and for a summary table of key themes). Key informants included two physicians with focuses on substance use issues, one physician who studies impacts of medical cannabis, two representatives from local regulatory agencies, a neighborhood organization, three youth serving organizations, cannabis/tobacco policy researchers, and a cannabis industry representative. An hour-length focus group was also held with 14 local youth, age 14 to 22 (refer to Appendix G for the focus group interview guide and for a summary table of key themes). Finally, hour-length semi-structured interviews were conducted with health agency representatives from six outside government jurisdictions where adult use cannabis has been legalized (refer to Appendix H for the interview guide). Jurisdictions included Washington State, King County (WA), Oregon, Multnomah (OR), Colorado, and Denver (CO). Interview transcripts were coded and analyzed for key themes using MaxQDA.

Current Local Environment

Local key informants and focus group members discussed a diverse array of issues related to the current cannabis environment in San Francisco. Almost uniformly, local informants specified that there are negative impacts to individuals from cannabis use, especially cognitive impacts on youth. They specified that there are disparities in these impacts, especially by age and race. According to one substance use physician, “even though 6% of the population is black, they account for 20-30% of treatment population in every addiction treatment program in the City”. Youth focus group participants also believed that there were negative impacts from use, and raised the issue that information is not being provided about what they are. Local informants also specified cannabis was widely available, its use already de-facto legalized, and believed there is a low perception of risk among the public about the harms associated with its use. According to another substance use physician, “marijuana is seen as natural, nicotine isn’t. Pills aren’t natural, but marijuana is. They think of it like ‘basil’”. Among youth in the focus group, cannabis was also perceived as easy to obtain, with its use perceived as normalized and associated with being “chill” and “cool” among youth.

Key informants had diverse views on medical cannabis dispensaries and believed their impact on surrounding communities was either minimal (e.g. don’t contribute crime; most adhere to rules; any issues are mostly quality of life issues), positive (e.g. improved block; lowered crime through activation and security), or negative (e.g. clusters

in certain neighborhoods; crowds out other retail; attracts problem clientele; have normalizing effect on youth). According to the observations of one youth organization key informant, “MCDs are open early in the morning. The exposure to kids when they walk by makes a difference. Cannabis becomes normalized when they walk by it every day. If you see cannabis every day, young people may not realize that it still needs to be consumed responsibly”. Among youth focus group participants, MCDs were perceived as having a negative impact on neighborhoods. Specifically, they highlighted that MCDs were an increasing presence, disproportionately locating in communities of color, and not benefiting existing community members.

Future Environment Post-Legalization

Almost all local key informants and focus group participants raised concerns about the legalization of adult use cannabis, with most concerned about its potential harms on specific populations (e.g. youth, low income communities, communities of color, and communities with high prevalence of mental illness). Many informants also specified there would be positive impacts, including impacts associated with cannabis’s decriminalization and increases in tax revenue.

Multiple local informants specified that legalization could have various health harms. Most notably, informants believed that it would lead to an increase in cannabis use, especially among youth due to increased exposure to cannabis and the normalization of use. Concern was also raised regarding risk from accidental overdoses from cannabis products. There was also concern regarding the potential harms from cannabis retailers (e.g. increase in youth access and exposure, clustering that crowds out other retail types) and allowing onsite consumption (e.g. employee exposure to smoke, public intoxication). Key informants and focus group participants believed that these potential harms from legalization would disproportionately impact high risk/vulnerable communities, including communities with high rates of mental illness, chronic disease, substance use disorders, and violence.

Local informants also raised concern about the increasing influence of the cannabis industry, and their potential to roll back regulations (e.g. clean air laws), crowd out of small retailers, and create new products attractive to youth. There was also concern regarding widespread cannabis advertising campaigns and the targeting of youth and communities of color with marketing and misinformation. One youth organization representative noted: “I think about the impact of the tobacco industry, and how young people of color are the target of advertisements, having the product more readily available, and available in more acceptable manner”.



“95% of people who are going to use cannabis are already using cannabis. There isn’t going to be a huge expansion of it. It’s already been effectively legal and available for 20 years.”

– Substance Use Physician

While most local informants noted potential negative impacts from legalization, informants also specified positive impacts from legalization, including economic benefits, decriminalization of cannabis, and the de-medicalization of cannabis. Some of these informants also believed that there could be unintentional harms if regulations are too restrictive. For example, there was concern that not providing legal place to consume cannabis (especially for tourists), could lead to unsafe and public consumption. Several informants also believed that adult use cannabis legalization would not have substantial impact because cannabis use is already de-facto legal in San Francisco. According to one substance use physician, “95% of people who are going to use cannabis are already using cannabis. There isn’t going to be a huge expansion of it. It’s already been effectively legal and available for 20 years”

Key informants were asked about the impact legalization on tobacco use and norms. While some informants noted concern about its impact on tobacco use, this was not major theme in interviews. Most concerns about tobacco were related to the roll back of clean air laws established to reduce tobacco smoke exposure.

Recommendations for Mitigating Potential Impact and Preventing Harm

Overall, a plurality of local key informants suggested that initial regulations for adult use cannabis should take a “restrictive” approach, and that it should be slowly legalized. A minority of informants held positions at the other end of the spectrum and suggested rule-making take

a liberalized approach, and that adult use cannabis should not be over regulated (e.g. overly strict zoning controls) or over-taxed.

Among local informants and youth focus group participants, there was near unanimous agreement for education and awareness of legalization and cannabis’s impacts. Participants specified that the education needs to explain what the health impacts of cannabis use are, especially on youth, and that this information needs to be fact-based and not sensational. One informant noted that “We need to break myth the cannabis is harmless. Education doesn’t need to go reefer madness route. There is enough evidence to make solid case otherwise”. Additionally, informants specified that education needs to target both youth and adults, explain legalization and what the rules are, educate parents how to talk to youth, focus on targeting youth early, focus on de-normalizing use, and use peer-led models for youth education. According a school official, “It’s confusing to students and students need to understand that it’s not allowed and they need to be informed about what the law is”. Informants also specified that education should take a non-punitive approach that focuses on reducing the negative impacts associated with drug use.

There was near unanimous agreement among local informants and youth focus group participants for placing restrictions for retailers, especially to ensure they don’t disproportionately impact low-income communities, communities of color, and communities with health-risks (e.g. substance use issues, violence, chronic disease). Many informants specified that there should be land-use restrictions for MCDs and retailers, including rules on: anti-clustering, anti-density, and sensitive site buffers (e.g. schools, youth serving facilities). Other recommendations gleaned from interviews and the focus group included ensuring there is interdepartmental coordination in cannabis rule-making and educational messaging, providing prevention and treatment programming (especially for youth), developing advertising restrictions to prevent saturation campaigns, predatory marketing, and youth targeted marketing, and ensuring there are strong product controls, especially with regards to dosing and labeling to prevent accidental overdoses and targeting of youth.

Perspectives from Outside Jurisdictions with Legalized Adult Use Cannabis

In the interviews with outside jurisdictions that have legalized adult use cannabis, interviewees discussed a range of topics including issues arising from cannabis advertising, youth education, retailers/dispensaries^j, and

^j None of the places that had legalized cannabis had formally permitted on-site consumption at the time of the interviews.



Elizabeth Page Brumley/ Las Vegas Review-Journal

“Every corner of San Francisco is touched by mental health issues, drug abuse/addiction. Why bring something in that can only exacerbate these issues, unless you can have real controls on cannabis retailers?”

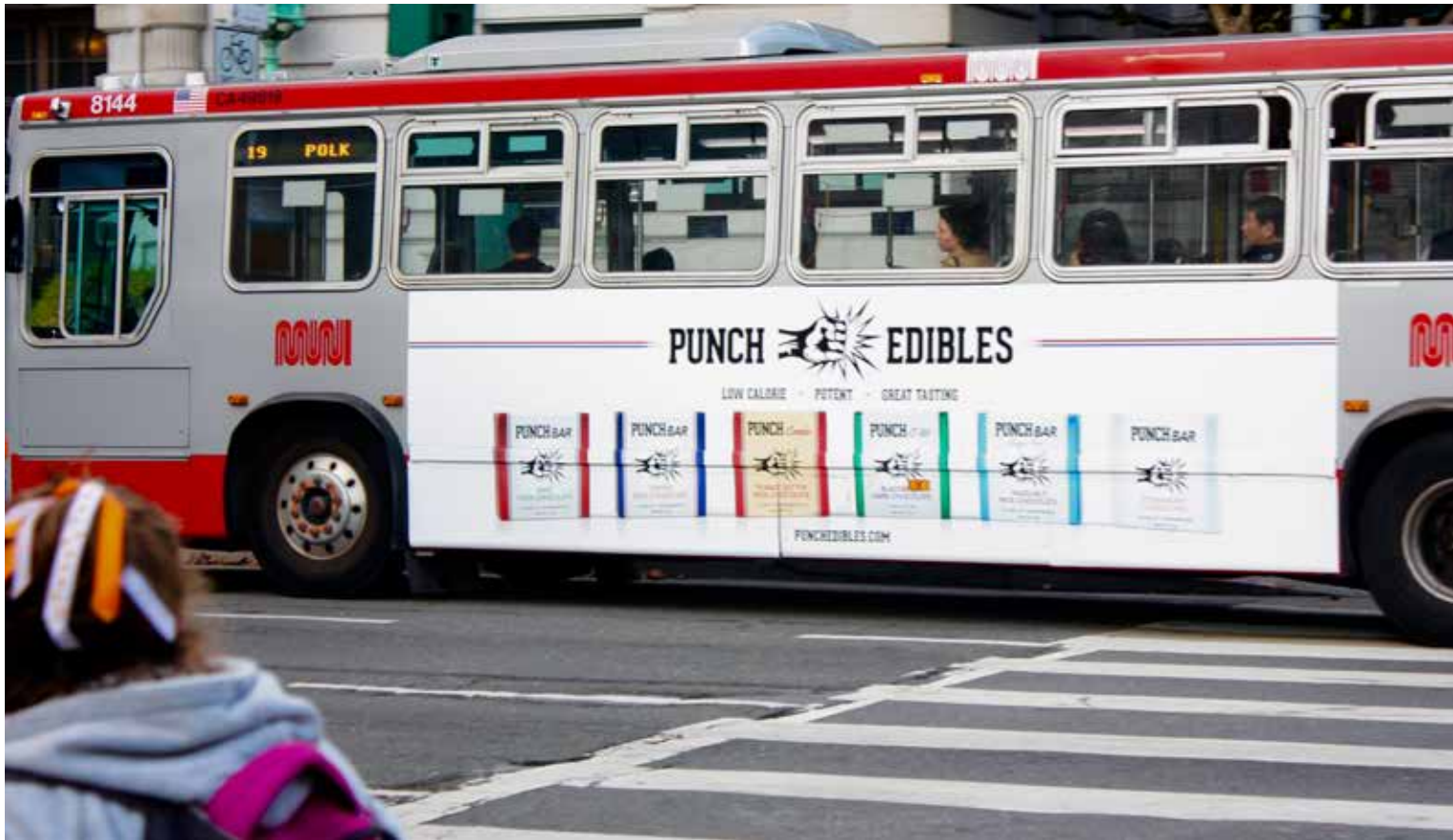
– Community Organization Representative

edibles. Overall, most jurisdictions interviewed believed that the retail sales of cannabis were rolled out too quickly and there was not adequate time to prepare. Some noted that prevention and awareness efforts couldn't be implemented from the start of legalization because of the delay in receiving prevention funds, which were contingent on funds raised by their excise tax.

Almost uniformly cannabis poisonings from edibles were seen as a significant health problem. Many of the jurisdictions believed they should have had better control over the cannabis market with regard to concentration of THC, packaging and availability. Jurisdictions also discussed their experience with cannabis retailers, with many highlighting associated equity issues. Many residents in places that legalized cannabis felt that starting a cannabis business was very expensive and opportunities were limited to the wealthy and non-minorities. These inequities were often perpetuated with prohibitions against individuals getting cannabis dispensary licenses if owner had prior convictions. Some jurisdictions also noted that there were neighborhood issues with the clustering of cannabis dispensaries. These jurisdictions recommended instituting de-concentration ordinances geared towards reducing density in certain neighborhoods. While some local jurisdictions believed there was a reduction in crime after legalization, cannabis retailers were seen as being frequent targets to robberies because most of them are cash businesses. Finally, most jurisdictions said the number one community complaint associated with retailers was

odor, with some also mentioning retailer issues associated with the pesticide use and violation of the clean air act.

Most of the jurisdictions interviewed thought that they had put successful youth education campaigns in place (materials available online). One jurisdiction noted that their initial campaign failed because it overstated the health risk associated with cannabis and warned other jurisdictions conducted health awareness campaigns should not focus on “dramatic health impacts”. Many of the jurisdictions recommended having very strict advertising laws in place, which helps to support their health focused messaging. These jurisdictions saw significant increases in advertisements, with many advertising restriction loopholes being exploited by the cannabis industry. Finally, while most jurisdictions saw a reduction in tobacco use, they stated that there should be no leeway with tobacco laws. Some jurisdictions even saw an increase of e-cigarette use.



Cross-cutting Key Findings

Disproportional Impacts

Certain communities, especially communities of color, are disproportionately impacted by the location of existing medical cannabis dispensaries (MCDs), current cannabis youth use rates, and negative health outcomes associated with cannabis use.

Youth Cannabis Use Rates: In San Francisco, by race and ethnicity, Black/African Americans, Native Hawaiian/other Pacific Islander, and Latino/Hispanic groups reported having the highest percentages that ever used cannabis in San Francisco middle schools. In San Francisco high schools, American Indian/Alaska Native, Black and African Americans, and Whites have the highest rates of current cannabis use among racial/ethnic groups. Both local key informants and focus group participants noted that there is low perception of risk associated with cannabis use among youth. This follows nationwide trends of decreasing

perceptions of risk associated with cannabis use among youth.⁴²

MCD Locations: Land use planning and zoning can influence location and density of retail in the built environment, which may impact health. The densities of alcohol and tobacco retailers have been found to influence youth exposure to these substances and have been associated with other community health harms. These retail types have also been found to disproportionately impact certain communities and concentrate in low income communities of color. Increasing evidence suggest that MCDs and adult use cannabis retailers could have similar impacts. In San Francisco MCDs are not spread throughout the San Francisco evenly, with 64% of dispensaries operating in just four neighborhoods (South of Market, Mission, Outer Mission and Financial District). The areas surrounding MCDs were found to have higher poverty rates and higher concentrations of people of color in comparison to areas without MCDs. Specifically, areas around MCDs were more likely to have higher percentages of Black/African American and Latino/Hispanic populations.

Historically in the United States, specific land use policies have contributed to negative impacts on communities, especially low income communities and communities of



“There are complaints among community members that the industry has too much freedom regarding advertising. There has been concern that youth are seeing advertisements too much, possibly leading to more interest and normalization of the behavior.”

– State Agency Representative in jurisdiction with legalized adult use cannabis

color.⁴ In San Francisco, these policies have led to many different issues, including creating neighborhoods with high densities of alcohol and tobacco retailers. The location of these retailers are influenced by zoning laws specifying where commercial uses can locate, which are often in denser parts of the city with large populations of low-income residents and residents of color. The location of MCDs may be following these distributional patterns due to current zoning laws, and concentrating in select neighborhoods. Of note, even though many areas of the City allow for MCDs based on current zoning rules, community organization and participation in the approval process can have significant impact and varies by neighborhood.

Cannabis Related Hospitalizations: In San Francisco, by race and ethnicity, Black/African Americans had the highest cannabis-related hospitalizations and ER visits rates. Between 2010 and 2015, Black/African Americans had 5.8 times the age-adjusted hospitalization rate and 5.2 times the ER visit rate as the overall population.

Based on the key informant interviews and focus groups, none of the stakeholders representing organizations serving

communities of color, or living in these communities, believed cannabis legalization would benefit communities of color, and instead would have a negative impact and exacerbate current conditions. They specified that cannabis retailers would concentrate in these communities and place vulnerable residents at risk (e.g. youth), and that existing residents would not be able to access economic opportunities afforded by the new market (e.g. ownership of retailers).

Concerns about Cannabis Edibles

The majority of cities and states that have legalized cannabis have experienced health impacts with the initial roll out of edibles from adult retailers, with data demonstrating increases in emergency room visits for poisonings associated with the ingestion of edibles following legalization. This issue was also a top concern among key stakeholders, especially among physicians addressing substance use disorders. While cannabis-related hospitalizations are still much lower than the hospitalization rates for alcohol use disorder, San Francisco has observed a significant increase in the rates of hospitalizations and ER visits related to cannabis poisonings over the past 10 years. Between 2006-2010 and 2011-2015, the rate of hospitalizations for cannabis-related poisonings increased 137%, with hospitalization counts increasing from 21 to 52. For the same time period, the rate of ER visits increased 88%, with ER visit counts increasing from 133 to 251.

Youth Normalization and Advertising

Advertising is an important driver for normalizing substance use behaviors, with research demonstrating that youth and young adults are strongly influenced by heavily-advertised products. Research on effects of tobacco advertising could be instructive for understanding the potential impacts from allowing different types of cannabis advertising on youth. According to the US Surgeon General, tobacco advertising, including branding, imagery, event sponsorship, and marketing campaigns, cause the onset and progression to smoking among young people.^{43,44} Even minimal exposure to tobacco advertising can positively influence youth attitudes and perceptions on smoking.⁴⁵ Cannabis-focused advertising is occurring throughout San Francisco and already being seen as a problem by stakeholders who participated in this report. Responsible advertising is key to reducing underage use of cannabis and has been shown to be an effective substance use prevention strategy. Restrictions of advertising are recognized by the World Health Organization as one of the most effective strategies for reducing tobacco product use, with complete marketing bans proving to be the most effective.⁴⁶ Refer to Appendix I for more information on the impacts of advertising.

Recommendations

1. Take a measured approach to regulating adult-use cannabis.

The City should consider taking a measured approach in regulating the entry of new adult use cannabis retailers and the different adult use cannabis modalities (i.e. on-site consumption, delivery). This will allow for the evaluation of each modality and the ability to create a feedback loop to inform the next phase of licensing. This approach should consider:

- Ensuring current health protective laws, like tobacco regulations and clean air rules, are not reversed.
- For new adult-use cannabis retailers, after the initial licensing phase, consider instituting mechanisms that would assure only the numbers of outlets needed to serve the market are opened and prevent the over-concentration of retailers in neighborhoods. Mechanisms that exist include density ordinances and de-concentration ordinances.
- For on-site consumption, delivery, and accessory use consider having a substantial evaluative approach in order to assess emerging social and public health impacts.
- A social equity lens should guide the development and evaluation of these new modalities, and to provide input on future land use and licensing regulations. Policies should consider communities currently disproportionately and negatively impacted by issues associated with substance use and other related health harms.

2. Implement a robust public educational campaign.

The City should consider a robust public educational campaign that addresses cannabis legalization and cannabis use across the lifespan that encompasses targeted messages for different sub-population, including pregnant women, children, parents and seniors (e.g. for children it should focus on delay the age of the initiation of cannabis use). All public educational campaigns should be fact-based and highlight potential risks for cannabis, but not overstate negative health outcomes. This campaign should begin early- ideally the same time as permits are issued for adult use retail. If funding for public health prevention and for educational campaigns is dependent on an excise tax, there should be a mechanism to ensure upfront funding is provided (e.g. loan from the general fund) to prevent any delays in the initiative.



3. Integrate cannabis into youth prevention programming.

The City should consider providing youth substance use prevention programming and integrate cannabis-specific health education into current health education that leverages existing resources. Education on cannabis should start early (middle school) and should take a non-punitive approach that focuses on reducing the negative impacts associated with drug use. Programming should include peer-to-peer education modalities, especially at the high school levels.

