

# SAN FRANCISCO PLANNING DEPARTMENT

# **Discretionary Review Analysis**

**Medical Cannabis Dispensary** 

**HEARING DATE AUGUST 24, 2017** 

Date:	July 5, 2017
Case No.:	2017-002757DRM
Project Address:	79 9th Street
Zoning:	C-3-G (Downtown General Commercial) District
	120-X Height and Bulk District
	Downtown Plan Area
Block/Lot:	3701/023
Project Sponsor:	Martin Olive
	182 Howard Street, Suite 341
	San Francisco, CA 94105
Staff Contact:	Nicholas Foster - (415) 575-9167
	nicholas.foster@sfgov.org
Recommendation:	Take Discretionary Review and Approve with Conditions

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

# **PROJECT DESCRIPTION**

The proposal ("Project") is to establish a new Medical Cannabis Dispensary (MCD) (d.b.a. "Vapor Room Cooperative" or "VRC") at 79 9th Street, replacing a vacant, ground floor commercial space previously occupied by a Retail Sales and Service Use (d.b.a. "Coffee Mine"). The proposal would allow for both onsite sales of medical cannabis and/or medical cannabis edibles and on-site medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles would be permitted at the subject property). The Project does not propose any on-site cultivation, meaning no live marijuana plants would be kept on the premises for purposes of harvesting medical product.

The proposal would make tenant improvements to the existing 740 square foot, ground floor commercial space ("Project Site"). The Project does not propose any expansion of the existing tenant space, nor is any off-street parking proposed. The Project Sponsor would maintain full-time security, which includes indoor and outdoor video cameras. In addition, security guards would be employed inside and outside the subject retail space.

Planning Code Section 202.2(e)(1) states that 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 a 22,670 square foot, six-story building on a 5,025 square foot lot, located on the east side of 9th Street, between Market and Mission Streets. The subject building, constructed in 1912, contains five floors of Residential Use (containing 34 Dwelling Units and 20 Single Room Occupancy ("SRO") Units) above the ground floor. The ground floor is divided into two separate commercial tenant spaces. The adjacent commercial tenant space, located at 83 9th Street, currently contains a Retail Sales

and Service Use (d.b.a. "Street Taco"). The subject building has approximately 50 feet of frontage along 9th Street, while the rear of the building faces a surface parking lot (adjacent lot).

The subject tenant space has been vacant since February, 2017, and the last legal use was Retail Sales and Service Use (d.b.a. "Coffee Mine"). The subject tenant space has approximately 18 feet of frontage along 9th Street and measures approximately 52 feet in depth. The square footage of the ground floor space is approximately 740 square feet. The existing subject tenant space contains a single opening (a doorway serving as the primary means of ingress/egress for the subject tenant space), and a single large window with a transom above. While the subject tenant space does not currently contain a security gate, the Project Sponsor is proposing to install a transparent metal roll-up security gate located inside the tenant space (behind the window).

# SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located within the C-3-G (Downtown General Commercial) Zoning District, 120-X Height and Bulk District, and the Downtown Plan Area. The neighborhood context is characterized by medium- to high-intensity urban development and contains a diverse mix of commercial uses. Existing buildings within the neighborhood are mixed in scale (ranging from 4 to 15+ stories), and contain a wide variety of retail sales and service uses, as well as SRO hotels, hotels, bars, restaurants and limited restaurants, offices, and newly-constructed residential buildings. There are a number of Formula Retail establishments located in the immediate vicinity as well. The Project Site is situated two blocks southwest of the Civic Center BART/MUNI Station, and three blocks east of the Van Ness MUNI Station. Numerous MUNI bus lines are accessed either directly in front of, or within one block of the subject property.

# **ISSUES AND OTHER CONSIDERATIONS**

- While principally permitted in the C-3-G District, MCDs are required to be heard by the Planning Commission, which, will consider whether or not to exercise its discretionary review powers over the building permit application, pursuant to Planning Code Section 202.2(e)(1). The proposed dispensary complies with all relevant Planning Code requirements. Most notably, the subject property was not found to fall within 1,000' 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. It should be noted that while Department Staff has determined that the subject property appears to meet the location requirements as set forth in Planning Code Section 202.2(e)(1)(B), there are a number of facilities located within 1,000' of the Property that provide child care services. These facilities include: Love and Learn Nursery School, located at 1419 Howard Street; Marin Day School, located at 1390 Market Street; South of Market Child Care Center (Judith Baker Child Development Center), located at 685 Natoma Street; and The Maureen & Craig Sullivan Youth Center, located within the Catholic Charities' 10th & Mission Support Services facility, located at 801 Jessie Street. Again, while these facilities do not constitute a Community Facility, as defined by the Planning Code, the facilities are nevertheless listed as a School Age Day Care Centers, by the California Department of Social Services.
- Of the 36 permitted MCDs in San Francisco (as of December of 2016), seven (7) are located within 1/2 Mile of the subject property: Re-Leaf Herbal Collective (1284 Mission Street); SPARC SF (1256 Mission Street); Moe Greens (1276 Market Street); Urban Pharm (122 10th Street); Green Cross (Delivery Only) (230 11th Street); SF Foundation on Going Green (SFFOGG) (211 12th Street); and Bloom Room Collective (471 Jessie Street). This higher concentration of MCDs is most likely a

result of the permissive Downtown Zoning Districts (e.g. C-3), which, principally permit MCDs with the approval by the Planning Commission (through the Mandatory Discretionary Review process). Other zoning districts located throughout the city either do not permit MCDs outright, require a Conditional Use Authorization, or have additional zoning controls in place which prohibit the clustering of MCDs.

- The associated Building Permit Application is for minor, tenant improvements within the ground floor of the subject tenant space. The ground floor is intended to be utilized as the primary retail space for the MCD. The ground floor space shall be accessible as required under the California Building Code, and is subject to compliance with San Francisco Health Code Article 33, Section 3308(y), as to be determined by the Mayor's Office of Disability (MOD).
- Proposition 64/Adult Use of Marijuana Act Although approved by the voters in November 2016, the Adult Use of Marijuana Act does not authorize any existing or future MCD to distribute nonmedical (aka "adult use") cannabis without (1) a state license and (2) compliance with San Francisco's local laws. While Proposition 64 requires the State to begin issuing licenses by January 2018, the Planning Department, along with other City agencies, is crafting local land use and other regulatory controls to address the production, processing, and sale of adult use cannabis. Per Mayor Lee's Executive Directive 16-05, these regulations are to be introduced by September 2017 so that they can be effective prior to the onset of the State licensing system. It is anticipated that these controls will address existing MCDs that wish to distribute cannabis for adult use in addition to, or instead of, medical use. As with any change to the Planning Code, these controls will be presented to the Planning Commission for review and discussion prior to consideration by the Board of Supervisors and Mayor.

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	30 days	July 26, 2016	July 26, 2016	30 days
Mailed Notice	30 days	July 26, 2016	July 26, 2016	30 days

# HEARING NOTIFICATION

# PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the			
block or directly across	3	2	
the street			
Neighborhood groups or	1		
others	I		

To date, the Department has received 4 letters of support, and 2 letters in opposition to the proposed Project. In addition, the Project Sponsor has collected 107 letters of support as well as secured 644

petition signatures (including 120 signatures from persons residing within the 94103 Zip Code) from persons in support of the Project (see Project Sponsor submittal for details).

# 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 202.2(e)(1):

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 202.2(e)(1) of the Planning Code. While Department Staff has determined that the subject property appears to meet the location requirements as set forth in Planning Code Section 202.2(e)(1)(B), there are a number of facilities located within 1,000' of the Property that provide child care services. These facilities include: Love and Learn Nursery School, located at 1419 Howard Street; Marin Day School, located at 1390 Market Street; South of Market Child Care Center (Judith Baker Child Development Center), located at 685 Natoma Street; and The Maureen & Craig Sullivan Youth Center, located within the Catholic Charities' 10th & Mission Support Services facility, located at 801 Jessie Street. Nevertheless, while these facilities do not constitute a Community Facility, as defined by the Planning Code, the facilities are nevertheless listed as a School Age Day Care Centers, by the California Department of Social Services.

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.

## Project Meets Criteria

*The Project Sponsor intends to provide adequate ventilation within the structure without leaving windows and/or doors open resulting in odor emission from 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 Project Sponsor 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

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

The Project will provide access to safe, convenient access to medical cannabis.

## Policy 1.2:

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

The location for the proposed MCD meets all of the requirements in Section 202.2(e)(1) of the Planning Code.

# OBJECTIVE 2: MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

# Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

The Project introduces a new, locally-owned business to Downtown/South of Market Neighborhood, increasing the diversity of employment and activity types within the Area.

# 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 Project will service chronically-ill patients who are in great need of this type of medical service. By allowing the services provided by the MCD, its patients are provided with convenient, safe access to medication for their aliments.

#### 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, therefore 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 Project Site is located within close proximity 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 currently 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.

7. Landmarks and historic buildings be preserved.

Although the subject building was constructed circa 1912, the Project scope is for minor tenant improvements only, with only minor exterior work on the subject building proposed.

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.

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

# BASIS FOR RECOMMENDATION

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

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

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

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

- The MCD complies with all standards and requirements of the Planning Code and advances the objectives and policies of the General Plan.
- This Site is well-served by public transit (including BART and MUNI service).
- The Site is more than 1,000' from any public or private primary and secondary schools.
- The Site is more than 1,000' from any community recreation building primarily servicing persons 18 years of age or under.
- The plans indicate that the retail space will be renovated to provide a safe, well-lit environment for California Medical Marijuana Patients with proper identification card.
- It is expected that employment levels found in the previous retail use will be restored at this location as the proposed MCD will need to have staff to serve patients at this location in the same or greater number as the previous retail use.

To minimize the potential impact of the proposed use on the surrounding commercial area the following conditions are recommended for imposition on the project, and are generally required of MCDs through Planning Code requirements:

- 1. *Garbage, Recycling, and Composting Receptacles.* Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
- 2. *Sidewalk Maintenance.* The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
- 3. *Community Liaison.* Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

- 4. *Notice.* Posted notice urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment. Notices shall be incorporated into the plan elevations.
- 5. *Signage.* All exterior signage shall be designed to complement, not compete with the existing architectural character and architectural features of the building. Signage for the medical cannabis dispensary shall be limited to one wall sign not to exceed ten square feet in area, and one identifying sign not to exceed two square feet in area; such signs shall not be directly illuminated. Any wall sign, or the identifying sign if the medical cannabis dispensary has no exterior wall sign, shall include the following language: "Only individuals with legally recognized Medical Cannabis Identification Cards or a verifiable, written recommendation from a physician for medical cannabis may obtain cannabis from medical cannabis dispensaries." The required text shall be a minimum of two inches in height.

# RECOMMENDATION

#### **RECOMMENDATION: Take Discretionary Review and Approve the MCD with Conditions**

Attachments: Parcel Map Sanborn Map Zoning Map Aerial Photographs Site Photographs GIS Maps: 1,000' Radius; 1 Mile Radius; and Citywide MCD DR Notice

CEQA Categorical Exemption Determination

SFDPH Annual Director's Report on MCDs (December, 2016)

Applicant's MCD Application

Project Sponsor Letter, dated 7/24/17

Project Sponsor Submittal: Community Outreach, Business Plan, and Security Plan for the proposed MCD Letters of Opposition

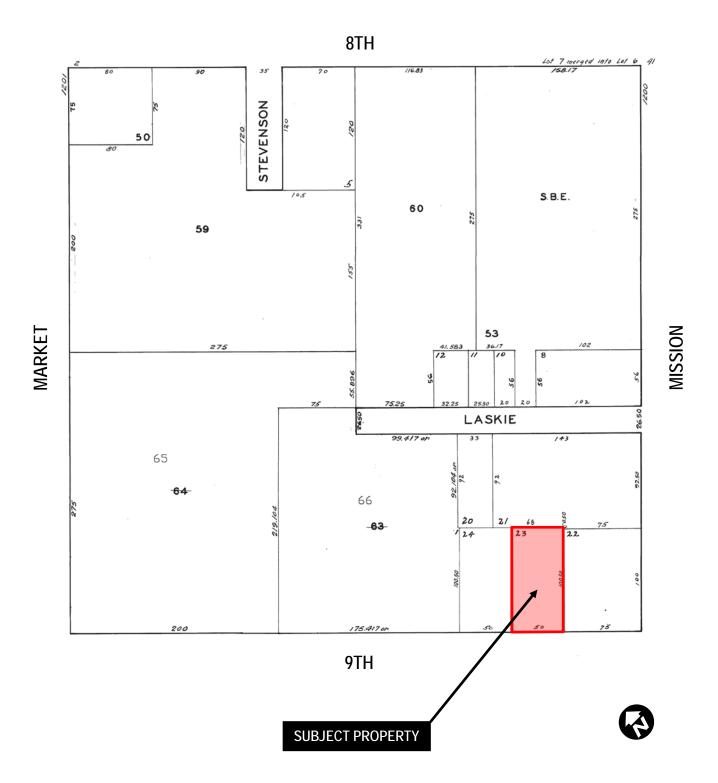
Letters of Support

Reduced Architectural Plans

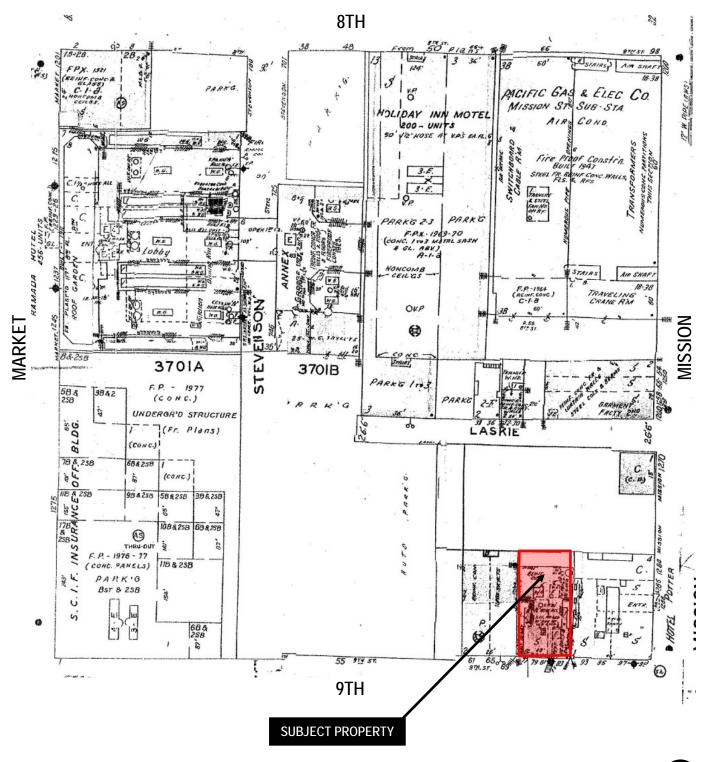
# **Exhibits**

- Block Book Map
- Sanborn Map
- Aerial Photograph
- Zoning Map
- Site Photos

# **Parcel Map**



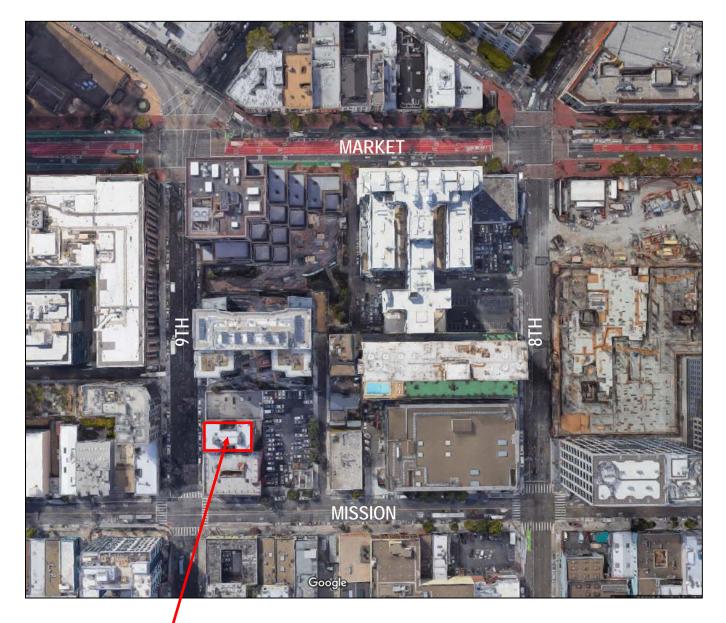
# Sanborn Map\*



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

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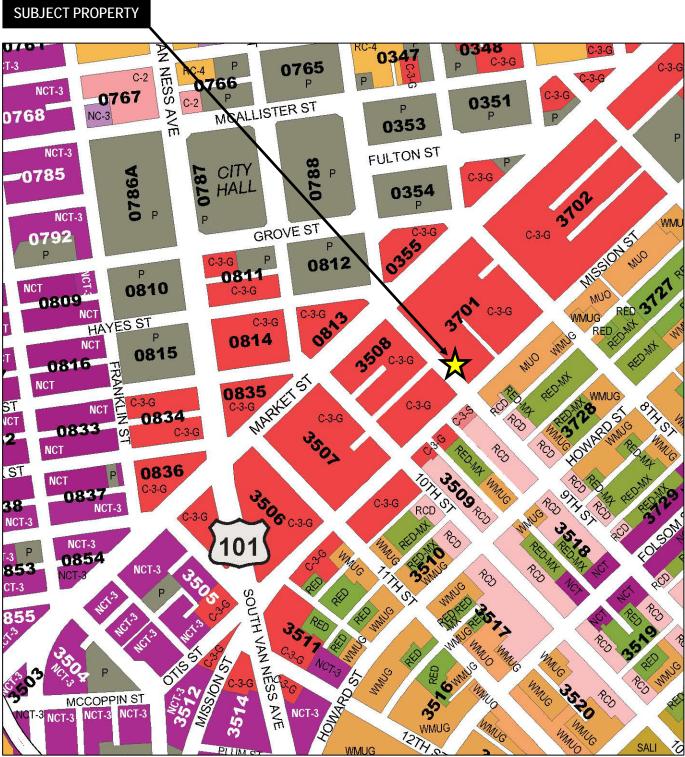
# **Aerial Photo**



SUBJECT PROPERTY

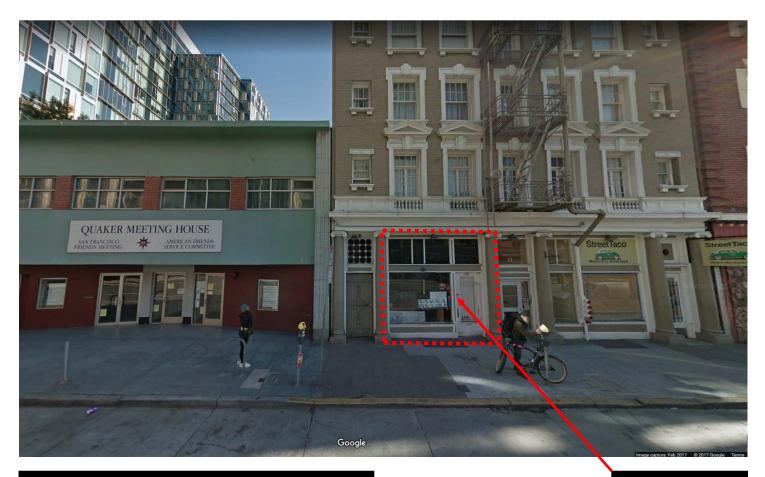


# **Zoning Map**





# **Site Photo**



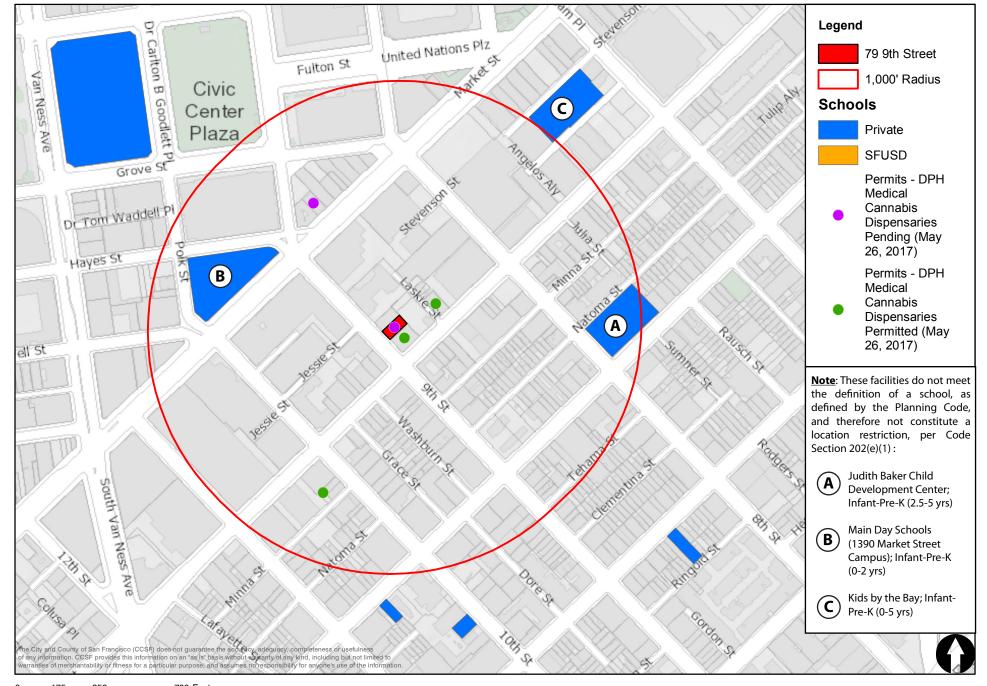
Street View of 79 9th Street (view from 9th Street).

SUBJECT PROPERTY

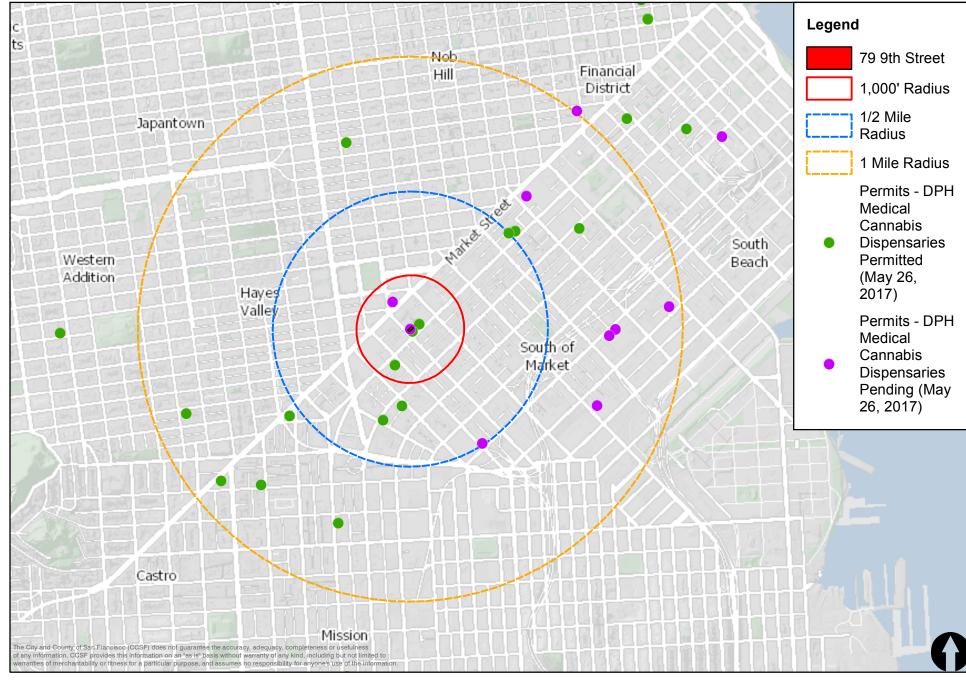
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# MCD Map (1,000 Foot Radius): 79 9th Street (Case No. 2017-002757DRM)





# MCD Map (1 Mile Radius): 79 9th Street (Case No. 2017-002757DRM)

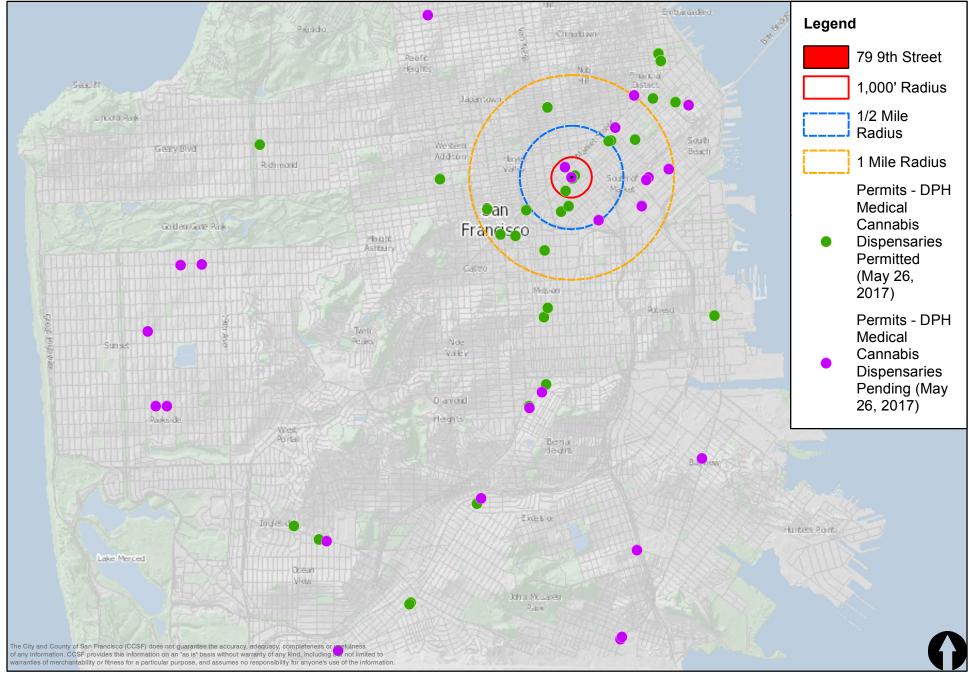


0 750 1,500 3,000 Feet

SAN FRANCISCO PLANNING DEPARTMENT

# MCD Map (Citywide): 79 9th Street (Case No. 2017-002757DRM)





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# SAN FRANCISCO **PLANNING DEPARTMENT**

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

# **NOTICE OF PUBLIC HEARING**

Hearing Date: Thursday, August 24, 2017 Not before 12:00 PM (noon) Time: Location: City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400 **Mandatory Discretionary Review** Case Type: Hearing Body: Planning Commission

# PROPERTY INFORMATION

Project Address: Cross Street(s): Block /Lot No.: Zoning District(s): C-3-G / 120-X Area Plan:

79 9th Street Market/Mission 3701/023 Downtown

APPLICATION INFORMATION

Case No.: Applicant: Telephone: E-Mail:

2017-002757DRM Building Permit: 2017.03.07.0857 Martin Olive (415) 254-0777 martin@vaporroom.com

# **PROJECT DESCRIPTION**

The request is for a Mandatory Discretionary Review of a Building Permit Application to establish a new Medical Cannabis Dispensary (MCD) (d.b.a. "Vapor Room Collective") at the subject property. The MCD would occupy approximately 750 square feet of ground floor commercial space (currently vacant). The proposal would allow for both on-site sales of medical cannabis and/or medical cannabis edibles and onsite medication of medical cannabis (e.g. smoking, vaporizing, and consumption of medical cannabis edibles would be permitted at the subject property). The Project does not propose any on-site cultivation, meaning no live marijuana plants would be kept on the premises for purposes of harvesting medical product.

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 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: Nicholas Foster Telephone: (415) 575-9167 E-Mail: nicholas.foster@sfgov.org

# **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 <u>www.sfplanning.org</u>. 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.



# Date: 07/25/2017

The attached notice is provided under the Planning Code. It concerns property located at **79 9th Street (2017-002757DRM).** A hearing may occur, a right to request review may expire or a development approval may become final by **08/24/2017.** 

To obtain information about this notice in Spanish or Chinese, please call (415) 575-9010. To obtain information about this notice in Filipino, please call (415) 575-9121. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 79 9th Street (2017-002757DRM)

的建築計劃有關。如果在 08/24/2017 之前無人申請聽證會來檢討這一個建築計劃,這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節,請電 415-575-9010.

然後,請按 "8"·及留言. 城市規劃局將需要至少一個工作天回應。華語 資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸 任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **79 9th Street (2017-002757DRM).** Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de projecto se complete el: **08/24/2017.** 

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **79 9th Street (2017-002757DRM).** Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **08/24/2017.** 

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

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# SAN FRANCISCO PLANNING DEPARTMENT

# **CEQA Categorical Exemption Determination**

# PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
Case No.	Permit No.	Plans Dated		
Addition/	Demolition	New	Project Modification	
Alteration	(requires HRER if over 45 years old)	Construction	(GO TO STEP 7)	
Project description for Planning Department approval.				

# STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

*Note:	*Note: If neither class applies, an Environmental Evaluation Application is required.*		
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.		
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; .; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.		
	Class		

# STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an Environmental Evaluation Application is required.

5	
	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone?
_	Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel
	generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents</i>
	documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and
	the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap >
	CEQA Catex Determination Layers > Air Pollutant Exposure Zone)
	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing
	hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy
	manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards
	or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be
	checked and the project applicant must submit an Environmental Application with a Phase I
	Environmental Site Assessment. Exceptions: do not check box if the applicant presents documentation of
	enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area</i> )
	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> )
	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography</i> ) <b>If box is checked, a geotechnical report is required.</b>
	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones</i> ) <b>If box is checked, a geotechnical report is required.</b>
	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? ( <i>refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones</i> ) <b>If box is checked, a geotechnical report will likely be required.</b>
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental</i> Application is required, unless reviewed by an Environmental Planner.</u>
	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments a	and Planner Signature (optional):

# STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)		
	Category A: Known Historical Resource. GO TO STEP 5.	
	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.	
	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.	

# STEP 4: PROPOSED WORK CHECKLIST TO BE COMPLETED BY PROJECT PLANNER

Che	Check all that apply to the project.		
	1. Change of use and new construction. Tenant improvements not included.		
	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.		
	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.		
	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts,</i> and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.		
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.		
	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of- way.		
	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .		
	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.		
Note	Note: Project Planner must check box below before proceeding.		
	Project is not listed. GO TO STEP 5.		
	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5</b> .		
	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5</b> .		
	Project involves less than four work descriptions. GO TO STEP 6.		

# STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY PRESERVATION PLANNER

Check a	Check all that apply to the project.			
	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.			
	2. Interior alterations to publicly accessible spaces.			
	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.			
	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.			
	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.			
	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.			
	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .			
	8. <b>Other work consistent</b> with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):			

9. Other work that would not materially impair a historic district (specify or add comments):			
(Requires approval by Senior Preservation Planner/Preservation Coordinator)			
10. <b>Reclassification of property status</b> . ( <i>Requires approval by Senior Preservation Planner/Preservation Coordinator</i> )			
a. Per HRER dated: (attach HRER)			
b. Other ( <i>specify</i> ):			
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.			
<b>Further environmental review required.</b> Based on the information provided, the project requires an			
<i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>			
	Project can proceed with categorical exemption review. The project has been reviewed by the		
Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6</b> .			
Comments (optional):			
Preservation Planner Signature:			
	_		
STEP 6: CATEGORICAL EXEMPTION DETERMINATION TO BE COMPLETED BY PROJECT PLANNER			
<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either ( <i>check</i>			
all that apply):			
Step 2 – CEQA Impacts			
Step 5 – Advanced Historical Review			
STOP! Must file an Environmental Evaluation Application.			
No further environmental review is required. The project is categorically exempt under CEQA.			
Signature			

Planner Name:	Signature:
Project Approval Action:	
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categori of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Cod within 30 days of the project receiving the first approval action.	

# STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

# PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)	
Case No.	Previous Building Permit No.	New Building Permit No.	
Plans Dated	Previous Approval Action	New Approval Action	
Modified Project Description:			

# DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

1		
	Result in expansion of the building envelope, as defined in the Planning Code;	
	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;	
	Result in demolition as defined under Planning Code Section 317 or 19005(f)?	
	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?	
If at least one of the above beyon is checked further environmental review is required		

If at least one of the above boxes is checked, further environmental review is required.

# DETERMINATION OF NO SUBSTANTIAL MODIFICATION

The proposed modification would not result in any of the above changes.			
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project			
approval and no additional environmental review is required. This determination shall be posted on the Planning			
Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.			
Signature or Stamp:			
ked add	ked, the proposed modifications are categorically exempt under CEQA, in accordance with prior projec additional environmental review is required. This determination shall be posted on the Planning site and office and mailed to the applicant, City approving entities, and anyone requesting written notic		

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City and County of San Francisco DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENTAL HEALTH

Stephanie K.J. Cushing, MSPH, CHMM, REHS Director of Environmental Health

# 2016 Annual Director's Report on Medical Cannabis Dispensaries

Article 33 Section 3321 of the San Francisco Health Code requires the Director of Public Health 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; and
- 4. provides a summary of the past year's violations of this Article and penalties assessed.

## I. Number and Location of Medical Cannabis Dispensaries:

As of December 31<sup>st</sup>, 2016, there were 36 Permitted Medical Cannabis Dispensaries (MCD) operating in the City and County of San Francisco

DBA	Owner	Address
1944 Ocean Cooperative	1944 Ocean, Inc	1944 Ocean Ave
20ne2 California	CSBB, Inc.	212 California
Flower Power	Seventy Second Street	70 2nd St
Barbary Coast Collective	BCSF, Inc	952 Mission St
BASA (Collective)	Bay Area Safe Alternatives Collective, Inc.	1328 Grove St
Harvest Off Mission	Good Living MGMT II Inc.	33 29th St
Bloom Room	Jessie St. Collective	471 Jessie St
Dutchman's Flat	Dogpatch Collective, LLC	2544 3rd St
Grass Roots	Grass Roots Nonprofit Collective, Inc.	1077 Post St
Green Cross (DELIVERY ONLY)	Bay Area Cross Dispensary, Inc.	230 11th St
Green Door	CCPC, Inc	843 Howard St
Harvest on Geary	Harvest on Geary	4811 Geary Blvd
Igzactly Health Center	Igzactly Enterprises, Inc.	527 Howard St
Ketama Collective	Ketama Cooperative, Inc.	14 Valencia St
Love Shack	The Love Shack Cooperative	502 14th St
Medthrive Co-op	Med Thrive Cooperative, Inc	1933 Mission St
Mission Herbal Care (Herbal Mission)	Mission Herbal Care, Inc	3139 Mission St
Mission Organics (Center)	Mission Organics Center, Inc	5258 Mission St
Purple Star MD Collective	Purple Star MD Collective	2522 Mission St
Re-leaf Herbal Cooperative, Inc.	Re-leaf Herbal Cooperative, Inc.	1284 Mission St
SF Foundation on Going Green (SFFOGG)	San Francisco Foundation on Going Green	211 12th St
Shambhala Healing Center	Shambala Healing Center, Inc.	2441 Mission St
SPARC	Bay Pacific Networks, Inc	1256 Mission St
The Green Cross	Bay Area Cross Dispensary, Inc.	4218 Mission St
Cookies SF	MSTMA, Inc.	5234 Mission St
UNI Collective	U.C.S.D., Inc.	214 California, #105
The Apothecarium	RHMT,LLC	2029 Market St

Urban Pharm	Urban Flowers, Inc.	122 10th St
Jahnetics Delivery	Jahnetics Delivery	214 California #204
Kind Courier	BMPK, Inc.	214 California #201
BCI	Bay Center, Inc.	214 California #200
SPARC	MIPARC, INC.	473 Haight St
ERBSF	ERBSF	214 California #205
DCSM, Inc.	DCSM, Inc.	214 California, #107
215 Home Care	215 Home Care	214 California #206
Waterfall Wellness Health Center	Waterfall Wellness Cooperative, Inc.	1545 Ocean Ave

# II. Estimated number of medical cannabis patients active in the city

To obtain Medical Cannabis from a licensed MCD in San Francisco, a patient must:

- 1. have a current and verified doctor's recommendation for medical cannabis
- 2. be a member of the dispensary from which they wish to obtain Medical Cannabis (each permitted MCD is organized as either a collective or cooperative, and a patient may be a member of more than one dispensary)
- 3. have a valid government issued ID to verify they are a California resident and are over the age of 18.

Dispensaries' membership (patients) numbers range widely from 1,000 to 20,000 members.

San Francisco does not keep track the number of state issued medical cannabis cards because Doctors recommendations are sufficient to obtain membership in a permitted Medical Cannabis Dispensary.

## **III.** Adequacy of currently permitted and operating MCDs to meet the medical needs of patients:

The health department does not have a formal mechanism to assess the adequacy of the currently permitted and operating MCDs to meet the medical needs of patients in San Francisco. Staff have not received any formal complaints about inability to access medical cannabis.

# IV. 2016 Violations

Violations that were observed in 2016 were all either abated onsite or during a follow-up inspections. Violations found during routine inspections included: improperly labeled edible cannabis, current business licenses not posted and/or paid, intake procedure and record keeping inadequate, vermin activity, handwashing, max quantities followed and general nuisances. All violations were abated voluntarily within the allotted time set forth in Article 33.

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Same as Above

CASE NUMBER: For Staff Use only

# APPLICATION TO OPERATE A Medical Cannabis Dispensary

# 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:				
PROPERTY OWNER'S ADDRESS:	TELEPHONE:			
	( )			
	EMAIL:			
APPLICANT'S NAME:				
	Same as Above			
APPLICANT'S ADDRESS:	TELEPHONE:			

() EMAIL:

TELEPHONE:

)

(

EMAIL:

2.	Location	and	Dispensary	Information

CONTACT FOR PROJECT INFORMATION:

ADDRESS:

STREET ADDRESS OF PROJECT:				ZIP CODE:
CROSS STREETS:				
Choco officero.				
ASSESSORS BLOCK/LOT:	ZONING	G DISTRICT:		
/				
1				
DISPENSARY SQ FT:		SQ FT. ACCESSIBLE TO PATRONS:	FLOOR ON WHICH DISPE	NSARY IS LOCATED .:
PROPOSED BUSINESS NAME (IF KNOWN):				
PRESENT OR PREVIOUS USE:				
THESENT ON THE VIOUS USE.				

# 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?	□ NO □ 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. (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.)	<ul> <li>NO</li> <li>YES</li> <li>Dispensing</li> <li>Production</li> <li>SQ FT</li> </ul>
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. (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.)	NO YES SQ FT
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. (Note that any off-site growing facility located in San Francisco must be properly permitted under applicable state and local law.)	NO       YES       Within San Francisco       Outside San Francisco

CASE NUMBER: For Staff Use only

# 5. Applicant's Statement

Please discuss:

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

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

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

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

CASE NUMBER: For Staff Use only

## 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;

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

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

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

5.	That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6.	That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7.	That landmarks and historic buildings be preserved; and

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

CASE NUMBER: For Staff Use only

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:

Date:

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

Owner / Authorized Agent (circle one)

For Department Use Only Application received by Planning Department:

By:

Date:



SAN FRANCISCO PLANNING DEPARTMENT FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

**Central Reception** 1650 Mission Street, Suite 400 San Francisco CA 94103-2479

TEL: **415.558.6378** FAX: **415 558-6409** WEB: http://www.sfplanning.org Planning Information Center (PIC) 1660 Mission Street, First Floor San Francisco CA 94103-2479

TEL: **415.558.6377** Planning staff are available by phone and at the PIC counter. No appointment is necessary. Vapor Room Cooperative 79 9<sup>th</sup> Street MCD Application *PLANNING DEPARTMENT* 

## APPLICANT'S STATEMENT

Please discuss:

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

#### MISSION STATEMENT

The Vapor Room Cooperative (VRC) was founded on the principles of the Compassionate Use Act of California and State Bill SB 420. We are committed to serving the wellbeing of our members by advocating for the benefits of responsible, therapeutic cannabis use, offering a variety of health and wellness services, and by being a knowledgeable and compassionate resource for the safe, ethical, and compassionate access to a variety of quality assured cannabis goods.

#### **BUSINESS DESCRIPTION**

The VRC has been compassionately and ethically serving its medicinal cannabis members since 2003. Operating as a Not For Profit Cooperative Corporation allows us to utilize our funds for the benefit of our members by providing a comprehensive offering of health & wellness services. These services provide quality of life benefits above and beyond the standard therapeutic cannabis care that other dispensaries offer.

We operate with the highest standards of ethics, integrity, and professionalism in service to our members and the therapeutic cannabis movement. Our knowledgeable staff has years of experience working with a widely diverse population of medical cannabis patients from all walks of life. We accept and encourage cultural, class, and ethnic diversity, enabling members to engage, share experiences, knowledge, and support one another through their health challenges. By providing an inviting space and healthy cannabis products, we strive to act as a community building resource contributing to San Francisco's greater inter-neighborhood community.

