



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Medical Cannabis Dispensary

HEARING DATE AUGUST 16, 2012

Date: August 9, 2012
Case No.: **2012.0668 D**
Project Address: **2520 MISSION STREET**
Zoning: Mission NCT District
55-X / 65-B Height and Bulk District
Block/Lot: 3616 / 061
Project Sponsor: Victor Marquez
731 Market Street
San Francisco, CA 94103
Staff Contact: Diego R Sánchez – (415) 575-9082
diego.sanchez@sfgov.org
Recommendation: **Do Not Take Discretionary Review and Approve with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to establish a new Medical Cannabis Dispensary (dba “Morado Collective”) at 2520 Mission Street. The Medical Cannabis Dispensary (MCD) will be located on the ground floor of an existing four story mixed use building. The MCD will be approximately 550 square feet consisting of approximately 465 feet of the existing building envelope and a new entry vestibule of approximately 85 square feet, as part of a building expansion. The new vestibule will serve as a separate and distinct entrance to the proposed MCD at the Mission Street frontage. The proposed MCD will sell cannabis and cannabis foodstuffs and is proposing a delivery service. It will not allow on-site smoking or vaporizing and will not grow accessory amounts of cannabis on site.

Planning Code Section 790.141 requires that all Medical Cannabis Dispensaries be heard by the Planning Commission. The Planning Commission will consider whether or not to exercise their discretionary review powers over Building Permit Application 2012.04.25.9059.

The Morado Collective will focus on providing medical cannabis to patients with illnesses such as HIV/AIDS, cancer and other life threatening illnesses who may benefit from such treatment. The Morado Collective will work closely with the non-profit organization AGUILAS. AGUILAS conducts outreach to its members in the area of HIV/AIDS prevention as well as providing peer support to persons living with HIV/AIDS. AGUILAS has been working in the Mission District and with the Latino population for over 20 years. It is the objective of the Morado Collective to assist AGUILAS and similar organizations undertake their respective work.

SITE DESCRIPTION AND PRESENT USE

The project site is improved with a four-story mixed use building with tourist and single room occupancy hotel rooms and an eating and drinking use. The eating and drinking use is located at the ground floor

and mezzanine level. The residential and tourist hotel rooms are located at the upper floors. The proposed MCD would occupy approximately 550 square feet of the eating and drinking use exclusively at the ground floor. The proposed MCD will be an entirely separate storefront. The subject property has approximately 52 feet of frontage on Mission Street and is located on the west side of Mission Street, between 21st and 22nd Streets.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is within the Mission District, on Mission Street between 21st and 22nd Streets. The adjacent property to the south is a two-story commercial building with multiple storefronts and commercial tenants. The adjacent properties to the north consist of a commercial building along Mission Street that offers retail goods and three multi-storied residential buildings along 21st Street. The adjacent properties to the west, fronting Bartlett Street, are multi-family residential buildings. To the east, across Mission Street, are two-story mixed use buildings with ground floor retail uses.

The surrounding area is located in the Mission Street NCT, Valencia NCT and the RTO-M Zoning Districts. The majority of the surrounding buildings along Mission Street are one- to three-story commercial buildings, with some buildings having residential uses above the ground floor. 21st Street is a mix of commercial, mixed-use, and residential buildings. Bartlett Street, to the rear of the site, is primarily residential although institutional and commercial uses are also found on the street. The subject property is well-served by transit, including regional-serving BART stations at 16th Street and 24th Street, major buses running along Mission Street, and both cross-town and local-serving buses intersecting Mission along the length of this district.

ISSUES AND OTHER CONSIDERATIONS

Planning Department Staff conducted a walking survey of the properties within the 1,000 foot radius of the proposed MCD and did not find any public or private elementary or secondary schools or a community facility and/or a recreation center that primarily serves persons under 18 years of age. These results correspond to the 1,000 foot radius map included as an attachment.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	July 16, 2012	June 28, 2012	51 days
Mailed Notice	30 days	July 16, 2012	June 28, 2012	51 days

PUBLIC COMMENT

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

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

The Department has received multiple telephone calls and letters in opposition to the project from residents and small businesses located in the area. The general concern of the letters is a belief that the use would be incompatible with the area and would aggravate existing criminal activity and anti-social behaviors.

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 790.141:

1. 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 1,000 feet of an elementary or secondary school, public or private, or active recreation buildings or permitted community centers which primarily serve persons 18 years or less as defined by Section 790.141 of the Planning Code. An MCD at this location would therefore be a compatible use.

2. 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.

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

Project Meets Criteria

No alcohol will be sold or distributed on the proposed MCD premises for on- or off-site consumption.

4. 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 proposed MCD will not include an on-site smoking or vaporizing area on the premises.

5. 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.

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 or regarding specific properties, areas or Medical Cannabis Dispensaries. Such notice shall be held for 30 days.

Project Meets Criteria

A 30-day notice was sent to owners and occupants within 300-feet of the subject parcel identifying that an 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:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

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 790.141 of the Planning Code and in doing so assures that the proposal will, on balance, benefit the City of San Francisco in general, and the Mission District in particular.

OBJECTIVE 2:

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

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed MCD helps maintain the desirability of San Francisco as a place to live and as an area in which to enjoy a particular cultural climate that is open to alternative and natural means of health care. This open cultural climate creates a comparative advantage for the City of San Francisco with respect to firm location.

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.

Policy 3.4:

Assist newly emerging economic activities.

The proposed MCD will hire approximately 15 to 25 new employees of varying skill levels, including unskilled and semi-skilled individuals. The new opportunities created by the proposed MCD will afford the possibility of San Francisco residents to gain employment in San Francisco and within an emerging economic sector, as the legal and regulated provision of medicinal cannabis is a relatively new economic activity.

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

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 proposed MCD would provide Mission District residents with accessible goods, in the form of medical cannabis at a central location, that serve the day-to-day needs of local residents. This provision of day-to-day goods is in line with the stated purpose of Mission Street Neighborhood Commercial Transit District. The proposed use will add to the variety of available uses within the Mission Street NCT and while other MCDs have been permitted by the Planning Commission within the Mission Street NCT, this addition is not found to constitute an undesirable concentration of uses or a circumstance where an entire block frontage is dedicated to a sole use. The retail nature of the proposed MCD, its commitment to not provide on-site smoking, vaporizing or accessory cannabis growing, and the Planning Code limitation on hours of operation from 8am to 10pm assures there will be no offensive noise, odors, or light, particularly in the late night or very early morning hours.

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 proposed MCD would provide an additional, regulated and convenient location for chronically ill patients in the Mission District to access medical cannabis.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.6:

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

The proposed MCD is a small retail establishment that is located within the core of the Mission Street Neighborhood Commercial District.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The proposed MCD will serve the needs of Mission District residents by providing natural, medicinal goods in a safe and regulated environment. The operators of the MCD, the Morado Collective, also have an explicit aim to serve historically marginalized populations within the City of San Francisco, in general, and the Mission District in particular.

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 and is at a scale so as to not displace a previous 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 proposal intends to occupy a portion of the ground floor commercial space at the subject property, maintaining the ground floor retail character of the Mission Street NCT district.

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

The proposal will utilize a portion of the ground floor that has always been used for commercial purposes, and will not displace any affordable housing.

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

The proposal is located in proximity to multiple public transit lines, including the MUNI 14, 14L and 49 bus 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 proposal will not displace industrial or service sector business as it is itself a retail/service sector operation.

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

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

7. Landmarks and historic buildings be preserved.

The subject building was constructed in 2004 and is not considered an historic resource.

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 impact 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 also 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.
- The 2500 block of Mission is well served by transit and it is anticipated that patrons of the proposed MCD will use forms other than the private automobile to arrive at the subject site.
- The subject property was found to be more than 1,000 feet from primary and secondary schools.

- The subject property was found to be more than 1,000 feet from any active and permitted community facility or recreation facility that primarily serves persons under 18 years of age.
- The subject site will be renovated to provide a safe, well-lit environment for California Medical Marijuana Patients with proper identification cards.
- The proposed MCD will hire approximately 15 to 25 full- and part-time employees.
- Patrons will not be permitted to smoke or inhale medical cannabis via vaporizers on site.
- 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 maintain 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.
 2. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive odors from escaping the premises.
 3. No smoking or vaporizing of medical cannabis is allowed on-site.