4. Address potential disproportionate impacts to communities.

When considering approaches for permitting adult use retailers, especially in communities experiencing high rates of substance use disorders and other health disparities, the City should consider robust community education and engagement processes be put in place. Historically, government public input processes favor communities that are familiar with civic decision-making processes and can actively and continuously engage, leaving neighborhoods without the same experience and resources underrepresented. Underrepresented communities are more likely to be the same ones that could be vulnerable to any potential



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negative impacts of legalization, and have been shown to be at risk for the concentration of medical cannabis dispensaries and other types of retail that are associated community health harms (e.g. tobacco and alcohol retailers). There are several potential options that would lend themselves to community protections:

- *Consider providing preventative outreach that aims to enhance stakeholder engagement* to make sure that regulations are relevant for their specific neighborhood. The stakeholder engagement should take a people-centered planning approach where residents, businesses, and city agencies work together to actively shape the cannabis landscape for their neighborhoods. It would be important to be inclusive of communities that are low-income, have high rates of violent crime, high density of alcohol outlets and high rates of substance use disorders.
 - *Consider community factors related to health during the approval process* for adult use retailer permits. Factors such as low-income levels, density of alcohol and tobacco outlets, and rates of substance use disorders should be considered in the decision to issue a permit.
- 5. Strong regulation of cannabis edibles.** The City should consider strong regulations for cannabis edibles and implement and enforce all state rules, including limiting the concentration of THC, requiring clear
- and simple instructions on how to safely consume, and prohibiting products that appeal to children (e.g. candy). Efforts to augment state rules, could include requiring all products should come in plain, sealed, and in re-sealable packaging with sufficient warnings. Explore the use of active public health surveillance to monitor for incidences of poisonings and accidental overdoses, including strategies that leverage Poison Center data.
- 6. Develop advertising standards to protect youth and work to avoid creating social norms.** The City should consider regulating cannabis advertisements, as is currently done for alcohol and tobacco products. This could include a range of options such as working with the cannabis industry and other key stakeholders to adopt and comply with self-regulatory standards to reduce the extent to which cannabis advertising targets youth by both placement and content. Additionally, options could be explored for legally restricting advertising in youth-centered locations. While evidence is somewhat limited with cannabis, making consumption of tobacco less socially acceptable has been a major lesson of tobacco control over past decades. Prohibiting or reducing on-site consumption, as with tobacco, may also help to avoid creating social norms of acceptability of cannabis consumption.



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PLANNING COMMISSION MOTION NO. 21246

HEARING DATE: FEBRUARY 2, 2023

Record No.: 2022-001838CUA
Project Address: 800 TARAVAL STREET
Zoning: Inner Taraval St NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 2347/009A
Project Sponsor: Angel Davis, SF Equity Applicant
313 Ivy Street
San Francisco, CA 94102
Property Owner: Giuseppe & Giuseppa Di Grande Fml Trust
521 Vicente St
San Francisco, CA 94116
Staff Contact: Christy Alexander – (628) 652-7334
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 303, AND 745, TO ALLOW THE ESTABLISHMENT OF A CANNABIS RETAIL USE (D.B.A. GREEN MIRROR) MEASURING APPROXIMATELY 977 SQUARE FEET WITHIN AN EXISTING VACANT, MEZZANINE COMMERCIAL TENANT SPACE WHICH WILL BE CONVERTED TO A NEW FULLY ENCLOSED SECOND FLOOR WITHIN A TWO-STORY COMMERCIAL BUILDING AT 800 TARAVAL STREET, BLOCK 2347 LOT 009A WITHIN THE INNER TARAVAL 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 25, 2022, Phillip Lesser of Native 415, LLC, acting on behalf of Angel Davis (hereinafter "Project Sponsor") filed the following application (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization, related to the proposed project (hereinafter "Project") to establish a Cannabis Retail use within an existing vacant, mezzanine commercial tenant space which will be converted to a new fully enclosed second floor within a two-story commercial building located at 800 Taraval Street, Lot 009A of Assessor's Block 2347 (hereinafter "Project Site").

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

On February 2, 2023, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2022-001838CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-001838CUA 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. 2022-001838CUA, 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 (d.b.a. “Green Mirror”) measuring approximately 977 square feet within an existing vacant, mezzanine commercial tenant space which will be converted to a new fully enclosed second floor within a two-story commercial building located at the subject property. The Project does not include a request for authorization of on-site smoking or vaporizing of cannabis products. The Project proposes minor interior tenant improvements such as installing sales counters, display cases, toilets, and some interior partition walls. Aside from the installation of new accessible building entrance upgrades, new entry doors specifically for the Cannabis Retail Use, a new planter outside the existing trash enclosure door located at the northeast corner, and removal of the existing awning above that location, no other 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 Site is located on Lot 009A of Assessor’s Block 2347 (District 7), on a corner lot with frontage along Taraval Street to the south and 18th Avenue to the east. The Site is situated on a lateral and upsloping lot measuring 2,696 square feet in size. The Site is developed as a two-story, commercial building containing a restaurant use on the ground floor and mezzanine level. The mezzanine, which previously served as private party space for the restaurant, has been vacant for almost three years and the existing restaurant owner does not see any viability in the space serving the restaurant as is in the foreseeable future.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Taraval Street Neighborhood Commercial District and a 40-X Height and Bulk District. The neighborhood is primarily comprised of residential uses, with limited, ground-floor commercial uses located within buildings located on corner lots (fronting the intersection of Taraval Street and 18th Avenue). The immediate context includes two-to-four story residential buildings and commercial buildings with a large grocery store across the street. Other zoning districts in the vicinity of the Site include RH-1 (Residential, House: One-Family); RH-1 (D) (Residential, House: One-Family-Detached); and RH-2 (Residential, House: Two-Family).

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 an outreach meeting on October 18, 2022 and December 7, 2022. Additionally, the Project Sponsor conducted a pre-application meeting on February 22, 2022. To date, the Department has received 18 letters in support and 8 letters in opposition to the Project. The Project Sponsor independently secured 136 signatures on eight pages of a petition in support of the Project. Additionally, Department Staff was made aware of a petition that had garnered 1,247 handwritten and electronic signatures in opposition to the Project. The opposition to the Project is centered on concerns over crime, parking, safety of children, and perceived incompatibility of the proposed land use (Cannabis Retail) within the neighborhood.

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. Planning Code Section 745 lists the use controls for both residential and non-residential uses with the Inner Taraval Street Neighborhood Commercial District. The establishment of a Cannabis Retail use in the Inner Taraval Street NCD Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 745.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use within the Inner Taraval Street Neighborhood Commercial District.

B. Use Size. Planning Code Section 202.2(a)(5)(B) states that within the Inner Taraval 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.

The Project would provide an approximately 977 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. Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2 am to 6 am, as defined by Planning Code Section 102.

The Project Sponsor would maintain hours of operation for the proposed Cannabis Retail Use from 9:00 a.m. until 10:00 p.m. daily, with the principally permitted hours of operation within the Inner Taraval

Street Neighborhood Commercial District. Therefore, the Project conforms with Section 745 and State law.

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

The subject tenant space has approximately 30 feet of frontage along 18th Avenue, without an existing, storefront. The Project proposes establishing an active use (Cannabis Retail Use, a Retail Sales, and Service Use) within minor interior and exterior tenant improvements to the subject tenant space on the second floor. There are minor changes proposed to the commercial frontage such as provided a new accessible door and a planter but no windows.

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 vacant 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 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 bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (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 the proposed use, and the Site is well served by nearby public transportation options. Further, on-street parking spaces are available in the vicinity of the Site.

- (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 a space reserved for on-site smoking or vaporizing, 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. As part of the licensing process with the City's Office of Cannabis, an Odor Mitigation Plan will be reviewed and recommendations incorporated into the Project design.

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

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.

On balance, the Project conforms to multiple equity policy goals and objectives of the General Plan, as described in further detail in Section 10.

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 Inner Taraval Street Neighborhood Commercial District controls are designed to promote a small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood residential character. These controls are intended to preserve livability in a largely low-rise development residential neighborhood, enhance solar access on a narrow street right-of-way, and protect residential rear yard patterns at the ground floor. Retail uses are generally limited to the ground floor, with residential uses located above the ground floor. By providing a new neighborhood serving retail activity within an existing, underutilized commercial tenant space, the Project furthers the stated purpose of the Zoning District. The Project conforms to all relevant goals

and policies of the General Plan as described in further detail in Section 10.

- 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.

Within a one-half mile radius of the Site, there are no open or approved cannabis retail location.: The vast majority of Cannabis Retail locations in San Francisco are located in the City’s eastern neighborhoods, including the Mission District, South of Market District, and Downtown District. As such, the Project provides a necessary and desirable retail service that is not currently available within the broader neighborhood context. The proposed Project would add a new Cannabis Retailer to the City’s western neighborhoods and would therefore contribute to the geographic balance of Cannabis Retail uses in the City.

In the general vicinity, the following locations were also identified as potentially sensitive sites that do not disqualify the location from being used as a Cannabis Retailer: “Happy Days Pre-School,” located at 809 Taraval Street (approximately 121-feet from the Site); “Alena’s Magical (Pre-) School,” located at 2267 16th Avenue (approximately 1,584-feet from the Site); “Stratford (Pre-) School,” located at 2425 19th Avenue (approximately 1,056-feet from the Site); “St. Cecilia School,” located at 660 Vicente Street (approximately 1,584-feet from the Site); “Busy Bees School,” located at 1420 Taraval Street (approximately 2,112-feet from the Site); “Dianne Feinstein Elementary School,” located at 2550 25th Avenue (approximately 3,168-feet from the Site); and “Herbert Hoover Middle School,” located at 2290 14th Avenue (approximately 2,112-feet from the Site).

Broadly, the neighborhood is primarily comprised of residential uses, with limited, ground-floor commercial uses located within buildings located on corner lots (fronting the intersection of Taraval St, 18th Avenue, and 19th Avenue). 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 St. Cecilia School, Herbert Hoover Middle School, Busy Bees Montessori School, and Dianne Feinstein Elementary School, which are at least 1,500 feet away from the site. Other potentially sensitive locations in the vicinity are Happy Days Preschool,

Five Animals Kung Fu Academy, One Martial Arts, Stratford School, a pediatric dentistry office, an orthodontics office, and Alena's Magical School which do not disqualify the Project Site from being used as a Cannabis Retailer. 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). While this area is traversed by a diverse population with many different age groups, any potential exposure to cannabis to youth that pass by will be mitigated by the presence of a neighborhood ambassador at the storefront, no visible product from the windows and a staff that is not only monitoring the storefront but also 50 feet in either direction of the store. No one under the age of 21 is allowed in the store, with the exception of persons aged 18 and above possessing a valid doctor's recommendation. The store will only cater to adults who intend to consume cannabis responsibly either medically or recreationally. 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. The proposed Cannabis Retail business is also located on an upper floor, with very limited visual presence on the street, reducing the opportunity for youth exposure to cannabis sales.

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 marketplace and society.

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 is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses. The existent mezzanine commercial tenant space was previously occupied by the existing ground floor restaurant use (Gold Mirror) and is currently vacant. The Project will provide a new retail tenant (and new use) for the neighborhood, creating new and future employment opportunities for neighborhood residents. The addition of the new retail use will enhance foot traffic to the benefit of 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.

The Project is not anticipated to adversely affect the character or diversity of the neighborhood. The Project will occupy a vacant commercial space and will not alter the exterior of the existing building aside from new business signage and installation of new accessible building entrance upgrades,

new entry doors specifically for the Cannabis Retail use, a new planter outside the existing trash enclosure door located at the northeast corner, and removal of the existing awning above that location. The Project does not possess any existing housing and the Project does not include or propose new housing and thus has no impact on this policy.

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

The Project does not possess any existing housing and the Project does not include or propose new housing and thus has no impact on this policy.

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

The Project is served by nearby public transportation options. The Site is located along two MUNI bus lines (28 and 48) and is within walking distance of others bus lines. On-street parking is available within the vicinity of the Site. Further, the Project involves the establishment of a small business that will not add a significant number of employees commuting to the Site, thus overburdening streets or neighborhood 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. The subject commercial tenant space has been vacant for almost three years.

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

The Project involves interior and limited exterior tenant improvements to the subject commercial tenant space located on the second floor of an existing structure and all proposed improvements shall conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project involves interior and limited exterior tenant improvements to the subject commercial tenant space located on the second floor of an existing structure and would not impede access to sunlight and vistas.

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided

under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

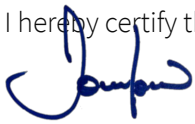
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2022-001838CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 15, 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 February 2, 2023.



Jonas P. Ionin
Commission Secretary

AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Moore, Tanner

NAYS: None

ABSENT: None

ADOPTED: February 2, 2023

EXHIBIT A

Authorization

This authorization is for a **Conditional Use** to allow a Cannabis Retail use (d.b.a. “Green Mirror”) located at 800 Taraval Street, Block 2347, and Lot 009A pursuant to Planning Code Sections 202.2, 745, and 303 within the Inner Taraval Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated **December 15, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2022-001838CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 2, 2023** under Motion No. **21246**. 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 **February 2, 2023** under Motion No. **21246**.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **21246** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

Design – Compliance at Plan Stage

6. **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 628.652.7334, www.sfplanning.org

7. **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 628.652.7334, www.sfplanning.org

Monitoring - After Entitlement

8. **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

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

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

Operation

10. **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

- 11. 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

- 12. Hours of Operation.** The subject establishment is limited to the following hours of operation: Daily 9 am to 10 pm.

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

Cannabis Retail Operations

- 13. 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 628.652.7463, www.sfplanning.org

- 14. Off-Site Consumption.** At the point of transaction or pickup of any purchase of cannabis products, sales staff or security personnel of the operator shall verbally inform customers and post visible signage stating that the smoking or vaporizing of cannabis products in public spaces, including sidewalks, is not a legal activity. The staff will request that the customer refrain from smoking or vaporizing cannabis products until they are within an allowable location for the activity to occur, such as a private residence.

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

- 15. On-Site Security.** The checking of identification cards to verify that patrons of the Cannabis Retail establishment meet minimum age requirements shall occur within the licensed premises if possible.

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

- 16. 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 cannabis related activities per Planning Code Section 202.2(a)(5).

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

DIVISION 1 GENERAL REQUIREMENTS

- PART 1 - GENERAL
A. SCOPE OF WORK
C. DEFINITIONS
E. REGULATORY REQ'TS
G. QUALITY ASSURANCE
I. PROJECT MEETINGS
K. CONTRACT MOD.
M. WARRANTIES
B. CONTRACT DOCUMENTS
D. REFERENCE STANDARDS
F. SUBMITTALS
H. TEMPORARY FACILITIES AND SERVICES
J. SCHEDULING AND PAYMENT
L. PROJECT CLOSEOUT

- PART 2 - PRODUCTS
A. MANUFACTURES
C. PRODUCT SUBSTITUTIONS
B. PRODUCT DELIVERY STORAGE AND HANDLING

- PART 3 - EXECUTION
A. EXAMINATION OF SITE, SURVEYS, LINES AND LEVELS
B. INSTALLATION
D. CLEANING
C. PROJECT COORDINATION AND SUPERVISION

PART 1 - GENERAL

A. SCOPE OF WORK
THE CONTRACTOR IS THE PERSON OR ENTITY IDENTIFIED AS SUCH IN THE OWNER/CONTRACTOR AGREEMENT PERTAINING TO THIS PROJECT. THE CONTRACTOR SHALL PERFORM ALL WORK IN, AROUND AND ABOUT THE PROJECT SITE, ON OR OFF THE SUBJECT PROPERTY, AS INDICATED IN THE CONTRACT DOCUMENTS.

B. CONTRACT DOCUMENTS

- 1. IN THE CASE OF INCONSISTENCY BETWEEN DRAWINGS AND SPECIFICATIONS OR WITHIN EITHER DOCUMENT NOT CLARIFIED BY ADDENDUM WORK SHALL BE PROVIDED IN ACCORDANCE WITH THE ARCHITECT'S INTERPRETATION.
2. ALL INCIDENTAL WORK OR MATERIALS, NOT SPECIFICALLY INDICATED HEREIN, WHICH ARE REQUIRED BY GOOD PRACTICE OR BY ESTABLISHED BUILDING CODE REQUIREMENTS OR AS REQUIRED BY THE BUILDING DEPARTMENT FIELD INSPECTORS TO COMPLETE THE WORK IN A SATISFACTORY MANNER AND WHICH THE ARCHITECT SHALL JUDGE TO BE INCLUDED, SHALL BE DONE OR FURNISHED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
3. IN ANY MATERIAL ERRORS, DISCREPANCIES OR OMISSIONS APPEAR IN THE DRAWINGS, SPECIFICATIONS OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, OF SUCH ERROR OR OMISSION. IN THE EVENT OF THE CONTRACTOR'S FAILURE TO GIVE SUCH NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.
4. NO DEVIATIONS ARE BE MADE FROM THE CONTRACT DOCUMENTS WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECT.
5. DETAILS SHOWN ON DRAWINGS ARE TYPICAL, SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS. CONTRACTOR SHALL VERIFY ALL CONDITIONS. ANY CONDITIONS REQUIRING CONSTRUCTION DIFFERENT FROM THAT SHOWN SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
6. ITEMS OF WORK INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS AS N.I.C. (NOT IN CONTRACT) OR BY OTHERS, SHALL BE PERFORMED, IN ACCORDANCE WITH THE GENERAL CONDITIONS ARTICLE 12. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF TEN (10) WORKING DAYS NOTICE AS TO THE REQUIREMENT FOR SUCH WORK TO BE PERFORMED.
7. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DOCUMENTS AS THE JOB SITE AT ALL TIMES.
8. THE OWNER SHALL FURNISH THE CONTRACTOR SEVEN (7) COPIES OF THE DRAWINGS AND SPECIFICATIONS. ADDITIONAL SETS WILL BE FURNISHED AT THE COST OF REPRODUCTION, POSTAGE OR DELIVERY, AND HANDLING. PAYMENT WILL BE DUE TO THE ARCHITECT UPON RECEIPT OF THE DOCUMENTS.

C. DEFINITIONS

- 1. THE DEFINITIONS WHICH GOVERN THIS PROJECT ARE THOSE SPECIFIED IN THE GENERAL CONDITIONS OF THESE CONTRACT DOCUMENTS. IN ADDITION, THE FOLLOWING WORDS AND TERMS ARE USED IN THESE SPECIFICATIONS AND ARE DEFINED AS FOLLOWS:
A. APPROVED: AS ACCEPTED BY THE ARCHITECT.
B. APPROVED EQUAL: AS ACCEPTED IN WRITING BY THE ARCHITECT AS BEING OF EQUIVALENT QUALITY, UTILITY, AND APPEARANCE.
C. AS APPLICABLE: AS APPROPRIATE FOR THE PARTICULAR CONDITION, CIRCUMSTANCE, OR SITUATION.
D. AS REQUIRED: AS REQUIRED BY REGULATORY REQUIREMENTS, BY REFERENCED STANDARDS, BY EXISTING CONDITIONS, BY GENERALLY ACCEPTED CONSTRUCTION PRACTICE, OR BY THE CONTRACT DOCUMENTS. "AS REQUIRED" FOR A COMPLETE AND FINISHED INSTALLATION, OR "AS REQUIRED" FOR A COMPLETE AND FINISHED, OPERABLE INSTALLATIONS AS NECESSARY.
E. DIRECTED: AS INSTRUCTED BY THE ARCHITECT OR OWNER'S REPRESENTATIVE.
F. FURNISH: SUPPLY AND DELIVER TO THE SITE.
G. INDICATED: AS SHOWN, NOTED, AND/OR SCHEDULED OF THE DRAWINGS.
H. INSTALL: ANCHOR, FASTEN, OR CONNECT IN PLACE AND ADJUST FOR USE; PLACE OR APPLY IN PROPER POSITION AND LOCATION; ESTABLISH IN PLACE FOR USE OR SERVICE.
I. PROVIDE: FURNISH AND INSTALL.
SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT; SUBJECT TO THE ARCHITECT'S ACCEPTANCE.