Our member providers are experienced cultivators, bakers, and processors who continuously offer us their best efforts in their craft. We proudly offer a distinctly curated selection of quality assured therapeutic cannabis goods at a fair cost to our members with a focus on sustainable cultivation methods and healthy ingredients. Along with therapeutic cannabis products and community support, we will offer health based lifestyle products that compliment cannabis so members can optimize cannabis therapy and integrate cannabis into their lives in the healthiest of ways.

#### COMPANY HISTORY

The VRC was founded in 2003 in San Francisco by a small group of therapeutic cannabis activists who dedicated themselves to the grassroots movement of cannabis advocacy by providing a compassionate, safe, and comfortable environment for a diverse culture of medical cannabis patients seeking relief for their symptoms while

being in a welcoming and comforting community.

We remained at the forefront of premier cannabis providers through the years, being lauded as a model provider in California with our use of modern vaporizer technologies in our welcoming lounge, filled daily with a great group of members from all walks of life. Our beloved Lower Haight location offered a uniquely professional yet comforting atmosphere that was a welcoming environment for patients of all ages and backgrounds, whether they were new to therapeutic cannabis or well versed in its beneficial impact on symptoms of illness and pain. After our doors originally opened in 2004, we continuously provided compassionate use of our menu free of charge to low and fixed income members. The closure of our lounge in 2012 from federal pressure on our landlord created a void that dismantled our intended mission and positive contributions to our membership and the local community.

The VRC staff is well known for setting the standard for friendly, knowledgeable and caring service to our members. Our knowledgeable staff has years of experience working with a widely diverse population of medical cannabis patients from all walks of life. We have provided years of service in a uniquely professional yet comforting atmosphere that is a welcoming environment for patients, whether they are new to therapeutic cannabis or well versed in its beneficial impact on symptoms of illness and pain.

Significantly, our leadership was closely involved with the Board of Supervisors and Department of Public Health in helping to draft the 2005 Medical Cannabis Act of San Francisco that permits and regulates dispensaries in the City. Several members of our management team also served on San Francisco's Medical Cannabis Task Force from 2010 - 2011.

## MEMBER ASSISTANCE SERVICES

The VRC has compassionately and ethically served thousands of medicinal cannabis patients in San Francisco since 2004. We are seeking to relocate to a new location after being forced by U.S. Attorney Melinda Haag in 2012 to shutter our beautiful, permitted dispensary in the Lower Haight during the infamous 'crackdown' that closed a number of the City's permitted, compliant MCDs. We operated without complaint or issue for over nine years in the Lower Haight community and are eager to reopen our doors to renew our vision of providing safe, affordable access to our Cooperative members. We look forward to continuing our work of compassionate service in the Mid-Market and Tenderloin Districts for many years to come.

The VRC plans to reopen with the City's blessing and immediately continue our previously established Community Benefit Program, Compassionate Assistance Program, and Charitable Contribution Program. While at its Lower Haight location, the VRC worked with the Harvey Milk Recreational Center to host a variety of classes,

workshops, and support groups. We are currently in the process of identifying partner facilities and organizations nearby our proposed location to host the program.

## Our Community Benefit Program will again include:

- Free Restorative Yoga Classes
- Computer Skills and Resume Building Workshops
- Veterans Support Group
- Food & Clothing Drives
- Nutritional Counseling
- Art Classes and Shows

## Our Compassionate Assistance Program will again provide much needed and rarely afforded high quality medicinal cannabis products to our most needy members including:

- Low and Fixed Income Seniors
- Persons with Disabilities
- U.S. Veterans
- Terminally Members
- Hospice Patients

Our Charitable Contribution Program has worked with organizations in need of assistance by way of charitable financial donations and member volunteer hours. The VRC has worked closely with these organizations to help them achieve their goals. We plan to immediately re-engage this program upon re-opening our doors.

#### Previous recipient organizations include:

- The San Francisco Food Bank
- Maitri Compassionate Hospice
- Lower Haight Merchant & Residents Association
- Harvey Milk Recreation Center
- SF Connect
- Project Open Hand
- Hayes Valley Community Center
- SF AIDS Foundation
- African American Cultural Center
- Americans for Safe Access
- SFPD Literacy Outreach Fund
- SF Fireman's Charity Fund
- Project Safety Network

### MANAGEMENT TEAM

### Martin Olive – Executive Director, Chairman of the Board

Co-Founder & CEO of the Vapor Room Cooperative, Martin has remained steadfastly committed to patients' access to ethically grown and affordable therapeutic cannabis since first opening the VRC in 2003. He proudly served as Medical Cannabis Dispensary Representative on the 2010 San Francisco Medical Cannabis Task Force. He has over fourteen years of cannabis activism, dispensary operations, and medical cannabis industry experience.

## **Shocka Toldon** – Operations Director

Co-Founder & Operations Manager of the VRC. Shocka has maintained effective across the board operations of the VRC since its inception. Starting off as one of our best security hosts, he worked his way up to Operations Director with dedication, hard work, and loyalty. He has over fourteen years of cannabis activism, dispensary operations, and medical cannabis industry experience.

## Carson Higby-Flowers – Inventory Director

Quality Assurance, Purchasing Manager. Carson has been involved in various aspects of the therapeutic cannabis movement since 2003. His experiences have taken him from the front line, gathering ballot signatures to behind the counters of some of the most reputable dispensaries in the Bay Area. We are proud to have him on board as part of our Management Team.

#### **Stephanie Tucker** – Communications Director, Board Member

Community Liaison & Member Services Coordinator. Stephanie has effectively handled our community outreach efforts since 2005. Her charm, commitment, and experience working with neighbors, activists, and City Hall have proven time and again to be of substantial value to our carrying out our mission. She has over twelve years of cannabis activism, patient relations, and industry experience.

## *Tina Gordon – Creative Director, Board Member*

Creative Consultant, Media Arts, Sustainable Cultivation Consultant. Tina has over eight years experience as Director of Serendipity Cannabis Collective, and is an outspoken advocate for providing sun grown, organic medicine that is sustainably cultivated to medical cannabis patients.

## Patrick Goggin – Chief Legal Counsel

Patrick began working on medical cannabis regulation in San Francisco in 2005 when the City commenced its regulation of dispensaries. Since then, he has represented clients throughout Northern California on compliance issues and permitting of all facets of medical cannabis activity. He served on San Francisco's Medical Cannabis Task Force from 2010-11 and runs a solo practice continuing to advise clients on all forms of cannabis compliance. With a long history of litigating, Patrick is a trained mediator and has a respected reputation as a dispute resolution specialist.

2. Specific factors which contribute to the compatibility and appropriateness of the Medical Cannabis Dispensary with the immediate neighborhood and broader City environment; After many months of searching for an appropriate, compliant location with a willing and understanding property owner, we finally found the ideal Civic Center location for us bordering the Mid-Market, Tenderloin, and SOMA Districts. Nestled into a community in transition at 79 Ninth Street, our proposed location is ideal for our core members located in the area, whether commuting in for work or living nearby.

This proposed location is appropriate for our MCD for a number of reasons:

- The Tenderloin and Mid-Market Districts are an often under-served community comprised mostly of low and fixed income residents, seniors, disabled citizens, and U.S. Veterans. These individuals are the core community needing safe, affordable, and compassionate access to medical cannabis that we have prioritized serving since we were founded.
- The Tom Waddell Clinic is within a short walking distance from our proposed location, which is ideal for low income and mobility challenged members seeking relief after medical treatments there as well as other nearby clinics.
- California Pacific Medical Center is currently building two state of the art healthcare facilities less than a mile away at Geary and Van Ness Boulevards. The twelve-story hospital will feature cardiology, oncology, transplant, and emergency care departments. An adjacent nine-story medical office building will provide outpatient services for thousands of patients. Our proximity to the Medical Center is very beneficial to hospital patients who use cannabis medicinally as a companion therapy for their treatments, such as chemotherapy and dialysis.
- Saint Francis Memorial Hospital, Golden Gate Urgent Care and Dore Urgent Care Clinic are all nearby medical centers, as are a variety of over 30 health service providers including doctors, therapists, acupuncturists, and treatment centers.
- It is closely located to many non-profit organizations that assist San Francisco's HIV/AIDS community with housing, testing, treatment, and support, such as the AIDS Housing Alliance and the San Francisco AIDS Foundation.
- It is also closely located to non-profit community organizations such as the Larkin Street Young Adult Shelter, Project Open Hand and Shanti Project. The proposed location's close proximity to over 15 MUNI bus lines, as well as

SamTrans and BART, make it ideal for patients utilizing public transportation, particularly disabled and elderly patients who rely solely on public transportation.

- The VRC fits well into the Tenderloin, Mid-Market, and SOMA mixed-use community of businesses and residents including restaurants, boutiques, salons, natural healing shops, and community centers.
- Its close proximity to federally subsidized housing would make the new VRC a convenient location for patients to safely and legally vaporize or ingest their medicine without fear of losing their housing.
- A majority of our menu focuses on providing sustainable, sun grown organic cannabis products for our members. The VRC is committed to offering a comprehensive selection of high quality, organic, sustainably cultivated, and sun grown cannabis products. Cannabis farmed traditionally under full spectrum sunlight, in living soil, with spring and rainwater, and in fresh air provides robust terpene profiles that effectively balance the endocannabinoid system. Organic sun grown cannabis and whole plant derivatives encourage the "entourage" effect that magnifies therapeutic benefits while minimizing potentially negative side-effects of cannabis.
- The Mid-Market, Tenderloin, and SOMA neighborhoods that the proposed location borders are experiencing a significant shift socio-economically in their residents and businesses comprising the local community. As a highly respected and admired dispensary in San Francisco with strong ties and a shared history with the evolution of the City in recent years, the grand re-opening of the VRC will be a uniquely celebratory occasion. As such, we are in an ideal position to create bonds that help unite the diverse groups participating in the local community in positive ways.
- It is in full compliance with the zoning regulations for MCDs in San Francisco.
   Zoning Administrator Scott Sanchez confirmed this in his Letter of Determination for the proposed location issued on April 29th, 2016.

**3.** Neighborhood outreach efforts made and the results/input from those efforts; Based on prior experience at our permitted MCD in the Lower Haight, we expect the result of our planned neighborhood outreach to be overwhelmingly positive. The VRC is collecting signed statements throughout the neighborhood in support of our project. We are organizing a neighborhood meeting and an open house to invite local residents and businesses to meet our team, discuss our presence in the surrounding area, and explore how we can create an added benefit to the community. The neighborhood

#### Vapor Room Cooperative 79 9<sup>th</sup> Street MCD Application *PLANNING DEPARTMENT*

meeting will be held before our Planning Commission Hearing. The open house will be held after the Planning Commission Hearing based on approval, to address any concerns brought up at the Hearing. Our open house will allow neighbors to view our facility after it has been built out before we open, as an opportunity to meet our neighbors and be an inclusive and transparent community member. At our previous location, these open houses yielded great results creating positive, open lines of communication. Neighbors had expressed concerns centering on three key issues impacting most businesses: loitering, illegal parking, and neighborhood safety. After hearing our neighbors speak to these concerns, the VRC worked diligently to address them to everyone's satisfaction.

We addressed our neighbor concerns at our previous location by:

- Maintaining a hotline phone number for neighbors to inform us of any issues.
- Became closely involved with the Lower Haight Residents and Merchants Association.
- Hosted Neighborhood Clean Up Days with volunteers from our staff and membership as well as neighbors eager to get involved.
- Positioned a Security Host outside to ensure safety around our storefront.

Specifically for the proposed location, the VRC will:

- Host open houses and community meetings throughout the year to maintain effective communication with our neighbors.
- Reach out to Supervisor Kim's office and community leaders to identify neighborhood concerns that we may help alleviate.
- Discourage loitering by having staff actively monitor the sidewalks.
- Discourage illegal parking by monitoring the surrounding blocks and refusing service to members who violate parking laws.
- Offer incentives for members that utilize car-free and public transportation methods.
- Maintain a clean and well-lit façade to help beautify the surrounding area.
- Secure the area with surveillance cameras that will help reduce crime in the surrounding area.
- Establish a community hotline phone number enabling neighbors to voice concerns and suggestions anonymously if they so choose.

**4.** Any other circumstances applying to the property involved which you feel support your application; The VRC was a model for MCD self-regulation prior to the enactment of regulations in San Francisco's 2005 Medical Cannabis Act. We strongly advocated for strict regulations and worked closely with our district and nearby supervisors to help craft the City's initial regulations and subsequent amendments. Our move to 79 Ninth

#### Vapor Room Cooperative 79 9<sup>th</sup> Street MCD Application *PLANNING DEPARTMENT*

Street ensures our our survival and that we will continue providing a positive presence and contributions in our neighborhood and the City at large for years to come. Additionally, we will improve our services to our members by offering full wheelchair access and improve the community by creating a beautifully designed facility accentuating the character of the neighborhood. Returning our beloved, legacy dispensary after its unjust, misguided 2012 shut down will bring back a true asset to San Francisco that its residents have sorely missed.

We are committed to improving our new neighborhood by establishing a healthy, safe, and caring community of employees, members, and neighbors. Since its inception in 2004, the VRC has been an active community-supporting organization, not just in the medical cannabis movement but in our neighborhood as well. We will establish a pillar of support for the Mid-Market community, like we did in the Lower Haight, by:

- Working together with Supervisor Kim's office to identify neighborhood support groups that can most benefit from our assistance by making financial donations, providing hands on volunteering, and through other creative and beneficial solutions.
- Communicating with City departments to ensure a safe, well lit, and clean community.
- Organizing quarterly neighborhood clean up days with DPW and our volunteer members.
- Ensuring that the front façade of our building is free of graffiti and blight.
- Commissioning local artists to create attractive murals with the approval of neighboring businesses that would appreciate the beauty and safety that murals provide to the community.
- Holding open houses in our facility to educate the public about medicinal cannabis and the work we do in, and contributions made to, the community.
- Hosting art show openings to showcase young, local artists who are finding it increasingly difficult to afford living and creating important art works in San Francisco.
- Regularly donating money and resources to local charitable organizations in our vicinity.
- Attending various neighborhood meetings with residents, merchants, and city officials.
- Advertising a neighborhood hotline phone number enabling neighbors to voice concerns and suggestions anonymously if they so choose.

## 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 VRC has served patients in San Francisco for over 13 years. We are seeking to reopen in a mixed-use commercial area and thereby enhance the local community of assorted retail and service-oriented (particularly medical) businesses. The VRC actively hires from within the community; many of our members are residents of the area and our members and employees patronize and shop at the varied surrounding businesses. Finally, the previous tenant was unable to renew its lease due to a rental increase thereby creating a vacant space. Thus, we will add a retail use at a location that is in the process of becoming vacant. Our location will create a point of attraction benefiting the neighboring businesses instead of becoming a vacuum for loitering.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; Existing housing and neighborhood character will be conserved and protected by our presence due to the fact that the VRC strives to be welcoming and accessible to a diverse population of members. By providing a welcoming and safe atmosphere, neighbors from all walks of life can commune together in ways they would not at other, more traditional local businesses. We will monitor the immediate area outside our storefront in an attempt to ensure the safety of neighboring residents and merchants and our members. The VRC will proactively maintain communication with local businesses, neighborhood associations, residents, and police, as well as other city departments. The ADA upgrades to the space will allow it to be experienced by individuals previously not able to do so. Finally, the proposed project does not displace any existing housing.

**3.** That the City's supply of affordable housing be preserved and enhanced; The VRC will provide an onsite community room where many member patients who live in federally subsidized public housing can safely and legally medicate (vaporize only) without fear of losing their housing. There will be no adverse affect to the supply of affordable housing.

**4.** That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; As with most mixed-use neighborhoods in San Francisco, SOMA and Mid-Market are challenged to provide enough parking for residents and patrons. The VRC has a strictly enforced parking policy whereby we do not serve patients who double park, block driveways, or otherwise park illegally. The VRC staff will actively monitor the immediate area to prevent illegal parking. Ninth Street is a major thoroughfare frequently used by cars, public transportation, and bicyclists. Bike lanes are provided on nearby Market, Eighth, and Howard Streets. We will encourage

more walking and biking by providing a bike rack for patients to lock their bicycles in front of our proposed location. This area is well served by public transportation. As an added incentive, we will have a program in place to offer discounts to non-car commuters.

**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 first part of this policy is not applicable because we are not proposing a commercial office development. We will enhance opportunities for resident employment by prioritizing hiring within the neighborhood and community.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; Our staff will be CPR/First Aid certified. We follow standard earthquake preparedness procedures and maintain several emergency preparedness kits that include: first aid kits, fire extinguishers, blankets, flashlights, bottled water, food rations, and mechanical generators.

**7.** That landmarks and historic buildings be preserved; The building will be preserved when we upgrade the existing commercial space to current codes, particularly to improve handicapped/ADA access. The space and entries will further enhance the existing building after we restore and finish the façade. The space's interior will be architecturally designed by a professional architect firm and interior designer who will employ quality and aesthetically appropriate materials and colors. The completed work will increase the value of the property both in terms of capital improvements and marketability.

8. That our parks and open space and their access to sunlight and vistas be protected from development; The project will be situated on the ground floor of a 6-story building built in 1912. The resulting tenant improvements will not cast shadows on any parks. The ground floor nature of our establishment will enhance the street experience. No exterior improvements will impair any existing access to sunlight or vistas. By upgrading the commercial space of the building, the classic view of the Ninth Street corridor will be maintained and even improve.



Your Real Estate Consultants For Life

November 1, 2016

Department of Public Health Planning Department San Francisco, California

RE: 79 Ninth Street

To Whom It May Concern:

I hold an ownership interest in Geary-Ninth DE, LLC that owns the real property located at 935 Geary Street. This is to inform you that Gary Sayed is an authorized agent of Geary-Ninth DE, LLC.

Accordingly, Mr. Sayed is authorized to sign on Geary-Ninth DE, LLC's behalf all documentation necessary for The Vapor Room Cooperative's application to operate a medicinal cannabis dispensary at 79 Ninth Street.

Very truly yours,

David Raynal



Your Real Estate Consultants For Life

November 1, 2016

X

Department of Public Health Planning Department San Francisco, California

**RE: 79 Ninth Street, San Francisco** 

To Whom It May Concern:

I am the property manager and the authorized agent for the ownership of the real property located at 79 Ninth Street. In that capacity, I hereby acknowledge support and authorize The Vapor Room Cooperative of San Francisco's permit application for a Medicinal Cannabis Dispensary (MCD) at 79 Ninth Street. The Vapor Room MCD is hereby designated as an authorized agent of the owner for this purpose.

Please feel free to contact me at (415) 640-0964 if you wish to discuss this matter further.

y yours, Gary Saved

933 Geary Street, San Francisco, California 94109 Phone: 415-335-0308

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July 24th, 2017

Planning Commission, Planning Department Staff 1650 Mission Street Suite 400 San Francisco, CA. 94103

Dear Planning Commission and Department Staff,

We understand that at tomorrow's Board of Supervisor's meeting Supervisor Malia Cohen intends to introduce an interim zoning control ordinance that would suspend all pending medical cannabis dispensary ("MCD") applications in the queue. This anticipated action comes on the heels of Supervisor Asha Safai's ordinance moving through the Board that would cap the number of MCD's in District 11 at its current number (3), and last week's Planning Commission meeting when the Commission floated the idea of a citywide moratorium on processing MCD applications until a process is established that vets applicants further.

We are greatly concerned that this action could unjustly result in suspending our long-awaited hearing before the Commission on August 24. Actually, we were initially given a July hearing date that was later pushed back by the Department.

It is critical that you understand our history and the role the Vapor Room Cooperative ("VRC") has played in the City over the past 12+ years. The VRC was the third dispensary to gain Commission approval after the Medical Cannabis Act's ("MCA") passage in 2005 and was the first to win unanimous approval. Additionally, our team's leadership worked with the City for years to to help draft medical cannabis regulations and we established ourselves as a model in the City of a well run, compassionate, professional, and loved by all MCD.

We operated without incident, and improved the relative safety of our surrounding Lower Haight neighborhood, until 2012 when we lost our permitted, compliant and model MCD during the 2011-12 federal crackdown. We tried our hardest to stay open but we, along with others, succumbed to the federal threats rather than risk action against our landlords' property by the feds.

During the 2011-12 federal crackdown, we were given assurances by various department heads at Public Health, Planning, the Mayor's Office, and the Board that the City would aid and assist as best as possible our re-opening after being unjustifiably shuttered\*. Around that time, the Board unanimously gave us a Proclamation Commendation. Now is the time for the City, the Commission, and the Department to honor those assurances. Simply put, we are a valued, known quantity, and legacy MCD that does not fit within the expressed need for the Moratorium by Supervisor Cohen and the Commission.

\*The U.S. Attorney letter sent to our landlord cited the fact that we were within 1,000 feet (over 900 feet) of a playground – a sensitive use not considered under the MCA.





Two years ago, after finally finding what we believed to be a suitable location for our new home, our MCD application at 933 Geary Street was deemed non-compliant only after we had posted our 30-day notice. Apparently, the compliance determination was not completed by Planning staff until that time and resulted in substantial delay and a significant loss of our resources and time.

After the 933 Geary setback, we finally found a suitable, new location and just today posted our 30-day hearing notice while the Department mailed out the 300' radius notice to nearby residents. We have scheduled a Community Meeting for Wednesday, July 26 and sent invitations to all residents and merchants in the same 300' radius that are being sent notifications by the City.

With this latest news, however, we now seek the Commission and Department's support to ensure our proposed project goes before the Commission as scheduled on our calendared date next month. Our goal is to rightfully return as a San Francisco permitted MCD as we envisioned with City agency heads back in 2012 during the federal crackdown.

The timing of the introduction of this sudden moratorium ordinance could directly impact our August 24 hearing before the Commission. We are concerned that, after the ordinance's introduction, the Commission could move to delay all MCD applications while the ordinance is pending hearings and action by the Board. It is important to highlight, however, Planning Code Section 306.7(b) that, in pertinent part, states:

Effect of Interim Zoning Controls Upon Permit Applications. A resolution of the Board of Supervisors or of the Planning Commission imposing interim zoning controls shall set forth the duration of the interim zoning controls.... At any time after the first noticed hearing, in order to insure that the purpose for imposing interim controls is not undermined during the period when their adoption is being considered, the body considering the proposed controls may by resolution issue an order directing the Zoning Administrator, the Director of the Department of Building Inspection, the Board of Appeals, and other permit-issuing and permit-approving agencies to suspend action on applications which propose a use prohibited by the proposed interim controls pending final action on the controls; provided, however, that such order shall not prohibit action on applications which would otherwise be deemed approved during the period of such suspension pursuant to Government Code Sections 65950 - 65957.1.

Our reading of this provision is that, should the Commission stay pending MCD applications while the Board deliberates the moratorium ordinance, that stay would not affect applications filed more than 60 days before Tuesday, at the earliest. Because we filed our application with the Department on March 7, 2017, over four months ago, pursuant to City code, our August 24 hearing should proceed as scheduled. Even if our reading of the code is interpreted differently, our August 24 hearing should still proceed based on our history, stellar track record, and the assurances the City and its agencies made to us in 2012.



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We have worked diligently within the community to raise support for our new MCD location, having met with residents and merchants and garnered hundreds of letters of support and petition signatures to bolster our application hearing next month. We have done our part during the process to see this project through as quickly as possible and have invested significant resources and time.

The Planning Commission spoke of fairness, equity and diversity within the community of MCD stakeholders and operators. It is important to note that Executive Director Martin Olive is a naturalized citizen from Latino descent and has lived in San Francisco for 20 years. Tina Gordon, the Chief Creative Officer is born and raised in San Francisco, is a woman and is of Chinese and Jewish descent. Stephanie Tucker, our Community Outreach Director is also a born and raised San Franciscan, female and of Caribbean and Creole descent. Our hiring pool of potential staff currently consists of 50% African American residents. I can think of no further indication that our MCD will be the exact model of gender and racial diversity that the Planning Commission seeks to see in the City.

In sum, equity, fairness, the code, and due process demand that we be given our August 24 scheduled day at the Planning Commission. Accordingly, we request meetings with the Department and individual Commissioners at your earliest convenience to discuss this serious issue and the pathway to ensuring our hearing proceeds as scheduled.

Thank you in advance for your valuable time and consideration. Sincerely,

Martin Olive President The Vapor Room Cooperative of San Francisco

cc: Patrick D. Goggin, Esq.



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#### VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

Proposal for Medical Cannabis Dispensary 79 9th Street San Francisco, California

August 2017

San Francisco Planning Commission

Case No: 2017-002757DRM Block/Lot: 3701/023

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## 01

# About

The Vapor Room Cooperative (VRC) was founded on the principles of the Compassionate Use Act of California and State Bill SB 420. Our cooperative is committed to serving the wellbeing of our members by advocating for the benefits of responsible, therapeutic cannabis use, offering a variety of health and wellness services, and by being a knowledgeable and compassionate resource for the safe, ethical, and compassionate access to a variety of quality assured cannabis goods.

#### VISION

**The Vapor Room Cooperative** (VRC) embodies the collective vision of a small group of experienced, local medical cannabis activists and cultivators who are dedicated to working progressively and ethically within California's growing medical cannabis industry. The VRC seeks to provide for safe, legal, and holistic access to medicine, health and wellness programs, and quality of life services for qualified patients in San Francisco and the Bay Area.

The patients who use therapeutic cannabis under a physician's recommendation typically do so for a wide variety of illnesses and conditions including but not limited to: anorexia, AIDS/ HIV, arthritis, cancer, colitis, Crohn's disease, epilepsy, fibromyalgia, glaucoma, hepatitis, irritable bowel syndrome, migraines, multiple sclerosis, muscular dystrophy, nausea, pain, paraplegia/ quadriplegia, Parkinson's disease, premenstrual syndrome, seizure disorders, sleep disorders, and withdrawal from other drugs.

The VRC enables patients with these and other conditions to lawfully, safely and securely obtain the very highest quality medical cannabis through a facility that is well-managed, discrete, locallycomposed and locally-focused. The VRC is intricately involved in the fabric of the San Francisco medical cannabis community, and seeks to serve its purpose as a beneficial function of our members needs and the City's requirements for a comprehensive, professional and community minded organization.

Beyond this, the VRC is distinguished by the fullness of its commitment to serving local area nonprofits and the health and wellness community. Rooted in the personal stories of the VRC team members and member-patients, the broad outreach of the VRC's compassionate giving will reach a wide and diverse group, young and old, all deserving.

#### HISTORY

## The VRC was founded in 2004 in San Francisco by a small group of therapeutic cannabis activists

who dedicated themselves to the grassroots movement of cannabis advocacy by providing a compassionate, safe, and comfortable environment for a diverse culture of medical cannabis patients seeking relief for their symptoms while being in a welcoming and comforting community.

We remained at the forefront of premier cannabis providers through the years, being lauded as a model provider in California with our use of modern vaporizer technologies in our welcoming lounge, filled daily with a great group of members from all walks of life. Our beloved Lower Haight location offered a uniquely professional yet comforting atmosphere that was a welcoming environment for patients of all ages and backgrounds, whether they were new to therapeutic cannabis or well versed in its beneficial impact on symptoms of illness and pain.

After our doors originally opened in 2004, we continuously provided compassionate use of our menu free of charge to low and fixed income members. We operated without incident, and improved the relative safety of our surrounding Lower Haight neighborhood, until 2012 when we lost our permitted, compliant and model MCD during the 2011-12 federal crackdown. We tried our hardest to stay open but we, along with others, succumbed to the federal threats rather than risk action against our landlords' property by the feds.

The VRC staff is well known for setting the standard for friendly, knowledgeable and caring service to our members. Our knowledgeable staff has years of experience working with a widely diverse population of medical cannabis patients from all walks of life. We have provided years of service in a uniquely professional yet comforting atmosphere that is a welcoming environment for patients, whether they are new to therapeutic cannabis or well versed in its beneficial impact on symptoms of illness and pain.

Significantly, our leadership was closely involved with the Board of Supervisors and Department of Public Health in helping to draft the 2005 Medical Cannabis Act of San Francisco that permits and regulates dispensaries in the City. Several members of our management team also served on San Francisco's Medical Cannabis Task Force from 2010-2012.

#### **CORE VALUES**

The Vapor Room Cooperative believes in the inherent physical, emotional, and social healing properties of cannabis and is a firm supporter of the Compassionate Use Act of California. Our core values are based on these beliefs and are represented below:

**COMPASSION** The VRC is governed by compassion for its members. Everything we do must pass the test of providing meaningful benefit to our members and the community

**QUALITY** We strive to ensure exceptional quality of our products and services as well as on our business operations.

**LOCAL FOCUS** The VRC intends to be an exemplary neighborhood partner and a strong advocate for locally focused civic and community engagement.

**COMMUNITY** The VRC recognizes its role as a legacy MCD often looked to as a role model for other dispensaries, and that we must function as a productive participant within the

larger medical cannabis advocacy community.

**SERVICE** We operate to be of beneficial service to our members, the community, and the local organizations in our Community Benefit Program.

**SAFETY** Safety is a value we apply to our products, services offered, facility and every aspect of our operations.

**COMPLIANCE** We strive with the assistance of our legal team to properly interpret and integrate state and local laws regarding therapeutic cannabis on behalf of our members.

**TRANSPARENCY** The VRC will operate transparently at all levels. This includes providing members clarity on the source and quality of products in our inventory, reporting on our work with local nonprofits, and sharing best operational business practices with our colleagues.

**DIVERSITY** The VRC places a strong emphasis on ensuring diversity throughout our operations. Our leadership team is comprised of a balanced demographic cross section of gender, ethnicity, and capabilities. We are an equal opportunity employer and will proactively create opportunities for diverse populations to be gainfully employed.

**ACCESSIBILITY** Our proposed location complies with all New Construction ADA requirements set forth by the City. We will ensure accessibility for all our members.

## While focused on being a positive influence in our patient's lives, we strive to be a positive influence in our local community.

While focused on being a positive influence in our patient's lives, we also strive to be a positive influence in our local community. Over the years, the Vapor Room Cooperative has significantly developed its community outreach efforts One exciting component of the outreach is our Community Alliance Program. This program's purpose is to create and nurture relationships with neighborhood and citywide organizations and programs. By working with these organizations through volunteer and monetary donations we engage in implementing positive solutions to the Mid-Market and SOMA Districts many unique issues. In addition to making regular monetary donations to Alliance members throughout the year, we collaborate with them on our general outreach efforts, promote their events, recruit volunteers and share resources.

Funds generated beyond the required amount for operation of the Vapor Room Cooperative will be donated to local and relevant charity groups and non-profit organizations. At our previous location, we gave generous donations on a regular basis to local youth and community groups including After School Programs and Summer Camps for children. In addition to monetary donations, we also donated art supplies to local children's groups, food to local food banks, and compassionate medical cannabis to hospices for non-ambulatory and terminally ill patients. We are excited to continue expanding our charitable donation program.

#### A list of charities we have donated to include:

- SF Police Officer's Association
- SFPD Literacy Outreach Fund
- SF Fireman's Charity Fund
- Project Safety Network
- SF Connect
- Project Open Hand
- Lower Haight Merchants and Residents
   Association
- Maitri Compassionate Care AIDS Residency
  Hospice
- Hayes Valley Community Center
- SF AIDS Foundation
- African American Cultural Center
- Americans for Safe Access
- Axis of Love SF

## At our previous Lower Haight location, VRC Staff had

established a friendly, first name basis relationship with dozens of our neighbors, including the tenants of our building. Our past community outreach efforts are summarized below and we plan to continue our goals of being an inclusive, supportive and positive neighbor in our community. Examples of our commitment to our community include having:

• Hosted open house events to show our neighbors our clean, comfortable facility, and what a typical day at the Vapor Room Cooperative is like. These open houses gave us the opportunity to hear first-hand our neighbors opinions, suggestions and comments. We were well received by many residents who found the open house events educational and demystifying. The most recent open house was well reviewed by the Northern Panhandle Newsletter.

• Hosted many individual visits for interested persons including journalists, medical researchers and community leaders.

• Consistently donated to several local, neighborhood based nonprofits and children's groups that provide after school activities, summer camps, educational field trips and arts and crafts supplies. Worked diligently with the Lower Haight Merchants and Residents Association to advocate public safety.

• Worked diligently with the Lower Haight Merchants and Neighbors Association to advocate public safety.

• Worked actively with police captains from both the Northern and Park stations and having open communication with local beat officers.

• Organized neighborhood clean-up days.

• Worked with the Lower Haight Merchants and Neighbors Association and the Department of Water and Power to create more lighting and place more trash cans into the neighborhood

• Monitoring double parking violators and driveway blocking on our block, regardless of the fact that much of the nuisance was attributed to other businesses.

#### ACCOMPLISHMENTS

## Since our founding in 2004, the Vapor Room Cooperative...

• Was the first Medical Cannabis Dispensary (MCD) to submit our self-regulation guidelines to the City of San Francisco prior to the 2005 Medical Cannabis Act (MCA)

• Was the first MCD to propose to the City our operational standards for the San Francisco MCD community.

Was the first MCD to create a Community
 Outreach Liaison position which was later
 adapted as a requirement for MCD applications.

• Co-founded the Lower Haight Merchants and Neighbors Association.

• Was a founding sponsor of Americans for Safe Access (ASA).

 Received numerous awards and certificates from ASA and Axis of Love SF for our compassionate service.

• Created a Community Outreach Program which included a 24-hour phone hotline and email address to allow our neighbors to provide comments, suggestions and concerns.

 Was the first MCD to host City Council
 Members from other cities as a way to tour and view a model dispensary. Cities included Daly
 City, Amsterdam and Berlin. • Was one of the first MCDs to promote the use of CBD as an alternative cannabinoid for health and wellness.

Was featured in San Francisco Chronicle
Magazine (April 2007) and was noted as the model to which all MCDs should aspire to.
Was awarded the reader voted "Best Cannabis
Club" in the SF Bay Guardian 2005 and SF
Weekly 2006 (the first time this category was offered by both publications).

• Was a founding member and sat on the board of directors for the National Cannabis Industry Association (NCIA).

• Was the third applicant MCD to gain approval for a permit to operate in San Francisco and the first to do so with a unanimous vote from the San Francisco Planning Commission.

• Received a Proclamation Commendation from the City of San Francisco signed by the Board of Supervisors in 2012.

 Was an active contributing participant in the drafting and passage of the 2007 San Francisco Medical Cannabis Act (MCA).

# 02

# Leadership Team

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### LEADERSHIP TEAM

### Martin Olive Chief Executive Officer

Martin Olive got involved in the medical cannabis movement in 2001 when he began an entry-level volunteer position at one of the first dispensaries to open in San Francisco. He was able to work his way through every aspect of operating a medical cannabis dispensary and quickly recognized the potential benefits an MCD can, and does, offer its community, patients, and neighbors. Martin saw first-hand what it means to provide patients with safe access to medical cannabis as well as peer counseling, activist education, and a warm, welcoming smile to the low-income, disabled, terminally ill, and otherwise marginalized members of our society. He has never felt more emotionally and spiritually rewarded in all his years of working in various fields and careers than when he is helping patients.

Shortly thereafter, with the help of a small group of compassionate friends, Martin opened the Vapor Room Cooperative (VRC) in the Lower Haight, San Francisco. From its inception, the VRC has excelled in honoring the ethics and compassion that are the founding principles of the therapeutic cannabis movement. The VRC became one of California's most highly respected and award-winning MCDs by creating an atmosphere of healing, compassion, community, and comfort in which it offers a variety of compassion programs and member services. Operating the Vapor Room Cooperative has truly been a great blessing for which Martin is continually grateful and strives to honor and cultivate.

While developing the Vapor Room Herbal Center's transition into the Vapor Room Cooperative, Martin had the opportunity to work closely with local activists and Supervisor Ross Mirkarimi's office to help draft the foundations of the Medical Cannabis Act of 2005 (MCA), the first of its kind for comprehensive city regulations permitting MCDs. Immediately after the passage of the MCA, he led the application process to obtain a San Francisco MCD permit for the VRC, with the full support of neighbors, members, local hospices, and advocacy groups. The VRC received unanimous approval from the SF Planning Commission and were granted approval by the SF MOD, DBI, and DPH to open its doors as a fully permitted, compliant medical cannabis dispensary.

In 2009, Martin had the honor of serving on the Medical Cannabis Working Group as well as its subcommittee on cultivation. In these roles, he had the opportunity to further assist colleagues and the City of San Francisco in creating comprehensive guidelines and recommendations that continue to strengthen the best practices of the medical cannabis industry. His role within the City transitioned into being elected by his Working Group colleagues and the San Francisco Board of Supervisor's Rules Committee to the Medical Cannabis Dispensary Representative Seat on the San Francisco Medical Cannabis Task Force from 2010 to 2012.

In 2012, the VRC was compelled to close after significant, unjustified federal interference during the statewide crackdown on medical cannabis dispensaries. After a long recovery from a major medical issue, Martin has applied to reopen the Vapor Room Cooperative in San Francisco as a new Medical Cannabis Dispensary at 79 9th Street.

### Tina Gordon Chief Cultivation Officer

Tina Gordon is a traditional cannabis farmer and advocate for increased access to healthy medicine produced in alignment with nature. After relocating from San Francisco to southern Humboldt County in 2007, she was awakened to the healing properties of clean air, fresh water and farmgrown food, and this transformation informed the development of her philosophical approach to farming. Cannabis cultivation has allowed her to share the benefits of a harmonious relationship with the environment as well as providing a platform to help others learn valuable skills.

Since founding Moon Made Farms in 2009, Tina has specialized in using organic methods to produce sungrown CBD-rich flowers, along with cultivars with balanced ratios of CBD and THC, in order to harness the full healing potential of cannabis. This medicine has been provided directly to patients through Serendipity Collective, which Tina also established in 2009. During this time, it has become evident that San Francisco dispensaries offer extremely limited access to traditionally farmed sungrown cannabis and cannabis-derived products and CBD rich strains.

Most recently, Tina's dedication to the organic sungrown movement led her to become a founding board member of the International Cannabis Farmers Association, whose mission is to empower traditional cannabis farmers through research, education, information, and advocacy.

Prior to cultivating cannabis, Tina worked as a producer, documentary filmmaker, event promoter, and musician, with an emphasis on underground, alternative subcultures. Born and raised in the Inner Sunset by a unique pair of freethinkers, Tina grew up during a progressive time that shaped her values and informed her worldview. She spent 15 years recording, touring, and producing events for local San Francisco bands including Night After Night and Lost Goat, and she is currently the drummer for AC/DSHE, an all-female tribute band to AC/DC. As a workshop facilitator for ACCESSF, the community access television station at Market and Valencia Streets, Tina taught people how to tell their stories more effectively.

Tina produced and directed a documentary about the life of her dear friend and mentor Joani Hannan, a cannabis farmer, jazz drummer, and LGBTQ pioneer. "Joani: Queen of the Paradiddle" was completed in 2015, and has since screened at 14 film festivals worldwide, winning Audience Awards and Official Selections.

#### LEADERSHIP TEAM (CONTINUED)

In all of her creative projects, Tina has endeavored to empower the self-expression of those who are

underrepresented or marginalized. She now brings that focus to the traditional cannabis farming community, and soon the retail market, with a desire to dignify the efforts of the pioneers who built this historic movement.

# Patrick Goggin General Counsel

Patrick Goggin has waged battle on the front lines of industrial hemp and general cannabis reform for two decades. Based in San Francisco, he served as co-counsel in the seminal HIA v. DEA cases in the early 2000s. Later, Mr. Goggin led the industry effort with Senator Mark Leno in 2013 to finally pass California's Industrial Hemp Farming Act after three vetoes. Presently, Mr. Goggin sits on Vote Hemp's board and is working to implement hemp farming in California. He is of counsel to Hoban Law Group out of Denver, Colorado and runs a solo practice continuing to advise clients on all forms of cannabis compliance. With a long history of litigating, Mr. Goggin is a trained mediator and has a respected reputation as a dispute resolution specialist.

## Stephanie Tucker Community Affairs Director

Stephanie Tucker was born and raised in San Francisco, and has effectively led our project management, community outreach, member services, and public policy efforts since 2005. Her charm, commitment, and experience working with neighbors, activists, and City Hall have proven time and again to be of substantial value and help in carrying out our mission. Stephanie has worked as a legislative aide to two San Francisco supervisors, has over 12 years of experience with cannabis policy, activism, patient relations, and industry experience. She was also the co-founder of the San Francisco Late Night Coalition PAC. Under her leadership she created the political will and legislative agenda for the Entertainment Commission. Stephanie was a founding member of the San Francisco medical cannabis two year working group and served on the Medical Cannabis Task Force for three years; she was unanimously chosen by her peers to act as the Task Force spokesperson. In her capacity as spokesperson, Stephanie spoke on behalf of the City and County of San Francisco on issues related to cannabis.

