



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 13, 2019

Record No: 2019-004216CUA
Project Address: 3989 17th Street
Zoning: Castro Street Neighborhood Commercial (NCD) Zoning District
65-B Height and Bulk District
Block/Lot: 3582/073
Project Sponsor: Ray Connolly
987 Filbert Street
San Francisco, CA 94133
Property Owner: Same as sponsor
Staff Contact: Bridget Hicks– (415) 575-9054
Bridget.Hicks@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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CA 94103-2479

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PROJECT DESCRIPTION

The Project would establish a Cannabis Retail Use, D.B.A. Eureka Sky, measuring 940 square feet at the ground level of an existing two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope.

REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 715, to allow the establishment of a Cannabis Retail use in the Castro Street Neighborhood Commercial Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received fifty-two letters of support from Castro residents and local merchant organizations and neighborhood associations describing the benefits this business will bring to the community such as increased foot traffic, filling a vacant storefront, and providing a retail need requested by community members. Thirty of these letters are form letters signed by different individuals; only one of these letters has been printed for the packet. The Department has also received one letter of opposition voicing concerns over the health impacts of possible future on site consumption of cannabis in this space. The sponsors held two open houses on May 21st and May 25th to introduce themselves to the community and provide the opportunity to comment.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a

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Medicinal Cannabis Retailer has been issued. However, the following sites are identified as potentially sensitive uses:

- My City School/ Randall Museum: 199 Museum Way, 759.3 feet from site
 - Marin Preparatory School: 117 Diamond Street, 814.1 feet from site
 - Children's After School Arts: 584 Castro Street, 915.2 feet from site
 - Harvey Milk Elementary School: 4235 19th Street, 1,156.7 feet from site
 - Everett Middle School, 450 Church Street, 1,225.2 feet from site
 - Sanchez Elementary School / Preschool: 325 Sanchez Street, 1,225.2 feet from site
 - McKinley Elementary School: 1025 14th Street, 1,544.9 feet from site
 - Mission High School: 3750 18th Street, 1,854.5 feet from site
 - Mission Dolores Academy: 3371 16th Street, 1,893.6 feet from site
- **On-Site Consumption.** Cannabis may be consumed or smoked on site pursuant to authorization by the Department of Public Health. The project sponsor is not proposing a consumption lounge on-site as part of this requested authorization. However, a consumption lounge within accessory use limits may be added under a building permit in the future unless specifically prohibited by a Condition of Approval for the project.
 - **Equity Program.** The Proposed business has been verified by the City's Office of Cannabis as an Equity Applicant. The Planning Department does not receive detail of how a specific equity applicant meets the requirements of the program. However, to qualify as an equity applicant, an individual must:
 - apply as a person, not a company
 - have net assets below established limits for each household (currently 193,500 for a one-person household).
 - be one of the following:
 - the business owner,
 - own at least 40% of the business and be the CEO,
 - own at least 51% of the business,
 - a board member of a non-profit cannabis business where most of the board also qualify as Equity Applicants, or
 - an individual with a membership interest in a cannabis business formed as a cooperative.
 - meet at least three of the following six conditions:
 - have a household income below 80% of the average median income (AMI) in San Francisco for 2018,
 - have been arrested for or convicted of the sale, possession, use, manufacture, or cultivation of cannabis (including as a juvenile) from 1971 to 2016,

- have a parent, sibling or child who was arrested for or convicted of the sale, possession, use, manufacture, or cultivation of cannabis (including as a juvenile) from 1971 to 2016,
- lost housing in San Francisco after 1995 through eviction, foreclosure or subsidy cancellation,
- attended school in the San Francisco Unified School District for a total of 5 years from 1971 to 2016, or
- have lived in San Francisco census tracts for a total of 5 years from 1971 to 2016 where at least 17% of the households had incomes at or below the federal poverty level.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The project activates an existing vacant retail space and supports the City's equity program, administered by the Office of Cannabis. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B -- Plans

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F -- Public Correspondence

Exhibit G – Project Applications



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JUNE 13, 2019

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 715 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE, D.B.A. EUREKA SKY, MEASURING 940 SQUARE FEET IN AN EXISTING TWO-STORY MIXED-USE BUILDING AT 3989 17th STREET (ASSESSOR'S BLOCK 3582 LOT 073) WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 65-B HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 25, 2019, Ray Connolly (hereinafter "Project Sponsor") filed Application No. 2019-004216CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Cannabis Retail use (hereinafter "Project") at 3989 17th Street, Block 3582, Lot 073 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

On June 13, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-004216CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-004216CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-004216CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The project includes the establishment a Cannabis Retail Use measuring 940 square feet at the ground level of a two-story mixed-use building. The proposal will involve interior tenant improvements with no expansion of the existing tenant space or building envelope.
3. **Site Description and Present Use.** The Project is located on a 2,500 square foot parcel on the south side of 17th Street between Castro Street and Hartford Street. The site is developed with a two-story building with one dwelling unit on the second floor and an existing commercial space at the ground floor, which is currently vacant. The commercial space was previously occupied by the general retailer and gift shop ‘Wildcard’ which vacated the space in August of 2018.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Castro Street NCD Zoning District in the Upper Market Plan Area. The site is located just off of the busy intersection of Market Street and Castro Street. The adjacent buildings along 17th Street include two to three story buildings with ground-floor commercial and residential above. To the north across 17th street is an automotive service station. Directly across Market Street is another automotive service station and three story buildings with ground floor commercial and dwelling units above. To the south and west is the heart of the Castro District with consistent ground floor retail sales and services and some dwelling units above. The Castro Street Neighborhood Commercial District runs south along Castro Street and the Upper Market (NCT) Neighborhood Commercial Transit Zoning District begins just north of the subject property. Outside of these Neighborhood Commercial Districts are medium density residential districts (RH-3 and RH-2).
5. **Public Outreach and Comments.** The Planning Department has received fifty-two letters of support from Castro residents and the local merchants’ organizations and neighborhood/community organizations describing the benefits this business will bring to the community such as increased foot traffic, filling a vacant storefront, and providing a retail need requested by community members. Thirty of these letters of support are form letters signed by different individuals; one copy of these letters has been printed for the packet. The Department has received one letter of opposition voicing concerns over the health impacts of possible future on-site consumption of cannabis in this space. The sponsors held two open houses on May 21st and May 25th to introduce themselves to the community and provide the opportunity to comment.

6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Cannabis Retail requires a Conditional Use Authorization to establish in the Castro Street NCD Zoning District.

The Project Sponsor is requesting Conditional Use Authorization to establish a Cannabis Retail use in the Castro Street NCD Zoning District. This is the only location for the business, Eureka Sky; therefore, it is not formula retail.

- B. **600-Foot Buffer Rule:** Planning Code Section 202.2(a)(5)(B) states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius.

The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school or within a 600-foot radius of a parcel for which a valid permit from the City's Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued.

- C. **On-Site Consumption.** Planning Code Section 202.2 allows for on-site consumption of cannabis as an accessory use, if approved by the Department of Public Health.

The Project Sponsor has not proposed an on-site consumption area as part of this request. Any future proposals must meet the accessory use limits of the Planning Code, may not be independently accessible, must be in fully separated rooms, and must meet all applicable Department of Public Health requirements.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly

unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space is in compliance with this requirement and shall be maintained in compliance with this Section. The façade has large glass windows that will provide a clear and unobstructed view of the entry lobby and security check-in.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed Cannabis Retail establishment will not impact traffic or parking in the District as it will occupy an existing retail space. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, the sponsors are conscious that minors will pass by the site. As such, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, display cases and sales areas are setback from the front façade to limit the visibility of products. A reception and waiting area are proposed at the front façade to continue to activate the space. With this configuration, the visibility of products and potential impact to youth passing by is minimal.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the Project will not alter the existing appearance or character of the project vicinity.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for the use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The proposed use will be well-served by the existing transit options which include all light-rail lines in the City.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

If on-site consumption of cannabis is proposed in the future, the San Francisco Health Code will require installation of HVAC systems to prevent odors and emissions from the space from impacting persons or property in the vicinity. The Department of Public Health will not issue a permit for on-site consumption if such odors and emissions are not controlled. As such, the project has safeguards to prevent noxious or offensive emissions such as noise, glare, dust and odor.

- (4) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs;

The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage, projections, and exterior changes proposed for the business will be consistent with the controls of the Planning Code and the conditions of this Motion.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of the Castro Street Neighborhood Commercial Zoning District in that the intended retail use will provide diversity to the retail corridor and a compatible retail service to the public in the immediately surrounding neighborhoods and to a larger market area during daytime hours.

8. **Additional Conditional Use Findings for Cannabis Retail.** Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider “the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods

and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.”

Cannabis Retail is a newly created land use definition, and as such the distribution of sites that are permitted as Cannabis Retail is limited. However, it is expected that most or all existing Medical Cannabis Dispensaries will convert to Cannabis Retail uses once authorized by the Office of Cannabis to do so, likely in 2020. Currently, most sites are operating as Medical Cannabis Dispensaries with temporary authorization from the Department of Public Health to sell cannabis products to adult-use consumers.

Currently, such dispensaries and retailers (collectively outlets) are extremely concentrated in the eastern neighborhoods of the City, particularly in the South of Market and Mission neighborhoods. There are no currently operating outlets in the Sunset District, with one site approved but not yet in operation. The Richmond District currently only has one outlet in operation. Southwestern neighborhoods such as Ingleside and the Excelsior contain four outlets. The remaining thirty-three outlets are largely concentrated in eastern neighborhoods. The distribution of such outlets can be reviewed using the City’s [Cannabis Retail Map](#).

The proposed project would add a Cannabis Retail use to the Castro neighborhood, there are currently no outlets within the District nor in the surrounding neighborhoods of Dolores Heights and Noe Valley. The nearest outlets are in the Upper Market Street neighborhood and Mission District. The proposed project will be further west than most existing cannabis establishments and will not overconcentrate such uses in any neighborhood.

The Castro is a destination neighborhood, home to a variety of neighborhood serving goods and services such as personal services, eating and drinking establishments, and retail shops catering to the LGBTQ community. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. The Castro neighborhood currently has an abundance of vacant storefronts. The proposed use would activate an existing vacant storefront with a use that will provide goods that are desirable for the neighborhood and may serve as an anchor to other adjacent businesses by increasing customer traffic. As such, the use is supportive of creating a thriving business community on the corridor.

The 2017 HIV Epidemiology Annual Report published by the San Francisco Department of Public Health (DPH) released in September of 2018, estimated that there were 15,952 people living with HIV in SF in 2017. Nearly two-thirds are age 50 and older, and 22 percent are age 60 and older. The bulk of older people living with HIV are part of the City’s LGBTQ community and have been infected for 20 or more years and whose health needs stretch beyond managing the condition. A large population of these individuals living with HIV reside in or around the Castro. Cannabis use is common among persons living with HIV to help offset the side effects of HIV treatment. This retail use will serve the immediate community and will provide both general adult-use and medical cannabis products to customers. Eureka Sky will train its staff on each of its products which are targeted towards medical use to support any and all medicinal related consumers in

the area. Also, the sponsors will also honor and extend a store discount for those individuals who carry a cannabis medicinal recommendation.