D. REFERENCE STANDARDS

1. THE CONTRACT DOCUMENTS CONTAIN REFERENCES TO VARIOUS STANDARD SPECIFICATIONS, CODE, PRACTICES, AND REQUIREMENTS FOR MATERIALS, WORK QUALITY, INSTALLATION, INSPECTION, AND TESTS, WHICH REFERENCES ARE PUBLISHED AND ISSUED BY THE ORGANIZATIONS, SOCIETIES, AND ASSOCIATIONS, LISTED BELOW. SUCH REFERENCES ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS TO THE EXTENT REQUIRED. WHEN THE EFFECTIVE DATE OF A REFERENCE STANDARD IS NOT GIVEN, IT SHALL BE UNDERSTOOD THAT THE CURRENT EDITION OR LATEST THEREOF IS REFERENCED.

- AIA AMERICAN INSTITUTE OF ARCHITECTS
ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWI ARCHITECTURAL WOODWORK INSTITUTE
FED. SPEC. FEDERAL SPECIFICATION
FGMA FLAT GLASS MARKETING ASSOCIATION
ICBO INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
NEC NATIONAL ELECTRICAL CODE
SDI STEEL DOOR INSTITUTE
UBC UNIFORM BUILDING CODE
UL UNDERWRITERS LABORATORIES
WIC WOODWORKING INSTITUTE OF CALIFORNIA

E. REGULATORY REQUIREMENTS

- 1. CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL CITY, COUNTY, AND STATE BUILDING AND SANITARY LAWS, RULES AND REGULATIONS, AND INDUSTRIAL SAFETY LAWS. IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE THEREWITH, CONTRACTOR SHALL SO NOTIFY ARCHITECT PROMPTLY. SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, HE SHALL BEAR ALL COSTS ARISING THEREFROM.
2. THE CONTRACTOR SHALL SECURE AND THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. ANY AND ALL OTHER PERMITS, INSPECTIONS AND LICENSES REQUIRED FOR THIS PROJECT SHALL BE SECURED AND FEES PAID FOR BY CONTRACTOR.

F. SUBMITTALS

- 1. AS CALLED FOR THE SPECIFICATIONS AND/OR AS REQUIRED FOR THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND PRODUCT DATA TO THE ARCHITECT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY CHECKING SHOP DRAWINGS, SAMPLES AND PRODUCT DATE PRIOR TO ISSUANCE TO THE ARCHITECT AND SHALL INITIAL AND DATE ALL THE ITEMS.
3. THE CONTRACTOR SHALL DETERMINE AND VERIFY FIELD MEASUREMENTS, FIELD DIMENSIONS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS AND OTHER SIMILAR DATA TO ENSURE SUCH MEASUREMENTS, CRITERIA, AND NUMBERS AND DATA CONFORM WITH THE DRAWINGS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL MAKE SUBMITTALS PROMPTLY IN ACCORDANCE WITH THE ACCEPTED SCHEDULE OF WORK, AND IN A MANNER WHICH WILL CAUSE NO DELAY IN THE WORK OF THE CONTRACTOR OR SUBCONTRACTORS. ALL SUBMITTALS SHALL BE MADE A MINIMUM OF FOURTEEN (14) DAYS PRIOR TO THE FABRICATION OR PURCHASE.
5. THE CONTRACTOR SHALL NOT BEGIN ANY FABRICATION OR PROJECT WORK WHICH REQUIRES SUBMITTALS UNTIL SUBMITTALS ARE RETURNED WITH THE ARCHITECT'S APPROVAL.
6. ALL SHOP DRAWINGS SHALL BE SUBMITTED AS TRANSPARENCIES W/APPROPRIATE CORRECTIONS NOTED BY THE CONTRACTOR BEFORE REVIEW BY THE ARCHITECT. THE ARCHITECT WILL THEN REVIEW THE SHOP DRAWINGS, NOTE CORRECTIONS AND COMMENTS AND RETURN THREE (3) COPIES TO THE CONTRACTOR. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR WILL RESUBMIT CORRECTED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF THE WORK.
7. SAMPLES AND PRODUCT DATA SHOULD BE SUBMITTED IN TRIPLICATE. IF REQUIRED BY THE ARCHITECT THE SAMPLE AND PRODUCT DATA SHALL BE RESUBMITTED UNTIL ACCEPTED AS SATISFACTORY.
8. THE ARCHITECT SHALL REVIEW SUBMITTALS ONLY FOR CONFORMANCE WITH THE DESIGN INTENT OF THE WORK AND FOR CONFORMANCE WITH THE INFORMATION GIVEN OR INFERRED FROM THE CONTRACT DOCUMENTS. THE REVIEW SHALL BE GENERAL ONLY AND WILL NOT NECESSARILY INCLUDE A DETAILED CHECK, OF DIMENSIONS, FIELD MEASUREMENTS, QUANTITIES, RELATED ASSEMBLIES AND MATERIALS, FABRICATIONS OR CONSTRUCTION METHODS OR THE LIKE.
9. THE ARCHITECT'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM CONFORMANCE WITH THE CONTRACT DOCUMENTS OR IMPLY APPROVAL OF CHANGES TO THE CONTRACT DOCUMENTS, WHETHER OR NOT SUCH NONCONFORMITY'S ARE DISCOVERED IN THE SUBMITTALS.

G. QUALITY ASSURANCE

- 1. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT, SYSTEMS, OR THE LIKE SHALL BE ERECTED, INSTALLED, OR APPLIED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, AND RECOMMENDATIONS.
2. MATERIALS, EQUIPMENT, SYSTEMS, AND ASSEMBLIES REQUIRING SPECIAL KNOWLEDGE AND SKILL FOR THEIR APPLICATION/INSTALLATION SHALL BE APPLIED/INSTALLED BY THE SPECIFIED PRODUCT MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE OR BY A SKILLED OR EXPERIENCED SUBCONTRACTOR SPECIALIZING IN THE APPLICATION/INSTALLATION OF THE SPECIFIED PRODUCT WITH AT LEAST FIVE YEARS EXPERIENCE IN THE TYPE OF WORK INDICATED AND SPECIFIED.
3. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTS PERSONS, ARTISANS, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH THE DRAWINGS, REVIEWED SHOP DRAWINGS, AND THESE SPECIFICATIONS.
4. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, OR TRUE TO INDICATED ANGLE, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. FINISHED WORK SHALL BE FREE FROM DEFECTS AND DAMAGE.
5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.

H. TEMPORARY FACILITIES AND SERVICES

- 1. CONTRACTOR SHALL PROVIDE AND PAY FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY FACILITIES AND SERVICES REQUIRED FOR PERFORMING THE WORK INCLUDING: WATER SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE AND SANITARY FACILITIES.
2. CONTRACTOR SHALL PROVIDE A FENCE ALONG THE PROPERTY LINES AS "REQUIRED TO SECURE THE CONSTRUCTION SITE" AT ALL TIMES.

I. PROJECT MEETINGS

- 1. AT ANY TIME DURING THE PROGRESS OF THE WORK, THE ARCHITECT OR OWNER SHALL HAVE AUTHORITY TO REQUIRE THE CONTRACTOR AND HIS SUBCONTRACTORS TO ATTEND A CONFERENCE OF ANY OR ALL OF THE CONTRACTORS ENGAGED ON THE WORK, AND ANY NOTICE OF SUCH CONFERENCE SHALL BE DUTY OBSERVED AND COMPLIED WITH BY THE CONTRACTOR AND HIS SUBCONTRACTORS.

J. SCHEDULING AND PAYMENT

- 1. IMMEDIATELY UPON BEING AWARDED THE CONTRACT, AND BEFORE REQUEST FOR FIRST PAYMENT, CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT A CONSTRUCTION PROGRESS AND COMPLETION SCHEDULE, AND A COMPLETE LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUBCONTRACTORS, SUPPLIERS, FABRICATORS AND MANUFACTURERS, ENGAGED IN THE EXECUTION OF THE SUBJECT CONSTRUCTION WORK.
A. THE SCHEDULE SHALL BE IN GRAPHIC FORM, SHOWING THE PROPOSED DATES OF COMMENCEMENT AND COMPLETION OF EACH OF THE VARIOUS SUBDIVISIONS OR UNITS OF WORK REQUIRED DURING THE COURSE OF CONSTRUCTION.

- 2. EACH APPLICATION FOR PAYMENT SHALL BE COORDINATED WITH THE PAYMENT SCHEDULE, CONSTRUCTION SCHEDULE AND THE CONSTRUCTION COST BREAKDOWN.

K. CONTRACT MODIFICATIONS

- 1. IF THE OWNER REQUESTS A CHANGE IN THE SCOPE OF WORK, THE ARCHITECT SHALL ISSUE A PROPOSAL REQUEST TOGETHER WITH ANY ADDITIONAL DOCUMENTATION REQUIRED TO THE CONTRACTOR. WITHIN TEN DAYS OF RECEIPT THE CONTRACTOR SHALL SUBMIT AN ESTIMATE OF COST TO EXECUTE THE CHANGE AND ITS IMPACT ON THE SCHEDULE. PROPOSAL REQUESTS ARE FOR INFORMATION ONLY AND SHALL NOT BE CONSIDERED AS INSTRUCTION TO STOP WORK IN PROGRESS, OR TO EXECUTE THE CHANGE.
2. IF THE OWNER DECIDES TO PROCEED WITH THE CHANGE THE ARCHITECT WILL ISSUE A CHANGE ORDER, SIGNED BY THE OWNER, TO THE CONTRACTOR AT WHICH TIME THE CONTRACTOR IS AUTHORIZED TO PROCEED WITH THE WORK.
3. IF THE CONTRACTOR CONTENTS THAT INSTRUCTIONS FROM THE ARCHITECT OR OWNER INVOLVE EXTRA COST UNDER THE CONTRACT BETWEEN OWNER AND CONTRACTOR, THE CONTRACTOR SHALL GIVE WRITTEN NOTICE OF SUCH CONTENTION WITHIN FIVE (5) DAYS AFTER RECEIVING SUCH INSTRUCTIONS, AND SHALL GIVE AN ESTIMATE IN WRITING OF THE EXTRA COSTS INVOLVED IN SUCH CHANGE BEFORE COMMENCING THE WORK. THE CONTRACTOR, BEFORE EXECUTING THE WORK CONCERNING SUCH INSTRUCTIONS, SHALL NOT PROCEED, EXCEPT IN CASE OF EMERGENCY ENDANGERING LIFE OR PROPERTY, WITHOUT A WRITTEN CHANGE ORDER SIGNED BY OWNER. WITHOUT SUCH A CHANGE ORDER SIGNED BY OWNER THE CONTRACTOR SHALL HAVE NO VALID CLAIM FOR EXTRA WORK PERFORMED PURSUANT TO INSTRUCTIONS FROM THE ARCHITECT OR OWNER.
4. SUPPLEMENTAL INSTRUCTIONS ISSUED BY THE ARCHITECT DURING CONSTRUCTION ARE TO BE CONSIDERED CLARIFICATION'S RATHER THAN AUTHORIZED CHANGES TO THE DRAWINGS AND SPECIFICATIONS.

L. PROJECT CLOSEOUT

- 1. SUBSTANTIAL COMPLETION
A. WHEN THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL INITIATE THE CLOSEOUT PROCESS BY SUBMITTING THE FOLLOWING ITEMS TO THE OWNER AND ARCHITECT:
1. NOTICE OF SUBSTANTIAL COMPLETION.
2. CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING DEPARTMENT.
3. A PUNCH LIST OF ALL INCOMPLETE OR INCORRECT WORK WITH A DATE OF COMPLETION.
4. WARRANTIES AND INSTRUCTION MANUALS FOR ALL EQUIPMENT.
5. CONTRACTOR'S WRITTEN ONE YEAR WARRANTY WHICH WILL TAKE EFFECT ON THE DATE OF ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
B. UPON RECEIPT OF THE CONTRACTOR'S SUBMITTAL THE OWNER AND ARCHITECT SHALL INSPECT THE WORK. IF THEY DETERMINE THE WORK HAS BEEN SUBSTANTIALLY COMPLETED THEY WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AND A PUNCH LIST OF ITEMS TO BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
2. FINAL COMPLETION
A. A FINAL INSPECTION TO DETERMINE ACCEPTANCE OF THE PROJECT WILL BE Y FOR PERFORMED BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL ACCOMPANY THE ARCHITECT AND OWNER ON THE FINAL INSPECTION TOUR.
B. FROM THE INFORMATION GATHERED FROM THIS INSPECTION, THE ARCHITECT WILL PREPARE A PUNCH LIST OF WORK TO BE PERFORMED, CORRECTED, OR COMPLETED BEFORE THE PROJECT WILL BE ACCEPTED. ALL WORK ON THE PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT BY THE OWNER.
C. CONTRACTOR SHALL FURNISH THE OWNER WITH SUCH AFFIDAVITS AND RELEASES AS REQUIRED BY THE CONTRACT, CERTIFYING TO THE PAYMENT OF ALL DEBITS AND CLAIMS RELATED TO THE PROJECT AND TO THE RELEASE OF LIENS, IF ANY.
D. UPON ACCEPTANCE OF THE PROJECT BY THE OWNER, CONTRACTOR SHALL SUBMIT HIS REQUEST FOR THE FINAL PAYMENT. FINAL PAYMENT WILL NOT BE MADE BY THE OWNER, HOWEVER, UNTIL FORTY-FIVE (45) DAYS AFTER RECORDING OF THE NOTICE OR CERTIFICATE OF COMPLETION WITH THE COUNTY.
E. THE OWNER SHALL FILE THE NOTICE OR CERTIFICATE OF COMPLETION WITH THE COUNTY RECORDER, WITHIN TEN (10) WORKING DAYS AFTER RECEIPT FROM THE CONTRACTOR, OF THE FOLLOWING DOCUMENTS.

- 1. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF ALL APPLICABLE TAXES AND LICENSE FEES IN CONNECTION WITH THIS CONTRACT;
2. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBT AND CLAIMS (AIA FORM G706)
3. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS (AIA FORM G706A); AND
4. CONSENT OF SURETY COMPANY TO FINAL PAYMENT (AIA FORM G707).

M. WARRANTIES

- 1. THE CONTRACTOR AGREES TO DELIVER TO OWNER ANY AND ALL MANUFACTURER'S WARRANTIES AND MAINTENANCE MANUALS FOR EQUIPMENT AND PRODUCTS USED IN THE SUBJECT WORK.
2. THE CONTRACTOR UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AND MATERIALS INSTALLED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. DURING THAT ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR REPLACEMENT OF SUCH WORKMANSHIP AND/OR MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.

PART 2 - PRODUCTS

A. MANUFACTURERS

- 1. THE CONTRACTOR SHALL PROVIDE ALL PRODUCTS, MATERIALS AND EQUIPMENT AS SPECIFIED IN THE DRAWINGS AND OR SPECIFICATIONS. ALL OTHER MATERIALS NOT SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK SHALL BE NEW, AND OF FIRST QUALITY.

- 2. BY AGREEING TO TERMS AND CONDITIONS OF CONTRACT, THE CONTRACTOR HAS ACCEPTED THE RESPONSIBILITY TO VERIFY THAT SPECIFIED PRODUCTS WILL BE AVAILABLE AND TO PLACE ORDERS FOR ALL REQUIRED MATERIALS IN SUCH A TIMELY MANNER AS IS NEEDED TO MEET THE CONSTRUCTION SCHEDULE.
3. DELAYS IN CONSTRUCTION ARISING BY VIRTUE OF NON-AVAILABILITY OF A SPECIFIED MATERIAL AND/OR METHOD WILL NOT BE CONSIDERED BY ARCHITECT AS JUSTIFYING AN EXTENSION FOR TIME OF COMPLETION OR JUSTIFYING THE SUBSTITUTION OF MATERIAL OR EQUIPMENT.

B. PRODUCT DELIVERY AND HANDLING

- 1. CONTRACTOR SHALL COMPLY WITH MANUFACTURER RECOMMENDATIONS FOR PRODUCT HANDLING, STORAGE, AND PROTECTION. PRODUCTS SHALL BE DELIVERED TO JOB SITE IN THE MANUFACTURER'S ORIGINAL CONTAINER, WITH LABELS INTACT AND LEGIBLE, AND MAINTAINED WITH SEALS UNBROKEN AND LABELS INTACT UNTIL THE TIME OF USE. DAMAGED MATERIAL SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL IN GOOD CONDITION.

C. PRODUCT SUBSTITUTIONS

- 1. IF THE CONTRACTOR DESIRES TO USE ANY OTHER BRAND OR MANUFACTURE OF EQUAL QUALITY, APPEARANCE, AND UTILITY TO THE PRODUCT SPECIFIED, HE SHALL REQUEST SUBSTITUTION AS PROVIDED HEREIN. THE ARCHITECT WILL ACCEPT AS SATISFACTORY OR REJECT THE REQUEST FOR SUBSTITUTION, AND HIS DECISION SHALL BE FINAL. UNLESS SUBSTITUTIONS ARE REQUESTED AS PROVIDED HEREIN, DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED.
2. REQUEST FOR SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN OFFERED BY THE CONTRACTOR AS FOLLOWS:
A. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS, FABRICATION AND INSTALLATION PROCEDURES.
B. SAMPLES, WHERE APPLICABLE OR REQUESTED.
C. A LIST OF CHANGES OR MODIFICATIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY THE OWNER AND SEPARATE CONTRACTORS, THAT WILL BE NECESSARY TO ACCOMMODATE THE PROPOSED SUBSTITUTION.
D. A STATEMENT INDICATING THE SUBSTITUTION'S EFFECT ON THE CONSTRUCTION SCHEDULE COMPARED TO THE SCHEDULE WITHOUT THE APPROVAL OF THE SUBSTITUTION. INDICATE THE EFFECT OF THE PROPOSED SUBSTITUTION ON OVERALL CONTRACT TIME.
E. COST INFORMATION, INCLUDING A PROPOSAL OF THE NET CHANGE, IF ANY IN THE CONTRACT SUM.
F. CERTIFICATION THAT THE SUBSTITUTION IS EQUAL-TO OR BETTER IN EVERY RESPECT TO THAT REQUIRED BY CONTRACT DOCUMENTS, AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. INCLUDE CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME, THAT MAY BE NECESSARY BECAUSE OF THE SUBSTITUTION'S FAILURE TO PERFORM ADEQUATELY.

- 3. CONTRACTOR SHALL NOT PROCEED WITH ANY SUBSTITUTION UNTIL THE ARCHITECT HAS ACCEPTED THE SUBSTITUTION AS SATISFACTORY, IN WRITING. SUCH ACCEPTANCE SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.

PART 3 EXECUTION

A. EXAMINATION OF SITE, SURVEYS, LINES AND LEVELS

- 1. INSPECTION OF SITE: THE CONTRACTOR SHALL INSPECT THE SITE AND LOCATION OF THE WORK AND SHALL ACQUAINT THEMSELVES WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT.
2. GRADES, LINES, AND LEVELS

- A. DATUM: WHEN APPLICABLE, THE CONTRACTOR SHALL CORRECTLY LOCATE ALL GRADES, LINES, AND LEVELS AS REQUIRED FOR CONSTRUCTION AND COMPLETION OF THE PROJECT FROM ESTABLISHED REFERENCE POINTS AND THE DATUM FURNISHED ON THE DRAWINGS.
B. STAKING AND GRADES: WHEN APPLICABLE, CONTRACTOR SHALL LOCATE AND STAKE OUT ALL NEW CONSTRUCTION AND FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF ALL LINES AND GRADES AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES.
3. EXISTING UTILITIES: CONTRACTOR SHALL VERIFY ON SITE THE LOCATION AND DEPTH (ELEVATION) OF ALL EXISTING UTILITIES AND SERVICES BEFORE PERFORMING ANY EXCAVATION WORK. CONTRACTOR SHALL CAP OR MOVE UTILITIES AS REQUIRED FOR COMPLETION OF PROJECT.

