



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Analysis

Medical Cannabis Dispensary

HEARING DATE MARCH 26, 2015

Date: March 16, 2015
Case No.: **2014.1554D**
Project Address: **2544 3RD STREET**
Zoning: NCT-2 (Small Scale Neighborhood Commercial Transit District)
45-X Height and Bulk District
Block/Lot: 4172/007
Project Sponsor: Robert Watson
2544 3rd Street
San Francisco, CA 94107
415.203.6277
Staff Contact: Jeffrey Speirs – 415.575.9106
jeffrey.speirs@sfgov.org
Recommendation: **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 at 2544 3rd Street dba “Dogpatch Collective”, to replace a vacant ground floor commercial space previously occupied by a clothing design company. The space is approximately 3,090 square feet in size. No parking is required and no physical expansion is proposed for the structure.

The proposed Medical Cannabis Dispensary (MCD) will dispense medical cannabis in the form of food or drink, and will not permit on-site smoking or vaporizing. The MCD will not cultivate cannabis on site. Tenant improvements will be made on this property to comply with Mayor’s Office of Disability requirements. The proposed hours of operation are 8 a.m. to 10 p.m., daily. The subject commercial space has approximately 25-feet of frontage on 3rd Street.

According to the project sponsor’s application, Dogpatch Collective is an advocate for social and environmental health through sustainably grown medicinal cannabis, and will operate as a nonprofit collective which will partner with a local charitable association to rectify end of year net income as donations. Wellness programs will also be offered onsite, such as meditation, yoga, nutrition, acupuncture, and a class for eating edibles responsibly. Education of cannabis cultivation will also be provided at no cost to members.

The project sponsor will maintain full-time security, which includes indoor and outdoor video cameras. In addition, security guards will be stationed at the front door, and maintenance of the immediate sidewalk will be provided.

Planning Code Section 790.141 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 subject property is on the west side of the 2500 block of 3rd Street between 22nd Street and 23rd Street and falls within a 45-X height and bulk district, and the Small-Scale Neighborhood Commercial Transit (NCT-2) Zoning District. The subject lot is 25 feet wide and 89 feet deep. The subject two-story commercial and residential building was constructed circa 1911, and is located between a 4-story 6-unit residential & commercial office building and a 2-story single family residence. The proposed MCD site occupies 25' of frontage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Small-Scale Neighborhood Commercial Transit District (NCT-2) extends along 3rd Street and 22nd Street in the Dogpatch neighborhood. The 3rd Street portion of the District extends from approximately 200 feet north of 22nd Street to approximately 600 feet south of 22nd Street. The 22nd Street portion of the District extends from 3rd Street to Minnesota Street. Generally, the NCT-2 Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These Districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. Parking for residential and commercial uses is not required. Buildings range in height, with height limits generally allowing up to four stories. Lots vary in size, with generally small- or medium-sized parcels.

The subject district is mixed use, with primarily street-fronting retail businesses on the ground floor and housing on upper floors. The range of comparison of goods and services offered is varied and often includes restaurants, limited restaurants, grocery store and neighborhood-serving offices and industrial workshops. The area is transit-oriented and the commercial uses serve residents of the area as well as residents and visitors from adjacent and other neighborhoods.

The District is well-served by transit, including the MUNI "T" Line along 3rd Street, and two major bus lines (#22 and #48) to the immediate north of the subject block. Four blocks to the west is the 22nd Street Caltrain Station.

There are no other Medical Cannabis Dispensaries in the neighborhood or in the subject property's zoning district. The nearest Medicinal Cannabis Dispensary is more than 1.5 miles away, at 2441 Mission Street (dba Shambala Healing Center).

ISSUES AND OTHER CONSIDERATIONS

Although the subject property was not found to fall within 1000' feet of any public or private elementary or secondary schools, or community facility or recreation center primarily serving persons younger than 18 years of age, the Planning Department recognizes a former school, now operated by multiple tenants not categorized or defined by the criteria set forth in 790.141(a)(1), immediately to the northwest of the subject property. Although the former school does fall within the 1000' radius, the property is not

occupied by the school district and the current tenants have extendable leases. The school district was contacted and no immediate plans in the near future are scheduled to reopen the facility as a school.

The proposed dispensary complies with all relevant Planning Code requirements.

According to the project sponsor, Dogpatch Collective has conducted a comprehensive community outreach plan that included meetings, presentations, open houses, and neighborhood media, to make neighbors aware of their proposal and to accept feedback from the community.

Community outreach conducted by Dogpatch Collective:

- March 2014: Meeting with Potrero Booster executive committee to discuss the proposed MCD's application and its operations at the subject property.
- April 2014: Open House with neighbors, including all immediate neighbors, at the subject property.
- May 2014: Meeting with Supervisor Cohen to discuss the proposed MCD application and its architectural plans.
- July 2014: Presented the proposed MCD to the Dogpatch Neighborhood Association, which included a presentation of floor plans, San Francisco Medical Cannabis Dispensary application, child-proof packaging, bar code tracking, and proposed security & management operations.
- August 2014: Article in The Potrero View, "Medical Marijuana Dispensary May Open in Dogpatch." The article included an interview and description of the MCD application and proposed operations.
- December 10 & 17, 2014: Open House "Meet & Greet" from 6pm to 8pm at the proposed location at 2544 3rd Street. The applicant met with neighbors and local merchants to discuss their previous presentation to the Dogpatch Neighborhood Association, their San Francisco Medical Cannabis Dispensary application, site permit floor plans, staffing plan, wellness program, and air filtration strategies. Invitations to the Open House were sent to the Potrero Boosters, Potrero Dogpatch Merchants Association, Dogpatch Neighborhood Association and posted on Nextdoor Dogpatch Neighborhood Website.
- January 2015: The Potrero View wrote a short article to discuss the December Open House "Meet & Greet."

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	February 24, 2015	February 23, 2015	31 days
Mailed Notice	30 days	February 24, 2015	February 23, 2015	31 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1		
Other neighbors on the block or directly across the street			
Neighborhood groups or others	1		

The Department has received 2 letters in support of the proposed use, and have been attached for reference.

The Department has not received any letters or phone calls in opposition to the project. One caller was curious about the proposed project's proximity to "Bay Cat" (a media arts school for youths and adults) at 2415 3rd Street. After further review of the mentioned location, the use is considered a Personal Service use, as defined per Planning Code Section 790.116, and does not qualify as a Recreation Facility or Community Center, or a school meeting the criteria mentioned in Planning Code Section 790.141(a)(1).

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 parcel is located not less than 1,000 feet from a parcel containing a public or private elementary or secondary school; or a community facility and/or a recreation center that primarily serves persons under 18 years of age.

Project Meets Criteria

The parcel containing the MCD is not located within 1,000 feet from a parcel containing a public or private elementary or secondary school, or a community facility and/or a recreation center that primarily serves persons under 18 years of age as defined by Section 790.141 of the Planning Code.

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 is sold or distributed on the 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 project sponsor does not intend to allow smoking 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 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 790.141 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 would 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. As no other MCD is in close proximity, this MCD would provide a service not currently available in the immediate neighborhood.

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 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 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 would not adversely affect the existing neighborhood character.

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

The proposed use is located in a space previous 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 subject space is vacant and 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 would comply with contemporary building and seismic codes. All fixtures, shelving, etc., will be firmly affixed to its adjacent surface. Additionally, an automatic shut-off valve will be added to the gas meter.

Clear and concise emergency exiting plans will be posted and understood by all staff. Safety features such as emergency lights, fire sprinklers, and exits will be up to code, checked, and maintained on a daily basis. Security personnel will be trained in procedures for all emergency situations, including fire, flood, and burglary in addition to earthquakes.

7. Landmarks and historic buildings be preserved.

The subject building will not be altering the front façade or any character-defining features visible from the public right-of-way.

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 categorically exempt from the environmental review process under Section 15301 Class 1(a) of the State CEQA Guidelines, pursuant to Title 14 of the California Administrative Code.

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.
- 2500 block of 3rd Street is well served by transit (MUNI "T" line, and buses 22 and 48).
- 2500 block of 3rd Street is more than 1,000' from primary and secondary schools.
- 2500 block of 3rd Street is more than 1,000' from any active permitted youth-services facility.
- The proposed project will not allow smoking onsite, to be more compatible with the surrounding residential units.
- The proposed project space 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 5 to 7 employees.
- The project sponsor has performed outreach to a majority of community groups in the Potrero and Dogpatch neighborhood, and surrounding communities, and is thus familiar with neighborhood business owners.
- 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. 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.

RECOMMENDATION

RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions

Attachments:

Parcel Map
Sanborn Map
Zoning Map
1000' Arc View GIS Map

Aerial Photograph
Site Photographs
MCD DR Notice
Applicant's MCD Application
Project Sponsor Submittals
 Updated Safety and Security plans
Letters of Support for proposed MCD
Department of Public Health's 2014 Annual MCD Report
Reduced Architectural Plans

22 ND

701

1/101

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74

26

80

34B

34

50

34A

1

82.31

2.5

74

100

36

2

83.465

2.5

35

23

84.619

2.5

32

24

85.774

50

1999 47/52

30

25

86.526

43

29

27

2003 90.393

2.5

28

28

55 to 61

20330

2.5

29

91.598

100

2010 80/87

72

57.67

57.67

10

92.704

2.5

38

93.972

21.579

100

100

27

39

95.243

21.579

62

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54

85.907

21.579

100

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96.859

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98.383

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89.37

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49.513

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18A

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108.271

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122.096

107.854

21-2006 75 to 78

121.171

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200

23 RD

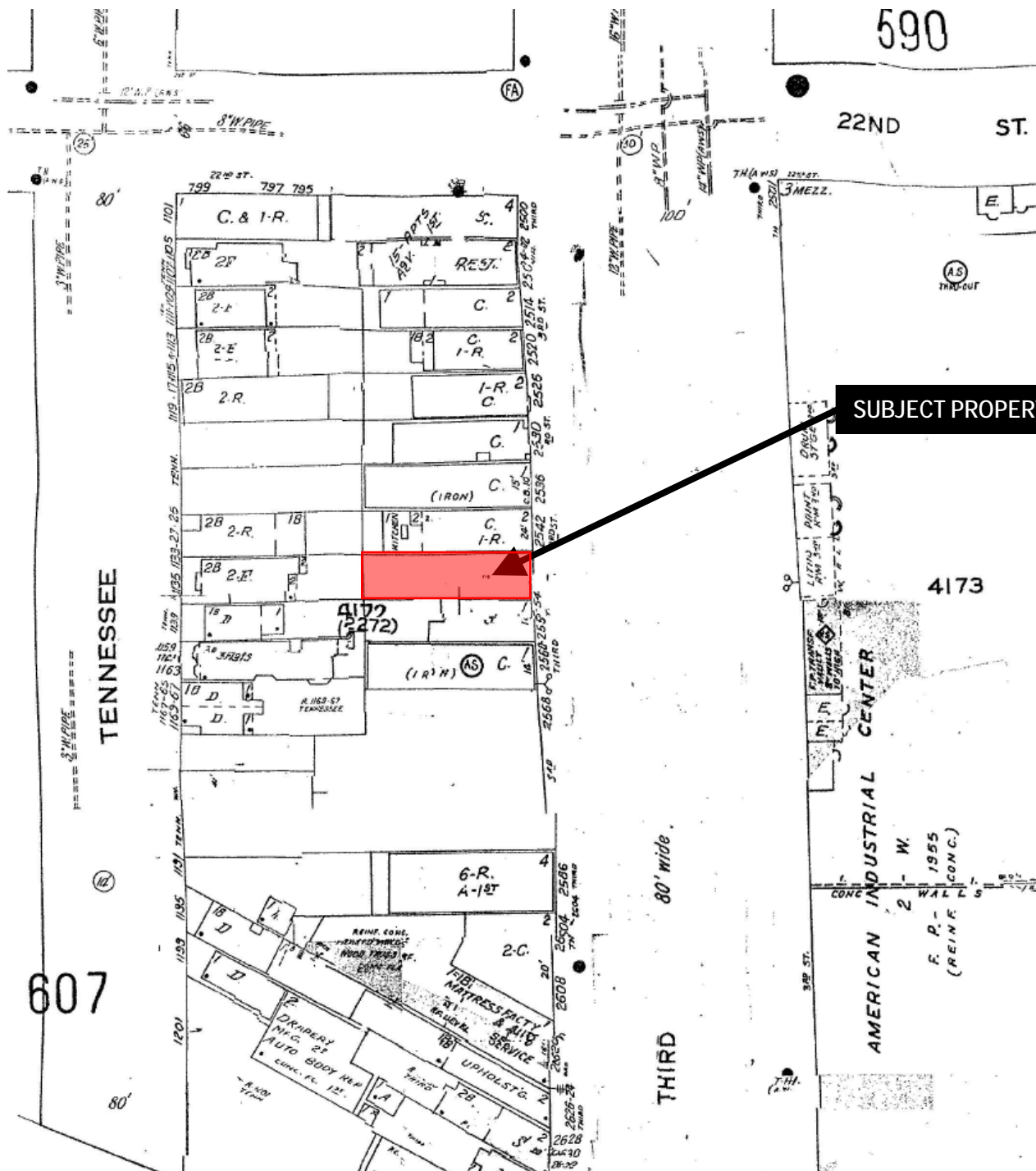
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264.50

Discretionary Review Hearing
March 26, 2015
Case Number 2014.1554D
2544 3rd Street



