

An aerial night view of the San Francisco skyline, featuring the Transamerica Pyramid and the Bay Bridge. A large, illuminated rooftop garden is superimposed over the city, showing a green space with trees, a small building, and a pool. The text "SF PLANNING CANNABIS PERMITTING UPDATE" is overlaid in large white letters.

SF PLANNING CANNABIS PERMITTING UPDATE

Michael Christensen

Senior Planner, November 18 Cannabis Oversight Committee

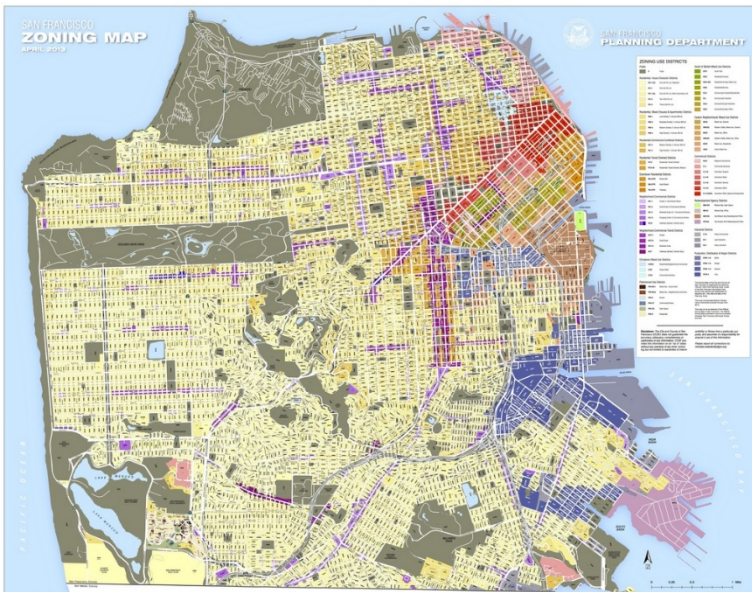


San Francisco
Planning

Planning Department's Role

Mission Statement

The mission of the San Francisco Planning Department, under the direction of the Planning Commission, shapes the future of San Francisco and the region by: generating an extraordinary vision for the General Plan and in neighborhood plans; fostering exemplary design through planning controls; improving our surroundings through environmental analysis; preserving our unique heritage; encouraging a broad range of housing and a diverse job base; and enforcing the Planning Code.



CALLE 24
SPECIAL AREA DESIGN GUIDELINES

San Francisco
Planning

Planning Department's Role in Cannabis Permitting

Pre-Screening

When an application is received by the Office of Cannabis, Planning Department staff pre-screens the file to ensure it has some path to approval. If it cannot be approved by Planning, the file is denied.



Conditional Use (CUA)

Certain neighborhoods require a CUA for certain cannabis uses. This is an application to Planning that requires a public hearing before the Planning Commission. It is required prior to approval of your building permit and does not replace the building permit.

Building Permit Review

All Projects require a Building Permit application to DBI. Planning reviews these applications for consistency with the Planning Code and to complete any required processes, such as neighborhood notice and Discretionary Review.



Impact Assessments

The Planning Department calculates any required impact fees, which typically occur with new construction OR conversion of an Industrial structure to a non-Industrial use.

Key Difference Between Planning and other Agencies

City Planning has 'Discretion' on all applications, where other agencies are typically 'Minestrial'.

Discretion means that City Planning can approve, modify or deny your application, even if it fully complies with the Planning Code, based on subjective findings (e.g. your Cannabis Retail location may be fully code compliant, but the Planning Commission could still limit your hours of operation).

Ministerial means that if you meet the code, you get the permit.

A Discretionary Action requires CEQA review.

Planning is typically a reviewing agency, not the permitting agency.