RECOMMENDATION

RECOMMENDATION: Do Not Take Discretionary Review and Approve the MCD with Conditions

Attachments:

Applicant's MCD Application
Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Image
1,000 Foot Radius Arc View GIS Map
Section 312 Notice
Public Letters of Support and Opposition
Reduced Architectural Plans
Context Images

CASE NUMBER:
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APPLICATION TO OPERATE A Medical Cannabis Dispensary

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: EUS MURAD	
PROPERTY OWNER'S ADDRESS: 2520 MISSION STREET SAN FRANCISCO, CA 94110	TELEPHONE: (415) 314-8157
EMAIL:	

APPLICANT'S NAME: MORADO COLLECTIVE Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 2520 MISSION STREET SAN FRANCISCO, CA 94110	TELEPHONE: (415) 314-7831
EMAIL: VICTORMARQUEZESQ@GMAIL.COM	

CONTACT FOR PROJECT INFORMATION: VICTOR M. MARQUEZ Same as Above <input type="checkbox"/>	
ADDRESS: 731 MARKET STREET, SUITE 600 SAN FRANCISCO, CA 94103	TELEPHONE: (415) 314-7831
EMAIL: VICTORMARQUEZESQ@GMAIL.COM	

2. Location and Dispensary Information

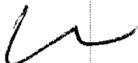
STREET ADDRESS OF PROJECT: 2520 MISSION STREET	ZIP CODE: 94110
CROSS STREETS: MISSION BETWEEN 21ST & 22ND STREET	

ASSESSORS BLOCK/LOT: 1	ZONING DISTRICT: NC3 COMMERCIAL
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DISPENSARY SQ FT: 900 SQ. FT.	SQ FT. ACCESSIBLE TO PATRONS: 1000 SQ. FT.	FLOOR ON WHICH DISPENSARY IS LOCATED: STREET LEVEL
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PROPOSED BUSINESS NAME (IF KNOWN): MORADO COLLECTIVE
PRESENT OR PREVIOUS USE: N/A

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.	
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.	
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.	

4. Dispensary Services

ON SITE MEDICATING	
Will you allow patrons or employees to smoke or vaporize medical cannabis, or otherwise medicate with medical cannabis, on the premises?	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES
MEDICAL CANNABIS EDIBLES	
Will you offer medical cannabis in the form of food or drink or will medical cannabis edibles be produced on-site? If so, please check the appropriate boxes and, if applicable, declare the proposed square footage to be dedicated to on-site production of edibles. <small>(Note that Planning Code standards may prohibit [1] the dedication of more than 1/4 of the total floor area of the dispensary for the production of food and/or [2] the off-site dispensing of any products that are made on-site. Also please note that if food is provided or produced, additional permits will be required from the Department of Public Health.)</small>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Dispensing <input type="checkbox"/> Production SQ FT <input type="text"/>
ON-SITE MEDICAL CANNABIS CULTIVATION	
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. <small>(Note that additional safety measures may be required. Consult with the Department of Public Health regarding the use and storage of chemicals associated with the growing process and with the Department of Building Inspection regarding associated building safety issues. Also note that the Planning Code may prohibit the use of more than 1/4 of the total area of the dispensary for such purpose.)</small>	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES SQ FT <input type="text"/>
OFF-SITE MEDICAL CANNABIS CULTIVATION	
Will any medical cannabis distributed on the premises have been grown elsewhere than on the premises? If so, please declare whether medical cannabis cultivation will occur within or outside the City and County of San Francisco. <small>(Note that any off-site growing facility located in San Francisco must be properly permitted under applicable state and local law.)</small>	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> Within San Francisco <input type="checkbox"/> Outside San Francisco

CASE NUMBER:
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5. Applicant's Statement

Please discuss:

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

SEE ATTACHMENT "A"

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 "A"

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

SEE ATTACHMENT "A"

Lined area for handwritten response to question 3.

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

SEE ATTACHMENT "A"

Lined area for handwritten response to question 4.

ATTACHMENT "A"

1. The Morado Collective will focus on providing medical marijuana to patients with illnesses such as HIV/AIDS, Cancer, and other life threatening illnesses that may require medical marijuana treatment. The Morado Collective will work with non-profit organizations in the Mission District and around the City and County of San Francisco who serve the needs of medical patients as described above.
2. The Morado Collective will be located in the Mission District in a commercial corridor along a transportation corridor which includes 3 major bus lines and in between two Bart stations. As such, it will be easily accessible to patients needing its services. It will also not be disruptive of any residential neighborhood. Moreover, given Morado Collective's commitment to working with local health related non-profit organizations, the location will be convenient to work with the patients of the many Mission District and San Francisco health related non-profit organizations.
3. An outreach plan has been developed and is in the process of being implemented. The outcomes and results shall be delivered to the planning department as soon as they are completed, which shall include letters of support from local business and residents. Morado will be operating in a manner that demonstrates consideration for its neighbors. Morado will take the extra measure of providing on-site security staff at the front door to prevent and discourage loitering, noise, and double parking while ensuring a clean, orderly, and safe environment for everyone, including surrounding businesses and customers.

In addition, Morado will be located on a commercial street within a commercial district. No residential housing is located directly in front of this space.

There are no schools or parks visible nor within 1,000 feet from the subject property.

4. The Morado Collective will be working closely with the non-profit organization commonly known as AGUILAS. AGUILAS conducts outreach to its members in the areas of HIV/AIDS prevention as well as providing peer support to persons living with HIV/AIDS. The organization has been working in the Mission District and with the Latino population for over 20 years. The organization has helped thousands of San Francisco and Bay Area residents. It is Morado's objective to assist AGUILAS and similarly situated organizations undertake their respective work on a larger scale.

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 "B"

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 "B"

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

SEE ATTACHMENT "B"

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

SEE ATTACHMENT "B"

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 "B"

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

SEE ATTACHMENT "B"

7. That landmarks and historic buildings be preserved; and

SEE ATTACHMENT "B"

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

SEE ATTACHMENT "B"

ATTACHMENT "B"

1. Given the current economic crisis impacting numerous small business and non-profit organizations in particular in San Francisco, the proposed project will be a contributing economic resource in a neighborhood that needs employment opportunities as well as revitalization both in the short and long term. In other words, the project will help to create new jobs and further clean up and enhance the Mission street corridor by providing job opportunities to local residents.
2. The project sponsor is committed to the local diversity in and around the neighborhood and its staffing plan will ensure a diverse work force. In addition any design elements for the location shall be culturally sensitive to the local flavor of the neighborhood.
3. The project sponsor will help preserve affordable housing for local residents by hiring local residents and paying living wages that will enable the residents to afford to stay in their homes. In addition the project sponsor is committed to supporting the economic need through cost of living wage increases.
4. The project sponsor is a strong believer in a transit-oriented city. The dispensary will be located along a transit corridor with three muni lines, between the 16th and 24th street Bart stations, and a bicycle friendly neighborhood.
5. Does not apply.
6. The building structure in which the dispensary will be housed was built and construction completed in 2004 incorporating the highest earthquake standards. Further, in light of the foregoing, the project sponsor is committed to participating and taking leadership in any existing or future earthquake preparedness programs in the neighborhood and the City.
7. N/A
8. N/A

CASE NUMBER:
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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.