Sanborn Map*

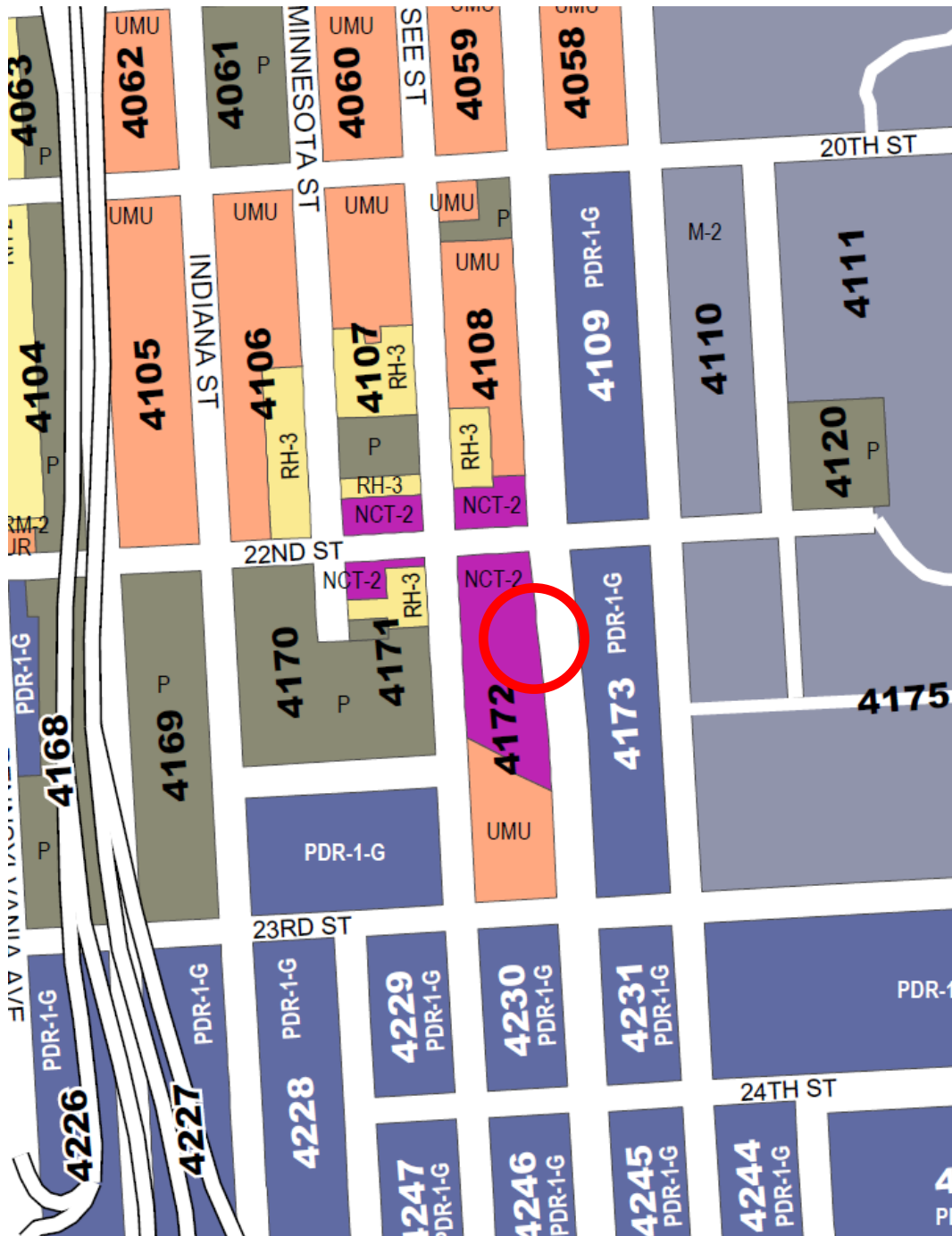


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



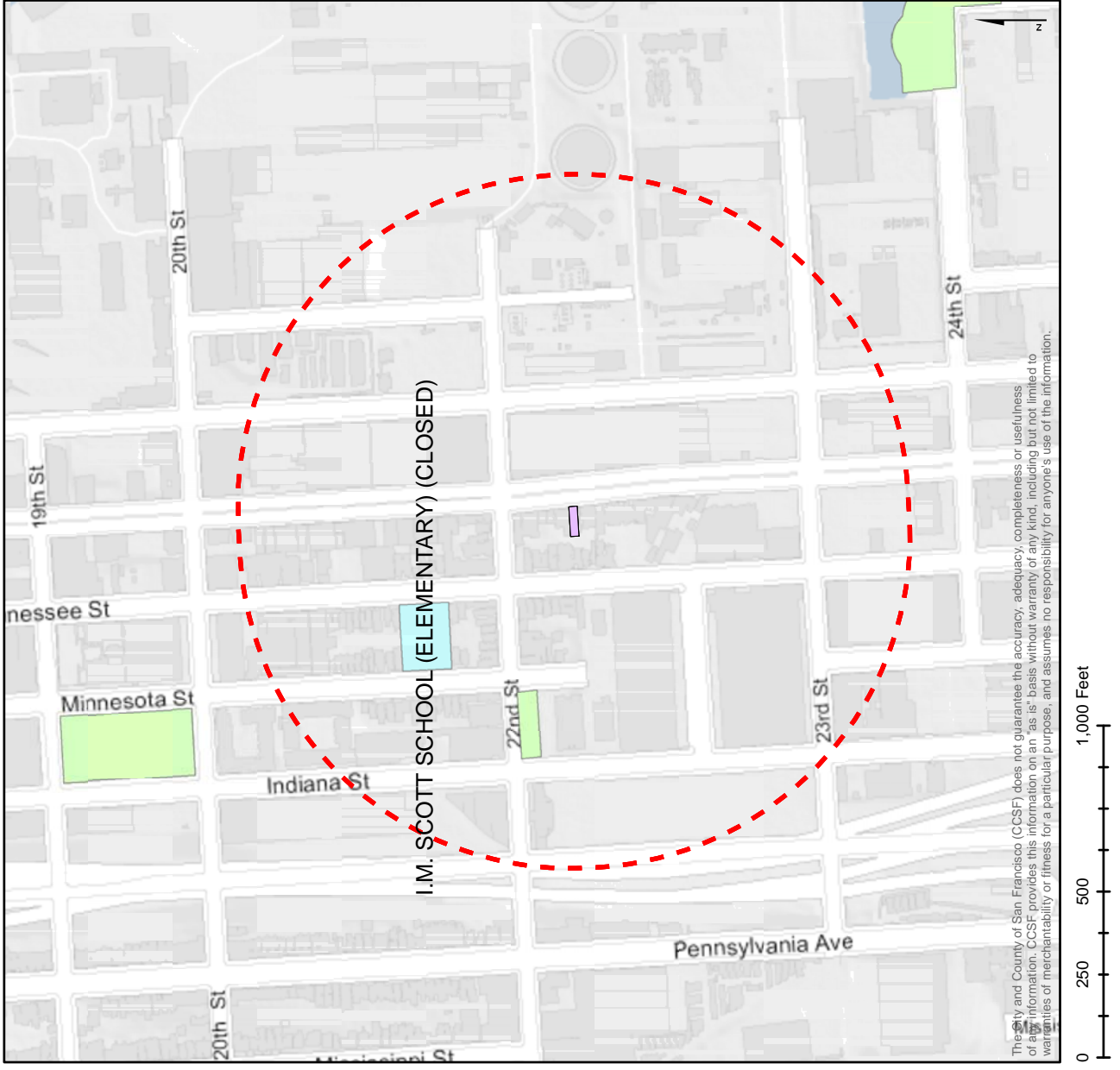
Discretionary Review Hearing
March 26, 2015
Case Number 2014.1554D
2544 3rd Street

Zoning Map

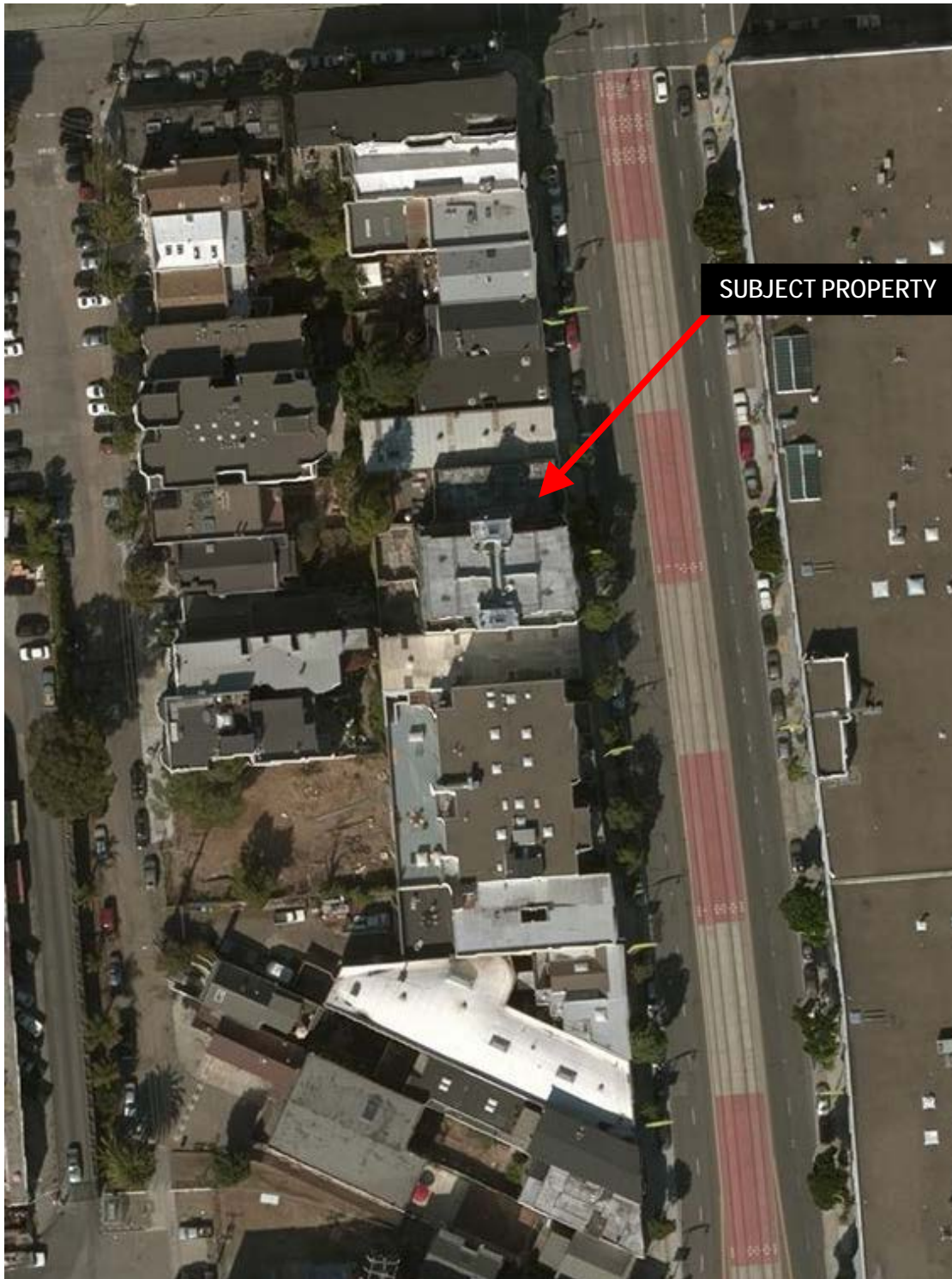


Discretionary Review Hearing
 March 26, 2015
 Case Number 2014.1554D
 2544 3rd Street

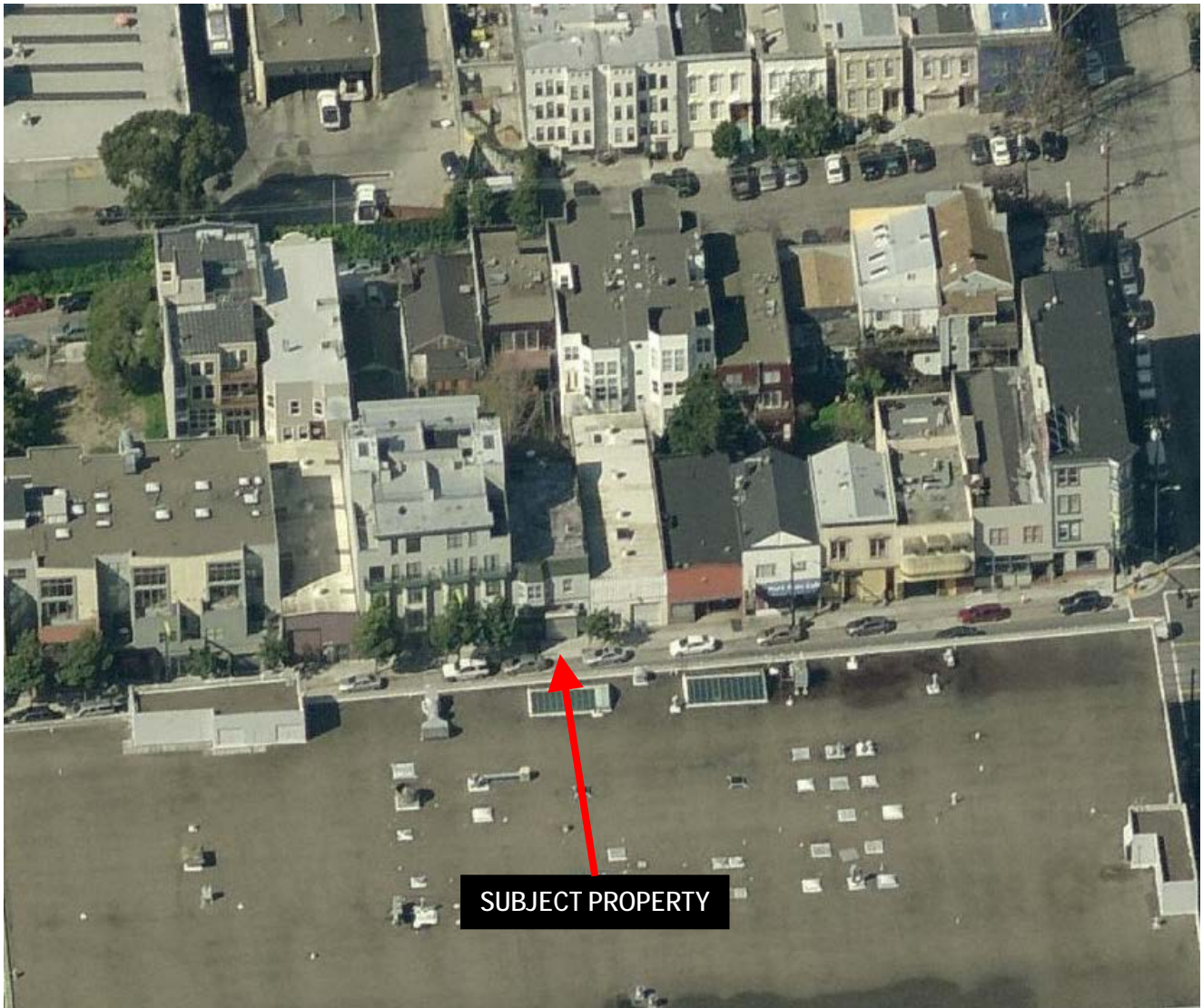
2544 3rd Street Proposed Location for "Dogpatch Collective" MCD 2014.1554D



Aerial Photo



Aerial Photo



Site Photo



Discretionary Review Hearing
March 26, 2015
Case Number 2014.1554D
2544 3rd Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, March 26, 2015**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Mandatory Discretionary Review**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2544 3rd Street Cross Street(s): 22nd Street Block /Lot No.: 4172/007 Zoning District(s): NCT-2 / 45-X Area Plan:	Case No.: 2014.1554D Building Permit: 2014.06.23.9115 Applicant: Robert Watson Telephone: (415) 203-6277 E-Mail: robert@dogpatchcollective.com

PROJECT DESCRIPTION

The Request is for a Mandatory Discretionary Review of an application to operate a Medical Cannabis Dispensary. The associated Building Permit Application 2014.06.23.9115 is for tenant improvements only. No exterior changes, other than signage is proposed. See attached plans.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans of the proposed project will also be available one week prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org>

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Jeffrey Speirs** Telephone: **(415) 575-9106** E-Mail: jeffrey.speirs@sfgov.org

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

APPEAL INFORMATION

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

中文詢問請電: (415) 575-9010

Para información en Español llamar al: (415) 575-9010

APPLICATION TO OPERATE A Medical Cannabis Dispensary

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Ian Hannula	
PROPERTY OWNER'S ADDRESS: 2542 3rd Street San Francisco, Ca 94107	TELEPHONE: (415) 824-6426 EMAIL: ian@nicecollective.com

APPLICANT'S NAME: Robert Watson		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 2544 3rd Street San Francisco, Ca 94107	TELEPHONE: (415) 203-6277 EMAIL: robertcwatson@gmail.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Dispensary Information

STREET ADDRESS OF PROJECT: 2544 3rd Street	ZIP CODE: 94107
CROSS STREETS: 3rd Street and 22nd Street	

ASSESSORS BLOCK/LOT: 4172 / 007	ZONING DISTRICT: NCT-2-Neighborhood Commercial Transit-2
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DISPENSARY SQ FT: 3341	SQ FT. ACCESSIBLE TO PATRONS: 1600	FLOOR ON WHICH DISPENSARY IS LOCATED.: Street level / Retail
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PROPOSED BUSINESS NAME (IF KNOWN): Dogpatch Collective
PRESENT OR PREVIOUS USE: Previous use was office space for clothing design firm.

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 checked="" 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 checked="" type="checkbox"/> Within San Francisco <input checked="" type="checkbox"/> Outside San Francisco

5. Applicant's Statement

Please discuss:

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

Please see the attached business plan.

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

The mission of Dogpatch Collective is to advocate social and environmental health through sustainably grown medicinal cannabis. The neighborhoods of Dogpatch and Potrero Hill take social and environmental health very seriously, as evident through the numerous open space and gardening projects. Dogpatch Collective plans to enhance this effort by holding classes in both sustainable gardening and personal wellness. Dogpatch Collective will operate as a nonprofit collective and will in turn partner with a local charitable association to rectify end of year net income as donations.

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

We have contacted and met with the district City Supervisor, Portrero Boosters executive team, the Dogpatch Neighborhood Association, the Omega Boys Club and all immediate neighbors. We plan to continue outreach to more businesses and individuals in the neighborhood as well as get involved with neighborhood projects. These efforts have yielded constructive input from the neighbors regarding improvements to the building aesthetics as well as positive anticipation of a full time guard to enhance the safety of the neighborhood.

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

The dilapidated condition of the property's facade has been a concern for neighbors for a number of years. We plan to paint, patch and repair the facade while maintaining the existing architectural and historical features. This plan has been discussed with numerous neighbors as noted above.

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;

The proposed use is a neighborhood serving use. The location for the MCD is currently vacant so the new use will 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 Project occupies a ground floor commercial/retail space and will adhere to 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, rather it will complement the existing neighborhood character.

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

The exiting retail tenant space is non-residential 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 subject property is close to multiple public transit lines, including the T Line. It is not expected that many patients of this facility will use private automobiles.

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 subject building is currently vacant with the new proposed MCD use to be service focused. The project aims to employ local residents.