The impact of increased access and visibility of cannabis to youth is a paramount concern for the City. While there are no sensitive uses (as defined in Planning Code Section 202.2) within 600 feet of the proposed site, the sponsors are conscious that minors will pass by the site. As stated above, under Number 7, the retail storefront has been specifically designed to limit its impact to youth passing by.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

OBJECTIVE 4:

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6:

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

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the market place and society.

Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The proposed business is entirely owned by local residents and will hire directly from the community. The business has obligations under City policy, to source products and services from local businesses, particularly those owned by and employing residents who meet the Cannabis Equity Criteria. As such, the business aims to increase employment and resident ownership both in its own Cannabis Retail business and in the cannabis cultivation, manufacturing, and distribution businesses that are provided hundreds of skilled, unskilled, and semi-skilled jobs to San Francisco residents.

Cannabis retailers are proven to improve security for the entire neighborhood they serve. A UCLA study funded by the National Institutes of Health demonstrated that neighborhoods with cannabis stores have no more crime than other neighborhoods and that "measures dispensaries take to reduce crime (i.e., doormen, video cameras), may increase guardianship" of the area. The project will have professional security and multiple cameras, as required by law, and will submit a security plan to the City's Office of Cannabis for formal review, including review by the San Francisco Police Department.

Regulated cannabis is a burgeoning industry specifically because it is at the innovative edge, not just of technology but of government regulation and laws. This is a field that can create small business ownership and employment opportunities for San Francisco residents, renewed vitality on commercial corridors, and destination locations for tourists. Additionally, the Project is not a Formula Retail use.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

Existing neighborhood-serving retail uses are not impacted by the establishment of the proposed Cannabis Retail use. The Castro neighborhood has numerous vacancies and activating a vacant retail space is desirable for the neighborhood. The addition of this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is one of the the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce. The Castro community does not currently have an accessible Cannabis retail use.

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

Existing residential units on upper floor and in the surrounding neighborhood would not be adversely affected by the Project. The proposal does not affect housing or change the character of the building.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project has no effect on housing and does not convert housing to a non-residential use.

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

The intersection of 17th Street, Castro Street, and Market Street is well served by transit. The F, K, L, M, S, and T muni lines run through the Castro Street Station. Additionally, the 37 and 33 Muni bus lines are located within walking distance. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

- E. 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The site is an identified historic resource. The Project has been assessed for its impacts on the historic building and the addition of security cameras and lighting is proposed in such a way that will not adversely affect the historic façade.

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

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-004216CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 25, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 13, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 13, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow Cannabis Retail use measuring 940 square feet located at 3989 17th Street pursuant to Planning Code Sections 202.2, 303, and 715 within the Castro Street NCD Zoning District and a 65-B Height and Bulk District; in general conformance with plans, dated March 25, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-004216CUA and subject to conditions of approval reviewed and approved by the Commission on June 13, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on June 13, 2019 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other activities per Planning Code Section 202.2(a)(5).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

7. **Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

10. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

EXHIBIT B

Plans and Renderings

Conditional Use Authorization

Case No. 2019-004216CUA

3989 17th Street

3989 17th STREET – CONDITIONAL USE AUTHORIZATION

CANNABIS RETAIL STORE, GROUND FLOOR

ABBREVIATIONS

Ø	Diameter or Round	DBL	Double	GA	Gauge	N	North	SH	Shelf
⊕	Centerline	D.F.	Drinking Fountain	GALV	Galvanized	N.I.C.	Not In Contract	SHR	Shower
∠	Angle	DIA	Diameter	GB	Grab Bar	NO or #	Number	SHT	Sheet
⊖	At	DISP	Dispenser	GC	General Contractor	NOM	Nominal	SIM	Similar
⊕	Pound or Number	DN	Down	GL	Glass	N.T.S.	Not To Scale	S.N.D.	Sanitary Napkin Dispenser
(E)	Existing	D.O.	Door Opening	GND	Ground	O.A.	Overall	S.N.R.	Sanitary Napkin Receptacle
(N)	New	DR	Door	GR	Grade	O.C.	On Center	SPEC	Specification
		DS	Downspout	GYP	Gypsum	OBS	Obscure	SQ	Square
		D.S.P.	Dry Standpipe	GSM	Galvanized Sheet Metal	O.D.	Outside Diameter (Dim.)	S.S.T.	Stainless Steel
		DWG	Drawing	H.B.	Hose Bibb	OFC	Office	S.K.	Service Sink
ACOUS	Acoustical	E	East	H.C.	Hollow Core	OPNG	Opening	STA	Station
A.D.	Area Drain	EA	Each	HDWD	Hardwood	OPN	Opposite	STD	Standard
ADJ	Adjustable	E.J.	Expansion Joint	HDWE	Hardware	PRCST	Pre-cast	STL	Steel
AGGR	Aggregate	EL	Elevation	H.M.	Hollow Metal	PL	Plate	STOR	Storage
A.F.F.	Above Finished Floor	ELEC	Electrical	HR	Horizontal	PLAM	Plastic Laminate	STR	Structural
AL	Aluminum	ELEV	Elevator	HGT	Height	PLAS	Plaster	SUSP	Suspended
APPROX	Approximate	ENCL	Enclosure	I.D.	Inside Diameter (Dim.)	PLYWD	Plywood	SYM	Symmetrical
ARCH	Architectural	E.P.	Electrical Panelboard	INSUL	Insulation	PT	Pressure Treated	TRD	Tread
ASPH	Asphalt	EQ	Equal	INT	Interior	PTD	Paper Towel Dispenser	T.B.	Towel Bar
		EQPT	Equipment	JAN	Janitor	P.T.D./R	Combination Paper Towel Dispenser & Receptacle	T.C.	Top of Curb
BD	Board	EXP	Expansion	KIT	Kitchen	P.T.R.	Paper Towel Receptacle	TEL	Telephone
BITUM	Bituminous	EXT	Exterior	LAB	Laboratory	Q.T.	Quarry Tile	TER	Terrazzo
BLDG	Building	F.A.	Fire Alarm	LAM	Laminate	R	Riser	T&G	Tongue and Groove
BLK	Block	F.B.	Flat Bar	LAV	Lavatory	RA	Roof Drain	THK	Thick
BLKG	Blocking	F.D.	Floor Drain	LKR	Locker	REF	Reference	T.P.D.	Toilet Paper Dispenser
BM	Beam	FDN	Foundation	LT	Light	REFR	Refrigerator	T.V.	Television
BOT	Bottom Of Wall	F.E.	Fire Extinguisher	MAX	Maximum	REIN	Reinforced	TW	Top of Wall
		F.E.C.	Fire Extinguisher Cab.	MECH	Mechanical	REQ	Required	TYP	Typical
CAB	Cabinet	FL	Finish Floor	MEMB	Membrane	RESIL	Resilient	UNF	Unfinished
C.B.	Catch Basin	F.H.C.	Fire Hose Cabinet	MET	Metal	R.O.	Rough Opening	U.N.O.	Unless Noted Otherwise
CER	Ceramic	FL	Finish	MFR	Manufacturer	R.W.L.	Rain Water Leader	UR	Urinal
C.I.	Cast Iron	FLASH	Flashing	MISC	Miscellaneous	S	South	VCT	Vinyl Composition Tile
CLG	Cladding	F.O.C.	Face of Concrete	MIR	Mirror	S.C.	Solid Core	VERT	Vertical
CLG	Ceiling	F.O.S.	Face of Studs	MIS	Masonry Opening	S.C.D.	Seal Cover Dispenser	VEST	Vestibule
CLGK	Caulking	FS	Finish Surface	MTD	Mounted	SCHED	Schedule	V.I.F.	Verify In Field
CLO	Closet	FT	Foot or Feet	MUL	Mullion	S.D.	Soap Dispenser	W.	West
CLR	Clear	FUT	Future					W/	With
CNTR	Counter							W.C.	Water Closet
C.O.	Cased Opening							WD	Wood
COL	Column							W/O	Without
CONC	Concrete							WP	Waterproof
CONN	Connection							WSCT	Wainscot
CONSTR	Construction								
CONT	Continuous								
CORR	Corridor								

DRAFTING SYMBOLS

X

X-XXX

ENLARGED PLAN

PLAN IDENTIFICATION

SHEET WHERE PLAN IS LOCATED

X

X-XXX

DETAIL

DETAIL IDENTIFICATION

SHEET WHERE DETAIL IS LOCATED

X

X-XXX

INTERIOR ELEVATION

ELEVATION IDENTIFICATION

SHEET WHERE ELEVATION IS LOCATED

NOTE: ARROW/CARROT INDICATES ELEVATION DRAWN

A

X

X-XXX

B

C

INTERIOR ELEVATION

ELEVATION IDENTIFICATION

SHEET WHERE ELEVATION IS LOCATED

NOTE: ARROW/CARROT INDICATES ELEVATION DRAWN

#

#

SECTION

SECTION IDENTIFICATION

SHEET WHERE SECTION IS LOCATED

3

REVISIONS

REVISION NUMBER

XXX

101

ROOM IDENTIFICATION NUMBER

ROOM NAME

ROOM NUMBER

1

SHEET KEY NOTE

+

DOOR HARDWARE

X

PARTITION TYPE TAG

PROJECT SCOPE

CONDITIONAL USE AUTHORIZATION FOR NEW CANNABIS RETAIL STORE USE AT EXISTING GROUND FLOOR RETAIL UNIT. REFERENCE APPROVED PERMIT #2018-00963MISC AND OFFICE OF CANNABIS APPROVAL LETTER (SHEET C-002). INTERIOR SCOPE INCLUDES: NEW INTERIOR FINISHES, FURNITURE AND FIXTURES. EXTERIOR SCOPE INCLUDES: NEW EXTERIOR PAINTING (REPAIR/ RE-PAINT IN-KIND). EXTERIOR AWNING CANVAS REPAIR/ REPLACE (IN-KIND). NEW TENANT EXTERIOR BUSINESS SIGNAGE AND ELECTRICAL UNDER SEPARATE PERMIT.