B. INSTALLATION

- 1. UNLESS OTHERWISE NOTE, ALL MANUFACTURED MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT OR THE LIKE SHALL BE INSTALLED OR APPLIED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS, SPECIFICATIONS OR DIRECTIONS. IF ANY ITEM OF EQUIPMENT OR MATERIAL IS FOUND TO BE INSTALLED NOT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, CONTRACTOR SHALL MAKE ALL CHANGES NECESSARY TO ACHIEVE SUCH COMPLIANCE.
2. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THE PROJECT SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN STRICT ACCORDANCE WITH THE DRAWINGS, APPROVED SHOP DRAWINGS, AND THESE SPECIFICATIONS. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. ALL FINISHED WORK SHALL BE FREE FROM DEFECTS. ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WITH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
3. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND REGULATIONS.

C. PROJECT COORDINATION AND SUPERVISION

- 1. THE CONTRACTOR SHALL PROVIDE INTERFACE AND COORDINATION OF ALL TRADES, CRAFTS AND SUBCONTRACTORS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING ADJOINING, OVERLAPPING AND RELATED WORK.
2. THE CONTRACTOR SHALL OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. DIMENSIONS SHALL BE VERIFIED IN THE FIELD. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.
3. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AS WELL AS THE DIRECTING AND SCHEDULING OF THE WORK. FINAL RESPONSIBILITY FOR THE PERFORMANCE, INTERFACE, AND THE COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.

D. CLEANING

- 1. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WEEKLY REMOVE ALL DIRT AND RUBBISH CAUSED BY THEIR WORK FROM THE BUILDING AND THE SITE. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE INTERIOR AND EXTERIOR OF THE BUILDING, INCLUDING HARDWARE, FLOORS, ROOFS, SILLS, LEDGES, GLASS OR OTHER SURFACES WHERE DEBRIS, PLASTER, PAINT SPIRITS AND DIRT MAY HAVE COLLECTED. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION.
2. THE CONTRACTOR SHALL DISPOSE OF WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE AND LEGAL MANNER, OFF THE OWNER'S PROPERTY, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN EVENT OF DAMAGE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TO THE SATISFACTION OF ARCHITECT AND AT NO ADDITIONAL COST TO OWNER.

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

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DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT TENANT IMPROVEMENT

ADDRESS:
800 TARAVAL ST
SAN FRANCISCO, CA

BLOCK: 2347
LOT: 009A

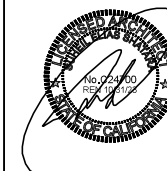
PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.

890 7TH STREET
SAN FRANCISCO, CA 94107
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CONTACT: SUHEL SHATARA

BUILDING 08.03.2021

BUILDING 12-15-2021



GENERAL REQUIREMENTS

A0.01

FLOORS
EXCEPT IN SALES AND DINING AREAS, FLOORS IN AREAS WHERE FOOD IS PREPARED, PACKAGED, OR STORED, WHERE UTENSILS ARE WASHED, WHERE REFUSE OR GARBAGE IS STORED, AT JANITORIAL AREAS, IN TOILET AND HAND WASH AREAS AND IN EMPLOYEES CHANGE AND STORAGE AREAS SHALL BE SMOOTH, DURABLE, NONABSORBENT AND EASILY CLEANABLE. THESE FLOORS SHALL BE COVED AT THE JUNCTURE OF THE FLOOR AND WALL OR TOE-KICK WITH A 3/8 INCH MINIMUM RADIUS INTEGRAL COVING AND THE FLOOR SURFACE SHALL EXTEND UP THE WALL OR TOE-KICK AT LEAST 4 INCHES EXCEPT WHERE FOOD IS STORED ONLY IN UNOPENED ORIGINAL SHIPPING CONTAINERS. APPROVED ANTI-SLIP FLOOR FINISHES ARE ALLOWED WHERE NECESSARY FOR SAFETY. FLOOR DRAINS SHALL BE INSTALLED AS FOLLOWS: (1) IN FLOORS THAT ARE WATER-FLUSHED FOR CLEANING. (2) IN AREAS WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED. FLOOR SURFACES IN AREAS WITH REQUIRED FLOOR DRAINS SHALL BE SLOPED 1:50 TO THE FLOOR DRAINS.

WALLS & CEILINGS
WALLS AND CEILINGS OF ALL ROOMS SHALL BE DURABLE, SMOOTH (NOT TEXTURED OR ROUGH), NONABSORBENT, WASHABLE AND LIGHT COLORED. THE ABOVE WALL AND CLG. FINISH REQUIREMENTS DO NOT APPLY TO THE FOLLOWING AREAS: (1) BAR AREAS IN WHICH ALCOHOLIC BEVERAGES ARE SOLD OR SERVED DIRECTLY TO PATRONS, EXCEPT WALL AREAS ADJACENT TO BAR SINKS AND AREAS WHERE FOOD IS PREPARED. (2) AREAS WHERE FOOD IS STORED ONLINE IN UNOPENED ORIGINAL SHIPPING CONTAINERS. (3) DINING AND SALES AREA. (4) OFFICES. (5) RESTROOMS USED EXCLUSIVELY BY PATRONS; PROVIDED THAT THE WALLS AND CEILINGS SHALL BE NONABSORBENT AND WASHABLE. WALLS BEHIND SINKS AND DISH TABLES SHOULD HAVE DURABLE WATERPROOF MATERIAL, EXTENDING FROM THE TOP OF THE COVED BASE TO AT LEAST 12 INCHES ABOVE THE BACKSPASH. PROVIDE APPROVED NON CORRODIBLE AND NONFLAMMABLE WALL SURFACES AT COOK LINES. CONDUITS OF ALL TYPES SHALL BE INSTALLED WITHIN WALLS AS PRACTICABLE; WHEN OTHERWISE INSTALLED, THEY SHALL BE MOUNTED OR ENCLOSED TO FACILITATE CLEANING AT LEAST 1/4 INCH FROM WALLS AND AT LEAST 6 INCHES ABOVE FLOORS. MULTIPLE RUNS OR CLUSTERS OR CONDUITS OR PIPES SHALL BE INSTALLED WITHIN WALLS OR ENCASED. HOLES AND GAPS MUST BE SEALED, WHERE REQUIRED.

REFUSE DISPOSAL FACILITIES
GARBAGE AND WASTE GREASE SHALL BE DISPOSED INTO LEAK-PROOF, RODENT-PROOF CONTAINERS WITH CLOSE-FITTING LIDS AND THERE SHALL BE AN APPROVED AREA FOR THERE STORAGE.

REFUSE CONTAINER WASHING FACILITIES
REFUSE CONTAINER WASHING FACILITIES MAY BE REQUIRED AT SOME ESTABLISHMENTS, WHERE REQUIRED WASHING FACILITIES MUST INCLUDE HOT AND COLD WATER FROM A MIXING VALVE PROTECTED WITH AN APPROVED BACKFLOW PROTECTION DEVICE AND AN APPROVED FLOOR SURFACE SLOPED TO A DRAIN CONNECTED TO THE SANITARY SEWER.

VERMIN CONTROL
EXTERIOR DOORS AND WINDOWS SHALL BE TIGHT-FITTING. ALL OPEN ABLE WINDOWS SHALL HAVE AT LEAST #16 MESH SCREENS. EXTERIOR DOORS SHALL BE SELF-CLOSING WHERE REQUIRED. LARGE CARGO TYPE DOORS SHALL NOT OPEN INTO A FOOD PREPARATION AREA. WHERE USED, PASS-THROUGH WINDOWS TO THE OUTDOORS (18 INCHES MINIMUM BETWEEN WINDOWS) SHOULD NOT EXCEED 432 SQ. INCHES, SHOULD HAVE A SELF-CLOSING SCREEN OR WINDOW OR AUTOMATICALLY ACTIVATED AIR CURTAIN THAT PRODUCES AN AIR FLOW 8" THICK AT THE DISCHARGE OPENING AND AN AIR VELOCITY OF AT LEAST 600 FEET PER MINUTE ACROSS THE ENTIRE OPENING AT A PINT 3 FT. BELOW THE AIR CURTAIN.

LIGHTING
TWENTY (20) FOOT-CANDLES OF LIGHT (30 INCHES ABOVE FLOOR) IS REQUIRED WHERE FOOD IS PREPARED, MANUFACTURED, PROCESSED OR PACKAGED, AND WHERE UTENSILS ARE CLEANED, FOOD AND UTENSIL STORAGE ROOMS, REFRIGERATION STORAGE, AND TOILET AND DRESSING ROOMS SHALL HAVE AT LEAST 10 FOOT-CANDLES OF LIGHT. TWENTY (20) FOOT-CANDLES (30) INCHES ABOVE FLOOR) IS REQUIRED DURING GENERAL CLEANING. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED OR OPENED FOOD IS STORED OR WHERE UTENSILS ARE CLEANED SHALL BE OF SHATTERPROOF CONSTRUCTION OR HAVE SHATTERPROOF SHIELDS AND SHALL BE READILY CLEANABLE.

VENTILATION
ALL AREAS SHALL HAVE SUFFICIENT VENTILATION FOR REASONABLE WORKER COMFORT AND TO FACILITATE PROPER FOOD STORAGE. TOILET ROOMS SHALL BE VENTED TO OUTSIDE AIR BY AN OPEN ABLE SCREENED WINDOW, AIR SHAFT, OR A LIGHT-SWITCH-ACTIVATED EXHAUST FAN, CONSISTENT WITH REQUIREMENTS OF LOCAL BUILDING CODES. A MECHANICAL EXHAUST VENTILATION SYSTEM IS NEEDED AT OR ABOVE COOKING EQUIPMENT AND SOME DISH WASHING MACHINES, AS REQUIRED.

TOILET FACILITIES
IN EACH FOOD ESTABLISHMENT THERE SHALL BE TOILET FACILITIES FOR EMPLOYEES. THE NUMBER OF TOILET FACILITIES SHALL BE AS PER LOCAL BUILDING AND PLUMBING ORDINANCES. TOILET FACILITIES PROVIDED FOR PATRONS SHALL BE SO SITUATED THAT PATRONS DO NOT PASS THROUGH FOOD PREPARATION, FOOD STORAGE OR UTENSIL WASHING AREAS. TOILET ROOMS SHALL BE SEPARATED BY SELF-CLOSING DOORS. AMUSEMENT PARKS, STADIUMS, ARENAS, RETAIL SHOPPING CENTERS AND SIMILAR PREMISES WHICH INCLUDE FOOD AND TOILET FACILITIES IN THERE BOUNDARIES ARE NOT REQUIRED TO PROVIDE TOILET FACILITIES FOR EMPLOYEES IN EACH FOOD ESTABLISHMENT IF APPROVED TOILER FACILITIES ARE WITHIN 300 FT. OF EACH FOOD ESTABLISHMENT AND ARE READILY AVAILABLE TO EMPLOYEES.

HAND WASH FACILITIES
HAND WASHING SINKS SHALL BE IN OR ADJACENT TO TOILET ROOMS, HAVE HOT AND COLD WATER FROM A COMBINATION OR PREMIXING FAUCET AND PERMANENT SOAP AND TOWEL (OR HOT-AIR BLOWERS) DISPENSERS. SINKS EXCLUSIVELY FOR HAND WASHING ARE REQUIRED IN EACH FOOD PREPARATION AREA; THE SINKS MUST BE SUFFICIENT IN NUMBER, CONVENIENTLY LOCATED AND LOCATED SO AS NOT TO CONTAMINATE FOOD, UTENSILS OR EQUIPMENT.

DRESSING ROOMS OR AREAS
A ROOM, ENCLOSURE, OR DESIGNED AREA, SEPARATED FROM TOILETS, FOOD STORAGE, FOOD PREPARATION AREA, AND UTENSIL WASHING AREAS, SHALL BE PROVIDED WHERE EMPLOYEES MAY CHANGE AND STORE CLOTHES.

WATER
AN ADEQUATE APPROVED SUPPLY OF HOT (120 DEGREES F. MINIMUM) AND COLD WATER SHALL BE PROVIDED, HOT AND COLD WATER SHALL BE PROVIDED THROUGH A MIXING VALVE TO EACH SINK COMPARTMENT.

DRAINAGE
EQUIPMENT (SUCH AS UTENSIL SINKS, ICE MACHINES AND BINS, STEAM TABLES, DISPLAY CASES, DIPPER WELLS, REFRIGERATOR AND OTHER SIMILAR EQUIPMENT) THAT DISCHARGE LIQUID WASTE SHALL BE INDIRECTLY CONNECTED THROUGH A 1 INCH MIN. AIR GAP TO AN APPROVED SEWAGE SYSTEM. REFRIGERATOR CONDENSATE MAY BE DRAINED TO AN EVAPORATOR. FLOOR SINKS OR OTHER INDIRECT WASTE RECEPTORS SHALL BE READILY ACCESSIBLE FOR CLEANING, OVERFLOW FROM INDIRECT WASTE RECEPTORS SHALL BE PREVENTED FROM FLOWING INTO INACCESSIBLE AREA. DISHWASHING MACHINES MAY BE CONNECTED DIRECTLY TO THE SEWER IMMEDIATELY DOWNSTREAM FORM A FLOOR DRAIN OR FLOOR SINK OR THEY MAY BE DRAINED THROUGH AN APPROVED INDIRECT CONNECTION, SUCH AS TO A MINIMUM 12 INCH BY 12 INCH FLOOR SINK.

EQUIPMENT
FOOD RELATED AND UTENSIL RELATED EQUIPMENT AND FOOD PREPARATION SURFACES SHALL MEET OR BE EQUIVALENT TO APPROVED APPLICABLE SANITATION STANDARDS. EQUIPMENT OR UTENSILS USED IN THE PREPARATION, SALE, SERVICE, AND DISPLAY OF FOOD SHALL BE MADE OF NONTOXIC, NON-CORROSIVE MATERIALS AND SHALL BE CONSTRUCTED AND INSTALLED TO BE EASILY CLEANED. DO NOT USE RESIDENTIAL TYPE EQUIPMENT. EQUIPMENT SHALL BE INSTALLED TO FACILITATE CLEANING UNDER AND AROUND EQUIPMENT, AND OF ALL ADJACENT SURFACES. EQUIPMENT SHOULD BE SEALED TO ADJACENT WALLS AND EQUIPMENT OR SHOULD BE SPACED AWAY FROM ADJACENT WALLS AND EQUIPMENT AT LEAST 6" FOR EVERY 4 LINEAR FEET OF EQUIPMENT. FLOOR MOUNTED EQUIPMENT SHALL BE ON 6" MINIMUM APPROVED LEGS OR BE SEALED IN POSITION ONTO AT LEAST A 4" HIGH COVED BASE OR COVED CONCRETE CURB, OR BE ON APPROVED CASTERS (SOME COOKING EQUIPMENT MAY BE PROHIBITED FROM HAVING CASTERS BY THE LOCAL FIRE DEPARTMENT OR FIRE DISTRICT.) COUNTERS AND CABINETS MUST HAVE AN APPROVED EASILY CLEANABLE FINISH ON TOPS AND OTHER EXTERIOR SURFACES, INTERIOR SURFACES AND SHELVES (E.G. STAINLESS STEEL, PLASTIC LAMINATE, ETC.)

MOP BASIN OR SINK AND CLEANING EQUIPMENT
ONE OF THE FOLLOWING, TO BE USED EXCLUSIVELY FOR GEN. CLEANING AND THE DISPOSAL OF MOP BUCKET WASTE AND OTHER LIQUID WASTES, REQ'D: (1) A NONPOROUS JANITOR SINK. (2) A SLAB, BASIN, OR FLOOR OF CONCRETE OR EQUIVALENT MATERIAL, CURBED AND SLOPED TO A DRAIN. SUCH FACILITIES SHALL BE CONNECTED TO APPROVED SEWERAGE AND SHALL HAVE HOT AND COLD WATER FROM A MIXING VALVE PROTECTED WITH AN APPROVED BACKFLOW PROTECTION DEVICE. THE BASIN OR SINK SHALL BE LOCATED SO AS NOT TO CONTAMINATE FOOD, UTENSILS OR EQUIPMENT. IT MUST BE AN APPROVED JANITOR BASIN OR SINK, NOT AN UNAPPROVED UTILITY SINK. A ROOM, AREA OR CABINET SEPARATE FROM ANY FOOD PREPARATION STORAGE AREA, OR UTENSIL WASHING OR STORAGE AREA SHALL BE PROVIDED FOR STORAGE OF CLEANING EQUIPMENT SUPPLIES AND POISONOUS SUBSTANCES.

STORAGE
ADEQUATE AND SUITABLE SPACE SHALL BE PROVIDED FOR FOOD, BEVERAGE AND UTENSIL STORAGE, FOR SMALL FOOD SERVICE ESTABLISHMENTS, 144 SQ. FT. OF APPROVED DRY FOOD STORAGE SHELVING MAY BE ADEQUATE (MORE SHELVING MAY BE REQUIRED FOR LARGER ESTABLISHMENTS) SHELVES IN REFRIGERATORS OR FREEZERS MUST BE APPROVED NON-CORRODIBLE TYPE (WOOD IS NOT ACCEPTABLE), EXCEPT FOR LARGE OR BULKY FOOD CONTAINERS, ALL FOOD SHALL BE STORED AT LEAST 6" OFF THE FLOOR OR UNDER OTHER CONDITIONS WHICH ARE APPROVED. CONTAINERS MAY BE STORED ON DOLLIES, RACKS OR PALLETS NOT MEETING THIS HEIGHT REQUIREMENT, IF THESE ITEMS ARE EASILY MOVABLE. ADEQUATE AND SUITABLE SPACE SHALL BE PROVIDED FOR THE SEPARATE STORAGE OF CLEAN AND SOILED LINENS, WHERE REQUIRED.

FOOD PROTECTION
FOOD SHALL BE PREPARED, STORED, DISPLAYED, DISPENSED, PLACED, TRANSPORTED, SOLD, AND SERVED AS TO BE PROTECTED FROM DIRT, VERMIN, UNNECESSARY HANDLING, DROPLET CONTAMINATION, OVERHEAD LEAKAGE, AND OTHER CONTAMINATION. ALL MATERIALS USED IN THE PACKAGING OF FOOD SHALL BE PROTECTED FROM CONTAMINATION.

UTENSIL WASHING SINKS
ESTABLISHMENTS IN WHICH FOOD IS PREPARED OR IN WHICH MULTI-SERVICE KITCHEN UTENSILS ARE USED SHALL HAVE AT LEAST A 3 COMPARTMENT STAINLESS STEEL SINK WITH 2 INTEGRAL STAINLESS STEEL DRAIN-BOARDS. ADDITIONAL DRAINAGE SPACE MAY BE PROVIDED WHICH IS NOT NECESSARILY ATTACHED TO THE SINK. A 3 COMPARTMENT UTENSIL SINK MAY BE REQUIRED IN EACH SEPARATE SECTION OF A LARGE ESTABLISHMENT. SINK COMPARTMENTS AND DRAINAGE FACILITIES SHALL BE LARGE ENOUGH TO ACCOMMODATE THE LARGEST ITEM CLEANED THEREIN.

UTENSIL WASHING MACHINES
UTENSIL WASHING MACHINES ARE RECOMMENDED WHERE A LARGE VOLUME OF MULTI-SERVICE CONSUMER UTENSILS ARE USED. MACHINES DESIGNED FOR HOT WATER SANITIZING SHALL BE PROVIDED WITH A BOOSTER HEATER OR OTHER ACCEPTABLE SOURCE OF 180 DEGREE F. MIN. FINAL RINSE WATER. MACHINES THAT UTILIZE THE WATER SUPPLY LINE PRESSURE FOR THE FINAL RINSE SHALL BE SUPPLIED BY A WATER LINE WITH ADEQUATE FLOW PRESSURE (USUALLY 15 TO 25 PSI) WITH A PERMANENT PRESSURE GAUGE INSTALLED IMMEDIATELY ADJACENT TO THE SUPPLY SIDE OF FINAL RINSE SOLENOID VALVE (LOCATE LINE STRAINER AHEAD OF THE SOLENOID VALVE AND THE PRESSURE GAUGE); IN MOST CASES A PRESSURE REGULATOR WILL BE NEEDED. ALL MACHINES SHALL HAVE PROPERLY SIZED WATER SUPPLY AND WASTE LINES. UTENSIL WASHING MACHINES (EXCEPT UNDER-COUNTER MODELS) SHALL BE PROVIDED WITH 2 ADEQUATE INTEGRAL METAL DRAIN-BOARDS. WHERE AN ENDER-COUNTER MACHINE IS USED, THERE SHALL BE 2 METAL DRAIN-BOARDS. SLOPPED TO AN APPROVED WASTE RECEPTOR, NEXT TO THE MACHINE (THIS REQUIREMENT MAY BE SATISFIED BY USING THE DRAIN-BOARDS OF A UTENSIL SINK IF SUCH SINK IS NEXT TO THE MACHINE).