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 would comply with contemporary building and seismic codes.

7. That landmarks and historic buildings be preserved; and

Although the subject building was constructed in 1911 and is located in the historic Dogpatch neighborhood, the Project scope is for a change of use only with ADA upgrades to the interior restroom. The existing façade will remain.

8. That our 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.

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: _____



Date: _____

6-20-14

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

ROBERT WATSON

Owner / Authorized Agent (circle one)

For Department Use Only

Application received by Planning Department:

By: _____

m. Corsetta

RECEIVED

JUN 23 2014

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
PIC

DOGPATCH COLLECTIVE

Business and Operating Plan for San Francisco Medical Cannabis Dispensary

COMPANY SUMMARY

Dogpatch Collective ("DPC" or "the Collective") will operate in full compliance with all applicable codes and laws.

DPC is formed as a LLC and will operate as a nonprofit collective as required under California Proposition 215 - The Compassionate Use Act of 1996 and the Guidelines for the Security and Non-Diversion of Marijuana Grown for Medical Use August 2008.

MEMBERSHIP

When a patient or primary caregiver wishes to join DPC, they will be required to present his/her valid physician recommendation and complete a written membership application. The information submitted in the membership application will be verified by DPC staff to ensure that the individual is a qualified patient or primary caregiver authorized to provide medical cannabis to a seriously ill individual. The membership agreement shall require the applicant to agree that their medicine will not be diverted to illicit markets or distributed to anyone else.

Qualified Patient:

A qualified patient is a person whose physician has recommended the use of medical cannabis to treat a serious illness, including cancer, anorexia, AIDS, chronic pain, spasticity, glaucoma, arthritis, migraine, or any other illness for which medical cannabis provides relief.

Verification will involve personal contact with the recommending physician (or his or her agent), verification of the physician's identity, as well as his or her state licensing status. Copies will be made of the physician's recommendation and patient's identification card.

Primary Caregiver:

A primary caregiver is a person who is designated by a qualified patient and has consistently assumed responsibility for the housing, health, or safety of the patient.

Verification of primary caregiver status will include contact with the qualified patient, as well as validation of the patient's recommendation. Copies will be made of the physician's recommendation and primary caregiver's identification card.

Recommending Physician:

A recommending physician is a person who

- (1) possesses a license in good standing to practice medicine in California;
- (2) has taken responsibility for some aspect of the medical care, treatment, diagnosis, counseling, or referral of a patient; and
- (3) has complied with accepted medical standards (as described by the Medical Board of California in its May 13, 2004 press release) that a reasonable and prudent physician would follow when recommending or approving medical marijuana for the treatment of his or her patient.

SERVICES

Medicine Purchases:

DPC will acquire, possess, and distribute only lawfully cultivated medical cannabis. All products will be tested for potency and impurities and only sourced from members of the Collective.

All transactions will be conducted and tracked through a Point of Sale System, or POS. Quantity of individual patient purchases will be compared to the doctor's recommendation to assess yearly allowances on an ongoing frequency.

Cannabis products available at DPC will include:

- Flowers (cannabis buds)
- Concentrates
- Edibles
- Seeds/Clones

Education:

Classes related to the science of sustainable cannabis cultivation will be provided to members of the Collective at no cost. A representative list of classes that will be offered includes:

Sungrown Classes

- Site Selection
- Land Preparation
- Irrigation
- Strain Selection
- Plant Science & Nutrition
- Basics of Soil Science & Organic Agriculture
- Integrated Pest Management: Pests & Pathology
- Structures, Greenhouse Gardening, & Growth Maintenance
- Harvest
- Sustainability

Indoor Classes

- Starting from Cuttings/Intro to Vegetative Growth
- Nutrients & pH: Mixing, Measuring, & Adjusting
- Flowering & Plant Propagation
- Conditions for optimal Plant Growth
- Indoor Horticulture Safety & Responsibility/Intro to Grow Equipment
- Electrical Safety & Lighting
- Pests & Pathogens
- Organic Method
- Harvest

Wellness:

- Meditation
- Yoga
- Nutritional counseling
- Eating Edibles Responsibly
- Acupressure

GENERAL OPERATIONS

The dispensary will be open to the public from 10am to 8pm, 7 days a week.

Employees Staffing Plan:

1 Manager

1 Intake Associate (member verification, general administration and security)

2-3 Floor Service Personal

1-2 Security Guards

Staff Background Check:

The California Department of Justice provides an automated service for criminal history background checks that will be required as a condition of employment. Subject to the provisions and conditions of The Fair Chance Ordinance (Section 4901 et seq of the San Francisco Police Code), all employees will complete a background check application through Live Scan. Live Scan technology allows digitally scanned fingerprints and related information to be submitted electronically to the Department of Justice within a matter of minutes and allows criminal background checks to be processed usually within 72 hours. Fingerprinting will be done by a certified fingerprint roller or qualified law enforcement personnel.

Staff Training:

Employees will be hired on a three (3) month probationary basis. During this probationary period, candidates will undergo a training program and will also be evaluated for suitability in a restricted-access medical environment. Training will be hands-on and will include a detailed review of the employee handbook and relevant reading materials.

Training will include but not be limited to:

- **Legal** training will cover all applicable laws and regulations at the local, state and federal levels. It will also cover DPC's general dispensary rules, sexual harassment, and effective interaction with law enforcement personnel. Legal training documents and agenda will receive consistent review by an attorney to ensure accurate and up to date legalities.
- **Medicinal** training will include an orientation to the proper uses and benefits of medical cannabis. Employees will be trained on the benefits of specific strains and how to properly recommend certain products to other members of the Collective without offering medical advice.
- **Safety & Security** training will focus on counterfeit currency detection, warning signs of possible diversion to the illegal market, security system and perimeter control, robbery response techniques, and conflict resolution techniques.

Continuing education sessions will be held on a regular basis as relevant information related to particular subjects develops.

SECURITY

DPC will provide security so that patients are safe and the surrounding homes or businesses are not negatively impacted by nuisance activity such as loitering or crime.

Security Protocols:

Surveillance cameras will be installed through out the buiding to survey and record activities in every area of the building, including both interior and exterior locations, but excluding restrooms and any employee changing areas.

Security cameras will operate on a 24 hour basis. The information will be recorded and back-up files will be stored off site and will be maintained for a period of six months. The cameras will be located on the exterior to provide views of the storefront, front door, sidewalk, as well as 3rd Street in both the north and south directions. One camera will also be located at the rear yard. Interior cameras will cover 100% of the floor area (excluding restrooms and employee changing areas) and provide views of the entry door, intake area, waiting area, genral dispensary floor area, rear vestibule, basement and medicine inventory. All cameras will record in highresolution and include dark/night time recording ability to provide clear, definable view of the premises.

Exterior lighting will be controlled by photo sensors will directly illuminate the storefront and front door of the facility without polutting the night sky.

Security Patrols will be a combination of the San Francisco Patrol Special Police and privtate security vendors. The officers will patrol the neighborhood and immediate sidewalk area to deter potential problems.

Entry door will be monitroed by a security guard. Customers will present their identity and a doctor's recommendation prior to being allowed entry to the dispensary. Inside the waiting lobby they will be greeted by the intake receptionist who will review the doctor's recommendation and, on the first visit, contact the customer's doctor to confirm its validity. Once a patient recommendation is validated the receptionist will not need to validate it during subsequent visits but will verify in the Collective files that it has not yet expired. The door to the dispensary will also be locked form the lobby side and customers will only be allowed past this door after their doctor's recommendation has been validated or verified.

After hours, a front security gate that covers the entire interior storefront will be closed and locked.

Monitored intrusion systems will include front door and glass breakage sensors on the building storefront, motion sensors that cover all the interior spaces and glass sensors on the rear bathroom window. As a further deterrent, signage on the building front and rear yard will warn that the premises is monitored for security. The sensors will be monitored 24 hours a day by an outside monitoring service. An activation of any of these sensors will trigger an alarm and a phone call to the facility's manager and then to the local police for a drive by check. The security camera's recording will also be reviewed to identify the cause of any security breach.

14.1554 D
SFPD panic buttons will be installed both at the intake desk and at the service bar in case of any threat to life safety including fire, natural disaster or criminal activity.

Secure Storage of Medicine will include a large vault in the basement to will hold medicine out of view from all but the dispensary manager. The manager will be solely responsible for tracking inventory and stocking the service bar. Only the dispensary owner and manager will have access to the safe.

Application for Permit to Operate a Medical Cannabis Dispensary

Date of Application: 3-6-14
 Dispensary Address: 2544 3rd St. San Francisco Zip Code: 94107
 Dispensary Name: Dogpatch Collective Dispensary Phone #: _____
 Dispensary Operation Structure: ☒ Nonprofit Collective ☐ Nonprofit Cooperative - must be registered w/ state
 Dispensary Owner(s): Robert Watson
 Legal Ownership Structure: ☐ Nonprofit Corporation* ☐ Corporation* ☐ Sole Proprietor ☐ Partnership
☐ Cooperative* ☒ Other LLC
 (*submit a copy of Article of Incorporation)

Applicant/Operator(s) Name*	Age	ID# and ID Type	Home Address
1. <u>Robert Watson</u>	<u>35</u>	<u>B5779736</u> <u>CA DL</u>	<u>2544 3rd St.</u> <u>San Francisco CA 94107</u>
(title, if corporate)		(ID type)	
2. _____	_____	_____	_____
(title, if corporate)		(ID type)	
Manager(s):* <u>Robert Watson</u>			
(Attach additional forms if necessary) *Must submit valid proof of medical cannabis patient or caregiver status			

Has any owner/operator or manager been convicted of a felony? ☐ Yes ☒ No If yes, list felony(s) below and explain. Please note that all owners/operators and managers listed on this form must submit to a criminal background check. Use the back of this form if you need additional room.

List felony(s): _____

Note: California fire code requires a Place of Assembly permit if facility can accommodate 50 or more persons.

Cannabis will be (check all that apply): ☒ Grown on site ☐ Smoked on site ☒ Vaporized on site

Signature(s) of Applicant(s):

X [Signature]

X

X

X

For Department of Public Health Office Use Only

Planning Referral:		Fire Dept. Referral:		Background Check:	
Seller's permit #:		DBI Referral:		Bus. Reg. Certification #:	
MOD Referral:		Facility ID#		Permit Revocation Check:	
DPH Hearing Date:		Additional Notes:			

Medical Cannabis Dispensary Planning Referral

For Health Department Use Only

Date of Application: 3/19/14
Inspector: Clavswitzer

Date to Zoning: _____
Telephone: 252-3856

To be Completed by Applicant

Business Name: Dogpatch Collective
Business Street Address: 2544 3rd Street SF, CA Zip: 94107
Existing Business Use: None
Change of Ownership: ☐ Yes ☒ No
New Establishment: ☒ Yes ☐ No
Is location now vacant? ☒ Yes ☐ No
What floor(s) will the business occupy? (check all that apply) ☒ Street Level ☒ Other than street level
Business Square Footage: 3341

Special Note: If any other room or building is to be used in connection with this application; OR, if any part of the proposed operation is not located within or connected to address above, attach explanation sheet.

Applicant's Name: Robert Watson
Mailing Address: 2544 3rd Street, San Francisco
City, State: San Francisco, CA Zip Code: 94107
Applicant's Daytime Phone #: 415-203-6277

For Department of City Planning Use Only

Zoning:	Block:	Lot:
Limitations or Conditions (if any):		
Building Permit Application #:		
Planning Case #:		
Approved:	Date:	
(Planner's Signature)		
Disapproved:	Date:	
(Planner's Signature)		

Fire Marshall Referral Form

Fire Marshall
Division of Fire Prevention & Investigation
698 2nd Street, Room 109
San Francisco, CA 94107

This section to be completed by Owner/Operator		Opening Date: _____	
Location: <u>2544 3rd Street SF, CA</u>	DBA: <u>Doypatch Collective, LLC</u>		
Owner/Operator: <u>Robert Watson</u>	Business Type: <u>Medical Cannabis</u>	Cooking: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Owner Address: <u>2544 3rd Street SF CA 94107</u>			
Change of ownership: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Phone: <u>N/A</u>	Cell: <u>415-203-6277</u>	
New Construction: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Remodeling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

This section to be completed by Department of Public Health Staff			
Date: <u>3/19/14</u>	Inspector: <u>Ryan Clausen</u>	DPH Receipt #: <u>40916</u>	
HD: _____	Phone: <u>252-3856</u>	Fax: <u>252-3842</u>	
Fire Marshall, the business named above warrants your timely inspection for fire clearance:			
<input type="checkbox"/> The Fire Marshall requires a fire clearance for the approval and issuance of a new Health Permit for this type of facility.			
<input type="checkbox"/> This facility was observed to have questionable or hazardous conditions: _____			
<input type="checkbox"/> For information only to update SFFD Records. (No Fire Fee Collected)			

This section to be completed by SFFD Staff		
<input type="checkbox"/> Approved Fire Safety		
<input type="checkbox"/> Disapproved Fire Safety: _____		
<input type="checkbox"/> Pending Clearance: _____		
(Attach a copy of pending SFFD document or NOV)		
Date: _____	Inspector: _____	Phone: _____



**Written Statement of Compliance with Article 33
of the San Francisco Health Code**

This form must be filed annually, commencing January 2012

Date: 3-6-14

Medical Cannabis Dispensary (MCD): Dogpatch Collective

MCD Address: 2544 3rd St. San Francisco, CA

As the undersigned permittee(s) of the above-referenced Medical Cannabis Dispensary, we hereby attest compliance with Article 33 of the San Francisco Health Code during the calendar year 2014 for the following issues:

1. We operate in a not-for-profit manner.*
2. All medical cannabis distributed at our facility is from California.**
3. All activities related to the cultivation of medical cannabis conducted by our MCD in San Francisco comply with applicable State and local laws including, but not limited to, building codes and planning codes.***
4. All medical cannabis distributed at our MCD, including medical cannabis in edible form, has been cultivated by our MCD or our members individually.
5. All edible medical cannabis products are produced by our MCD, or our members.

By signing this declaration, we confirm that we have held a membership meeting and notified all members of the above items. We declare under the penalty of perjury that the aforementioned are true and correct.

Robert Watson Owner/Manager

Owner/Manager Name and Title

Owner/Manager Name and Title

[Signature]

Signature

Signature

*3308 (c) The medical cannabis dispensary shall operate on a **not for profit** basis. It shall receive only compensation for the reasonable costs of operating the dispensary including reasonable compensation incurred for services provided to qualified patients or primary caregivers to enable that person to use or transport cannabis pursuant to California Health and Safety Code Section 11362.7 et seq., or for payment for reasonable out-of-pocket expenses incurred in providing those services, or both. Reasonable out-of-pocket expenses may include reasonable expenses for patient services, rent or mortgage, utilities, employee costs, furniture, maintenance and reserves. Sale of medical cannabis to cover anything other than reasonable compensation and reasonable out-of-pocket expenses is explicitly prohibited.

**3308(d) Medical cannabis dispensaries shall sell or distribute only cannabis manufactured and processed in the State of California that has not left the State before arriving at the medical cannabis dispensary.

***SF Health Code article 33 requires compliance with Cal Health and Safety Code 11362.7 et seq., and the CA Attorney General Guidelines, issued in 2008. A permit to operate may be suspended or revoked if permittee is engaging in conduct regarding operating an MCD that violates state or local law.

Workers' Compensation Declaration for Regulated Businesses

Owner/Operator: Robert Watson
DBA/Name of Business: Dogpatch Collective
Address of Business: 2544 3rd St. SF CA SFDPH Permit Type: MCD

I understand that this business must comply with the Workers' Compensation laws of the State of California to obtain and maintain a valid permit to operate from the San Francisco Department of Public Health. I hereby affirm one of the following declarations:

- ☐ I have and will maintain a "Certificate of Consent to Self-Insure" for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.
- ☐ I have and will maintain a "Certificate of Insurance" for workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier

Policy Number

- ☐ I certify that this business is **not subject to requirements of Section 3700 of the Labor Code** at this time.

I agree that if this business employs any person in any manner so as to become subject to the workers' compensation laws of the State of California and the provisions of Section 3700 of the Labor Code, I will comply with those provisions and I will provide proof of coverage as required by the San Francisco Department of Public Health.

3-6-14
Date

[Signature]
Applicant Signature

Required Attachment: **Certificate of Insurance** from Carrier *or*
Certificate of Self-Insurance from the State.

Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to **one hundred thousand dollars (\$100,000)**, in addition to the cost of compensation, damages as provided in Section 3706 of the Labor Code, interest and attorney's fees.

Mayor's Office on Disability (MOD) Referral Form

Date: 3-6-14

Mayor's Office on Disability (MOD)
401 Van Ness Ave., Room 300
San Francisco, CA
Attn: Carla Johnson

Subject: **Medical Cannabis Dispensary**

Location: 2544 3rd St

Block: 4172

Lot: 007

Building Owner: Ian Hannula and Joe Haller

DBA: Dogpatch Collective, LLC

Applicant: Robert Watson

For the Mayor's Office on Disability Use Only

Our office has received an application to operate a Medical Cannabis Dispensary at the above-referenced location. The permitting process requires compliance with San Francisco Health Code Article 33, Section 3308(y) to be determined by the Mayor's Office on Disability. Please mark the appropriate box and return to;

SF Health Dept., Medical Cannabis Dispensary Program @ 1390 Market St #210.
Attn: Larry Kessler

☐ The building permit(s) pertaining to access pursuant to SF Health Code Article 33, section 3308(y) has been approved for this location. Comments: _____

☐ The building permit(s) pertaining to access pursuant to SF Health Code Article 33, section 3308(y) has not been approved for this location or has not been filed for this location. Comments: _____

Reviewed by:

MOD Name and Phone Number

Date

Respectfully,

Richard Lee

Richard Lee, Director of
Regulatory Programs
ENVIRONMENTAL HEALTH

REQUEST FOR LIVE SCAN SERVICE

BCII 8016 (3/07)

Clear Form

14 1554 D

Applicant Submission

ORI: AA697

Type of Application: Permit/License

Code assigned by DOJ

Job Title or Type of License, Certification or Permit: Medical Cannabis Dispensary Owner/Manager

Agency Address Set Contributing Agency:

San Francisco Health Department

12037

Agency authorized to receive criminal history information

Mail Code (five-digit code assigned by DOJ)

1390 Market St #210

Medical Cannabis Dispensary Program

Street No. Street or PO Box

Contact Name (Mandatory for all school submissions)

San Francisco

CA

94102

(415) 252-3841

City

State

Zip Code

Contact Telephone No.

Name of Applicant:
(Please print)Watson
LastRobert
FirstC
MI

Alias:

Last

First

Driver's License No: B5779736

Date of Birth: 9-19-78 Sex: ☒ Male ☐ Female

Misc. No. BIL - Applicant must pay

Agency Billing Number

Height: 6' Weight: 180

Misc. Number:

Home Address:

Eye Color: HZL Hair Color: Brown

2544 3rd St
Street No. Street or PO Box

Place of Birth: Modesto CA

San Francisco CA
City, State and Zip Code

Social Security Number: 566-57-3801

94107

Your Number:

OCA No. (Agency Identifying No.)

Level of Service:



DOJ



FBI

If resubmission, list Original ATI
Number:

Employer: (Additional response for agencies specified by statute)

N/A

Employer Name

N/A

Street No.

Street or PO Box

Mail Code (five digit code assigned by DOJ)

N/A

City

State

Zip Code

()
Agency Telephone No. (optional)

Live Scan Transaction Completed By:

P. Smith
Name of Operator3/6/14
Date

Transmitting Agency

ATI No.

B065 WAR 063

52-
Amount Collected/Billed



14.1554 D

Health & Safety Code 11362.5

PHYSICIAN'S STATEMENT

This certifies that Robert Watson is a patient under my medical care and
print patient's name

supervision for the treatment of Chronic 4/5 Back Pain 2°

I have discussed the medical benefits and risks of cannabis use with the patient as a treatment for these
 medical conditions. (Select one below)

☒ I recommend medical cannabis use for my patient. ☐ I do not object to medical cannabis use for my patient.

If my patient chooses to use cannabis therapeutically, I will continue to monitor his/her medical condition
 and to provide advice on his/her progress.

This letter is for use by my patient and the San Francisco Department of Public Health (SFPDH). I
 understand that I may be contacted by the SFPDH to verify the information in this letter. My patient
 authorizes me to discuss his/her medical condition and the contents of this letter with the SFPDH for
 verification purposes only.

I understand that the SFPDH will return this form to my patient and that the SFPDH will not retain any
 copies of this form.

Patient:

Signature

Physician:

Signature

(Roger) Stephen Ellis MD
Name (print)

(CA): G-47749

CA License No.

(415)-681-0823

Telephone No.

450 Sutter Street, Suite # 1415

Street Address

San Francisco, CA 94108

City/Zip Code

Optional:

N.P./P.A. Signature

N.P./P.A. Name (print)

Date of Statement:

Time Period Covered

☐ 1 month☐ 2 months☐ 6 months☒ Other

ISSUED

MAR 05 2014

R. STEPHEN ELLIS, M.D.

14.1554 D

ROBERT C WATSON
521 ORTEGA ST
SAN FRANCISCO, CA 94122-4623

163

11-4288/1210 4022
7220444710

3-19-14

Date

Pay to the
Order of

SFDPH

\$ 8661.00

eight thousand six hundred sixty one and 00/100

Dollars



Security
Features
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Back.



Wells Fargo Bank, N.A.
California
wellsfargo.com

For

2544 3rd St App MCD

MP

⑆121042882⑆ 7220444710⑈ 00163

Harland Clarke

BLUE SHEFFIELD™

TRAN CODE

INDEX CODE

SUB OBJ

HCHPBMEDIAN6L

40916

CITY & COUNTY OF SAN FRANCISCO

DEPT. OF PUBLIC HEALTH

RECEIVED

3/19 20 14

From Dispatch Collective

2544 3rd St. SF CA 94107

DPH Fee	\$4336
Living Fee	\$4210
Fire Fee	\$115
Wells Fargo	\$8661

DEPARTMENT OF PUBLIC HEALTH

☐ CASH
☒ CHECK

163

by

Clausen

PUBLIC HEALTH RETAIN FILE CUSTOMER BILLING DISTRICT

June 4, 2014

San Francisco Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103

RE:
Dogpatch Collective, LLC
2544 3rd Street
San Francisco, CA 94107

Planning Department:

As owner of 2544 3rd Street San Francisco, CA, we here by acknowledging that Robert Watson and the agency know as Dogpatch Collective, LLC is authorized to pursue the application at the above mentioned property.

Thank you,

A handwritten signature in black ink, appearing to be 'Ian Hannula', with a long horizontal line extending to the right.

Ian Hannula



Report of Residential Building Record (3R)
(Housing Code Section 351(a))

BEWARE: This report describes the current legal use of this property as compiled from records of City Departments. There has been no physical examination of the property itself. This record contains no history of any plumbing or electrical permits. The report makes no representation that the property is in compliance with the law. Any occupancy or use of the property other than that listed as authorized in this report may be illegal and subject to removal or abatement, and should be reviewed with the Planning Department and the Department of Building Inspection. Errors or omissions in this report shall not bind or stop the City from enforcing any and all building and zoning codes against the seller, buyer and any subsequent owner. The preparation or delivery of this report shall not impose any liability on the City for any errors or omissions contained in said report, nor shall the City bear any liability not otherwise imposed by law.

Address of Building 2542 - 2544 03RD ST

Block 4172

Lot 007

Other Addresses

1. A. Present authorized Occupancy or use: ONE FAMILY DWELLING AND COMMERCIAL
B. Is this building classified as a residential condominium? Yes No ☒
C. Does this building contain any Residential Hotel Guest Rooms as defined in Chap. 41, S.F. Admin. Code? Yes No ☒
2. Zoning district in which located: NC-2 3. Building Code Occupancy Classification: R-3/B
4. Do Records of the Planning Department reveal an expiration date for any non-conforming use of this property? Yes No ☒
If Yes, what date? The zoning for this property may have changed. Call Planning Department, (415) 558-6377, for the current status.
5. Building Construction Date (Completed Date): UNKNOWN
6. Original Occupancy or Use: UNKNOWN
7. Construction, conversion or alteration permits issued, if any:

Application #	Permit #	Issue Date	Type of Work Done	Status
61878	59394	Apr 29, 1941	CUT OFF FRONT OF BUILDING AND INSTALL NEW FRONT	C
374721	336568	Sep 26, 1969	REPAIR DAMAGE TO FRONT OF BUILDING HIT BY VEHICLE	C ▶
414515	370741	Oct 12, 1972	REPAIR FIRE DAMAGE	C
200202078708	958867	Feb 07, 2002	REMODEL KITCHEN: NEW CABINETRY, NEW TILE ON FLOOR, REPAINT AND NEW DOOR	X
200309043828	1004450	Sep 04, 2003	RENEW APPLICATION #200202078708 TO COMPLETE KITCHEN REMODEL	I
200107053018	1019082	Mar 09, 2004	COMPLY WITH NOTICE OF VIOLATION #200116433	X
200503016512	1052772	Apr 13, 2005	COMPLY WITH NOTICE OF VIOLATION #200116433: UPGRADE UNREINFORCED MASONRY BUILDING AND PERFORM ACCESSIBILITY WORK AT BUILDING ENTRANCE - CFC 1FD	C
200506296350	1059639	Jun 29, 2005	PLAN NOTATION CHANGES IN REFERENCE TO APPLICATION #200503016512	C
200508170470	1064049	Aug 17, 2005	REVISION TO APPLICATION #200503016512: RECONFIGURE ONE OF THE RESIDENTIAL BEDROOMS AND TRANSFORM IT INTO A LARGE WALK THROUGH CLOSET. COMBINE SEPARATE TOILET AND BATH AREAS. ADD BUILT-IN SHELVING AT LIVING ROOM	C
200510216219	1070216	Oct 21, 2005	REVISION TO APPLICATION #200503016512: DOCUMENT EXISTING CONDITIONS OF STEP AT RESIDENTIAL ENTRY DOOR AND SIDEWALK ENCROACHMENT OF ROLLUP GARAGE DOOR	C
201005051802	1216242	Jul 12, 2010	REMODEL BATHROOM: REPLACE TOILET AND SINK. INSTALL NEW SHOWER AND HIGH EFFICACY LIGHTING. REPLACE SKYLIGHT WITH NEW INSULATED SKYLIGHT. ADD PARAPET WALL, NEW PAINT AND FLOORING	I

Address of Building 2542 - 2544 03RD ST

Block 4172

Lot 007

Other Addresses

8. A. Is there an active Franchise Tax Board Referral on file? Yes No ✓
B. Is this property currently under abatement proceedings for code violations? Yes No ✓
9. Number of residential structures on property? 1
10. A. Has an energy inspection been completed? Yes No ✓ B. If yes, has a proof of compliance been issued? Yes No ✓

Date of Issuance: 20 MAY 2014

Date of Expiration: 20 MAY 2015

By: JEFFERYI BAQUIRAN

Report No: 201405151171

Patty Herrera, Manager, Records Management Division

Gayle Revels

Gayle Revels
Acting Chief Financial Officer

THIS REPORT IS VALID FOR ONE YEAR ONLY.

The law requires that, prior to the consummation of the sale or exchange of this property, the seller must deliver this report to the buyer and the buyer must sign it.

(For Explanation of terminology, see attached)

IN CONFIDENCE

Security Plan

Dogpatch Collective

Ref: SP_DPCV
Version: 1
Status: Version
Date: 02/28/15



Approved: _____ Date: _____
Robert Watson, Managing Partner

Author: _____ Date: _____
John K. Windsor, C.E.O., Security Intelligence Specialist

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1. Document Control

1.1 Change Record

Date	Author(s)	Version	Change Reference
02/28/15	John Keith Windsor	Version 1	No previous document

1.2 Reviewers & Distribution

Name	Position
Robert Watson	Managing Partner, Dogpatch Collective
SF Planning Dpt	San Francisco Planning Department, Attn: Jeffrey Speirs
Ian Hannula	Property Owner
John Keith Windsor	Chief Executive Officer, Security Intelligence Specialist
Justin Frazer	Director of Operations, Security Intelligence Specialist
Planning Commission	Planning Commission, San Francisco County

1.3 Reference

Electronic File Reference: SP_DPCV_v1_022815
File Location: Original e-copy stored with *Security Intelligence Specialist*

2. Introduction

The **Dogpatch Collective** document has been created to explore, identify, validate, and manage the security requirements and its related procedures/protocols for an effective implementation of a comprehensive Security Solution for the Dogpatch Collective project. Further, this will be a living document that governs all other related project documents and that will be appropriately referenced within these pages.

Ultimately, this document will capture Dogpatch Collective's continuing Property & Threat assessments, security protocols enhancements and improvements, the accompanying business processes and procedures, and the overall Security Solution as the Medicinal Cannabis Dispensary property and its business evolve through the property's lifecycle.

3. Mission Statement

It is Dogpatch Collective's primary priority to provide a safe environment for their patients and staff during operating hours; including the business hours before and after regular operating hours. A zero tolerance policy for any and all criminal activity is supported and strictly enforced. All city, county, and state laws and regulations applicable to operating a Medicinal Cannabis Dispensary will be enforced. To achieve and successfully manage a compliant, organized, peaceful, and safe property, Dogpatch Collective, will provide, vigorously implement, and maintain a security policy that emphasizes the following principles:

AWARENESS at all times

OBSERVE everything

ASSUME nothing

TRUST with caution

BEWARE as appearances can be deceptive

COMMUNICATE through the proper channels

RESPOND appropriately

DOCUMENT with photos, incident reports, security logs, and video recordings

REPORT to staff, management, and authorities

PARTNER with the neighborhood community and local authorities

All security employees embrace:

R: Respond Appropriately

A: Awareness is Paramount

D: Document Activities & Incidents

A: Assessment of Security Environment

R: Report to Staff, Management, & Authorities

4. Facility Description

Business:	Dogpatch Collective
Business Address:	2544 3rd Street, San Francisco, CA 94107
General Manager:	Robert Watson

5. Security Company Description

Company Name:	Security Intelligence Specialist Corporation
Company Address:	660 4 th Street, #289, San Francisco, CA 94107
PPO License #:	17244
Insurance Carrier:	Burlington Insurance Company
Policy #:	190BW29757
Workers Comp:	State Compensation Insurance Fund
Policy #:	9005768-12

6. General Operations

- Dogpatch Collective, operating as a Medicinal Cannabis Dispensary (MCD) will have security during normal operating hours as well as hours preceding and after operating hours to ensure safety of its staff and patients.
- There will be, at minimum, one security personnel on the property.
- Dogpatch Collective security personnel will verify valid patient ID, verify that Medicinal Cannabis Doctor Recommendation is current/valid, search any backpacks and hand bags of each patient to ensure that no items prohibited by Dogpatch Collective enter and that no metal weapons or objects that can be used as an assault weapon come on to the property. Additionally, security personnel may use a wand or pass through metal detector to ensure no items classified as dangerous weapons enter the property.
- Security will prohibit patients from entering or remaining on the Dogpatch Collective premises if they are in possession of or are consuming alcoholic beverages. In addition, patients will be prohibited if they are under the influence of alcohol.
- Security shall enforce anti-loitering provisions of SF MPC 121 and cooperate with the SFPD regarding enforcement actions.
- No noise from the property will be audible in any surrounding residence, hotel room, or occupied business establishment above the established limits.
- In accordance with San Francisco MCD regulations, Dogpatch Collective shall provide litter removal services twice each day of operation on and in front of the premises and, if necessary, on public sidewalks within 100 feet of the premises. Security and management will ensure property compliance and dispose of any discarded trash.
- Security will regulate the patient flow into Dogpatch Collective to eliminate crowding and compliance with San Francisco occupancy codes. Security personnel will form specific marked entry as well as exit points for patients. This includes controlling lines with the use of stanchions and/or ropes, forming cues in a single line that is away from the public street. Entering patients will form a line in one direction for entrance, while exiting crowd will be monitored through the same entrance door.
- Security will be posted at the entrance/exit urging and reminding patients to leave the establishment in a quiet, peaceful, and orderly fashion. Signs shall be posted at all the entrances and exits requesting patients to leave the area quietly and peacefully.
- Dogpatch Collective will monitor the number of patients in and around the property with tally counters. In addition, a redundant solution will be operating via the patient check in to confirm the head count being managed on property. Exceeding the capacity as established by the San Francisco Building and Fire Departments is prohibited.
- Upon normal closing hours, the security personnel will monitor patient exit to expedite the safe clearing of the property and surrounding neighborhood. A final walkthrough by security will confirm that the property is secure and all patients have exited the property.