ISSUE INFORMATION		
PLANNING C.U.A. (CONDITIONAL USE AUTHORIZATION) PERMIT SUBMITTAL		03.08.2019

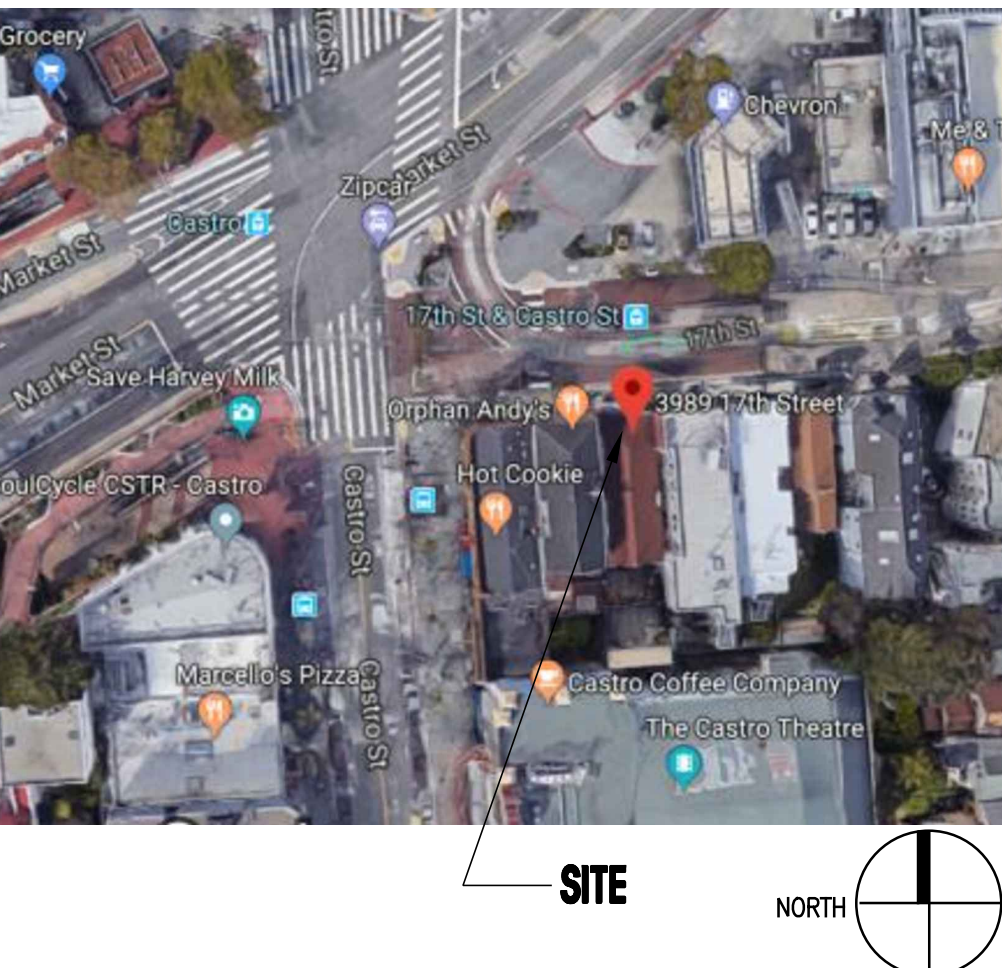
PROJECT DATA

BUILDING LOCATION:	— 3989 17TH STREET SAN FRANCISCO, CA 94114 BLOCK/LOT#: 3582 / 073 CASTRO STREET COMMERCIAL HISTORIC DISTRICT
CODE:	— CALIFORNIA BUILDING CODE 2016 SAN FRANCISCO BUILDING AMENDMENTS 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA MECHANICAL AMENDMENTS 2016 CALIFORNIA ELECTRICAL AMENDMENTS 2016 CALIFORNIA PLUMBING AMENDMENTS 2016
TENANT TOTAL GROSS AREA:	— 2,680 S.F.
TENANT AREA OF RETAIL:	— 940 S.F.
AREA OF CONSTRUCTION:	— 940 S.F.
BUILDING TYPE:	— V-B
OCCUPANCY CLASSIFICATION:	— B-2 RETAIL SALES (GROUND FLOOR) R-3 SINGLE FAMILY DWELLING (2ND FLOOR)
NUMBER OF FLOORS:	— 2 FLOORS
FIRE PROTECTION:	— NON-SPRINKLERED

PROJECT DIRECTORY

BUILDING OWNER:	— ROMWALD (RAY) CONNOLLY 3989 17TH STREET SAN FRANCISCO, CA 94114 415.706.7759 PH EMAIL: ray@castroplace.com
ARCHITECT:	— REVEL ARCHITECTURE & DESIGN 417 MONTGOMERY ST., 7TH FLOOR SAN FRANCISCO, CA 94104 415.230.7000 PH 415.230.7001 FAX CONTACT: GARY NICHOLS

VICINITY MAP



SHEET INDEX

ARCHITECTURAL	
G-101	COVER SHEET
G-001	(NOT-USED)
G-002	AGENCY FORMS
A-201	PLANS
A-202	PREMISES DIAGRAM
A-301	ELEVATIONS
A-401	MILLWORK AND DETAILS

MARKET STREET

CASTRO STREET

17TH STREET

EXISTING MIXED-USE BUILDING, 2 STORIES.
EXISTING RETAIL GROUND FLOOR (3989 17TH STREET).
EXISTING R-3 SINGLE FAMILY DWELLING AT 2ND FLOOR
(3987 17TH STREET).

AREA OF WORK

N.I.C.

N.I.C.

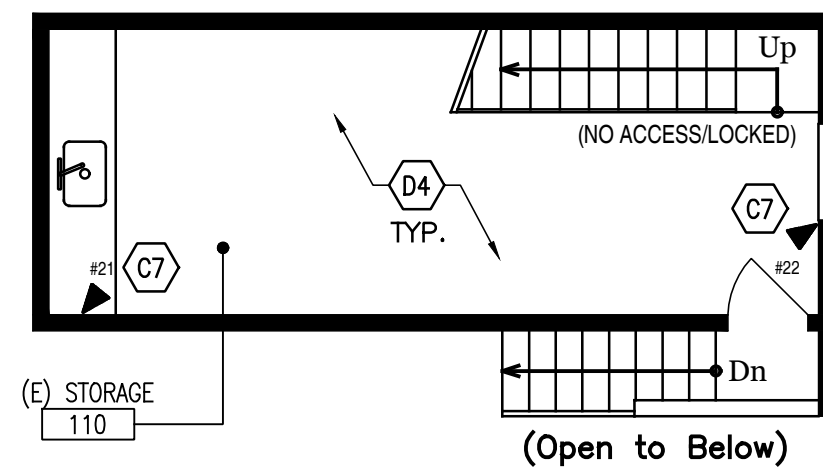
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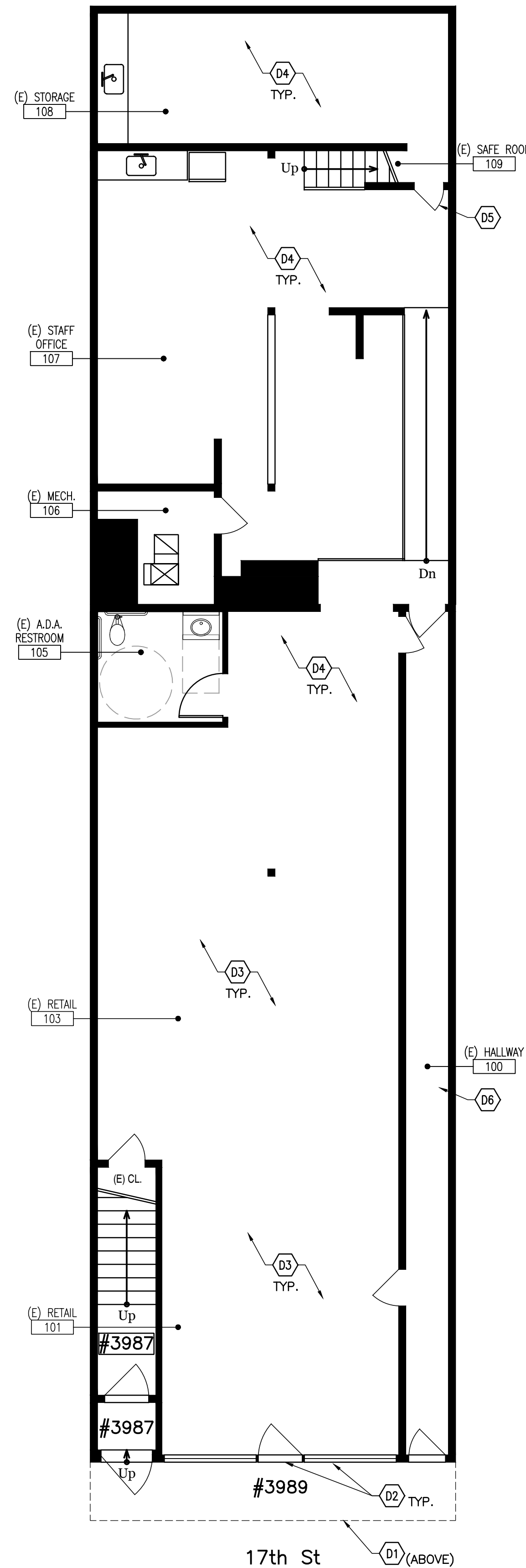
3989 17th ST.
San Francisco, CA