FOOD PREPARATION SINK
ESTABLISHMENTS WHERE A SINK IS USED FOR FOOD PREPARATION (SUCH AS, BUT NOT LIMITED TO FOOD THAWING, WASHING OR SOAKING) SHALL HAVE A SEPARATE APPROVED STAINLESS STEEL FOOD PREPARATION SINK THAT DRAINS INDIRECTLY TO THE SEWER (SUCH AS TO A MIN. 12" BY 12 INCH FLOOR SINK).

FOOD PREPARATION SINKS MUST BE COMPLETELY SEPARATE FROM UTENSIL SINKS.
STAINLESS STEEL SINK 1 COMPARTMENT SINKS WITH 1 INTEGRAL STAINLESS STEEL DRAIN-BOARD OR WORK TABLE WASH-SINKS (STAINLESS STEEL TABLE WITH AN INTEGRAL STAINLESS STEEL SINK) OF ADEQUATE SIZE THAT MEET SANITATION STANDARDS ARE ACCEPTABLE FOR USE AS FOOD PREPARATION SINKS. ESTABLISHMENTS THAT ENGAGE IN FOOD PREPARATION THAT DO NOT HAVE OR PROPOSE A SEPARATE APPROVED FOOD PREPARATION SINK AND WILL NOT ENGAGE IN ANY OPERATION THAT REQUIRES THAT A SEPARATE FOOD PREPARATION SINK BE PROVIDED (FOR EXAMPLE, IF THE ONLY FOOD USED THAT MAY REQUIRE THAT A FOOD PREPARATION SINK BE USED IS VEGETABLES, AND IF ALL VEGETABLES WILL BE DELIVERED TO THE ESTABLISHMENT IN A PRE-WASHED, PRE-PACKED, PRE-PROCESSED AND READY TO EAT CONDITION) WILL HAVE TO SUBMIT WRITTEN STATEMENT TO THIS EFFECT, SIGNED AND DATED BY THE OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) OF THE BUSINESS.

SANITATION NOTES

1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMENTS.
2. ALL ADJOINING EQUIPMENT AND COUNTER SHALL BE SEALED TOGETHER TO PREVENT THE ENTRANCE OF MOISTURE, SPLASH, GREASE, INSECTS, ETC. ALL EQUIPMENT, INCLUDING SHELVING, SHALL BE SMOOTHLY SEALED TO THE WALL TO PREVENT THE ENTRANCE OF SPLASH AND DEBRIS. ALL PORTABLE OR FREE STANDING UNITS SHALL BE MOVABLE AND EASILY ACCESSIBLE FOR CLEANING.
3. ALL WORKING SURFACES SHALL BE SMOOTH, IMPERVIOUS AND EASILY CLEANABLE.
4. ALL REFRIGERATION EQUIPMENT AND EQUIPMENT FOR HOT STORAGE SHALL HAVE THERMOMETERS WHICH ARE EASILY READABLE IN PROPER WORKING CONDITION.
5. STORAGE SHELVING MUST BE SPECIFIED AS HAVING A SMOOTH, NON-ABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6 INCHES ABOVE THE FLOOR.
6. ATLEAST ONE SEPARATE, SINGLE COMPARTMENT SINK SHALL BE AVAILABLE FOR FOOD PREPARATION. FOOD PREPARATION SINKS SHALL HAVE AN INDIRECT SEWER CONNECTION, I.E., FIXED IN-LINE AIR CAP DRAIN OR TO A FLOOR SINK THROUGH AN APPROVED AIR GAP.
7. A SEPARATE WALL-MOUNTED HANDWASH SINK IS REQUIRED WITHIN OR ADJACENT TO THE FOOD PREPARATION AND PACKAGING AREA. PROVIDE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.
8. ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.
9. ALL CONDUIT, PLUMBING, ETC. TO BE RUN THROUGH WALLS; ANY EXPOSED CONDUIT, PLUMBING, ETC. MUST BE INSTALLED AT LEAST 6 INCHES ABOVE THE FLOOR AND 1/2 INCH AWAY FROM WALLS . ALL EXPOSED FLEX CONDUIT IS TO BE SEALTIGHT OR EQUIVALENT.
10. THE JUNCTURE AT THE FLOOR AND WALL, IN FOOD PREPARATION, COOKING AND SERVICE AREAS, MUST HAVE A COVED BASE WITH AT LEAST A 3/8" RADIUS AND EXTENDING AT LEAST 6 INCHES UP THE WALL. IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM A WATERPROOF SEAL.
11. TWENTY FOOT CANDLES OF LIGHT SHALL BE PROVIDED FOR ALL FOOD PREPARATION AREAS. MINIMUM OF FIVE FOOT CANDLES OF LIGHT IN STORAGE AREAS. ADEQUATE LIGHTING SHALL BE USED OVER BAR SINKS AND AVAILABLE FOR CLEANUP OF GENERAL PREMISES.
12. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED OR WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS AND SHALL BE READILY CLEANABLE.
13. PROVIDE AUTOMATIC DOOR CLOSURES ON ALL ENTRY AND DELIVERY ROOM DOORS.
14. BUILDINGS SHALL BE INSECT AND RODENT PROOF, INCLUDING EXTERIOR DOOR WHICH MUST COME WITHIN 1/4 INCH OF FLOOR. ALL VENTS AND OTHER OPENINGS TO OUTSIDE NEED TO BE SEALED OR SCREENED.
15. REFUSE CONTAINERS SHALL BE MOISTURE AND VERMIN PROOF WITH TIGHT FITTING LIDS.
16. ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS, WILL HAVE A WATER BIB TO FACILITATE CLEANING. FLOOR, WALL AND CEILING WILL BE SMOOTH AND CLEANABLE, RECOMMEND HOT AND COLD WATER BIBS BE AVAILABLE FOR CLEANING. WASTE WATER FROM SUCH CLEANING OPERATIONS MUST BE DISPOSED OF AS SEWAGE THROUGH A FLOOR DRAIN IN THE TRASH ENCLOSURE OR THE EQUIVALENT. SEE ADDITIONAL NOTES PER PLANS

SHATARA ARCHITECTURE INC.

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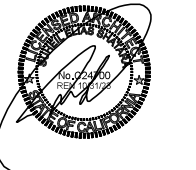
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LOT: 009A**

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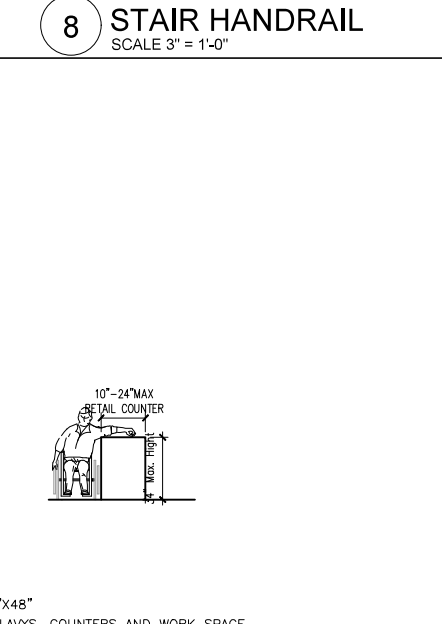
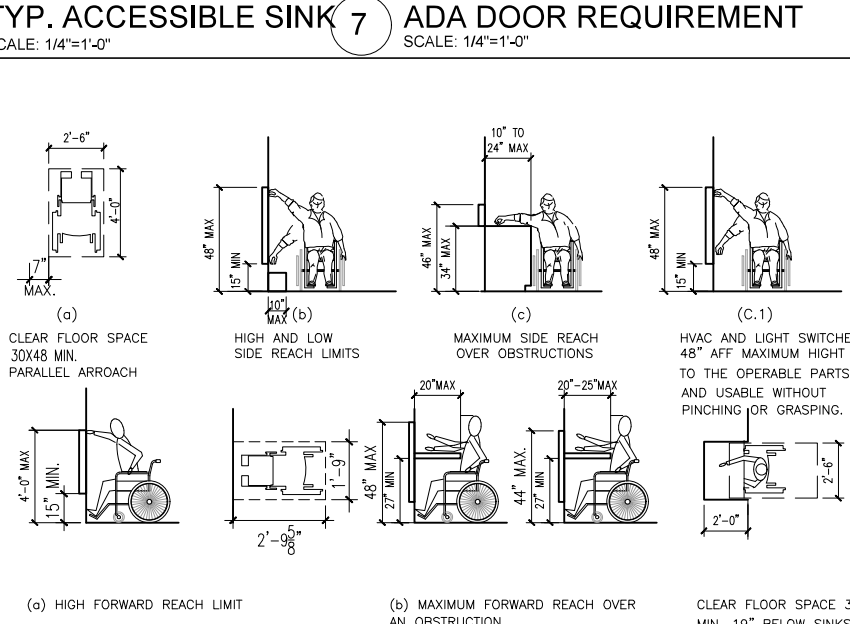
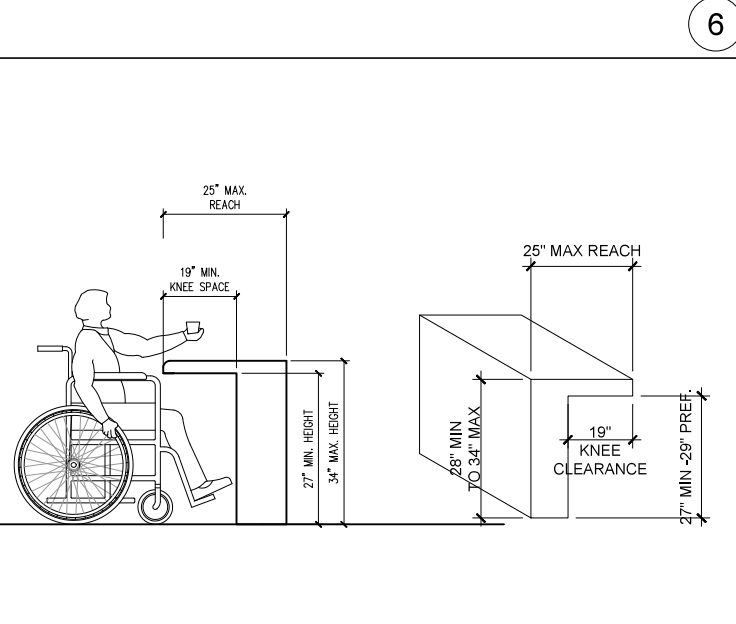
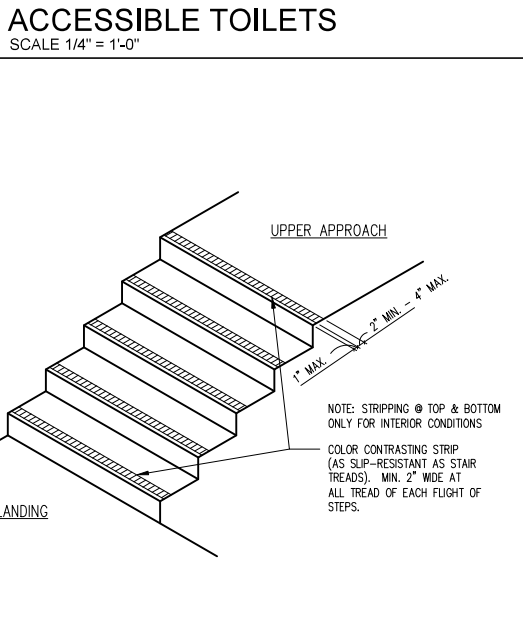
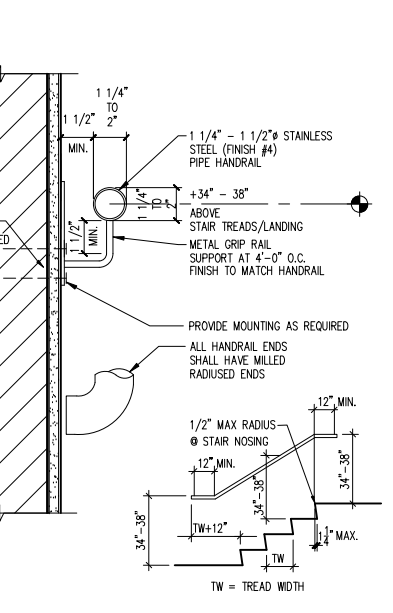
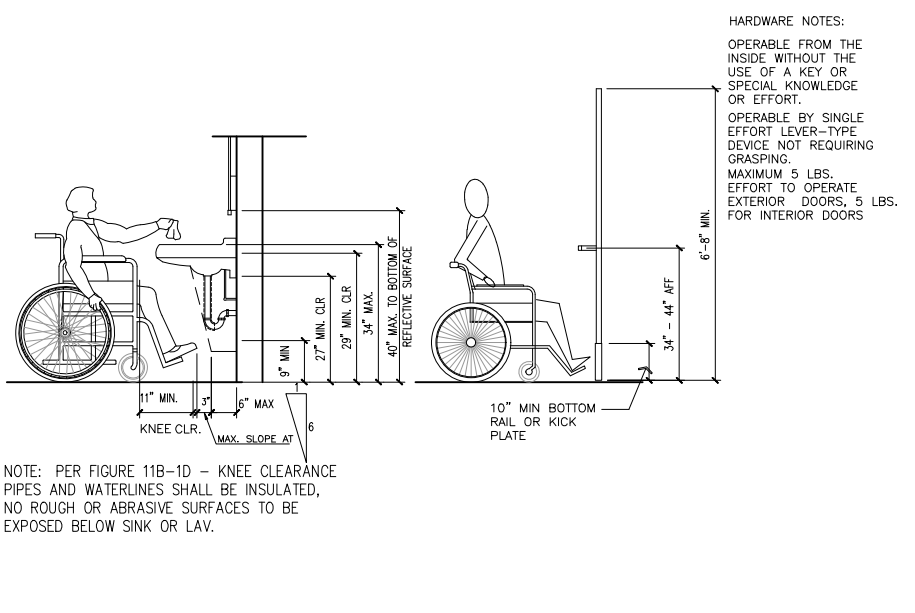
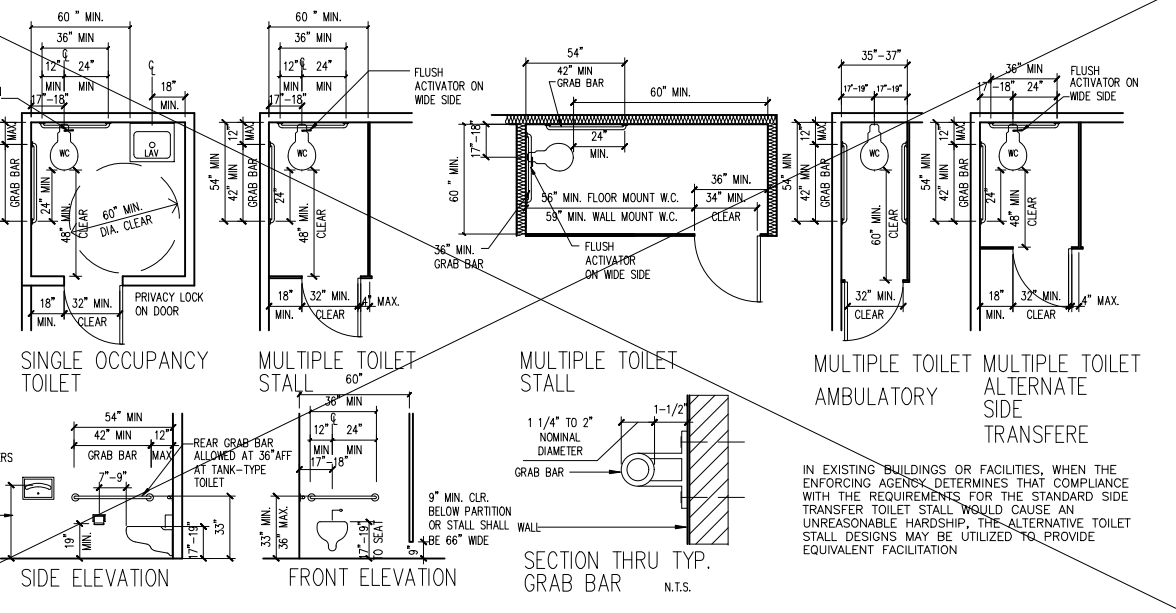
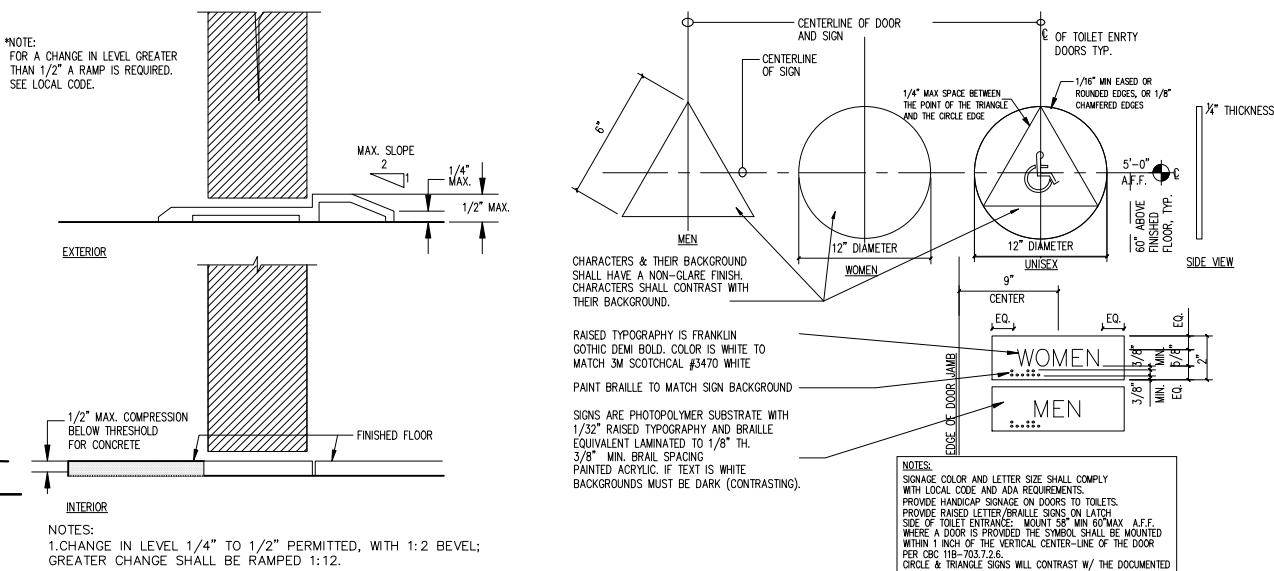
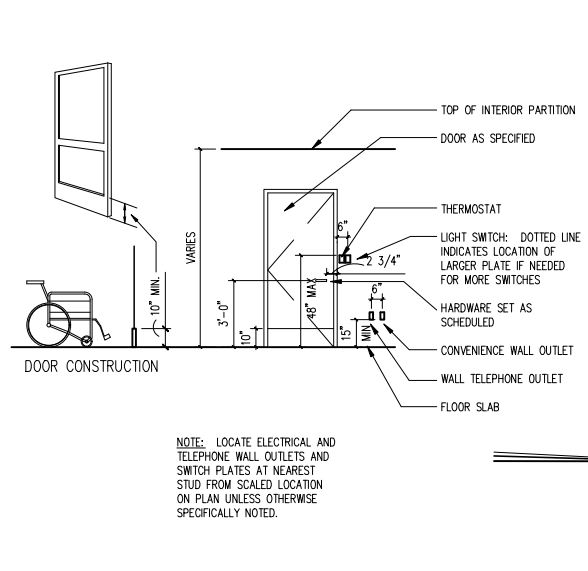
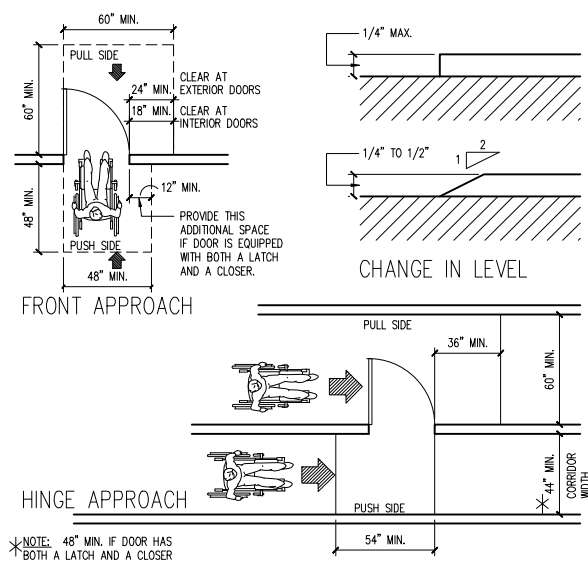
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SHEET DESCRIPTION
HEALTH DEPARTMENT & SANITATION NOTES