7. Security Personnel Description & Positions Overview

Dogpatch Collective is committed to providing excellent customer service and a compassionate understanding of MCD patients at all levels of security. An experienced and qualified staff will be hired and trained. The management team will closely execute reviews and performance metrics. Well-dressed, amicable personalities and effective communicators will set a new standard for service. All security will wear distinctive security uniforms identifying them as security; communicating each other with security specific equipment.

7.1 Security Personnel Description

Positions	Responsibilities
Supervisor (SUP)	<ul style="list-style-type: none">• Lead conflict mediator• Excellent communication skills• Experienced in managing broad range security solutions• Preparing the property for the security detail• The liaison between the management, the security personnel, and its security company• Point of contact for the Police Department, Fire Department, Paramedics/EMT, and Site Management• Proven excellence in execution of all security personnel responsibilities and situational emergency management
General Security	<ul style="list-style-type: none">• Courteous• Firm but friendly, compassionate and understanding• Monitoring the indoor and outdoor of the property to the designated perimeter• Politely communicate legal responsibility and policy• Enforce laws and policy within role requirements

7.2 PID: Position Identification

The following PID represents maximum security head count at peak hours with maximum capacity. A subset of the following can be implemented based on contracted needs.

Personnel Position ID	F/R	Total
MAIN ENTRANCE/FRONT DOOR		
Front Door Supervisor	F	1
Inside Security/Interior Roamer	F/R	1

*Legend: F = Fixed R = Roaming

8. Security Personnel Guidelines

The Security Personnel Guidelines are to be adhered to by each personnel of the Security Solution. These personnel, upon employment, have signed and acknowledge the following guidelines.

8.1 Shift Policy

- A “Shift” is defined as a minimum of four hours for any given shift. If the shift is less than this, four hours of compensation can be discussed depending on the context of the short shift. Each shift will range from 4 to 8 hours.
- All personnel are recommended to arrive at the client 15 minutes before their shift starts. This is to collect the radio, confirm its working order, and take the position as dictated by the Supervisor. This is an unpaid grace period.
- Breaks are allowed depending on shift duration. These breaks only apply to shifts longer than 4 hours. For shifts 6 hours or more, a 30 minutes meal break will be provided. Please request this time from the management so that they can maintain the security solution. Continue to work with management regarding all breaks including meal time breaks and over time; depending on duration of shift.
- At the end of the shift, communicate that you are off and turn in the radio to SUP or Supervisor.

8.2 Professional Dress Code & Appearance

- All personnel will be professionally uniformed with clearly marked security badges.
- Hair: No longer than shoulder length unless tied back.
- Facial Hair: A maximum beard length of a ½ inch is allowed.
- All black work boots with rubber soles.
- No shorts or sports attire including hooded sweatshirts.
- Minimal jewelry: Only one neck chain will be allowed, no excessive wrist wear (except watch), and no rings (except wedding bands and sentimental rings). This neck chain cannot be visible.

8.3 Weapons Policy

- No firearms
- No pepper spray or any variation thereof
- No handcuffs unless a Guard Card and Basic Handcuffing certification is documented
- No nylon ties
- No batons (collapsible or fixed)
- No flashlights longer than 5 inches
- No knives (collapsible or fixed)

8.4 Disciplinary Guide

- Probationary Period: 90 day probation period for new hires.
- No punching, striking, or choking is tolerated; it can be cause for immediate termination by the company. Potential criminal and/or civil charges may be brought by the assaulted.
- If personnel are out of dress code, they will be sent home immediately to change.
- 3 strikes and then a 30 day suspension: “Strike” is defined as an isolated individual infraction. After the 30 day suspension, there is no guarantee of return to employment.
- No abandoning or switching of position without Supervisor or Management approval.
- No obscene/profanity language.
- No cell phone usage (including text messages) unless on a break approved by the SUP.
- No smoking unless on a break.
- No soliciting of customer information. Excessive fraternizing with patients is prohibited.
- No soliciting of any personnel information that works at the business. Strictly prohibited.

- During shift, no security personnel can bring their friends and/or family without the express permission of a Company Partner. It is an objective for not only this company but also management to avoid “clustering”; family or friends “hanging out” with particular personnel on site.

8.5 Alcohol & Drugs Policy

No alcohol or drug possession or use by employees will be tolerated. The consequence is immediate termination without ending the shift in question.

8.6 Communication Equipment

- Radio System includes commercial radios with surveillance headsets
- Cellular Phones: Emergency number programmed into speed dial
- Flashlights & structured hand signals

9. The Critical Components & Fundamentals

In light of this comprehensive document environment, the following will serve best in meeting the minimum standards of the security personnel’s role. All of these must be met as a baseline template to be considered for work.

As a Security Professional, the following is absolutely MANDATORY:

- Arrive at work with a positive and professional attitude.
- There is ZERO tolerance for being late.
- Customer Service is the #1 priority; the patients’ well-being supersedes all.
- Dress code is second only to Customer Service.
- Upon arriving on site, identify the Supervisor and Manager.
- Respect and strictly follow your “chain of command”.
- Ensure that your radio and headset work properly before starting your shift.
- Smoking is NOT allowed while on shift.
- Having your hands in pockets while on shift is not allowed.
- No leaning or sitting at any time; professionalism at all times.
- No use of personal electronic devices; such as cell phones, music players, and/or Bluetooth headsets.
- Friends & Family are not allowed to be at your place of work.
- Observe and Report all incidents to your Supervisor or Manager.
- No chewing gum and eating of any kind.
- If caught under the influence of alcohol while at work, an employee will be terminated
- If caught under the influence of any narcotic, the employee will be detained by management, arrested by the police, and Dogpatch Collective will assist the District Attorney’s office to prosecute.

10. Security Procedures & Workflow

All security personnel are trained to monitor, identify, manage, and report to management or authorities as needed regarding activities that are not only illegal but potentially detrimental to public safety. The following activities include but are not limited to:

- Any act of public nuisance
- Disturbance of the peace
- Public drunkenness
- Drinking in public
- Harassment of passerby or customer
- Prostitution
- Loitering
- Public urination
- Lewd conduct
- Drug use
- Drug trafficking
- Excessive loud noise
- Assault/Battery
- Weapons possession
- Presence of minors
- Disruption of neighbors' privacy or security
- Theft
- Vandalism
- Criminal activities beyond the above as dictated by California State and Federal law

10.1 Personal Awareness Training

Security personnel will be required to pass a training course, upon completion of which, guards will be able to identify and correctly alleviate altercations and incidents which could result in harm to a person or a group.

All personnel will have valid California Guard Cards through the B.S.I.S. (Bureau of Security and Investigative Services) on their person and will be provided upon request. All security personnel will be over 21 years of age.

10.2 Response Escalation Procedure

- Confirms illegal activity or policy violation
- Determination of severity is assessed
- Operator and security are alerted to situation
- Security Supervisor implements resolution
- Management staff informed via radio or phone
- Authorities informed if appropriate

10.3 Altercation Procedure & Conflict Resolution

The objective is to successfully prevent any altercation resulting in physical contact or extreme verbal abuse. The 'Altercation Procedure & Conflict Resolution' is paired with a defined process that sets conduct limits and requires trained staff to evenly, fairly, and immediately enforce the rules based on a three-strike process. In extreme circumstances, the Strike 1 and 2 may be omitted due to offensive contact; this invokes Strike 3: Patron Ejection.

Strike 1: Verbal Warning: A discrete comment regarding the offensive language or noise.

Strike 2: Reminder: Warning that further conduct will result in being asked to leave.

Strike 3: Patron Ejection: Offender is removed from the premises and/or banned from future entry.

10.4 Altercation Escalation Procedure

It is imperative and a priority to immediately identify any situation too great for on-site security personnel to safely handle. In this instance, the SUP will communicate to management the potentially dangerous altercation. In quick process, the SUP will confirm and contact the San Francisco Police Department's Dispatch. Emergency contact numbers will be posted in visible areas so that staff is properly informed.

SFPD (San Francisco Police Department) Bayview Station:

201 Williams Street
San Francisco, CA 94124
(415) 671-2300

10.4.1 Enhanced Altercation Protocols

The following is the procedure for managing a situation too great for on-site security personnel to safely handle; **"Enhanced Altercation"**

- 1) The **Supervisor (SUP)** identifies, assesses, and concludes that a situation qualifies as an "Enhanced Altercation."
- 2) **Supervisor:** The SUP informs the management that the altercation is at the highest risk level. Once initiated, the SUP contacts the San Francisco Police Department and if necessary, EMTs, to address existing or potential injuries. The SUP notes the time of this call and the arrival time of any and all city agencies; this will be later aggregated into the Incident Report. Once the SUP has completed the critical tasks, the SUP shuts the access points to the property and confirms this with management. The SUP continuously updates the management of the Police Department's status. Once the first law enforcement agency arrives and has controlled the altercation/situation, the SUP shadows them, at a safe and non-intrusive distance, to monitor all activities during resolution. Once the agency determines that it is safe and all relevant witnesses have been detained for questioning, the SUP opens the access points and either calmly usher all customers out of the property or continue with normal operations. Wherever possible, the security will be aware of the patient's safety as they exit the premises and walk down the perimeter. An Incident Report will be authored that includes all witness information, law enforcement data, and identify any injuries that were a direct result of the altercation.
- 3) **General Security:** General Security work as a team to calmly but quickly move all patients into or out of the property depending on circumstances and severity of incident. They will be conscious and vigilant of how many patients they are directing into the property based on the legal capacity. If the line is long or the capacity has been exceeded, then the security will move patients down non-threatening avenues; an example is the sidewalk of a well-lit and public street as to draw attention to the situation and to protect their safety. General Security will constantly use any items at their disposal such as flashlights and radios, and be continuously vocal (calm, clear, and authoritative), to direct

patient traffic and update the rest of the team on progress or any further threats. Concurrently, the General Security is responsible for clearing all front door equipment to ease the flow of the crowd (entering and exiting) and to avoid having them used as projectiles or deadly weapons.

10.4.2 Robbery Protocol

Due to the nature of the MDC business model and the fact that most MCD's deal exclusively in large quantities of currency, they are conspicuous targets for "strong arm robbery" or burglary. Burglary countermeasures are described further in this document. The following procedures apply to an "armed or strong arm robberies" where perpetrators intend to use weapons and violence to commit their crime.

- 1) If security is overwhelmed, press panic button(s) for direct line to the SFPD. If unable to activate panic buttons, immediately call 911 after perpetrators have exited.
- 2) Follow all directives by perpetrators. Do not try to apprehend, block, or deter the criminals. Do not engage perpetrators verbally.
- 3) If possible, stay calm and collect as much information as you can on the perpetrators:
 - Race
 - Height
 - Weight
 - Clothing
 - Distinctive Tattoos
 - Direction Leaving Property
 - Distinctive Manner of Speaking
 - Distinctive Mannerisms
 - Listen for names and specific information relayed between perpetrators
- 4) **PAY ATTENTION** and **REMAIN VIGILANT**: Often robberies are "inside jobs" by customers familiar with MCD operations. You may "know" them and have their patient information which will aid in law enforcement apprehension.
- 5) Secure doors and "lock down" facility until Police arrive.

10.5 Entrance Procedure & Line Management

- 1) Upon approaching the front access point of the property, security personnel will verify the age of the patient by requesting their identification and MCD Doctor's Recommendation.
- 2) After confirming that the ID is valid and Doctor's Recommendation is current, security personnel will then use a magnetic 'wand' and/or pat down for illicit drugs and weapons. All bags will undergo inspection with consent of the patient; otherwise, the bag must be left outside of the premises.
- 3) The patient will be politely referred to intake personnel for Membership Verification.

10.5.1 Entrance Protocols

- Only government issued photo IDs will be accepted and a current book showing valid state and federal ID and security markings will be kept at the front door for reference.
- There will be NO discrimination at the door as to race, age, gender, or sexual orientation.
- Velvet stanchion ropes, barricades, fencing, and/or steel stanchions may be used to direct patient traffic.
- Doormen will be trained to properly check ID's in a courteous, compassionate but firm manner and monitor patient behavior on the perimeter of the property.

10.6 Exit Procedure & Crowd Control

- 1) As patients leave, security personnel will insure that they leave in a quiet and responsible manner and that no one loiters around the premises. Additional, security will ensure that Medicinal Cannabis products will not be consumed outside the property in accordance with all City and State laws.

10.6.1 Primary Exit Protocols

- At closing, security will be highly visible and vocal on the street in front of the property while managing the patients still inside the property. A final walkthrough will be conducted to confirm the interior has been vacated by all patients including the bathrooms.
- Once the security personnel are satisfied that all patients have vacated the immediate and surrounding areas, they will remain with Dogpatch Collective staff during closing procedures and escort them off the premises.

11. Property Exit Planning

- Produce detailed drawings of site map, exit routes, and exits.
- Security personnel training to improve and maintain effective crowd control for exiting safely during emergencies.
- Maintaining exiting procedures and guidelines.
- Involve the San Francisco Police Department and their 'Guidance and Inspection' for approval of exit plans.

12. Illegal Narcotics

- **Dogpatch Collective** has a zero tolerance policy regarding illegal drug use by staff, vendors, and/or customers.
- Security personnel are trained to recognize the symptoms of individuals who are illegally using drugs (e.g. contracted pupils, drowsiness, watery eyes, runny nose, and extreme agitation/jitteriness). These individuals will be refused entrance or, if on premises, be escorted off the property. Within reason, management and security will ensure their safety such as directing them to taxis or a licensed limousine service.

13. Emergencies/Acts of God

The following is the procedures for managing “**Emergency Situations/Acts of God.**” These include but are not limited to: Fire, Severe Inclement Weather, Earthquake, Terrorist Attack,

Catastrophic Individual Medical Issue, Extended Power Failure, Bomb Threat, and Active Shooter.

13.1 Evacuation Overview

The Dogpatch Collective will transmit information regarding potentially dangerous conditions of the emergency situation, as it becomes available. Upon receipt of an order to evacuate, the following procedures are to be followed immediately by employees and patients alike;

- Walk; do not run, to the nearest exit at the time the "signal" is given.
- DO NOT collect your personal belongings before exiting. You will be advised when it is safe to return to the building to collect personal belongings.
- DO NOT talk during the exiting period. The Emergency Coordinator may need to issue and receive information without hindrance.
- Comply with the Emergency Coordinator's instructions completely.
- DO NOT SMOKE. All cigarettes, cigars and pipes should be extinguished immediately at the time the "signal" is given.
- Upon reaching the outside exit, clear the way immediately. Move to the designated safe refuge area.
- If relocation is necessary, stay in the vicinity designated by the Emergency Coordinator; he or she will let you know if, and when, it is safe to return to the building.
- Anyone who does not return to the location after an "ALL CLEAR" announcement is given, will NOT be released with pay.

13.1.1 Dogpatch Collective Evacuation Protocols

Clear and concise emergency exiting plans will be posted and understood by all staff. Safety features such as emergency lights, fire sprinklers, and exits will be up to code, checked, and maintained on a daily basis.

13.1.2 Security Personnel Responsibilities

To safely evacuate any persons within the property up to a point that it becomes too harmful for civilians to intervene. Security personnel will be equipped with proper contact information and communication equipment.

13.1.3 Staff Responsibilities

To safely evacuate any persons within the property up to a point that it becomes too harmful for civilians to intervene.

13.2 Evacuation Scenario: Fire

The following procedures are to be followed immediately in the event a fire is observed:

- 1) If the fire is inside the property, call 911 immediately. Then contact security for assistance unless it is unsafe to call, then evacuate immediately.
- 2) DO NOT risk employee safety with futile attempts to put out the fire.
- 3) DO NOT open hot doors. Before opening any door, touch the doors with the back of your hand to see if it is hot. DO NOT break windows as oxygen feeds fire.

- 4) Evacuate the area when instructed to do so, using the nearest stairway/exit. DO NOT use elevators.
- 5) DO NOT leave the evacuation area or return to the property until authorized by Fire Department Officials.

13.2.1 How To: Extinguishing a Small Fire (P.A.S.S.)

- 1) Remove the extinguisher from its bracket on the wall. Place yourself between the fire and safe exit.
- 2) From a distance indicated on the chart below, cautiously approach the fire, keeping low to avoid the heat and smoke.
- 3) PULL the pin at the top of the extinguisher.
- 4) AIM the extinguisher hose at the base of the fire.
- 5) SQUEEZE the handle to activate the extinguisher.
- 6) SWEEP the hose from side to side.