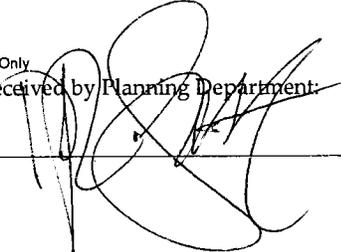
Signature: Victor M. Marquez

Date: 2/22/12

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

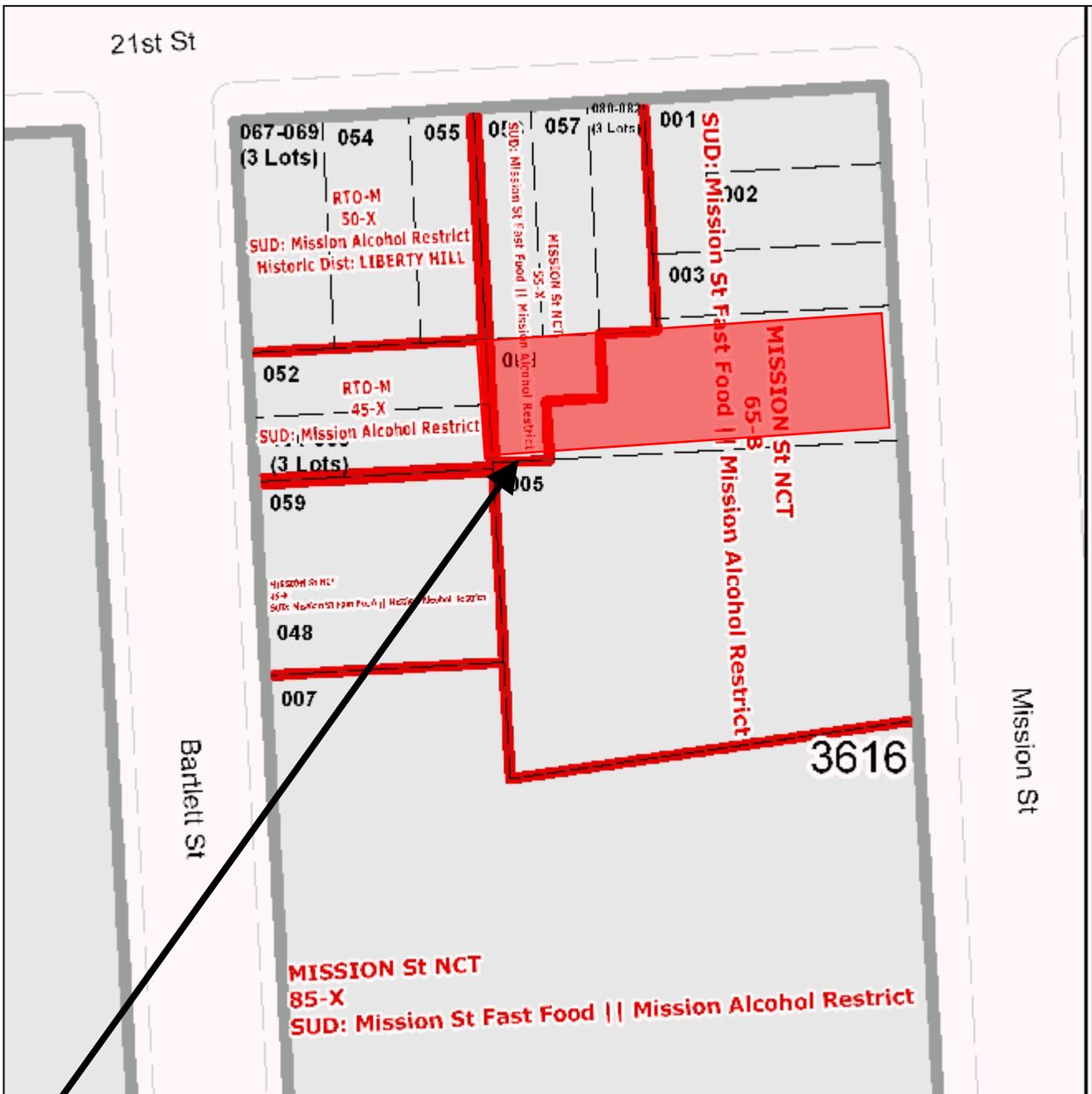
VICTOR M. MARQUEZ
Owner / Authorized Agent (circle one)

For Department Use Only
Application received by Planning Department:

By: 

Date: _____

Parcel Map



SUBJECT PROPERTY



Discretionary Review Hearing
Case Number 2012.0668D
MCD – Morado Collective
2520 Mission Street

Sanborn Map*



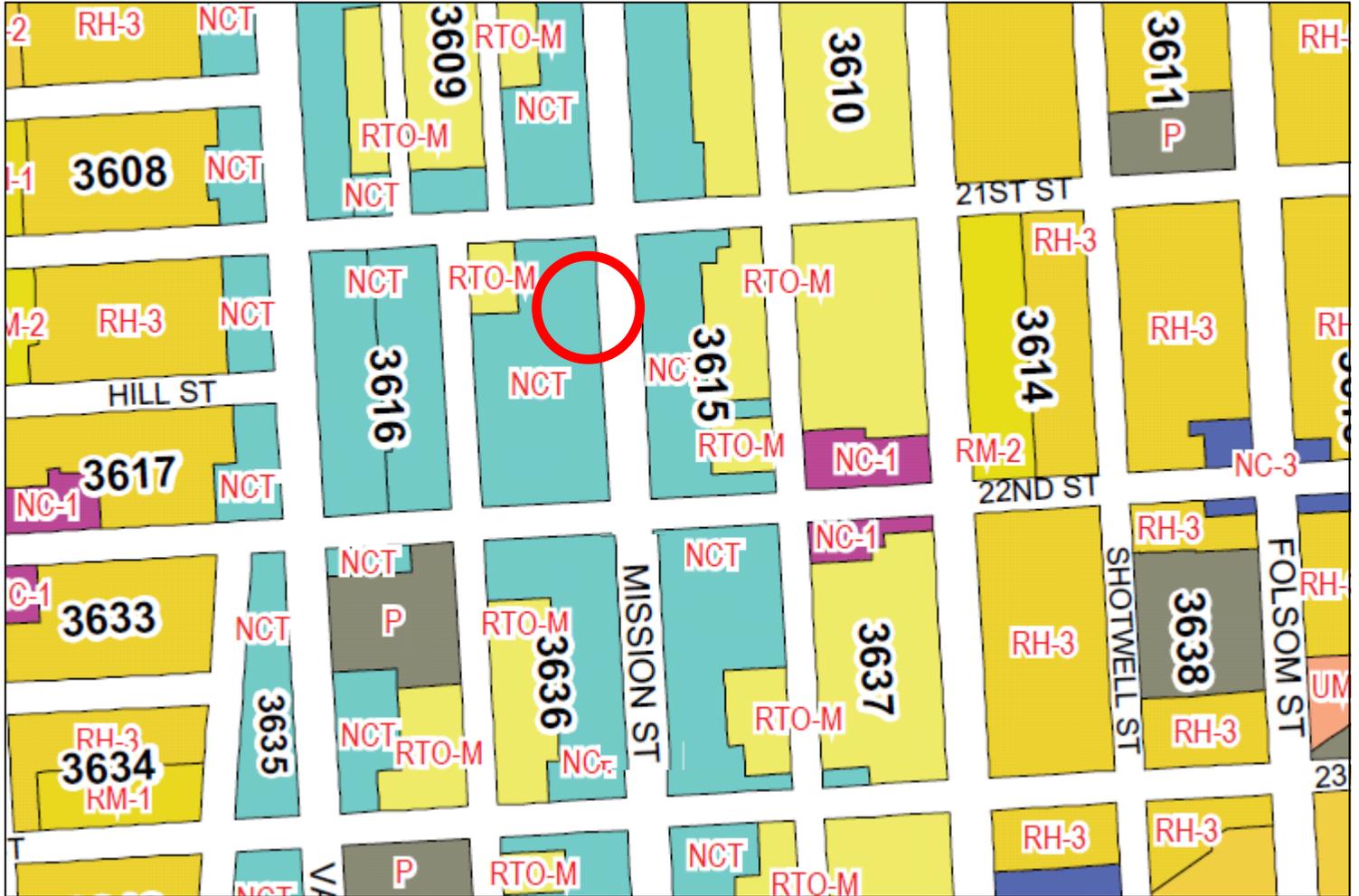
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY



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Case Number 2012.0668D
MCD – Morado Collective
2520 Mission Street

Zoning Map



Discretionary Review Hearing
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MCD – Morado Collective
2520 Mission Street