Conditional Use
Authorization -
Cannabis Retail Store

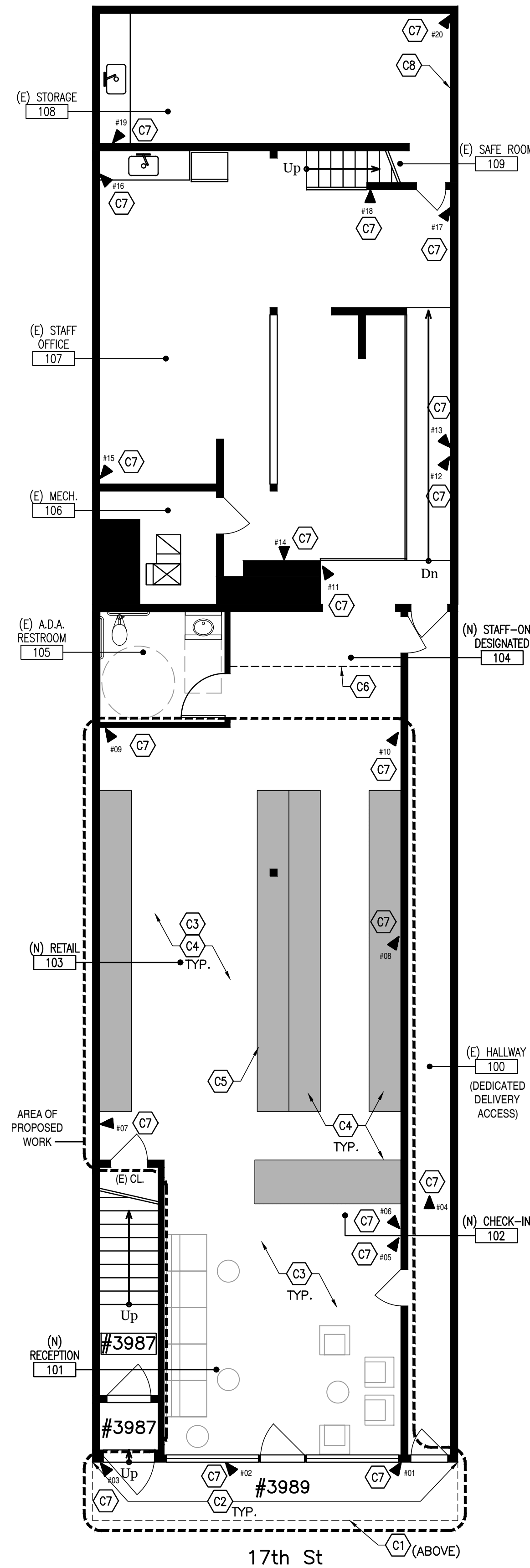
COVER SHEET



A1 **MEZZANINE (EXISTING)**
SCALE: 3/16"=1'-0"
NORTH

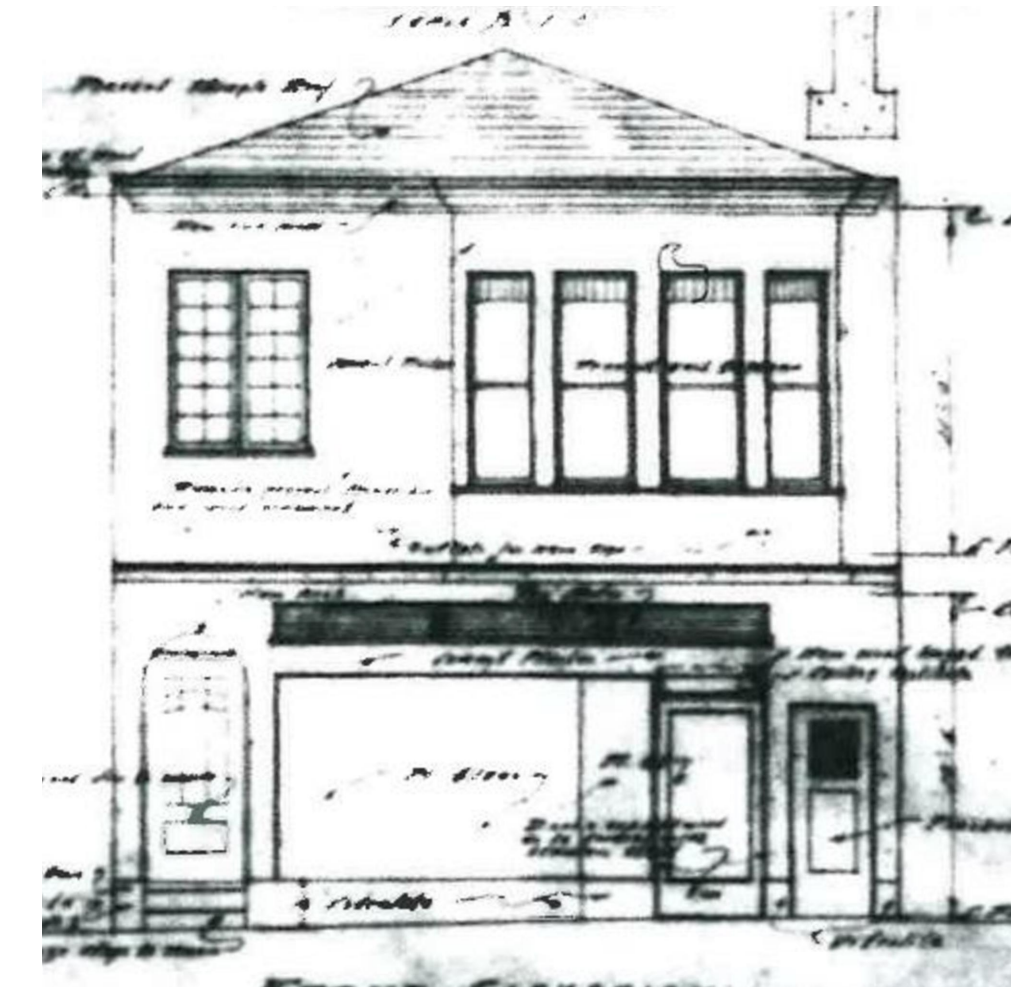


A2 **1ST FLOOR (E)/ DEMO**
SCALE: 3/16"=1'-0"



A3 **1ST FLOOR PROPOSED**
SCALE: 3/16"=1'-0"
NORTH

REF. EXISTING ELEVATIONS (ADDITIONAL ELEVS: SEE SHEET A-301)



EXISTING/ DEMOLITION NOTES

- | | |
|------|---|
| (D1) | REMOVE EXISTING EXTERIOR AWNING CANVAS AND PREPARE FOR NEW AWNING CANVAS. EXISTING AWNING STRUCTURE TO REMAIN. |
| (D2) | REMOVE ALL POSTERS AND WINDOW SIGNAGE THROUGHOUT STOREFRONT GLAZING, MAINTAIN REQUIRED VISIBILITY ZONE, TYP. VISIBILITY AT EXISTING STOREFRONT AND GLAZING TO BE MAINTAINED AT 75% MINIMUM TRANSPARENCY/ OPENNESS TO SIDEWALK AND PEDESTRIAN PERPENDICULAR SIGHT LEVEL (PER PLANNING GUIDELINES). |
| (D3) | REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT TYP. PREP FOR NEW WALL PAINT AND FLOOR FINISHES. |
| (D4) | EXISTING TO REMAIN, TYP. |
| (D5) | EXISTING LOCKED DOOR/ SECURED STORAGE TO REMAIN. |
| (D6) | EXISTING (NON-EGRESS) HALLWAY TO REMAIN AS-IS FOR RETAIL DELIVERY USE. |

CONSTRUCTION NOTES

- | | |
|------|--|
| (C1) | NEW EXTERIOR AWNING. ALL NEW BUSINESS SIGNAGE TO BE UNDER SEPARATE PERMIT. REF ELEVATION SHEET A-301. |
| (C2) | NEW EXTERIOR PAINT THROUGHOUT (REPAIR/RE-PAINT IN-KIND). SEE ELEVATION SHEET A-301. |
| (C3) | NEW INTERIOR FINISHES AT FLOOR AND WALLS THROUGHOUT, TYP. NEW CEILING PAINT FINISH THROUGHOUT TYP. |
| (C4) | NEW CASEWORK BY OWNER, TYP. MAINTAIN PRODUCT SCREENING FROM STREET VIEW PER PLANNING AND OFFICE OF CANNABIS GUIDELINES. SEE DETAILS, SHEET A401. |
| (C5) | NEW ADA ACCESSIBLE P.O.S AND CASEWORK BY OWNER. |
| (C6) | EMPLOYEE ACCESS ONLY BEYOND THIS POINT (CUSTOMER ACCESS PROHIBITED). PROVIDE SIGNAGE. |
| (C7) | NEW SECURITY/ SURVEILLANCE CAMERA LOCATION. |
| (C8) | DEDICATED AREA FOR SURVEILLANCE EQUIPMENT. |

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ISSUE INFORMATION

PLANNING C.U.A. (CONDITIONAL USE
AUTHORIZATION) PERMIT SUBMITTAL

03.08.2019

REVISION	ISSUE	INFORMATION
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No.	Description	Date
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ARCHITECT

CONSULTANT

**3989 17th ST.
San Francisco, CA**

Conditional Use Authorization - Cannabis Retail Store

PLANS

JOB NUMBER

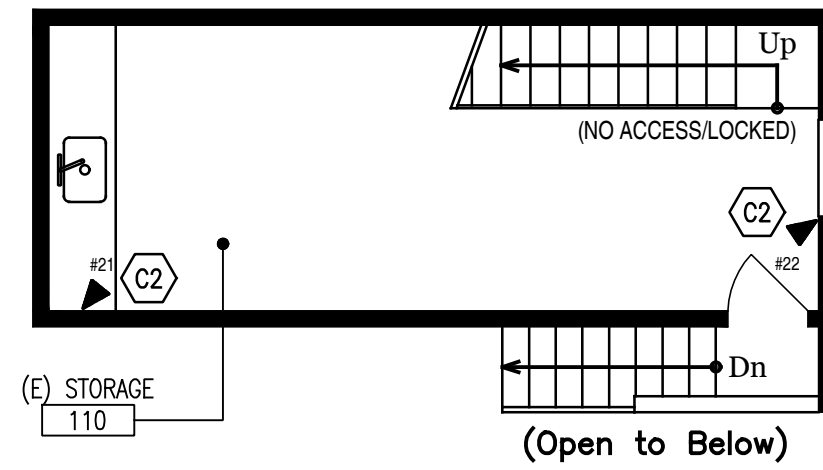
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DRAWN BY

SCALE

FILE NAME

A201

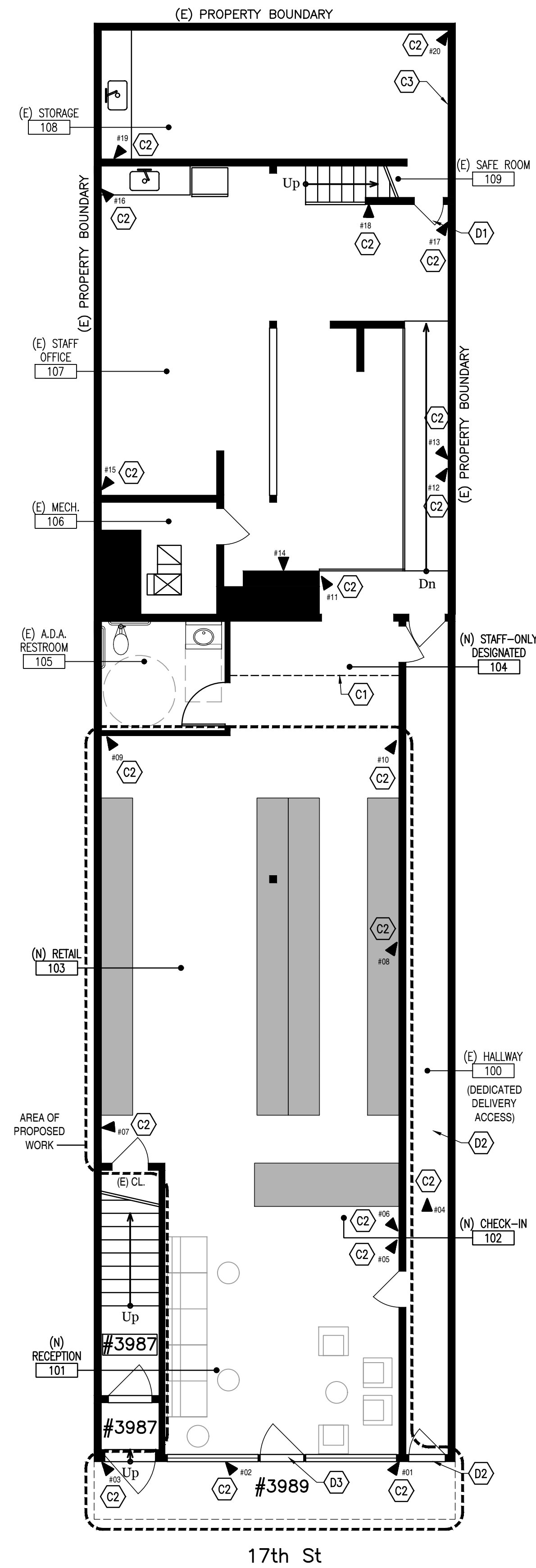


**PREMISES DIAGRAM
MEZZANINE (EXISTING)**

A1

SCALE: 3/16"=1'-0"

NORTH



PREMISES DIAGRAM
1ST FLOOR PROPOSED

A3

SCALE: 3/16"=1'-0"