<u>FIRE TYPE</u>	<u>EXTINGUISHER TYPE</u>	<u>EXTINGUISHER RANGE</u>
A Ordinary Solid Materials	Pressure Water	5 – 40 Feet
	Dry Chemicals	8 – 10 Feet
	Halon	9 – 16 Feet
	Foam	3 – 10 Feet
B Flammable Liquids	Carbon Dioxide	3 – 06 Feet
	Foam	3 – 10 Feet
	Dry Chemical	8 – 10 Feet
	Halon	9 – 16 Feet
C Electrical Equipment	Carbon Dioxide	3 – 06 Feet
	Dry Chemical	8 – 10 Feet
	Halon	9 – 16 Feet
D Combustible Metals	Special Agents	

13.3 Evacuation Scenario: Earthquake

In the event that an earthquake has occurred and evacuation is necessary, the following procedures are to be followed immediately:

- 1) Stay inside the property, take cover under a desk, strong table, doorway, or sit/stand against an inside wall.
- 2) Keep away from windows, glass, bookcases, and outside doors.
- 3) In case the earthquake should be followed by fire, follow procedures included in the Fire Section.
- 4) DO NOT attempt to leave the property during a severe earthquake because of the hazards of downed power lines, falling debris, etc. from surrounding properties.

- 5) Employees and customers SHOULD NOT attempt to retrieve their vehicles and leave property.
- 6) Should an evacuation order be given please proceed to the safe area.
- 7) When evacuating the property, please watch for falling glass, electrical wires, poles and other debris.

After an earthquake, the Supervisor, working with management will immediately assess the situation, decide whether to evacuate, identify proper routes, and communicate directions to all staff. This will break the property up into sections, each with its own lead, consequently resulting in an efficient evacuation.

13.4 Evacuation Scenario: Power Outage

In the event that a power outage has occurred inside the property, the following steps should be followed:

- 1) If there is a power outage, normal business operations will have to be suspended based on the situation and instructions provided. The property should be manually secured. Dogpatch Collective personnel should stand by to ensure the security of the property.
- 2) If the outage continues for a long period of time, forcing the property to remain closed, every effort will be made to contact the Dogpatch Collective owners and/or Property Manager.
- 3) If Dogpatch Collective makes the decision for all personnel to evacuate, then you can leave the property. Do not leave the property until you have been instructed to do so by Dogpatch Collective management or security.
- 4) After the power has been restored, it is important to resume normal business as soon as possible.

13.5 Evacuation Scenario: Bomb Threat

In the event that a phone call has been received indicating that a bomb is inside the property, immediately notify the police/sheriffs immediately of the threat and then contact security for further assistance. Once Dogpatch Collective has received a bomb threat and evacuation is required, please follow the evacuation procedures as stated in the Evacuation Overview section.

13.6 Evacuation Scenario: Active Shooter

The information in this section is for demonstrative purposes only and is to be construed merely as an advisory tool. This information is not intended to be a full and exhaustive explanation of the proper response in all Active Shooter situations. Each situation must be tailored to the specific circumstances of each case.

13.6.1 Profile: Active Shooter

An Active Shooter is an individual actively engaged in killing or attempting to kill people in a confined and populated area; in most cases, active shooters use firearms(s) and there is no pattern or method to their selection of victims. Active shooter situations are unpredictable and evolve quickly. Typically, the immediate deployment of law enforcement is required to stop the shooting and mitigate harm to victims. Because active shooter situations are often over within 10 to 15

minutes, before law enforcement arrives on the scene, individuals must be prepared both mentally and physically to deal with an active shooter situation.

Good practices for coping with an active shooter situation:

- Be aware of your environment and any possible dangers
- Take note of the two nearest exits in any facility you visit
- If you are in an office, stay there and secure the door
- If you are in a hallway, get into a room and secure the door
- As a last resort, attempt to take the active shooter down

When the shooter is at close range and you cannot flee, your chance of survival is much greater if you try to incapacitate him/her. **CALL 911 WHEN IT IS SAFE TO DO SO!**

13.6.2 Critical Steps: Active Shooter

1. Evacuate if there is an accessible escape path, attempt to evacuate. Be sure to:

- Have an escape route and plan in mind
- Evacuate regardless of whether others agree to follow
- Leave personal belongings behind
- Help others escape, if possible
- Prevent individuals from entering an area where the active shooter may be
- Keep your hands visible
- Follow the instructions of any police officers
- Do not attempt to move wounded people
- Call 911 when you are safe

Keep the safety of customers in mind.

2. Hide out if evacuation is not possible; find a place to hide where the active shooter is less likely to find you. Your hiding place should:

- Be out of the active shooter's view
- Provide protection if shots are fired in your direction (i.e., an office with a closed and locked door)
- Not trap you or restrict your options for movement

Lock property gates/doors as soon as possible.

Move to the rear of the property and into a back room with a door if possible.

3. To prevent an active shooter from entering your hiding place;

- Lock the door
- Blockade the door with heavy furniture

4. If the active shooter is nearby;

- Lock the door
- Silence your cell phone and/or pager
- Turn off any source of noise (i.e., radios, televisions)

- Hide behind large items (i.e., cabinets, desks)
 - Remain quiet if evacuation and hiding out are not possible:
 - Remain calm
 - Dial 911, if possible, to alert police to the active shooter's location
 - If you cannot speak, leave the line open and allow the dispatcher to listen
5. Take action against the active shooter as a last resort, and only when your life is in imminent danger, attempt to disrupt and/or incapacitate the active shooter by;
- Acting as aggressively as possible against him/her
 - Throwing items and improvising weapons
 - Yelling
 - Committing to your actions

13.6.3 Law Enforcement Response

Law enforcement's purpose is to stop the active shooter as soon as possible. Officers will proceed directly to the area in which the last shots were heard.

- Officers usually arrive in teams of four (4) but first officer may go in and take out active shooter; single officer response has been validated as a tactical response in some active-shooter situations.
- Officers may wear regular patrol uniforms or external bulletproof vests, Kevlar helmets, and other tactical equipment
- Officers may be armed with rifles, shotguns, handguns
- Officers may use pepper spray or tear gas to control the situation
- Officers may shout commands, and may push individuals to the ground for their safety

How to react when law enforcement arrives:

- Remain calm, and follow officers' instructions
- Put down any items in your hands (i.e., bags, jackets)
- Immediately raise hands and spread fingers
- Keep hands visible at all times
- Avoid making quick movements toward officers such as holding on to them for safety• Avoid pointing, screaming and/or yelling
- Do not stop to ask officers for help or direction when evacuating, just proceed in the direction from which officers are entering the premises

Information to provide to law enforcement or 911 operators:

- Location of the active shooter
- Number of shooters, if more than one
- Physical description of shooter/s
- Number and type of weapons held by the shooter/s
- Number of potential victims at the location

The first officers to arrive to the scene will not stop to help injured persons. Expect rescue teams comprised of additional officers and emergency medical personnel to follow the initial officers. These rescue teams will treat and remove any injured persons. They may also call upon able-bodied individuals to assist in removing the wounded from the premises.

Once you have reached a safe location or an assembly point, you will likely be held in that area by law enforcement until the situation is under control, and all witnesses have been identified and questioned. Do not leave until law enforcement authorities have instructed you to do so.

13.7 Injury

Select security, management, and staff will be trained in CPR and/or other life-preserving techniques, and will exercise these based on a particular incident. During this time, an emergency number will have been called to bring professional support to the victim(s).

14. *Handicapped*

The property will comply with any and all ADA requirements. All staff will be trained to help evacuate handicapped persons in the event of an emergency. The blueprint and property site map clearly identifies the ADA compliant ingress and egress points.

From: [Marc Goldfine](#)
To: [Speirs, Jeffrey \(CPC\)](#)
Subject: Re: Support for MCD/Robert Watson
Date: Wednesday, March 11, 2015 2:48:19 AM

My name is Marc Goldfine. I'm a local business owner. Apologies for not including that in the previous email. Thanks.

> On Mar 10, 2015, at 6:23 PM, Marc Goldfine <ionball1@comcast.net> wrote:

>

> Hello. I saw the posting and spoke with Robert Watson, and am emailing you to say that I am in favor of MCD at 2544 3rd Street in San Francisco. Thank you.

Speirs, Jeffrey (CPC)

From: Lev Bereznycky <Lev@lundbergdesign.com>
Sent: Monday, March 16, 2015 9:15 AM
To: Speirs, Jeffrey (CPC)
Subject: Medical Cannabis Dispensary at 2544 3rd Street, San Francisco

Good morning Mr. Speirs,

I am writing to you to voice my support of Robert Watson's medical cannabis dispensary project (Dogpatch Collective) at 2544 3rd Street.

My wife and I are the next door neighbors at 2538 3rd Street, and have met with Robert several times and are satisfied that he is genuinely interested in building a boutique style business in both build-out and management; very much like the Sparc dispensary that has garnered quite a bit of nation attention and even won several architectural awards.

Robert has reached out to the neighborhood, walked the site with a number of neighbors and DNA members and answered a slew of questions, quickly giving up on a potentially lucrative on-site vaporizer area due to neighbors' concerns.

We are confident that this business will be run in a way that will not adversely affect the growing residential character of Dogpatch and would welcome him as our neighbor. In fact, the presence of an on-duty guard may even reduce the amount of double parking and driveway blockage that results from people picking up their to-go orders at Hard Knox Café (which I do not hold responsible for their customers actions).

Respectfully yours,
Lev Bereznycky

Lev Bereznycky
lundberg design
2620 Third Street
San Francisco, CA 94107
415.695.0110 x25
www.lundbergdesign.com



2014 Annual Director's Report on Medical Cannabis Dispensaries

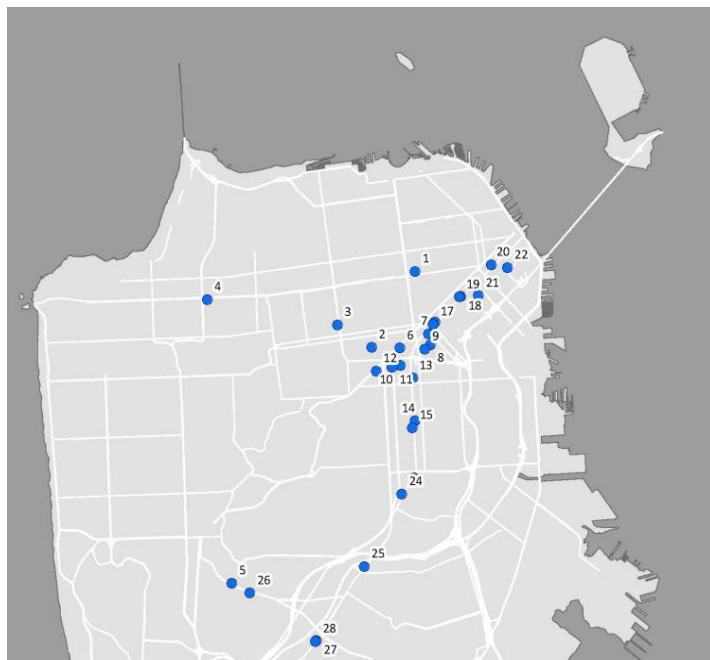
Introduction:

The Director of Public Health shall make a report to the Board of Supervisors per Article 33 section 3321 of the San Francisco Health and Safety Code¹. This Article also defines the rules and regulations by The Department of Public Health (DPH), and its relationships with other city departments in the permitting and operating procedures. This report will summarize how patients obtain medical cannabis, how the program regulates this operation and will also describe trends in Medical Cannabis that may require further regulations.

Program Overview:

As of December 31st, 2014, there were 28 Permitted Medical Cannabis Dispensaries (MCD) operating in the City and County of San Francisco (Figure 1). DPH issues a permit to operate an MCD once approvals are granted by the Department of Building Inspection, Planning Department, Fire Department and The Mayor's Office of Disability. A permit does not overrule state and federal laws regarding cannabis enforcement.

Figure 1 – Permitted Medical Cannabis Dispensaries in San Francisco



1 . Grass Roots	1077 Post Street
2 . Good Fellows Cannabis Club	473 Haight Street
3 . BASA	1328 Grove Street
4 . Hemp Center (aka Patient Place)	4811 Geary Boulevard
5 . 1944 Ocean Collective	1944 Ocean Avenue
6 . Ketama Collective	14 Valencia Street
7 . San Francisco Med Cannabis Clinic	122 10th Street
8 . Green Cross	230 11th Street
9 . SF Foundation on Going Green	211 12th Street
10 . Valencia Street Caregivers	280 Valencia Street
11 . Love Shack	502 14th Street
12 . The Apothecarium	2095 Market Street
13 . Med Thrive Co-op	1933 Mission Street
14 . Shambala Healing Center	2441 Mission Street
15 . Purple Star MCD Collective	2522 Mission Street
16 . SPARC	1256 Mission Street
17 . Re-leaf Herbal	1284 Mission Street
18 . Barbary Coast Collective	952 Mission Street
19 . Bloom Room	471 Jessie Street
20 . 70 Second St	70 2nd Street
21 . Green Door, the	843 Howard Street
22 . Igzactly Health Center	527 Howard Street
23 . Mission Herbal Care	3139 Mission Street
24 . Bernal Heights Cooperative	33 29th Street
25 . The Green Cross	4218 Mission Street
26 . Waterfall Wellness	1545 Ocean Avenue
27 . Tree-Med, Inc	5234 Mission Street
28 . Mission Organics Center	5258 Mission Street

In order to obtain Medical Cannabis from a licensed MCD, a patient must first obtain a doctor's recommendation for medical cannabis. The patient must then become a member of a dispensary organized as either a collective or cooperative. The patient must have a valid government issued ID to ensure they are a California resident and are over the age of 18, along with a verified doctor's recommendation. A patient may be a member of more than one dispensary. Dispensaries' membership (patients) numbers range widely from 1,000 to 20,000 members.

Locations of MCDs are not approved by DPH but through a referral from the Planning Department. The Planning Department recommended changes to the current planning code which address patients' access and neighborhood concerns, but these changes are not yet heard by the Board of Supervisors. Existing locations, though initially approved by The Planning Department, may now be in non-conforming legal use based on more recent Planning regulations.

Annual Performance by San Francisco Dispensaries:

The permit holder must follow Article 33 section 3308 as a condition of their permit. In 2014, there were 5 public complaints that were either abated onsite or during a follow-up inspection. The complaints included an unclean facility, product packaging found in a park, improper intake procedures, and odors. Violations found during routine inspections included: improperly labeled edible cannabis, current business licenses not posted and/or paid, intake procedure and record keeping inadequate, measurement devices inaccurate and general nuisances. All violations were abated voluntarily within the allotted time set forth in Article 33. There was also one citation to a director's hearing due to repeat improper intake procedures and an invalid seller's permit. The result of this hearing is pending.

Conclusion and Future Planning:

Currently, San Francisco has the most progressive and successful regulatory program in California based on its assurance of safe access for San Francisco residents to medical cannabis. Other jurisdictions recently created their own regulatory programs, with some rules based on the success of the San Francisco program. Because of this patchwork approach to regulation, several state legislative bills attempted, but failed, to further regulate medical cannabis. These bills would have regulated transportation, growing, quality testing, government revenue generation, physician recommendations, and edible product rules among other areas.

Legalization of cannabis for recreational use will likely be on the ballot in 2016. If approved by voters, local lawmakers may wish to build upon existing medical cannabis framework to encompass recreational use.

Notes:

¹ SEC. 3321. ANNUAL REPORT BY DIRECTOR.

(a) Once a year, commencing in January 2007, the Director shall make a report to the Board of Supervisors that:

(1) Sets forth the number and location of medical cannabis dispensaries currently permitted and operating in the City;

(2) Sets forth an estimate of the number of medical cannabis patients currently active in the City;

(3) Provides an analysis of the adequacy of the currently permitted and operating medical cannabis dispensaries in the City in meeting the medical needs of patients;

(4) Provides a summary of the past year's violations of this Article and penalties assessed.

(b) Upon receipt of this Report, the Board of Supervisors shall hold a hearing to consider whether any changes to City law, including but not limited to amendments to the Health Code or Planning Code, are warranted.