Aerial Photo



SUBJECT PROPERTY



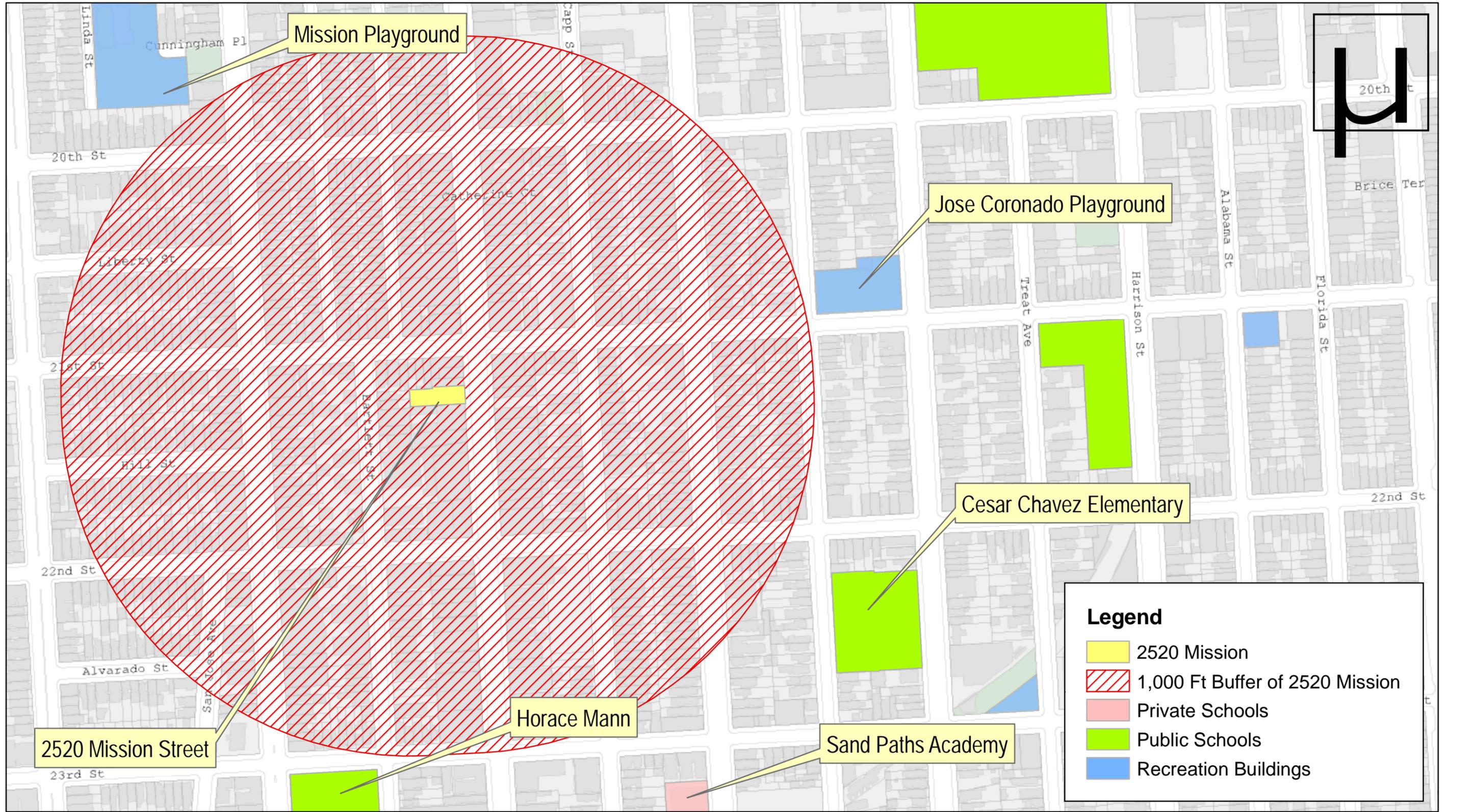
Discretionary Review Hearing
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MCD – Morado Collective
2520 Mission Street

Site Image

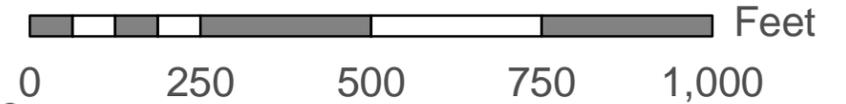


Discretionary Review Hearing
Case Number 2012.0668D
MCD – Morado Collective
2520 Mission Street

Case 2012.0668D 2520 Mission Street Proximity Map



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.





SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 312)

On April 25, 2012, the Applicant named below filed Building Permit Application No. 2012.04.25.9059 (Alteration) with the City and County of San Francisco.

CONTACT INFORMATION		PROJECT SITE INFORMATION	
Applicant:	Victor Marquez	Project Address:	2522 Mission Street
Address:	731 Market Street, Ste 600	Cross Streets:	21 st / 22 nd Streets
City, State:	San Francisco, CA 94103	Assessor's Block /Lot No.:	3616/061
Telephone:	(415) 314-7831	Zoning Districts:	Mission St NCT / 65-B/55-X

Under San Francisco Planning Code Section 312, you, as a property owner or resident within 150 feet of this proposed project, are being notified of this Building Permit Application. You are not obligated to take any action. For more information regarding the proposed work, or to express concerns about the project, 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.

PROJECT SCOPE		
<input type="checkbox"/> DEMOLITION	and/or	<input type="checkbox"/> NEW CONSTRUCTION or <input checked="" type="checkbox"/> ALTERATION
<input type="checkbox"/> VERTICAL EXTENSION		<input type="checkbox"/> CHANGE # OF DWELLING UNITS <input type="checkbox"/> FACADE ALTERATION(S)
<input checked="" type="checkbox"/> HORIZ. EXTENSION (FRONT)		<input type="checkbox"/> HORIZ. EXTENSION (SIDE) <input type="checkbox"/> HORIZ. EXTENSION (REAR)
PROJECT FEATURES	EXISTING CONDITION	PROPOSED CONDITION
BUILDING USE	Vacant Storefront	Medical Cannabis Dispensary
PROJECT DESCRIPTION		

The proposal is convert an existing vacant commercial storefront to a medical cannabis dispensary (d.b.a. Morado Collective). In addition to the change of use the applicant is proposing to expand the existing building envelope by approximately 85 square feet to allow for an entry into the proposed medical cannabis dispensary. In conjunction with Building Permit Application No. 2012.04.25.9059, Case No 2012.0668D will be heard by the Planning Commission on August 16, 2012.

PLANNER'S NAME: Diego R Sánchez
PHONE NUMBER: (415) 575- 9082
EMAIL: diego.sanchez@sfgov.org

DATE OF THIS NOTICE: 6-28-12
EXPIRATION DATE: 7-28-12



Dorothy Chao
<dotschao@hotmail.com>
07/28/2012 12:17 AM

To <diego.sanchez@sfgov.org>
cc Cristian Baldini <cristian_baldini@hotmail.com>
bcc
Subject protest against project address: 2522 Mission St., S.F.

Mr. Sanchez,

I am the owner of 3173 21st Street; 3 residential units and 1 commercial space near Mission Street since 1988.

I and my tenants are very concerned about a cannabis dispensary at 2522 Mission Street which can attract bad people dealing with drugs on the street and increasing more parking issues which are increased lately these few years. Mission street has already been unsafe as we heard on the news now and then. There was a person shot dead on 16th Street Mission. There were some robberies occurred in Mission District and bikes were stolen about one or two a days a few month ago. It's hard enough to find parking in the neighborhood. I heard the news that cannabis dispensary is banned. I do not know why someone is trying to build one? We can't have such a cannabis dispensary that may cause more safety and parking issues for the neighborhood.

Dorothy Chao



Kristina Barnes
<ko.barnes@gmail.com>
07/12/2012 10:23 AM

To diego.sanchez@sfgov.org
cc Catherine Twardos <catherine.twardos@gmail.com>, Michael Twardos <miketwardos@gmail.com>, Jonathan Barnes <jonathan@codeword.net>
bcc

Subject Opposing Medical Cannabis Dispensary on 731 Mission St

Hi Diego -

I just called and left you a voicemail about my very big concern about the new marijuana dispensary going in around the corner of my house.

It is very disappointing to hear that the city of SF, which is spending an enormous amount of money on the beautification of the Mission District, would support something like this.

As a mother of 2 very young children, I already have a hard time explaining to my 3 year old son why someone is drinking alcohol (or worse, passed out) on my front steps. What am I supposed to tell him when someone's lighting their freshly purchased joint outside below our window? Not to mention the health concerns I have about marijuana wafting into our windows as people smoke their joints outside.