NORTH

PREMISES DIAGRAM NOTES	PER 1609(b)(16) PREMISES DIAGRAM RULEMAKING
------------------------	--

EXISTING NOTES

- | | |
|----|--|
| D1 | EXISTING LOCKED DOOR/ SECURED STORAGE TO REMAIN. |
| D2 | EXISTING (NON-EGRESS) HALLWAY TO REMAIN AS-IS FOR RETAIL DELIVERY USE AND EMPLOYEE-ONLY USE. |
| D3 | EXISTING CUSTOMER ACCESS/ ENTRY. |

CONSTRUCTION NOTES

- | | |
|----|---|
| C1 | EMPLOYEE ACCESS ONLY BEYOND THIS POINT (CUSTOMER ACCESS PROHIBITED). PROVIDE SIGNAGE. |
| C2 | NEW SECURITY/ SURVEILLANCE CAMERA LOCATION. |
| C3 | DEDICATED AREA FOR SURVEILLANCE EQUIPMENT. |

ISSUE INFORMATION

PLANNING C.U.A. (CONDITIONAL USE
AUTHORIZATION) PERMIT SUBMITTAL

REVISION	ISSUE	INFORMATION
----------	-------	-------------

No.	Description	Date
-----	-------------	------

ARCHITECT

CONSULTANT

3989 17th ST.
San Francisco, CA

Conditional Use Authorization - Cannabis Retail Store

PREMISES DIAGRAM

JOB NUMBER

PCT3989.1801.00

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SCALE

FILE NAME



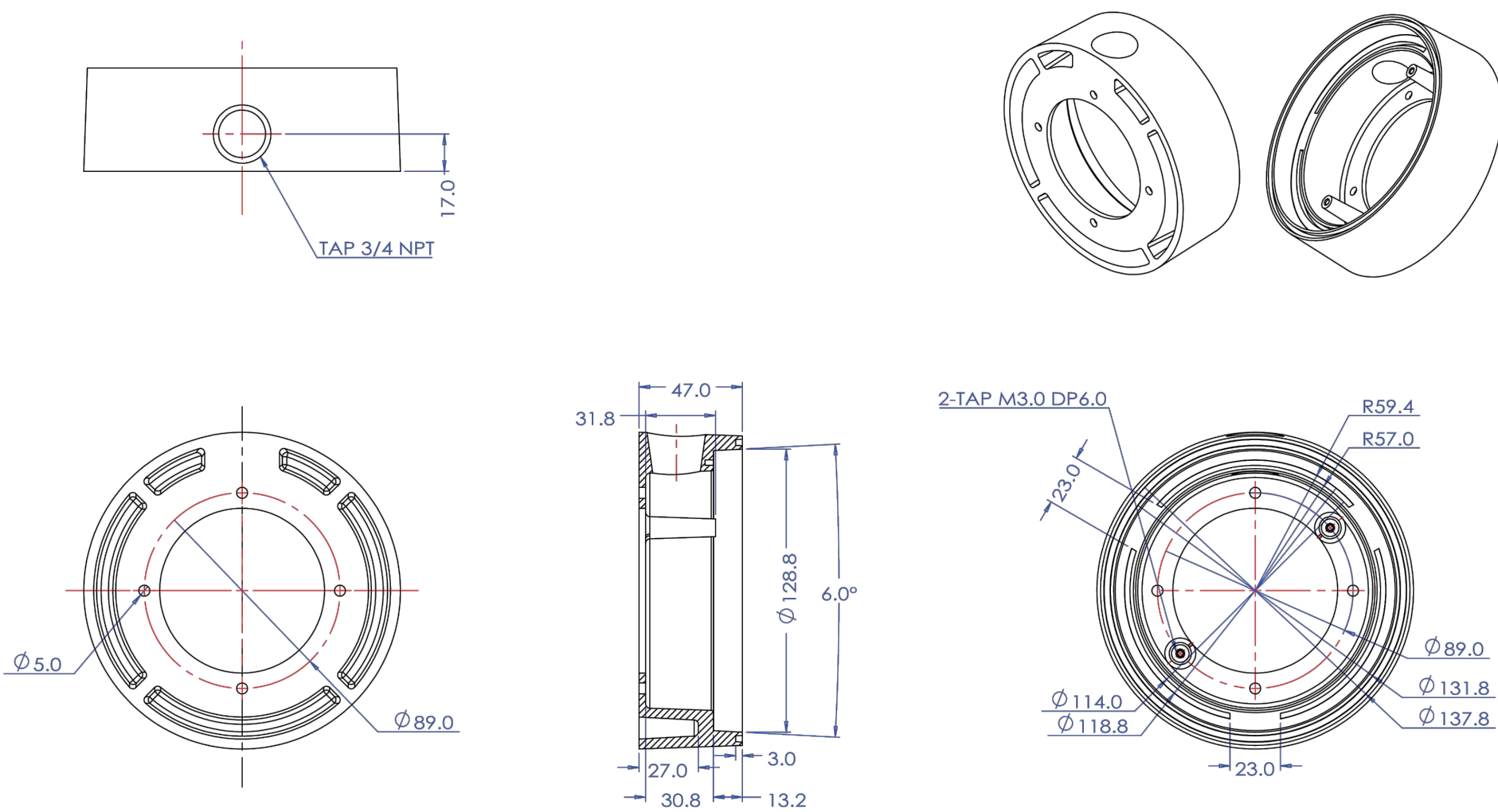
A1 EXISTING EXTERIOR (NORTH)

SCALE: N.T.S.

SEE A-201 FOR PROPOSED EXTERIOR DEMOLITION SCOPE

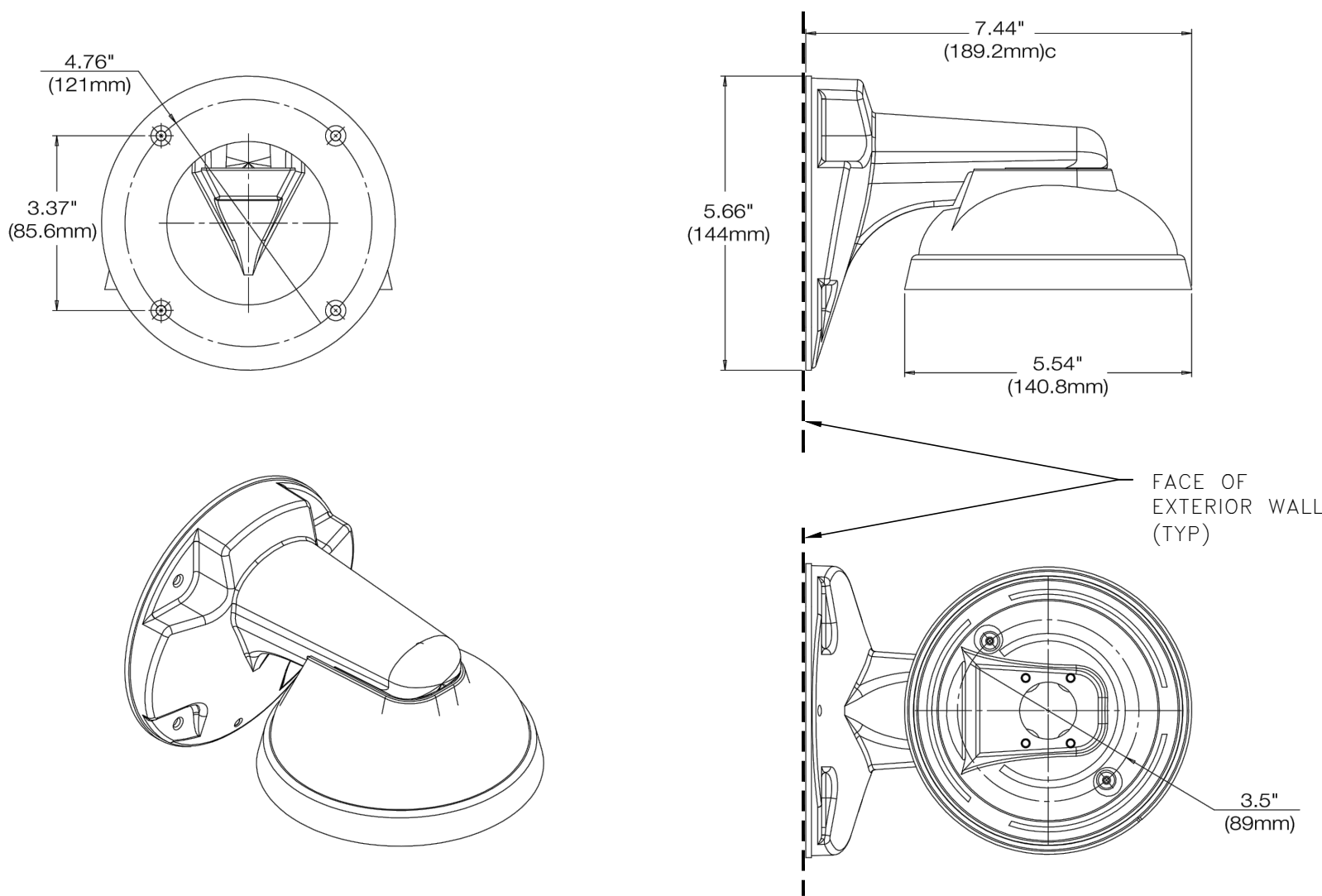
A2 PROPOSED CAMERA J-BOX DETAILS

SCALE: N.T.S.



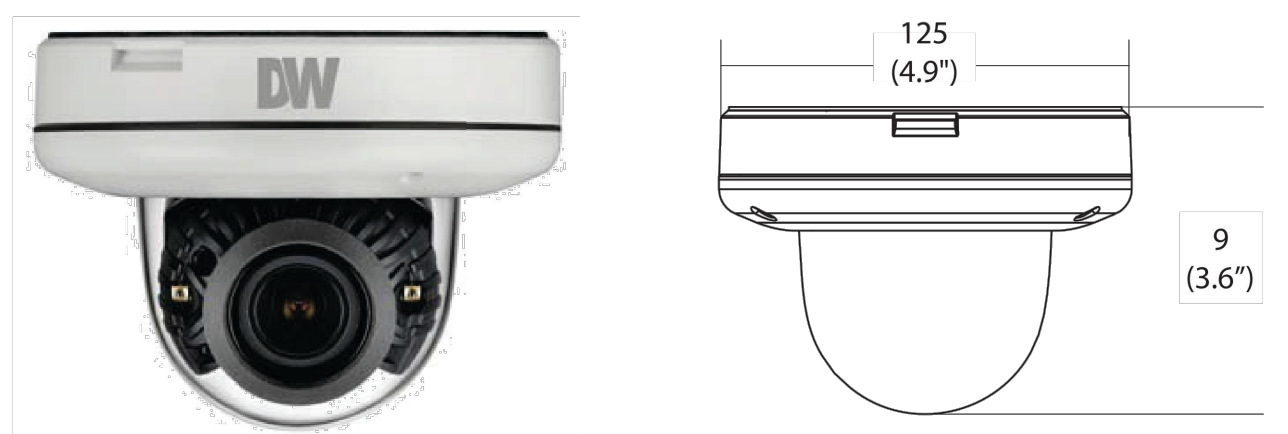
A3 PROPOSED CAMERA WALL MOUNT DETAILS

SCALE: N.T.S.



