



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Medical Cannabis Dispensary

HEARING DATE MARCH 1, 2012

Date: February 23, 2012
Case No.: **2011.0794D**
Project Address: **70 SECOND STREET**
Zoning: C-3-O Downtown, Office, District
150-S Height and Bulk District
Block/Lot: 3707 / 009
Project Sponsor: Ondyn Herschelle
40 Roosevelt Circle
Palo Alto, CA 94306
Staff Contact: Rick Crawford – (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Take Discretionary Review and Approve the Permit with Conditions**

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

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Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to establish a new Medical Cannabis Dispensary (d.b.a. "Seventy Second") at 70 Second Street. The proposed Medical Cannabis Dispensary (MCD) will sell cannabis and cannabis foodstuffs. The facility will not allow on-site smoking but will allow vaporizing. The MCD will occupy 963 square feet on the ground floor of the building. No physical expansion is proposed for the structure. Modifications will be made in connection with this project to comply with Mayor's Office of Disability requirements. The proposed facility will be the sponsor's first MCD.

The dispensary will be open Monday through Saturday from 10:00 a.m. to 10:00 p.m. and from 10:00 a.m. to 7:00 p.m. on Sunday. The facility intends to employ up to 15 full and part-time staff. Seventy Second intends to develop a charitable outreach program that will include supporting food programs for the homeless. The facility will also support counseling programs for patients with severe illnesses.

Private unarmed security personnel hired by the Project Sponsor will provide on-site security. Supplies will be secured in a locked cabinet and a safe under 24-hour video surveillance. The facility will maintain 24-hour indoor and outdoor full coverage audio and video surveillance and motion detectors. The audio and video will be constantly monitored by both on-site and off-site security personnel.

Planning Code Section 217(k) states that all MCDs are required to be heard by the Planning Commission, which will consider whether or not to exercise their discretionary review powers over the building permit application.

SITE DESCRIPTION AND PRESENT USE

The project site is a rectangular shaped lot on the southwest corner of Second and Jessie Streets with 25 feet of frontage on Second Street and 70 feet of frontage on Jessie. The property is occupied by a four-

story office building with ground floor commercial space constructed circa 1907. The building is a historic resource, listed as Category IV in Article 11 of the Planning Code, and is within the New Montgomery-Second Street Conservation District. The proposed MCD will occupy approximately 963 square feet on the ground floor. The commercial space is vacant and was previously used by a shoe repair and leather goods store (d.b.a. Shoe and Leather Service). The space has been vacant since October 2009 when the previous tenant left voluntarily.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is within the Financial District less than one block south of Market Street. The subject block face features a row of older three to four story buildings; however, the surrounding neighborhood is dominated by high-rise office building with ground floor commercial uses. The area features a number of hotels and the San Francisco Museum of Modern Art, and the Museum of the African Diaspora are located within three blocks of the project. The project site is approximately one and one half blocks from the Trans-Bay Terminal site.

ISSUES AND OTHER CONSIDERATIONS

- Neighbors of the project have expressed concerns regarding an over-concentration of Medical Cannabis Dispensaries in the Financial District. The Planning Code requires that MCDs be located no closer than 1,000 feet from any parcel containing the grounds of an elementary or secondary school, public or private, or recreation buildings primarily serving youth under the age of 18. Due to these restrictions, areas such as the Financial District, that have historically been developed for industrial and commercial uses and have few if any schools or recreation centers, have many properties where MCDs can be located. While a concentration of MCDs Financial District is possible, such a condition does not exist near the project site. Currently one MCD is operating within one-quarter mile of the project site at 527 Howard Street between First and Second Streets (d.b.a. Igzactly Health Center). One other facility is within one half mile of the project site at 843 Howard Street between Fourth and Fifth Streets (d.b.a. Green Door). On April 28, 2011 the Planning Commission approved a MCD at 952 Mission Street between Fifth and Sixth Streets (d.b.a. Grass Roots Cannabis). This facility is located just outside the one-half mile radius and is not yet open.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	February 20, 2012	February 17, 2012	13 days
Mailed Notice	10 days	February 20, 2012	February 17, 2012	13 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	X	
Other neighbors on the	0	69	

block or directly across the street			
Neighborhood groups or others	0	0	0

The Department has received 11 phone calls, 5 letters, and a petition with 53 signatures from property and business owners in the area objecting to the proposed use. Opponents to the project believe that there is currently an over-concentration of Medical Cannabis uses in the Financial District and that the use will degrade their properties, leading to crime and blight in the area.

PROJECT ANALYSIS

MEDICAL CANNABIS DISPENSARY CRITERIA

Below are the six criteria to be considered by the Planning Commission in evaluating Medical Cannabis Dispensaries, per Planning Code Section 217(k):

1. The Medical Cannabis Dispensary has applied for a permit from the Department of Public Health pursuant to Section 3304 of the San Francisco Health Code.

Project Meets Criteria

The applicant has applied for a permit from the Department of Public Health.

2. That the proposed site is located not less than 1,000 feet from the parcel containing the grounds of an elementary or secondary school, public or private, or recreation buildings as defined by Section 221(e) of the Planning Code.

Project Meets Criteria

The subject parcel is not located within 1000' of an elementary or secondary school, public or private, or active recreation buildings or permitted community centers that primarily serve persons 18 years or less as defined by Section 217(k) of the Planning Code. An MCD on this block will therefore be a compatible use.

3. If Medical Cannabis is smoked on the premises, the dispensary shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in odor emission from the premises.

Criteria not Applicable

The establishment of a new MCD at the subject site will not include an on-site smoking area but will include an area for on-site vaporizing of cannabis.

4. The parcel containing the MCD cannot be located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

Project Meets Criteria

The subject parcel does not contain a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

5. No alcohol is sold or distributed on the premises for on or off site consumption.

Project Meets Criteria

No alcohol is sold or distributed on the premises for on or off-site consumption.

6. A notice shall be sent out to all properties within 300-feet of the subject lot and individuals or groups that have made a written request for notice for regarding specific properties, areas, or Medical Cannabis Dispensaries. Such notice shall be held for 30 days.

Project Meets Criteria

On September 9, 2011 a 30-day notice was sent to owners and occupants within 300-feet of the subject parcel identifying that a MCD is proposed at the subject property and that the building permit was subject to a Mandatory Discretionary Review Hearing.

GENERAL PLAN COMPLIANCE:

The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The location for the proposed MCD meets all of the requirements in Section 217(k) of the Planning Code.

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.3: Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The chronically ill patients who will be served by the proposed use are in great need of this type of medical service. By allowing the services provided by the MCD, its patients are assured to safe access to medication for their ailments.

SECTION 101.1 PRIORITY POLICIES

Planning Code Section 101.1 establishes eight priority policies and requires review of permits for consistency, on balance, with these policies. The Project complies with these policies as follows:

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

The proposed use is a neighborhood serving use. The location for the MCD is currently vacant so the new use will not displace another neighborhood serving use.

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

The project occupies a ground floor commercial space and will adhere with all signage regulations defined in Article 33 of the Health Code to help preserve the existing neighborhood character. The proposed use will not adversely affect but will compliment the existing neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced.

The exiting building is occupied by non-residential uses so the proposed use will not displace any affordable housing.

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

The site is close to multiple public transit lines and the immediate neighborhood provides sufficient short-term parking so the use will not impede transit operations or impact parking.

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

The space in the subject building to be occupied by the MCD is vacant and the use will not displace any industrial or service industry establishments.

6. The City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The MCD will follow standard earthquake preparedness procedures and any construction will comply with contemporary building and seismic codes.

7. Landmarks and historic buildings be preserved.

The subject building was constructed in the early 20th Century, is located within the New Montgomery-Second Street Conservation District, and is classified as Category IV under Article 11 of the Planning Code. The project will have no affect on the exterior of the building other than Planning Code compliant signage.

8. Parks and open space and their access to sunlight and vistas be protected from development.

The project will not restrict access to any open space or parks and will not affect any open space or park's access to sunlight or vistas.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

In 1996, California voters passed Proposition 215, known as the Compassionate Use Act, by a 56% majority. In San Francisco, Proposition 215 passed by a 78% majority. The legislation established the right of seriously ill Californians, including those suffering from illnesses such as AIDS, cancer and glaucoma, to obtain and use marijuana for medical purposes when prescribed by a physician.

MCDs began to be established in San Francisco shortly after Proposition 215 passed as a means of providing safe access to medical cannabis for those suffering from debilitating illnesses. At that time, San Francisco did not have any regulatory controls in place to restrict the placement and operations of the dispensaries. As a result, over 40 dispensaries were established in the city without any land use controls, often resulting in incompatible uses next to each other.

On December 30, 2005, the Medical Cannabis Act, as approved by the Board of Supervisors and Mayor, became effective. The Act, set forth in Ordinance 275-05 and supported by Ordinances 271-05 and 273-05, amended the Planning, Health, Traffic, and Business and Tax Regulation Codes in order to establish a comprehensive regulatory framework for MCDs in San Francisco.

The Act designates the Department of Public Health (DPH) as the lead agency for permitting MCDs. DPH conducts its own review of all applications and refers applications to other involved City Agencies, including the Planning Department, in order to verify compliance with relevant requirements. The Planning Department's review is generally limited to the location and physical characteristics of MCDs.

- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- This block of Second Street is well served by transit and short term parking opportunities.
- This block of Second Street is more than 1,000' from primary and secondary schools.
- This block of Second Street is more than 1,000' from any active permitted youth-services facility.
- The project site will be fully renovated to provide a safe, well-lit environment for California Medical Marijuana Patients with proper identification cards.

- Employment levels are estimated to be between 10 to 15 full- and part-time employees.
- Patients will not be permitted to smoke on site but will be allowed to inhale product via vaporizers.
- Seventy Second intends to develop a charitable outreach program that will include supporting food programs for the homeless. The facility will also support counseling programs for patients with severe illnesses.
- To minimize the potential impact of the proposed use on the surrounding commercial area the following conditions are recommended for imposition on the project:
 1. The operator of the establishment shall contribute to the aesthetics of the block by maintaining the main entrance and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup and disposal and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every month. The sponsor shall monitor and remove graffiti from the façade of the building daily.
 2. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
 3. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
 4. The project sponsor shall contribute to the security on the block and shall review the proposed video surveillance system with the Police Department to ensure it is adequate for evidentiary purposes.
 5. 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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator 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.

RECOMMENDATION

RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs

Site Photograph

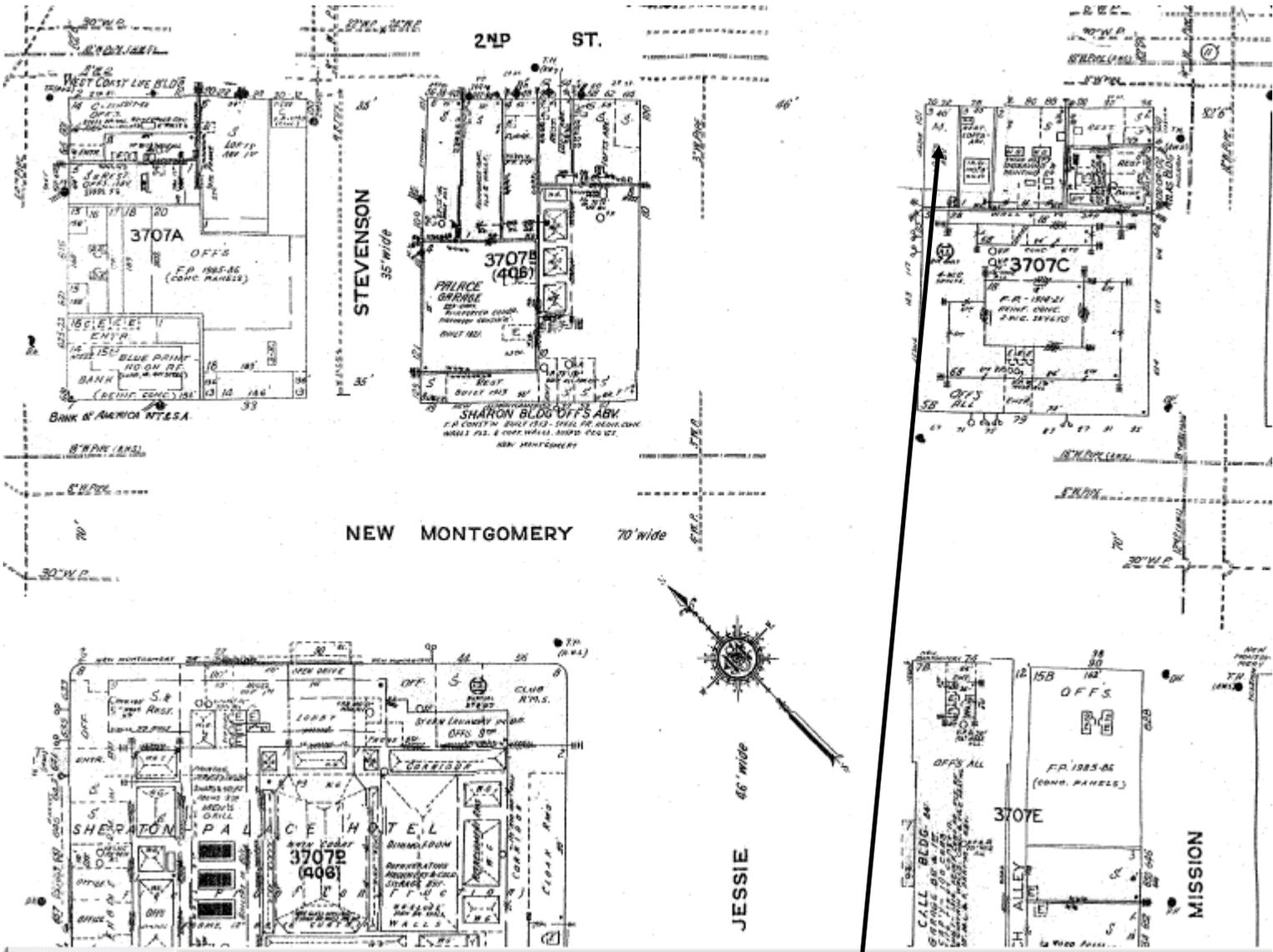
Approved Medical Cannabis Dispensary Permits Near 70 Second Street

Applicant's MCD Application

Section 312 Notice

Reduced Architectural Plans

Sanborn Map*



SUBJECT PROPERTY

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



Discretionary Review Hearing
 Case Number 2011.0794D
 Medical Cannabis Dispensary
 70 Second Street

Zoning Map

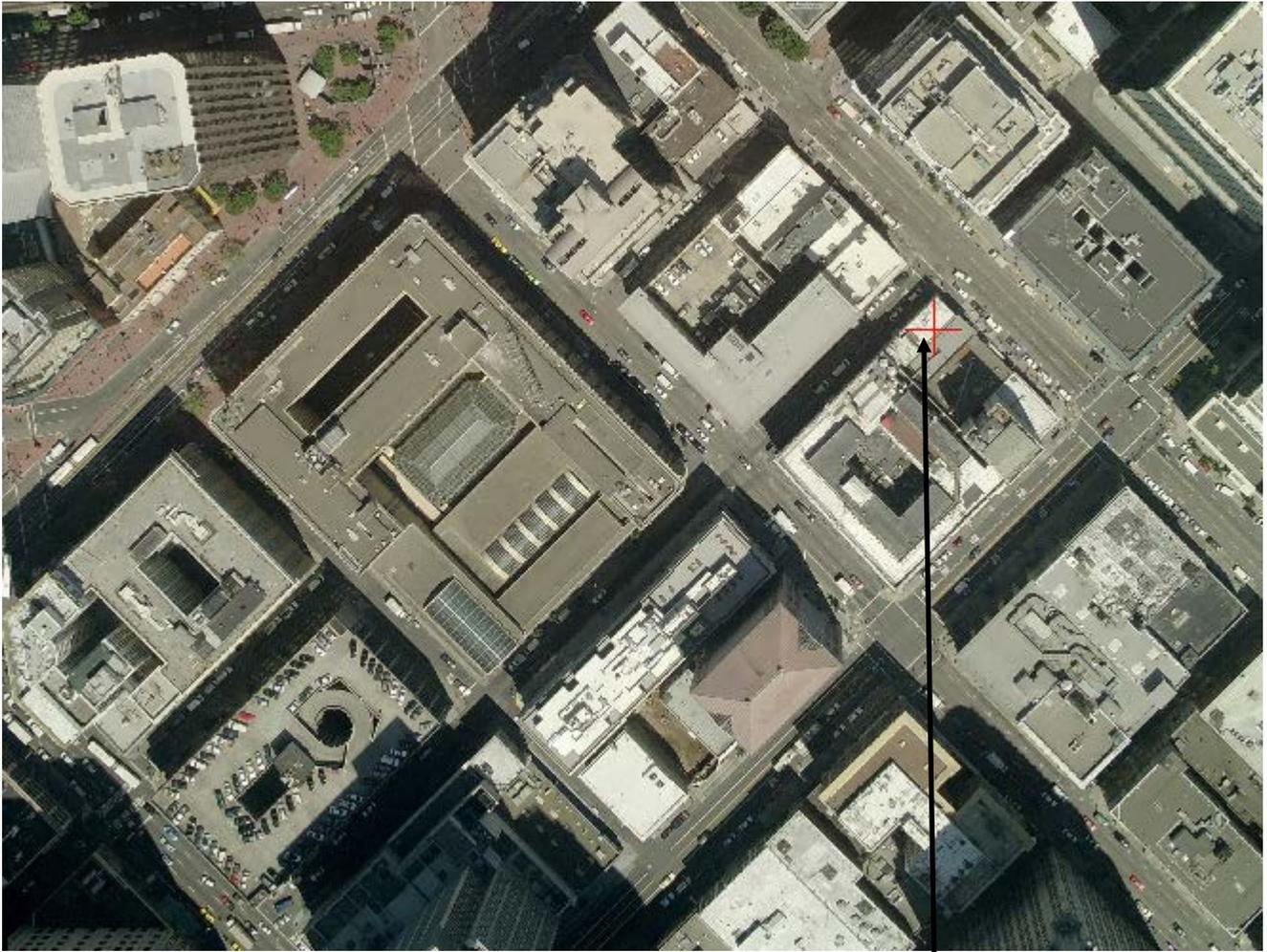


SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

Aerial Photo



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

Context Photo



VIEW OF SUBJECT BLOCK (FROM NORTH)