(Added by Ord. 275-05, File No. 051250, App. 11/30/2005)

Vicinity Map



Site Map



Site Information

PROJECT SITE:	2544 3rd ST, SAN FRANCISCO		
PROPERTY OWNER:	IAN HANNULA		
PARCEL NUMBER:	4172-007		
PROPERTY TYPE:	OFFICE		
LOT AREA:	2,212 sf		
ZONING:	NCT-2		
MAXIMUM HEIGHT:	45-x		
SETBACKS:	FRONT	0 ft	
	REAR	0 ft / 25% (22.2')	
	SIDE	0 ft	

Drawing Index

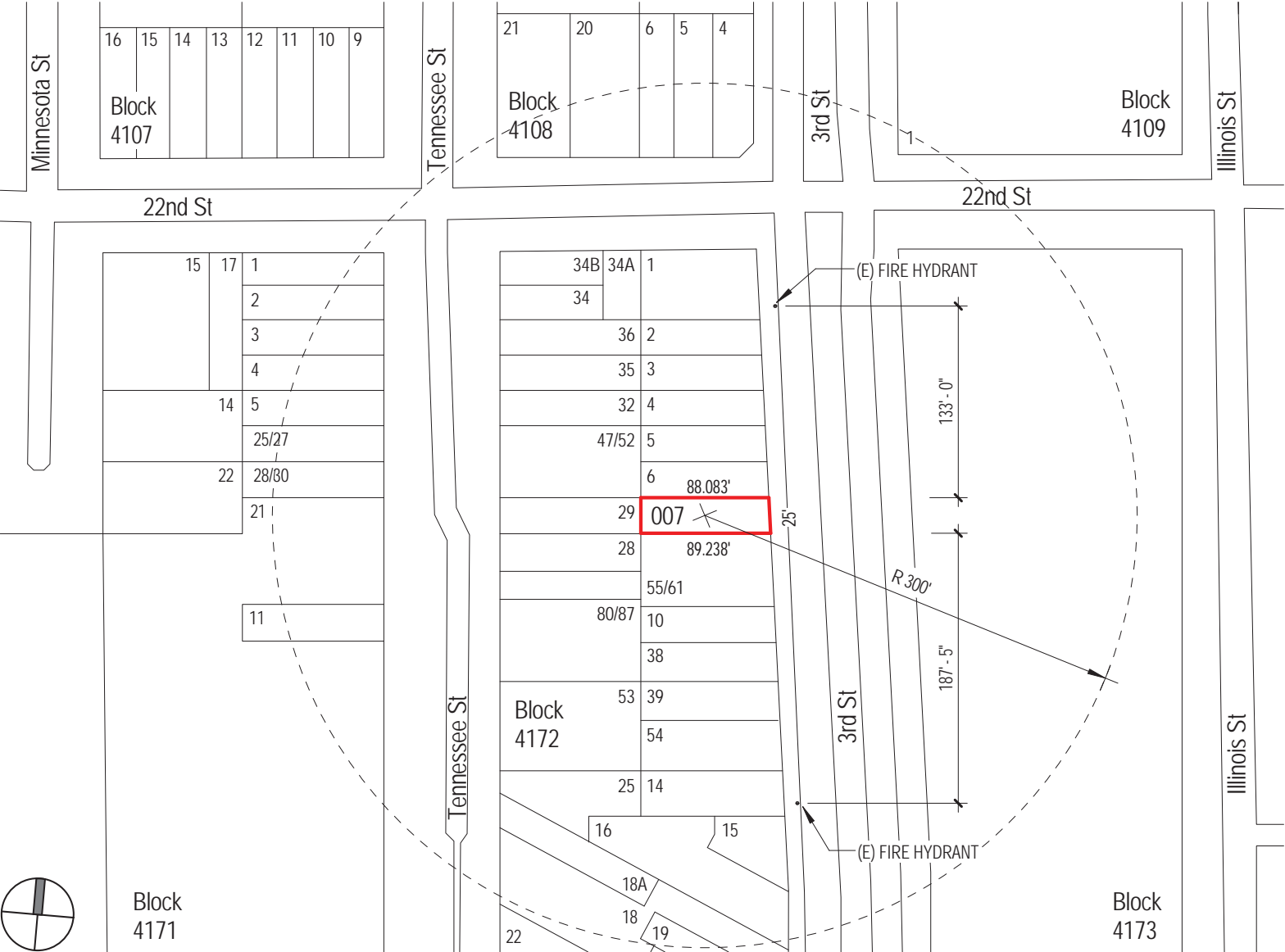
A0.00	Cover Sheet
A1.00	Site Plan
A1.01	1st Floor Plans
A1.02	Basement Plans
A2.00	Front Elevation (EXISTING)
A2.01	Front Elevation (PROPOSED)
A4.00	Photographs - Street



DOGPATCH COLLECTIVE

2544 3rd Street, San Francisco CA

Plot Plan



Project Information

SCOPE OF WORK:	- INTERIOR TENANT IMPROVEMENT WORK - ENLARGING EXISTING RESTROOM TO ADA COMPLIANCE - ADA ACCESS TO LOWER AREA AT REAR - NEW SIGNAGE ON EXISTING STOREFRONT WINDOW.		
USAGE TYPE:	COMMERCIAL (RETAIL)		
OCCUPANCY:	M / B / A-3 / S		
CONSTRUCTION TYPE:	TYPE IV		
BUILDING HEIGHT:	EXISTING = 29 ft PROPOSED = 29 ft		
APPLICABLE CODES	2013 CALIFORNIA BUILDING CODE * 2013 CALIFORNIA ELECTRICAL CODE * 2013 CALIFORNIA MECHANICAL CODE * 2013 CALIFORNIA PLUMBING CODE * 2010 CALIFORNIA ENERGY CODE * * includes all San Francisco Amendments		
BUILDING AREA:			
gross floor area		EXISTING	PROPOSED
	BASEMENT	1,698 sf	1,698 sf
	1st LEVEL	1,392 sf	1,392 sf
	TOTAL	3,090 sf	3,090 sf

Project Directory

BUILDING OWNER:	IAN HANNULA 2542 3rd Street San Francisco, CA 94107	TEL: 415-902-9029 EMAIL: ian@nicecollective.com
PROJECT SPONSOR:	ROBERT WATSON 2544 3rd Street San Francisco, CA 94107	TEL: 415-203-6277 EMAIL: robertcwatson@gmail.com
ARCHITECT:	LUNDBERG DESIGN 2620 3rd ST San Francisco, CA 94107	RE: LEV BEREZNYCKY TEL: 415-695-0110 x25 EMAIL: lev@lundbergdesign.com

Issues/ Revisions

#	Description	Date
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Date: 05/15/2014

Scale: As indicated

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Cover Sheet

A0.00



LUNDBERG DESIGN

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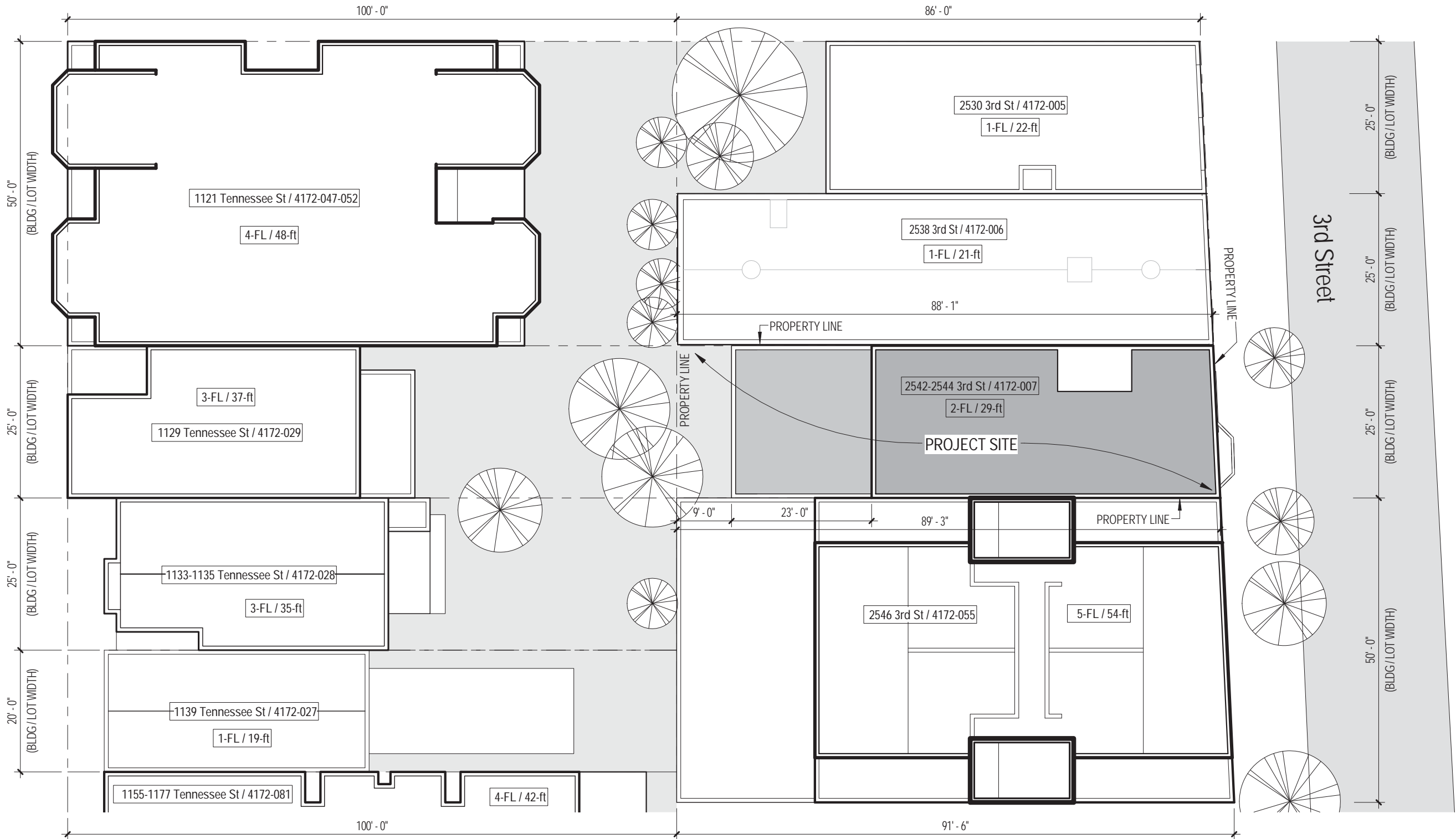
**DOGPATCH
COLLECTIVE**
2544 3rd Street, San
Francisco CA



Issues/ Revisions		
#	Description	Date
Date: 05/15/2014		
Scale: 1/16" = 1'-0"		
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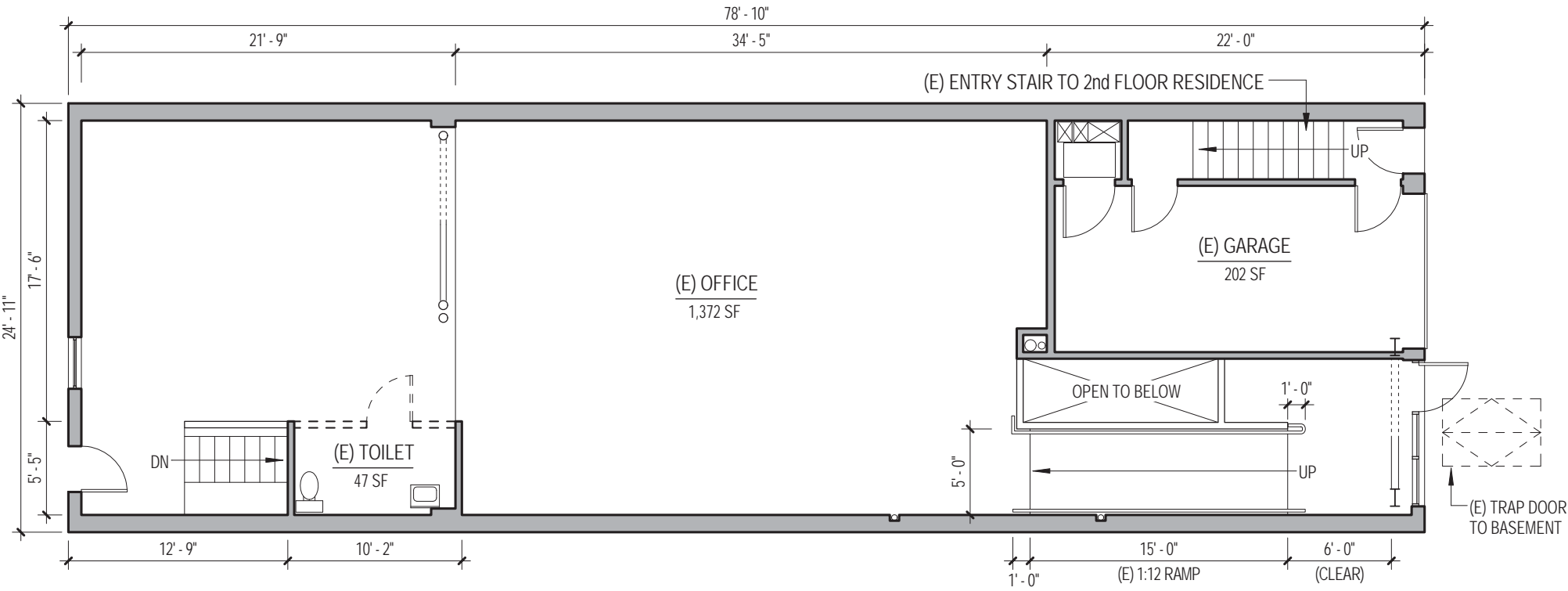
Site Plan

A1.00



PROCEDURAL NARRATIVE

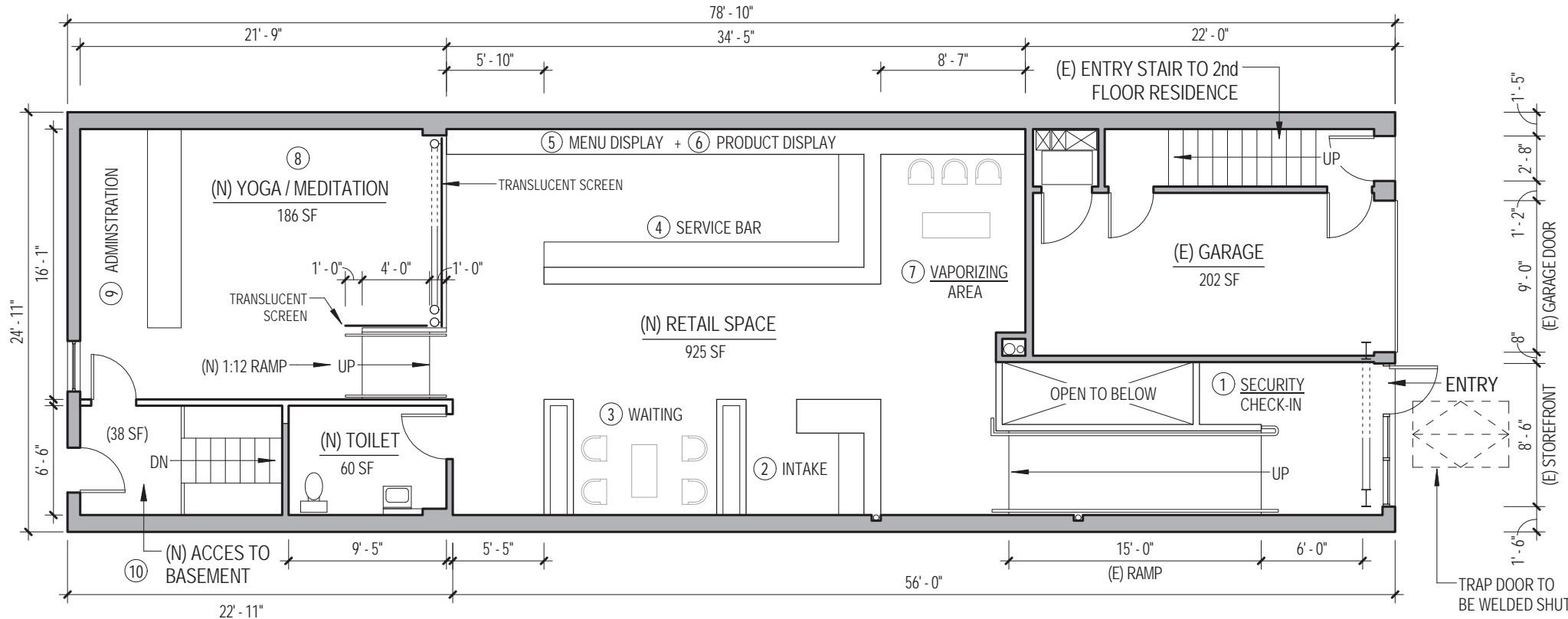
- 1 **CHECK-IN & SECURITY GUARD:** Upon entering the space, patients will be greeted by an intake / security guard. Current patients will provide a valid id access card and CA driver's license (both will be reviewed by access security guard). New patients will be directed to the administration desk for patient processing.
- 2 **INTAKE DESK / NEW PATIENT PROCESSING:** New patients will first meet with administration staff to review the required doctor's recommendation. Staff will contact each patient's doctor to discuss the recommendation and confirm that all requirements are met. Once the patient is approved, staff will create an id access card for future visits.
- 3 **WAITING AREA:** Patients will wait in this area until the administration staff have confirmed the validity of the patient's doctor's recommendation.
- 4 **SERVICE BAR w/ DISPLAY CASE:** The service bar will securely display the medicine for patients to see, however they will not be able to reach out to handle without the assistance of service staff.
- 5 **MENU DISPLAY:** There will be 2-3 flat screen displays showing the daily verities, including pricing and package weight options.
- 6 **PRODUCT DISPLAY:** The back of bar will hold pre-weighed medicinal packages for service personal to distribute to patients. Different medicinal verities will be in secured containers and only accessible by service staff. Display will include additional information on the medicinal benefits of each variety.
- 7 **VAPORIZING AREA:** The Vaporizing Area will allow patients to administer medicine in the safety of the dispensary and with the help of service staff. This area will provide two commercial grade vaporizers for patients to use and will be ventilated as per accompanying specifications.
- 8 **YOGA / MEDITATION:** This room will be used for back of house operations, as well as weekly wellness activities for members. These will include include members only meditation, yoga, etc.
- 9 **ADMINISTRATION:** The desk and counter will be used for both administrative purposes, and as a demonstration counter for the weekly classes.
- 10 **BASEMENT:** The basement will serve only as storage. This room will be accessible only by management. The entry door will be locked during all hours.