A4 PROPOSED SECURITY CAMERAS

SCALE: N.T.S.



CONSTRUCTION NOTES

- C1 RE-PAINT EXISTING EXTERIOR AWNING (MATTE BLACK).
- C2 NEW EXTERIOR PAINT THROUGHOUT (REPAIR/RE-PAINT IN-KIND); OFF-WHITE/EGGSHELL.
- C3 NEW SECURITY/ SURVEILLANCE CAMERA LOCATION. NO EXPOSED CONDUIT. SEE DETAILS THIS SHEET. CAMERAS TO BE MOUNTED FLUSH TO VERTICAL FACE OF EXTERIOR WALL AND BE CLEAR FROM ANY EXISTING CORNICES.

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ISSUE INFORMATION		
PLANNING C.U.A. (CONDITIONAL USE AUTH.) PERMIT SUBMITTAL	03.08.2019	
PLANNING C.U.A. (CONDITIONAL USE AUTH.) PERMIT SUBMITTAL - REVISION	04.23.2019	

REVISION ISSUE INFORMATION		
No.	Description	Date

ARCHITECT

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3989 17th ST.
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Conditional Use
Authorization -
Cannabis Retail Store

ELEVATIONS
AND DETAILS

JOB NUMBER

PCT3989.1801.00

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SCALE

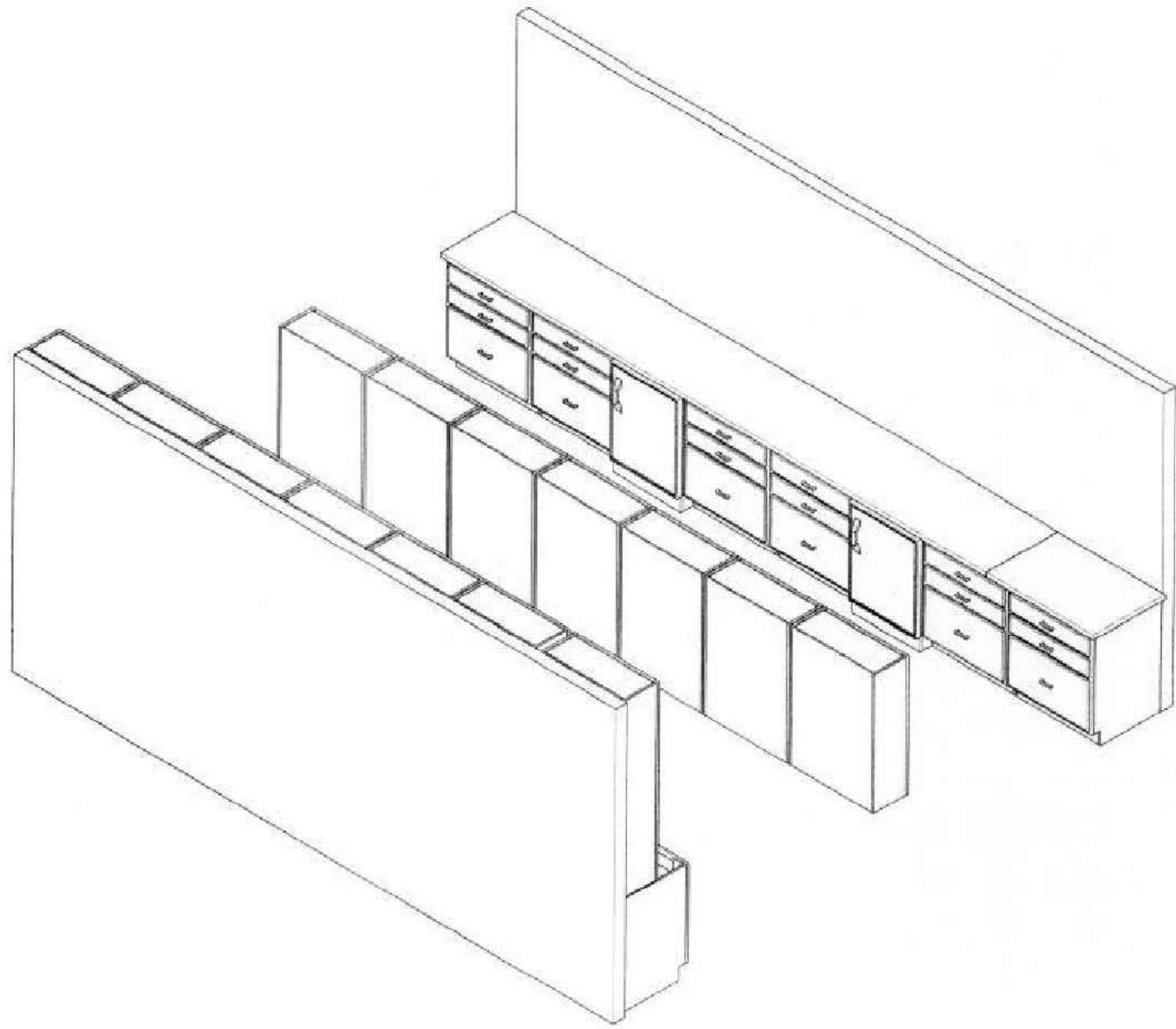
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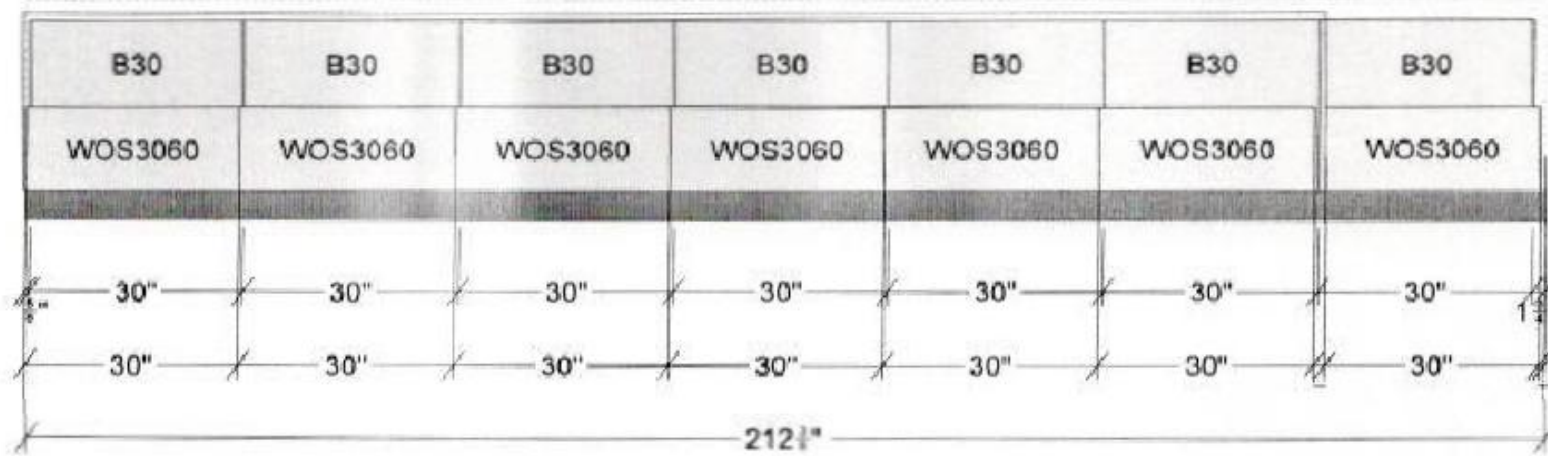
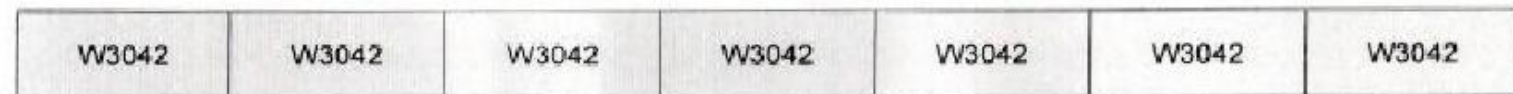
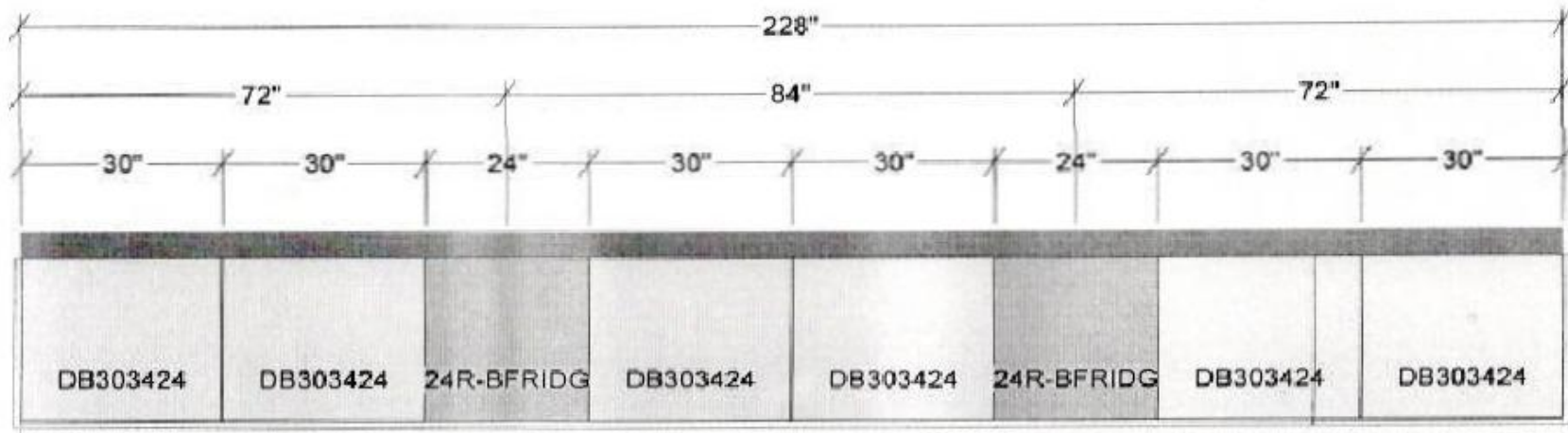
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A301