## Carson Higby-Flowers Inventory Manager

Carson Higby-Flowers began working for cannabis reform with the Marijuana Policy Project (MPP) in 2003. He continued for 2 years working on statewide medical cannabis campaigns in Arkansas, Nevada and Oregon. In 2005, he moved to Oakland to work with Richard Lee, running the Oaksterdam Gift Shop, Oaksterdam News, and was influential in the creation of Oaksterdam University. Carson was hired as a manager at the Divinity Tree in San Francisco for over 3 years, until it was closed down by the Federal Government during the 2011-2012 federal crackdown which also shuttered the Vapor Room Cooperative. In 2012, Harborside Health Center hired Carson to work in the front of house. He spent over 3 years working in different departments and was a part of the initial delivery team that covered all of the Bay Area, a first of its kind. He then was hired by Medithrive in San Francisco to help oversee their re-branding and event planning. Carson joined Vapor Room Cooperative in November of 2016. Carson has a diverse and unique legacy in the cannabis community and believes his network and experience will be a great asset in helping the Vapor Room Cooperative return to its full potential.

# Shocka Toldon Operations Manager

Shocka Toldon is a Co-Founder and Operations Manager of the Vapor Room Cooperative. He has over thirteen years of medical cannabis dispensary operations experience having remained committed to the successful operations of the VRC from day one. Shocka has held positions in every department of our operations. He initially started as a Door Host/Security Staff in our during our first year, was quickly promoted to Cannabis Consultant and then moved on to become Shift Manager and is eager to utilize his expertise in running our Operations at the new facility. This unique type of experience earned by spending time working all aspects of the daily operations will serve him well in understanding the various needs of each position and how to mesh them effectively to create a positive environment.

# 03

# **Proposed Location** at 79 9th Street

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### DESCRIPTION

# The location for our proposed medical cannabis dispensary is a 690 sq.ft commercial storefront on the ground floor of a six story residential building.

The building is beautifully designed with pillars across the frontage that is an age eligible, though not protected, historic status site. Our plans preserve the historic nature of the facade and comply fully with the Planning Department's preservation requirements and suggestions as well as CEQA Historical Review requirements.

The location has been vacant since the beginning of 2017 after the previous tenant was unable to renew its lease. Our proposed MCD will place the storefront back in active use, revitalize the interior space, and preserve the exterior while improving sidewalk cleanliness. Our goal is to respect the historic fabric of the building's existing ground floor storefront.

#### SECURITY STRATEGY

**Our philosophy** in regards to maintaining a secure, yet welcoming, facility is to offer an environment where people feel comfortable; where there is a sturdy foundation of professionalism, accountability, and checks and balances. Our inventory will be displayed behind secured, clear glass panels in custom-made, modular boxes that will be removed and stored in the vault room during closed hours. Door hosts will be trained in effective conflict resolution techniques to best mitigate potential issues in a friendly, but firm manner.

Our goal is to have all aspects of our security strategy appear subtle but safe thereby avoiding an overly assertive approach. We opt instead for a friendly but firm, strong, and silent approach to addressing the public, cooperative members, and staff. With nine years of previous operational experience in the Lower Haight, we have learned real world techniques for maintaining a safe, secure presence in the neighborhood.

We have met with professional security consultant, Cairns Group Security Services, to advise us in designing a safe, secure, and well lit facility. They have also provided us with operational recommendations ensuring the safety of our members, staff, and neighbors is protected by mitigating risk factors to the lowest level possible. Our plan incorporates the recommendations outlined below.

#### CAIRNS GROUP SECURITY RECOMMENDATIONS

The Cairns Group Inc. recommends the following Crime Prevention Through Environmental Design (CPTED) concepts for consideration and implementation. The Cairns Group Inc. is a trained and certified CPTED security advisor. The CPTED process seeks to reduce the fear and incidents of crime by manipulating the built and physical environments within a community. CPTED's philosophy focuses on three crime prevention strategies to improve quality of life issues. These strategies are Natural Access, Natural Surveillance and Territorial Reinforcement. Natural Access deals with controlling the movement of individuals onto a business / property site. The existing physical environment along with defined walkways, entrances, exits and driveways combined with landscaping, fencing and signage are methods that can be employed to accomplish control.

Natural Surveillance allows a business to use good visibility to deter crime. Most common criminals rely on concealment and the ability to remain anonymous as they commit their crimes. Businesses that provide this type of environment are more appealing and prone to being target selected. When a property and businesses allow for surveillance by pedestrian foot and vehicular traffic, they ultimately benefit from the enhanced security.

Territorial Reinforcement helps define the ownership of a property by defining public and private

#### **SECURITY STRATEGY (CONTINUED)**

space use. Properties that let the user know what is public and private use send out a clear message of ownership. When a property site is maintained and defined properly, the individual user understands certain activities will not be allowed.

The CPTED process addresses crime in its earliest stages as it proactively fights the causation. Crime prevention strategies can then be employed more effectively in the architectural design and planning phases of a business development. The following site security survey identifies and addresses safety concerns, security measures, risk assessment, proposed policies, procedures, practices and physical improvements.

#### ADDRESSING

• An illuminated street address should be attached which incorporates a prominent view of the property address. It should be illuminated during the hours of darkness and positioned so as to be readily readable from the street.

• The attached property numbers should be 12" in height and affixed at a clearly visible location unobstructed by tree lines, bushes or other obstructions.

• The property numbers should be painted at the curb line and maintained to be clearly readable to passing vehicular traffic.

#### LIGHTING

• Adequate lighting of the driveway, sidewalks, recesses and grounds contiguous to the business shall be provided with enough lighting of sufficient wattage to provide adequate illumination to make clearly visible the presence of any persons on or about the premises during the hours of darkness and provide a safe and secure environment.

• Transitional lighting should be incorporated into the design of the exterior areas of the business so as to maintain aesthetics while also providing proper illumination for security reasons.

• Direct lighting activated with motion sensors should be used in recessed areas such as walkways that access the property. The lighting should illuminate all, sidewalks, entrances and passageways

• Lighting fixtures should be high enough not to be tampered with or deactivated.

• Lights with motion sensors and timers are recommended for both the interior and exterior of the business. Weekly lighting surveys should be conducted by store management and documented as such.

• All exterior doors shall have their own light source which will adequately illuminate entry/exit areas at all hours in order to: 1) Make any person on the premises clearly visible and 2) Provide adequate illumination for persons entering and exiting the building.

• Exterior lighting sources to consider: Incandescent lighting, Florescent lighting, Mercury vapor lighting, Sodium vapor lighting and Metal Halide lighting. Metal Halide lighting is recommended for the exterior rear lot and driveway. Lighting uniformity is necessary to maintain a consistent level of light illuminating an area.

• Lighting Trespass is a consideration for neighbors. Light directionals will be used to prevent light pollution from spilling over into the neighbors property.

• Lighting Controls used: Interval timer (allows lights to be turned off automatically after a preset time), Motion Detector (infrared sensors detect motion from an infrared source and are the best for outdoor use), Photosensor (are used typically to operate outdoor lights from dusk til dawn or reduced lighting during the day) and a timer clock (used to switch lights on at designated times).

#### LANDSCAPING

• Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Planters with shrubs and bushes should be maintained at waist level height in order to create a visible and defensible space. Plants and shrubs with edges and thorns should be used to prevent tampering. Defensible Plants or Barrier Plants may be considered for the rear lot fences and below windows, such as Fire Horn, Pyracantha, Holly and Roses. \*We will focus on drought resistant cacti as a design and security element.

• Seating benches on the exterior of the business should be avoided.

#### DOORS / GATES / WINDOWS ACCESS CONTROL

• Doors should have adequate security hardware, such as deadbolt locks, should be installed. All glass, if any should be secured with a key only deadbolt lock (non-latch or knob type).

• Deadbolt locks shall be of a type whose deadbolt and deadlocking latch can be retracted by a single action of the inside door knob/ lever or turn-piece.

• Overhead roll-up doors, recommended for the interior front door, shall be secured from the inside by a cylinder lock or padlock, which cannot be defeated from outside the door.

• Any large or display type windows, and any window accessible from the side and rear, but not •

visible from the street, shall consist of rated burglary-resistant glazing or its equivalent. The type that attaches to the window frame is recommended.

• Exterior rooftop ladders should be eliminated or incorporated into the interior design.

• All air duct or air vent openings exceeding 8" by 12" on the rooftop or exterior walls of the building shall be secured by means of: Iron bars of at least one half inch diameter, or flat steel bars of at least one quarter inch width, spaced no more than five inches and securely fastened. Grill of at least one eighth inch steel and two inch mesh. If the barrier is on the outside, it shall be secured with galvanized rounded-head, flush bolts of at least 3/8" diameter.

• Whenever possible, open fencing design such as wrought iron, tubular steel, or densely linked and heavy-posted chain link should be utilized in order to maximize natural surveillance while establishing territoriality.

#### LINE OF SIGHT/ NATURAL SURVEILLANCE

• Wide angle peepholes should be incorporated into the store office door.

• Trash enclosure area should be open and visible so as not to provide concealment of persons.

• Other line of sight obstructions including recessed doorways and alcoves should be illuminated (fixed and motion sensors) and clearly visible upon approach.

• Two way mirror used at the store office should be inconspicuous and remain free from obstruction. CCTV surveillance camera should be considered at this location to monitor approach to the office door.

#### SECURITY SYSTEMS

• Silent and audible alarm systems should be installed throughout.

• Alarmed areas should include, perimeter access for the main areas, exterior access to facility, window breakage, interior motion alarms, safe / vault access alarms, hold up and panic alarms. Alarms should be monitored 24 hours a day with a fire and medical alarm component. Vendor non-specific.

• CCTV Cameras should be installed and monitored from several locations within the business such as the reception desk, main office and other applicable locations. A secure password protected offsite server should record the activities on a continuous loop for the minimum of ten days so as to save any incidents or recordings for later review. • Areas of coverage for the CCTV should be the main entrance, fence-line, perimeter areas, storefront, and adjacent sidewalk. Rights of privacy should be considered upon placement

#### MISCELLANEOUS

• File an emergency notification contact form with SFPD and SFFD.

• Secure all tools (metal objects) and debris from the exterior of premises daily.

• Replace and rekey all locks and combination locks. No electronic codes similar to previous codes should be used.

• Signage in compliance with City regulations restricting trespassing, soliciting and loitering should be placed at entrance. Signs should be of a uniform nature, with a white background and two inch solid black lettering making reference to all municipal and state applicable laws.

• Video surveillance signage should be placed at the entrance to the premises.

• A Convex mirror should be installed at the corners of the building to provide better visibility to sidewalk from the entrance.

• All trash receptacles should have Waste Management approved padlocks. Receptacles should be made available only on the day of scheduled pickup.

• Staff (security personnel) and ambassadors should be positioned in an area of the main lobby where they can not only monitor subjects entering and exiting the building but can survey the facility and the restroom at all times.

• Robbery prevention techniques: measuring gauge (suspect height) at all exits monitored by CCTV, time lock safes, alarm decals, money drop decals, ATM machine for customers only (not for public use) and CCTV.

#### CONDITIONAL USE ITEMS

• On site identifiable staff during business hours and while employees onsite (before open and close). Staff to be trained in CPR, First Aid, AED, emergency response procedures including evacuation of disabled patrons.

• Store hours recommended to be 0900 hours to 2100 hours.

- Armored transports of money collection.
- Discreet and secure delivery of stock (varying schedule).

- Additional security staff for hi-volume days or special community events.
- Card key access should be polled routinely to ensure employee compliance.

• Required money drop by store employees (hourly or on dollar amount).No visible obstructions within the store or at street side windows (signs, posters, etc.). User friendly design that allows for open space and access promotes a more positive flow of energy and ADA compliance.

• Develop and implement written policies related to safety and security, emergency procedures, workplace violence, sexual harassment, policy on employment and on-going continuous developmental training.

#### ACCESSIBILITY STANDARDS

Given that ADA accessibility compliance is a requirement of the Planning Department for MCD applications and the project budget is well below the current threshold, a significant portion of the construction budget is the direct result of addressing accessibility issues, mostly to the shared washroom of the space. VRC will comply with the wishes of the various departments by providing complete wheelchair accessibility at the level required for new construction (CBC Chapter 11B) by:

Access for Group M Occupancies, General sales, display and office areas, together with related toilet room will be made accessible. Employee work areas will be sized to provide access to employees in wheelchairs, the check stand will be wheelchair accessible, circulation aisles will be sized accordingly, and the storage cabinets will also comply.

Facility Accessibility (CBC Section 11B, Division): The existing primary entrance to the facility fully complies with respect to clearances, door width, level landings, etc. An accessible route of travel from public transportation stops, accessible public parking, accessible public passenger loading zones, and public streets and sidewalks is currently provided.

Toilet Facilities (CBC Section 11B-603) will be upgraded to comply. The existing unisex restroom does not comply and can not readily be made to comply without significant reconfiguration. The design of the new unisex restroom fully complies with Chapter 11 with respect to clearances, mounting heights, grab bars, lavatory and accessories. Providing an additional restroom for opposite sexes will create an undue hardship both physically and financially.

Space allowances and reach ranges (CBC Section 11B Division 3) will be considered when designing the work surfaces.

The tables and counters will be 28 to 34 inches high.

Access to Employee Areas, Ground Floor Surfaces, and Ground Floor Storage will comply as mentioned above.

Division 2, Accessibility for Existing Buildings and facilities will comply to the extent feasible. All relative clearances as illustrated in the diagrams at the rear of Chapter 11B will be incorporated into the design of the new Tenant Improvements. Over 25% of the proposed budget is the result of bringing the existing space into ADA compliance. For this reason, priority has been given to the following elements in order of importance (11B-202.):

1.1- Entrance is accessible.

**1.2-** An accessible route to altered areas will be maintained throughout.

**1.3-** The existing unisex restroom will be upgraded to comply (an additional restroom will not be provided)

**1.4-** Given the nature of the MCD, it is not desirable to have a public telephone on premises (public pay phones are available within 250' of the property)

**1.5-** Due to the desire for bottled drinking water on premises, we will provide it upon request. Drinking fountains will not be installed due to limited space size and budget constraints.

**1.6-** Additional requirements including off-street parking (not required or provided), alarms and storage will be addressed as best as practicable.

# Schematics

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### **RENDERING #1 : VIEW FROM ENTRANCE**



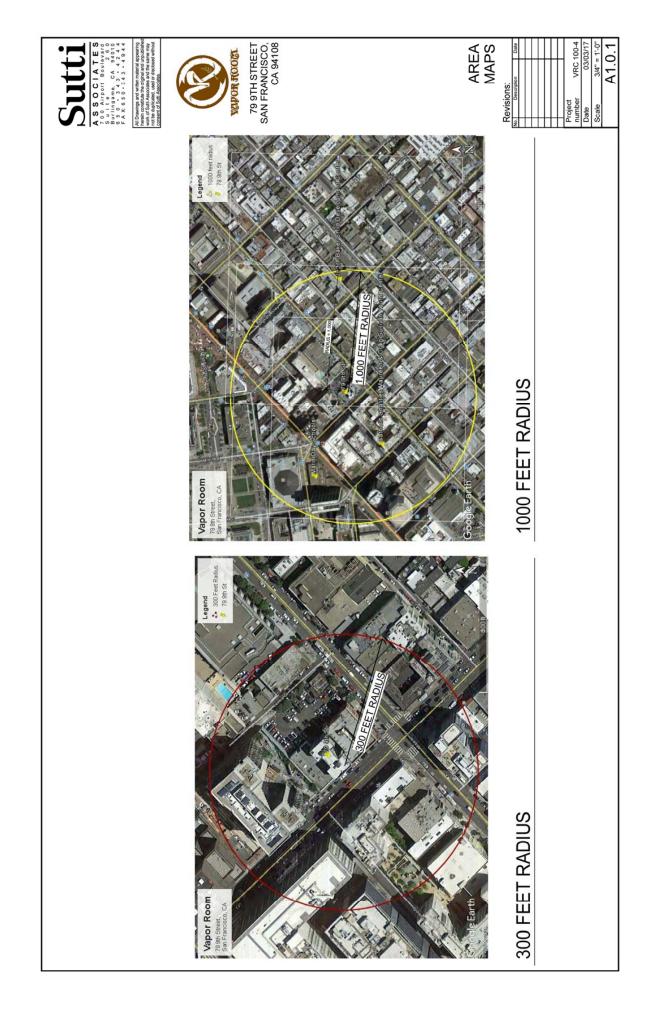
### **RENDERING #2 : VIEW LOOKING TOWARDS EXIT**



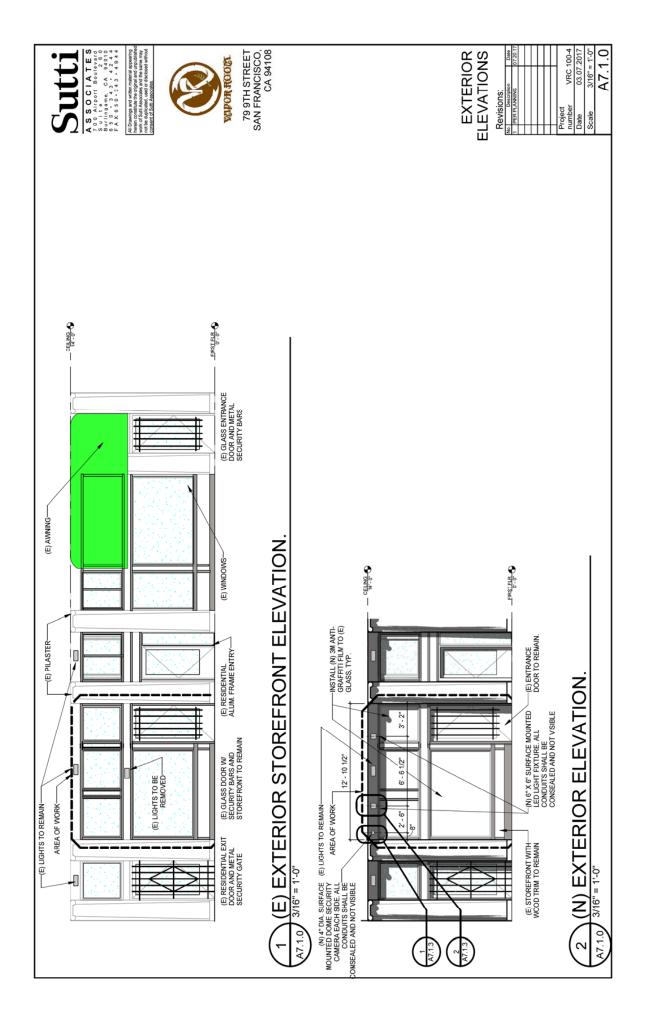
RENDERING #3 : VIEW FROM SALES AREA

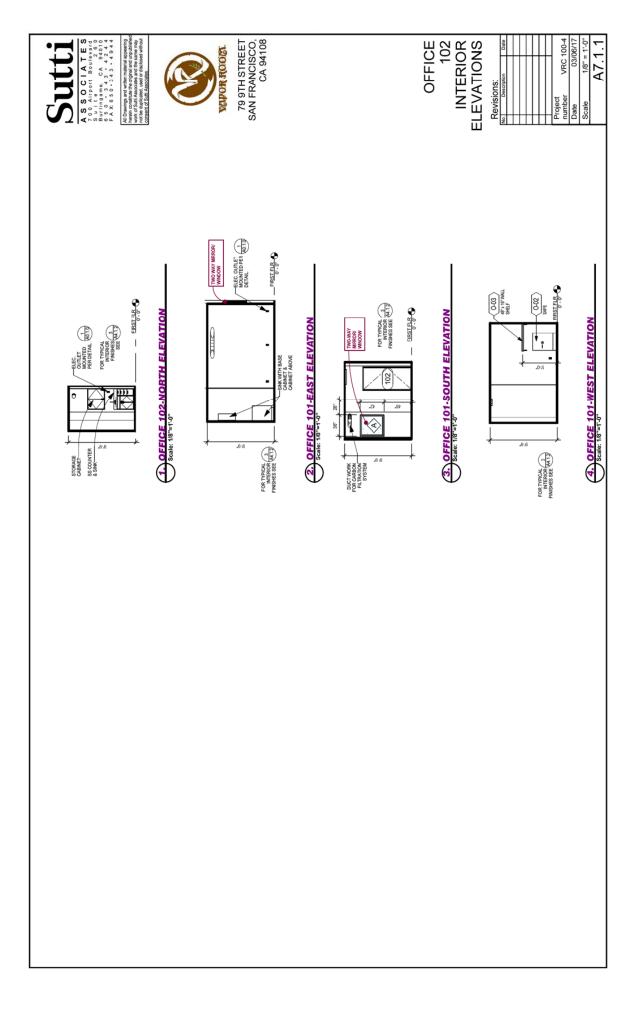


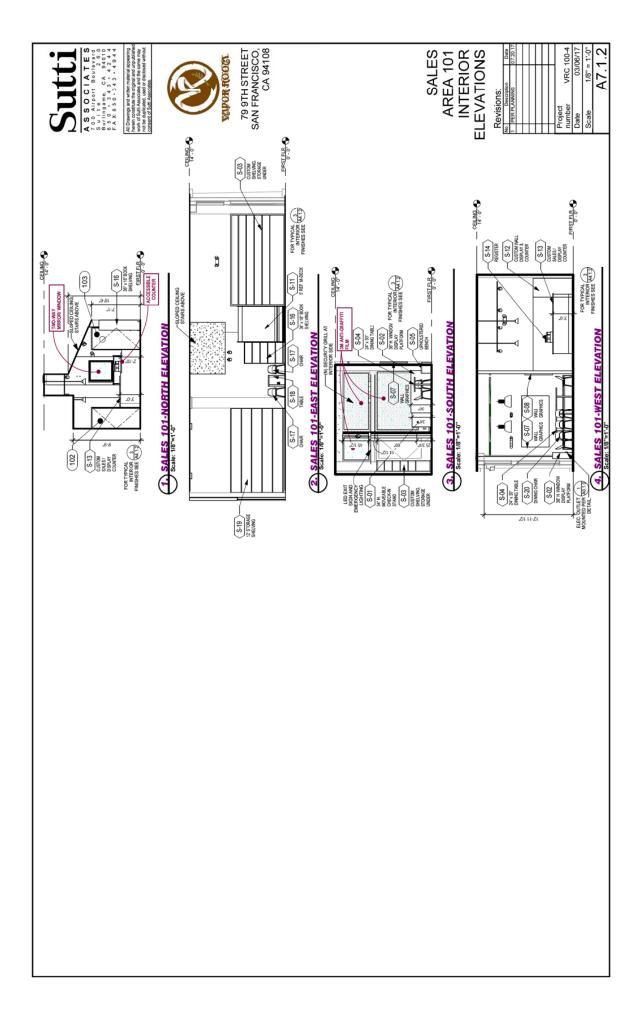
#### **RENDERING #4 : VIEW FROM OUTSIDE OF OFFICE LOOKING INTO SALES AREA**

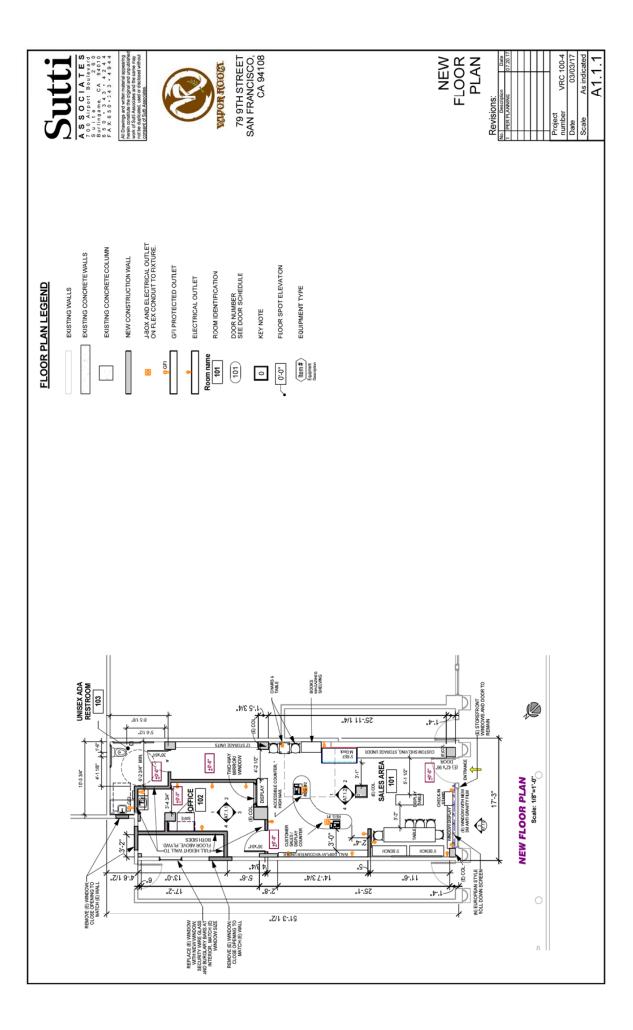


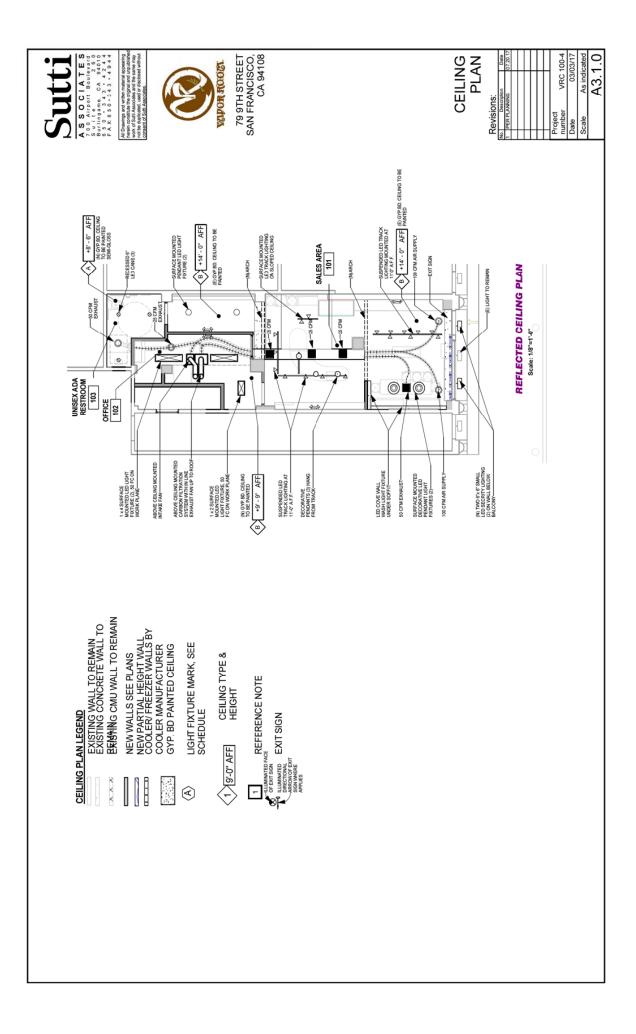


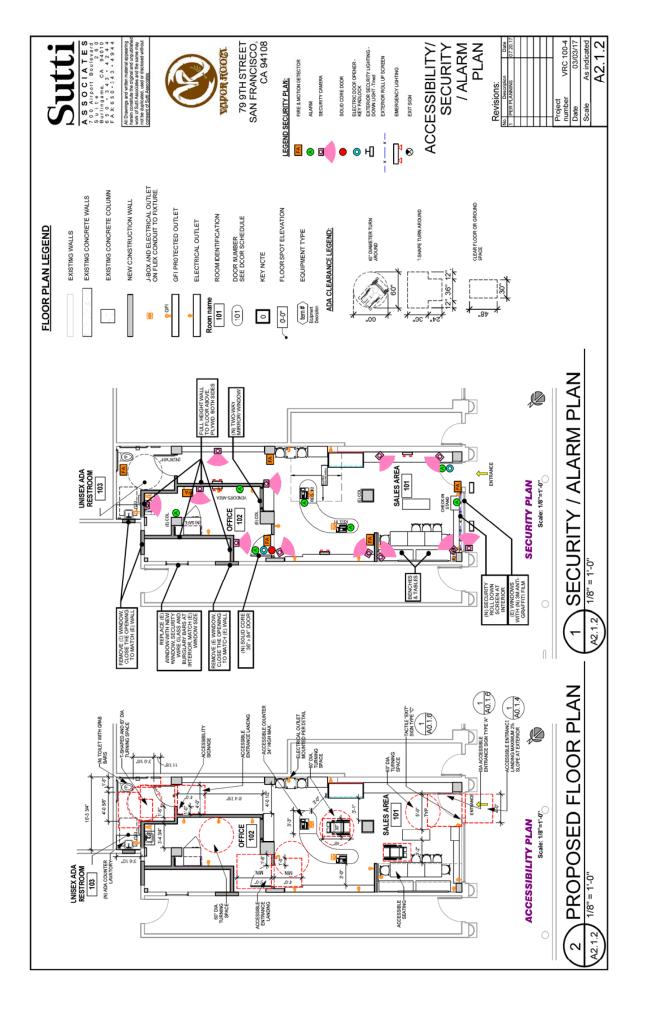
















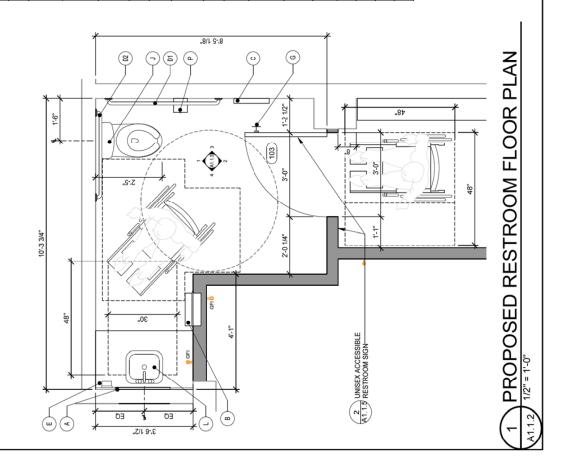
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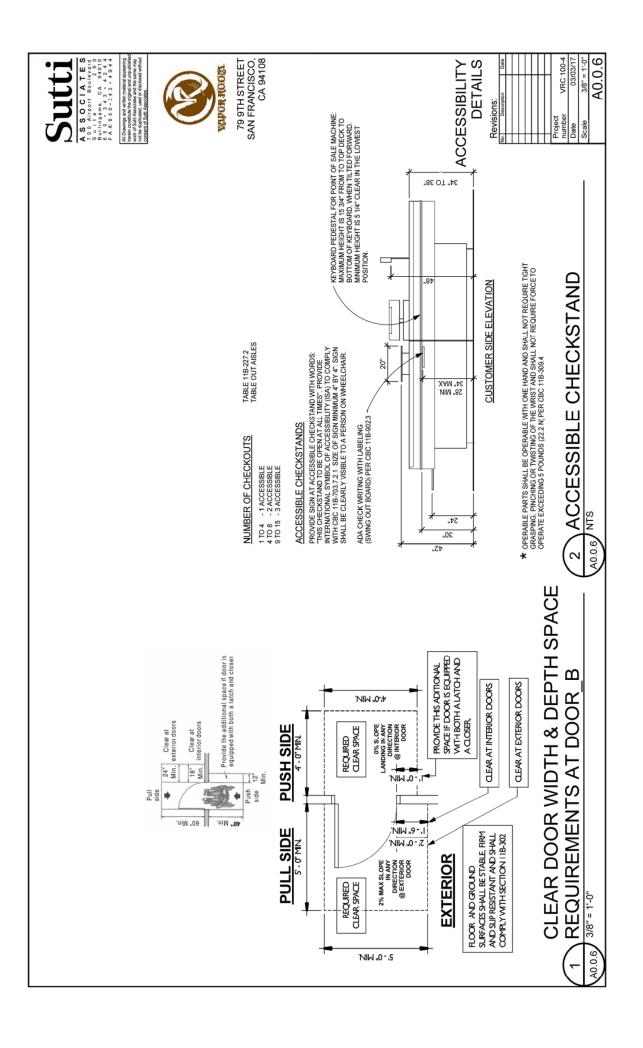


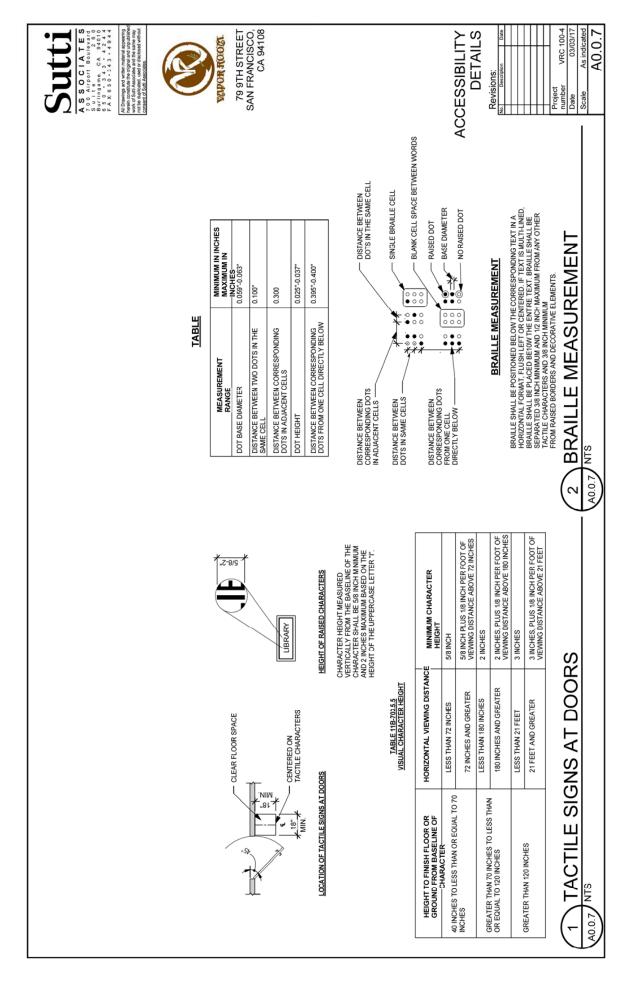
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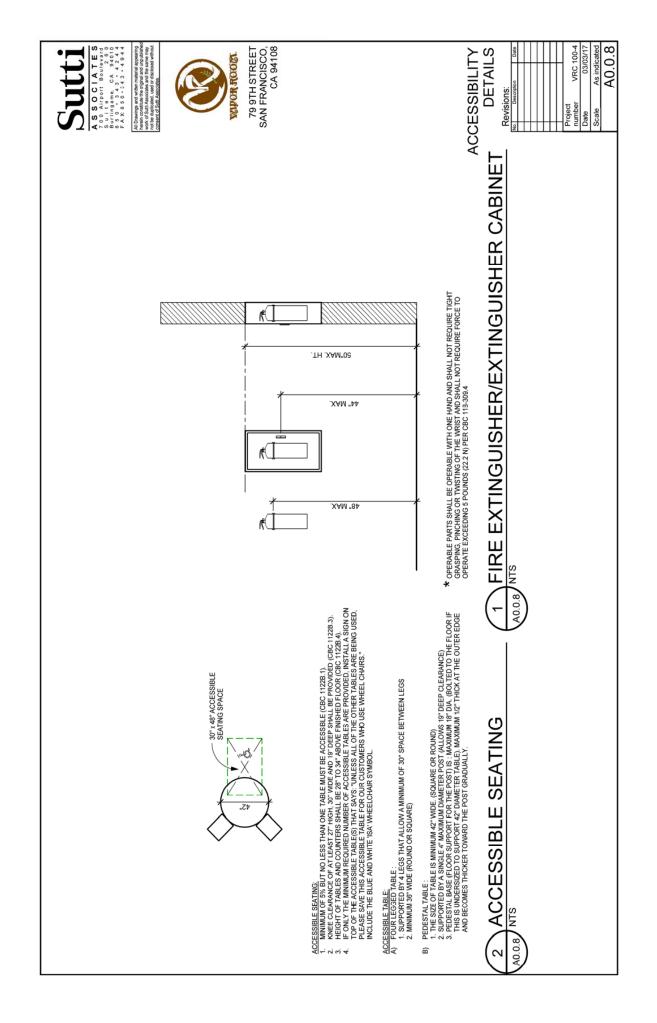
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	USE J.R.SMITH CONCEALED ARM CARRIER	VERIFY VANDAL RESISTANT ACCESSORIES	CHROME PLATED	STAINLESS STEEL FRAME	STAINLESS STEEL	POLYPROPYLENE PLASTIC								
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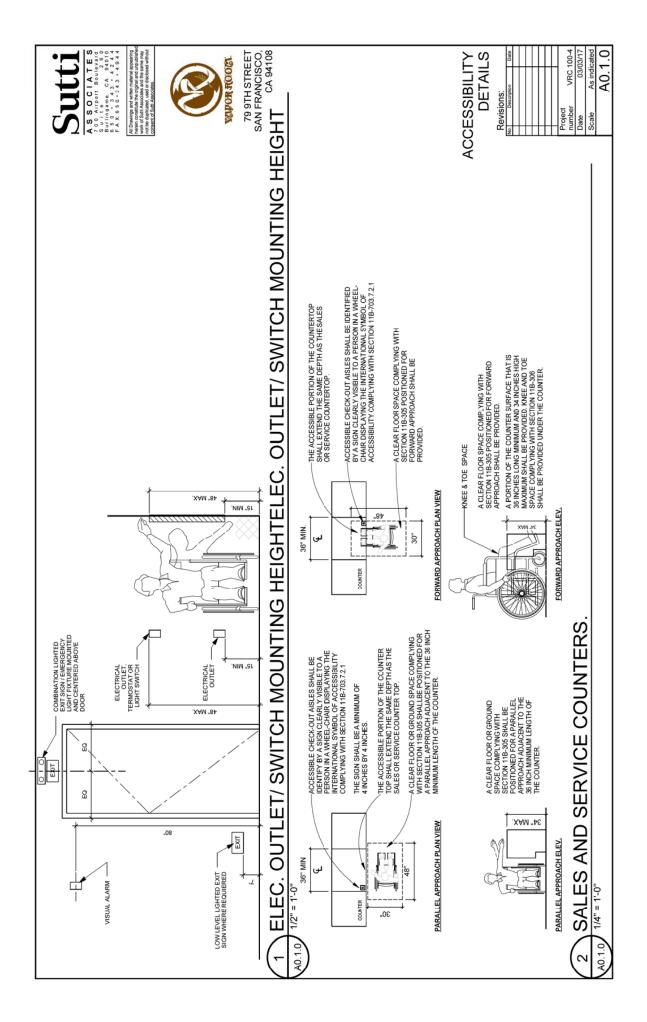
TOILET		ACCESSORIES	SCHEDULE				
MARK		ITEM		MANUFAC	MODEL	FINISH	REMARKS
٢	2	MIRROR	SURFACE MOUNTED SURFACE MOUNTED CLASSIC SERIES FRAMED MIRROR. 40H x 24°W	- I UKE BOBRICK OR EQUAL	B-165 2436	SATIN	STAINLESS STEEL FRAME
8	-	ROLL TOWEL DISPENSER & 12 GAL VASTE RECEPTACLE	RECESSED	BOGRICK	B-3961	SATIN	STAINLESS STEEL FRAME USE 3944-134 LINER-MATE ACCESSORY.
$\odot$	2	TOILET SEAT COVER DISPENSER	SURFACE MOUNTED	BOBRICK OR EQUAL	B-221	SATIN	STAINLESS STEEL FRAME
6	2	GRAB BAR	1/2" DAMETER > 48" LONG	BOERICK	B-6806-48	SATIN	STAINLESS STEEL FRAME
60	7	GRAB BAR	112" DAMETER 36" LONG	BOERICK	B-6806-36	SATIN	STAINLESS STEEL FRAME
E	N	LIQUID SOAP DISPENSER	SURFACE MTD.	BORRICK	B-2111	SATIN	PROVIDE ESD-233 1600ML BOTTLE OF ANTH-BACTERIAL SOAP
٢	5	COAT HOOKIDOOR BUMPER	SURFACE MOUNTED COAT HOOK & BUMPER	BOGRICK	B-6827	SATIN	STAINLESS STEEL
(H	2	BABY CHANGING STATION	SURFACE MTD.	BOBRICK	KB-110	SATIN	STAINLESS STEEL
$\odot$	7	TOILET	DUAL FLUSH - FLOOR MOUNTED 128 GPF 116 GPF FLUSHOMETER ADA ELONSATED BOWL	KOHLER	K-4368-0	WHITE	10" ROUGH -IN
Ξ	2	LAVATORY	COMMERCIAL WALL HUNG LAVATORY, LAVATORY WITH 4" FAUCET CENTERS	TOTO	LT307.4 WI'4" FAUCET CENTERS	WHITE	USE J.R. SMITH CONCEALED AFM CARRIER
(1)	2	FAUCET	HAND WASHING FAUCET	ZUFN	Z 81104	CHROME PLATED BRASS	VERIFY VANDAL RESISTANT ACCESSORIES
N	2	TOILET FLUSHOMETER	DUAL FLUSH FLUSHMETER W/ SIDE MOUNT SLOAN	SLCAN	WES-111	CHROME	CHROME PLATED
d	2	TOILET PAPER DISPENSER	SURFACE MOUNTED	BORRICK	B-2890	SATIN	STAINLESS STEEL FRAME
٥	٢	HOSE BIBB	RECESSED IN SECURE ENCLOSURE	BRADLEY	7910	STAINLESS STEEL	STAINLESS STEEL
Я	2	TOILET SEAT		KOHLER	K4731-SC-0	WHITE	POLYPROPYLENE PLASTIC