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

Context Photo



VIEW OF SUBJECT BLOCK (FROM EAST)

SUBJECT PROPERTY

Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

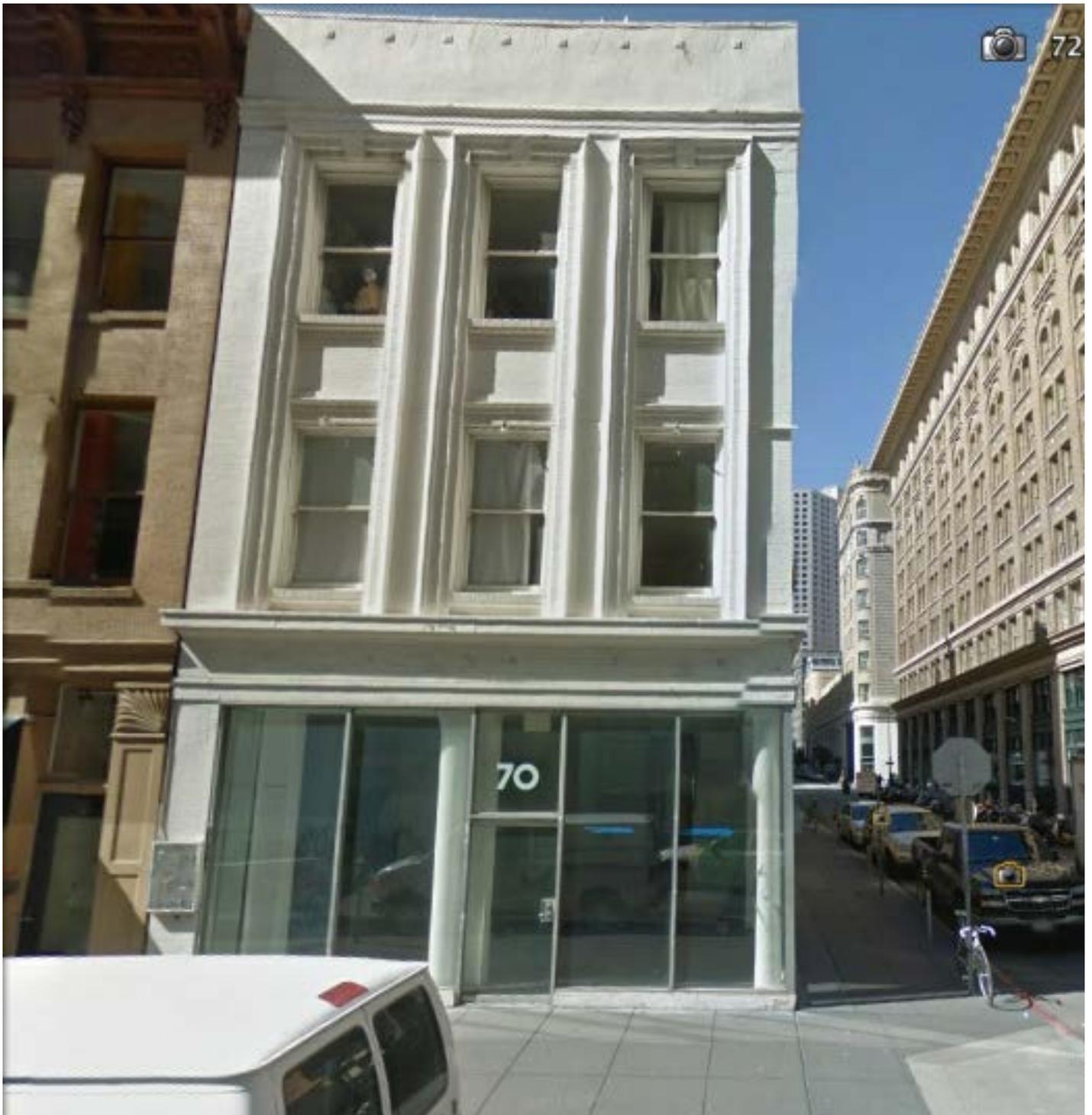
Context Photo



OPPOSITE SUBJECT
PROPERTY

Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

Site Photo



Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

Approved Medical Cannabis Dispensary Permits Near 70 2nd Street



-  70 2nd St
-  Approved Medical Cannabis Dispensary Permits
-  0.5 Miles from 70 2nd St
-  0.25 Miles from 70 2nd St



Discretionary Review Hearing
Case Number 2011.0794D
Medical Cannabis Dispensary
70 Second Street

GENERAL NOTES:

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exist.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included: Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

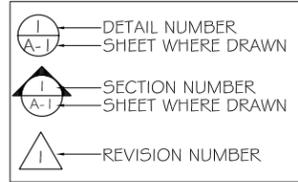
Alterations: If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential: All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

- NOTE:**
- ALL TACTILE AND BRAILLE SIGNAGE WILL BE REVIEWED BY LIGHTHOUSE FOR BLIND FOR ACCURACY
 - ALL NEW SWITCHES AND HAVC CONTROLS WILL BE NO HIGHER THAN 48" AS MEASURED TO THE TOP OF THE ELECTRICAL BOX, AND OPERABLE WITHOUT PINCHING OR GRASPING
 - MINIMUM HEADROOM 80", UP TO 84" IN CORRIDORS. NO PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM A WALL

APPLICABLE CODES:

CURRENT SAN FRANCISCO ZONING ORDINATES:
CALIFORNIA BUILDING CODE, 2010 EDITION
CALIFORNIA MECHANICAL CODE, 2010 EDITION
CALIFORNIA PLUMBING CODE, 2010 EDITION
CALIFORNIA ELECTRIC CODE, 2010 EDITION
AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINE
THE SAN FRANCISCO HOUSING CODE, 2010 EDITION
CALIFORNIA ENERGY CODE, 2008 EDITION
CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES



- ROOM FINISH SEE ROOM FINISH SCHEDULE A-2
- EXISTING DOOR TO REMAIN
- NEW DOOR. SEE DOOR SCHEDULE A-2

PROJECT DATA:

JOB ADDRESS: 70 2ND STREET
SAN FRANCISCO, CA

BLOCK: 3707

LOT: 009

ZONING: RC-4

TYPE OF CONSTRUCTION: V-1 HR.

OCCUPANCY: B

SCOPE OF WORK:

PERMIT FOR NEW MEDICAL CANNABIS DISPENSARY (MCD) AT 70 2ND STREET SAN FRANCISCO, CA. (INTERIOR WORK ONLY)

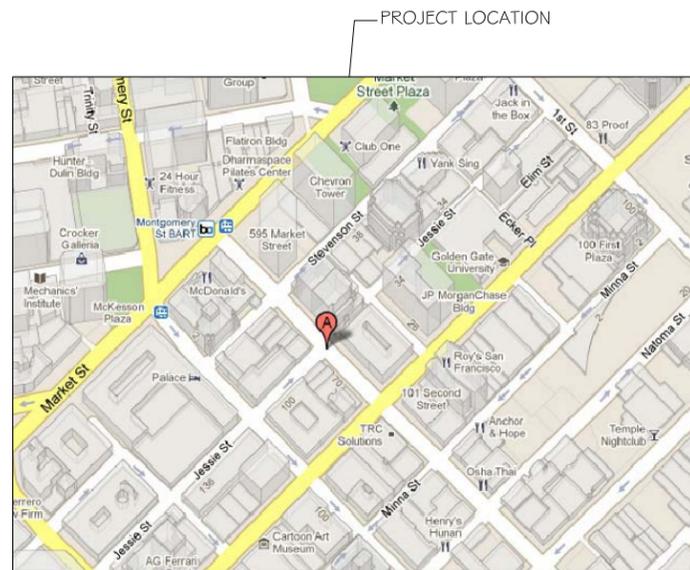
- CONSTRUCT NEW ADA RESTROOM
- INSTALL CARPET AND CABINETS

DRAWING INDEX:

- A-1: GENERAL NOTES, SITE PLAN, D.A.CHECKLIST
- A-2: EXISTING & PROPOSED 1ST FLOOR PLAN ROOM & DOOR SCHEDULE, DETAILS
- A-3: ADA UNISEX RESTROOM PLAN & ELEVATION ADA COMPLIANCE DETAILS



PROPERTY PHOTO @ FRONT



LOCATION MAP

D.A. CHECKLIST (p. 1 of 2): The address of the project is 70 2ND STREET SAN FRANCISCO, CA

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is MEDICAL CANNABIS DISPENSARY (MCD), (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: 1ST FLOOR
- The construction cost of this project excluding disabled access upgrades is \$30,000.00, which is (check one) more than / less than the Accessibility Threshold amount of \$152,536.26 based on the 2007 ENR Construction Cost Index* (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