With a new facility, where people would be looking for a nice place to lite up and enjoy their pot, we know they will be frequenting our house often. We see it all the time -- and that is WITHOUT a convenient dispensary nearby.

It's no secret that a majority of the people who frequent these shops get a license without actually having anything medically wrong with them. So this shop will invite loads more undesirable people to our neighborhood.

If you've seen Oakland city center lately, you'll know what something like this can do to a "neighborhood". Basically, it destroys it and makes it so that no one wants to come...and Mission street has enough problems as it stands already.

So - I am begging you to reconsider the use for this property - for the sake of a neighborhood that is trying very hard to turn around, and improve.

Please call me if you would like to discuss. I am available anytime. 808-428-4022

Thank you,
Kristina



Philip Lesser
<phnsan@msn.com>
07/11/2012 08:52 AM

To Diego Sanchez <diego.sanchez@sfgov.org>
cc <missionmiraclemileboard@groups.live.com>, Josette Maury
<jmaury08@yahoo.com>, John Rahaim
<john.rahaim@sfgov.org>

bcc

Subject Opposition to Proposed MCD at 2520 Mission Street

Diego Sanchez
San Francisco Planning Department

Re: Case 2012.0668D/Project Address 2522 Mission Street

Diego,

Kindly make the project sponsor and Planning Commissioners aware that the Mission Miracle Mile Business Improvement District, composed of property and business owners on the 2500 block of Mission Street in San Francisco, strongly opposes the medical cannabis dispensary being proposed at 2522 Mission Street.

Also please circulate to them the attached letter addressed to Melinda Haag, Esq., U.S. Attorney for the Northern District of California, seeking the federal government to close this facility should it open.

Sincerely,

Philip Lesser
Agent for Mission Miracle Mile Business Improvement District



2520 Mission Street Opposition to MCD Letter.pdf

July 3, 2012

Melinda Haag, Esq.
U.S. Attorney for the Northern
District of California
Federal Courthouse
11th Floor
San Francisco CA 94102

Mission Miracle Mile Business Improvement District
2501 Mission Street
San Francisco CA 94110

Honorable Melinda Haag,

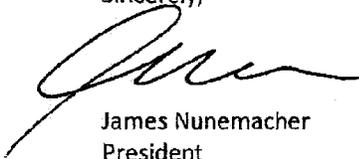
The Mission Miracle Mile Business Improvement District, composed of property and business owners on the 2500 block of Mission Street in San Francisco, strongly opposes the medical cannabis dispensary being proposed at 2520 Mission Street.

We look to your office to practice judicial consistency in this matter since earlier this year your office took actions to close the medical cannabis dispensary at 2441 Mission Street on the grounds that it is in too close proximity to youth-serving institutions.

As it happens, 2520 Mission Street is actually in closer proximity to the elementary schools at 825 Shotwell and 3351 23rd Streets than is 2441 Mission Street.

Our board met on June 18, 2012 to discuss this matter. It unanimously voted to oppose a medical cannabis dispensary at 2520 Mission Street. In the discussions it was noted that such an establishment, even if it were lawful by federal law, is incompatible with the family shopping that predominates the immediate area in the daytime and the dining/entertainment venues that are active in the evenings.

Sincerely,



James Nunemacher
President
Mission Miracle Mile Business Improvement District

cc. San Francisco Planning Commission
San Francisco Planning Department



munzer dajani
<munzer3@msn.com>
06/29/2012 02:15 AM

To <diego.sanchez@sfgov.org>
cc
bcc
Subject 2522 Mission Street, San Francisco /Medical Cannabis
Dispensary.Application
#2012.04.25.9059.Case#2012.0668D

Dear Mr. Sanchez,

This is to notify you that I am against granting a permit for constuction at the above mentioned address.This is the first time that I have

been made aware of the intention to have a Medical Cannabis Dispensary at that location.As an owner of a small rental property

within 150 feet, I am demanding a denial of a permit for the expansion. I am also asking the Planning Commission,through your

office, to reject the application for this kind of business at that location. I believe it will adversely affect my tenants ,myself , the

neighbors and the whole neighborhood.I often wonder if the Planning Commission can grant a licence for this sort of business in the

Pacific Heights area!

Sincerely,

Munzer Dajani



Michael Twardos
<miketwardos@gmail.com>
06/28/2012 04:56 PM

To diego.sanchez@sfgov.org
cc
bcc
Subject Proposed Medical Cannabis Dispensary

Dear Mr. Sanchez,

I recently moved into the neighborhood with my husband and two young children. We are VERY concerned with the proposed medical cannabis dispensary proposed at the former site of Medjool's. While I've read studies that there may not be a nexus between crime and medical cannabis dispensaries, I am concerned with the drug use and sales that already exist in the neighborhood and the increase that this dispensary will or may cause. Because we live right around the corner from this proposed project, we are concerned that people will get their drugs and walk around the corner to do drugs right on our front steps (which already happens). Mission and Capp at 20-21st streets have become ridden with prostitution and pimp fights over the past year. We are worried that a medical marijuana dispensary will only heighten this problem. Unless you can convince me that this business will bring more cops and surveillance to the area and bring less crime and minimize loitering and drug use/sales on and around our property and at our neighborhood parks we regularly bring our children to, we are against this proposed project. Our next door neighbors also have two young children, are homeowners, and also recently moved into the neighborhood. I am copying them on this email should they also want to contact you.

If you want the Mission to be a family friendly neighborhood and keep families in San Francisco (which is a major issue the city has), then you really need to work to eradicate crime, loitering, drug use/sales, and prostitution in our neighborhood. While I am all for bringing business into the neighborhood, this is NOT the type of business that will gentrify and make the Mission a safer place to live and work.

Also, I have a question: this is a huge commercial space. Is the entire building going to be leased to Morado Collective/Mr. Marquez? If not, how is the space going to be divided? And how, if storefront is only going to be leased to the Morado Collective, promote the other areas of the building to be leased and used? I am also concerned with the possible long term vacancy this will cause to the other parts of the building if the entire first floor is not being leased.

Please lease this to another restaurant or similar use (however not a loud nightclub). This would be a waste of the space to lease it to the Morado Collective. I've been to Medjool's once and I recall it being large and it having a nice dining and modern build out design for a quality restaurant. Don't waste this valuable property on a medical marijuana dispensary which will only bring down the value of the surrounding property as well.

Thank you for your time and hope you really review this project with great scrutiny.

Best Regards,

Michael and Cat Twardos



margie ramirez
<1margier2@gmail.com>
06/28/2012 02:19 PM

To diego.sanchez@sfgov.org
cc
bcc
Subject bldg. permit 2012.04.25.9059

I am opposed to the opening of a medical marijuana store on Mission street, between 21st and 22nd. This neighborhood does not need pot being sold right down the street from where one lives. The Mission district attracts all kinds of people and has somewhat of a bad reputation and there are many dangerous things that go on in the neighborhood, so please don't allow this store to start operating doors down from where I live and walk everyday.

Thank you!