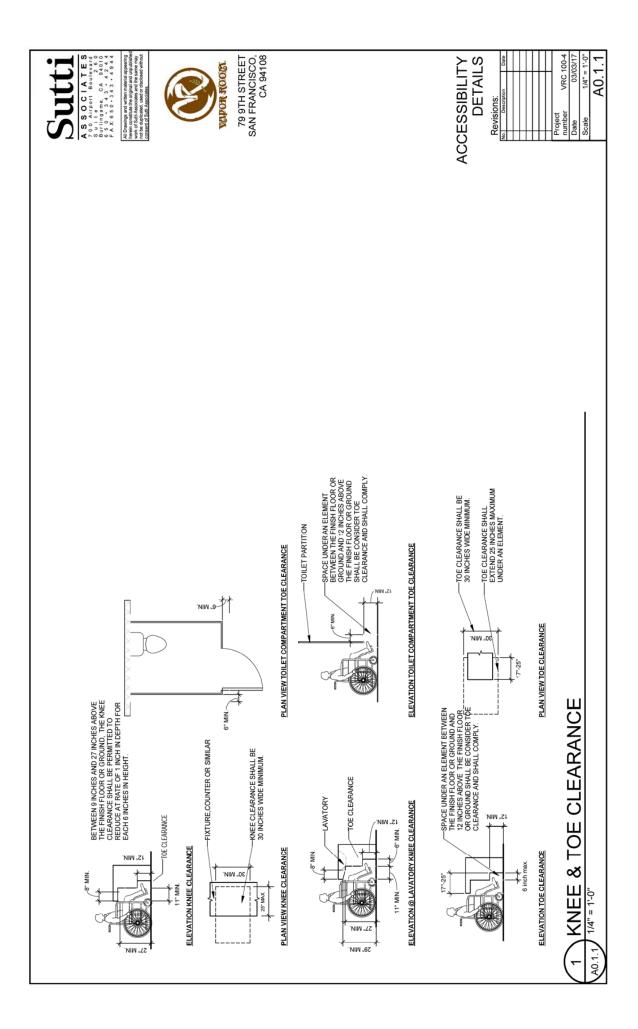


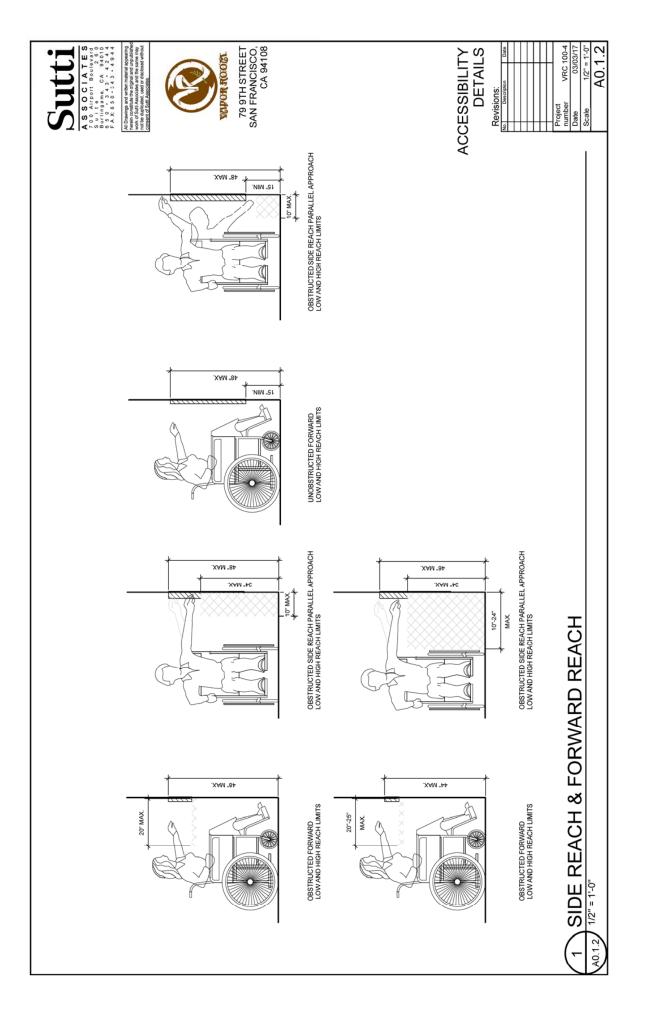


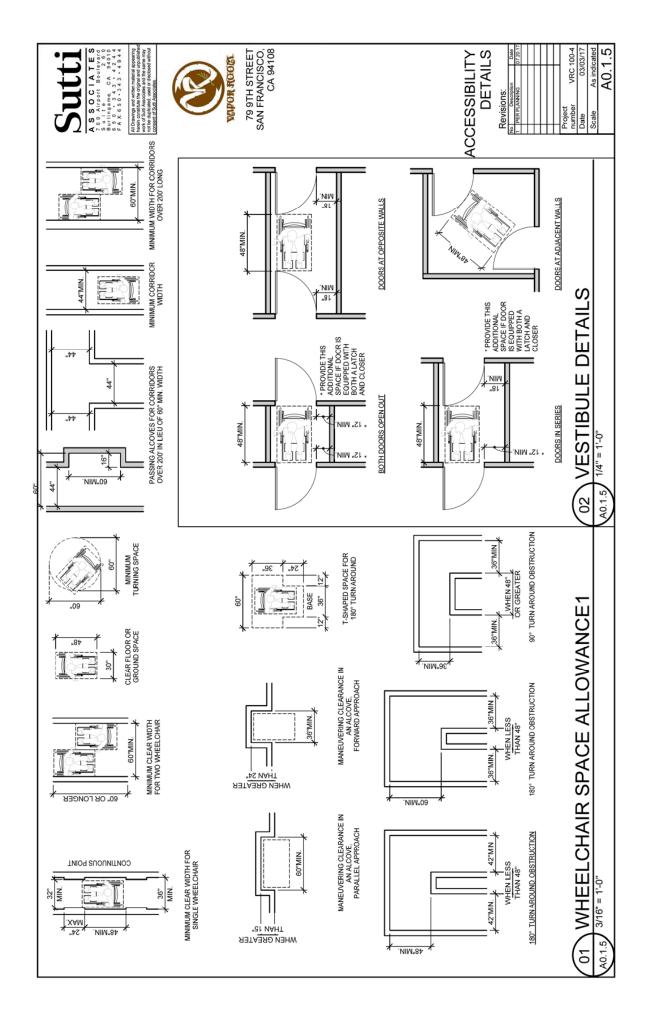












### There are a number of nearby medical facilities that would benefit from our presence in the community.

We will reach out to these facilities to discuss collaborative ways in which we could be of service to their members. It is important to note that many patients require access to medical cannabis services after receiving treatment for their illnesses, such as dialysis and chemotherapy.

- Tom Waddell Health Center
- St. Anthony's Medical Clinic
- Curry Senior Center
- Community Behavioral Health Services
- BAART Turk Drug Addiction Treatment Center
- CDP Primary Care
- Golden Gate Regional Center

## 04 Community Support

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### **COMMUNITY SUPPORT**

#### SUMMARY

We are proud to note that community support for our MCD reopening application has been overwhelmingly positive. The VRC has collected 644 petition signatures in support of our reopening and 107 personal letters of support written by neighbors, merchants, and community leaders. We have thoroughly enjoyed the opportunity to share our story with neighbors and reinvigorate our core membership that still fondly remembers the days of our Lower Haight facility and now look forward to our grand reopening.

#### **OUTREACH EFFORTS**

On June 25, we held a community meeting at the Quaker Friends Meeting House next door to our proposed facility attended by over 30 residents. At the meeting, we listened to their concerns regarding security, cleanliness, and the potential for cannabis smell escaping the facility. We addressed those concerns by describing our Neighborhood Security Plan, that includes consistent, daily sweeping and bi-weekly disinfectant hosing down of the sidewalk in front of, and adjacent to, our facility. We will not allow smoking in our facility and all our medicinal cannabis inventory will be in sealed jars which will substantially mitigate all potential smells from escaping the facility. We will also feature an HVAC system with charcoal filtration that is engineered to pull odor and vapor exhaust away from the front door.

Further examples of our outreach efforts include canvassing the surrounding blocks and introducing ourselves to residents and merchants to describe our project and request their petition signature or a personal letter of support. Overall, we were met with excitement for our project with many people having recognized our name from our previous Lower Haight location.

Supporters stated that:

- They are in favor of the VRC reopening in the neighborhood;
- They feel the VRC will be a positive influence in the Mid-Market and SOMA community;
- The VRC will maintain a clean and safe atmosphere that is needed on Ninth Street; and
- The VRC has made it clear they will be available for communication regarding any potential issues.

#### **COMMUNITY SUPPORT PETITION**

For the past month, we have employed a petition drive to raise awareness and gain support for our MCD application. We have collected over 120 petition signatures of residents and merchants in the immediate area of our proposed location in the 94103 zip code. We have collected a total of 644 petition signatures of residents and merchants in San Francisco and the Bay Area who support our cooperative and will bring revenue to our neighboring businesses.

engaging conversations, and organizing online support. The petition is addressed to the Planning Commission and states:

#### Dear San Francisco Planning Commission,

We, the undersigned residents of San Francisco and the Bay Area are excited to strongly support the approval of the Vapor Room Cooperative Medical Cannabis Dispensary application at 79 9th Street. We have signed below to urge the Planning Commission to follow the recommendation of Planning Department Northeast Planner, Nicholas Foster, and approve this project.

The Vapor Room Cooperative (VRC) was the third MCD to be permitted in the City and the first to receive unanimous approval by the Planning Commission in 2006 for its Lower Haight location. Until 2012, VRC operated as a model dispensary providing extraordinary compassion programs and holistic health services for their members and neighboring community. Their formula for success was compassion, community involvement, and neighborhood safety and security. The VRC was the first MCD to designate a full-time Community Liaison, a position the City later adopted as a requirement of all MCD's. While at their District 5 Lower Haight location, the VRC co-founded the Lower Haight Merchant and Residents Association, organized the first Lower Haight Art Walk, and sponsored the installation of brighter bulbs in street lamps, neighborhood cleanup days, and tree plantings.

During their years of operation in the Lower Haight, police reports of crime decreased in the surrounding community. Neighbors and merchants agreed that the decrease in crime had a lot to do with the VRC's diligent and friendly security staff, monitoring of foot traffic, keeping the street clean and well lit, and engaging proactively with the community.

The VRC has a proven track record of involving and engaging community partners and, thus, will be a tremendous and compassionate benefit to not just the medical cannabis patients living and working in the area, but to the neighboring community at large.

We thank the Planning Commission for its time and consideration and respectfully request that the Commission approve the Vapor Room Cooperative Medical Cannabis Dispensary application as proposed.

The Undersigned Neighbors, Merchants and Supporters of the Vapor Room Cooperative

#### LOCAL SUPPORT

We've provided here for your review, 120 petition signatures in our immediate area within the 94103 Zip Code. Please note the 644 total petition signatures in the Appendix section. **Kindly Note:** Contact information has been redacted, but is available upon request.

Jaime Aguilar94103Kevin Bartlett94103Micheal Stewart94103Esther Harkereaker94103Dave Heart94103Cris Carlson94103Alice Trippett94103Felix Lawson94103Wayne Riner94103Herb Cephus94103Mark Gee94103Ben Fuentes94103Ben Fuentes94103David Stone94103Elena Beroeva94103Kevin Shen94103Shay Cooper94103Jonathan Larry94103Jose Ordaz94103Jim Chuy94103Shashir Reddy94103Ashid Hoffman94103Kashir Reddy94103Manuel Maney94103Will jacob94103Pi Ra94103	NAME	ZIP CODE
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David Stone94103Elena Beroeva94103Nick Moore94103Kevin Shen94103Shay Cooper94103Jonathan Larry94103Beatrice Mynatt94103Jose Ordaz94103Jeff Donati94103Harold Cubsteg94103Shashir Reddy94103Shashir Reddy94103Richard Kodvan94103Manuel Maney94103Will Jacob94103Alice Chiu94103	Ben Fuentes	94103
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Alice Chiu 94103	Manuel Maney	94103
	Will jacob	94103
Pi Ra 94103	Alice Chiu	94103
	Pi Ra	94103

NAME	ZIP CODE
Tony Robles	94103
Anandi Worden	94103
James Vaughn	94103
Lenny Bove	94103
J.Laughter	94103
Jason A	94103
Jonathan Ott	94103
Chris Thrailkill	94103
Tiana Jacobs	94103
Shantrice williams	94103
Jessica Silver	94103
Rahil Gami	94103
Neil Khare	94103
Alex Parkius	94103
Laura Barker	94103
Nierrah Williams	94103
Chris Dease	94103
Amber Mileski	94103
Dennis Jones	94103
Efrem Bryan	94103
Javier Saavedra	94103
Nagi Mohsen	94103
Alex bodi	94103
Greg Martin	94103
Collin Jackson	94103
Doris Vend	94103
Gary Gregerson	94103
Brett Miller	94103
Rene Xanez	94103
Devon Nandagigi	94103
TxuTxo perez	94103
Megan Beene	94103
K.Loeber	94103

NAME	ZIP CODE
Jerry Lee Abram	94103
John Foster Cartwright	94103
Mica O'Herthy	94103
Sepand Mushirkof	94103
Kristen Swig	94103
Judy dacs	94103
Shaun Lee	94103
Noah Schwarz	94103
Robert Raviden	94103
M.Richmond	94103
Peter Smith	94103
Paul Temple	94103
Freddie Williams	94103
Gail Nichols	94103
Thomas Wilson	94103
Farstine Daylaf	94103
Elena Preceia	94103
Mark Gatchuia	94103
Steven Shroeder	94103
Hubert Borne	94103
JR	94103
Erin cambell	94103
Brett Almirod	94103
Michele simons	94103
Dashiell D	94103
Kevin Pulipo	94103
Jordan Alterley	94103
Sarah Pritchard	94103
Melorra Green	94103
Aj Syad	94103
Dimitri Poulin	94103
Danielle Morrissey	94103
Bill Morrissey	94103

NAME	ZIP CODE
Taylor Peck	94103
Adele Meyer	94103
Josh Garber	94103
Richard Warren	94103
David Hua	94103
Jesse Stout	94103
Valerie Agnew	94103
Todd Johnson	94103
Darnell Boyd	94103
Matt Derrick	94103
Melissa Bracero	94103
Francesco	94103
Nagi mohson	94103
Greg Martin	94103
Collin Jackson	94103
Jaime Aguilar	94103
Devin Hitch	94103
Josh Bea	94103
Jerry Carson	94103
Ken Seligson	94103

#### **PETITION COMMENTS**

For the past month, we have employed a petition drive to raise awareness and gain support for our Many of the supporters who signed our petition chose to leave comment as well. We've collected some of these here for your review.

"Great resource and establishment for the community"

"I am a long time member and supporter of Vapor Room. I look forward to seeing them re open in San Francisco!"

"I am suffering from a terminal disease and must be treated at UCSF several times a month. During their years of operation in the Lower Haight, they were one of the few places I could go for social interaction/support, medication, and to wait out rush hour before driving home. The Vapor Room has been missed and provides a great service to those suffering from debilitating disease."

"I can't wait, you are my original favorite dispensary and the oldest of greatest of San Francisco proper. Let's do this!"

"I fully support the reopening of the Vapor Room. It has always been one of the nicest and most inviting dispensaries in town. The owners are polite and engaged in the community, and the employees have always been enjoyable. I think the Vapor Room is a great addition to the neighborhood at this location."

"I have always known Martin Olive and his associates at Vapor Room as informed and concerned advocates of medical Marijuana. I believe Vapor Room is an important part of the community of suppliers and their patients in San Francisco. Please seriously consider their new Dispensary application. Thank you."

"A well run establishment until it was forced out due to location issue."

"Bring back the Vapor Room - a SF hallmark!"

"Forget about the rest, this place is/has been/always will be the best."

"Dispensaries and medical cannabis patients are good for neighborhoods. There is no evidence to the contrary."

"When my aunt was going through treatment for breast cancer, the Vapor Room helped her navigate the overwhelming world of medical cannabis. I am grateful to them for providing relief to my aunt when she needed it most and would love nothing more than for the VR to reopen." "I fully support the opening of The Vapor Room again. Great business and even better employees. This is what San Francisco needs!"

"I have been a patient since 2006. The Vapor Room is the most quality & best service we have ever seen. They were phenomenal members of the community and it was a huge regret that they weren't able to stay in the Lower Haight."

"I live in the Tenderloin and look forward to a VRC dispensary in my neighborhood. Having been a member in the past, I look forward to the professionalism that the VRC brings to San Francisco's medicinal cannabis community, especially to it's patients."

"I love this dispensary, as a military vet I find their business outline and customer service is stand alone." "Thankful to hear they are doing their part in getting back and established to heal the sick."

"I remember the first Vapor room on Haight St. We were down the block, with our first retail space. Martin and Stephanie were good neighbors, and worked hard to keep the block clean and safe. They stepped in and stepped up early in the Cannabis game. It seems only right, now that the industry is maturing, that they be given a new seat at the table."

"I work on Market between 9th and 10th. I would love to see Vapor Room open. Thank you."

"Ive been waiting years. The city lost part of its soul when the vapor room was shut down."

"Martin and the Vapor Room are a strong part of the community and The City needs a person and a place with such integrity."

"The Vapor Room is a compassionate dispensary, and greatly contributes to its community and the city."

"Vapor Room was a great help to my good friend who was suffering for end stage cancer. She's no longer here, but I'll never forget their kindness to us."

#### LETTERS OF SUPPORT CAMPAIGN

Our Letters of Support campaign was a resounding success. We engaged with our core members, neighbors, San Francisco and Bay Area residents who were all eager to write us a personal letter of support for our reopening. Please review our 102 Letters of Support in the Appendix section.

## Our Members

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### **OUR MEMBERS**

#### ABOUT

### Although recognized as legal medicine in California since 1996, many people do not understand the therapeutic benefits of cannabis

and often stereotype and discriminate against medical cannabis patients who do not "look sick." It is important to note that patients with serious conditions might not appear "sick", especially if they are in the early stages of their illness. We serve a diverse group of patients suffering a myriad of conditions including but not limited to: HIV/AIDS, ADHD, arthritis, cancer, colitis, Crohn's disease, epilepsy, fibromyalgia, glaucoma, hepatitis C, irritable bowel syndrome, migraines, multiple sclerosis, muscular dystrophy, nausea, pain, paraplegia/quadriplegia, Parkinson's disease, tadiation therapy, seizure disorders, sleep disorders, substance addiction and withdrawal.

#### **REQUIRED DOCUMENTATION**

In order to become a Vapor Room Cooperative Member, the patient must have a valid California doctor's recommendation for medical cannabis use, be of legal age (18 and older) and have valid California Identification and/or proof of residency. We also strongly recommend that our members also obtain the state medical cannabis ID card issued at the Department of Public Health.

#### NEW MEMBERSHIP INTAKE AND ORIENTATION

• New member intake is completed discreetly within the facility and occurs with a trained Vapor Room Team Member.

• Membership is offered on an annual basis and is only valid with a current and verifiable doctor's recommendation and proof of residency.

• New Member provided documents are verified for authenticity. This includes verifying the doctor's recommendation and that the issuing doctor is currently allowed to practice with a valid California Medical Board License Number.

• New Members are informed of their Membership...

- Rights and Responsibilities
- Community Codes of Conduct
- Membership Terms and Conditions

them and are provided copies of each for their personal records.

• New Members are informed that their membership can be revoked if they violate any of the rules set forth by the Board of Directors. As cooperative members, they are entitled to a yearly membership vote and may appeal their membership revocation to the Board of Directors.

• All forms are reviewed for accurate execution by Vapor Room Team Member.

• Approved members are assigned a unique member ID number. When a member visits the cooperative, their ID number is used to verify that s/he is a valid member on file.

• All member forms will be stored off-site in a secure HIPAA compliant server to ensure patient confidentiality.

Member Orientation is the final step in the New Member Intake Process. In orientation, the new member is educated on a variety of matters relating to the use of the VRCs facilities and services. The new member also receives a copy of our VRC Member Handbook (described below). The orientation process takes about 10 minutes and covers the following topics...

- Local, state, and federal laws regarding therapeutic cannabis
- Overview of the dispensary
- Our hours of operation
- Parking information and public transportation information
- Limits on what a member can receive daily and weekly in medical cannabis
- Assessment of needs in regards to therapeutic cannabis products
- Description of member health & wellness services available

#### CAREGIVER MEMBERSHIP

Caregiver membership is given in conjunction with patient membership. In order for a caregiver to be eligible for membership, their patient must already be a member of the cooperative. We recommend the patient and caregiver come in together with all required documentation and register for membership at the same time. We do make exceptions for caregivers of seriously ill and non-ambulatory patients who are unable to come in to register for membership. In this case, the caregiver would be required to bring in their patient's doctor's recommendation, valid CA identification as well as the their caregiver paperwork. We will call the patient's doctor to verify their medical cannabis recommendation.

#### **MEMBERSHIP RIGHTS AND RESPONSIBILITIES**

The Vapor Room Cooperative is founded on respect and compassion for our members and our community. We are committed to serving our member needs with the highest level of compassion and professionalism. By becoming a member of the Vapor Room Cooperative, you are becoming a part of our growing community of medical cannabis patients and advocates.

Membership responsibilities are important for providing a welcoming atmosphere for your fellow members and our neighbors, and are critical to ensuring the Vapor Room Cooperative stays open and is able to continue serving our member's needs.

Becoming a member of the Vapor Room Cooperative means that you have a RIGHT to:

- Be treated with respect and compassion by VRC staff and fellow cooperative members.
- A safe, clean environment both inside our doors and as you enter and exit the facility.
- Safe and affordable access to clean, tested, pesticide-free medical cannabis products.
- Be assisted by knowledgeable, caring staff on the best types of cannabis products for your symptoms.
- Participate in our compassion programs on an as needed basis.
- Participate in our member health and wellness services.
- Attend and cast a vote at our annual member meeting.
- Make comments and suggestions to the Board of Directors for how we can improve our cooperative.

Becoming a member of the Vapor Room Cooperative also means you have a RESPONSIBILITY to:

- NEVER divert or resale medical cannabis products received from our dispensary.
- NEVER double park or block any driveways while parking in the neighborhood.
- Always be respectful of our neighbors by keeping your voice and stereo volume down while in the neighborhood and not littering or defacing our neighborhood in any way.
- Always treat your fellow members, the staff, and our neighbors with respect.

• Always provide your Membership ID or proof of membership and a valid doctor's recommendation or verified ID card upon entry.

• NEVER enter our facility with alcohol, weapons or controlled substances.

• Follow all current and future guidelines set forth by the Vapor Room Cooperative Board of Directors.

#### COMMUNITY CODES OF CONDUCT

#### DO...

• Be Aware that YOUR actions in this community affect all of its residents, including us.

• Respect our neighborhood and keep your voice and stereo volume down and not littering or defacing the neighborhood in any way.

• Have a polite and courteous attitude with our neighbors, staff and patients.

• Have your driver drop you off in front of the Vapor Room Cooperative and avoid double parking or blocking driveways.

• Remember that being a member of the Vapor Room Cooperative is a privilege that you must continually respect.

- Practice discretion at all times while in our community.
- Keep your medicine in your pocket, AWAY FROM SIGHT.
- Keep your medicine to yourself, even in your car.

• Use our facility or the privacy of your own home for taking your medicine, instead of smoking on neighbor stairs, sidewalks or parks.

- Follow our 30 minute limit for lounging inside the cooperative
- Drive carefully in our community and follow the posted speed limit and all applicable laws.
- Refrain from driving while under the influence of medical cannabis.

#### DO...

• **NOT** block ANY driveways EVER! No exceptions, no excuses, not even for "just one minute, I promise."

• NOT double park your car EVER! No exceptions, no excuses, NO ENTRY!

• **NOT** distribute, divert, resale, break up or share your medicine in our community, this includes your friends - even if you are in your car. No Exceptions, No Excuses, NO ENTRY!

• NOT use your medicine in public (including sidewalks, stoops, alleys, cars, etc.) Especially in our community!

• NOT medicate while driving!

• NOT drive after medicating in our lounge! We will gladly call you a taxi.

• **NOT** litter! Please throw your trash in a trash can, NOT on our streets (including Vapor Room packaging)!

- NOT loiter outside or on neighbor stoops.
- NOT have confrontations with our neighbors; Please just walk away!
- NOT bring children into our facility. Please keep the little ones at home. Thank you!

If a member violates any one of the rules outlined above, their membership will be revoked.

The Vapor Room Cooperative also reserves the right to refuse service to or revoke the membership of any member that acts in such a way to threaten the safety of our Cooperative or violates any current or future rules set forth by the Board of Directors. The Vapor Room Cooperative of San Francisco is only as strong as our members. We welcome you to our community and look forward to seeing you at the Vapor Room!

#### HEALTH AND WELLNESS SERVICES

Medical cannabis is but one of a whole family of holistic health and wellness services that should be taken together to serve the needs of patients dealing with ongoing, chronic, and/or acute medical needs. We believe that there is a real need for providing alternative health and healing support and care for patients managing ongoing pain and living with disabilities, who seek to maximize health and quality of life.

continue our previously established Health and Wellness program that provides a variety of beneficial services to our members and neighbors. While at its Lower Haight location, the VRC worked with the Harvey Milk Recreational Center to host a variety of classes, workshops and support groups. We are currently working to identify partner facilities and organizations nearby our proposed location to host the program.

- The Health and Wellness Program includes:
- Free Restorative Yoga Classes
- Mindfulness Meditation Classes
- Chair Massage
- Computer Skills Workshops
- Resumé Building Workshops
- Veteran's Support Group
- Food & Clothing Drives
- Nutritional Counseling
- Art Classes and Shows

Our entire Health and Wellness Services Program will be available to members and San Francisco residents. Our goal is to foster camaraderie and understanding between our members and people who wouldn't otherwise engage with the medical cannabis community.

#### COMPASSIONATE ASSISTANCE PROGRAM

The Compassionate Assistance Program provides much needed and rarely afforded high quality medicinal cannabis products to our most needy members including: low and fixed income seniors, disabled and U.S. Veterans, as well as terminally ill and hospice patients and very low income members.

This programs seeks to identify low income and/or terminally ill members who may not otherwise be able to afford quality medical cannabis products. Our goal is to provide them with free or low donation medical cannabis products that provide relief for their symptoms. Our criteria for determining access to this program will include a short interview with trained, compassionate staff to evaluate their specific needs, then create a program that addresses their medical

#### cannabis needs.

The Compassionate Assistance Program will also work in conjunction with local hospices to provide delivery of free medical cannabis products to their bed-bound hospice patients with a valid doctor's recommendation for medical cannabis.

#### **COOPERATIVE MEMBER HANDBOOK**

Upon joining the Vapor Room Cooperative, each member will receive a member handbook that offers a straightforward approach to relevant medical cannabis topics outlined below. The purpose of this handbook is to provide education, insight and resources into the world of medical cannabis for the newly initiated as well as providing a capsule of information in one digest for all our members.

- Handbook Outline
- Overview of the Vapor Room Cooperative
- Overview of Federal, State and Local Laws
- Membership Requirements
- Membership Rights and Responsibilities
- Membership Codes of Conduct
- Overview of the History of Cannabis Activism
- How to use medical cannabis responsibly, safely, and effectively
- How to choose the appropriate medical cannabis products
  - Lamp Grown or Sun Grown Cannabis
  - Concentrates
  - Edibles
  - Topicals
- Brief overview on cultivation processes
- Health and Wellness Services Program
- Legal Resources
- Strain Effectiveness Journal

# 06 Our Team

#### VAPOR ROOM COOPERATIVE TEAM

#### **TEAM DESCRIPTION**

The Vapor Room Cooperative team consists of highly trained medicinal cannabis specialists at the counter, experienced security personnel at the doors, and a compassionate, community oriented management team. Our staff is hired and trained to be very sympathetic to the many health, social, and economic issues that affect San Francisco patients of all walks of life. The men and women that make up the VRC have always made compassionate dispensing of medicinal cannabis their top priority. Our team will be trained to provide basic assistance to our disabled members as well as First Aid/ CPR certification in the event of a health emergency.

Having witnessed first hand the relief therapeutic cannabis brings to suffering patients, especially the ever-increasing number of those who do not benefit from prescribed opiates for pain management and/or prescribed anti-anxiety and depression medications, our staff is committed to educating patients properly so they can choose the medication that best serves their needs.

#### TEAM TRAINING

Our educational focus is to ensure that our staff is continually well trained in the ever-evolving landscape of medical cannabis information and knowledge. It is important to lay down a foundation of insight into the history of the medical cannabis movement and how we've arrived to where we are today. But we must also recognize that new research continuously finds exciting health aspects of this amazingly versatile and beneficial plant.

New laws and regulations are often being passed and developed at all levels of government. Interesting and effective new products are constantly being launched. Our experience in the medical cannabis and neighborhood communities will continually evolve day by day. With these ever-changing aspects of the market occurring regularly, it is essential that our team remain educated and on top of new developments in every facet of this industry. As such, our team will regularly participate in weekly staff meetings, product training sessions, workshops, and seminars to stay on the cutting edge of medical cannabis developments and best practices.

#### HIRING PRACTICES

The VRC is proud to be an equal opportunity employer that places an emphasis on best hiring practices to staff a diverse, informed, and compassionate crew that will serve our member needs with professionalism. Our leadership team is comprised of a diverse group of genders and nationalities. It is our goal to expand on that diversity at every level of employment in our cooperative.

As well as maintaining diversity and equity in our team, it is also important to hire ethical, aware,

and sincerely engaged employees that will contribute positively to the VRC's goals. Fortunately, our long standing history at our previous location provided us with the awareness and insight to recognize talent and strong work ethic. We look forward to building our team with the best talent available in San Francisco with a strong focus on compassion, ethics, and professionalism.

#### A TYPICALLY STAFFED DAY

The MCD will be open from 9 am to 9 pm, seven days a week. We will have a full-time day shift and a full-time evening team. Each team will consist of the following staff:

•1 SHIFT MANAGER: Oversees front and back of house operations, is responsible for rectifying daily inventory and sales reports, cash management, provides support to staff during rushes, and professionally addresses any operational, staffing, or member concerns. Ensures accurate handling by staff of all VRC policies and rules. Handles day to day promotions, marketing and sales strategies, opening and closing procedures.

• 2 CANNABIS CONSULTANTS: Colloquially referred to as "Budtenders", these employees are the initial faces and smiles of the VRC ethos and core goals. They will offer knowledgeable and compassionate consultations on ideal medical cannabis products; along with suggestions on the various uses, dosages, effects, forms, and compatibility with specific symptoms. Their main responsibility will be to readily provide consultation to members regarding the many facets of medical cannabis use. Other duties will include assisting packaging associates in the back of house with stocking floor inventory, cleaning, organizing, and daily tasks.

• **PACKAGING AND INVENTORY ASSOCIATE:** During the retail consultation experience, members will review and place their orders with the cannabis consultants. Order details will then be sent to the inventory room to be packaged by our packaging and inventory associates. Their duties include packaging and verifying accuracy of all orders received in-store and online, ensuring quality control of all medical cannabis products, maintaining accurate inventory levels, submitting inventory reports to the day shift manager, and providing members with their packaged orders at the pick-up window.

• MEMBERSHIP ASSOCIATE: This position will serve to intake new members, verify their documents, collect necessary signatures, review all VRC rules, right, responsibilities, codes of conducts, and terms of membership. They will review our Member Handbook with new members, address member concerns, and coordinate member services schedules with our Community Director. This position will also be cross-trained to provide assistance to the Cannabis Consultants, Door Host and Packaging Associate on an as needed basis.

• **DOOR HOST:** Our Door Host position serves as the introductory team member at our front door. The Door Host's responsibilities include maintaining a secure, clean, and safe storefront by monitoring the sidewalk, greeting members, verifying valid documentation for entry, directing new member sign-ups to our Membership Associate, ensuring the safety of our members and staff within the facility, communicating effectively with neighboring residents, merchants, and police to mitigate issues in our neighborhood, reviewing our surveillance recordings as needed, reducing any potential for theft and disruption within the facility, and providing a friendly but firm approach to all aspects of safety and security.

#### DRESS CODE

Our goal is to present a professional yet welcoming experience in our dispensary. Upon entering, members will feel comfortable approaching our staff to engage in a positive retail experience. Door Hosts will be provided Vapor Room branded jackets and polo shirts with name tags. Cannabis Consultants will be provided branded polo shirts, canvas work aprons and name tags to create a unified, functional appearance on the sales floor. Membership Associates will also be provided branded polo shirts, can choose to wear button dress shirts, and will wear a name tag while on shift.

# 07 Supply Plan

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### SUPPLY PLAN

In accordance with the VRC's overarching goals, our Supply Plan is built on four pillars: Sun Grown Emphasis, Natural Organic Farming, Consumer Safety, and Inventory Diversity.

Proper maintenance of those four pillars will be achieved by incorporating effective operational standards to Packaging, Labeling, Supply Chain Security and Inventory Management, and Testing.

#### SUN GROWN EMPHASIS

The VRC is committed to providing a broad selection of Northern California sungrown cannabis to its members. This ancient healing herb has been cultivated under the sun for thousands of years, and yet traditionally sungrown medicine is often overlooked and underrepresented in dispensaries. Cannabis that has been cultivated in a natural environment under the full-spectrum light of the sun offers unique health benefits, including more diverse terpene and cannabinoid profiles than industry-standard cannabis grown under electric lights. Many patients prefer sungrown medicine, reporting that it offers a gentler, more therapeutic effect. Over the past few decades, cannabis prohibition pushed cannabis cultivation largely indoors. Now that we are witnessing the end of prohibition and moving toward a regulated future, cannabis is in the process of becoming a legal, agricultural crop in California and worldwide. We now have an opportunity to shift dominant standards in favor of sungrown cultivation to promote human, environmental, and ecological health and safety.

#### NATURAL ORGANIC FARMING

Organic cannabis, cultivated without the use of pesticides or fungicides, combines traditional farming methods with scientific advances to produce health driven, environmentally friendly, and ecologically superior crops. Organic methods have been used to cultivate sungrown cannabis in California for generations. Moving forward, California will define its heritage cultivation regions through an appellation of origin program to be implemented statewide by 2021. Appellation of origin will be defined by geographic indicators and regional characteristics such as terroir, water, altitude, and native landscape. With techniques that draw from agronomy, biodynamics, and permaculture, sungrown cannabis crops can be cultivated in carbon neutral to carbon positive

environments using sunlight for photosynthesis, rain caught water for irrigation, integrating native soil land inputs for nutrition, and reintegrating plant fiber as mulch and carbon to minimize water use. Sungrown cannabis cultivators strive not only to be a model for sustainable cannabis farming but also to lead a progressive movement toward shifting small farming practices toward increased environmental and ecological awareness and sustainability.

#### CONSUMER SAFETY PLAN

The Vapor Room Cooperative takes the quality and safety of our dried herb, concentrates, and edible products very seriously. Quality and safety begins with the grower, and all our standards and operating processes detailed below are the first step in our Consumer Safety Plan.

#### **TESTING FACILITIES**

We are currently evaluating the strengths and weaknesses of various independent laboratory testing facilities, but at minimum, testing for contaminants and the concentration of THC, CBD, and CBN by dry weight will be discovered in all dried herb and concentrate products offered at the VRC. Typically the same lab that offers contaminant testing will also offer concentration analysis or potency testing, though not all labs may be equivalently strong in both contaminant and potency testing, owing to the different scientific disciplines needed.

In some very potent strains, carefully prepared therapeutic cannabis can be as high as 25% - 30% THC by dry weight, though typically THC percentages will be closer to half of this. (Concentrates of course can be much higher in THC percentage owing to how they are made and the removal of plant material that does not contain the glandular trichomes.) CBD percentages can range from below 1% to nearly 10%. By supplying as much information about the concentrations of these primary cannabinoids as possible, the VRC enables its members to make informed choices as to which strains, varieties and potencies of medical cannabis products are best suited for their symptoms.

As therapeutic cannabis has become more common throughout more and more of California over the last several years, there has been an increase in the number of facilities that provide safety and potency testing. The VRC has been in dialogue with four potential lab testing service partners to provide contaminant and efficacy testing for all our products. Following are some key criteria the VRC will use when it makes its final selection of a testing lab facilities partner:

**INDEPENDENCE:** The lab should not be associated with any specific MCD. Lab staff should be completely removed from cultivation, production, management or board positions related to an MCD.

**CAPABILITIES:** The lab should be able to test for the broadest possible array of contaminants and also test for the potency of the broadest array of cannabinoids (THC, CBD, and CBN at a minimum).

**SPEED:** The lab should be able to turn around tests quickly. It should be local enough to ensure speedy processing on a routine basis.

**EXPERIENCE:** The lab should be staffed by people with deep experience in organic chemistry, microbiology, and testing technology and methodology.

**METHODOLOGY:** Not all testing and profiling methods are equal. Generally liquid chromatography (LC) is preferable for potency testing as it does not involve heating the cannabis, which can alter the natural cannabinoid profile. Some labs use forensic methods such as gas chromatography (GC) which requires high temperatures.

**CERTIFICATION:** Some labs participate with private label certification programs that provide a safety label. In such cases it is important to determine whether the certification program is actually an independent program (see Independence above), or simply a sticker supplied by that individual lab.

#### CONTAMINANT TESTING

#### DRIED HERB

The primary contaminants of dried herb are either a result of natural microbiology (molds and bacteria), or due to fertilizer or pesticide residues. By some labs' experience, 85% of all dried herb contains some trace of mold. What is important is the specific microbiology present – what types, and to what extent of proliferation. A variety of molds, mildews and bacteria including aspergillus, pennicillium, cladosporium, alternaria, yeast, and e. coli can appear in dried herb. The lab must test specifically for these various molds and bacteria. The same lab that estimates 85% of dried herb samples contained some trace of mold also said that only 3% were considered in the unsafe range and so were rejected.

Testing for fertilizer and pesticide residues also of critical importance. Labs should be able to test for fertilizer and pesticides, especially some of the more commonly used ones including organophosphates, carbamates, pyrethroids, and avermectins.

It should be noted that as the VRC is committed to organic, sustainable, safe cultivation practices

that do not permit the use of such pesticides, and are not permitted in the cultivation facilities of members, testing for pesticides would simply present an additional, further check on the safety of our dried herb product.

#### CONCENTRATES

Concentrates go through testing for three classes of contaminants: the same two as with dried herb (molds and bacteria testing, and fertilizer and pesticide residues) and a third test for the presence of inorganic adulterants. Inorganic adulterants are typically things like sand or glass that are the results of accidents in the manufacturing process.

#### EDIBLES

As in the case of our dried herb supply, the safety of our edibles begins with the assurance that the production kitchens used to manufacture edibles adhere to the sanitary guidelines, certifications and inspections as outlined previously in the Supply Plan above.

The VRC is currently researching independent food testing facilities who could test both for safety and nutritional content.

#### QUALITY ASSURANCE

Quality of therapeutic cannabis is a function of four components: the absence of contaminants, as described above; the potency of the cannabis as measured by the concentration of several different cannabinoids in the final product before it is made available for patients; the amount of time the cannabis has been on the shelf since testing (freshness); the particularities of a given patient's condition and his or her personal response to a given type (strain/potency) of medicine.

#### MANAGING FRESHNESS

The freshness of a therapeutic cannabis is ultimately a corollary of supply chain management, and the art and science of ensuring that supply and demand – per individual varieties of medicine – is kept in tight coordination, so that medicine is not sitting around on the shelves effectively "aging," which, unlike in the case of wine or cheese, does not improve quality. Our inventory and supply systems track all the dates that a product moves through our supply chain, from cultivation to packaging to dispensing. The VRC is therefore able to readily track a given strain or variety which is spending more time on the shelves and losing freshness.

#### INVENTORY DIVERSITY

## It is important to offer a wide variety of quality products to our members so they can have the benefit of choice.

Certain cannabis strains provide specific types of relief and as such, it requires us to provide for as many types of symptoms as possible. Delving deeper into edibles where a person's palette, appetite and digestive issues can impact their choices in edibles products.