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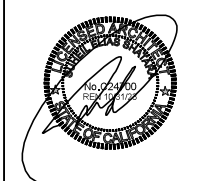
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BLOCK: 2347 LOT: 009A

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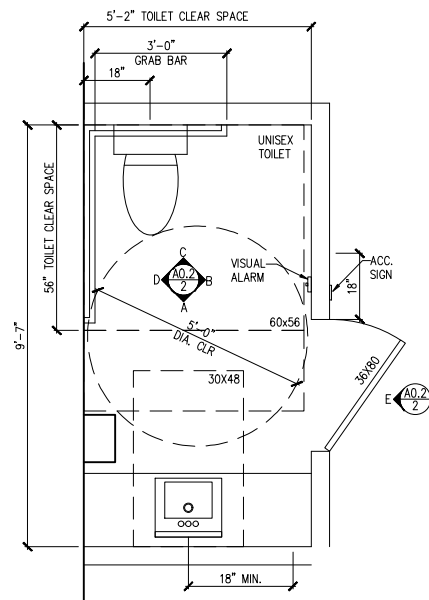
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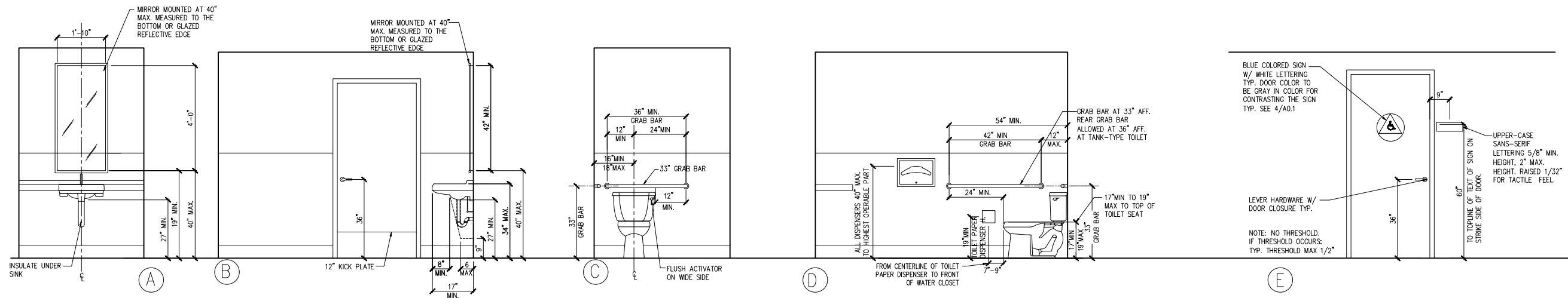


SHEET DESCRIPTION
ACCESSIBILITY GUIDELINES

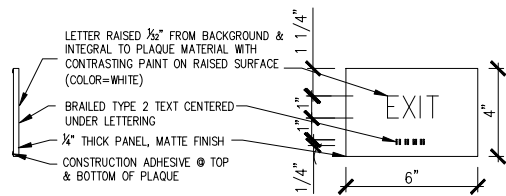
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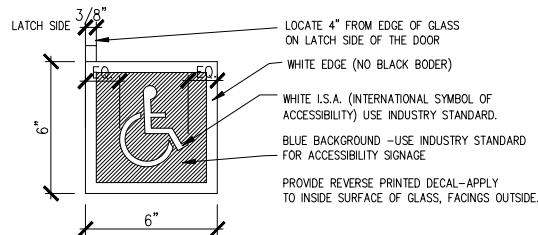
1 ENLARGED ACCESSIBLE TOILET PLAN
SCALE: 1/2"=1'-0"



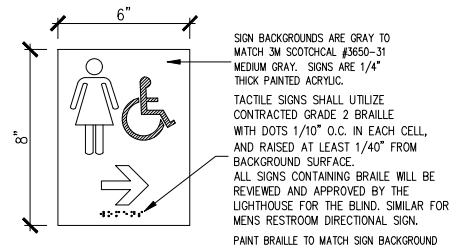
2 TOILET ELEVATIONS
SCALE: 1/2"=1'-0"



3 "EXIT" SIGN
SCALE: 3"=1'-0"



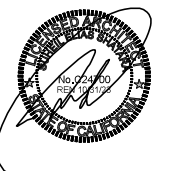
5 ISA DECAL (TACTILITY NOT REQUIRED)
SCALE: 3"=1'-0"



4 DIRECTIONAL SIGNAGE
SCALE: 3"=1'-0"

TYPICAL SIGNAGE NOTES

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N.
3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
4. TACTILE SIGNS SHALL COMPLY WITH A.D.A. RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
6. PICTOGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDENSED AS SHOWN IN DETAILS.
8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR
9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE
10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.
11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.



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CONTACT: SUHEL SHATARA

BUILDING 08.03.2021

BUILDING 12-15-2021

SELECT DESIRED MODEL:

- CM-7538
- CM-7509

SELECT DESIRED GRAPHIC OPTION:

- CM-XX1 CM-XX2
- CM-XX3 CM-XX4

SELECT DESIRED FINISH:

- CLEAR ALUMINUM
- DARK BRONZE
- ANODIZED BLUE

SPECIFICATIONS

CONSTRUCTION: HEAVY DUTY EXTRUDED ALUMINUM

OPERATING VOLTAGE: 12 OR 24V AC/DC

CONTACT TYPE

CM-7538: (2) SPDT MOMENTARY, FORM 'C'
CM-7509: (1) SPDT MOMENTARY, FORM 'C'

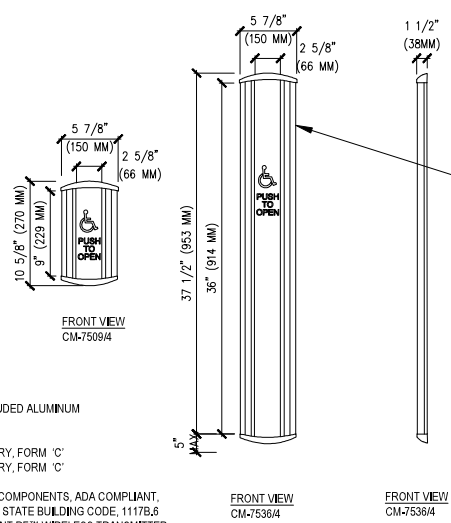
CONTACT RATING: 15 AMPS @ 30V

COMPLIANCE: UL LISTED SWITCH COMPONENTS, ADA COMPLIANT, MEETS CALIFORNIA STATE BUILDING CODE, 11178.6

OPTIONAL WIRELESS: "SNAP-IN" LAZERPOINT RF™ WIRELESS TRANSMITTER (SEE SEPARATE SPEC SHEET FOR DETAILS)

DIMENSIONS

CM-7538: 37 1/2" H X 5 7/8" W X 1 1/2" OVERALL (953 MM X 150 MM X 38 MM)
CM-7509: 10 5/8" H X 5 7/8" W X 1 1/2" OVERALL (270 MM X 150 MM X 38 MM)

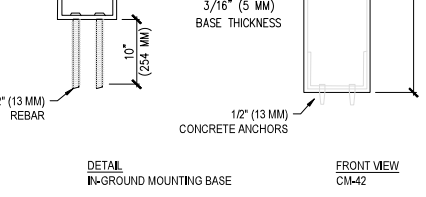


SELECT DESIRED MODEL:

- CM-42
- CM-48

NOTE: MOUNTING BALLARD FOR FULL HT. PUSH RAIL

IN-GROUND BASE DETAIL



FEATURES

- CHOICE OF ALUMINUM OR STAINLESS STEEL CONSTRUCTION
- MODELS FOR 36" OR 42" SWITCH HEIGHT
- CLEAR ALUMINUM AND DARK BRONZE ANODIZED, OR MILL FINISH (SUITABLE FOR PAINTING)
- AVAILABLE WITH OR WITHOUT SINGLE GANG SWITCH CUT-OUT
- CAP DESIGN FEATURES PEAKED 'ROOF' TO SHED WATER AND EASY REMOVAL WITH ALLEN KEY WRENCH
- EASY INSTALLATION AND SERVICE OF LAZERPOINT™ RF WIRELESS SWITCH TRANSMITTER AND BATTERIES

SELECT DESIRED MODEL:

- CM-45 (SHOWN) CM-46 (SHOWN) CM-46CB

SELECT DESIRED GRAPHIC OPTION:

- CM-XX1 CM-XX2* CM-XX2AL*
- CM-XX2AR* CM-XX3** CM-XX3F**
- CM-XX4* CM-XX4AL* CM-XX4AR*
- CM-XX4F* CM-XX8** CM-XX8D**
- CM-XX8F**

SPECIFICATIONS

VOLTAGE: 12/24V AC/DC

SWITCH TYPE: MOMENTARY

CONTACT TYPE: SPOT FORM 'C'

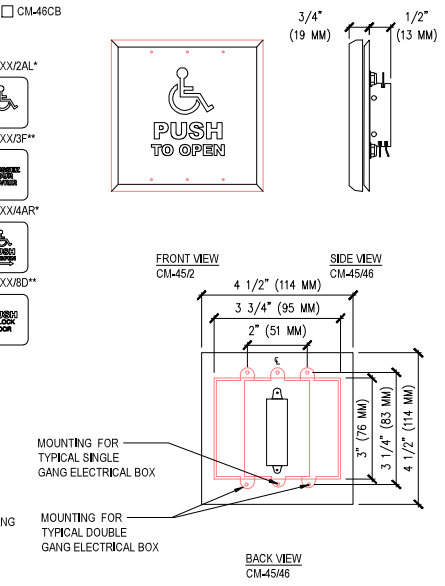
CURRENT RATING: 15A @ 30VDC

MOUNTING: SINGLE OR DOUBLE GANG

STD. FINISH: US32 / 630

CM-45/46: BLUE PAINT

DIMENSIONS: 4 1/2" X 4 1/2" X 1 1/4" (114 MM X 114 MM X 32 MM)



SELECT DESIRED MODEL:

- CM-40
- CM-41

SELECT DESIRED GRAPHIC OPTION:

- CM-XX1 CM-XX2* CM-XX2AL*
- CM-XX2AR* CM-XX3** CM-XX3F**
- CM-XX4* CM-XX4AL* CM-XX4AR*
- CM-XX4F* CM-XX8** CM-XX8D**
- CM-XX8F**

SPECIFICATIONS

VOLTAGE: 12/24V AC/DC

CONTACT TYPE: SPOT FORM 'C'

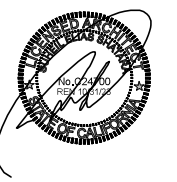
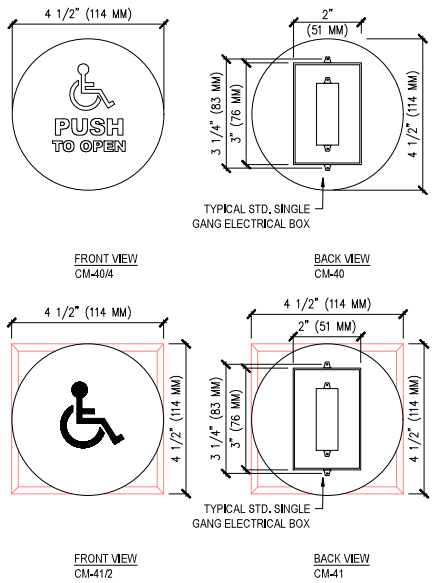
SWITCH TYPE: MOMENTARY

CONTACT RATING: 15A @ 30VDC

STD. FINISH: US32/C32D

DIMENSIONS

CM-40: 4 1/2" DIA. X 1 3/4" D (114 MM X 44 MM)
CM-41: 4 1/2" H X 4 1/2" W X 1 3/4" D (114 MM X 114 MM X 44 MM)





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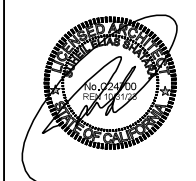
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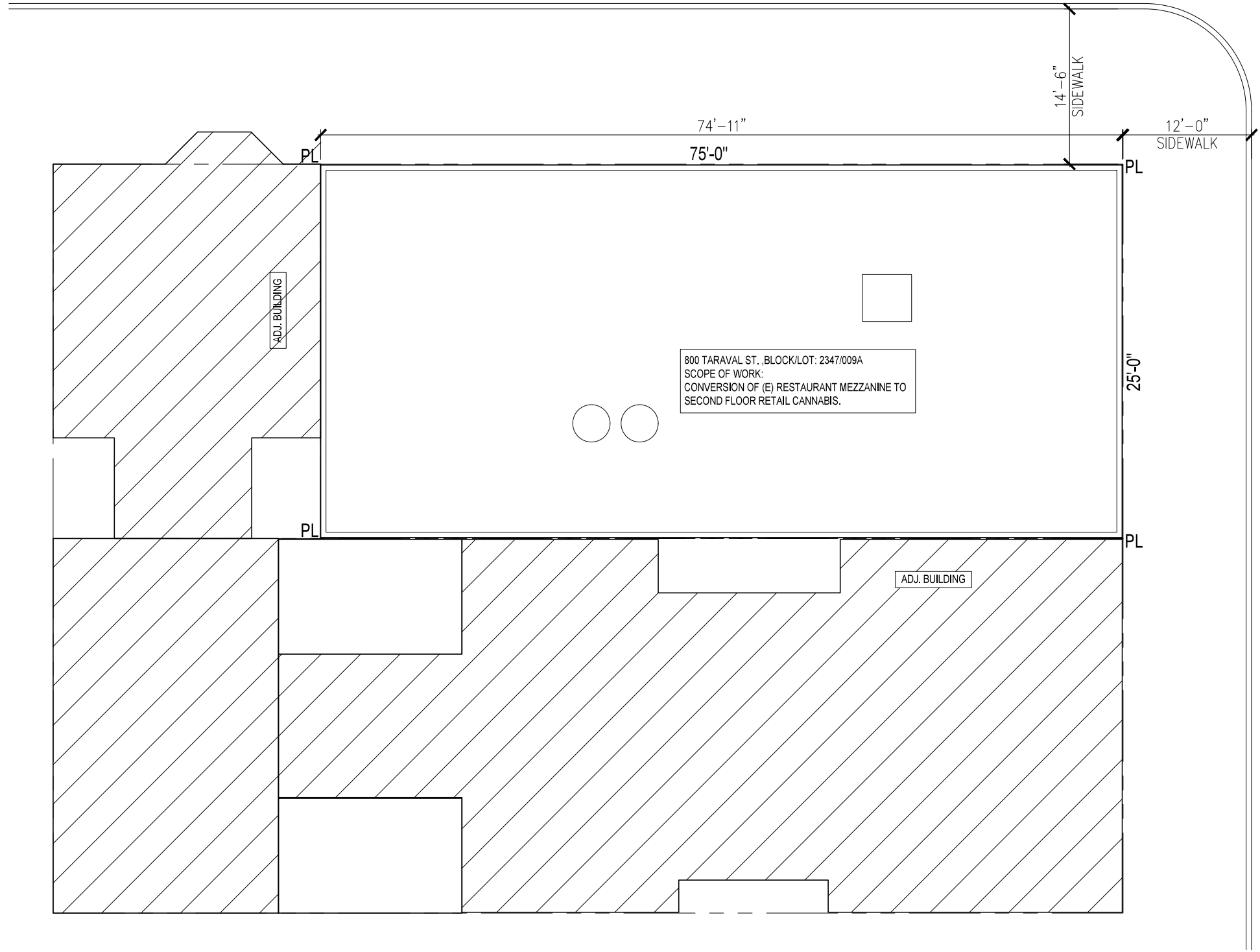
**EXISTING /
PROPOSED SITE
PLANS**



**EXISTING /
PROPOSED SITE
PLANS**

A1.0

18TH AVE.



800 TARAVAL ST. BLOCK/LOT: 2347/009A
SCOPE OF WORK:
CONVERSION OF (E) RESTAURANT MEZZANINE TO
SECOND FLOOR RETAIL CANNABIS.