<input type="checkbox"/> A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
<input checked="" type="checkbox"/> B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
<input type="checkbox"/> C: Proposed project (check one) is less than the threshold is over the threshold & falls under CBC 1134B.2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be, considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
<input type="checkbox"/> D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
<input type="checkbox"/> E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: No further plan check will be performed until access items have been resolved before the Access Appeals Commission.
<input type="checkbox"/> F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.
<input type="checkbox"/> G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: _____ Description of revision: _____

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Notes: upgrades below are listed in priority based on CBC 1134B.2.1 Ex1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade/ Hardship	Equivalent Facilitation/ Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank!). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE DETAIL B,C,G,H/ A-3
2. An accessible route to the area of remodel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE A-2/FLOOR PLAN
2a. path of travel	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2f. other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE FLOOR PLAN/ A-2 SEE (N) UNISEX RESTROOM PLAN & ELEVATIONS JA-3
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
5. Accessible drinking fountains (H-Low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
6. Signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SEE SHEET A-2&3, DETAIL A,B,C/A-3
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
8. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Others: path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A

If details are provided from a set of City approved reference drawings, provide its permit application number here: _____

Mayor's Office on Disability
DISABILITY ACCESS COMPLIANCE APPROVAL



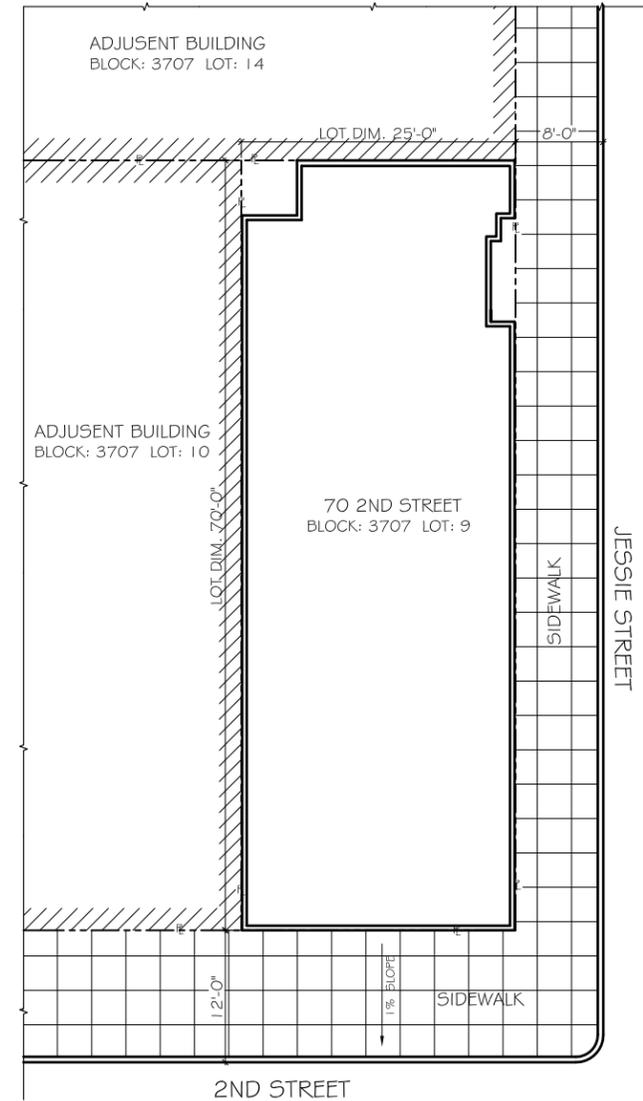
Gavin Newsom
Mayor
Susan Mizner,
Director

PROJECT: MEDICAL CANNABIS DISPENSARY (MCD) Number: FY2006: _____
Project Address: 70 2ND STREET, SAN FRANCISCO, CA

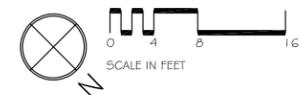
THE MAYOR'S OFFICE ON DISABILITY HAS REVIEWED AND APPROVED:
 Site Permit Plans
 Final Construction Plans

ACCESSIBILITY COMPLIANCE AT THE SITE HAS BEEN APPROVED IN THE FOLLOWING FORM:
 Temporary Certificate of Occupancy (TCO)
 Final Signoff
 Certificate of Final Completion (CFC)

By: Jim Whipple Date: _____
 Rev: March 05 401 Van Ness, Suite 300 San Francisco, CA 94102 415.554.6789 415.554.6159 Fax
 415.554.6799 TTY MOD@sfgov.org
 Common/AdminMod/Forms/Project signoff-Disability Access Compl.Approval-2006



SITE PLAN
SCALE: 1/8" = 1'0"
(NO WORK)

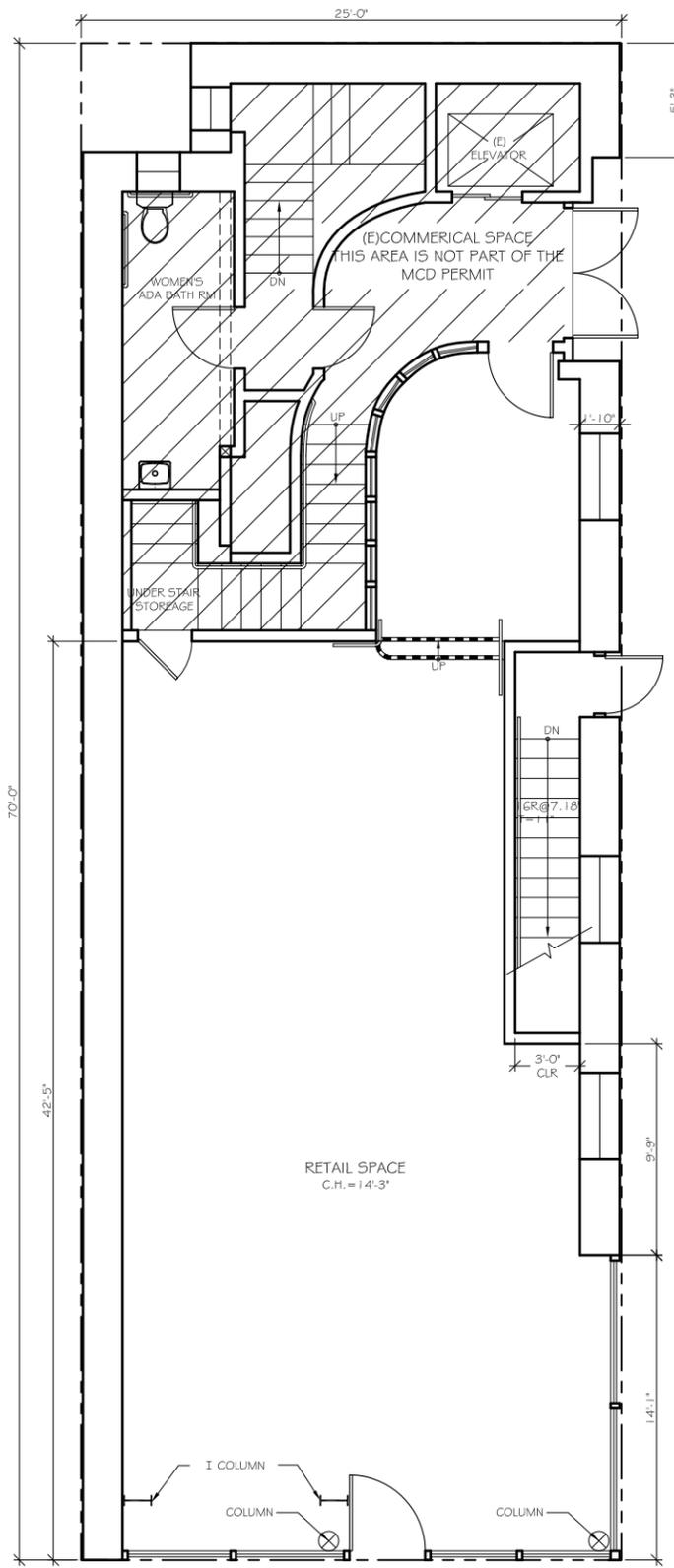


REVISIONS BY
 07.18.2011 JH
 DICKSON CONSULTING GROUP, INC.
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 San Francisco, CA 94116
 Phone: (415) 631-7160
 Fax: (415) 631-7161