Margie A. Ramirez
580 Capp St. #416
SF, CA 94110

GENERAL NOTES

- All work shall be in conformance with all applicable codes including but not limited to those listed in "Project Data" and to include all the requirements of other agencies having jurisdiction.
- All work shall be done in accordance with AIA General Conditions Documents A-201, the edition attached to the Construction Contract.
- Examination of the site and portions thereof which affect this work shall be made by the General Contractor, who shall compare existing conditions with the contract documents and satisfy him/herself as to the existing conditions under which work is to be performed. Contractor shall at such time ascertain and verify the locations of existing structures.
- The contract documents describe design intent, and are not intended to be all inclusive. Contractor is responsible for the means and methods to provide complete operational systems & installations. No claims for additional work will be awarded for work which is described in these documents or which is reasonably inferable from them.
- Contractor shall be responsible for thorough coordination of trades. All claims for additional work will not be awarded for any and all work related to such coordination.
- Contractor shall verify all dimensions, elevations and conditions at the site, confirm that the work is buildable as shown, and notify Architect in writing of any discrepancies prior to proceeding with any and all work in question.
- All dimensions are to finish face of concrete, centerline of steel, face of stud or casework unless otherwise noted. Dimensions noted as "CLR" must be precisely maintained. Dimensions are not adjustable without architect's approval unless noted as "+/-". Verify dimensions marked "VIF" prior to commencement of construction, and notify architect of any inconsistencies.
- All dimensions, notes and details shown on one portion of a drawing shall apply typically to all opposite hand and/or conditions unless otherwise noted.
- "Align" shall mean to accurately locate finish faces in the same plane.
- The contract documents are complementary. What is shown or referred to partially or whole on any shall be provided as though shown on all.
- Do not scale drawings. Dimensions shall govern. Drawings at a large scale shall take precedence over drawings of a small scale. Details shall govern over plans and elevations.
- Contractor shall verify layout of partitions, doors, electrical outlets, data and telephone outlets, light fixtures, and switches with Architect prior to proceeding with construction. Contractor shall verify that no conflicts exist in locations of any mechanical, telephone, data, electrical, lighting, plumbing, and sprinkler equipment (to include, but not limited to all piping, ductwork and conduit) and that all required clearances for installation and maintenance are provided.
- Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced to the satisfaction of the Owner at the expense of the Contractor.
- All work listed, shown, or implied on any contract document shall be supplied and installed by the Contractor, except where noted otherwise.
- In case of conflict between the architect's and engineer's drawings in the location of materials and/or equipment, architectural drawings shall govern. The Contractor shall notify the Architect immediately of such conflict.
- All manufactured articles, materials, and equipment shall be installed, connected, erected, cleaned, and conditioned per the manufacturer's instructions. In case of differences between manufacturer's instructions and the contract documents, the contractor shall notify the architect before proceeding with the work in question.
- All work noted "By Others" or "N.I.C." shall be provided by owner or under separate contract. Submit to the architect and owner schedule requirements for this "other" work in the construction progress schedule and coordinate as required to assure orderly sequence of installation.
- The General Contractor shall remove all rubbish and waste materials of all subcontractors and trades on a daily basis and shall exercise strict control over job cleaning to prevent any dirt, debris, or dust from affecting any finished areas in or outside the job site. Burning of debris on site shall not be permitted.
- Contractor shall not proceed with any work requiring additional compensation beyond the contract amount without authorization from the architect or owner's representative. Failure to obtain authorization shall invalidate any claim for additional compensation.
- Provide fireblocking at all ceilings, floors, furred-down ceilings, soffits, and concealed shaft openings per CBC 708.2.1. Fireblocking shall not exceed 10 ft. max in both vertical and horizontal directions.
- Some work shall be designated as design / build - deferred submittal. It shall be submitted to the project architect and engineer of record for review and coordination. Following completion review and coordination by architect and engineer of record, the Design Builder is responsible to submit stamped drawings and calculations to the San Francisco Building Department for review and approval along with a letter from Architect and Engineer of record that they have been coordinated and found to be acceptable with no exceptions. Design / Build - deferred submittal work shall include, but is not limited to:
 - Electrical Plans
 - Plumbing Plans
 - Mechanical Plans
 - Sprinkler and Fire Alarm Plans

Mayor's Office on Disability DISABILITY ACCESS COMPLIANCE APPROVAL



Edwin M. Lee
Mayor
Susan Mizner,
Director

PROJECT: MORADO COLLECTIVE
Project Address: 2522 MISSION STREET

Number: FY2011: _____

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: April 2011 401 Van Ness, Suite 300 San Francisco, CA 94102 415.554.6789 415.554.6159 Fax
415.554.6799 TTY MOCD@sf.gov

Common/Admin/Mod/Forma/Project signoff-Disability Access Compl Approval-2006



PHOTO: FRONT FACADE OF 2522 MISSION STREET

2522 MISSION STREET



AERIAL VIEW:

2522 MISSION STREET



LOCATION MAP:

2522 MISSION STREET

SCOPE OF WORK:

REMODEL OF EXISTING COMMERCIAL SPACE TO INCLUDE A.D.A. UNISEX RESTROOM, EXCHANGE COUNTER AND ENTRY VESTIBULE.

PROJECT DATA:

BLOCK / LOT: 3616/061

NEIGHBORHOOD: MISSION

ZONING: NC-T

LOT SIZE: 8,026 SQ.FT.

LOT DIMENSIONS: 160' X ~52'

(E) AND PROPOSED USE: GROUND FLOOR - COMMERCIAL
UPPER FLOORS - APARTMENTS

EXISTING AND PROPOSED
CONSTRUCTION TYPE: GROUND FLOOR - TYPE I
UPPER FLOORS - TYPE V

PROJECT CALCS:

EXISTING:
(E) FIRST FLOOR TENANT SPACE: 467 SQ.FT.
TOTAL CONDITIONED: 467 SQ.FT.

PROPOSED:
FIRST FLOOR TENANT SPACE: 539 SQ.FT.
TOTAL CONDITIONED: 539 SQ.FT.

APPLICABLE CODES:

2010 CALIFORNIA BUILDING CODE
WITH SF AMENDMENTS
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ELECTRICAL
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA ENERGY CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

ALL OTHER APPLICABLE LOCAL AND STATE
LAWS AND REGULATIONS

PROJECT DIRECTORY:

OWNER / BUILDER:
GUS MURAD
2516 MISSION STREET
SF CA 94110

ENGINEER:
SANTOS AND URRUTIA STRUCTURAL ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO CA 94110
415.642.7590

SHEET INDEX:

ARCHITECTURAL:

- A0.1 COVER, INDEX, DESCRIPTION
- A0.2 D.A. CHECKLIST
- A0.3 PROPOSED EXISTING AND PLUMBING DIAGRAMS
- EC2.1 EXISTING FIRST FLOOR PLAN AND FRONT ELEVATION
- A2.1 PROPOSED FIRST FLOOR PLAN
- A3.1 PROPOSED FRONT (EAST) ELEVATION
- A4.1 PROPOSED ACCESSIBILITY DETAILS AND ELEVATIONS
- A8.1 PROPOSED DETAILS

SITE PERMIT:	12/21/11
SITE PERMIT	2 7/30/12
DESIGN PROFESSIONAL: SANTOS & URRUTIA STRUCTURAL ENGINEERS 2451 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 842-7722 FAX (415) 042-7590	
PROJECT INFO, INDEX, LOCATION MAP	
COMMERCIAL TENANT IMPROVEMENT BLOCK/LOT: 3616/061 2522 MISSION STREET, SAN FRANCISCO, CA	
Date:	7/30/12
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	--
Sheet:	A0.1
SHEET 1 OF 8	

DESIGN PROFESSIONAL
SANTOS & URRUTIA
 STRUCTURAL
 ENGINEERS
 2451 HARRISON STREET
 SAN FRANCISCO, CA 94110
 TELEPHONE (415) 842-7722
 FAX (415) 842-7590