A4 PROPOSED INTERIOR MILLWORK ISOMETRIC
SCALE: N.T.S. SEE A-201 FOR PROPOSED EXTERIOR SCOPE



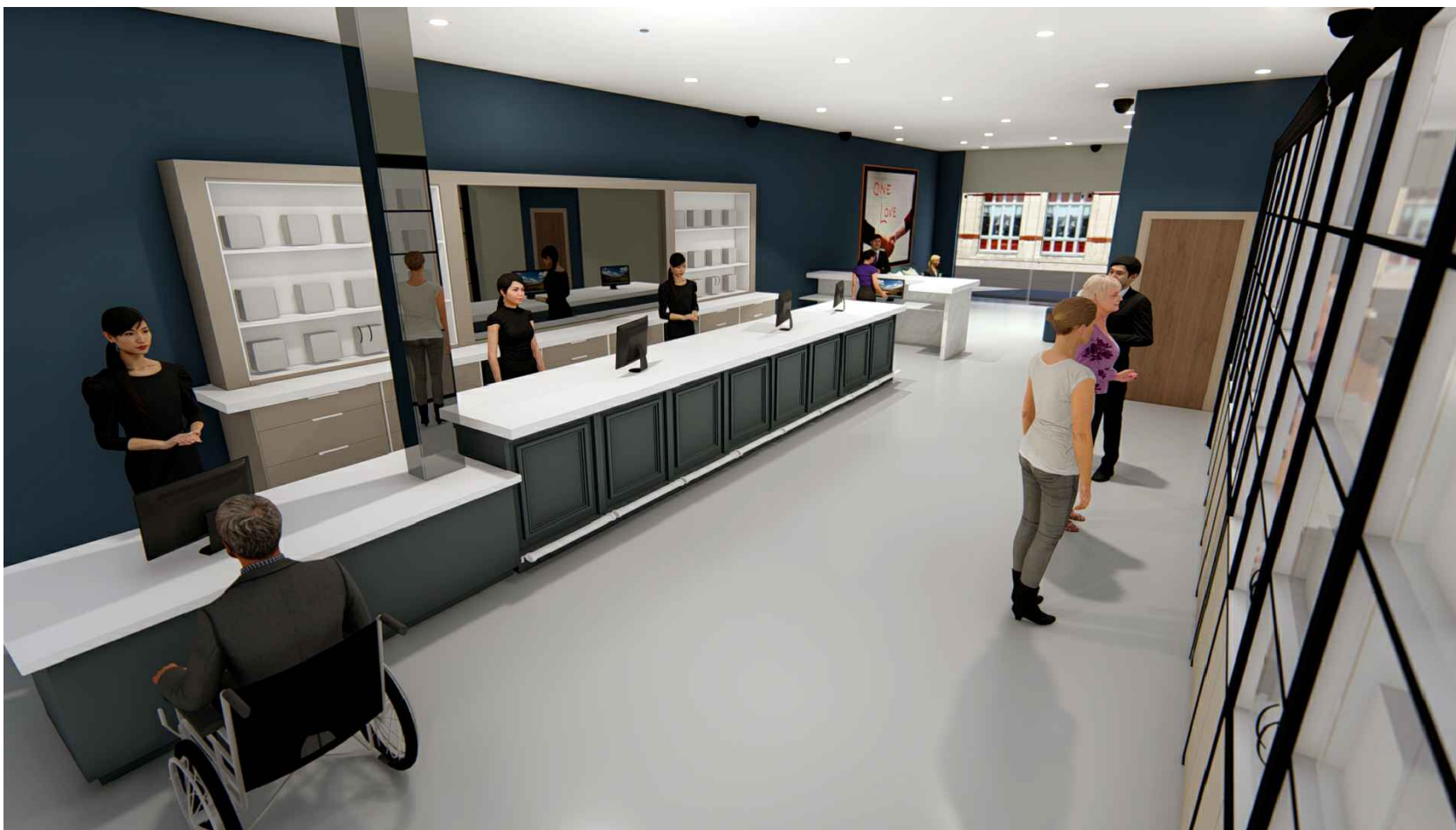
A4 PROPOSED INTERIOR MILLWORK PLANS
SCALE: N.T.S. SEE A-201 FOR PROPOSED EXTERIOR SCOPE



A1 PROPOSED INTERIOR RENDERING
SCALE: N.T.S. SEE A-201 FOR PROPOSED EXTERIOR SCOPE



A2 PROPOSED INTERIOR RENDERING
SCALE: N.T.S. SEE A-201 FOR PROPOSED EXTERIOR SCOPE



A3 PROPOSED INTERIOR RENDERING
SCALE: N.T.S. SEE A-201 FOR PROPOSED EXTERIOR SCOPE

CONSTRUCTION NOTES

SEE A-201 FOR PROPOSED INTERIOR SCOPE

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ISSUE INFORMATION
PLANNING C.U.A. (CONDITIONAL USE AUTHORIZATION) PERMIT SUBMITTAL 03.08.2019

REVISION	ISSUE	INFORMATION
No.	Description	Date

ARCHITECT

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3989 17th ST.
San Francisco, CA

Conditional Use
Authorization -
Cannabis Retail Store

MILLWORK
AND DETAILS

JOB NUMBER
PCT3989.1801.00

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SCALE

FILE NAME



A401

Draft Motion
June 13, 2019

RECORD NO. 2019-004216CUA
3989 17th Street

EXHIBIT C

**Environmental Determination:
CEQA Categorical Exemption**

Conditional Use Authorization

Case No. 2019-004216CUA

3989 17th Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3989 17TH ST		3582073
Case No.		Permit No.
2019-004216PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization for change of use from vacant space to Cannabis retail sales. Minor interior additions, repaint facade of building and repair existing tarp on canopy frame.		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	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. <i>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).</i>
<input type="checkbox"/>	Transportation: 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?
<input type="checkbox"/>	Archeological Resources: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional):

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. 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.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input checked="" type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) 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: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , 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> .
<input checked="" type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Installation of 4 security cameras at the front. No impairment of cornices or façade materials No changes to existing storefront
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Stephanie Cisneros	

STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Bridget Hicks 05/31/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
3989 17TH ST		3582/073
Case No.	Previous Building Permit No.	New Building Permit No.
2019-004216PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	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 boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	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.	
Planner Name:	Date:

Draft Motion
June 13, 2019

RECORD NO. 2019-004216CUA
3989 17th Street

EXHIBIT D
Land Use Data

Conditional Use Authorization

Case No. 2019-004216CUA

3989 17th Street



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3989 17TH ST
RECORD NO.: 2019-004216CUA

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	1660	1660	0
Retail/Commercial GSF	940	940	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	770	770	0
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF	2,600	2,600	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	1	0	1
Dwelling Units - Total	1	0	1
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2	0	2
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	1	1	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