WALL LEGEND

- ELEMENTS SHOWN DASHED TO BE REMOVED
— EXISTING WALLS TO REMAIN
= NEW WALLS & PARTITIONS

2 1st Floor Plan - Existing
1/8" = 1'-0"



1 1st Floor Plan - Proposed
1/8" = 1'-0"

**DOGPATCH
COLLECTIVE**

2544 3rd Street, San
Francisco CA

Issues/ Revisions		
#	Description	Date

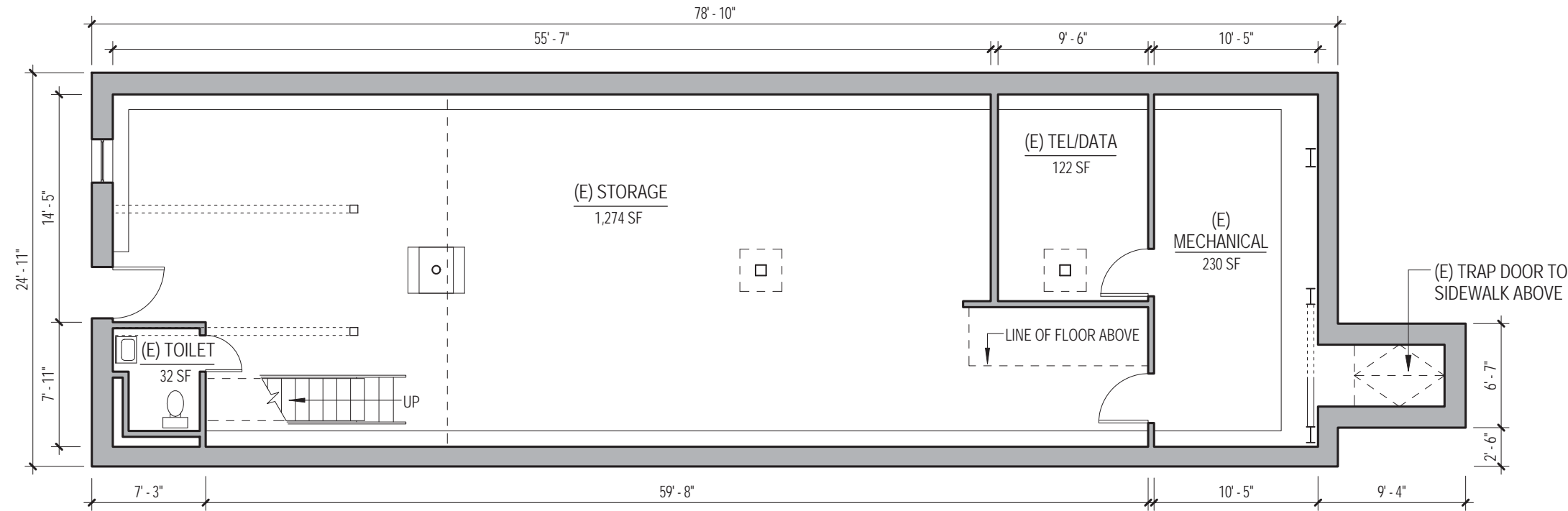
Date: 05/15/2014

Scale: 1/8" = 1'-0"

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1st Floor Plans

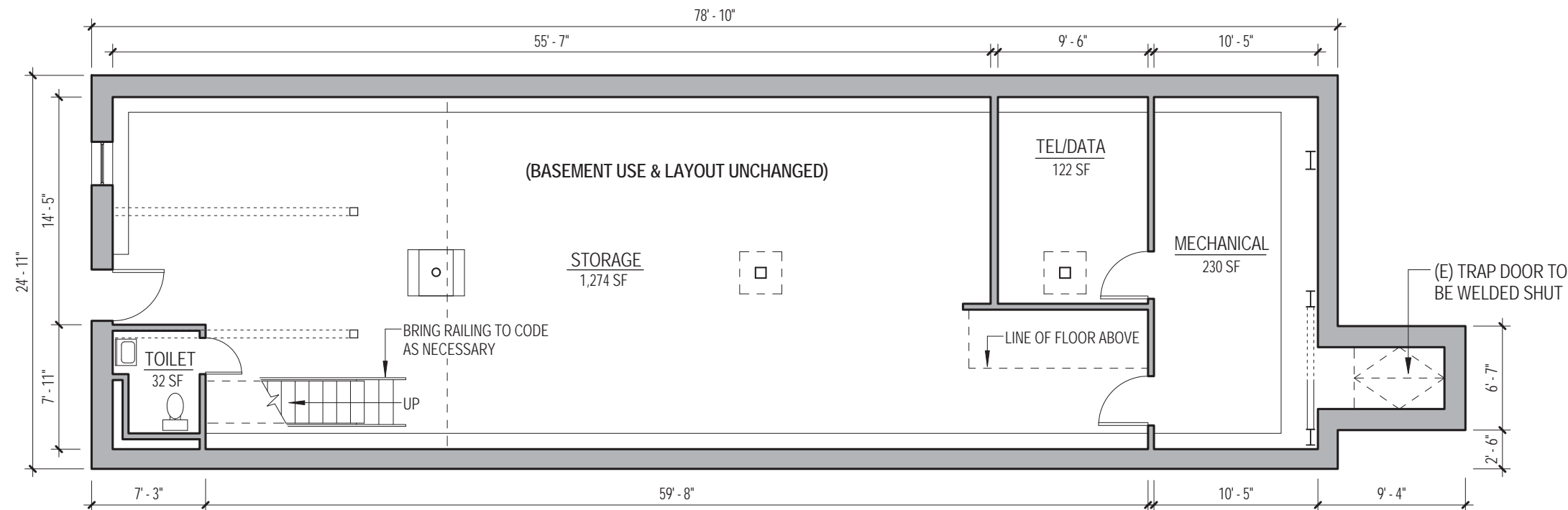
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WALL LEGEND

- ELEMENTS SHOWN DASHED TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS & PARTITIONS

2 Basement Plan - Existing
1/8" = 1'-0"



1 Basement Plan - Proposed
1/8" = 1'-0"

Issues/ Revisions

#	Description	Date
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Basement Plans



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Issues/ Revisions

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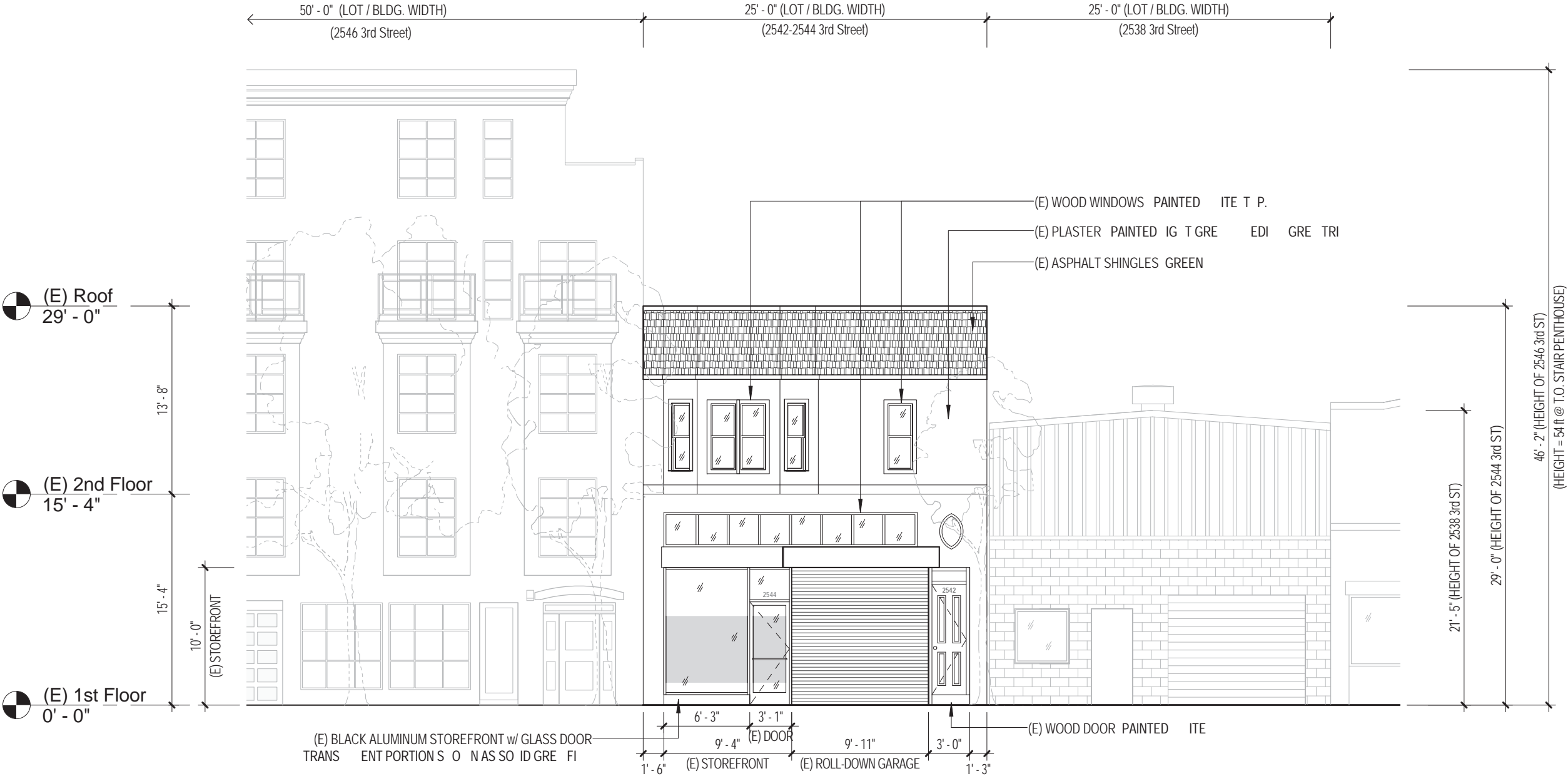
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Scale:	1/8" = 1'-0"
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Front Elevation
(EXISTING)

A2.00





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Issues/ Revisions

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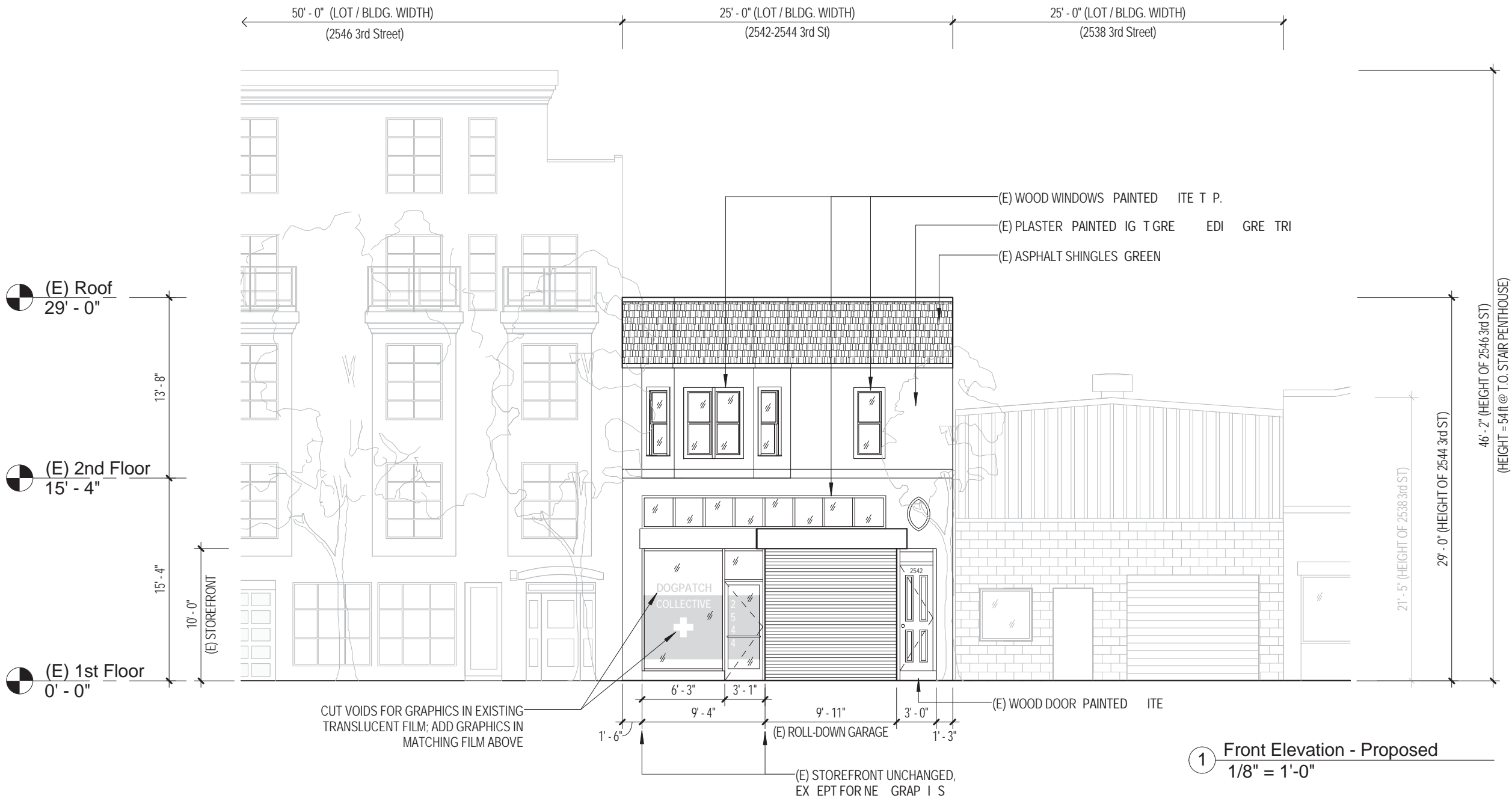
Date: 05/15/2014

Scale: 1/8" = 1'-0"

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Front Elevation
(PROPOSED)

A2.01





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DOGPATCH
COLLECTIVE

2544 3rd Street, San
Francisco CA



2544 3rd Street

Front Elevation View

2544 3rd Street



3rd Street Elevation

Issues/ Revisions
Description Date

Date: 05/15/2014

Scale:

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Photographs -
Street

A4.00