#### PACKAGING, STORING AND LABELING

State and city compliance is our top priority in all packaging and labeling of products in our inventory. We will have child resistant packaging on all our edibles products. Packaging and labeling will be designed in such a way as to not be attractive to children. All applicable warnings and required statements will be clearly legible. We will also utilize standardized SKU labeling for tracking bulk to measured down inventory.

The VRC will store medical cannabis inventory in airtight containers at every stage of inventory packaging which will employ the most effective means of preserving freshness. Bulk inventory will be sealed until it is measured down into individual package amounts for our members. We are currently researching the feasibility of nitrogen packaging at every stage of our packaging needs. Offered by some labs as an additional service, or done in-house operations, nitrogen packaging preserves freshness of medicine by inhibiting further mold and bacterial growth, reducing oxidation of therapeutic medicine (which degrades the color, smell, and potency of therapeutic cannabis), and providing easy humidity and oxygen level indicators.

#### A clearly designed, easy to read label will provide information including:

- Product name
- Usage description/ dosage
- Potency testing results
- Required legal notices
- Allergen warnings
- Warning to keep away from minors & pets

- Warning not to operate heavy machinery or vehicles
- Ingredients (when applicable)
- Production date (when applicable)
- Nutritional information (when applicable)

#### SUPPLY CHAIN SECURITY

State and city compliance is our top priority in all aspects of security and tracking of products in our inventory from seed to sale. We are ready to follow all required aspects of supply chain security set forth by the pending regulations of the State of California and City of San Francisco.

End to end supply chain security is a key attribute of the VRC's operations. We break up each entity in the supply chain separately: Cultivation, Member-Provider Product Contributions, Dispensary Bulk Inventory, Measured Down Inventory available to members. This clear delineation assures that at each point, the following key aspects of security are maintained.

**ARCHITECTURE:** The architecture of the supply chain refers to ensuring that each element is in its appropriate section and is appropriately walled off operationally and physically from other elements. For example, cultivation will be a separate component in the supply chain, as well as s that is manned by appropriate personnel on either side. Assuring that a cultivation facility is used for cultivation, a kitchen for preparation, and a dispensary for dispensing, and that each of these elements maintains this supply chain architectural integrity, is foundational.

**AUTHENTICATION:** Appropriate records are checked regularly to determine that memberproviders are operating in compliance with all applicable laws and regulations. Authentication is a documented process of checking records, and the process is repeated at each interaction, whether it is the master grower of a cultivation facility, the distribution partner of a bakery or the front door host checking the identification of the member at the door of our dispensary. **CERTIFICATION:** All operational elements in the supply chain must be appropriately certified by relevant authorizing authority agents, whether that is an industry certification that an ingredient is "organic" or a state or city certification that our future kitchen is compliant for the production of medical cannabis edible products.

**TRANSACTION INTEGRITY:** Transactions occur between architecturally separate elements, for example, between member-providers and the Inventory Manager in our dispensary. All transactions are done transparently, are monitored, and are recorded by VRC staff in relevant record keeping systems. Where appropriate, receipts, bills of lading, and other relevant paperwork documenting transactions, is provided. Transaction integrity means that a transaction makes sense on both sides, that both sides can determine that the exchange of value is equitable and aligned with historical and industry norms, and that appropriate records are kept and maintained securely.

**CONFIDENTIALITY:** Confidentiality is the right of members of the VRC supply chain to disclose only that information which is necessary to effect transactions in compliance with State, County and City laws as well as in compliance with the principles stated here. Confidentiality also implies that information which needs to be collected, but is confidential, be marked and treated as such. Patients do not need to know names of members who are also cultivators, for example. Confidentiality breeds confidence.

**COMPLIANCE:** Compliance with all governing regulations and laws requires conscious implementation within the supply chain. At all points, the VRC not only complies with relevant legal statutes and regulations, it continuously monitors its compliance, and records that compliance. Compliance includes all relevant record keeping related to tax collection, as well as preparing reports or statements of operations to the State of California and City of San Francisco as they may see fit to require from time to time.

### Inventory Management Inventory Management must be managed as a business process.

Management is an on-going process of watching, giving feedback, determining next steps and/or improved procedures, executing and/or implementing them, and continuing to review. Inventory management means that the supply on hand is adequate for demand, and that the supply on hand is never excessively greater than the supply needed for demand. Inventory sufficiency is a matter of proper supply management to ensure that just enough is available, but not more than

#### enough.

This is called "just in time" supply chain management; companies don't want to buy more inventory than they need, but rather, want to buy just enough inventory just in time.

The VRC's inventory par level would be to stock no more than 25% of a given month's forecast need on the dispensary shelves at any one time. This 25% threshold would be across all types of product (dried herb, concentrates, edibles, and topicals), and, within dried herb, across approximately 15 to 20 different varietal strains. All dried herb strains will be held to organic cultivation best practices standards and testing for safety and efficacy.

### DRIED HERB We fill our supply need through offsite cultivation facilities and partnerships with member cultivators.

#### All potential member-cultivators must pass an review and approval process:

- A site visit to review standards of operation.
- Cultivation methods review.
- Nutrients and pesticides review.
- Adherence to fire and safety and building codes.
- Sustainable growing practices with water & electricity conservation systems.
- Confirm zoning law compliance.

### Approved member-cultivators are then available to contribute dried herb products through a consignment or net terms process that includes:

- Completing a quality control checklist.
- Complete a labor diligence checklist.
- Supply is then tested for contaminants and efficacy.
- If supply meets standards, product is accepted, inventoried, packaged by VRC staff, and

added to our display and point of sale system software.

• Member-cultivator is then reimbursed for their labor at agreed upon net terms.

#### EDIBLES

All applicable rules and regulations required by the State of California and the City of San Francisco will be strictly adhered to or compliance. Premises, equipment, and processes of contributing member-makers will all be inspected for cleanliness and quality.

Medical cannabis edible product manufacturing provides environmentally efficient means of using the secondary materials produced by cannabis cultivation such as shake, kief, and trim, and fan leaves which can all be processed or infused into baking and cooking techniques.

#### Member-makers who provide edibles to the VRC will adhere to the following policies:

- NSF-certified equipment will be used.
- All handlers will receive Certification of Food Handlers to meet California Uniform Retail Food Facilities Law, Section 113716.
- Health based edible products will be given top priority on our menu.
- Overly sweetened products will be limited offerings on our menu.
- We will strongly focus on providing organic, vegetarian, vegan, gluten-free and allergen free

health based medical cannabis edible products.

• Member-makers must meet all relevant premises, equipment, processes and staff inspection and certification standards.

- Facilities will be inspected by the VRC.
- References will be checked by the VRC.
- Consignment process and net terms agreements.
- Complete quality control checklist.
- Complete labor diligence checklist.
- Supply is then tested for contaminants and efficacy.

• If supply meets standards, product is accepted, inventoried, packaged by VRC staff, and added to our display and point of sale system software.

• Member-cultivator is then reimbursed for their labor at agreed upon net terms

#### CONCENTRATES

All applicable rules and regulations required by the State of California and the City of San Francisco will be strictly adhered to or compliance. Premises, equipment, and processes of contributing

member-producers will all be inspected for cleanliness and quality.

Medical cannabis concentrated products manufacturing provides environmentally efficient means of using the secondary materials produced by cannabis cultivation such as shake, kief, and trim, and fan leaves which can all be processed or infused into concentrated substances such as hash, kief, and oil preparations for topical and ingestible purposes.

#### Member-makers who provide concentrates to the VRC will adhere to the following policies:

• Safe, certified equipment will be used in the production of all volatile and inert medical cannabis concentrate substances.

- Solvent-free, water based, or tumbled concentrates will be given top priority on our menu.
- Member-producers must meet all relevant premises, equipment, processes and staff inspection and certification standards.
- Facilities will be inspected by the VRC.
- References will be checked by the VRC.
- Consignment process and net terms agreements
- Complete quality control checklist
- Complete labor diligence checklist
- Supply is then tested for contaminants and efficacy.

• If supply meets standards, product is accepted, inventoried, packaged by VRC staff, and added to our display and point of sale system software.

• Member-producer is then reimbursed for their labor at agreed upon net terms.

#### COMPLIANCE

There are significant changes in state and local regulations on the horizon. All aspects of our medical cannabis operations are poised to adjust as necessary and as quickly as possible to comply with all pending laws and regulations. Our leadership team and attorneys are working diligently to ensure state and local compliance at all levels of of our cooperative.

08

## Advertising & Marketing Strategy

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

#### ADVERTISING

The Vapor Room Cooperative has been a San Francisco favorite since our doors first opened in 2004. Since then, we have felt that the best advertising is word of mouth from our members and neighbors. Our philosophy in this regard is one of quiet sophistication, preferring to allow our stellar customer service, professionalism, and high quality products speak for themselves. As such, our efforts for promotion in the advertising space will emphasize a low-key, subtle approach that utilizes elegant design aesthetics in ways that provide a pleasing, creative approach to being advertised to in the public space.

We will avoid public transportation and billboard advertisements entirely. Instead, our advertising efforts will primarily focus on cannabis industry related periodicals; both online and in print. Essentially, this strategy is a philosophy is in direct opposition to the "cast a wide net in the public space" advertising strategy that other dispensaries choose to utilize. The Vapor Room recognizes and understands the potentially intrusive and negative affect advertisements bombarding our everyday lives can have. Instead, we follow a more subtle path toward spreading awareness and loyalty of our trademarked brand.

#### MARKETING

Our marketing efforts will be focused on supporting cannabis industry events and get-togethers by offering VRC sponsorship. The intent here to is to market to the willing; those who are already interested and receptive to the benefits of cannabis healing. We will also look to foster mutually beneficial relationships with similar health-based industries to reach a willing, receptive audience whose health and wellness based interests are more likely in line with a responsible medical cannabis use lifestyle.

## 09 Final Talking Points

#### FINAL TALKING POINTS

The Vapor Room Cooperative would have continued operating for the past five years without issue at its original, permitted location in the Lower Haight but for the unjust federal interference we suffered in 2012. Shuttering our cherished cooperative dispensary was an absolute necessity in order to protect our staff, cooperative members, and landlord. Our plan was to find a new location and re-open as soon as possible with the blessing and support of City leaders and departments to help us through the process texpeditiously and compassionately.

Unfortunately, fate had other plans. Later that year, our founder and president, Martin Olive, suffered a debilitating brain aneurysm rupture that required months of rehabilitation and recovery. That recovery curtailed for some time his ability to research new locations and apply for a permit at a new location.

After finding what all believed to be a compliant location and applying for a new MCD permit, a last minute discovery after noticing the public hearing that the location was not compliant killed the project. The proposed location's 1000' radius buffer was discovered to encroach a few feet onto the lot line and rear parcel housing a youth recreation center. While the youth recreation center was supportive of our proposed dispensary, it was unfortunately deemed not compliant and we had to abandon the project.

Now, five years after searching and enduring false starts and complications, we finally present to the Commission our new, compliant location in a supportive neighborhood. While many of our MCD peers, also early applicants after San Francisco Medical Cannabis Act's passage, endured and flourished in continuous operation (some opening 2nd and 3rd locations within the City), we have been focused on a singular mission:to reopen our doors and continue our compassionate service to our members and neighbors.

Through our years of compassionate and community based service, we are honored to have garnered an overwhelming amount of support, loyalty, and love from our members and community allies. Our MCD application before you is supported by hundreds of residents and medical cannabis patients from San Francisco and the greater Bay Area. We provide a positive contribution and an asset to the City and its diverse residents. This is less a new MCD permit application and more a respectful and professional request to to return the VRC to its deserved and resoundingly desired status as a permitted medical cannabis dispensary.

We ask that you reasonably and appropriately approve this Medical Cannabis Dispensary application enabling the Vapor Room Cooperative to continue its good and responsible services within San Francisco.

# Appendix

### Support Outreach

**APPENDIX A: LETTERS OF SUPPORT** 

**APPENDIX B: PETITION SIGNATURES** 

#### SAN FRANCISCO PLANNING COMMISSIONERS

c/o: Jonas P. Ionin, Commission Secretary San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

#### NICHOLAS FOSTER, PLANNER

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

#### Re: Vapor Room Cooperative Medical Cannabis Dispensary (MCD) Application

Case No: 2017-002757DRM Project Address: 79 9th Street, San Francisco

#### **APPENDIX A: LETTERS OF SUPPORT**

San Francisco Planning Commission % Jonas P. Ionin, Commission Secretary San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Attn: Nicholas Foster, Planner Re: Vapor Room Collective Permit Application

Dear Commissioners:

I write this letter in strong support of the Vapor Room Cooperative (VRC) permit application proposed for 79 9th Street. I am very familiar with the VRC's history and track record having supported their original permit application in the Lower Haight in 2006. The VRC has a rich history in San Francisco as one of the original, model medical cannabis dispensaries (MCD) in California and one of the first to advocate for the City's adoption of regulations in 2005 that legitimized MCDs. I know the VRC and its professional staff to be dedicated good neighbors, including co-founding the Lower Haight Resident and Merchant Association in 2006 that brought the community together to beautify the neighborhood and revitalize the small business community.

Most notable is the VRC's commitment to its member patients that is reflected in their community-based business model. They offered robust compassion programs providing free cannabis to members most in need, life skills classes, computer skills workshops, resume writing workshops, and holistic health services such as yoga and nutritional counseling. All of these services were offered for free to the larger community in partnership with the San Francisco Recreation and Parks Department and Harvey Milk Art and Cultural Center. Additionally, three members of the VRC team, Martin Olive, Stephanie Tucker, and Patrick Goggin, served on the San Francisco Medical Cannabis Task Force from 2008-2011 providing guidance and leadership on important policy issues including permitting, best practices, and testing.

Unfortunately, in 2012, California's U.S. Attorneys coordinated a crackdown on MCDs unfairly targeting many leading, model MCDs in the City and throughout the state. At the time, the VRC made the hard, but responsible, choice to close its doors, rather than subject its landlord's property to a forfeiture action by the U.S. Attorney. I'm thrilled the VRC has finally found a new home and I respectfully urge the Commission to approve its proposed project thereby following through on the City's assurances in 2012 to help the VRC reopen.

Respectfully yours,

Mark Leno

#### **Dear Planning Commissioners:**

Thank you for your valuable time. My name is Juan Carlos Juarez and I co-own Street Taco with my brother Victor Juarez. We currently have two locations: 1607 Haight Street and 83 9th Street, right next door to the Vapor Room Cooperatives (VRC) proposed medical cannabis dispensary. I write today on behalf of my brother and me to urge the Commission to approve VRC's project. We met the applicant, including their outreach coordinator, when they shared details of their plans and are confident and pleased to support their proposed project. We think the VRC will be a good neighbor and good for business - we welcome them to the neighborhood with open arms.

Please approve their project on August 24.

Sincerely, Juan Carlo Juarez Street Taco Restaurants 83 9th Street San Francisco, CA 94103

#### Dear San Francisco Planning Commissioners,

My name is Valerie Agnew, I have lived in San Francisco for twenty-two years. I'm writing to you to convey my support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, on 9th Street. I have known Tina as long as I've lived in San Francisco and can attest to her integrity and commitment to helping underserved and marginalized communities. For the past twenty-five years Tina has played live music, promoted art and music events, and brought a mobile sound stage to the streets of San Francisco. She has long been an advocate for creativity as a form of therapy and personal well being. For the past 8 years, as a member of her medical cannabis collective, I have watched her transition her focus and dedication to organic farming, the cannabis community, and the environment. For the last 10 years Tina has operated a sustainable, organic farm in Southern Humboldt County, using natural farming methods. Her farm specializes in Sungrown Cannabis, specializing in high CBD flowers. As a twenty-one year co-owner of Rainbow Grocery Cooperative Inc, a certified massage therapist and a volunteer intern at Project CBD, I have a perspective on the health benefits of CBD in the treatment of PTSD, anxiety, chronic pain, cancer, epilepsy, and acute pain relief. Though naturally cultivated high CBD is in demand, it is VERY difficult to find in San Francisco. This is a travesty. In the capacity as a Certified Manual Massage Therapist specializing in pain and stress reduction, I am a member of the Society of Cannabis Clinicians. I frequently educate my massage clients about the potential benefits of using organic, Sungrown CBD varietals to treat their pain, anxiety and stress issues. Having access to quality, clean, green CBD rich and terpine rich Cannabis medicine is crucial for these clients. One of the biggest obstacles for my clients is finding a Bay area dispensary that offers a large selection of organic and

Sungrown medicine and products made using organic Sungrown Cannabis. Tina Gordon and The Vapor Room are committing to filling this void in our great city of San Francisco. I fully support them in this endeavor!

I know first hand that Tina Gordon is committed to helping people with health issues and is committed to promoting access to Sungrown high CBD products. I believe she will be responsible dispensary owner and do her best to serve San Francisco's medical cannabis community.

Please approve the Vapor Room Cooperative's permit today. Thank you.

Warm Regards, Valerie Agnew 28ShotwellStreet San Francisco, California 94103 valerie@rainbow.coop (415) 385-6798

#### Dear Commissioners,

My name is Richard Park, I've lived in San Francisco for 12 years and operated a small business in San francisco since 2008 and I'm writing today to express my strong support for Tina Gordon, a coapplicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St. I have known Tina for 22 years, and can speak to her dedication, and passion for her craft, which is farming, community and the environment. For the last 10 years Tina has operated an organic, farm in Southern Humboldt County, using natural farming methods. Her farm specializes in sun grown, and organically grown and processed cannabis high CBD flowers as well as other medicinal and culinary herbs. Tina's farm and collective are dedicated to land stewardship, providing medicine to it's members, teaching life skills, and contributing to communities in both Southern Humboldt and San Francisco. I believe she will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

Please approve the Vapor Room Cooperatives permit today. Thank you.

Respectfully yours, Richard Park 1665 Folsom Street San Francisco, California 94103 catheadsbbq@hotmail.com (415) 599-6298

#### Dear Planning Commissioner,

My name is Max Barnett, I've lived in San Francisco for 24 years and I'm writing today to express my strong support for Tina Cordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St. I am currently on the Board of Directors at Rainbow Grocery Cooperative where I have worked for the past 14 years. I have known Tina for 20 years, and can speak to her dedication, and passion for her craft, which is farming, community and the environment. For the last 10 years Tina has operated an organic, farm in Southern Humboldt County, using natural farming methods. Her farm specializes in sun grown, and organically grown and processed cannabis high CBD flowers as well as other medicinal and culinary herbs. Tina's farm and collective are dedicated to land stewardship, providing medicine to it's members, teaching life skills, and contributing to communities in both Southern Humboldt and San Francisco. I believe she will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

Please approve the Vapor Room Cooperatives permit today. Thank you.

Respectfully yours, Max Barnett 28 Shotwell Street San Francisco, California 94103 maxbarnett@mac.com (415) 571-5932

#### Dear Commissioners,

I always felt more safe on the stretch of Haight Street near the Vapor Room, because I knew their security was always alert and aware. The fellowship enjoyed onsite by a diverse membership was remarkable at the time, unparalleled in San Francisco. Fellowship is part of a good life, and certainly part of healing. I applaud the Vapor Room for their desire to rekindle this spirit in a new location, bringing similar light to the immediately local community. The Vapor Room staff are good people, and San Francisco needs more of them.

Sincerely, Ty Palmer 652 Stanyan St San Francisco, California 94117 typalmer23@gmail.com (786) 253-1214

As a resident of the neighborhood where the Vapor Room wishes to re-open it's doors, I would like to offer my support to this business. They have a proven track record of running a safe and comfortable operation, and have shown themselves to be good community members. I believe they will add positively to our area.

Kate McLean 3181 16th St San Francisco, California 94103 katemclean@gmail.com (831) 359-6363

#### **Dear Commissioners --**

I write to you, as a long-time San Franciscan, in full support of the Vapor Room Cooperative's application for an MCD permit at 79 9th Street.

In its nearly eight years in operation in the Lower Haight, the Vapor Room represented everything medical cannabis is supposed to be--a compassionate option for health and wellness; a responsible, generous, and philanthropic-minded business; and a positive force in its community. The Vapor Room earned a reputation for accommodating low-income patients and military veterans and, noticeably and visibly, hired people of color from the community for key roles. It is not an exaggeration to say the Vapor Room was an institution, as vital a part of the fabric of the neighborhood as Memphis Minnie's, Kate's Kitchen, Noc-Noc, and Upper Playground.

To do this-- to be a community pillar while being a legal and visible taxpaying cannabis business, in an age when it was far safer and more profitable to break the law--founder Martin Olive and his team took a great risk. To this day, it is unclear how or why the federal Justice Department targeted the Vapor Room's landlord with the threat of asset forfeiture to effect its closure in 2012. What is clear is that the neighborhood lost a pillar business, the medical-cannabis community lost an exemplar role model, and everyone in San Francisco was the poorer for it.

I have been observing and monitoring the California medical-marijuana industry as a journalist for nearly a decade. In that time, medical cannabis has taken a sharp turn towards profit. Now, most entrepreneurs are focused on expanded their market, often at the expense of the people and communities cannabis is still supposed to serve.

I believe the Vapor Room's swift return to San Francisco will help correct this unfortunate shift

#### Sincerely,

Chris Roberts • 727 Clayton Street • San Francisco, CA 94117

Martin Olive is one of the most brilliant, passionate, and thoughtful people I've ever met. He and his team at Vapor Room Cooperative have done so much for the community and have made San Francisco a better place in so many ways - It truly is an honor to call him a friend as well as collaborator. Please help bring VRC and it's beautiful energy back, the safe & loving environment we all dearly miss, the knowledgeable and friendly staff we considered family, and the selection of quality medical cannabis products that helped ease all of our pain. Looking forward to visiting the new Vapor Room over the next months on into the next years. Thank you for your time.

Kevin Mohanna 1590 Sacramento Street #4 94109, California 94109 dojah@djdojah.com (415) 235-6405

#### Dear Commissioners,

As a patron of Vapor Room Cooperative, I can attest to their commitment to treat members with kindness and respect by very knowledgeable members of the VRC Staff. The staff cleaned the streets daily and were a positive presence in the neighborhood. The lower haight neighborhood crime statistics showed that crimes decreased in the block, and surrounding area they were located in. There really is no reason to deny VRC's application as a medical cannabis dispensary.

Judith Frugé

1825 Shoreline Drive #306 · Alameda, California 94501 jg.fruge@comcast.net · (510) 629-6641

#### Dear Commissioners,

I am writing to support the MCD application of the Vapor Room Cooperative because I believe it is the kind of civic-minded, community-supported institution that San Francisco desperately needs. In this time of mass gentrification and economic consolidation, it is essential for the city to assist businesses with a proven track record of making San Francisco a more compassionate, tolerant and unique city. Beginning in the mid-2000's, the Vapor Room Cooperative distinguished itself by offering free services to local residents, such as sponsoring neighborhood clean-up days, providing resume workshops, hosting support groups and co-founding the Lower Haight Art Walk. Rather than rewarding startups, whose interests in the burgeoning cannabis industry are purely monetary, the city should be supporting existing businesses that have already demonstrated leadership and commitment to our shared ideals. I can think of no better place to start than granting an MCD to the Vapor Room Cooperative. Daniel Greenspan 574 3rd Ave. #1 San Francisco, California 94118 danielgreenspan@gmail.com (415) 387-7456

#### Dear Commissioners,

I have been a patron of the Vapor Room for some time now, and I'd like to express my utmost support for them. The staff of the Vapor Room has always been helpful, professional and most importantly, compassionate. The Vapor Room has also been a strong community advocate, supporting local merchants and the arts. My husband always talks about how much safer the Lower Haight district felt once the Vapor Room opened.

The Vapor Room is an absolute asset providing many services to the community such tenant counseling, resume workshops, computer classes, and neighborhood clean-ups in addition to other services.

Any community would truly benefit from the Vapor Room being present!

Sincerely, Emily Gable 1472 48th Ave. #6 San Francisco, California 94122 emily.y.gable@gmail.com (415) 601-4435

#### Dear Commissioners,

The Vapor Room Cooperative were one of the very first clubs in San Francisco, in the lower height neighborhood. They provided a great service to the patients of San Francisco, with safe and reliable medicine to their patients. As they were a total not for profit organization they donated all of their profits to multiple community organizations. With such an establishment with great intentions and safe access for patients in the community to get their medicine. I highly recommend that allowing the vapor room to have their storefront dispensary in the Mid Market District of San Francisco, on 9th Street between Market and Mission street would greatly benefit the immediate community of the South of Market district. We hope that you take into consideration The Vapor Room's long history with the San Francisco Residence and allow them to continue to provide safe and reliable services to the patients in this area.

Thank you,

Paul Camilleri Top Horticultural Concepts, CEO 2130 Oakdale Ave San Francisco, California 94124 admin@sfbmcllc.com (415) 713-8421

#### Dear Commissioners,

I support the Vapor Room for Lots of reason but a couple being that they have implemented a very strict quality control standard for all medical products, they give back to the community and were one of the first dispensaries to offer CBD in 2006 which is what I use for my anxiety. The helped the neighborhood feel a bit more safe by putting light out in the dark block of our neighborhood.

Elyse Thogerson 405 WALLER ST SAN FRANCISCO, California 94117-3418 ethogerson0124@gmail.com (415) 463-0623

#### Dear San Francisco Planning Commissioners,

I'm writing to you today in support of the Vapor Room not because it will be a dispensary that is consistent with the values of our city, but to write about Martin Olive, owner and founder of the Vapor Room. I've known Martin since 2009 and in those years can attest to his upstanding values; he is generous, caring, and empathetic. He dedicates his time and passion, often at his own expense, to help others with his experience and resources.

Martin is also a long time San Francisco advocate. He is a man who truly loves this city and cares about its citizens. He wants to make San Francisco a better place through his business, through his relationships, and through hard work on the ground.

If there is any reason the Vapor Room project should proceed, it is that it is lead by a capable, experienced, compassionate San Franciscan; one who will put the needs of the city and its citizens ahead of pure business interests. As our political climate continues to shift, more than ever we need this kind of leadership in our city to preserve and foster the values that make San Francisco a role model for progressive values.

Sincerely,

Jonathan Koshi

3239 MISSION ST, APT 7 San Francisco, California, 94110 jkoshi1@yahoo.com (415) 846-2665

#### Dear Commissioners,

My name is Jack and I am writing you today in support of the Vapor Room Cooperative. I have known the owner of the Vapor Room, Martin Olive, for many years and he is a great guy. He is known in this city to be a huge part of the San Francisco Community. The Vapor Room has been an important part of our city's culture and we ask that you please allow them to open their doors again in the SOMA. In terms of their product and handling, they are known to be one of the most thorough and knowledgable dispensaries in the Bay Area. They treat their customers with care and have helped countless individuals over the years. The Vapor Room has a clear passion for the community, providing programs for low-income patients and focusing on how they can give back.

Jack Knoebber 160 Beulah Street San Francisco, California 94117 jackknoebber@gmail.com (208) 660-2683

#### Dear Commissioners,

I have had the privilege of being a friend and colleague of Martin Olive for nearly twenty years. His dedication to the medical cannabis industry is inspiring and I cannot think of a more qualified applicant that could ever be before you.

The achievements of the Vapor Room speak for themselves, and I am sure you have heard all of them from many sources. The Vapor Room staff has always been diligently committed to making a difference in its neighborhood, and offered many holistic services to community members including yoga, free meals, resume workshops, and computer skills workshop. As you know, the Vapor Room was a pioneer in this industry. As the seventh dispensary to open in San Francisco, and the first to self-regulate with common sense, community minded operational standards, the Vapor Room has been a model of what a compassionate, patient service driven dispensary should be. The San Francisco Board of Supervisors itself passed a proclamation in 2012 for the Vapor Room's exemplary service to the medical cannabis community.

On a personal level, I was involved with helping Martin on his formation paperwork and regulatory outreach when the Vapor Room was first formed. I know first hand how committed the Vapor Room has always been to doing everything by the book -- an impressive feat to accomplish when the book had not yet been written. Seeing how important it was to help guide the regulations of medical cannabis dispensaries, Martin voluntarily submitted the Vapor Room's Operational Standards to the SF Medical Cannabis Working Group to be used as a foundational template for Article 33; the Medical Cannabis Act of 2005. And Martin also was appointed by the Board of Supervisors and served for two years on the Medical Cannabis Task force.

I witnessed on countless occasions just how directly the Vapor Room has helped patients with unthinkable pain and side effects from debilitating disease. Their level of compassion and care is unrivaled. Although I am no longer a resident of San Francisco, I know whole-heartedly that the San Francisco and greater California community is well-served by the Vapor Room. Our world needs more compassion, and care. I write today to implore you to approve the application of the Vapor Room Cooperative for this physical space to once again open their doors and serve the community.

Thank you, Angela Haren, Esq. 9101 Eton Road Silver Spring, Maryland, 20901 amharen@gmail.com (415) 310-3550

#### Dear Commissioners,

I have been a member at the Vapor Room Coop since they opened their doors in 2004 in Lower Haight. I was one of the very first members! They have been one of my few and only favorites and were always friendly and kind to me. They were wrongly shut down years ago and I really miss the face to face quality and service at their store fronts so I so look forward to them finally being able to open up at a new location in SOMA. They are honest and sincere, and care about the surrounding communities of SF. They did so much for the Lower Haight neighborhood and deserve to open again and involved with the SOMA community.

Since SF has become a place that only supports and praises the rich, big real estate, and the entitled and rude tech community, I would be most grateful to again have a safe place such as the Vapor Room to go to for my medicinal needs. I have had quite a few more health problems this year that I'm now in my late 40's and I feel very alienated and uncomfortable at all of the other dispensaries in town other than the Love Shack Collective, another original and honest operation. I also can no longer afford the costs at the newer dispensaries that are clearly all about the profit and only seem to cater to those that can afford outrageous prices.

I so look forward to being able to join the Vapor Room Cooperative when they get to open their

Thank you for your time and support,

Sincerely, Laurie (Sue) Shanaman 78 Sycamore Street San Francisco, California, 94110 Ishanaman@yahoo.com (415) 774-6408

#### Dear Commissioners,

The Vapor Room has always provided a great care center, as well as being very personable and very community oriented. The number of people they have helped over the years is staggering, and the community accomplishments truly show the nature of the people that run the business. I have no doubt they will continue to the same in the future.

Fred Levy 127 Kingston St. San Francisco, California 94110 streetcornerfreddy@gmail.com (415) 606-2224

#### Dear Commissioners,

I would describe my experience at the Vapor Room's previous location as compassionate and a safe space for those with illnesses and disabilities. While I was there to assist in remodeling the space, I observed how much care they gave to their patients. The Vapor Room created an atmosphere that was supportive, conscientious, and community-focused which ultimately had a positive impact on everyone. They offered programs for people in need, such as free holistic health services & educational resources for members and neighbors, healing yoga, nutritional counseling, computer skills workshops, resume workshops, support groups, tenant counseling, and free meals. They also facilitated comprehensive compassionate assistance programs for low income and seriously ill members, by providing them with instant relief compassion and weekly take home care packages. This Compassionate Care program also assisted terminally ill individuals and local hospice programs such as, Laguna Honda Hospice and Maitri AIDS Hospice. For these reasons, I feel that the Vapor Room would be a great value to any community in it's service and I completely stand by their mission of helping people receive the care they deserve.

#### Nate Crane

261 10th St. #205 · Oakland, California 94607 natecrane13@yahoo.com · (209) 329-3561

I would like to express my strong support of the Vapor Room Cooperative re-opening their doors at 79 9th Street. As a member, neighbor, and friend, of Vapor Room, I can full-heartedly say that this business is one of the best our city has to offer. The gorgeous aesthetic, the kind staff, and the unique product all play a part in making the VRC a necessary part of our community in San Francisco.

The former Vapor Room had a gorgeous exterior and interior design, adding an aesthetic beauty to the Lower Haight. It felt clean, safe, and fun to visit the store. Since it's doors closed in 2012, I feel the area has really gone down hill, becoming a sort of ghost town. The VRC storefront has been sorely missed.

As a customer, I feel very well taken care of. The VRC staff is extremely knowledgeable and compassionate to me in regard to calming my nervousness, anxiety, and loss of sleep. The VRC's security staff were diligent and committed to making the neighborhood feel safer as well.

The VRC offers a unique product that our community is looking for; herbal teas, balms that help with muscle pain, soups, bath soaks, and so much more.

The retail business in general has taken a hit since the rise of online shopping, but I believe the Medicinal Cannabis industry is thriving.

These attributes are just a few of many reason why I express such strong support of the VRC. I very much hope to see them reopen their doors at 79 9th Street.

Jayde Fish 565A Union Street SAN FRANCISCO, California 94133 mrsjaydefish@gmail.com (209) 518-1013

#### Dear San Francisco Planning Commissioners,

My name is Dr. Sofya Low and I have been a resident of San Francisco for twenty-four years. I am writing to you today to express my support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit at 79 9th Street in San Francisco. I have known Tina Gordon since we met at as first-year students at UC Santa Cruz thirty years ago. As a person who has lived with rheumatoid arthritis since the age of two, I have had a lifetime to explore both traditional medical and alternative therapies for my condition. I have been a member of Tina's collective for eight years and can attest to the efficacy of the therapeutic effects of high CBD cannabis.

For as long as I have known Tina, she has expressed concern for helping others, specifically in the context of personal health and well-being. She is a deeply caring, conscientious person and an engaged citizen. By providing cannabis to a collective of people treating serious health conditions, she has served a diverse community with integrity and commitment. For the last ten years, Tina has operated a sustainable, organic farm in Southern Humboldt County, using natural farming methods. Her farm specializes in Sungrown Cannabis, specializing in high CBD flowers. If I am going to use cannabis, my strong preference is for organic Sungrown, just as it would be for the produce I eat. My experience as a medical card holder in San Francisco is that organic Sungrown high CBD products have been very difficult to find. I would like to see these products become more accessible to patients who I believe could receive great therapeutic relief from their use.

I can attest in full confidence that Tina Gordon is committed to helping people with chronic, and often debilitating, health issues and is dedicated to promoting access to Sungrown high CBD products. I strongly believe she will be a responsible dispensary owner and will provide compassionate and principled service to San Francisco's medical cannabis community.

Please approve the Vapor Room Cooperative's permit today. Thank you.

Respectfully yours, Sofya Low, PhD 28 Madison Street San Francisco, California 94134 sofyalow@post.harvard.edu (415) 990-0904

#### Dear Commissioners,

I lived a few blocks down from the Vapor Room when they resided on the 600 block of Haight Street. As one of the co-founders of the Lower Haight Merchant + Neighbor Association, I can attest that they worked very well with our organization, supporting the Art Walks that we held, becoming a member of the organization, and donating \$500 worth of supplies to really jumpstart our effort to create a block long mural on blighted walls at Laguna and Haight Street.

I was saddened when Vapor Room was forced out of our neighborhood by the former U.S. Attorney. They were good neighbors--responsive, supportive and engaged.

This is why I can enthusiastically support Vapor Room in a new location, right near my work-my office is at Polk and Market. I'm sure they will have the same level of professionalism and commitment they did in our Lower Haight neighborhood. As adult use looms in San Francisco, we need responsible retailers who have experience in this business. This is why I support Vapor Room and owner Martin Olive in their quest to open up a brick and mortar store at 79 9th Street.

Thea Selby One Polk Street 2nd Floor San Francisco, California 94102 thea@nextstepsmarketing.com (415) 773-1841

#### Dear Planning Commissioners,

The Vapor Room was one of the first cannabis dispensaries to have a very friendly atmosphere, helpful to the uninformed, a beautiful & safe location. unheard of at that time. their presence in the neighborhood was very positive and supporting of the local creativity. it's an industry that is accepted for peoples daily well being, i choose to support local businesses in this industry. please approve their application & let them continue to provide their service as the small business they intended.

Thank You, Duane Lamb 3426 judah san francisco, California 94122 silverlineprepress@gmail.com (415) 425-3613

#### Dear Commissioners,

The VRC has been an integral part of my time in the city of San Francisco, and has proven to me to be concerned about, and interested in assisting, our neighborhoods, and our community as a whole. I would be delighted to see this application come to fruition.

Thank you. Ryan Modee 3460 16th street apt 3 San Francisco, California 94114 rymodee@gmail.com (415) 802-7365

#### Dear Commissioners,

In order for the great City of San Francisco to maintain a thriving cannabis community it is

absolutely necessary to do everything possible to reinstate the Vapor Room. It was once a flagship example of how a quality cannabis dispensary can run and will be again, god willing. Thank you for your time.

JEFF ALLEN 499 Chetwood St. #9 Oakland, California 94610 tripp434@gmail.com • (512) 791-0802

#### Dear Commissioners,

I used to be a member of Vapor Room collective. And was so happy to hear they are being given an opportunity to re-open. In my experience they have been a responsible member of the community and I have no doubt they'll continue to contribute in positive ways as they have in the past such as sponsored over neighborhood clean-up days and hosting lunches and dinners for low income members at their location.. plus much more.

I hope you will grant them their license.

Thank you, Sam Khedr 363 Scott St. San Francisco, California 94117 samk@nitevibe.com (415) 225-1470

#### Dear Commissioners,

I believe in their compassion, community, passion, and innovation.

Maureen E 1960 California San Francisco, California 94109 maureeene05@hotmail.com (555) 555-5555

#### Dear Commissioners,

The VRC has been an integral part of my time in the city of San Francisco, and has proven to me to be concerned about, and interested in assisting, our neighborhoods, and our community as a whole. I would be delighted to see this application come to fruition.

Thank you.

Ryan Modee 3460 16th street apt 3 San Francisco, California 94114 rymodee@gmail.com • (415) 802-7365

#### Dear Planning Commissioners,

I remember Vapor Room and believe it will be a great addition to the neighborhood. The mission of compassion, support of the community and respect for health is extremely important to continue on in San Francisco. It is important for the city. They were the pioneers and deserve the opportunity to represent the industry and passion here. They ensure safety and bring about a community.

Jenna Greenfield

PO Box 170093 San Francisco, California 94117 jenna@sagely.co • (917) 744-4618

#### Dear Commissioners,

The Vapor Room has always been a supportive community member and hub for people seeking real understanding and true medicinal assistance and I have faith they will continue to do so. I personally have been dealing with chronic Lyme Disease for most of my life and using Cannabis has improved my wellbeing. I hope to be able to rely on the VR in the future for this support. They've created a high standard of care that is needed by San Francisco and the greater Bay Area. Please approve and keep the VR with us.

Thank You Chelsea Vaughn 923 34th St. Oakland, California 94608 mare.vaughn@gmail.com· (631) 291-3247

#### Dear Commissioners,

As a long time resident and local small business owner of the SF Bay Area, I am in total support of the good people at the Vapor Room to provide quality and compassionate to those in need. Its a great addition to our progressive and thriving neighborhood!

Kind Regards, Eric Peterson, EP Building epbuilding@yahoo.com • (415) 425-62985764

Vapor room is awesome and will help lots of people!

Tanya Jones 5764 Genoa Oakland, California 94608 tanyaleejones@yahoo.com (415) 420-1939

#### **Dear Commissioners**

dedicated to patients and the cause..

Stephen Shub 1918 Drake Drive Oakland, California 94611 sgs@crafts.net (510) 852-4999

#### Dear Commissioners,

I have been a friend of Martin Olive, and a patient of the Vapor Room for over ten years. I own a business in the Lower Haight, and was there during the years the Martin and the Vapor Room were operating. The neighborhood was thriving during those years, and a lot of that positive energy and foot traffic was brought by the patients of the Vapor Room. This dispensary was without question the first of its kind in San Francisco, as its priority was truly care and compassion. Tea, fresh fruit, Yoga classes, and a safe place to medicate were just a few of the options Martin and The Vapor Room Staff provided their patients. His dispensary was far ahead of the curve before it was wrongfully closed. I feel that it will be deeply important to the future of the dispensary model in San Francisco to re open one of it's earliest pioneers. I feel very strongly that Martin Olive and The Vapor Room can improve the overall standard for marijuana dispensaries in the years to come.

Jeremy Fish North Beach SF. Ca." mrjfish@gmail.com (415) 264-6750 565a Union Street San Francisco, California 94133

The vapor room was a good neighbor to all in the lower haight. martin and his staff set a high bar for all new dispensaries to follow. the fact that martin has been pursuing the opportunity to again offer safe good medicine in the city of san francisco for five years shows his commitment and perseverance to this effort. the city of san francisco should follow the advice its staff and grant the vapor room a new location.

thank you Charles Gary 1170 59th street Oakland, California 94608 charles@well.com (510) 601-5806

#### Dear Commissioners,

I have a very debilitating heart condition that requires constant medical care, cannabis is essential to my treatment. VRC has always had very high quality medicine and very helpful professional staff to assist me.