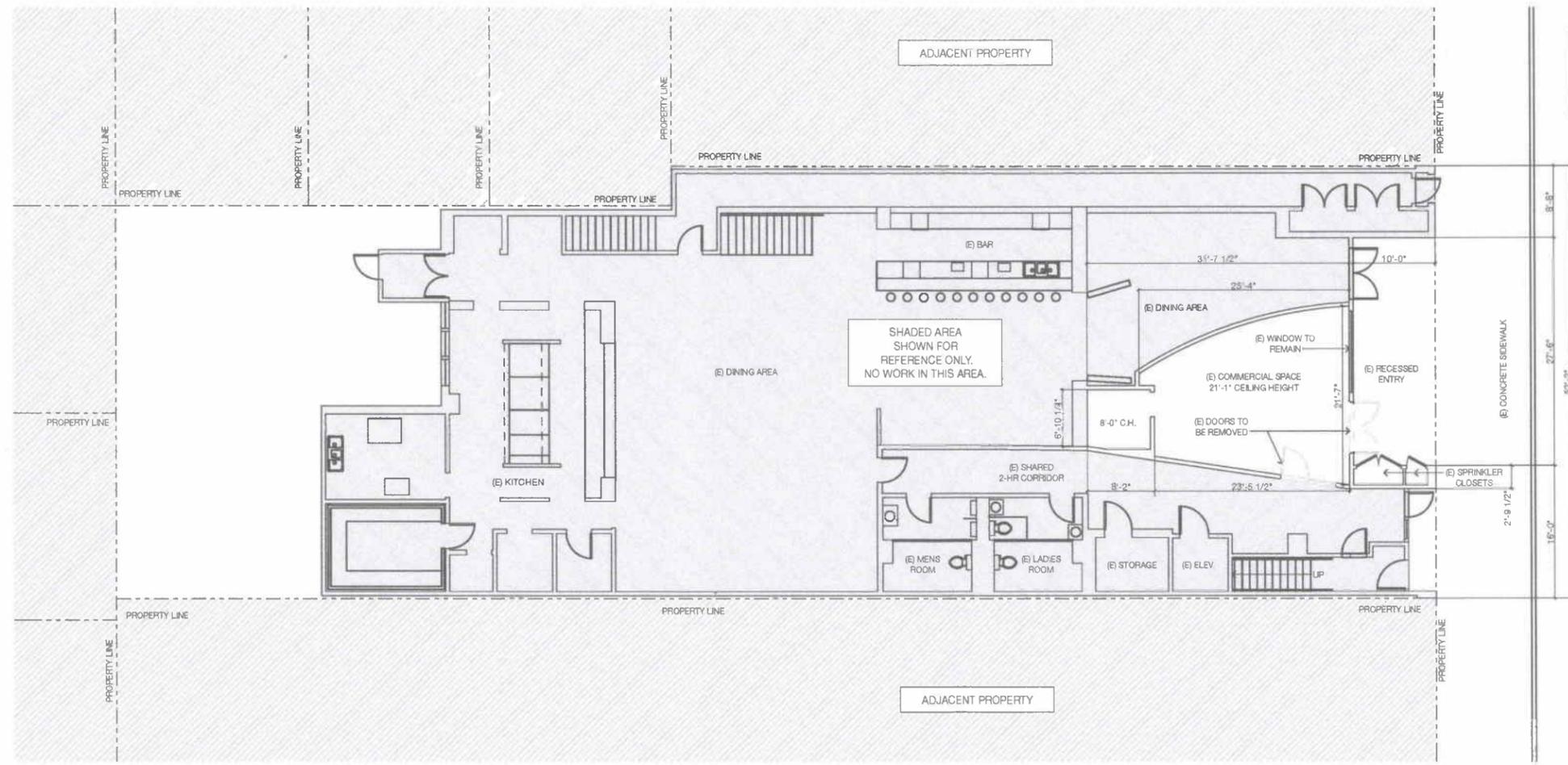
**EXISTING FIRST FLOOR
 PLAN AND ELEVATIONS**

COMMERCIAL TENANT IMPROVEMENT
 BLOCK/LOT: 3616/061
 2522 MISSION STREET, SAN FRANCISCO, CA

Date: 7/30/12
 Scale: AS NOTED
 Drawn By: R.S.
 Job No: --



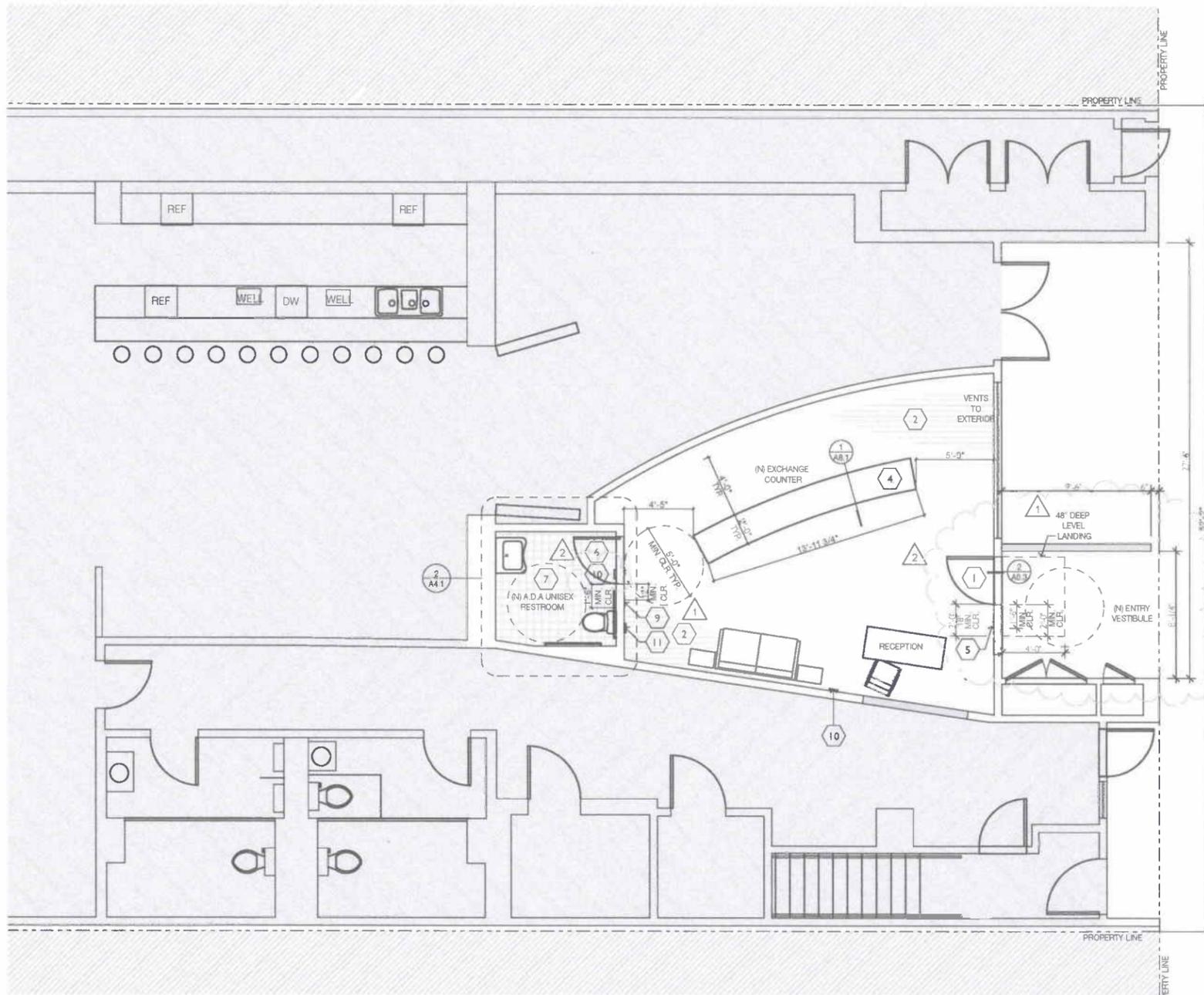
2 EXISTING ELEVATION
 SCALE 1/8" = 1'-0"



— EXISTING 2X CONSTRUCTION TO REMAIN
 U.O.N., VERIFY IN FIELD
 — PROPOSED 2X 1-HR CONSTRUCTION
 — PROPOSED 2X 2-HR CONSTRUCTION