Overview of Referrals

115

**LICENSING APPLICATIONS
REFERRED FOR REVIEW**

62

**LAND USE ENTITLEMENT
APPLICATIONS RECEIVED**

50

**REFERRALS COMPLETED BY
CITY PLANNING**

Current Processing Queue

12

**APPLICATIONS CURRENTLY
UNDER REVIEW**

4

SCHEDULED FOR HEARING

6

BACKLOGGED FOR APPROVAL

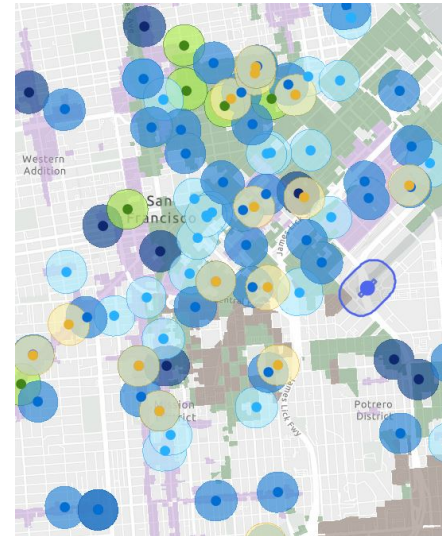
Roadblocks to Success



Application Intake

All applications require a building permit as the final approval. Intake of Building Permit applications by DBI is severely constrained due to the pandemic.

Planning cannot assist with getting an intake at DBI.



Overconcentration

Certain neighborhoods, including the Mission District and SoMa, are identified as overconcentrated with Cannabis Retail uses. The City's priority is to balance these uses Citywide, including on the Westside.



Consumption Spaces

Despite significant need for these spaces (particularly if recent legislation passes to prohibit cannabis smoking in apartments), it has been difficult to obtain Planning Commission approval for consumption lounges.



Lack of Staff

The Planning Department has a high staff vacancy rate due to the City Budget, and a significant portion of remaining staff is working as Disaster Service Workers.

Resources

 **San Francisco Planning**

PLANNING INFORMATION CENTER
1415.558.6377 PG@SF.GOV.ORG 1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103

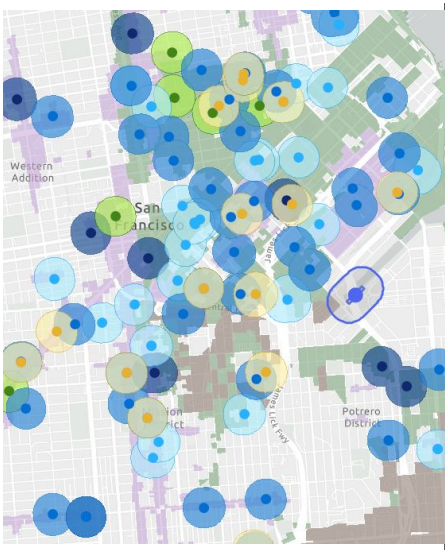
Guide to Cannabis Permitting

JUNE 2020

This document provides general guidance on the process for establishing certain land uses related to cannabis businesses and is principally focused on compliance with the Planning Code. All projects are also subject to review and approval by other City Departments and agencies, including the Department of Building Inspection, Department of Public Health, and the Fire Department. Please contact those Departments for information on specific requirements for your business. Additionally, all cannabis businesses must be permitted by the Office of Cannabis under Article 16 of the Police Code. Please contact the Office of Cannabis prior to any investment to ensure you are eligible to seek a permit and operate a cannabis business in San Francisco.

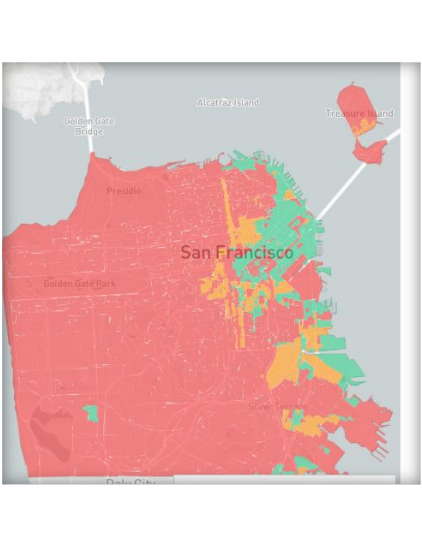
Cannabis Guide

<https://sfplanning.org/resource/cannabis-related-land-uses>



Cannabis Retail Map For Storefront Zoning:

<https://sfplanninggis.org/cannabisretail/>



Symbium

For non-storefront uses:

<https://build.symbium.com/business/sanfrancisco>



Guidelines for Storefront Transparency

<https://sfplanning.org/resource/standards-storefront-transparency>

THANK YOU



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