Jeff Sheahan 1350 4th avenue, #3 san francisco, California 94122 jdshady6@yahoo.com (415) 271-0809

#### Dear Commissioners,

I've seen the success of the VRC's work firsthand. My boyfriend has trouble sleeping, and he looks to the VRC for medical cannabis sleep-aid. Not only is he more rested, but he's alert in all other aspects of his life, too. The VRC has been a great virtual presence, but it's time for them to have a storefront. They're a central organ to the medical cannabis dispensary scene of SF, and I can't wait to see how the storefront continues to positively impact the SF community. I firmly support the VRC's storefront mission. Thank you,

Erin Davies 2226 California Street #101 San Francisco, California 94115 islandgirll344@gmail.com • (781) 354-2449

The VRC has been a Bay Area staple for years. They provide important services to those that require medicinal marijuana in order to treat a variety of ailments. Always professional and a strong supporter of the community, the VRC is a central piece of the SF medicinal marijuana community. A storefront would not only allow them to become more firmly established as a community space, but give them a physical presence for both returning and new customers. I firmly support their application for a storefront.

Jimmy Fennessy 2226 California St Apt #101 San Francisco, California 94115 jimmyfennessy@gmail.com (415) 283-5465

#### Dear Commissioners,

Always a comfortable atmosphere to get necessary meds. Important to have a place you feel comfortable with.

Ted Steinhausen 4516 Stevenson blvd Fremont, California 94538 teddy177@gmail.com • (415) 823-7773

#### Dear Commissioners,

My name is Alvin and I am writing you today in support of the Vapor Room Cooperative. I have been a medical cannabis patient with the Vapor Room since they opened their doors in 2004. I had a stroke 15 years ago. I was on their compassion program, and they created a healing yoga program just for me. The service they provided helped me start to walk and talk again. I cannot express enough how much they gave back to the community and myself. They absolutely should be able to open their doors again on 9th street. They will be a great addition to the neighborhood. Please do not take this decision lightly. It matter to many people like myself that they be able to help others as they have helped me. Thank you for your time and consideration.

Deepest regards Alvin Guerrero 420 Berry St. #301 San Francisco, California 94158 alvinony@yahoo.com • (917) 623-8318

#### Dear San Francisco Planning Commissioners,

My name is Kim Pierce. For the last three years, I have practiced therapeutic massage therapy and Chinese medicine on 17th and Treat Avenue, where the Mission district meets the SOMA. Previously, I did harm reduction based street outreach with homeless injection drug users for the Haight Ashbury Free Clinic and USCF. We frequently worked in the Haight, TL, and the SOMA's 6th and Mission area. I have lived in San Francisco for 19 years. Today, I'd like to offer my support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St.

Tina is a passionate community member here in San Francisco and in Southern Humboldt County where she has operated an organic farm for the last 10 years. Her farm specializes in organically sun grown cannabis with high CBD flowers as well as other medicinal and culinary herbs. In my practice, I work with many severely injured and end of life clients who could benefit greatly from Tina's CBD cannabis products. With professional confidence, I will send my clients to any dispensary Tina is behind, knowing that they will be in the best hands. This specific location is very convenient, as it is not far from my own business.

Having worked with some of the SOMA neighborhood's injection drug using population for 6 years, and considering the current national opiate epidemic, I feel that it is important to mention the possibility of cannabis as a means to transition out of an opiate addiction. This Vapor Room Coop could possibly improve the quality of life for members of this particular community. As well as providing a safe and clean place to purchase and use cannabis, it's members will also be able to access other services such as yoga, nutrition counseling, and life skills workshops (resume assistance etc).

I know that Tina will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

In consideration of the comfort that my current clients deserve, and the potential of the population I have worked with in the past, please approve the Vapor Room Cooperatives permit today. Thank you.

Respectfully yours, Kim Pierce, CMT 760 Valencia Street, apt. B San Francisco, California 94110 kim.berly.pierce@gmail.com (415) 305-8127

My name is Greg Zeman. I'm the Associate Editor at Cannabis Now Magazine – a nationally distributed print publication exploring the business and culture of cannabis – and a weekly guest on Morning Bell, a business news show broadcasting live from the New York Stock Exchange on the Cheddar network, where I discuss the ways cannabis decriminalization is changing lives and revitalizing economies across the country.

But when I first arrived in San Francisco at the age of 19 – fresh off the highway from Albuquerque, New Mexico, with everything I owned packed in the back of an old convertible – I was just a lost kid with no real direction or prospects for a meaningful career; no real opportunity to become a true citizen of my city and neighborhood, the Lower Haight. And it wasn't the Chamber of Commerce or the Rotary Club that gave me my city bearings, offered me a work space, tied me into a network of personal and professional support or opened the doors to a dream career in a burgeoning industry – it was the Vapor Room.

I will admit my personal affection for the place colors my support: I met my now-wife there when she was working as a caregiver for one of her patients (she was a Nurse Assistant then, now she's an LVN working as a psychiatric nurse with the city's most vulnerable people) and I was keeping regular office hours there as a struggling writer. So yes, I made connections and friendships there that will last a lifetime, but understand that I did not experience some kind of insider treatment – this is just the way the Vapor Room treats its patients. They are the true definition of a corporate citizen – a business that uses its strength and influence to meaningfully improve its community, to be a good neighbor, even in a rough neighborhood.

And the Lower Haight used to be a lot rougher, but things got better and safer in no small part due to direct action by the Vapor Room team to secure more street lighting, to promote community vigilance and solidarity and to help and provide for those living on the margins and flirting with desperation. The Vapor Room was more than just a place to purchase and safely consume the highest quality medical cannabis in the city, it was a cultural institution that perfectly reflected the spirit of community and cooperation that makes San Francisco so special.

The Vapor Room changed my life in more ways than I can relate in one letter, but more importantly, they changed the city and its now booming legal cannabis industry for the best the maturity, responsibility and health-focused medical cannabis culture of San Francisco can be largely traced back to the Vapor Room. As a person who used to frequent every club in the city, I've yet to experience a more professional, patient-oriented and knowledgable group of cannabis professionals. Now CBD is big news because of it's non-intoxicating anti-inflammatory and anticonvulsive benefits, but long before #CBD was trending, the Vapor Room was exploring the bleeding edge of medicinal research to bring healing to their patients, including then revolutionary 125

## CBD strains and products.

Without a physical embassy in the city – a place where people can be seen, heard and helped – they've been unable to do what they do best, which is promote community and wellness through direct involvement in the lives of their patients.

I will close by saying this: I was wet clay when I arrived in the Bay, and I could have been molded into something far less beneficial to myself and my community. Being accepted into the Vapor Room family – even as a distant cousin – was one of the formative experiences of my life, and I know I'm not alone. I know I'm just one of countless people whose lives have been changed for the better by the compassionate, professional approach of the Vapor Room.

I urge you to support the reopening of a brick and mortar Vapor Room location,

Respectfully, –Greg Zeman 2406 Sweetwater Drive San Leandro, California 94578 greg@cannabisnow.com (505) 401-4918

#### Dear Commissioners,

Vapor Room is a low key neighborhood business that contributes to the overall health of SF. We need more dispensaries like Vapor Room that really benefit the neighborhood with educational classes and information on healthy living while disabled.

Andrea Brown 328 Steiner Street San Francisco, California 94117 Andreabrown2004@yahoo.com (415) 621-6226

## Dear San Francisco Planning Commissioners,

My name is Stephanie Hibbert, I've lived in San Francisco for 19 years and I'm writing today to express my strong support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St. I have known Tina for 30 years, and can speak to her dedication, and passion for her craft, which is farming, community and the environment. For the last 10 years Tina has operated an organic, farm in Southern Humboldt County, using natural farming methods. Her farm specializes in sun grown, and organically grown and processed are dedicated to land stewardship, providing medicine to it's members, teaching life skills, and contributing to communities in both Southern Humboldt and San Francisco. I believe she will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

Please approve the Vapor Room Cooperatives permit today. Thank you.

Respectfully yours, Stephanie Hibbert 3547 Mission st #1 SF, California 94110 chefstephanieh@gmail.com (415) 810-2433

## Dear Commissioners,

I used to go to the "brick and mortar" on Haight street. They have always impressed me with being very compassionate towards their patients. I always was treated respectfully by their staff. They always made sure that my doctor's note was current. Please let them open a new location, so I can go there in person.

Thank you, Dan Glazer 680 Sanchez St San Francisco, California 94114 hotcookiedan@gmail.com (415) 308-2092

## Dear Commissioners,

As a member of Vapor Room Collective at their prior location, my experience has been fully positive. Staff are friendly, the cannabis is effective as medication, and they are supportive of their customers. Their contributions to the community and the neighborhood in their other location are commendable.

I strongly encourage approval of their application for the 79 9th Street medical cannabis dispensary.

Thank you. James Lovette-Black PhD, RN, RYT 584 Castro Street, Suite 821 San Francisco, California 94114 doctorjamesinsf@gmail.com (415) 347-6114

## Dear Planning Commissioners,

I love the community that this place brings.

Edgar Castrejon 344 peralta ave San Leandro, California 94577 edgarc226@gmail.com (510) 817-6828

### Dear Commissioners,

The Vapor Room has provided me comfort for my needs with Insomnia and anxiety. Their professionalism and helpfulness is what our city needs to improve it to be the best place.

Kris Pozzi 923 eddy street APT 205 San Francisco, California 94109 theclash7@gmail.com (619) 248-3270

## Dear Commissioners,

I'm a member of Vapor Room Cooperative (VRC) at their prior storefront They're the oldest community active dispensaries in San Francisco. They always offered friendly and knowledgeable service.

I especially liked the meeting area, where I was able to meet other disabled people & share information. They also provided free yoga -- and I hope will be able to again. I trust you'll do the right thing and allow VRC to open their storefront.

Thank you for your consideration. Maureen McCauley 256 Circular Ave Loop San Francisco, California 94131 maureenm2000@yahoo.com (415) 587-0594

## Dear Commissioners,

Please allow the Vapor Room to have a storefront. They were a wonderful part of the Haight community before being forced to close. They will be a wonderful addition to MidMarket if you let them move forward. They were always professional and courteous.

I miss being able to go to a brick and mortar and get the personalized service you cannot get

online. They really do deserve another storefront.

Thanks, Abigail Kingan 627 Masonic Avenue San Francisco, California 94117 abigailvahey@hotmail.com (415) 720-8192

## Dear Commissioners,

I want to see an organization wrongfully ousted from my neighborhood to find a way to succeed

Peter Allen 608-A Haight St San Francisco, California 94117 peter.allen.art@gmail.com (415) 876-8594

## Dear Commissioners,

The vapor room has always offered me a safe place to buy cannabis. Pro club. Best in sf by far Always participating in care of the less fortunate

Sean Eskridge 1126 ocean Ave. Emeryville, California, 94608 seaneskridge@comcast.net (415) 637-7326

## Dear Planning Commissioners,

Vapor Room is an incredible pillar of our community! They hire locally, they participate in neighborhood activities (Art Walk, cleanup days, yoga, workshops, etc), and are amazing people!

Anthony Atlas 3019 20th Street · San Francisco, California 94110 anthony@eak4.com · (914) 469-5931

## Dear Planning Commissioners,

As a strong follower of the Vapor Room, I am appreciate and commend the owers for the involvement in the community. The support groups, free meals, workshops and conseling have been a great for the neighborhood. I would like to see them grow and continue the raise awarements to improve our community.

Rachel Cheng 2971 California Street, #1 San Francisco, California 94115 rachwong12@yahoo.com • (415) 260-1628

## Dear Commissioners,

I am a San Francisco resident and I was a member of the prior Vapor Room Co-op. I am also a Cancer Survivor. I have CLL, a form of Leukemia. During my chemotherapy, it was the medical marijuana I received from the Vapor Room that helped me the most with the on-going nausea, I am convinced. They knew what strains would serve me best and apparently they were right. To me, the Vapor Room is competent people doing their job well at a time when I really needed them.

Thomas Nickel 1447 39th ave San Francisco, California 94122 tnickel32@yahoo.com• (415) 755-7164

## Dear Commissioners,

Vapor Room Collective is a positive-impact cannabis community and I'd like to voice my support!

In the past, their track record of community work (neighborhood clean up, Art Walk, security guards, yoga/health services, etc) has been a boon to the neighborhood. I'd love to see them back in action – great wonderful people!

Thank you!! Tal Safran 651 scott street, Apt #10 San francisco, California 94117 tal@talsafran.com (646) 717-4950

As a member at the prior location of the Vapor Room, I can vouch for their care, professionalism and a clean safe environment. As a patient and a member, who at that time, lived in the neighborhood, I can attest to how the neighborhood changed for the better. Dispensaries in San Francisco vary from barred windows and bullet-proof glass to haute design and spa-like environs. The City of San Francisco needs a dispensary that looks and operates the way the City has, with character and a community that gives back and provides access to patients who desperately need a place they can count on for CLEAN, organic and tested medicine. I know that these owners will do things right and in compliance. The Vapor Room has been the first medical Cannabis Dispensary to hire a full-time community liaison. The staff cleaned the streets daily, sponsored over 50 neighborhood clean up days, and crime decreased. Please grant them their permit, so they can begin their mission of providing to the community and protecting the culture and character of real, clean, medicine.

Michiko Dawkins 434 Arguello Blvd. San Francisco, California 94118 mich@miquity.com (415) 726-3578

## Dear Commissioners,

I am writing in support of the Vapor Room's efforts to procure a licence to reopen in a new location. I was a member of the cooperative in its previous location and I found the community and the support the Vapor Room provided to me and other patients was important and nurturing. As a patient with MS, the community I connected with at the Vapor Room gave me strenght and encouragement when times were challenging. The yoga classes, neighborhood clean ups and the nutritional counseling all have helped me stabilize my condition. These are kind people, doing good work and caring for their community and neighbors. Please support the Vapor Room.

Sincerely, Brian Goggin 499 Alabama St #123 San Francisco, California 94110 briangogginiphone@gmail.com (415) 377-7549

I am a community physician and founder of MediCann. I have been involved in the medical cannabis community since 2004. The Vapor Room was my first experience with the industry. Through the Vapor Room I learned about the compassion and service that the medical cannabis movement brought to seriously ill patients. Over my tenure, I have evaluated thousands of patients. The life giving and life extending effect that cannabis has afforded the patients I examined is undeniable. The owners of Vapor Room early on saw the potential of cannabis. Rather than ignore what is clearly medicine, they championed the cause of the community and afforded seriously ill San Franciscans a better life.

Too often, those of us in academia believe we know best. We assume that the books we have read and the professors we have learned from know everything. If that were the case, there would be no problems in the world. We as a society have a lot to learn from all parts of our community. Without open minded and compassionate organizations like the Vapor Room, cannabis as medicine might still be in the closet. Below is a list of community achievements and involvement unlike many organizations. The accomplishments of the Vapor Room are evident.

Dr. Jean Talleyrand, M.D. 411 30th Street, Suite 412 Oakland, California 94609 j.talleyrand@medicann.com (415) 722-5195

#### Dear Commissioners,

As a former community leader and resident in the Lower Haight, that fought for safer streets, job opportunities for low-income neighbors and cleaner/greener streets, I didn't do it alone. The Vapor Room and their staff was right by my side. Not only did they donate money to the neighborhood's priorities but they also donated their time at community events and improving John Muir ES. They ran the Vapor Room located on Haight Street as a well-run community business. Never did they say, they didn't have the time or interest to help a neighbor or the community at large. The owners also started a merchants association in the LH.

I feel, the former Vapor Room is a model for every cannabis dispensary in SF. I am happy to hear they're back and opening up in the Inner-Sunset, one of my favorite neighborhoods.

Thank you, Vallie Brown 319 Frederick Street • San francisco, California 94117 brownvallie@gmail.com • 415) 215-5146

I am writing you today to voice my support for the Vapor Room Cooperative a proposed Medical Cannabis Dispensary at 79 9th St. They have been exemplary in how they operated their dispensary on Haight St. As an HIV patient I could simply walk over to their location and find the medicine I needed. I found their service clean, comfortable, and welcoming. They were a real asset to the neighborhood. They improved the block by improving the lighting and keeping it clean. They took a marginal block on Haight St. and made it better. They also offered additional health programs including nutritional, yoga and counseling services.

I am therefore asking that you approve their permit.

Thank you, Michael Koehn 246 Sanchez St San Francisco, California 94114 kmkoehn@gmail.com (415) 918-8357

#### Dear Commissioners,

I think the Vapor Room embraces all the best of the California's Cannabis industry. I would be happy to have a neighbor as professional and community minded. I think the Vapor Room can be real example for other dispensaries. I think that the support services they provide could be a huge help in their new location.

Elizabeth Hanley 870 Market St #1145 San Francisco, California 94102 liz@lizisallbiz.com (415) 377-5351

#### Dear Commissioners,

I am confident that the Vapor Room will be a considerable asset to our neighborhood. I eagerly look forward to its opening so that I can partake of the community services and enjoy increased access to better quality medical cannabis.

Thank you, Caitlin Podiak 15 Hermann St, #208 · San Francisco, California 94102-6271 cpodiak@gmail.com · (973) 219-4309

I would like to express my support, as a citizen who works in the area of 9th and Market, for the Vapor Room. I am also a member of SEIU Local 1021. I feel like the Community Alliance programs the Vapor Room offers will be a vital resource for people living in South of Market.

Sincerely, Gary Gregerson 328 Hyde St. #7 San Francisco. California 94109 dmfeelings@yahoo.com (415) 912-0808

#### Dear Commissioners,

I have known Martin Olive and the folks from the Vapor Room for over 10 years. I had the pleasure of serving with him from 2009 - 2011 on San Francisco's Medical Cannabis Task Force. Martin was a team player and always worked to form consensus. I also had the pleasure of patronizing the Vapor Room on many occasions when his dispensary was open on the 600 block of Haight Street. My husband and I always felt welcome there. The medicine they sold was of good quality and the atmosphere was always pleasant and relaxing.

It is important to note that dispensaries are run by and for medical cannabis patients, and there is no evidence that patients do bad things to neighborhoods. In fact, patients bring commerce, foot traffic, and safety to neighborhoods. The Vapor Room will be a welcome addition for patient access to high-quality, lab tested cannabis in the mid-Market area. I urge the Commission to support their permit. Thank you.

David Goldman 246 Sanchez Street Apt. B San Francisco, California 94114-1614 dcgoldman@yahoo.com

#### Dear Planning Commissioners,

Consistency in products, compassion with people, awareness of the needs of a community, knowledge of conditions, a true class act and worthwhile addition to any neighborhood.

William Fiege 807 31st Ave San Francisco California 94121 Fiegemusic@msn.com • (415) 751-4531

I'm a senior citizen. I know this because I have to scroll way down to find my age when filling out online forms AND because I'm automatically given a discount for coffee at McDonald's.

I smoked a bit of pot in high school in 1969 and revisited it again in 2010 for medical reasons. I had trouble sleeping, a common problem for senior women. I would wake up in the middle of the night and remain awake for several hours. I came across an article on the subject written by a woman my age. Her solution was to take one hit from a cannabis joint, of the indica strain that she kept by the bedside. She stayed asleep all night. I tried it. Problem solved.

Another lingering health issue extended over fifty of my sixty-five years and involved bi-yearly bouts with a lung disorder that could not be diagnosed. It took the form of asthma or bronchitis but did not qualify for that diagnosis. Reactive airways disease was the only name given for this undiagnosable malady. My cough came with a volume that was ear splitting and head turning, as my family can attest. Inhalers, steroids, antibiotics, nasal sprays, and codeine cough medicines would give me some relief, but a cough continued until my whole body ached and my bladder was shot. It would eventually recede on its own, until the next time. There was always the next time.

In 2011 we realized that I did not have a bout with my lungs that year. I did notice that my lungs burned when I smoked during those initial few weeks of using cannabis as a sleep aid. That sensation must have been the healing effect on my lungs because it is now 2017 and I have not had one bit of discomfort in my lungs. Not one bit.

We need to open our minds and bodies to the healing properties of this common plant. My story will be labeled as anecdotal. Fine, start there, but now let's seriously study this plant and its' healing properties. Let's make it affordable, accessible, and legal and give these baby boomers some natural healing.

We need community-minded dispensaries with a healthy approach to providing support and products. The proposed Vapor Room is just such a place. Kristy Higby

37 Mountain Tea Lane Alexander, North Carolina 28701 khigby@mountainteastudios.com (717) 658-2204

I became a medical cannabis patient in 2005, after years of suffering with migraines and back pain. When I lived in near Alamo Sq in San Francisco I would walk over to the Vapor Room on Lower Haight nearly every day. They were always welcoming and compassionate, and helped me find which cannabis strains would work best for me. I also loved that I could meet and talk to other patients there, which was an important part of the healing process for me. Martin Olive and the rest of the crew that manned the Vapor Room really cared about their patrons and really worked hard to be a force of good in the neighborhood. They participated in neighborhood clean up days and as sponsors of the Lower Haight art walk were active contributors to the culture of the Lower Haight. They also made sure that outside the Vapor Room the area was clean and safe, and the fact that they had security outside the facility was a deterrent to crime. The Vapor Room was a great place to meet new friends while enjoying the highest quality of medicine available. I hope they will be able to open another storefront dispensary.

April Funcke 1975 Creek Dr San Jose, California 95125 aprilfuncke@gmail.com (415) 672-1104

#### Dear Commissioners,

I have been a client of the Vapor Room for over a decade. It's a special place full of truly caring people. As an ordained minister I was surprised to find a dispensary that saw the world like I did. This is not a business but a place for healing to take place. In an industry full of cut throats marketing, VR cares about people. Please, let us have this important community space back!

Rev. Jeremy Nickel 3390 Story Lane San Jose, California 95127 revnickel@gmail.com (510) 484-3285

## Dear Commissioners,

Hello, my name is Betsey Low McHugh. I have been a patient, friend and employee of the Vapor Room since 2004. I've worked and lived in the neighborhood of the Lower Haight and watched as they changed to street to become a safer and more friendly neighborhood.

My life became fuller being a part of their community. I watched as they helped people who are ill

and some in hospice. Helping folks learn about vaporizing to keep their lungs healthy while getting the benefits.

The shop was a gorgeous space to shop, spend time getting to know the other patients, get a massage and snack. Their presence made the street a community. Everyone was always friendly and kind. They are an asset and continue to educate and help the community. Please allow them their new space.

Thank you!! Betsey and Greg McHugh 3048 Regatta Lane, #3 Fort Collins, Colorado 80525 betseyhairgoddess@gmail.com (970) 305-9702

## Dear Commissioners,

I was a member of the Vapor Room in its former home, which was a safe, welcoming, well-run and beautifully decorated establishment. I watched as they were closed over an insane federal law because they were too close to a dog park. I wrote an article about the situation for which I canvassed patrons at a local coffeehouse, none of whom were even aware that the club was in the neighborhood. No one has complained about it, the girl behind the counter told me. I also spoke to a patient I met at the club, who had HepC, probably contracted from a blood transfusion he got after he was injured while serving as a combat helicopter crew chief in Vietnam. He'd lost 40 pounds due to nausea from his first round of chemotherapy, and decided to try cannabis for his second round. It worked, and he liked the Vapor Room for its community atmosphere and helpful staff. "What will happen if this place closes?" he wondered. "Will I have to buy it on the street?" An injustice has been done to the Vapor Room and the patients it served, and it's time to make things right again for everyone concerned.

Ellen Komp California NORML 2261 Market St. #278A San Francisco, California, 94114 ellen@canorml.org (415) 563-5858

I am compelled to write you today to express my strong support for the Vapor Room Cooperative, a Medical Cannabis Dispensary Applicant at 79 9th Street.

The Vapor Room Cooperative has been a positive asset to the San Francisco community since 2004. By supporting neighborhood clean ups, co founding the Lower Haight Art Walk, and working with the SFDPW to improve conditions on their block, they made the Lower Haight neighborhood safer and more welcoming. The business offered beneficial programs such as health education, professional skills workshops, support groups, and free meals. The compassion assistance programs they provided for their terminally ill members went above and beyond what any other MCD's offer.

As one of the first MCD's to open in 2004, only to be pushed out due to unfortunate circumstances, I believe The Vapor Room should be supported in it's efforts to reopen. Martin Olive has integrity and continues to add to the community of San Francisco even with the limitations put on his business. With so many other people jumping on the bandwagon of medical and recreational cannabis, it only makes sense to support and allow one of the pioneer's in SF to be able to operate once again.

Thank you. Melissa Baer 1275 44th Ave San Francisco, California 94122 heycurlylocks@gmail.com (415) 571-8589

#### Dear Commissioners,

As a former employee of The Vapor Room when on Haight Street I was able to witness firsthand the immensely positive influence it had not only on the local community but also for members who would travel from all over the Bay Area to experience it's compassion and support.

Working for Martin Olive at The Vapor Room was a privilege. He consistently put his employees and the members of the community at the forefront of his priorities. Any community would be lucky to have a Vapor Room.

Calisto Bertin 1050 Florida St., Unit A San Francisco, California 94110 cjsbills@gmail.com (415) 623-8014

As a member of the Vapor Room cooperative I was a part of a community that offered education, safety, compassion and strength. As a resident of the lower Haight neighborhood prior to and after the opening of VRC I was able to experience first hand the positive influence that was made as a direct result of VRC. As a patient I came to VRC to get access to medical cannabis I ended up getting so much more. Connection with elders in the community, exposure to artists, education about vaporizing. VRC made a serious impact on my life and I was so sad when they had to close the doors. Just as there was a feeling of hope and joy when they were open so was there too a feeling of dismay and confusion when they closed. To hear that there is an opportunity to open a new storefront is amazing. To hear that it will be in an area of the city that is always in need of improvement is extra special. Not being a full-time resident of San Francisco gives me something to look forward to upon return. Please know that VRC is a much needed force in our city to keep things moving forward with all things cannabis, health, education, safety, community. Thank you.

Jessica Guest 3816 w Indianola St Broken Arrow, Oklahoma 74012 jesjade@hotmail.com (702) 578-2722

## Dear Commissioners,

I moved to the Bay Area 4 years ago but heard many good things about the SF Vapor Room. I fully support any and all professional environments where patients can safely purchase and use cannabis as medication. The more avenues we provide for to dispense safe and effective products the better. San Francisco needs as many dispensaries as it can get to drive down the prevalent street sales of cannabis.

Seth Stroika 1400 Franklin Street Oakland. California 94612 sstroika@gmail.com (510) 645-1850

## Dear Commissioners,

My name is Laird Archer and I am a 25 year resident of San Francisco. I have lived in several neighborhoods over the years, currently in the Outer Mission.

I know that the Vapor Room is an extremely well run business that would be a wonderful addition

to any neighborhood. To have people running a business that are kind, honest, tax paying, and respectful is as much as anyone could ask for ... and these are qualities of the people who run the Vapor Room.

I have known it from it's previous location in the lower Haight, where it was a great addition to the neighborhood.

I know South of Market well and feel it will fit in nicely on 9th street as part of the mid-market improvements that have happened in the past 10 years.

For all the above reasons I hope you approve the opening of this new location for the Vapor Room. Thank you for your consideration and time.

Sincerely, Laird Archer 290 Napoleon Street San Francisco, California 94124 goldengaterecordings@yahoo.com (415) 290-8825

## Dear Commissioners,

I'm a database developer that has worked for the Vapor Room in the past, when they were on Haight Street in San Francisco. I'm not a customer of theirs, however I spent enough time in their shop to know they are honest, caring, and do business by-the-book.

The principal, Martin Olive, is a very knowledgeable guy when it comes to this business, based on overheard conversations between he and customers while I was working on-site. Martin really cares about the neighborhood his shop's located in, and volunteers/spearheads a lot of community action to revitalize the area AND keep it safe. I highly recommend Martin Olive and the Vapor Room, it will enhance the area it resides in.

Larry Schultz 3380 Landess Ave., Unit C San Jose, California 95132 larry@macedge.net (510) 502-4365

## Dear Planning Commissioners,

I am Russell Tenofsky, an over 10-year resident of the Lower Haight and a former and current employee of a medicinal marijuana dispensaries. I have seen the Lower Haight change over the medicinal marijuana clinics (including the Market St. Cooperative, where I was formerly employed). All three dispensaries were small, locally-owned stores that helped low-income residents who needed medicinal marijuana. All three contributed to the Lower Haight community and were no where near a burden on the City, the neighborhood, or its residents. In fact, all three helped to broaden the vibrancy of the neighborhood and contributed in countless ways to make it a better, more "livable" community. Possibly none more so than The Vapor Room. The Vapor Room was consistently named one of the City's best dispensaries. They assisted in numerous ways other than just providing medicine to people in need, including a safe place to medicate, a community safe haven, additional medical services, outside safety, and neighborhood clean-ups. Having often used their services and being a part of the medicinal marijuana community, I never once saw or heard of an incident in or outside of the dispensary. It is imperative that they are allowed to re-open their operations as a store-front. Although, regrettably, this will not be in the Lower Haight, please allow them to re-open by affirming their application.

Sincerely,

Russell Tenofsky 415 Buchanan St., Apt. Y San Francisco, California 94102 russelltenofsky@yahoo.com (415) 846-252

## Dear Commissioners,

I have been a member of the Vapor Room Cooperative since they first opened up a dispensary on Haight street. The Vapor Room was the first place I felt I could go and not feel a stigma or judgement regarding my illness. The staff there were professional, compassionate, and provided a certain level of support and care you can't really find at many of today's dispensaries.

On any given day, the Vapor Room had people from all walks of life, from various backgrounds and medical conditions. As a medical cannabis patient, I can attest to the Vapor Room's compassion, positive impact on the community as well on individuals that have walked through their doors.

I've also had the pleasure of working with the Vapor Room and its president, Martin Olive on a few different occasions. Back in 2012, I worked for Steep Hill Labs, a company that did quality assurance testing for medical cannabis. Martin was one of the first clients who went above and beyond getting his medical cannabis products tested. Not only that, Martin was one of the first to install a QuantaCann, an on-site device that measures potency of cannabis samples, at their location on Haight street. I strongly believe his early adoption and commitment to quality assurance helped push others in the industry to improve their standards and that this has gone largely unnoticed by policy makers.

Currently, I help Martin and The Vapor Room cooperative with their web and marketing on a freelance basis. As someone who has seen him work day in, day out for the cooperative and its members, I can personally attest to his professionalism, compassion, and commitment to making people's lives better through medical cannabis. Looking at today's dispensaries, one could almost forget that we're dealing with a therapeutic medicine and people who are suffering and looking for relief. Martin hasn't forgotten that and I can tell that's what drives him to do the work that he does. If there is anyone more deserving of a permit to open a dispensary in San Francisco, it's the Vapor Room.

Eric Rosete 1542 6th Street, Apt. #1 Alameda, California 94501 ericrosete@gmail.com (510) 747-8506

#### Dear Commissioners,

I'm writing you today in support of the Vapor Room Cooperative, a Medical Dispensary Applicant at 79 9th Street.

The Vapor Room has been a big part of my life from the day they opened their doors on Haight street. They always treated me with respect and compassion. Since the VR was forced to close there has been a hole in my life.

I sincerely hope that the VR is allowed to re-open at the new location. The old location had a really positive effect on the community and I'm sure the new location will be no different.

Ryan Malley 3669 18th Street San Francisco, California 94110 ryanmalley@gmail.com (415) 595-1249

#### Dear Commissioners,

As a newcomer to the Medical Cannabis industry, I found it somewhat daunting to find a dispensary. There are so many options and varieties, so many different groups offering different things. I was happy when I finally found the Vapor Room. As a professional, I find their style of business helpful and efficient. They are always responsive and very quick to offer useful tips, suggestions, or alternatives. They have certainly made my entry into the Medical Cannabis world much easier.

The Vapor Room's commitment to their craft and business is obvious to anyone who has worked with them, and their dedication to customer service is second to none. Every dealing I have had with them has been pleasant and uplifting. I am proud to be a part of an organization that treats its members and community with the compassion and foresight that I've come to expect of the Vapor Room Collective.

I fully advocate for the approval of the opening of their new space.

Andrew Lyon 4725 17th St San Francisco, California 94117 andrew@lyonbros.com

## Dear Commissioners,

The Vapor Room Cooperative was the flagship of the medical cannabis dispensaries in San Francisco. A community service more than a business. Culturally they helped put Lower Haight back on the map. Their efforts have persevered, to which many merchants and longtime residents would attest. They transformed a dimly lit, slightly scary corner in the lower haight into a clean well lit place to get cannabis, and make friends. They did their best to improve the neighborhood, and also made attempts to make their members better citizens, i.e no double parking, blocking of driveways, always being vigilant about wanting to be the good neighbor.

One of the best experiences for me was their free chair massages. Lowered my blood pressure they did. I soon learned that if I was able to get a chair massage on my way to my Kaiser appointment I could keep my doctor from increasing the dosage on my hypertension meds. I also got important nutritional and lifestyle tips from Barbra, the body worker, that helps me to this day. At her suggestion I started walking to the VR from my home in the mission district. It was all good. Then the Feds shut it down.

I have lived in and loved San Francisco for many years. Many incredible things have disappeared. Fleishhacker pool, Playland at the Beach, affordable housing, and work spaces for artists .. Could we at least have the Vapor Room back?

Robert Whitten 1367 Alabama Street San Francisco, California 94110 robertwhitten@gmail.com (415) 641-8111

I am proud to support the Vapor Room Cooperative's efforts to find a home at 79 9th St. Over their many years of operation, both as a onetime brick and mortar shop on Haight St. and then as a mobile dispensary, Vapor Room has exemplified the best in what a cannabis cooperative can be. In addition to providing a vital service to many San Franciscans, Vapor Room is dedicated to making a positive community impact and have demonstrated this character over many years as a dispensary serving San Franciscans. Given their record of responsible business management, thoughtful community relations, and commitment in the face of changes and uncertainty in the medical cannabis movement, I strongly urge the planning commission to approve the Vapor Room's application for a storefront at 79 9th St.

Annie Gaus 583 5th Ave San Francisco, California 94118 acgaus@gmail.com (415) 269-3272

#### Dear Commissioners,

I have been a member of VRC for sometime. It is an incredibly professional operation serving a vital role in our community. The VRC has a rich past of being involved in their community.

Jeffrey Rosen 870 Market Street, Suite 1074 San Francisco, California 94102 jeffrey@cbzins.com (415) 215-7536

#### Dear Commissioners,

As a former patron of the vapor room I can attest that it was nothing but an asset to the community as well as a positive healing environment, not your ordinary "pot club" but a positive atmosphere which impacted the neighborhood in such a great way making it cleaner more well lit and a pleasant experience for its neighbors and it's patrons.

Skott Cowgill 2724 Folsom st. Sf, California 94110 skott\_c@uahoo.com (415) 235-0209

I was a neighbor of Vapor Room at their prior location in the Haight-Ashbury district, where I greatly appreciated Vapor Room as a safe and welcoming community center. Since then I have moved to SoMa where I greatly look forward to having Vapor Room open as a local option for affordable, high-quality medical cannabis.

I live just one block from the proposed Vapor Room location in SoMa, and I hope the Planning Commission approves their application. It is fundamentally unfair and unjust that the federal government undermined San Francisco law and forced Vapor Room to close its retail storefront in the first place. Please right this wrong, for the good of the medical cannabis patients of SoMa and San Francisco.

Jesse Stout 1400 Mission St. San Francisco, California jessestout@gmail.com (973) 735-4887

#### Dear Commissioners,

I am writing this letter to show my support for the Vapor Room Collective application for a storefront location in San Francisco. Six years ago I was diagnosed wit stage 2 cancer. My wife and I were not financially well off enough to take the time off that was needed. In order to keep our insurance she needed to work while I underwent my radiation treatments. Every day after treatment I would go to the Vapor Room and hang out in their lounge while I waited for her to get home. It was such a blessing to be in a place where people where I could recover after treatment and be watched over with compassion by a real MMJ community. I can not overstate how grateful I was to have resource in my neighborhood. As a 20+ year Lower Haight resident I can tell you that the old Vapor Room location was a huge benefit to the neighborhood. When the Federal Government shut it down I was enraged. While there are many places in town to get medicine, none (with the possible exception of SPARC) come close to really being there for patients. The Vapor Room was a wonderful benefit for the community San Francisco needs it back. I strongly support its application and urge you to do so as well

All the best, Matt Ziegler 40 Fillmore San Francisco, California matthewjamesziegler69@gmail.com (415) 595-3309

My late husband was a member of the Vapor Room Cooperative for many years and regularly visited the Haight location. The support of the dispensary was his lifeline as he struggled with several illnesses that could not be treated with conventional western medicine. The products available and the assurance of quality helped him with pain and nausea but it was the caring and support of the staff and other members of the co-op which really helped him emotionally.

He so looked forward to his visits there and it was very hard for him when they were forced to close. He stayed in touch with the staff and they reached out with kind words of support when he was in hospice care. I lost him to cancer 2 years ago, but I know that he would strongly champion the Vapor Room's MCD application. I urge you to approve their application so that others like my husband can receive the help and support they so need.

Susan Mix 3374 Gonzaga Place Santa Clara, California jmix10@comcast.net (408) 829-6249

#### Dear Commissioners,

As a friend of a few of those involved with the Vapor Room Cooperative, I can personally attest to the caring, professional nature of their cooperative. I would hereby like to voice my support for their MCD application.

Best, Seth Kotowske 2679 21st Street San Francisco, California 94110 seth.contacts@gmail.com (415) 518-1046

#### Dear Commissioners,

I am writing to formally express my unwavering support of the Vapor Room Cooperative re-opening their doors at 79 9th Street. There are a multitude of reasons why individuals chose to become involved in the wide world of cannabis, but as the landscape of the industry changes and dispensaries are being backed by boatloads of tech based capital, I feel like there are few who, so selflessly, advocate for the core virtues of the plant and it's users. Cannabis is a healing, compassionate and sharing plant and the Vapor Room Cooperative exudes those values in every Through Martin and the Vapor Room, I have had the privilege to be exposed to many facets of the world of medical cannabis. After observing many business models and what values those business owners deem as the most important thing. I can say one thing for certain ... the Vapor Room gets it. Most importantly, they understand that the reasons behind using cannabis as a therapeutic agent are personal and advocate and educate accordingly. The team takes the time to understand those personal reasons and that patient first attitude makes a the world of difference to their patients.

On a personal note, as Martin's longtime partner, I have seen the heartbreak of the Vapor Room losing their beautiful Haight Street location up close; a tight knit community scattered and the general vibe of an entire neighborhood change. The South of Market are would be incredibily lucky to have a compassionate and community minded establishment, like the Vapor Room, open it's doors.

I write to you today to implore you to allow a pioneer of the medical cannabis community to re-open their doors. Not only would the Vapor Room bring compassion and care to South of Market, they would be allowed to continue raising the standards for medical cannabis in the city of San Francisco.

All the best, Lizzy McGinn 539 Dolores Street San Fancisco, California 94110 610-451-9713

## Dear Commissioners,

I have been a friend of the Vapor Room since day one. The VR was not only a medical cannabis dispensary it was also a community space. I took advantage of the free yoga often and always enjoyed the conversations with the security staff while walking by. The closing of the VR has left a hole in the heart of the lower haight and I honestly believe having the VR and their security team around made the area feel safer too. The Vapor Room and its staff are some of the most generous and compassionate people I know. I hope to see this group thrive in a new location and I have no doubt the new neighborhood will benefit from having them around.

Michele Garcia 600 Laurel St. #19 · San Francisco, California 94118 mishie09@hotmail.com · (415) 722-4010

I am a neighbor of the proposed Vapor Room location, a SOMA resident. I support the Vapor Room because it works with many women-owned and operated organizations. I think it's important to curb the greed and chaos this neighborhood has gone through (fastest-rising rents in the city for several years straight) by ensuring responsible, community-based, diverse businesses that support California infrastructure and the California economy here in our neighborhood.

Adele Meyer 1645 Folsom St San Francisco, California 94103 adele.t.meyer@gmail.com (610) 304-9382

## Dear Commissioners,

In 2010 I was diagnosed with cancer. It was recommended I try cannibus to help treat the systems. I found myself at the Vapor Room. The people who worked there were very knowledgeable and professional about what product I should use to help getting through treatment, and when to change to another product. I did not know what to expect, but the place was a clean as a medical clinic, but warmer and more welcoming. Their help was invaluable, but for me more importantly, I will never forget their kindness and compassion during that difficult time. They were never to busy to help, or to ask if what they recommended had helped. No one ever made me feel uncomfortable about how I looked. I welcome this opportunity to express my gratitude for all they did. I would recommend them to anyone. There are more dispensaries available now, but none like the original Vapor Room.

Thank you for taking the time to read this letter.

Sincerely, Andree Audetat 415 monterey SanFrancisco, California 94127 audetat2000@yahoo.com (415) 254-3017

As a member and former employee of the VRC I can attest to the commitment of quality care and products provided by this establishment. Their dedication to a holistic approach to caregiving and dispensing of medicinal cannibus products is impressive. I have been familiar with, and personally involved with the VRC for over 10 years. I have personally witnessed and been a part of their community outreach programs that have enriched the community they are a part of. They have always been innovators in the industry setting an example of how to run a socially responsible dispensary.

Damian King 3926 Ardley Ave. Oakland, California 94603 ekses04@yahoo.com (415) 235-2207

# APPENDIX B: PETITION SIGNATURES

Kindly Note: Contact information has been redacted, but is available upon request.