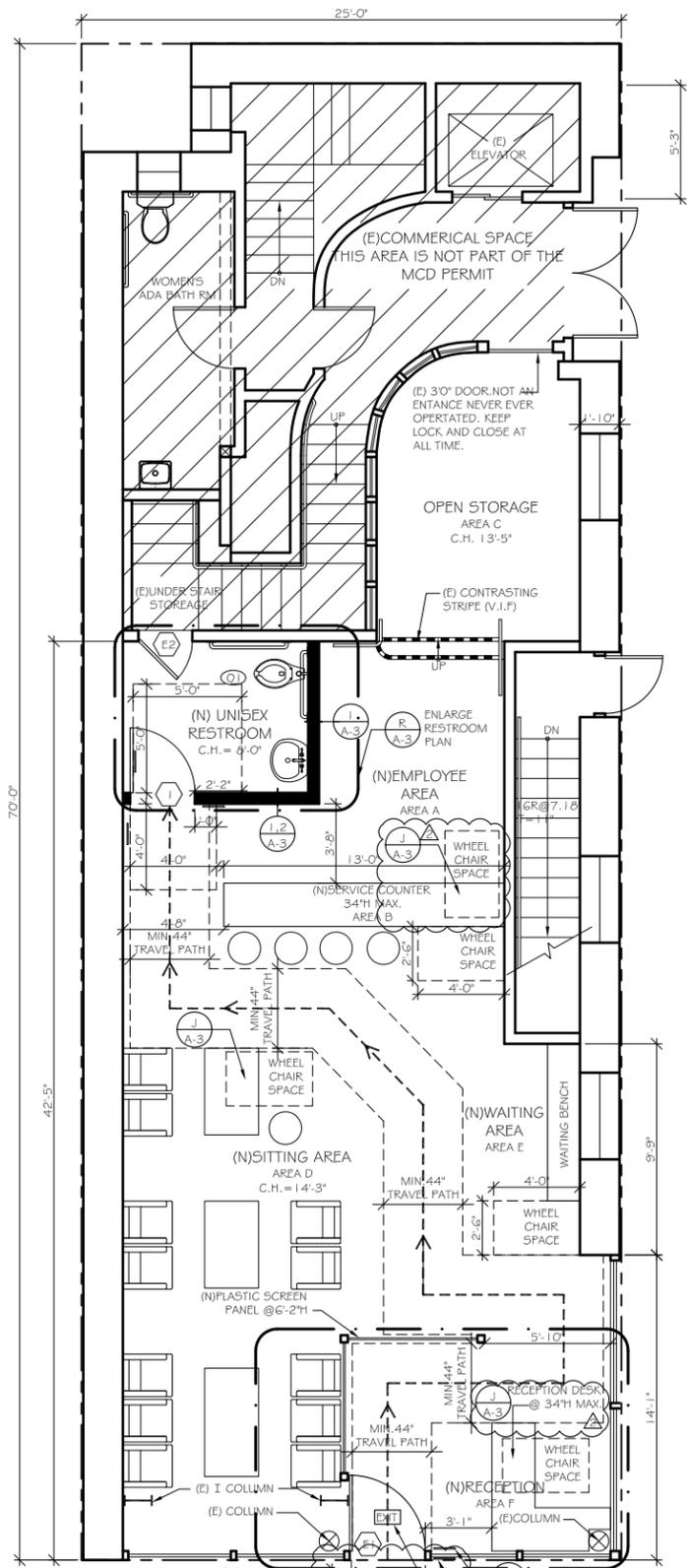
GENERAL NOTE, SITE PLAN

70 2ND STREET
SAN FRANCISCO
CA 94105
BLOCK : 3707 LOT : 009

DATE 06.24.11
SCALE A5 SHOWN
DRAWN JH
JOB
A-1
OF SHEETS



EXISTING 1ST. FLOOR PLAN
SCALE: 1/4" = 1'-0"
----- DEMOLITION

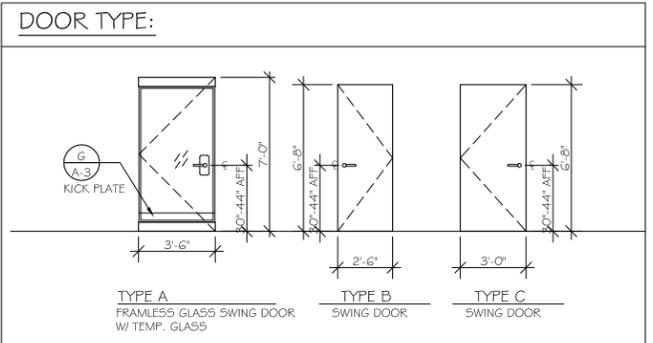


PROPOSED 1ST. FLOOR PLAN
SCALE: 1/4" = 1'-0"
TOTAL WORK AREA: 963 sq.ft.
- - - - - (N) WALL

NOTE:
THE OTHER FLOORS IN THIS BLDG. ARE VACANT & SHALL REMAIN VACANT UNTIL A TI PERMIT APPLICATION IS APPLIED SUBJECT TO DCP APPROVAL.

OCCUPANT LOAD CALCULATIONS

AREA	SQ.FT./LN.FT	OCCUPANT LOAD
A	112 SQ.FT.	112 / 100 = 1.12
B	13'-0" LN.FT COUNTER	13'-0" / 18" = 8.7
C	120 SQ.FT.	120 / 100 = 1.2
D	416 SQ.FT. w/o 4' AROUND COUNTER	430 / 15 = 27.7
E	53 SQ.FT.	53 / 15 = 3.5
F	118 SQ.FT.	118 / 100 = 1.18
TOTAL		43



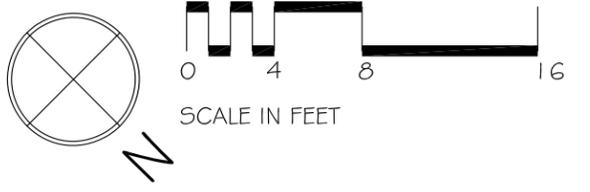
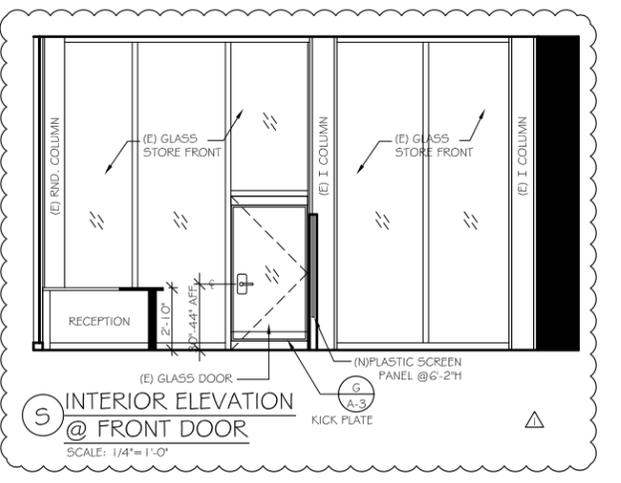
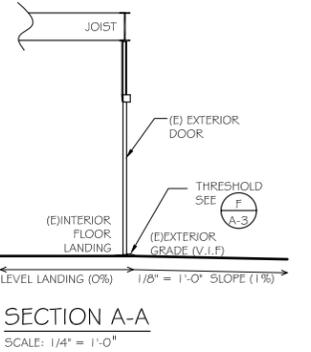
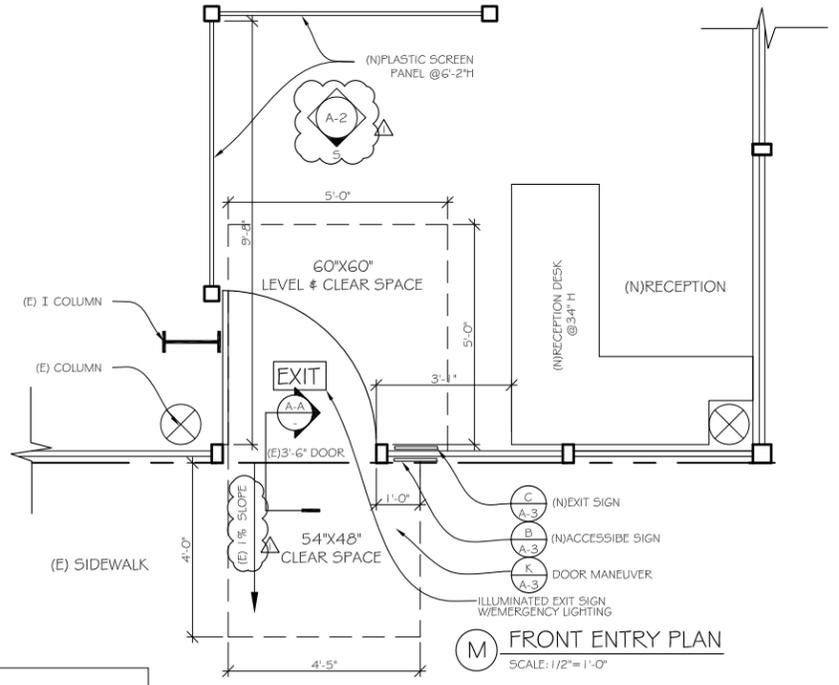
ROOM FINISH SCHEDULE