1 EXISTING SITE PLAN - NO CHANGE
SCALE: 3/16"=1'-0"

DETAILS SHEET NOTES

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

9	WALL TYPE	1 3.3.4	SECTION
999	DOOR NUMBER	1 3.3.4	ELEVATION
94	WINDOW NUMBER	4	FLOOR/CEILING ASSEMB. TYPE
---	(E) WALL TO BE DEMOLISHED	=====	1 HR FIRE RATED WALL
---	(E) WALL TO REMAIN	=====	2 HR FIRE RATED WALL
---	(N) WALL	---	PROPERTY LINE



**SHATARA
ARCHITECTURE
INC.**

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566
suhel@shataraarch.com

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THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

**PROJECT
TENANT IMPROVEMENT**

**ADDRESS
800 TARAVAL ST
SAN FRANCISCO, CA**

**BLOCK: 2347
LOT: 009A**

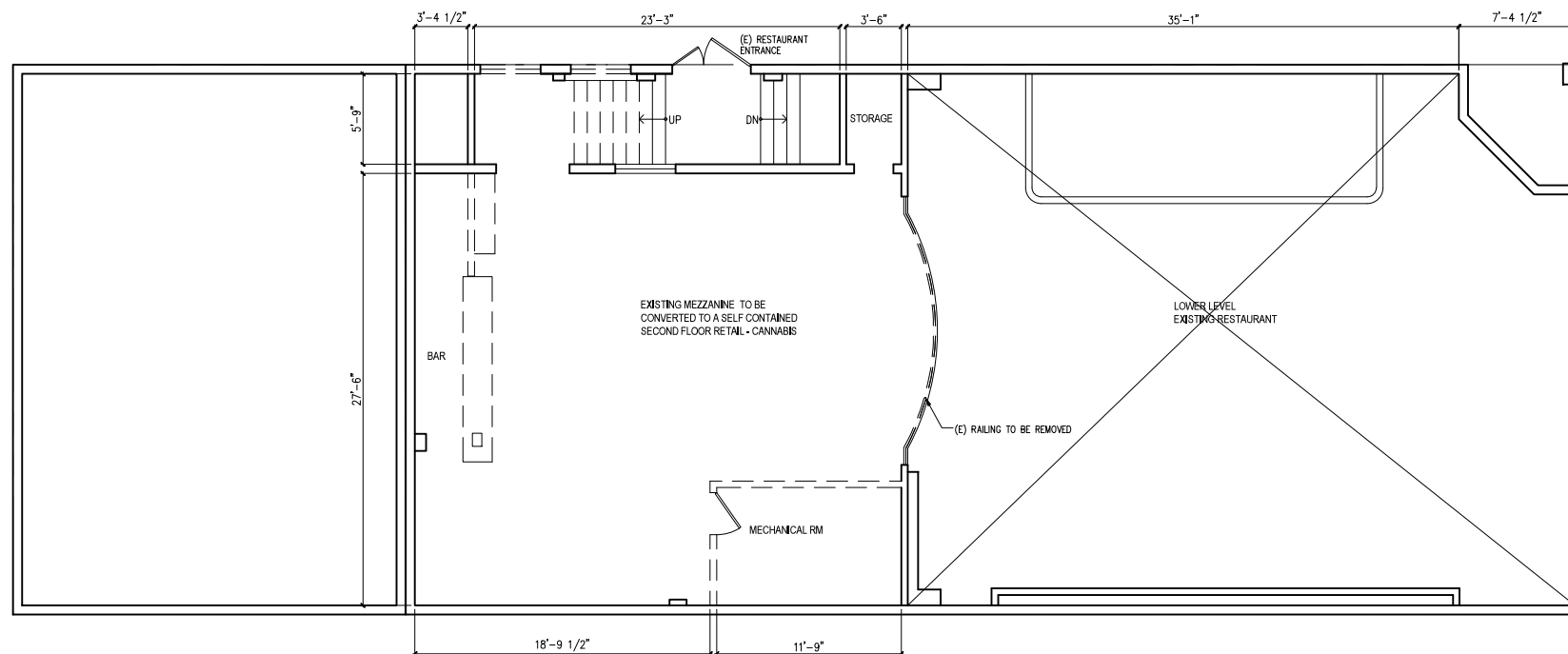
PROJECT DIRECTORY

**ARCHITECT
SHATARA ARCHITECTURE INC.**

890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

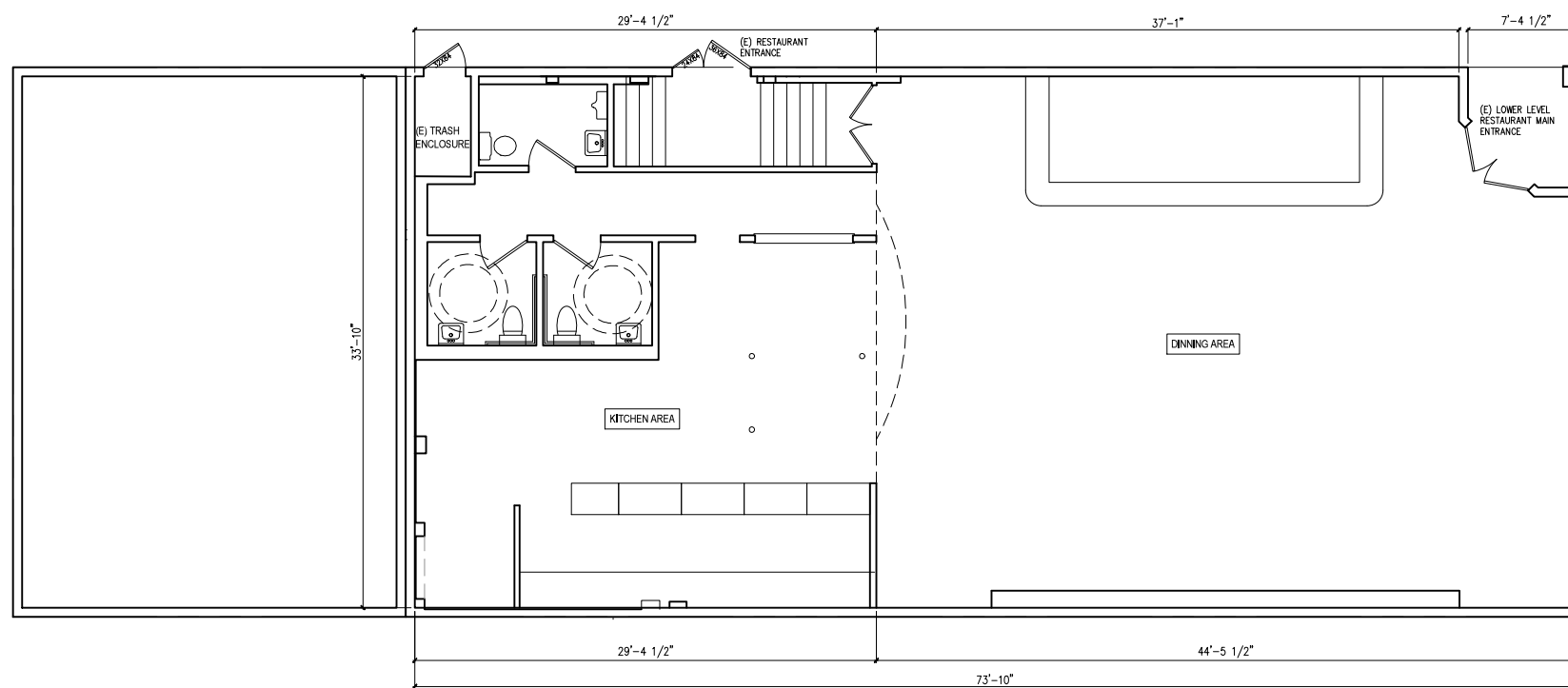
BUILDING 08.03.2021

BUILDING 12-15-2021



2 EXISTING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

18TH AVE.



1 EXISTING FIRST FLOOR PLAN - NO CHANGE
SCALE: 3/16"=1'-0"

TARAVAL ST.

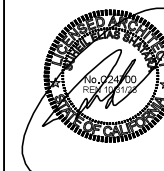
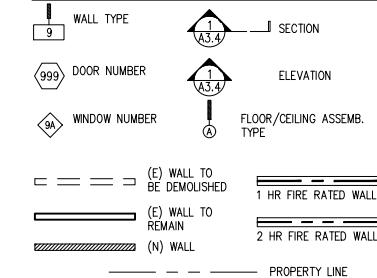
DETAILS SHEET NOTES

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND



**EXISTING
PLANS**

A1.1

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PROJECT
TENANT IMPROVEMENT

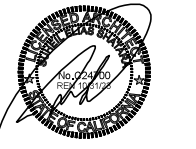
ADDRESS
**800 TARAVAL ST
SAN FRANCISCO, CA**
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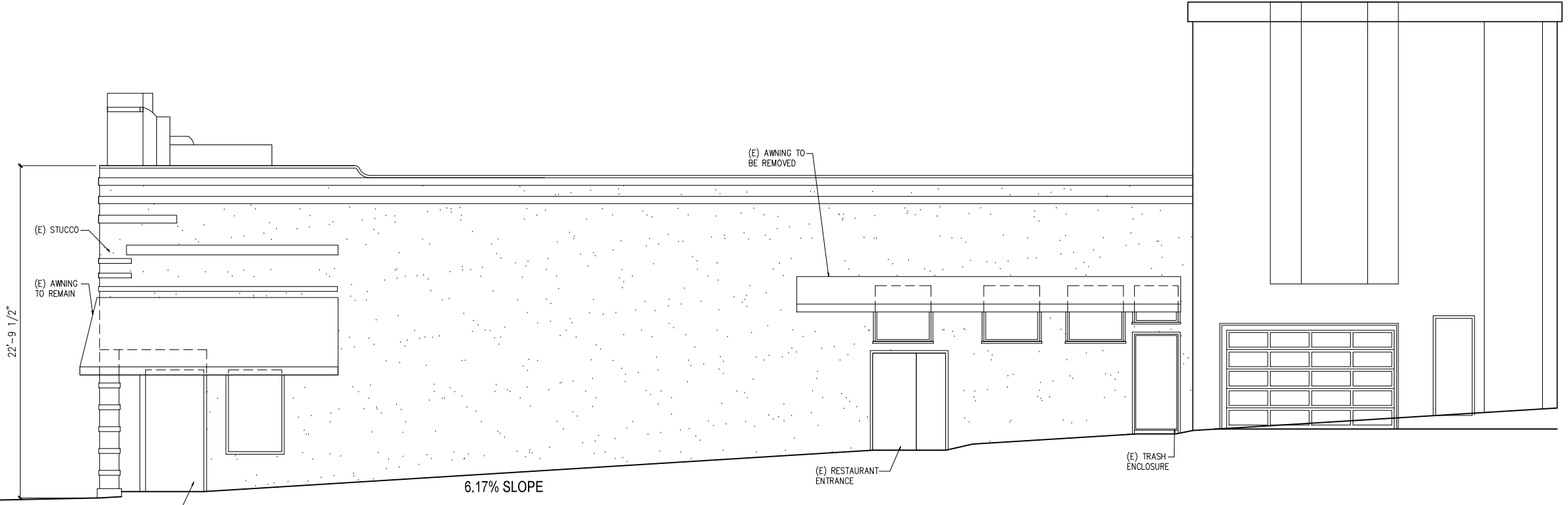
BUILDING 08.03.2021

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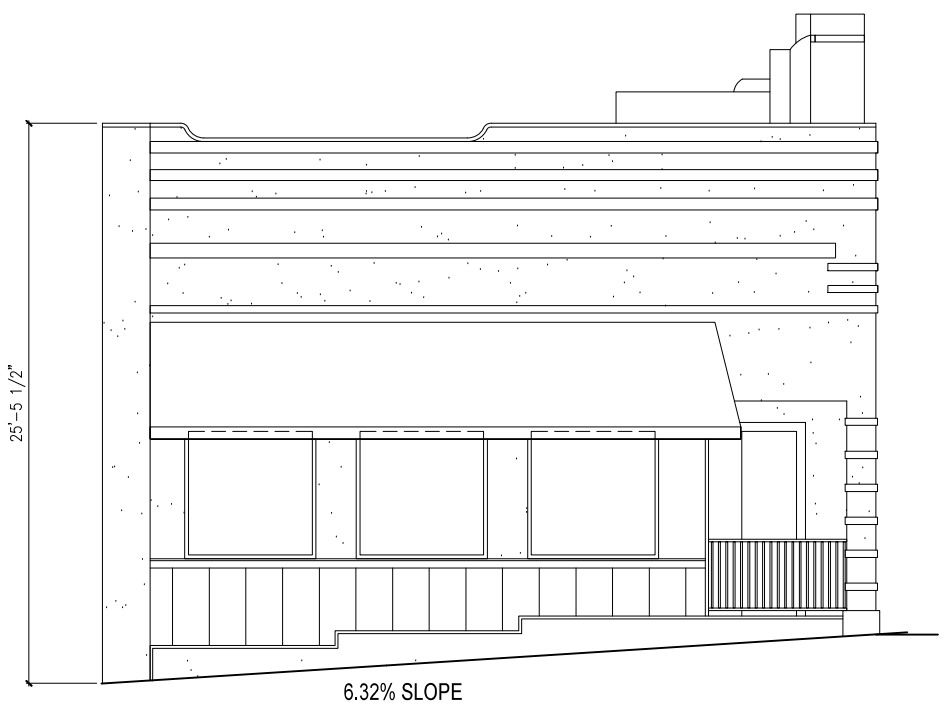


SHEET DESCRIPTION
**EXISTING
PLANS AND
SECTIONS**

A1.2



2 EXISTING EAST ELEVATION
SCALE: 3/16"=1'-0"



1 EXISTING SOUTH ELEVATION
SCALE: 3/16"=1'-0"

DETAILS SHEET NOTES

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

9	WALL TYPE	1 A3.3	SECTION
999	DOOR NUMBER	1 A3.3	ELEVATION
9A	WINDOW NUMBER	6	FLOOR/CEILING ASSEMB. TYPE
---	(E) WALL TO BE DEMOLISHED	=====	1 HR FIRE RATED WALL
---	(E) WALL TO REMAIN	=====	2 HR FIRE RATED WALL
---	(N) WALL	---	PROPERTY LINE



SHATARA
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PROJECT
TENANT IMPROVEMENT

ADDRESS
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SAN FRANCISCO, CA**

**BLOCK: 2347
LOT: 009A**

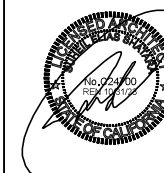
PROJECT DIRECTORY

ARCHITECT
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890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

BUILDING 08.03.2021

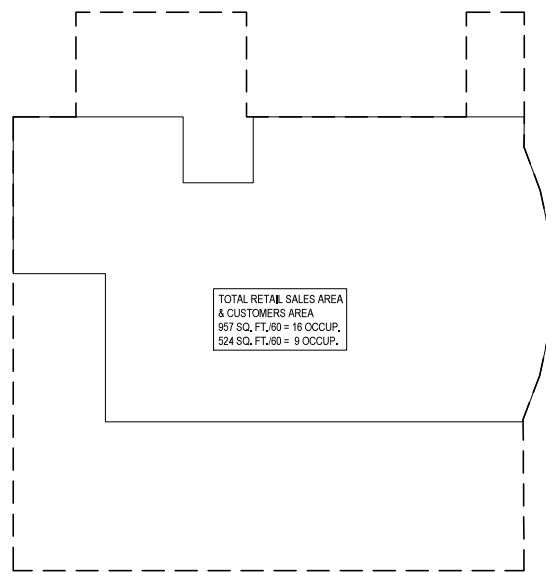
BUILDING 12-15-2021



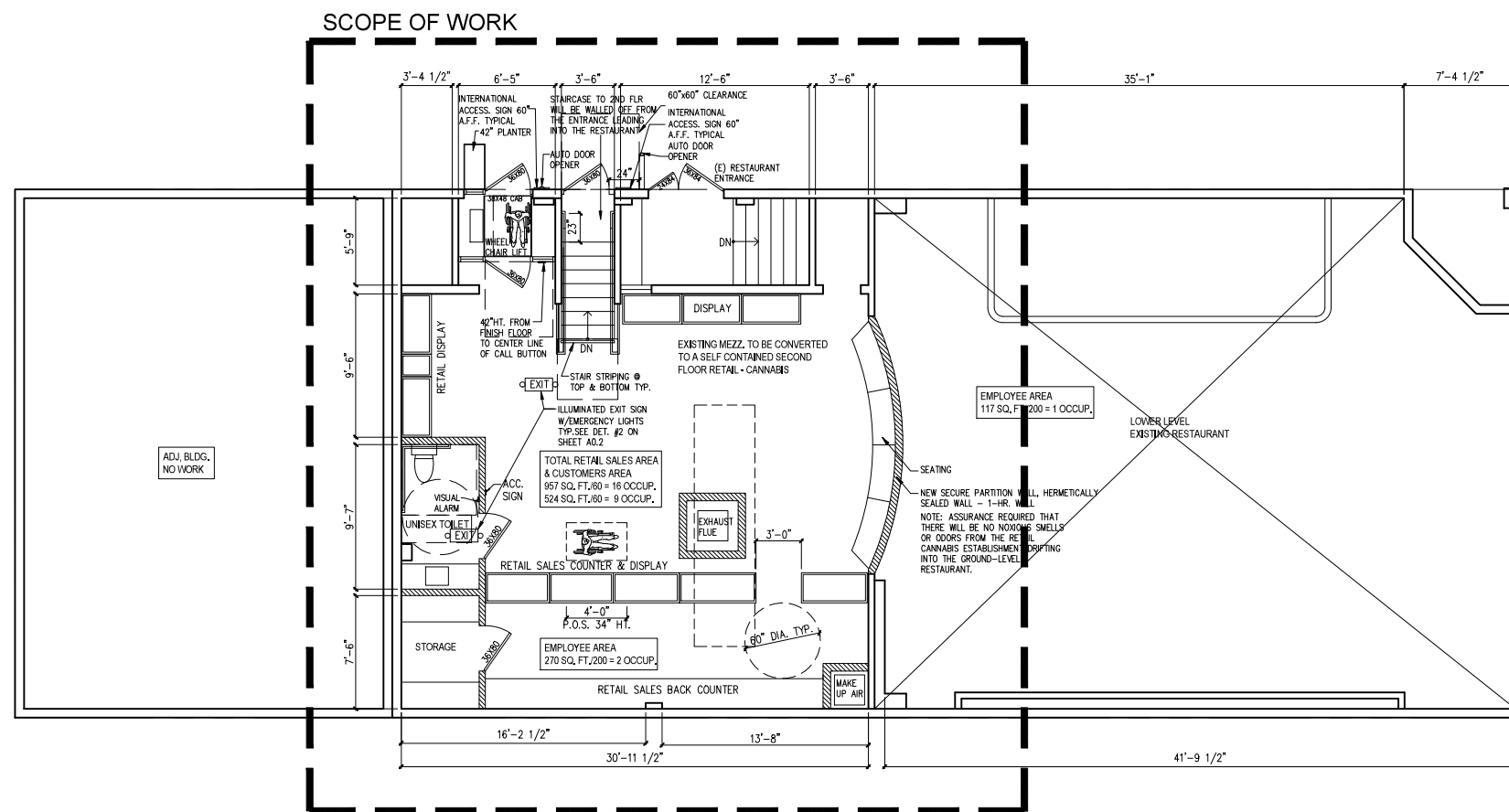
SHEET DESCRIPTION

**PROPOSED
PLANS**

A2.0



2 AREA CALCULATIONS
SCALE: 3/16"=1'-0"



1 PROPOSED SECOND FLOOR
SCALE: 3/16"=1'-0"

CONVRSION OF (F) RFASTAURANT MF77ANINF TO

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TENANT IMPROVEMENT

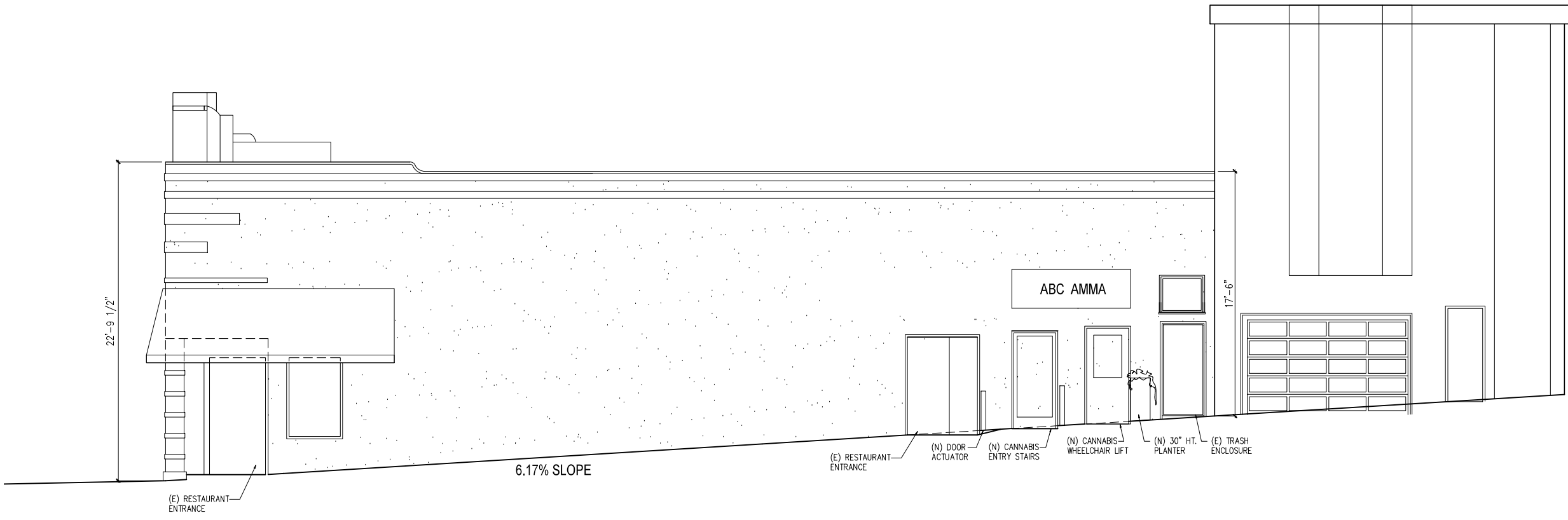
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SAN FRANCISCO, CA**
**BLOCK: 2347
LOT: 009A**