NAME	ZIP CODE
Jayne Lange	94305
Tarwin Stroh-Spijer	94301
Dragon Terry	94158
Alvin Guerrero	94158
God	94155
Asaf Nelson	94134
Nancy Hilton	94134
Philippe Dunkai	94134
Cat Halloran	94134
Rob O'Campo	94133
Jayde Fish	94133
David Hud	94133
Thomas Cheswick	94133
Brandon Lien	94132
Micheal Scheper	94132
Chris Valente	94132
Richard Grabstein	94131
Neil johnston	94131
Melissa Burkart	94131
Kristina V Bernard	94131
Jeffrey Blaseck	94131
William Kumberger	94131
Kris V Bernard	94131
Kristina Bernard	94131
Kimo Keawe	94127
Diane Zimmer	94127
Dena	94127
Tre Watts	94124
Jon Conners	94124
Yolanda Long	94124
Latasha Bessard	94124
Erica Mcgary	94124
Linda Jacobson	94124
Tre` Watts	94124
Jon Ginnes	94124
Laird Archer	94124
douglas kolberg	94124

NAME	ZIP CODE
Tiara Mitchell	94124
Ron	94124
Dan Clarke	94123
Nicholas ko	94123
Michelle Aldrich	94123
Thaddeus Pace	94122
Elizabeth Wettawfer	94122
I.W. Mills	94122
Mike	94122
Dylan	94122
Jeff Sheahan	94122
Nathan Rodriguez	94122
Vicki Pompilio	94122
Cristina Morrison	94122
James Richard	94122
Patra	94122
Victor Vela	94122
Solange Starr	94122
Dan Frost	94122
Katie Dauser	94122
Davido Crow	94122
Emily Gable	94122
Thaddeus	94122
Melissa Baer	94122
Melissa Chamberlain	94122
Brandon Fuller	94122
Justin Mussman	94122
duane lamb	94122
Davido Crow	94122
Matthew Montgomery	94122
Yonder Buslon	94121
Paul Lavelle	94121
Anna Severn	94121
Morgan wodhams	94121
Ryan wilburn	94121
Michelle Garcia	94118
Suzanne Ashford	94118

NAME	ZIP CODE
devin reed	94118
Rose carr	94118
Michele Garcia	94118
Katy Greenspan	94118
Diana M Harris	94118
Ferris Plock	94118
Stephany Medina	94118
stefani steele	94118
Michele Garcia	94118
J.Daniel Durrett	94117
Rika Futamura	94117
RIBHI Mohamid	94117
Wendall Wainerg	94117
Steph VanDerande	94117
M.Battaglia	94117
H.Banko	94117
Cesar	94117
Michael Simph	94117
Joe Vigil	94117
Cheri Wang	94117
Sam Kevetch	94117
Elvira Aarcia	94117
Arta Halili	94117
Jennz Greenfield	94117
Audrey Taylor	94117
Kari Stevens	94117
Rachel Visaer	94117
Mark Bieschice	94117
Christopher Wood	94117
Charles Wilson	94117
Erik Gregg	94117
LaRae Burke	94117
audra kunkle	94117
Joy d'Ovidio	94117
Mike L Sweeney	94117
Mike Midden	94117
matt ziegler	94117

NAME	ZIP CODE
Jack Knoebber	94117
anne clark	94117
WILLIAM OLIVER	94117
Conor S Ryan	94117
Mike Roberson	94117
Christine Tamez	94117
Dave Anderson	94117
Andrew Lyon	94117
Oscar Samarron	94117
Alexandra Butler	94117
Shelle Libberton	94117
Katie Davies	94117
Erik Braa	94117
Jamie Chow	94117
Jonelle T Gausman	94117
Kerri Pidnow	94117
martin breitenbach	94117
Katya George	94117
Mike Battaglia	94117
Jc Didier	94117
Devin nickoloff	94117
Erin Fulfer	94117
Daniel Durrett	94117
Corey Mathhues	94117
Micah Melton	94117
Natalie Perrault	94117
John Mcfarland	94117
Trevor Applegate	94117
Lloyd francis	94117
Rosanna DiCenso	94117
Elaine Denham	94117
Mark Sandoval	94117
Emily Lakin	94117
Joleen Aldapa	94117
Dana Jones	94117
Buffy	94117
Sarah Koontz	94117

NAME	ZIP CODE
Jenna Greenfield	94117
Brian Russo	94117
Holly Ellis	94117
Greg Johnson	94117
vallie brown	94117
Kimberlie Gray	94117
Andrea F	94117
JJ O'Brien	94117
David auerbach	94116
Lily Alvarez	94116
Emer Yip	94116
Claude	94116
Natalie Tran	94116
Erin Davies	94115
Shelley	94115
George	94115
Stephanie Tucker	94115
tonya thornton	94115
JANICE MYINT	94115
Matthew Shaw	94115
Jimmy Fennessy	94115
Ronin Puckner	94114
Marcia Weisbrot	94114
Charles Hernandez	94114
Khava Carroll	94114
Chris raisbeck	94114
Christo Oropeza	94114
Stephanie Medina	94114
James Lovette-Black PhD	94114
Kristen Rasmussen	94114
Douglas Evans	94114
Van pelham	94114
Stephen Leader	94114
Noel Dunlap	94114
Carmen	94114
Amber Lum	94114
Kristen Rasmussen	94114

NAME	ZIP CODE
Jesse Walkershaw	94114
michael w sorenson	94114
Douglas Evans	94114
Matt Jepson	94114
Dana Thomas	94114
David Goldman	94114
Mariana Cervelleira	94114
Marie Margill	94112
Jamie Morgan	94112
Suzie Jennings	94112
John Ottman	94112
Gina Herrera	94112
Lina Mahoney	94112
Carlos G Branch	94112
Nicole	94112
Tracy Iveli	94112
Patrick Goggin	94112
Marcos Nieves	94112
Luis Disk Quintanilla	94112
Jen Y	94112
Emmanuel Osorio	94112
Shawn Gurczak	94112
Saundnak Medina	94111
Lee Fidler	94110
Stephany Ashley	94110
Carey Lamprecht	94110
Anita O'shea	94110
David Halerda	94110
Laurenta Pointe	94110
Vero Majano	94110
Tony Horn	94110
Marieke Von Rotz	94110
Mike Burt	94110
Julie Foldner	94110
Molly Gilbert	94110
Johanna Luddy	94110
Jess lakely	94110

Enrique Reyes94110David Jayne94110Steph Ghadish94110Rodolfo Baltodano94110Heron Saline94110Justin Lawrence94110Adam Feibelman94110Robert Whitten94110Jonathan Bell94110Lizzy McCinn94110Barique Reyes94110Jonathan Koshi94110Jalo94110Russell Deason94110Kelly Ng94110Jared Hannum94110Kevin Nafte94110Andrea94110Gabriel ortega94110Kelly Jones94110Siobhan94110Siobhan94110Siarah Sandoval94110Jacqueline Lounsbury94110Jacqueline Lounsbury94110Jaren Shrader94110Sirah Shrader <t< th=""><th>NAME</th><th>ZIP CODE</th></t<>	NAME	ZIP CODE
Steph Chadish94110Rodolfo Baltodano94110Heron Saline94110Justin Lawrence94110Adam Feibelman94110Robert Whitten94110Jonathan Bell94110Lizzy McCinn94110Enrique Reyes94110Jonathan Koshi94110Ialo94110Russell Deason94110Ryan Malley94110Jared Hannum94110Kevin Nafte94110Andrea94110Gabriel ortega94110Siobhan94110Siobhan94110Siarah Sandoval94110Jacqueline Lounsbury94110Jacqueline Lounsbury94110Jon Cinoli94110Jared Shrader94110	Enrique Reyes	94110
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Jared Hannum94110Chris Brennan94110Michael94110Kevin Nafte94110Andrea94110Gabriel ortega94110henry darius94110fred levy94110Siobhan94110Sarah Sandoval94110Kelly Jones94110Jacqueline Lounsbury94110Lee J Parry94110Ryan Warman94110Jon Ginoli94110Laurie Shanaman94110Sarah Shrader94110	Ryan Malley	94110
Chris Brennan94110Michael94110Kevin Nafte94110Andrea94110Gabriel ortega94110henry darius94110fred levy94110Siobhan94110Sarah Sandoval94110Kelly Jones94110Jay Martinez94110Jacqueline Lounsbury94110Lee J Parry94110Ryan Warman94110Jon Ginoli94110Laurie Shanaman94110Sarah Shrader94110	Kelly Ng	94110
Michael94110Kevin Nafte94110Andrea94110Gabriel ortega94110Gabriel ortega94110henry darius94110fred levy94110Siobhan94110Sarah Sandoval94110Kelly Jones94110Jay Martinez94110Elizabeth Zavala94110Jacqueline Lounsbury94110Lee J Parry94110Ryan Warman94110Jon Ginoli94110Laurie Shanaman94110Sarah Shrader94110	Jared Hannum	94110
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stephanie hibbert	94110
Kim Pierce	94110
Brian Wickenheiser	94109
Carson Flowers	94109
M.Harms	94109
Varon Vera	94109
Maureen Esteban	94109
Mark Schafer	94109
Micheal Filice	94109
Jason Sanchez	94109
Derek Lance	94109
Adrienne Herrpaul	94109
M.Hagan	94109
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Colleen Hooks	94109
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christina henderson	94109
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Victoria Daigreport	94108
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Erica	94107
patricia richman	94107
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Chris Becker	94107
Jason Herring	94107

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Emmanuel Castro	94107
Jess da silva	94105
J.S.	94104
Jaime Aguilar	94103
Kevin Bartlett	94103
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Shashir Reddy	94103
Ashid Hoffman	94103
Carolyn Signas	94103
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Manuel Maney	94103
Will jacob	94103
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Pi Ra	94103
Tony Robles	94103

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Anandi Worden	94103
James Vaughn	94103
Lenny Bove	94103
J.Laughter	94103
Jason A	94103
Jonathan Ott	94103
Chris Thrailkill	94103
Tiana Jacobs	94103
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Jessica Silver	94103
Rahil Gami	94103
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Chris Dease	94103
Amber Mileski	94103
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Efrem Bryan	94103
Javier Saavedra	94103
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Doris Vend	94103
Gary Gregerson	94103
Brett Miller	94103
Rene Xanez	94103
Devon Nandagigi	94103
TxuTxo perez	94103
Megan Beene	94103
K.Loeber	94103
Jerry Lee Abram	94103
John Foster Cartwright	94103
Mica O'Herthy	94103
Sepand Mushirkof	94103
Kristen Swig	94103

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Judy dacs	94103
Shaun Lee	94103
Noah Schwarz	94103
Robert Raviden	94103
M.Richmond	94103
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JR	94103
Erin cambell	94103
Brett Almirod	94103
Michele simons	94103
Dashiell D	94103
Kevin Pulipo	94103
Jordan Alterley	94103
Sarah Pritchard	94103
Melorra Green	94103
Aj Syad	94103
Dimitri Poulin	94103
Danielle Morrissey	94103
Bill Morrissey	94103
Taylor Peck	94103
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Richard Warren	94103
David Hua	94103
Jesse Stout	94103
Valerie Agnew	94103
Todd Johnson	94103
Darnell Boyd	94103

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Matt Derrick	94103
Melissa Bracero	94103
Francesco	94103
Nagi mohson	94103
Greg Martin	94103
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Josh Bea	94103
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Ken Seligson	94103
Debbie Villator	94102
Dale Theriault	94102
Ken Delahoussaye	94102
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Ronald Vaughn	94102
Billy Haynes	94102
Isabele Oweaska	94102
Pablo Sanches	94102
Bart Benfuowsky	94102
Richard Powell	94102
Charo Barnes	94102
Lindsey Boynlon	94102
Sam Forno	94102
Ana Fuid	94102
Derick Z.	94102
Peter Chrisler	94102
Corey Curtis	94102
D. Arbuckle	94102
Larry Harley	94102
Thomas Furgalack	94102
Rickie Riche	94102
Brett Bennet	94102
Mark Mcarth	94102
London Scott	94102
Paul Weller	94102

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Lauren Gremen	94102
Veronica Cravava	94102
Stephen Owens	94102
Greg D.	94102
Ed Bentzen	94102
Eric Meuser	94102
Jeffrey Rosen	94102
Michael Bedar	94102
Mallory	94102
Veronica Guevara	94102
Marcelino Andrade	94102
Gregory Lyons	94102
Matt lever	94102
Kelly delatorre	94102
Julianne Moeller	94102
Thuy H Nguyen	94102
THÚY Custom Clothier	94102
Russell Tenofsky	94102
Charo Barnes	94102
Lindsey Boynton	94102
Christopher Orr	94102
Manuel Gonzalez	94102
Greg Weissel	94102
Jennifer Auzenne	94102
Elizabeth Hanley	94102
victoria schneider	94102
Caitlin Podiak	94102
Ashley Scarborough	94101
Leanna Bantista	94085
Lynell Dinh	94080
Sean Rosas	94080
Elizabeth Twidwell	94080
Molly Breth	94070
Kevin Megrath	94066
Peter Dellanini	94066
Francis Garcia	94066
Sandra perez Vargas	94066

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Casey	94066
Peter	94062
David Lockwood	94061
Christa A	94061
Stephen Danz	94044
Janet Hathaway	94044
Rebecca Dunagan	94044
Patrick Ward	94030
Celia	94027
Ryan Barela	94015
mike flanigan	94015
Louell del Mar	94015
Fe Balamiento	94015
Justine Tranchina	94014
James b Turbett	94014
Naomi	94013
Robert Williams	94011
Charles Dougherty	94002
Christina Waters	93704
Marge Schwartz	93121
West Smith	93023
Robert Etemadi	92677
Mark Hanisee	92506
JOANIE LAINE	92240
Aaron	92126
Alan Haggard	92105
RJ Falcon Jr.	92101
Otto Hunt	92056
Pablo Olive	91607
Cristina Pasion	91607
Ellen Latzen	91423
Christopher Lindsley	91325
Adriana Monge	90802
Adriana Mongé	90802
adam	90260
keith mclaughlin	90066
Collin kelley	90064

Kerri O'Kane90048Natalie libesman levy90039Marc A Secher90029Jason90013Jeff Smolinski80231Matt Rutherford80104Jessica Cuest74012Alicia60613Hadley Black38138Morgan Higby-Flowers37214Kate22811Saphire McDonald29303Brandon Pile25427Barb Pensinger17236Karen Richards14830Ceorge DeMers12866Dr Caroline Hartridge11105Susan Kelley97498Susan Kelley95835Matt Vanderdeer95835Matt Vanderdeer95821Kevin Stockton95762Jenen Wilkins95757Michael Rogers95401Anderson95421Kavin Stockton95421Anderson95421Anderson95421Kohael Rogers95421Anderson95421Kohael Rogers95421Anderson95421Kohael Rogers95421Kohael Rogers95421Anderson95426Kayin Provenza95401April95358Kevin Stockton95426Kendo Bruce Buckner95401April95358Keyn Provenza95401April95350Keyn Provenza95401April95350Keyn Provenza95401April95350Keyn Provenza	NAME	ZIP CODE
Marc A Secher90029Jason90013Jeff Smolinski80231Matt Rutherford80104Jessica Cuest74012Alicia60613Hadley Black38138Morgan Higby-Flowers37214Kate32811Saphire McDonald29303Mark Flowers28701Brandon Pile25427Barb Pensinger17236Karen Richards14830Ceorge DeMers12866Dr Caroline Hartridge11719Kristen Martensen11238Stephanie koh11105Susan Kelley97498Carrie hourihan95843Mariah J Watkins95835Matt Vanderdeer95821Kevin Stockton95762Jenn Wilkins95757Michael Rogers95446Nomas Crain95446Vadim Provenza95401April95358	Kerri O'Kane	90048
Jason90013Jeff Smolinski80231Matt Rutherford80104Jessica Cuest74012Alicia60613Hadley Black38138Morgan Higby-Flowers37214Kate32811Saphire McDonald29303Mark Flowers28701Brandon Pile25427Barb Pensinger17236Karen Richards14830Ceorge DeMers12866Dr Caroline Hartridge11105Susan Kelley97498Carrie hourihan97117Angela Renison95835Matt Vanderdeer95821Kevin Stockton95757Michael Rogers95624Thomas Crain95476Kase Leonard95476Vadim Provenza95401April95358Yatif95358	Natalie libesman levy	90039
Jeff Smolinski80231Matt Rutherford80104Jessica Guest74012Alicia60613Hadley Black38138Morgan Higby-Flowers37214Kate32811Saphire McDonald29303Mark Flowers28701Brandon Pile25427Barb Pensinger17236Karen Richards14830Ceorge DeMers12866Dr Caroline Hartridge11719Kristen Martensen11238Stephanie koh11105Susan Kelley97498Carrie hourihan97117Angela Renison95827Steve Robles95827Steve Robles95827Jenn Wilkins95757Michael Rogers95624Thomas Grain95476Mendo Bruce Buckner95476Vadim Provenza95401April95358Tory Townsend95350	Marc A Secher	90029
Matt Rutherford         80104           Jessica Guest         74012           Alicia         60613           Hadley Black         38138           Morgan Higby-Flowers         37214           Kate         32811           Saphire McDonald         29303           Mark Flowers         28701           Brandon Pile         25427           Barb Pensinger         17236           Karen Richards         14830           George DeMers         12866           Dr Caroline Hartridge         11105           Susan Kelley         97498           Carrie hourihan         97117           Angela Renison         95827           Matt Vanderdeer         95827           Steve Robles         95827           Matt Vanderdeer         95827           Steve Robles         95821           Kevin Stockton         95762           Jenn Wilkins         95757           Michael Rogers         95624           Thomas Grain         95476           Mendo Bruce Buckner         95446           vadim Provenza         95446           vadim Provenza         95401	Jason	90013
Jessica Guest74012Alicia60613Hadley Black38138Morgan Higby-Flowers37214Kate32811Saphire McDonald29303Mark Flowers28701Brandon Pile25427Barb Pensinger17236Karen Richards14830Ceorge DeMers12866Dr Caroline Hartridge11719Kristen Martensen11238Stephanie koh11105Susan Kelley97498Carrie hourihan97117Angela Renison95835Matt Vanderdeer95827Steve Robles95821Kevin Stockton95762Jenn Wilkins95757Michael Rogers95624Thomas Grain95426L Anderson95446vadim Provenza95401April95350	Jeff Smolinski	80231
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Troy Townsend 95350	vadim Provenza	95401
<u> </u>	April	95358
Rev Jeremy Nickel 95127	Troy Townsend	95350
	Rev Jeremy Nickel	95127

NAME	ZIP CODE
Suheyla Pekin	95103
Calisto John	95062
Keith Freeman	95032
James Brown	95014
dianthe skurko	95006
Kathryn	95005
Lora Gale	94965
Rebecca Brycia	94960
Joe Arsenioll	94960
Larry Brian	94960
Mariele Williams	94941
CLIFTON BUCK-KAUFFMAN	94931
Cristi Hursh	94930
Jacqueline Patterson	94924
Marilyn Ashton	94920
Yimi Tong	94903
aaron hodges	94901
Samuel Wilson	94804
Jen Siska	94803
Heather Haberlin	94801
Shane M Johnson	94710
Valorie kolovos	94710
Alex	94705
Julian H Rockhamp	94705
Sarah Bergmenn	94704
Aaron Dolson	94621
Allon Casteel	94621
Mitchell Colbert	94619
Ammee Alvior	94619
Jamie Taylor	94611
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Stephen Shub	94611
Jeff "Tripp"Allen	94610
Seth Stroika	94610
Jeff Allen	94610
kylea borges	94610
Mario Furio	94609

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James Devine	94609
Suzann Kowalski	94609
Eric Peterson	94608
Carter Lawy	94608
Chelsea Vaugn	94608
Charles Gary	94608
Michael Casey	94608
Jody Worthington	94608
Michael Beck	94608
Eric Peterson	94608
Nate Crane	94607
Lee Hopcraft	94606
Paul	94606
Joseph Hall	94606
Theresa Lynn Carlos	94606
John Sanders	94605
Brandy P	94605
Stephanie C	94603
Maya Lapid	94602
Robert Albright	94601
Daniel Baum	94601
Charles	94601
George Comninos	94595
Suzi Drake	94591
Rose Gonzales	94582
Michiko Dawkins	94582
Mary Trujillo	94579
Greg Zenan	94578
Corey Blanchette	94577
Jamie Moorehead	94577
Chelsey gross	94577
Trevor kolsut	94565
Jeffry	94549
J.Silva	94541
J. Blake Chobanian	94541
Mitchell Krause	94533
Benjamin Hill	94531

NAME	ZIP CODE
Shana Means	94531
Niels Juhr	94525
Judy Bastin	94519
Shante	94509
Maggie Martin	94501
Andrea Gregg	94501
Toby Laverty	94501
Judith G Fruge	94501
Joe Golling	94501
Melodye Montgomery	94501
Natalie Pereira	94501
Eric Rosete	94501
Rama pederson	94401

VAPOR ROOM COOPERATIVE OF SAN FRANCISCO

# **Exhibits**

• Support Letters

Mandatory Discretionary Review Hearing Case No. 2017-002757DRM 79 9th Street **SOM D O** South of Market Business Association

615 Seventh Street • San Francisco, CA 94103-4910 • www.sfsomba.org Phone: 415.621.7533 • Fax: 415.621.7583 • e-mail: info@sfsomba.com

August 9, 2017

Mr. Jonas Ionin Commission Secretary San Francisco Planning Commission 1650 Mission Street, Suite 400 San Francisco, CA 94103

RE; Vapor Room Cooperative of San Francisco 79 9<sup>th</sup> Street San Francisco

Dear Honorable Members of the Planning Commission:

I am the president of SOMBA (South of Market Business Association) A nonprofit organization working to promote South of Market as a vital place to live, work, visit and do business.

We are pleased that the Vapor Room Cooperative has joined our organization and attended our Board meeting. They've shared important details of their plans, which includes a community liaison and comprehensive security plan. We feel the block they are located on would benefit tremendously from the time and attention the VRC is committed to giving by "Adopting the Block". Importantly, they shared details of their very long history in the Cannabis community as pioneers.

SOMBA feels confident, based on their track record and what we've learned thus far, that the VRC has been, and will continue to be, an upstanding, valuable member of the community and a very responsible, good neighbor. We truly look forward to working with them.

We respectfully request the commissioners to approve VRC's proposed project at 79 9th Street.

Sincerely,

Hamiloz

Henry Karnilowicz President

Cc: Supervisor Jane Kim Nicholas Foster, Planner Stephanie Tucker

## Elizabeth Twidwell

819 Byron Drive, South San Francisco | etwidwell@hotmail.com

August 4, 2017

San Francisco Planning Commissioners Nicholas Foster, Planner, San Francisco Planning Department City Hall, Commission Chambers - Rm 400 1 Dr. Carlton B. Goodlett Place San Francisco, CA. 94103

Re: Cannabis Dispensary (MCD) Application Project Address: 79 9th Street, San Francisco, 94103

Dear San Francisco Planning Commissioners,

My name is Elizabeth Twidwell, and I've worked on Market Street between 9th and 10th for 8 years and I'm writing today to express my strong support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St. I have known Tina for since our days at McAteer High School, and can speak to her dedication, and passion for her craft, which is farming, community and the environment. For the last 10 years Tina has operated an organic, farm in Southern Humboldt County, using natural farming methods. Her farm specializes in sun grown, and organically grown and processed cannabis high CBD flowers as well as other medicinal and culinary herbs. Tina's farm and collective are dedicated to land stewardship, providing medicine to it's members, teaching life skills, and contributing to communities in both Southern Humboldt and San Francisco. I believe she will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

Please approve the Vapor Room Cooperatives permit today. Thank you.

Sincerely,

ELIZABETH TWIDWELL

August 3, 2017

San Francisco Planning Commissioners Nicholas Foster, Planner, San Francisco Planning Department City Hall, Commission Chambers - Rm 400 1 Dr. Carlton B. Goodlett Place San Francisco, CA. 94103

Re: Vapor Room Cooperative Medical Cannabis Dispensary (MCD) Application Project Address: 79 9th Street, San Francisco, 94103

Dear San Francisco Planning Commissioners,

My name is Lucy Anderson, I lived in San Francisco for 46 years, recently relocated to Sonoma Valley, and I'm writing today to express my strong support for Tina Gordon, a co-applicant for the Vapor Room Cooperative Medical Cannabis Dispensary permit, located on 9th St. I have known Tina for 35 years, and can speak to her dedication, and passion for her craft, which is farming, community and the environment. For the last 10 years Tina has operated an organic, farm in Southern Humboldt County, using natural farming methods. Her farm specializes in sun grown, and organically grown and processed cannabis high CBD flowers as well as other medicinal and culinary herbs. Tina's farm and collective are dedicated to land stewardship, providing medicine to it's members, teaching life skills, and contributing to communities in both Southern Humboldt and San Francisco. I believe she will be an amazing operator, good neighbor, and already is a major asset and blessing to the medical cannabis community.

Please approve the Vapor Room Cooperatives permit today. Thank you.

Respectfully yours, Lucy Anderson 575 Davidson Street, Sonoma CA 95476 anderson\_415@hotmail.com

Office of Commission Affairs

Planning Department | City & County of San Francisco 1650 Mission Street, Suite 400, San Francisco, CA 94103 Direct: 415-558-6309 | Fax: 415-558-6409

commissions.secretary@sfgov.org www.sfplanning.org

From: chris roberts [mailto:cbloggy@gmail.com]
Sent: Saturday, August 05, 2017 4:49 PM
To: Moore, Kathrin (CPC); Melgar, Myrna (CPC); Koppel, Joel (CPC); Johnson, Christine (CPC); planning@rodneyfong.com; Richards, Dennis (CPC); richhillissf@yahoo.com; Secretary, Commissions (CPC)
Subject: Public comment in support of Case No: 2017-002757DRM

727 Clayton Street San Francisco, CA 94117

San Francisco Planning Commissioners % Jonas P. Ionin, Commission Secretary San Francisco Planning Department 1650 Mission Street, Suite 400 San Francisco, CA 94103

Nicholas Foster, Planner San Francisco Planning Department 1650 Mission Street, Suite 400

San Francisco, CA 94103

Re: Vapor Room Cooperative Medical Cannabis Dispensary (MCD) Application Case No: 2017-002757DRM Project Address: 79 9th Street, San Francisco

**VIA ELECTRONIC MAIL** 

Dear Commissioners --

I write to you, as a long-time San Franciscan, in full support of the Vapor Room Cooperative's application for an MCD permit at 79 9th Street.

In its nearly eight years in operation in the Lower Haight, the Vapor Room represented everything medical cannabis is supposed to be--a "compassionate" option for health and

wellness; a responsible, generous, and philanthropic-minded business; and a positive force in its community. The Vapor Room earned a reputation for accommodating lowincome patients and military veterans and, noticeably and visibly, hired people of color from the community for key roles. It is not an exaggeration to say the Vapor Room was an institution, as vital a part of the fabric of the neighborhood as Memphis Minnie's, Kate's Kitchen, Noc-Noc, and Lower Playground.

To do this-- to be a community pillar while being a legal and visible taxpaying cannabis business, in an age when it was far safer and more profitable to break the law--founder Martin Olive and his team took a great risk. To this day, it is unclear how or why the federal Justice Department targeted the Vapor Room's landlord with the threat of asset forfeiture to effect its closure in 2012. What is clear is that the neighborhood lost a pillar business, the medical-cannabis community lost an exemplar role model, and everyone in San Francisco was the poorer for it.

I have been observing and monitoring the California medical-marijuana industry as a journalist for nearly a decade. In that time, medical cannabis has taken a sharp turn towards profit. Now, most entrepreneurs are focused on expanded their market, often at the expense of the people and communities cannabis is still supposed to serve.

I believe the Vapor Room's swift return to San Francisco will help correct this unfortunate shift.

Sincerely, Chris Roberts

Chris Roberts Journalist Cell/Signal/Telegram: 415-525-1034 @cbloggy chrisroberts.contently.com

# **Exhibits**

• Opposition Letters

Mandatory Discretionary Review Hearing Case No. 2017-002757DRM 79 9th Street

### Martin

I live at the corner of 10th and Mission and I feel as though my neighborhood is being inundated with marijuana dispensaries. There are three (3) dispensaries from a block to a few blocks away. In my opinion, the last thing this neighborhood needs is another one.

First of all, the corners of 9th and Mission are already taken by the crack dealers and crack whores who "own" it, along with the bus stop on Mission. Then there is all the homeless who like to hang out on three of the corners. They are constantly panhandling and some have other issues. It's always dirty and smells bad.

My concern is that more of the same will come around. I hate walking to the corner store or anywhere near there to catch a bus, go to Burger King, Chevron or Starbucks because of the above mentioned people ALWAYS hanging out. Whether its day time or night time. I have a 10 year old daughter that I do not bring with me for the reasons of others harassing her with lewd comments or staring at her like she's a good catch.

Isn't there a better place for you to put your dispensary? I'm not trying to shut you down and I believe that marijuana has healing capabilities in many medical areas. I just don't feel as though it would bring this neighborhood any real value.

Please consider that you have a family complex one block away from you and those families walk up and down 9th between Market and Mission quite often. School will be starting soon and who wants to have their child in the middle of all that mess on a daily basis?

Thanks for listening Your future neighbor Kim Re: Bldg Permit # 2017.03.07.0857

Hello Mr. Foster,

I am writing to object to the approval of this project. This neighborhood does not need another MCD when there are plenty of drug dealers all around the civic center area. thank you,

Michael 510.507.2354

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PROJECT DESCI	RIPTION		INDEX OF DRAW
MEDICAL CANNABIS DISPENSARY A		A0.0.0	COVER
MEDICAL CANNADIS DISPENSANT A	ATTEICATION.	A0.0.1	ADA CHECKLIST FOR
		A0.0.2	SYMBOLS LEGEND
NEW ADA ACCESSIBLE MEDICAL CA		A0.0.3	ABBREVIATIONS
DISPENSARY ON THE FIRST FLOOR		A0.0.4	GENERAL NOTES
COMMERCIAL BUILDING LOCATED A	AI 79 9th STREET,	A0.0.5	CAL GREEN NOTES
SAN FRANCISCO, CA 94108		A0.0.6	ACCESSIBILITY DETA
		A0.0.7	ACCESSIBILITY DETA
		A0.0.8	ACCESSIBILITY DETA
		A0.0.9	ACCESSIBILITY DETA
BUILDING DATA		A0.1.0	ACCESSIBILITY DETA
DUILDING DATA		A0.1.1	ACCESSIBILITY DETA
ADDRESS:	79 9th STREET	A0.1.2	ACCESSIBILITY DETA
	SAN FRANCISCO CA	A0.1.3	ACCESSIBILITY DETA
		A0.1.4	ACCESSIBILITY DETA
ASSESSOR'S NUMBER:	BLOCK 3701 / LOT 023	A0.1.5	ACCESSIBILITY DETA
		A0.1.6 A1.0.0	ACCESSIBILITY DETA SITE MAPS
ZONING DISTRICT:	C-3-G DOWNTOWN GENERAL	A1.0.0 A1.0.1	AREA MAPS
NUMBER OF STORIES:	6	A1.0.1 A1.0.2	LETER OF DETERMIN
EXISTING OCCUPANCY GROUPS:	M RETAIL (NO CHANGE)	A1.0.2 A1.0.3	SITE PLAN & ACCESS
EXISTING OCCUPANCE GROUPS.		A1.0.3 A1.0.4	CONTEXTUAL PHOTO
		A1.0.4	CONTEXTUAL PHOTO
	R RESIDENTIAL (NO CHANGE)	A1.1.0	EXISTING / DEMO FLC
		A1.1.1	NEW FLOOR PLAN
EXISTING BUILDING GROSS AREA:	22,670 SQ.FT.	A1.1.2	RESTROOM FLOOR P
EXISTING PARCEL AREA:	5,025 SQ. FT.	A1.1.3	RESTROOM ELEVATION
		A1.1.4	RESTROOM ACCESSI
PROPOSED DISPENSARY AREA:	680 SQ.FT.	A1.1.5	RESTROOM ACCESSI
		A2.1.0	EQUIPMENT PLAN & E SCHEDULE
PROJECT CONTA	ACTS	A2.1.2	ACCESSIBILITY/ SECU
		A3.1.0	CEILING PLAN
<u>APPLICANT:</u>	DESIGN-BUILDER:	A3.1.1	CEILING NOTES/ TYPE
		A3.1.2	CEILING DETAILS
VAPOR ROOM COOPERATIVE OF SAN	N FRANCISCO SUTTI ASSOCIATES	A3.1.3	CEILING DETAILS
ADDRESS: 539 DOLORES STREET	ADDRESS: 700 AIRPORT BLVD. SUITE 260	A3.1.4	CEILING DETAILS
SAN FRANCISCO, CA 94	BURLINGAME, CA 94010	A4.1.0	FINISHES AND WALL
CONTACT: MARTIN OLIVE	CONTACT: STEPAN BERLOV	A4.1.1	FINISH PLAN NOTES
PHONE: 415-254-0777	PHONE: 650-343-4244 x 240	A4.1.2	WALL FINISH DETAILS
E-MAIL: MARTIN@VAPORROOM.		A6.1.1	DOOR SCHEDULE
0		A6.1.2	DOOR HARDWARE
		A6.1.3	WINDOW DETAILS
		A7.1.0	EXTERIOR ELEVATION
	FS	A7.1.1	OFFICE 102 INTERIOF
		A7.1.2	SALES AREA 101 INTE DETAILS
	6 CALIFORNIA BUILDING CODE	A7.1.3 A7.1.4	EXTER. LIGHT SPEC
	6 CALIFORNIA GREEN BUILDING CODE	A7.1.4 A7.1.5	CAMERA SPEC
	6 CALIFORNIA MECHANICAL CODE	A7.1.3	UAWILINA OFEU
	6 CALIFORNIA ELECTRICAL CODE		

PLUMBING CODE:

COUNTY HEALTH ORDINANCE:

MUNICIPAL CODE AND ORDINANCES:

ENERGY CODE:

FIRE CODE:

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA ENERGY CODE 2016 CALIFORNIA FIRE CODE

SAN FRANCISCO

SAN FRANCISCO

### WINGS

DRMS

TAILS TAILS

**INATION** SSIBILITY MAP TOS TOS LOOR PLAN PLAN TIONS SSIBILITY DETAILS SSIBILITY DETAILS & EQUIPMENT

CURITY / ALARM PLAN

YPES LL PLAN S ILS IONS OR ELEVATIONS NTERIOR ELEVATIONS



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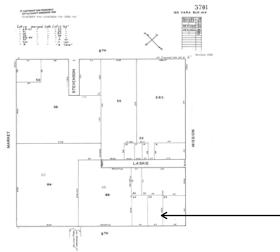


79 9TH STREET SAN FRANCISCO, CA 94108

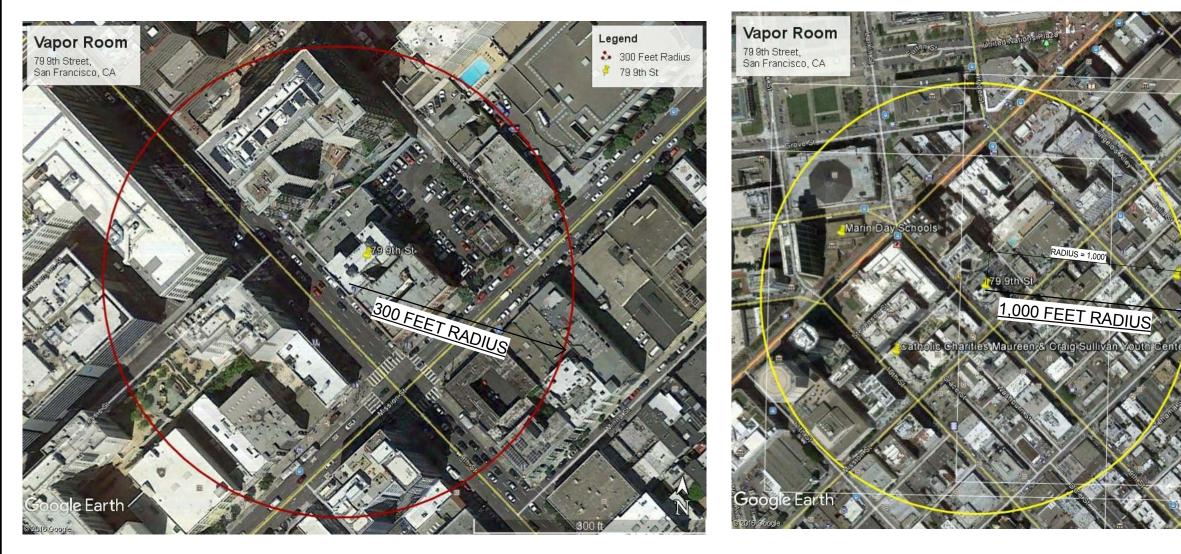
## **COVER**

### Revisions: No. Description Date Project VRC 100-4 number Date 03/03/17 Scale As indicated A0.0.0









# **300 FEET RADIUS**

# 1000 FEET RADIUS



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79 9TH STREET SAN FRANCISCO, CA 94108





No.	Desc	ription	Date
Ρ	roject		
	umber	VRC	100-4
D	ate	03/	03/17
S	cale	3/4" =	: 1'-0"
		A1.0	).1



### SAN FRANCISCO PLANNING DEPARTMENT

## Letter of Determination

		C
April 29, 2016		R
		4
Mr. Martin Olive		Fa
539 Dolores Street		4
San Francisco, CA 94110		
		PI
Site Address:	79 9th Street	ln A
		4
Assessor's Block/Lot:	3701/023	
Zoning District:	C-3-G (Downtown – General)	
Staff Contact:	Nicholas Foster, (415) 575-6167 or nicholas.foster@sfgov.org	
Record No.:	2016-005206ZAD	

Dear Mr. Olive:

This letter is in response to your request for a Letter of Determination regarding the property at 79 9th Street. This parcel is located in the C-3-G (Downtown-General) Zoning District and 120-X Height and Bulk Districts. The letter requested whether the subject property meets the requirements of the Planning Code such that a medical cannabis dispensary (MCD) would be permitted at this location.

Per Planning Code Sections 210.2 and 202.2(e)(1), an MCD is considered to be an Institutional Use and is allowed as a principally permitted use at the subject property. These sections require a Mandatory Discretionary Review for the use with associated neighborhood notification and public hearing before the Planning Commission. Additionally, these sections include the following location-based requirements:

(1) The parcel containing the MCD cannot be located within 1,000 feet from a parcel containing:

(A) a public or private elementary or secondary school; or

(B) a community facility and/or a recreation center that primarily serves persons under 18 years of age; and

(2) The MCD is not 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.

Based upon available information, it appears that the subject property meets the location requirements as set forth in Planning Code Section 202.2(e)(1)(B). It should be noted that while Staff has determined that the subject property appears to meet the location requirements as set forth in Planning Code Section 202.2(e)(1)(B), there are a number of facilities located within 1,000' of the Property that provides child care services. These facilities include: Love and Learn Nursery School, located at 1419 Howard Street; Marin Day School, located at 1390 Market Street; South of Market Child Care Center (Judith Baker Child Development Center), located at 685 Natoma Street; and The Maureen & Craig Sullivan Youth Center, located within the Catholic Charities' 10th & Mission Support Services facility, located at 801 Jessie Street. While these facilities do not constitute a Community Facility, as defined by the Planning Code, the

www.sfplanning.org

Martin Olive 539 Dolores Street San Francisco, CA 94110

facilities are nevertheless listed as a School Age Day Care Centers, by the California Department of Social Services.

Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,

Scott F. Sanchez

Zoning Administrator

CC: Nicholas Foster, Planner Juan Carlos Cancino, Office of Economic and Workforce Development **Property Owner** Neighborhood Groups BBN Requestor (if any)

SAN FRANCISCO

April 29, 2016 Letter of Determination 79 9th Street



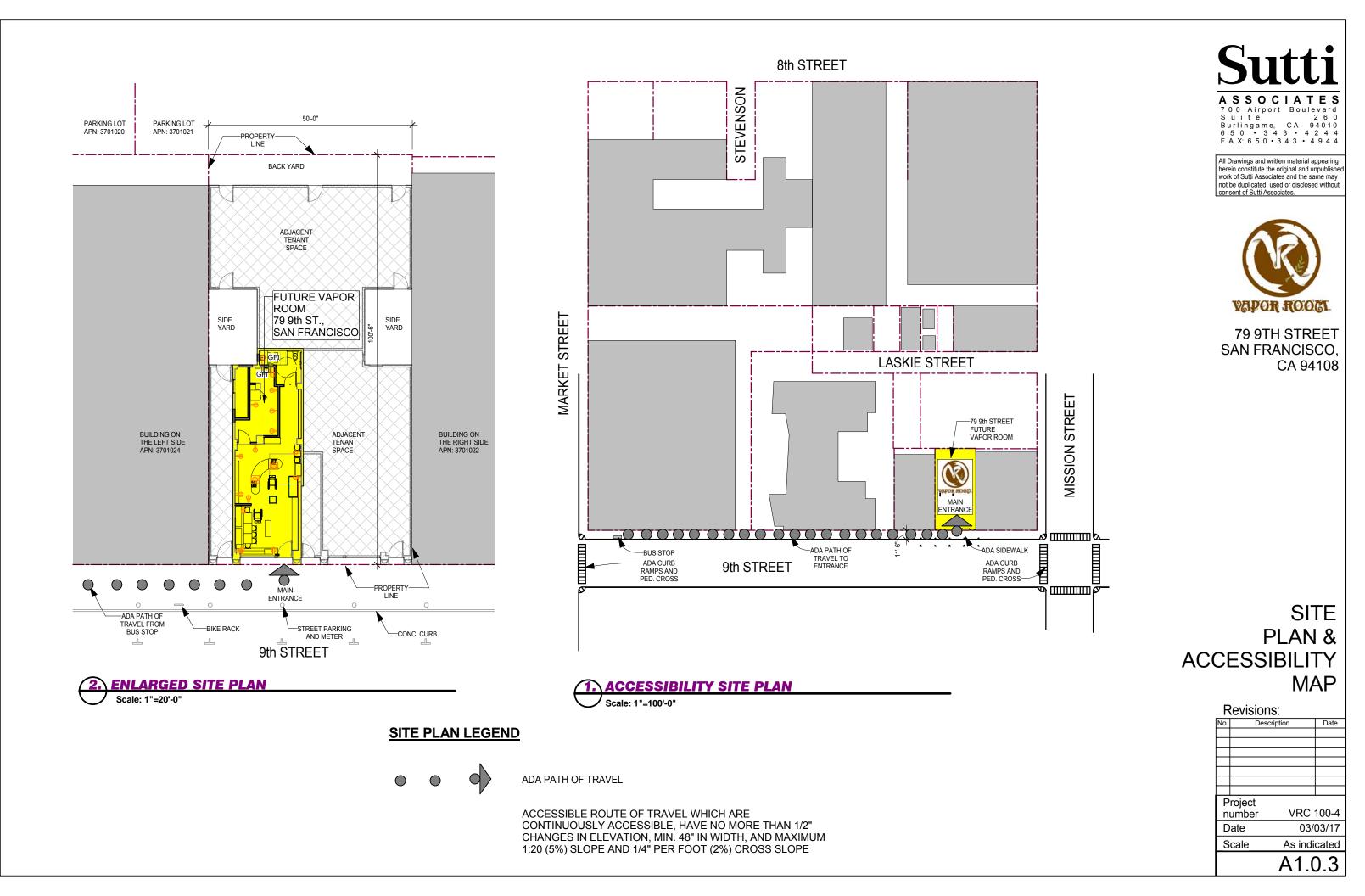
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79 9TH STREET SAN FRANCISCO. CA 94108

## LETER OF DETERMINATION

- ' _ F	Revisions:					
No.	Desc	cription	Date			
P	roject					
n	umber	VRC	100-4			
D	ate	03/	03/17			
S	cale					
		A1.0	).2			

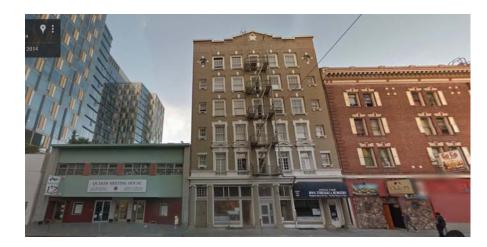






# **ACROSS 9th STREET**

ACROSS 9th. STREET



# 79 9th STREET FACADE





79 9th STREET REAR VIEW



# **BUILDING ON THE LEFT SIDE**

## Sutti ASSOCIATES 700 Airport Suite Surfee 260 Burlingame, CA 94010 6 5 0 • 3 4 3 • 4 2 4 4 FAX: 6 5 0 • 3 4 3 • 4 9 4 4

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79 9TH STREET SAN FRANCISCO CA 94108





# **FUTURE VAPOR ROOM SPACE**

## CONTEXTUAL PHOTOS

### Revisions: Description Date Project VRC 100-4 number Date 03/03/17

1/2" = 1'-0" A1.0.4

Scale



# **EXISTING BATHROOM**

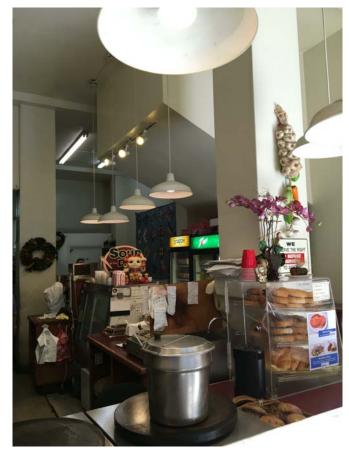


# **EXISTING INTERIOR PICTURES-3**





# **EXISTING INTERIOR PICTURES-1**



# EXISTING INTERIOR PICTURES-4 EXISTING INTERIOR PICTURES-2

### Sutti Associates 700 Airport Boulevard S u i t e 260 Burlingame, CA 94010 650 · 343 · 4244 FAX: 650 · 343 · 4944

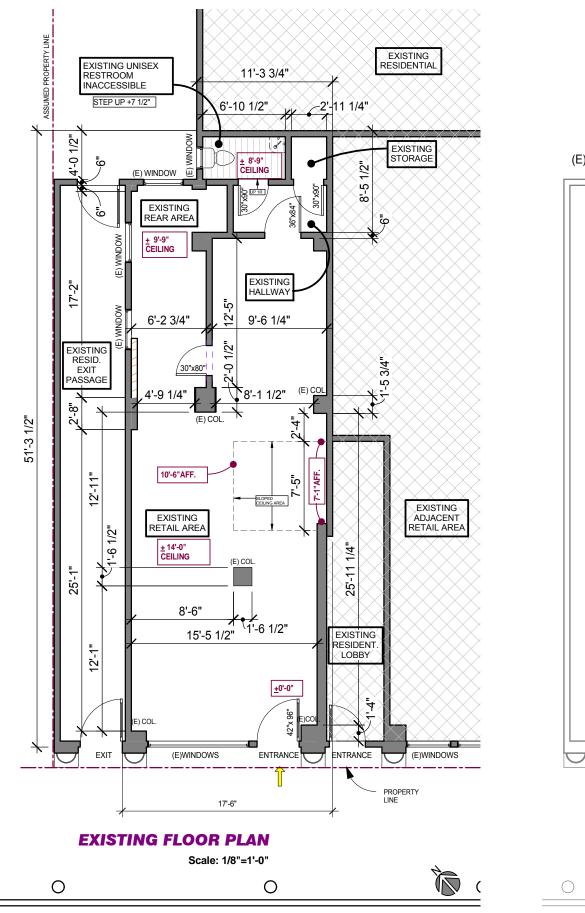
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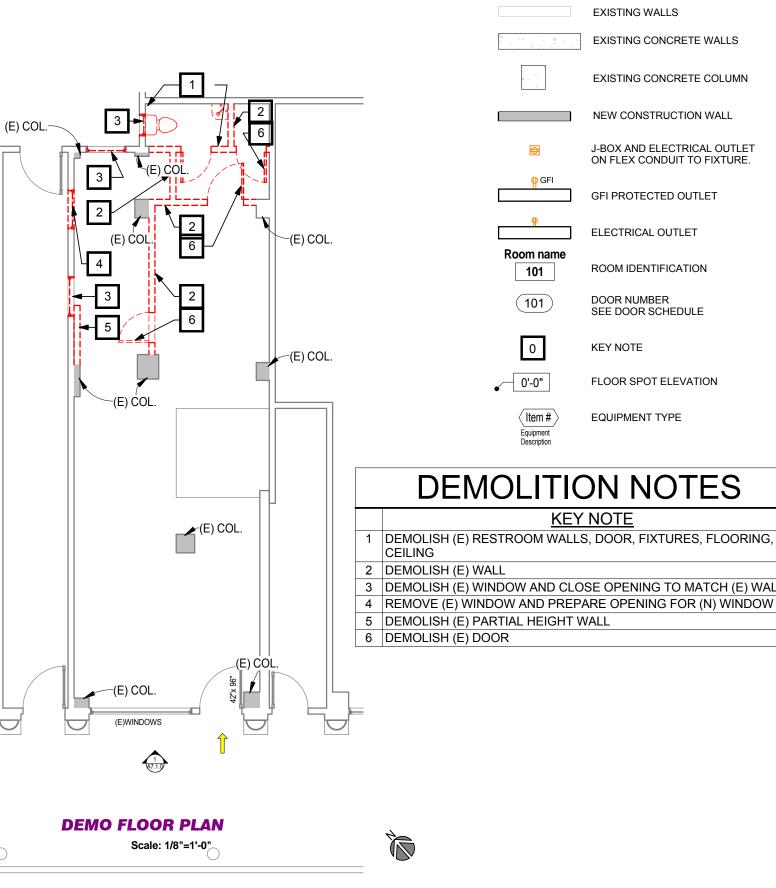


79 9TH STREET SAN FRANCISCO, CA 94108

## CONTEXTUAL PHOTOS

No.	Desc	ription	Date
P	roject		
	umber	VRC	100-4
D	ate	03/	03/17
S	cale	1/2" =	: 1'-0"
		A1.0	).5





### **FLOOR PLAN LEGEND**

- EXISTING WALLS EXISTING CONCRETE WALLS EXISTING CONCRETE COLUMN NEW CONSTRUCTION WALL J-BOX AND ELECTRICAL OUTLET ON FLEX CONDUIT TO FIXTURE. GFI PROTECTED OUTLET
- ELECTRICAL OUTLET
  - ROOM IDENTIFICATION

DOOR NUMBER SEE DOOR SCHEDULE

KEY NOTE

FLOOR SPOT ELEVATION

EQUIPMENT TYPE

# **DEMOLITION NOTES**

**KEY NOTE** 

3 DEMOLISH (E) WINDOW AND CLOSE OPENING TO MATCH (E) WALL

## ASSOCIATES 700 Airport Boulevard Suite 260 Burlingame, CA 94010 6 5 0 • 3 4 3 • 4 2 4 4 FAX: 6 5 0 • 3 4 3 • 4 9 4 4

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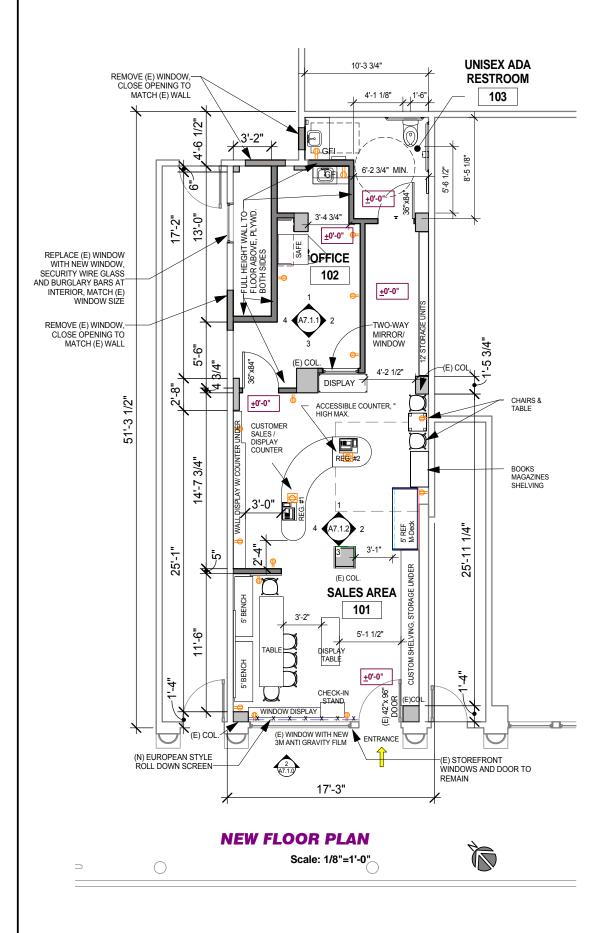


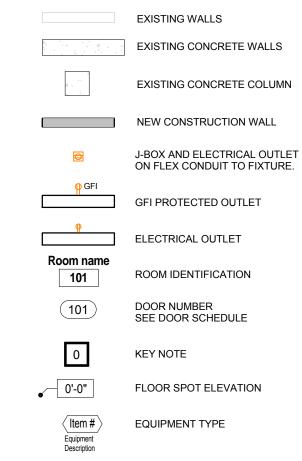
79 9TH STREET SAN FRANCISCO. CA 94108

## **EXISTING** / DEMO **FLOOR** PLAN

No.	Desc	Date				
1	PER PLANN	07.20.17				
Р	roject					
	umber	VRC	100-4			
D	ate	03/	03/17			
S	cale	As indi	cated			
		A1.1	1.0			

### FLOOR PLAN LEGEND







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79 9TH STREET SAN FRANCISCO, CA 94108

## NEW **FLOOR** PLAN

No.	Desc	ription	Date
1	PER PLANN	07.20.17	
Р	roject		
	umber	VRC	100-4
D	ate	03/	03/17
S	cale	As indi	cated
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					E ADJACENT, PROVIDE MIN. 12 DVIDE MIN. 6" SPLASH GUARD							.ND
	2 ALL EQUIPMENT CONSTRUCTION & INSTALLATION SHALL MEET NATIONAL SANITATION FOUNDATION (NSF) STANDARDS.											
		ALL DRAIN LINES RUN ACROSS AI		C. ARE TO BE CONCEALE	D WHERE POSSIBLE. OTHERV	VISE, THEY MUST BE	A MINIMUM OF SIX	INCHES C	FF THE FI	_00R &	NOT	
	4	ALL EQUIPMENT	& BACKSPLASH	ARE TO BE ADEQUATELY	SEALED TO THE WALL.							
	5 [	DISPLAYS OF UN	NPACKED FOOD A	RE TO BE PROTECTED V	VITH SNEEZE GUARD 60" MINI	MUM ABOVE FINISH F	LOOR.					
	6 /	ALL EXPOSED S	URFACES OF SHE	ELVING, CABINETS, AND	JNDER COUNTERS ARE TO BE	E SMOOTH AND SEAL	ED.					
	7 F	PERMANENTLY	MOUNTED, SINGL	E-SERVICE SOAP & PAPE	ER TOWEL DISPENSERS SHAL	L BE PROVIDED AT O	R ADJACENT TO EA	ACH HANE	WASHIN	G SINK.		
	8 F	PROVIDE MOP &	BROOM RACKS A	AT MOP SINKS.								
					D WITH THE LIGHT SWITCH A	T TOILET ROOMS.						
					AND MAKE-UP AIR SYSTEM.							
	5	SHALL OVERHAN	NG CURB AT LEAS	ST 2" BUT NO MORE THAI					STALLED	ON CUF	₹B, IT	
		- ,	, , -		ULK ON ALL GAPS OR SEAMS	BETWEEN IMMOVABL	E EQUIPMENT AND	WALLS.				
				CONDUIT AT WALL PEN								
		- , -			RIGERATORS AND ADJACENT							
					JACENT WALLS SHALL BE FLA							
					EQUIPMENT OR SURFACES W CLOSING OFF IN A CLEAN, TIG			GHT BETV	VEEN THE	TOP		
					XHAUST HOODS TO THE FLOO SIMILAR DURABLE, EASILY C			ALL JUNCT	TURES SH	ALL BE		
		FLOOR SINKS SH CURB.	HALL BE FLUSH TO	O THE FLOOR AND HALF	EXPOSED. CURB LINE MUST	BE CUT AROUND FLO	OR SINK WITH A 2"	SPACE BI	ETWEEN F	LOOR	SINK A	ND
			, MINIMUM 3/16" T	HICK, AND TO BE SMOO	H FINISH UNDER ALL EQUIPM	IENTS AND BASE.						
	20	ALL LINES NOT O	CONCEALED TO B	E SECURED 6" OFF FLOO	OR AND 3/4" FROM WALLS USI	NG STAND-OFF BRAC	KETS.					
	21 E	EMPLOYEE LOC	KERS SHALL BE V	VALL MOUNTED 6" ABOV	E FINISHED FLOOR, OR 6" LEG	S.						
				E	EQUIPMENT SC	HEDULE						
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			Department	· · ·		Manufacturer		<u>a</u>	<u>G.C.</u> Electrical	Plumbing	Self Contain	ef
	<u>#</u>	<u>R</u>	Ō	Equipme	nt Description	Σ	<u>Model</u>	Waste	<u>G.C.</u>	٩	Š	Refrig
_ I ⊢		1 1	1			-				. <u> </u>		-

SALES 36" H. WINDOW DISPLAY PLATFORM MILLWORK CUSTOM

OFFICE COUNTERTOP SINK WITH BASE

SALES 48" x 16" WALL SHELF

SALES 24" x 30" DINING TABLE

SALES UPHOLSTERED BENCH

SALES CUSTOM WALL DISPLAY &

SALES CUSTOM SALES / DISPLAY

SALES 36" x 18" BOOK SHELVING

SALES 12' STORAGE SHELVING

UNDER

SALES DISPLAY TABLE

SALES WALL GRAPHICS

SALES WALL GRAPHICS

SALES 5' REF. M-DECK

COUNTER

COUNTER

SALES SLOT WALL

SALES REGISTER

SALES CHAIR

SALES

SALES 4' SHELVING

TABLE

SALES DINING CHAIR

CABINETS & UPPER CABINET

SALES 34" H. MOVEABLE CHECK-IN STAND

SALES CUSTOM SHELVING, STORAGE

OFFICE SAFE

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S-20

### **FLOOR PLAN LEGEND**

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Room name

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< Item #

Equipment

Description

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<u>Comments</u>

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MILLWORK CUSTOM

MILLWORK CUSTOM

MILLWORK HT12550U

MILLWORK CUSTOM

HUSSMANN RGD-2483

MILLWORK CUSTOM

MILLWORK CUSTOM

INTERMETR QuikSlot

TBD

TBD

TBD

TBD

TBD

TBD

GFI

EXISTING WALLS

ELECTRICAL OUTLET

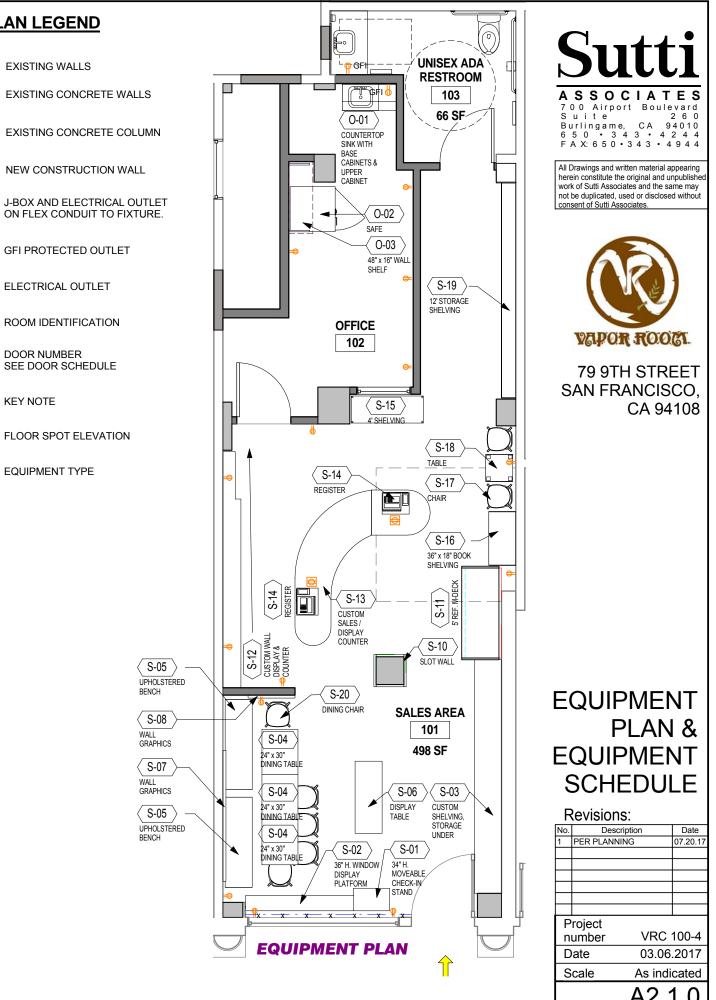
ROOM IDENTIFICATION

SEE DOOR SCHEDULE

DOOR NUMBER

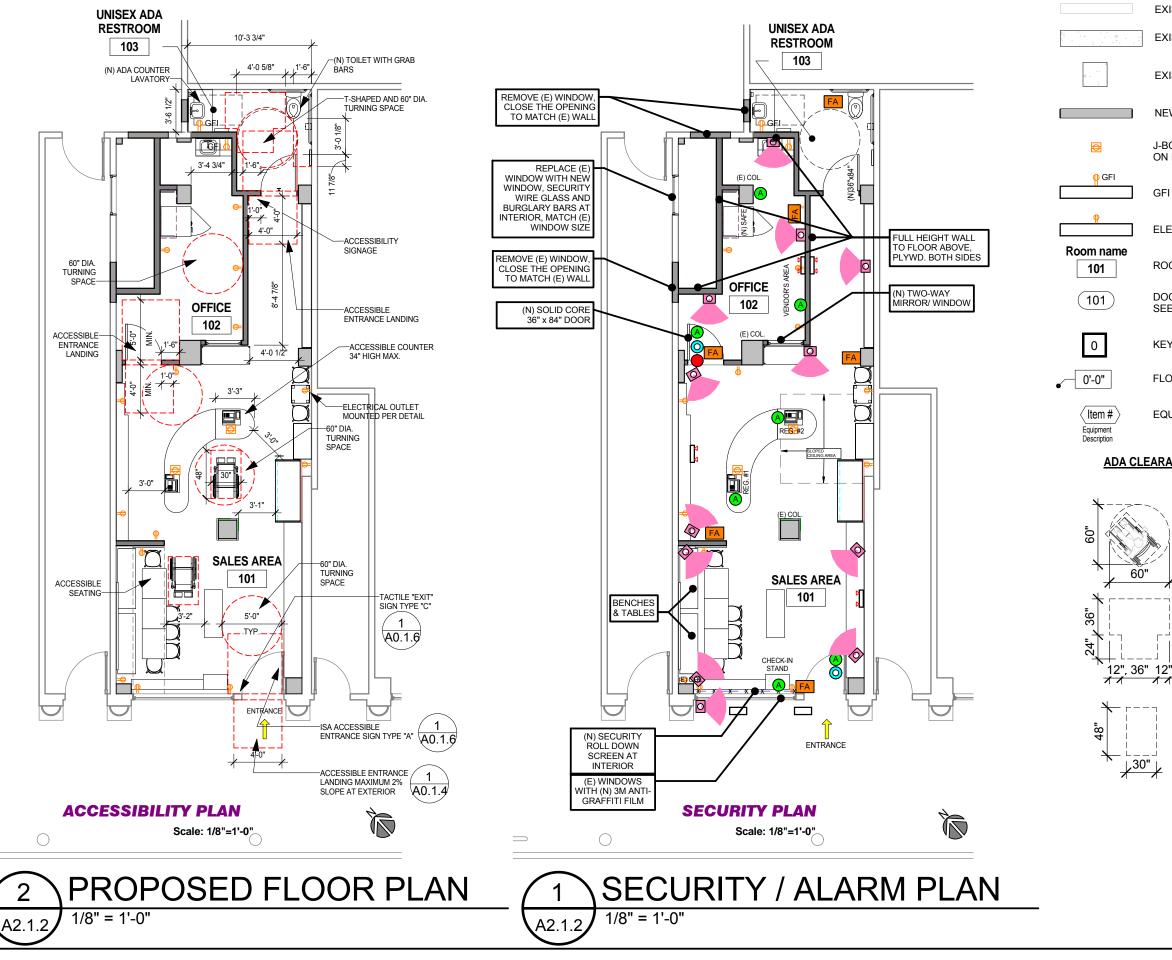
EQUIPMENT TYPE

KEY NOTE



A2.1.0

### FLOOR PLAN LEGEND



EXISTING WALLS

EXISTING CONCRETE WALLS

EXISTING CONCRETE COLUMN

NEW CONSTRUCTION WALL

J-BOX AND ELECTRICAL OUTLET ON FLEX CONDUIT TO FIXTURE.

GFI PROTECTED OUTLET

ELECTRICAL OUTLET

ROOM IDENTIFICATION

DOOR NUMBER SEE DOOR SCHEDULE

KEY NOTE

FLOOR SPOT ELEVATION

EQUIPMENT TYPE

### ADA CLEARANCE LEGEND:

60" DIAMETER TURN AROUND

T-SHAPE TURN AROUND

CLEAR FLOOR OR GROUND SPACE



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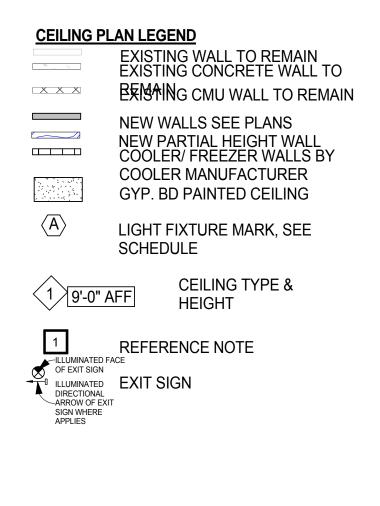
79 9TH STREET SAN FRANCISCO, CA 94108

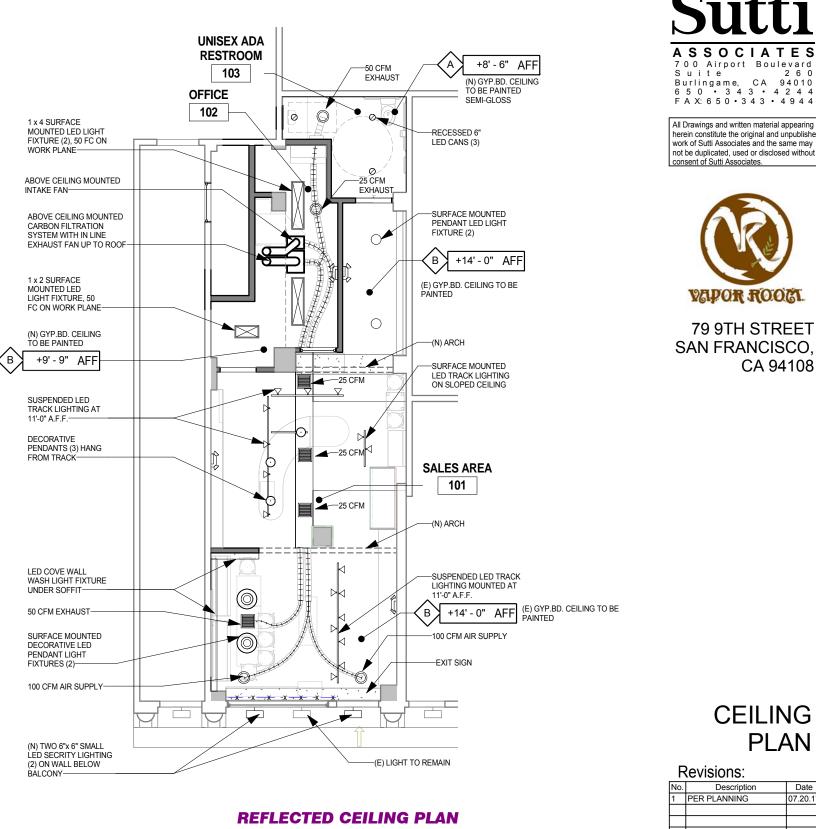
### LEGEND SECURITY PLAN:

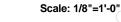
FA	FIRE & MOTION DETECTOR
A	ALARM
O	SECURITY CAMERA
•	SOLID CORE DOOR
0	ELECTRIC DOOR OPENER - KEY PADLOCK
占	EXTERIOR SECURITY LIGHTING - DOWN LIGHT - Timed
x — x —	EXTERIOR ROLL UP SCREEN
	EMERGENCY LIGHTING
$\bigotimes$	EXIT SIGN

## ACCESSIBILITY/ SECURITY / ALARM PLAN

No.	Desc	Date					
1	PER PLANN	IING	07.20.17				
Ρ	roject						
	umber	VRC	100-4				
D	ate	03/	03/17				
Scale		As indi	cated				
		A2.1	1.2				



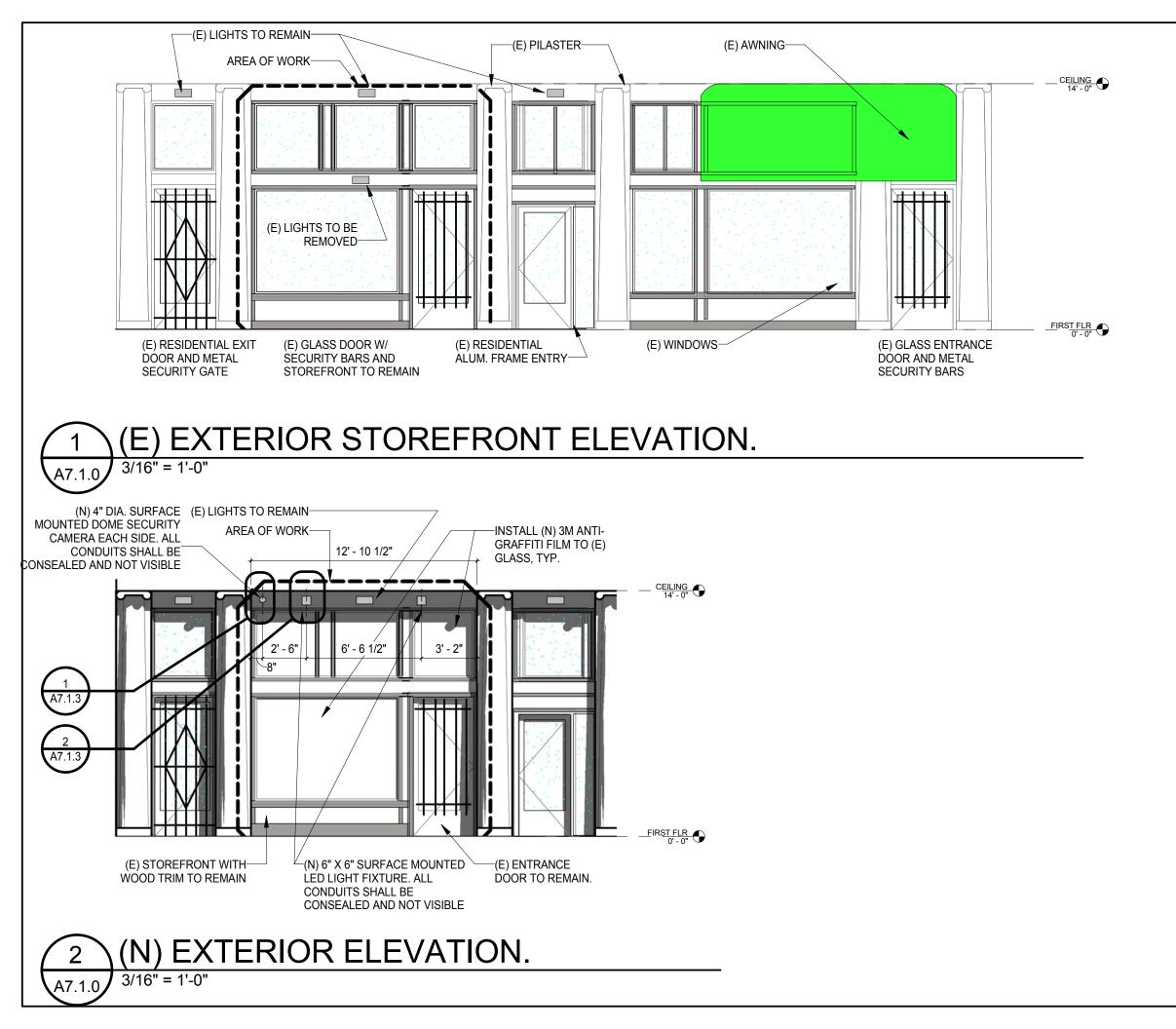




## CEILING PLAN

# Date 07.20.17 Project

VRC 100-4 number Date 03/03/17 Scale As indicated A3.1.0





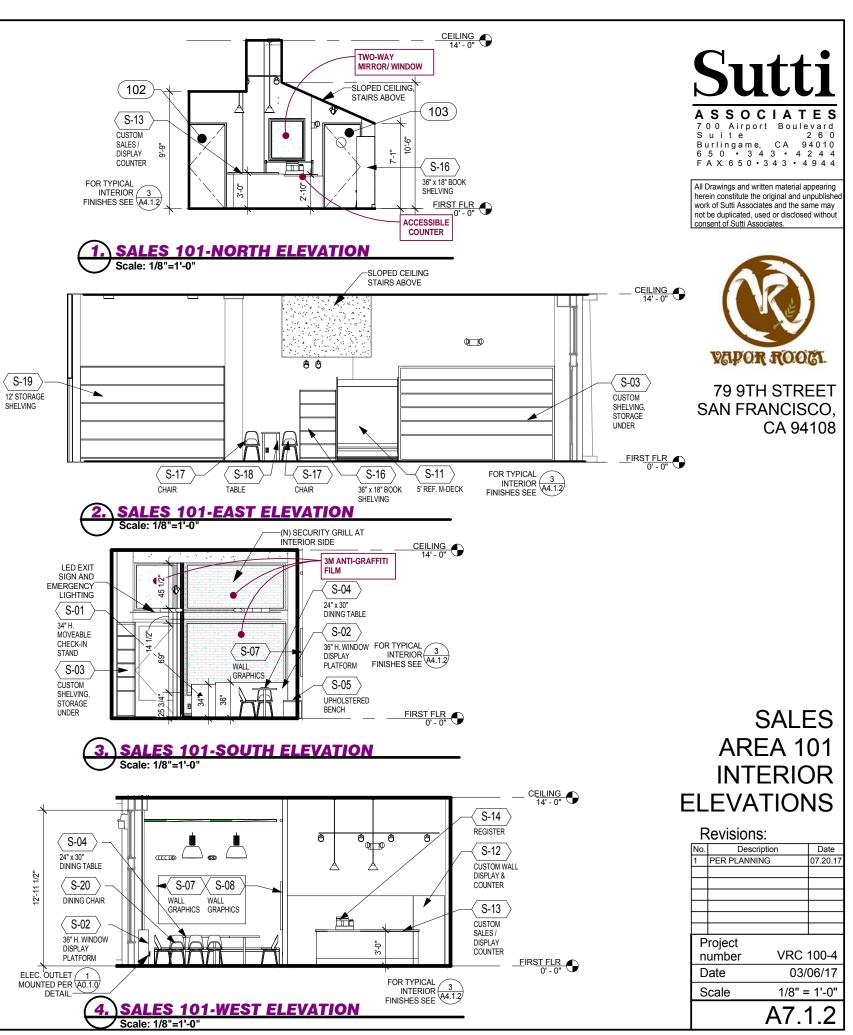
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# EXTERIOR ELEVATIONS

No.	Desc	ription	Date				
1	PER PLANN	07.20.17					
P	roject						
	umber	VRC	100-4				
D	ate	03.07	.2017				
S	cale	3/16" =	: 1'-0"				
		A7.′	1.0				





DATE	TYPE	
NAME:		
PROJEC T:		

Halogen/incandescent

## P5674-20

### Cylinder

5" cylinder with heavy duty aluminum construction and die cast wall bracket. Powder coated tinish, cCS Aus listed for wet locations.

Category: Outdoor Finish: Antique Bronze (powdercoat) Construction: Aluminum construction metal shade



Width: 5" Height: 7-1/4" Depth: 8" H.CTR: 2-1/2"

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting plate for outlet box induded Badk plate covers a standard 4` hexagonal recessed outlet box 4-1/2`sq.	Pre-wired 5° of wire supplied 120V	Quantity: 1 75W P9R-30 or BR-30 Medium base porcelain socket	oC SAUS Wet location listed location listed 1 year warranty Companion Close-to-celling, Wal lantern tixtures are available

701 Millennium Blvd. Greenville, South Carolina 29607

www.progresslighting.com



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### Revisions: No. Description Date Description Descr

### LOREX HIGH DEFINITION 1080p IP DOME SECURITY CAMERA



## **VIEW YOUR WORLD IN FULL HD**

View your world like never before with smooth 1080p HD video around the clock with outstanding night vision range. FEATURES:

- High definition 1080p image sensor delivers superior detail<sup>1</sup>
- Infrared cut filter ensures accurate color representation
- IR night vision range up to 130ft (40m) in ambient lighting and 80ft (24m) in total darkness<sup>2</sup>
- Color Night Vision<sup>™</sup> delivers full color nighttime video for improved recognition of objects in low light conditions<sup>3</sup>
- True Wide Dynamic Range improves image clarity in high-contrast lighting, revealing details in extremely bright and dark areas of the image
- Anti-glare feature ensures clear images under strong lighting conditions
- 3D-DNR Digital Noise Reduction for clear accurate images
- Wide angle 3.6mm lens with 90° field of view
- Split glass design minimizes IR reflection
- Heavy-duty durable metal housing
- Versatile ceiling or wall mounting options
- Simple installation of video and power on a single CAT5e cable with Power over Ethernet (PoE)
- Weatherproof for outdoor & indoor installation (IP66 Rated) 4
- UL compliant cable suitable for surface and in-wall installation
- Expand your coverage with camera Ethernet cable up to 300 ft (91m) from the NVR

 $\frac{130/80_{\text{FT}}}{40/24_{\text{M}}}$  Night Vision 1080p Resolution Indoor/outdoor

## LNE3322 Series

www.lorextechnology.com

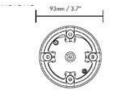


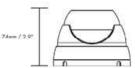
## HIGH DEFINITION 1080p IP DOME SECURITY CAMERA

### Product Information

Model No.	LNE33228	
UPC Code:	6.95529-00432-7	
Package	Brown Box	
Package Weight	24lbs/10kg	
Package Dimensions: (W x D x H)	11.8 × 55 × 4.5" 299 × 1.39 × 11.4mm	
Package Cube:	0.16cbf / 0.004 cbm	
Contents:	1 x 1080p IP Dome Camera 1 x Mounting Kit 1 x 60rt (12m) UL-Compliant CAT5e Ethernet Cable Quick Setup Guides	

### Dimensions





### Disclaimers

1 Compatible with Lorex HD NVR LNR100/ LNR110/ LNR400/ LNR500/ NR800 Seriesonly 2 Stated IR illumination range is based on ideal conditions in typical outdoor night time ambient lighting and in total darkness. Actual range and image clarity depends on installation location, viewingarea, and light reflection / absorption level of object In low light, the camera will switch

to black and white. 3 Full color nighttime video typically switches to black & white IR night vision below 1Lux to ensure

optimal low-light image quality 4. Not intended for submersion in water. Installation in a sheltered location recommended.

> 1 Connect the Ethernel cable to the camera. NOTE: A 12V DC power adopter (Model#: CVA4902, nat included) is only required if connecting the camera's Ethernet cable to a router or switch that does not support PoE.

Lorex Corporation, a division of FLIR Commercial Systems Inc.

250 Royal Crest Court	7855 Troy Hill Drive	
Markham, Ontario,	Elkridge, Maryland	As our pr & subsidia
Canada L3R 3S1	21075 USA	P

Image Serior Video Format Effective Pixels Resolution ScanSystem Sync System Iris AES Shutter Speed Min Illumination Video Output Lens/Lens Type Digital Noise Reduction Wide Dynamic Range Color Night Visio d\* SmartIR Field of view (Horizonta Termination IR LED Gty/ Type IR, Night Vision Range Power Requirement Power Consumption Operating Temp. Range Operating Humidity Ran Environmental Rating

Weight (including stand

To Camero

2V DC



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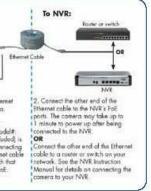


79 9TH STREET SAN FRANCISCO. CA 94108

### **Specifications**

	1/3' CMOS Image Sensor
	NTSC
	H: 1922 - V: 1088
	1080p@30fps
	Pogressive
	Internal.
	EB
	1/3~1/10,000sec.
	0.1 Loc without IR LED / 0 Locw ith IR LED
	IP
	3.6mm F1.6/ Fixed
C.	3D-DNR
	True WD R
	Ves
	Ves
Ú)	90°
	RJ45 Ethemet / 12/ DC Power Barrel (optional
	1.2 piecies / 850 nm
	130ft(40m)/80ft(24m)2
	PoE (Rowe rover Ethernet) Class 3/12/DC
	Max 250mA/5W
	-22~140F/-30~60°C
nge	<55%RH
	IP66 (Indoor/ Outdoor) 4
i)	0.8lbs/04kg

### Installation Diagram



### www.lorextechnology.com

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1-1120201

### CAMERA SPEC Revisions: Description Date Project VRC 100-4 number Date 03/03/17 Scale A7.1.5