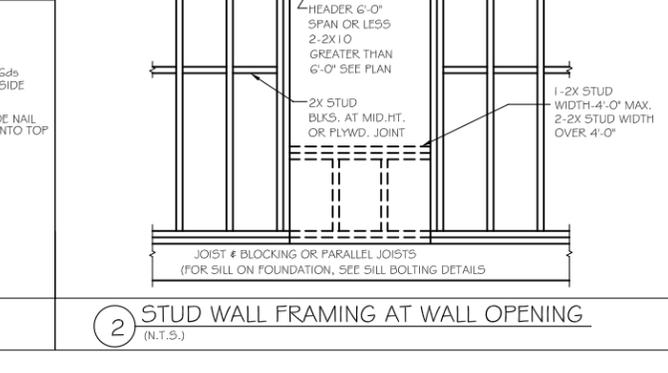
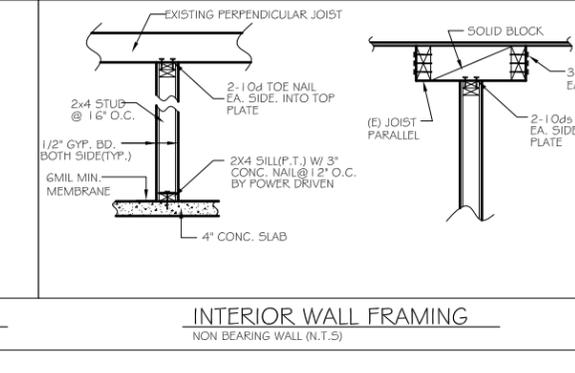
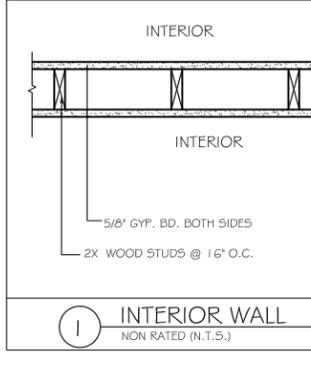
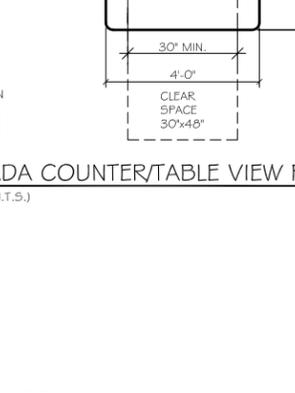
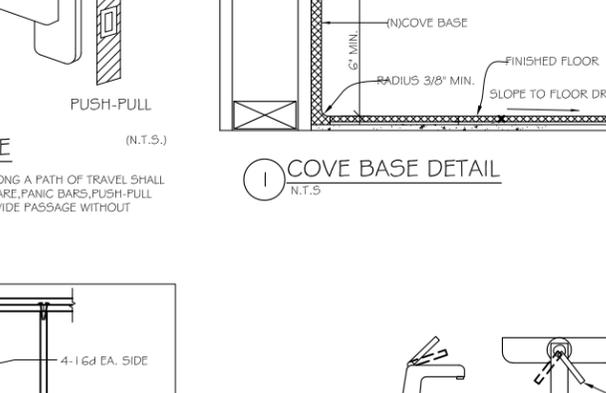
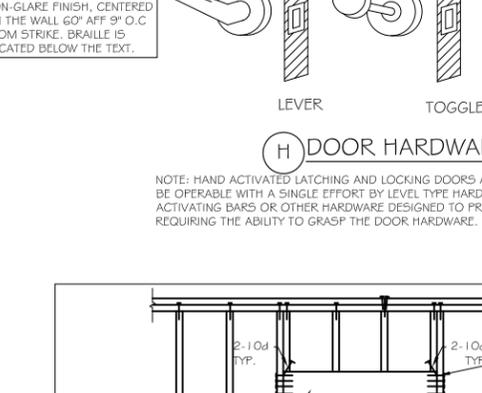
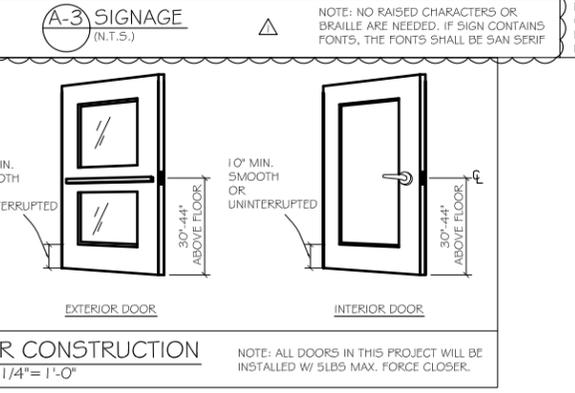
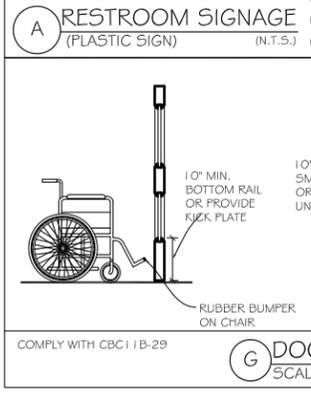
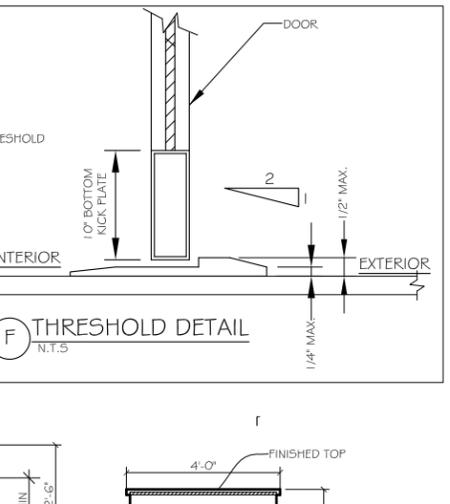
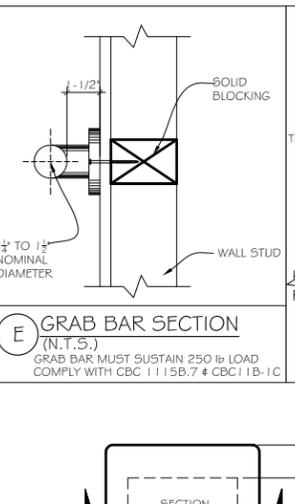
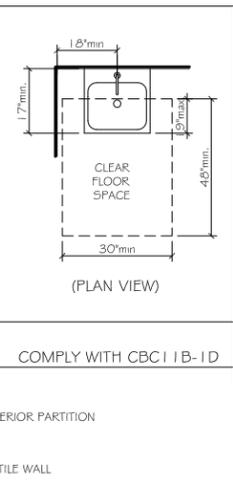
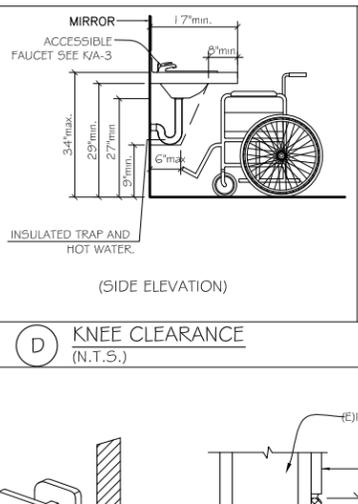
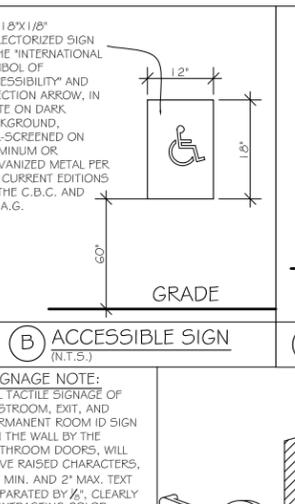
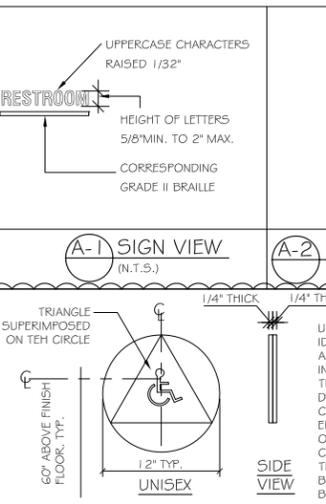
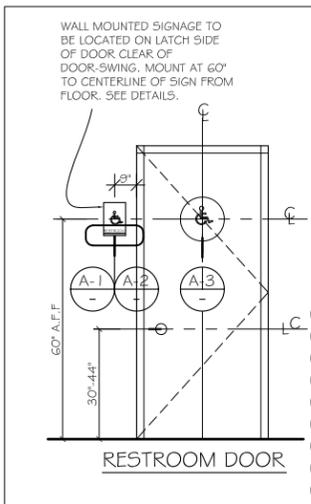
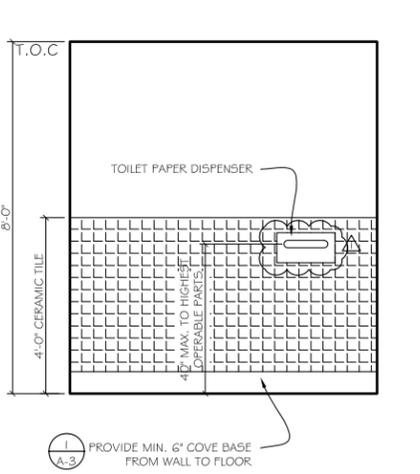
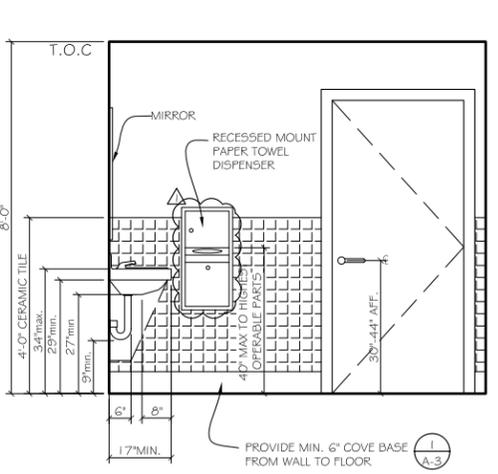
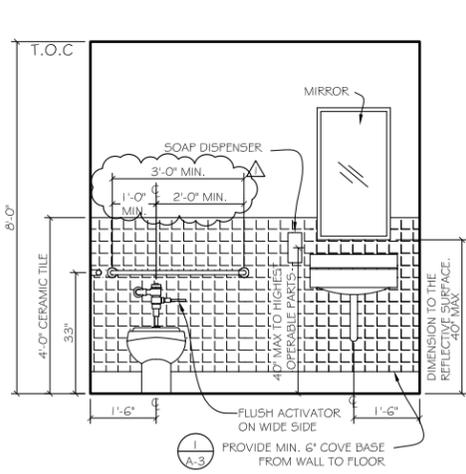
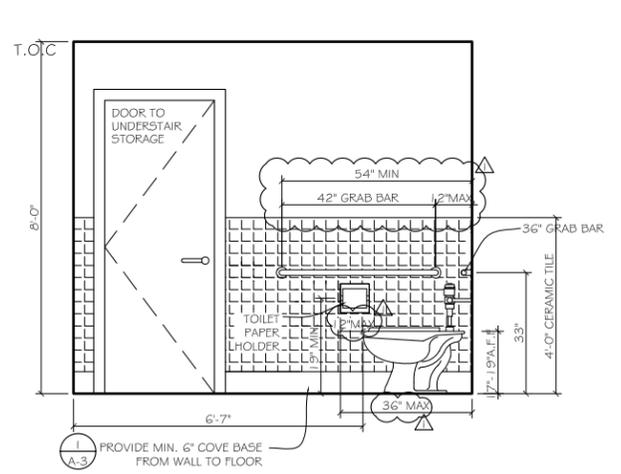
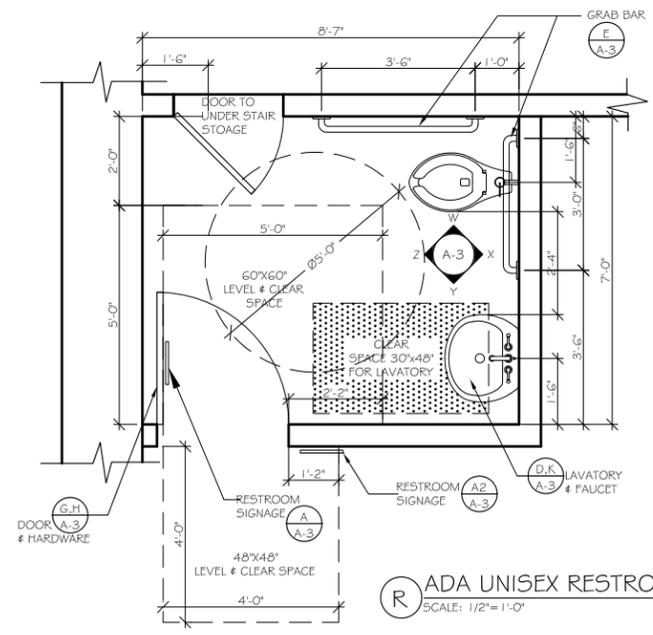
NO.	ROOM	ROOM AREA	CEILING HEIGHT	FINISHES
01	(N) ADA UNISEX RESTROOM	68.2 SQFT	8'-0"	FLOOR: (N) QUARRY TILE A MIN. COEFFICIENT OF 0.6 FOR SLIP RESISTANCE REQUIRED. BASE: (N) 6" HEIGHT QUARRY COVE BASE WALLS: (N) CERAMIC TILE @ 4" AFF LATEX SEMI-GLOSS PAINT FOR TOP PORTION OF WALL CEILING: INTERIOR LATEX SEMI-GLOSS PAINT
02	(N) RETAIL SPACE	694.6 SQFT	14'-3" FT	FLOOR: (N) WALL TO WALL LEVEL LOOP CARPET WITH SECURE ATTACHED PAD. MAX. PILE HEIGHT SHALL BE 1/2" BASE: (N) 3" HEIGHT WOOD BASE BOARD WALLS: (N) INTERIOR LATEX SEMI-GLOSS PAINT CEILING: (N) INTERIOR LATEX SEMI-GLOSS PAINT