PROJECT DIRECTORY

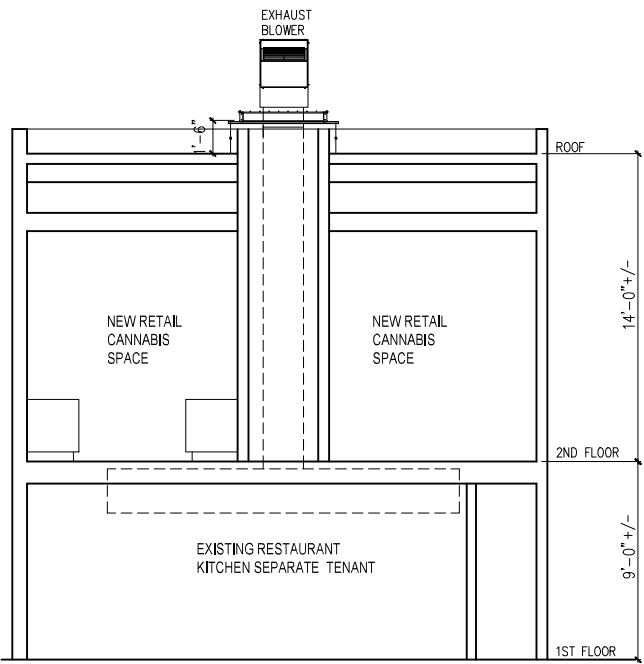
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890 7TH STREET
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TEL: 415-512-7566
CONTACT: SUHEIL SHATARA

BUILDING 08.03.2021

BUILDING 12-15-2021



1 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



2 SECTION
SCALE: 1/4"=1'-0"

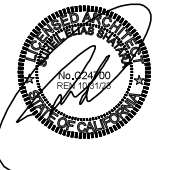
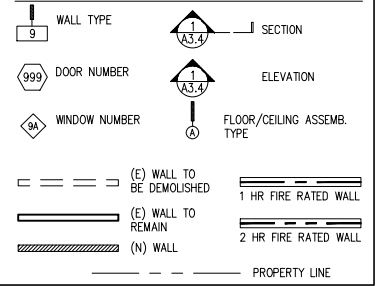
DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

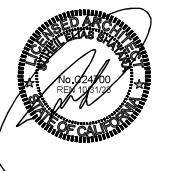
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- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND



SHEET DESCRIPTION
PROPOSED ELEVATIONS & SECTION

A2.1



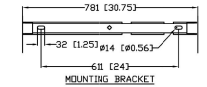
SPECIFICATIONS

GENERAL
CLASSIFICATION: Enclosed Vertical Wheelchair Platform Lift
APPLIED CODE: ASME A181-2008 Section 2 Pub
SPECIAL NOTE: V-1504 Enclosure
MODEL: V-1504 Enclosure
CAPACITY: 750 lbs (341 kg)
SPEED: 20 fpm (0.102 m/s)
TRAVEL: 144" (3658 mm)
PIT DEPTH: 3" (76 mm)
PLATFORM SIZE: 36" X 48" (914 mm X 1219 mm)
POWER SUPPLY: 120V, 20A, 60Hz, SINGLE PHASE
BATTERY BACK UP: down direction only

POWER UNIT
MOTOR: 3.0 HP, 120 VAC
FLOW: 115 Gal/min (4.35L/min)

HYDRAULIC DATA
OIL TYPE: UNIVIS 32 INDOOR
DEXRON ATF OUTDOOR
GALLONS REQ'D: 1.5 Gal (5.68 L)
MAXIMUM WORKING PRESSURE: 2000 psi (13.7 MPa)
RELIEF PRESSURE: 2000 psi (13.7 MPa)
MAXIMUM RELIEF PRESSURE: 2000 psi (13.7 MPa)
HYDRAULIC HOSE: 1/4" (6.4 mm) ID
BURST: 2000 psi (13.7 MPa)
FITTINGS: 1/4" (6.4 mm) NPT MALE

SUSPENSION CHAIN
2X #50 ROLLER CHAIN
BREAKING STRENGTH: 7171 lbs (319 kN) each
SAFETY BRAKE: TYPE 'A'



GENERAL
V-1504 Enclosure
CPFS: 94307
CONTROL VOLTS: 24VDC
CONTROL AMPS: 1 A
HP: 1.5 / 1.0 / 3.0
AMPS: 19 / 15
MFR: SAVARIA

DOORS / GATES / CALL STATIONS

	LANDING 1	LANDING 2	LANDING 3	LANDING 4
DOOR TYPE	Enclosure 80" door	Enclosure 80" door		
DOOR SWING	a	c		
DOOR INSERT	rh	lh		
LOOK TYPE	Clear Plexiglass	Clear Plexiglass		
AUTO DOOR OPENER	None	None		
CUSTOM DOOR WIDTH				
CUSTOM DOOR HEIGHT				
IN FRAME CALL STN.	no	yes		
CALL STN. TYPE	Call/Send Buttons	Call/Send Buttons		
CALL STN. KEYED	Not Required	Not Required		
CALL STN. STOP BUTTON	Yes	Yes		
CALL STN. MOUNTING	Surface Mounted Remote	Flush Mounted In Frame		
ISOLATED PRODDOR KIT	No	No		

OPTIONS PROVIDED
EMERGENCY PENDENT PLUG IN MANUAL LOWERING BOX
WINGS: no
TOUCH UP PAINT: 1 can(s)
BUILDING: Public Building
LIGHT CURTAIN: no
PHONE OR PHONE PLUG: No Phone, Plug Incl

NO RAMP REQUIRED
EXTRA KEYS: 0
WALL FASTENERS: none
UNDERPAN SENSOR: no
COLOUR: Standard Color - Almond Beige

LOCATION: IN DOOR

OFFICE USE ONLY:
CONFIGURATION VERSION: 0.0
MODEL VERSION: H-140

CUSTOMER: **NATIONWIDE LIFTS**
PROJECT: APEX COMPLETE - 36 WIDE X 48 DEEP
ADDRESS: DOORS OPPOSITE SIDES, RAILS ON LEFT
888-323-8755 INFO@ELEVATORS.COM

DATE: 06/16/15
DRAWN BY: [Signature]
CHECKED BY: [Signature]

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PO0000 2 OF 4

PROVISIONS BY OTHERS

GENERAL
HOISTWAY - THE HOISTWAY MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH "SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIRLIFTS" OR "SAFETY CODE FOR ELEVATORS AND ESCALATORS" AND ALL STATE AND LOCAL CODES.

ELUMB RUNWAY - DUE TO CLOSE RUNNING CLEARANCES OWNER/AGENT MUST ENSURE THAT HOISTWAY AND PIT (WHERE PROVIDED) ARE LEVEL, PLUMB (+/- 1/8" (3 mm)) AND SQUARE AND ARE IN ACCORDANCE WITH THE DIMENSIONS ON THESE DRAWINGS.

MINIMUM OVERHEAD CLEARANCE - OWNER/AGENT MUST ENSURE MINIMUM OVERHEAD CLEARANCE IS IN COMPLIANCE WITH CODES.

CONSTRUCTION SITE - OWNER/AGENT TO PROVIDE ALL MASONRY, CARPENTRY AND DRYWALL WORK AS REQUIRED AND SHALL PATCH AND MAKE GOOD (INCLUDING FINISH PAINTING) ALL AREAS WHERE WALLS/FLOORS MAY REQUIRE TO BE CUT, DRILLED OR ALTERED IN ANY WAY TO PERMIT THE PROPER INSTALLATION OF THE LIFT.

DIMENSIONS - CONTRACTOR/CUSTOMER TO VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO OUR OFFICE IMMEDIATELY.

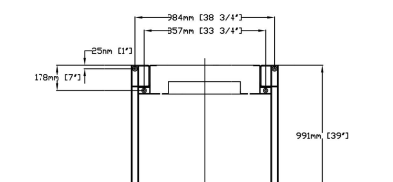
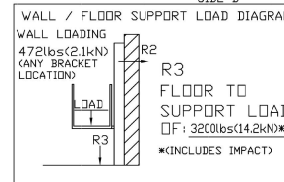
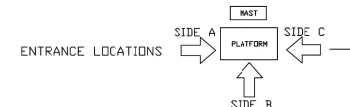
STRUCTURAL
FLOOR/SUPPORT WALL LOADS - CONTRACTOR TO ASSURE THAT BUILDING AND SHAFT WILL SAFELY SUPPORT ALL LOADS IMPOSED BY THE LIFT EQUIPMENT. REFER TO THE L0A) DIAGRAM IN THIS DRAWING.

MAST TO BE SECURELY FASTENED - WHERE REQUIRED THE MAST MUST BE SECURELY FASTENED TO THE STRUCTURAL SUPPORT WALL AND FLOOR SUPPORT LOAD DIAGRAM AND WALL LAG DIMENSIONS IN THIS DRAWING.

WHERE DOORS ARE REQUIRED - SUITABLE LINTELS MUST BE PROVIDED BY OWNER/AGENT. DOOR FRAMES ARE NOT DESIGNED TO SUPPORT OVERHEAD WALL LOADS.

ELECTRICAL
GENERAL - ELECTRICAL EQUIPMENT AND WIRING TO COMPLY WITH SECTION 38 OF CSA C22.1 (CANADA) OR SECTION 620 OF NEC ANSI/NFPA 70 (USA).
POWER SUPPLY - 120VAC, 20A, 60Hz, 1PH CIRCUIT THROUGH A FUSE DISCONNECT WITH AUXILIARY CONTACT ON MAIN POWER SUPPLY. PROVIDE TWO 18 AWG CONDUCTORS BETWEEN CONTACT AND CONTROLLER.
LIGHTING - LIGHTING OF 100 LX MIN. AT PLATFORM AND LANDINGS. LIGHTING WITH SWITCH AND ELECTRICAL GFCI OUTLET IN HOISTWAY PIT.

ENTRANCES
UPPER LANDING GATES - WHERE REQUIRED, SMOOTH SOLID BARRIERS ARE TO BE SUPPLIED AND INSTALLED ON BOTH SIDES OF ENTRANCE AT UPPER LEVEL AND MUST BE A MINIMUM OF 42" (1067 mm) HIGH. ENTRANCE ASSEMBLY MUST BE IN PLACE PRIOR TO THIS PROVISION.
FASCIA PANEL BELOW UPPER LEVEL ENTRANCE - WHERE REQUIRED, FASCIA PANEL MUST BE FASTENED TO A SOLID WALL AND BE PERPENDICULAR TO THE FLOOR AND WALLS. HOISTWAY FASCIA IS NOT SELF-SUPPORTING FOR LONG, CONTINUOUS RUNS WITH UP ENTRANCES. ADEQUATE SUPPORT FOR THE FASCIA MUST BE PROVIDED.
ENTRANCE ASSEMBLIES - ENTRANCE ASSEMBLIES MUST BE ADJUSTED TO ALIGN WITH PLATFORM AND OPENING. OTHERS TO ALLOW AN ADEQUATE ROUGH OPENING.
RETURN WALLS - RETURN WALLS AT ENTRANCES MUST BE BUILT-IN BY OTHERS AFTER ENTRANCE ASSEMBLIES ARE IN PLACE. ENTRANCE ASSEMBLY MUST BE SECURELY FASTENED TO WALLS.



OFFICE USE ONLY:
CONFIGURATION VERSION: 0.0
MODEL VERSION: H-140

CUSTOMER: **NATIONWIDE LIFTS**
PROJECT: APEX COMPLETE - 36 WIDE X 48 DEEP
ADDRESS: DOORS OPPOSITE SIDES, RAILS ON LEFT
888-323-8755 INFO@ELEVATORS.COM

DATE: 06/16/15
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PO0000 1 OF 4

DATA SHEET
ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT

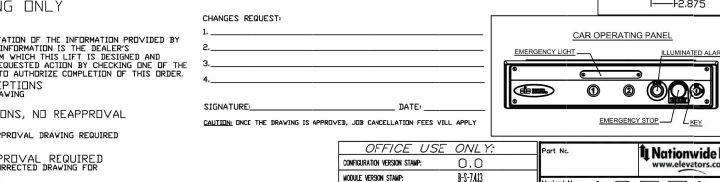
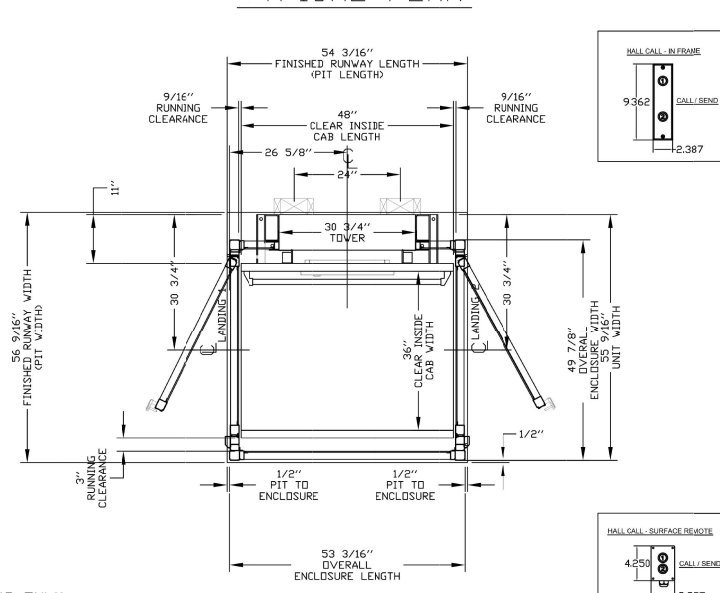
CUSTOMER: **NATIONWIDE LIFTS**
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PO0000 2 OF 4

TYPICAL PLAN



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MODEL VERSION: H-140

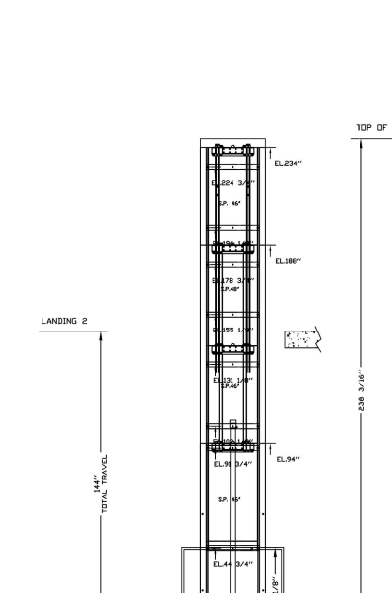
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DATE: 06/16/15
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PO0000 1 OF 4

TOWER DETAIL



**PRELIMINARY DRAWING ONLY
DRAWING APPROVAL**

THIS DRAWING REFLECTS OUR INTERPRETATION OF THE INFORMATION PROVIDED BY THE SEALER ON THE BASIS FROM WHICH THIS LIFT IS DESIGNED AND MANUFACTURED. PLEASE INDICATE THE REQUESTED ACTION BY CHECKING ONE OF THE FOLLOWING BOXES AND SIGNING BELOW TO AUTHORIZE COMPLETION OF THIS ORDER.

APPROVED WITH NO EXCEPTIONS
MANUFACTURE PRODUCT AS PER DRAWING

APPROVED WITH EXCEPTIONS, NO REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, NO REAPPROVAL DRAWING REQUIRED

CHANGE AS NOTED, REAPPROVAL REQUIRED
MAKE CHANGES AS NOTED, SEND CORRECTED DRAWING FOR REAPPROVAL BEFORE MANUFACTURE

CHANGES REQUEST:
1. _____
2. _____
3. _____
4. _____

SIGNATURE: _____ DATE: _____
CAUTION: ONCE THE DRAWING IS APPROVED, JOB CANCELLATION FEES WILL APPLY.

OFFICE USE ONLY:
CONFIGURATION VERSION: 0.0
MODEL VERSION: H-140

CUSTOMER: **NATIONWIDE LIFTS**
PROJECT: APEX COMPLETE - 36 WIDE X 48 DEEP
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PO0000 1 OF 4

GENERAL ARRANGEMENT
ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT

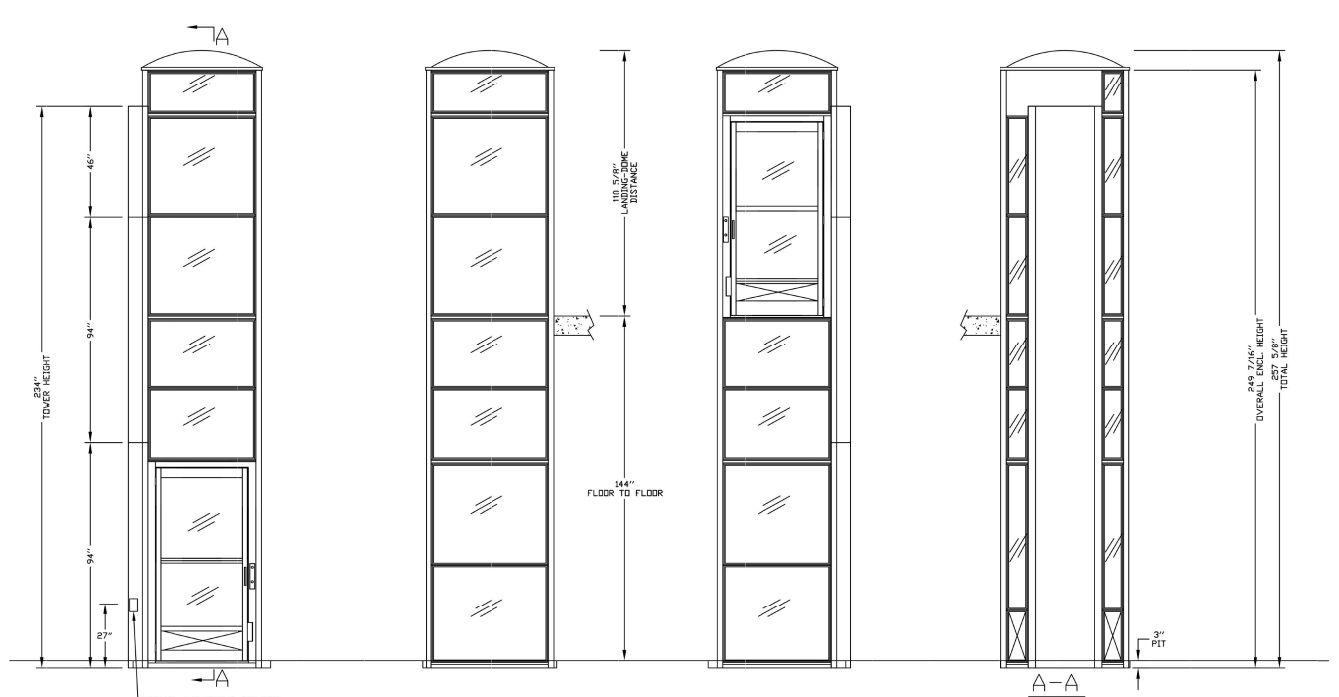
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PANEL DRAWING



INSERT STYLE: Door and Gate (hatched) SHEET METAL
ENCLOSURE (hatched) SHEET METAL
CLEAR PLEXIGLASS (diagonal lines) Clear Plexiglass

OFFICE USE ONLY:
CONFIGURATION VERSION: 0.0
MODEL VERSION: H-140

CUSTOMER: **NATIONWIDE LIFTS**
PROJECT: APEX COMPLETE - 36 WIDE X 48 DEEP
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PO0000 3 OF 4

ELEVATION VIEWS
ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT

CUSTOMER: **NATIONWIDE LIFTS**
PROJECT: APEX COMPLETE - 36 WIDE X 48 DEEP
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ELEVATION VIEWS
ENCLOSED VERTICAL WHEELCHAIR PLATFORM LIFT

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PO0000 4 OF 4

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BOARD OF SUPERVISORS
SAN FRANCISCO

2023 MAR -3 AM 11:23

BY



LEFTERIS ELEFTHERIOU
JANE C BALMEDIANO



2131

11-35/1210 CA

30088

3-3-2023

Date

Pay to the Order of SE PLANNING DEPT. \$ 698.00

SIX HUNDRED NINETY EIGHT EVEN Dollars

BANK OF AMERICA 

ACH R/T 12100388

For MOTION # 21246 APPEAL

Robert S. Johnson

MP

photo
Safe
Deposit
Cash on hand