3 EXISTING FLOOR PLAN
 SCALE 1/8" = 1'-0"



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



- ### KEY NOTES
- 1 (N) 3080 MTL AND GLASS DOOR WITH 1/2" MAX DOOR THRESHOLD DOOR SHALL HAVE 10" MIN KICK PLATE AND SHALL NOT REQUIRE MORE THAN 5 LBS. OF FORCE TO OPERATE. DOOR MUST BE EQUIPPED WITH LEVER TYPE HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
 - 2 WOOD T&G FLOORING OVER VAPOR BARRIER ON SQ.G. FLOORING COVERING MATERIAL TO BE SLIP RESISTANT AND PROVIDE A COEFFICIENT OF FRICTION OF 0.6 MAX.
 - 3 (N) 3080 MTL AND GLASS DOOR WITH 1/4" MAX DOOR THRESHOLD DOOR SHALL HAVE 10" MIN KICK PLATE AND SHALL NOT REQUIRE MORE THAN 5 LBS. OF FORCE TO OPERATE. DOOR MUST BE EQUIPPED WITH LEVER TYPE HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
 - 4 ACCESSIBLE SALES AND SERVICE COUNTER 34" MAX HIGH, 36" WIDE (36" WIDE MIN.)
 - 5 NOT USED
 - 6 (N) 3080 MTL AND GLASS DOOR WITH 1/4" MAX DOOR THRESHOLD DOOR SHALL HAVE 10" MIN KICK PLATE AND SHALL NOT REQUIRE MORE THAN 5 LBS. OF FORCE TO OPERATE. DOOR MUST BE EQUIPPED WITH LEVER TYPE HARDWARE BETWEEN 30" AND 44" ABOVE FINISHED FLOOR.
 - 7 A.D.A. RESTROOM
ALSO BATHROOM, PROVIDE TILE WITH 1/4" COVERED BASE AND 1/2" RADIUS TRIP OR TILE TO 48" MIN SEE DWG 3/A11 FOR ADDITIONAL INFO. FLOORING COVERING MATERIAL TO BE SLIP RESISTANT AND PROVIDE A COEFFICIENT OF FRICTION OF 0.6 MAX.
RESTROOM VENTILATION:
PROVIDE MECHANICAL VENTILATION CAPABLE OF PROVIDING 5 AIR CHANGES PER HOUR WITH A POINT OF DISCHARGE AT LEAST 3'-0" FROM ANY BUILDING OPENING OR PROPERTY LINES AT BATHROOMS WITH SHOWERS AND/OR TUBS PROVIDE HUMIDISTAT CONTROLS ADJUSTABLE BETWEEN 50-80% RELATIVE HUMIDITY.
 - 8 TACTILE "EXIT" SIGN LOCATED INSIDE MAIN ENTRANCE EXIT DOOR CENTERED VERTICALLY 60" ABOVE THE FLOOR AND LATERALLY 9" FROM THE DOOR JAMB.
 - 9 PERMANENT ROOM IDENTIFICATION SIGN WITH BRAILLE LOCATED INSIDE MAIN ENTRANCE EXIT DOOR, CENTERED VERTICALLY 60" ABOVE THE FLOOR AND LATERALLY 9" FROM THE DOOR JAMB.
 - 10 VISUAL ALARM LOCATION.
 - 11 FIRE ALARM STATION WITH ACCESSIBLE SINGLE ACTION PULL DOWN.

SITE PERMIT:	12.21.11
SITE PERMIT 2 :	7/30/12
DESIGN PROFESSIONAL: SANTOS & URRUTIA STRUCTURAL ENGINEERS 2415 HARRISON STREET SAN FRANCISCO, CA 94110 TELEPHONE (415) 864-7722 FAX (415) 864-7590	
PROPOSED FIRST FLOOR PLAN	
COMMERCIAL TENANT IMPROVEMENT BLOCK/LOT: 3616/061 2522 MISSION STREET, SAN FRANCISCO, CA	
Date:	7/30/12
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	--
Sheet:	A2.2
SHEET 5 OF 8	

DESIGN PROFESSIONAL
SANTOS & URRUTIA
INC.
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7722
FAX (415) 842-7590

PROPOSED FRONT (EAST)
ELEVATION

COMMERCIAL TENANT IMPROVEMENT
BLOCK/LOT: 3616/061
2522 MISSION STREET, SAN FRANCISCO, CA

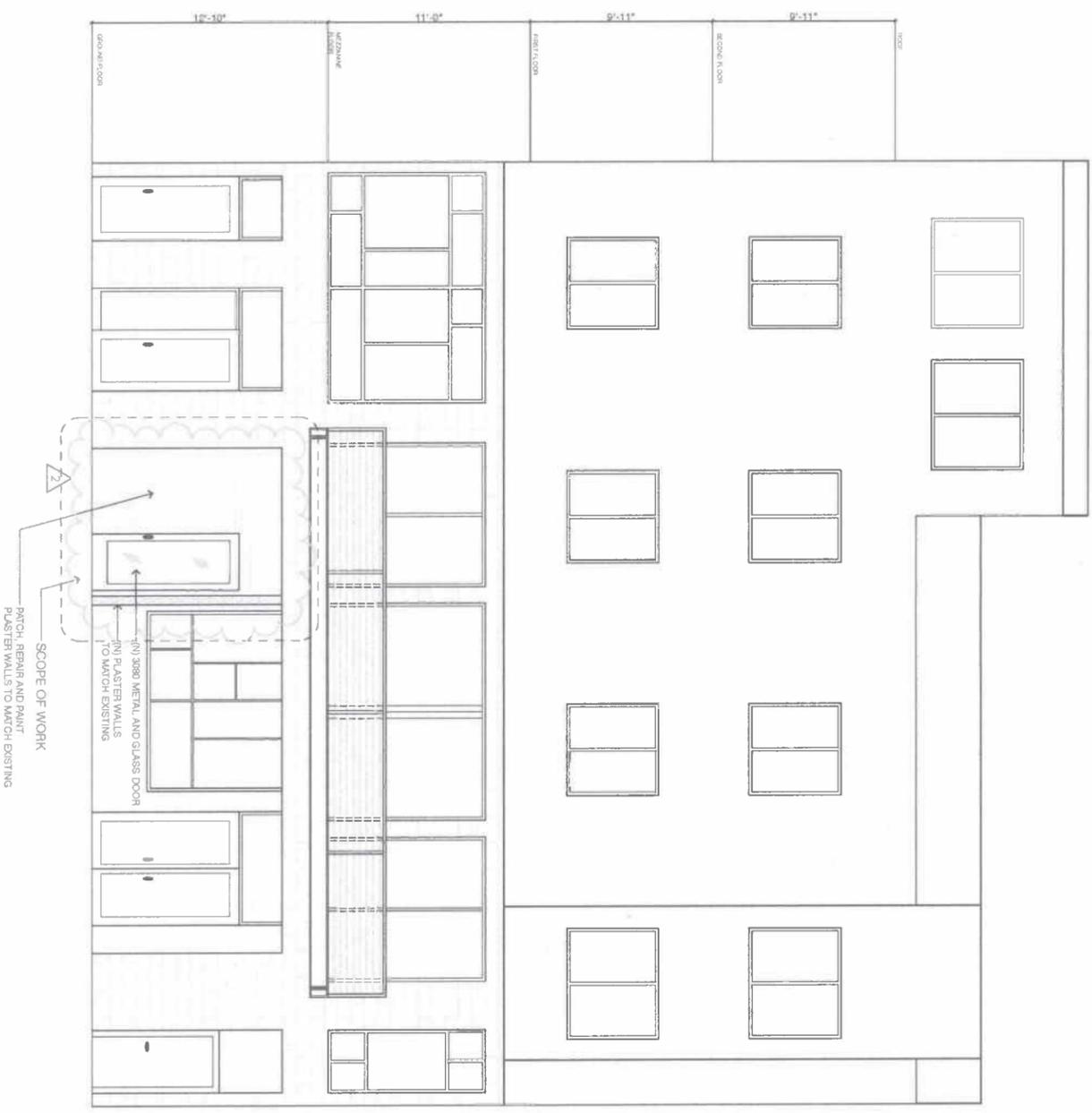
Date: 7/30/12

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Drawn By: R.S.

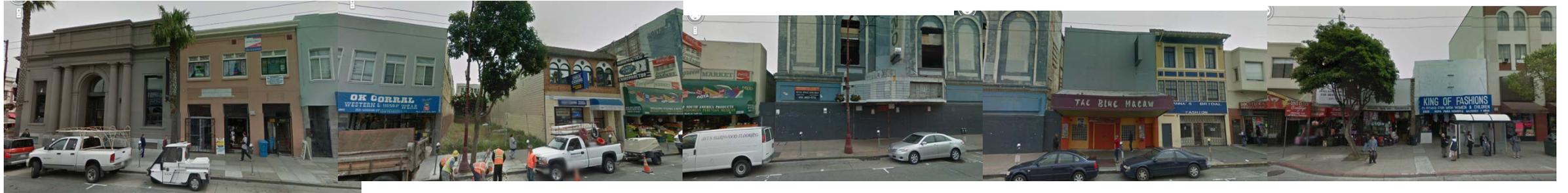
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Sheet: A3.1
SHEET 8 OF 8



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

Case 2012.0668D 2520 Mission Street: Context Images



East Side of Mission Street



West Side of Mission Street

Subject Site