DOOR SCHEDULES

SYMBOL	TYPE	WIDTH	HEIGHT	THICK	MATERIAL	HARDWARE	THRESHOLDS	REMARKS
(E1)	A	3'-6"	7'-0"	0'-1 3/4"	WOOD S.C. WOOD H.C. HOI WTL. WTL. # GL. WIP. Max	CLOSER LATCH	SEE DETAIL 17A-3	CLEAR TEMPERED GLASS
(E2)	B	2'-6"	6'-8"	0'-1 3/8"				V.I.F.
(1)	C	3'-0"	6'-8"	0'-1 3/8"				1 HR. FIRE RATED

NOTE:
• SEE DETAIL K/A-3 FOR MANEUVERING CLEARANCE AT DOOR
• SEE DETAIL G/H/A-3 FOR DOOR CONSTRUCTION & HARDWARE
• SEE DETAIL F/A-3 FOR THRESHOLD





CASE NUMBER:
 For Staff Use only

APPLICATION TO OPERATE A Medical Cannabis Dispensary

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: ONDYN HERSHELLE		
PROPERTY OWNER'S ADDRESS: 40 ROOSEVELT CIR., PALO ALTO 94306	EMAIL: herschelle@mac.com	TELEPHONE: (650) 493-8482
APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	EMAIL:	TELEPHONE: ()
CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Dispensary Information

STREET ADDRESS OF PROJECT: 70 2ND ST.		ZIP CODE: 94105
CROSS STREETS: JESSIE ST.		
ASSESSORS BLOCK/LOT: 3707 1009	ZONING DISTRICT: C30	
DISPENSARY SQ FT: 963	SQ FT. ACCESSIBLE TO PATRONS: 702	FLOOR ON WHICH DISPENSARY IS LOCATED: GROUND FLOOR
PROPOSED BUSINESS NAME (IF KNOWN): SEVENTY SECOND		
PRESENT OR PREVIOUS USE: VACANT RETAIL SPACE		

3. Dispensary Proximity

PROXIMITY TO SCHOOLS	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of an elementary or secondary school, public or private.	OH
PROXIMITY TO RECREATION BUILDINGS	(Initial Below)
I have used all reasonable resources available to me, including maps and zoning information made available by the Planning Department and a personal and thorough inspection of the broader vicinity of the subject property and have found that, to the best of my knowledge, the property is not within 1,000 feet of a recreation building, as defined in the Planning Code.	OH
PROXIMITY TO SUBSTANCE ABUSE TREATMENT FACILITIES	(Initial Below)
I have used all reasonable resources available to me, including a personal inspection of the subject property and have found that, to the best of my knowledge, the property does not contain a substance abuse treatment facility.	OH

4. Dispensary Services

ON SITE SMOKING	
Will you allow patrons or employees to smoke or <u>vaporize</u> medical cannabis on the premises? <i>ONLY</i>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CANNABIS FOODSTUFFS	
Will you offer medical cannabis in the form of food or drink? (Note that if foodstuffs are provided additional permits will be required from the Department of Public Health)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
CANNABIS GROWING	
Will any live marijuana plants be kept on the premises for purposes of harvesting medical product? If so, please declare the proposed square footage to be dedicated to growing activities. (Note that additional mechanical systems may be required and that Planning Code standards for accessory uses may preclude the dedication of more than 1/4 of the total floor area of the dispensary for such use)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SQFT:

5. Applicant's Statement

Please discuss:

1. The business plan for the proposed Medical Cannabis Dispensary;

*SEE
ATTACHMENT #1*

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment;

*SEE
ATTACHMENT #1*

3. Neighborhood outreach efforts made and the results/input from those efforts;

SEE ATTACHMENT #2

4. Any other circumstances applying to the property involved which you feel support your application.

SEE ATTACHMENT #2

CASE NUMBER:
For Staff Use only

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: O. Herschelle Date: 7/14/11

Print name, and indicate whether owner, or authorized agent:

ONDYN HERSHELLE, OWNER
Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

SEE ATTACHMENT # 3

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

SEE ATTACHMENT # 3

3. That the City's supply of affordable housing be preserved and enhanced;

SEE ATTACHMENT # 3

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

SEE ATTACHMENT # ~~3~~ 4

5. 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;

SEE ATTACHMENT # ~~3~~ 4

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

SEE ATTACHMENT # ~~3~~ 4

7. That landmarks and historic buildings be preserved; and

SEE ATTACHMENT # ~~3~~ 4

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

SEE ATTACHMENT # ~~3~~ 4

Applicant's Statement

Please discuss:

1. The business plan for the proposed Medical Cannabis Dispensary;

The business plan is to establish a new Medical Cannabis Dispensary (MCD) "Seventy Second" on the vacant ground floor retail space of 70 Second Street.

The proposed MCD will serve chronically and terminally ill patients in the neighborhood, providing safe, kind, compassionate access to medical cannabis and cannabis foodstuffs for their ailments.

The interior of the MCD has been designed and will be renovated to comply with the ADA requirements of the Mayor's Office of Disability. No physical expansion of the building is proposed.

For safety and security of patients, staff, and the neighborhood, 24 hour indoor and outdoor full coverage audio/video surveillance and recording security cameras will be installed throughout the entire interior and the exterior, covering a large area beyond the dispensary in all directions, along with motion detectors, and Interior and exterior safety personnel. The extensive security cameras will be constantly monitored, along with monitoring from an outside security alarm company. Property owners and neighboring businesses will be given 24 hour emergency contact information.

The MCD will be very tranquil and discrete, blending in and improving the neighborhood in an attractive quiet subdued way. The MCD looks forward to being a valuable member of the neighborhood, and will be a comfortable friendly welcoming place where medical cannabis patients can relax and enjoy being a part of this community.

The MCD looks forward to offering patient and community services.

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment;

Many neighbors voiced enormous support for this location, some saying they preferred this location and felt it was more appropriate than where they live. Many expressed the convenience of this location, being very helpful and beneficial for accessing their medicine before and after work. Onsite

(OVER)

vaporizing was greatly requested for the convenience of patients both working and living in the area. Some said having vaporizing in this location would be helpful assisting with their medical conditions including pain management, during working hours and for traveling back home.

The MCD will bring more business helping to revitalize the neighborhood, which has suffered greatly since the tech boom. During that time the sidewalks on 2nd St. were busy with people day and evenings. With the poor economy, Second St. is often empty, along with the businesses, shops, and restaurants. Having an MCD in this location will help rejuvenate the neighborhood, along with this vacant ground floor space.

The excellent transportation at this location connecting throughout the entire city, makes this an extremely convenient and easy location for patients to safely access their medicine.

3. Neighborhood outreach efforts made and the results/input from those efforts;

While doing neighborhood outreach, most all were in support of an MCD being located at 70 2nd St.

A few didn't care either way, and had no objection.

No one was opposed.

4. Any other circumstances applying to the property involved which you feel support your application.

Due to the economic crisis, this retail space has been vacant along with a vast number of other spaces in the area. The MCD will help revitalize this vacant ground floor and neighborhood, bringing more people and new business to the area, along with added security to the neighborhood.

This space is ideal for an MCD, and will be a relaxing calm sanctuary and a restful retreat, where patients have kind compassionate safe access to their medicine, in this hectic, often stressful downtown Financial District Commercial Business area.

The property is conveniently located in the center of the public transportation hub of San Francisco and the entire Bay Area.

Most of the city's public transportation including Muni and BART are just steps away, and some is within a very short walking distance, or a very short Muni ride.

A block and a half away is the San Francisco Transbay Terminal connecting BART, Caltrain, MUNI, ACTransit, Golden Gate Transit, Greyhound, SamTrans, WestCAT, Taxis, Limos, Shuttles, and the future high speed rail.

The San Francisco Water Transit Ferry System, Cable Cars, California Shuttle Bus, and Amtrak Rail bus connections are within an easy walk or very short Muni ride.

There are also parking meters, an abundance of convenient parking lots, and a myriad of taxis available 24/7.

Connecting with the Market St. Bicycle Lane, Second Street is a key bike route in the downtown and SoMa neighborhoods for both getting to work and across town.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning

Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy.

Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. **IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.**

- /o The vacant ground floor retail space the MCD will occupy, will be preserved and enhanced as a neighborhood-serving use. The MCD looks forward to offering opportunities for employment to neighborhood resident members.

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

The cultural and economic diversity of the neighborhood will be conserved and protected, as this project will compliment, enrich, and enhance it's diverse character.

The exterior and interior of the MCD will be esthetically pleasing, improving the neighborhood in an unobtrusive understated attractive way, and will adhere with all signage regulations defined in Article 33 of the Health Code, helping preserve the existing neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The MCD will occupy an existing ground floor retail space and will not effect the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This location is in the center of the city's public transportation hub, offering a vast number of options. There are also ample parking lots, parking meters, taxis, etc. The use will not impede Muni transit service, nor overburden the streets and neighborhood parking.

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

The MCD will maintain, enhance, and contribute to the the diverse economic base of both the neighborhood and the vacant ground floor retail space, continuing as a service sector use, and will bring new growth and future opportunities for resident employment.

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

The MCD will follow standard earthquake preparedness procedures and any construction will comply with contemporary building and seismic codes.

7. That landmarks and historic buildings be preserved; and

The building facade will be preserved, as no changes are proposed.

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

The MCD will be located in an already existing building, with no new development, and will not impact parks or open space, nor restrict their access to sunlight or vistas.



PLANNING DEPARTMENT

City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

NOTICE OF BUILDING PERMIT APPLICATION MEDICAL CANNABIS DISPENSARY

On July 14, 2011 the Applicant named below filed Building Permit Application No. 2011 0714 0239 with the City and County of San Francisco.

Applicant: Ondyn Herschelle	Project Address: 70 Second Street
Attention: Ondyn Herschelle	Cross Streets: Mission / Jessie Streets
Address: 40 Roosevelt Circle	Assessor's Block /Lot No.: 3707 / 009
City, State: Palo Alto, CA 94306	Zoning District: C-3-O
Telephone: (650) 493-8482	Height-Bulk District: 150-S

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of the proposed project, are being advised of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, please contact the Applicant above or the Planner named below as soon as possible. If your concerns are unresolved, you can request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

<input type="checkbox"/> DEMOLITION	AND / OR	<input type="checkbox"/> NEW CONSTRUCTION	OR	<input type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input checked="" type="checkbox"/> CHANGE OF USE		<input type="checkbox"/> CHANGE OF DWELLING UNITS
<input type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE)		<input type="checkbox"/> HORIZ. EXTENSION (REAR)

PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
COMMERCIAL USE TYPE	Shoe Repair	Medical Cannabis Dispensary
BUSINESS NAME (IF KNOWN)	Shoe and Leather Service	Seventy Second
COMMERCIAL SQUARE-FOOTAGE	963 square feet	No Change
FRONT SETBACK	NA	No Change
BUILDING DEPTH	NA	No Change
REAR YARD	NA	No Change
HEIGHT OF BUILDING	NA	No Change
NUMBER OF STORIES	NA	No Change
NUMBER OF DWELLING UNITS	0	No Change
NUMBER OF OFF-STREET PARKING SPACES	0	No Change

The proposal is to convert the existing ground floor retail business to a Medical Cannabis Dispensary. There will be no cannabis smoked on the premises but vaporizing will be permitted. The proposal is subject to Mandatory Discretionary Review for Medical Cannabis Dispensary hearing by the Planning Commission, which will be separately noticed.

PLANNER'S NAME:	Rick Crawford	DATE OF THIS NOTICE:	_____
PHONE NUMBER:	(415) 558-6358	EXPIRATION DATE:	_____

NOTICE OF BUILDING PERMIT APPLICATION GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the site plan and elevations (exterior walls) of the proposed project, including the position of any adjacent buildings, exterior dimensions, and finishes, and a graphic reference scale, have been included in this mailing for your information. Please discuss any questions with the project Applicant listed on the reverse. You may wish to discuss the plans with your neighbors and neighborhood association or improvement club, as they may already be aware of the project. Immediate neighbors to the project, in particular, are likely to be familiar with it.

Any **general questions** concerning this **application review process** may be answered by the **Planning Information Center** at 1660 Mission Street, 1st Floor **(415/ 558-6377)** between **8:00 a.m. - 5:00 p.m.** Please phone the Planner listed on the reverse of this sheet with **questions specific to this project**. You can also make an appointment with that Planner to view the full-size drawings and Permit Application.

If you determine that the impact on you from this proposed development is significant and you wish to seek to change the proposed project, there are several procedures you may use. We strongly urge that steps 1 and 2 be taken.

1. Seek a meeting with the project sponsor and the architect to get more information, and to explain the project's impact on you and to seek changes in the plans.
2. Call the local Community Board (415/ 552-1250) for assistance in conflict resolution/mediation. They may be helpful in negotiations where parties are in substantial disagreement. On many occasions both sides have agreed to their suggestions and no further action has been necessary.
3. Where you have attempted, through the use of the above steps, or other means, to address potential problems without success, call the assigned project planner whose name and phone number are shown at the lower left corner on the reverse side of this notice, to review your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects, which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission over the permit application, you must make such request **within 30 days of this notice, prior to the Expiration Date shown on the reverse side**, by completing an application (available at the **Planning Department, 1660 Mission Street, 1st Floor**, or on-line at www.sfgov.org/planning). You must submit the application to the Planning Information Center during the hours between 8:00 a.m. and 5:00 p.m., with all required materials, and a check for **\$300.00**, payable to the Planning Department. **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the approval (or denial) of the permit application by the Planning Department or Planning Commission may be made to the **Board of Appeals within 15 days** after the permit is issued (or denied) by the Superintendent of the Department of Building Inspection. Submit an application form in person at the **Board's office at 1660 Mission Street, 3rd Floor, Room 3036**. For further information about appeals to the Board of Appeals, including their current fees, **contact the Board of Appeals at 415/575-6880.**