EXHIBIT E

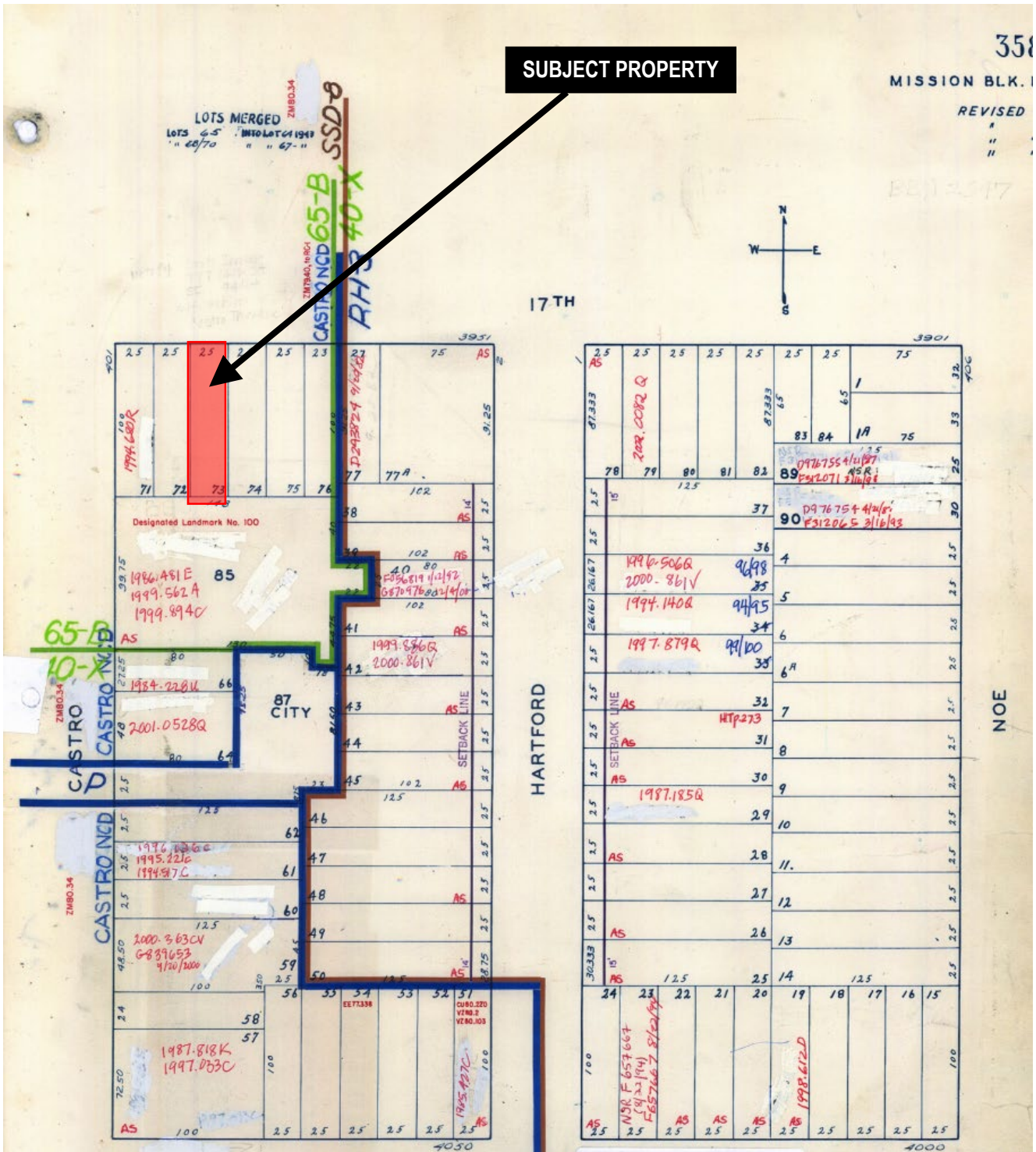
Maps and Context Photos

Conditional Use Authorization

Case No. 2019-004216CUA

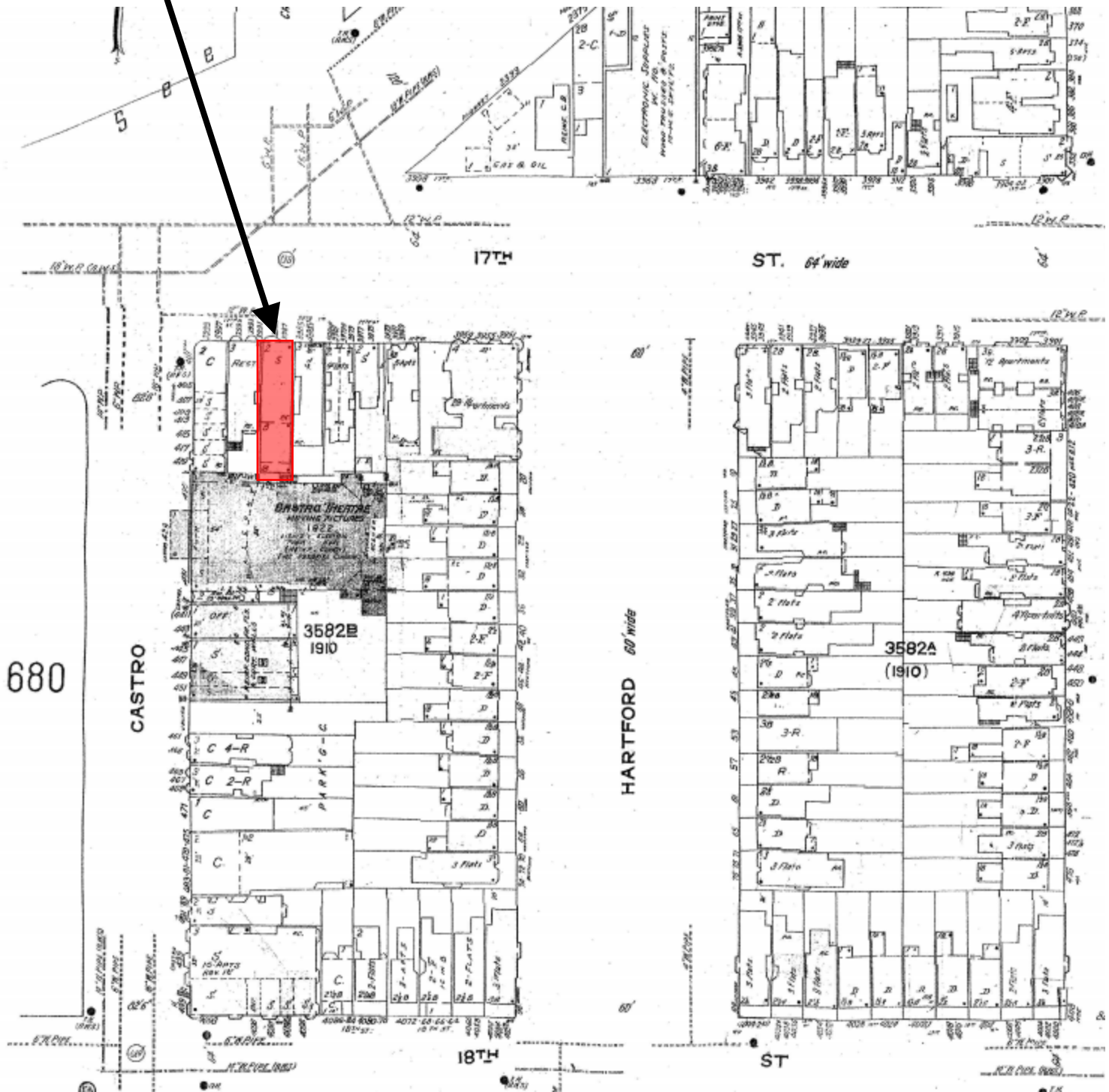
3989 17th Street

Parcel Map



Sanborn Map*

SUBJECT PROPERTY



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

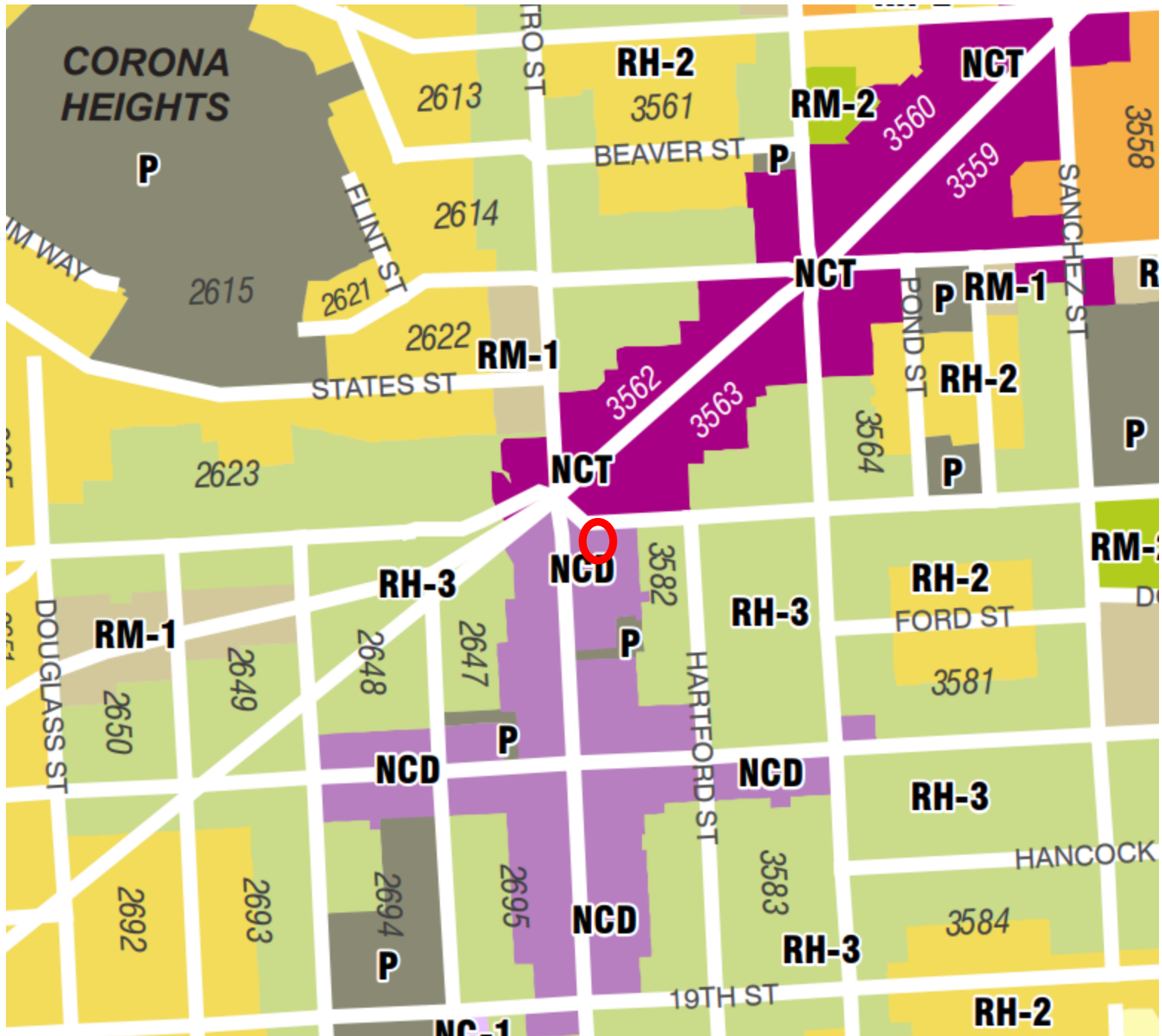


Aerial Photo

SUBJECT PROPERTY



Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-004216CUA
NCD, Castro Street Neighborhood
Commercial Zoning District
3989 17th Street

Site Photo



**Draft Motion
June 13, 2019**

**RECORD NO. 2019-004216CUA
3989 17th Street**

EXHIBIT F

Public Correspondence

Conditional Use Authorization

Case No. 2019-004216CUA

3989 17th Street



Duboce Triangle Neighborhood Association

PMB # 301, 2261 Market Street, San Francisco, CA 94114

(415) 295-1530 / www.dtna.org

May 7, 2019

Bridget Hicks, Planner
Members of the Planning Commission
San Francisco Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103-2479

RE: Application # **2019-004216CUA**
3989 17th Street

Dear Ms. Hicks, and Planning Commissioners:

The Land Use Committee of the Duboce Triangle Neighborhood Association has considered the merits of the proposed Conditional Use Authorization for 3989 17th St ("Eureka Sky" retail cannabis dispensary) and would like to express our strong SUPPORT for this project.

The project sponsors have diligently engaged with DTNA and other neighborhood stakeholders for more than a year and have been enthusiastically receptive to input and neighborhood concerns. We are confident that they will operate their business competently and successfully.

This location seems an excellent choice, in a commercial zone well-suited for this sort of business and its potential for significant foot traffic. Hopefully there will be a positive spillover to benefit other surrounding shops and restaurants. It would be hard to imagine better proximity to transit.

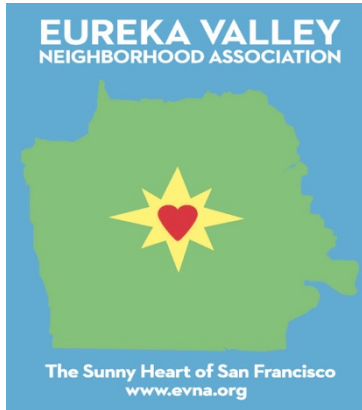
We hope that you will join us in supporting this Conditional Use application by approving it with appropriate conditions.

Thank you for considering our views. Please contact me with any questions.

Very truly yours,

Duboce Triangle Neighborhood Association

David Troup,
Chair, Land Use Committee



CASTRO/EUREKA VALLEY NEIGHBORHOOD ASSOCIATION

The neighborhood association for the Castro, Upper Market and all of Eureka Valley since 1881

Honorable Members
San Francisco City Planning Commission
1660 Mission Street, 4th Floor
San Francisco, CA 94103

Via: Cpc.commissionsecretary@sfgov.org, Bridget.hicks@sfgov.org
Cc: ray@castroplace.com

Case #: 2019-004216CUA, 3989 17th Street.

To Whom It May Concern:

The Eureka Valley Neighborhood Association ("EVNA") has represented the interests of the residents of the Castro/Eureka Valley neighborhood since 1881. Our goals include protecting and enhancing the character of the neighborhood, its historic resources, significant topographic features, and open space; and ensuring that growth, development, and public access and compatible with and meet the needs of residents and the business community.

I am writing this letter of support from the Eureka Valley Neighborhood Association Board of Directors regarding the permit application for the project initiated by Ray Connolly and Desmond Morgan located at 3987-3989 17th Street, now referred to as "Eureka Sky."

Our association fully supports this project. Since its inception, Mr. Connolly and Mr. Morgan have been pro-active in their engagement, outreach and updates to organization and our community. EVNA applauds their effort to open a business in the Castro and believes the use of the space is both desirable and needed, and will serve an important retail function in the new retail economy.

We appreciate the level of engagement from all parties associated with this project and look forward its approval and completion.

Sincerely,

DocuSigned by:

E3726DB378144E6...

Mark D. McHale
President

EVNA
PO Box 14137
San Francisco, CA 94114
www.evna.org
Board@EVNA.org

EVNA, a 501 (C)(4) Non-profit,
Tax ID: 51-0141022

EXECUTIVE COMMITTEE

Mark D McHale, President

Alex Lemberg, Vice President

(Vacant), Secretary

Kevin Cureton, Treasurer

COMMITTEE CHAIRS

Desmond Morgan
Membership Committee

Rob Cox/Mary Edna Harrell
Newsletter & Social Media

Loic Olichon
Planning and Land Use

Saad Hasan
Quality of Life Committee

(Vacant)
Social Committee

Rob LeVan
Training and Education

DIRECTORS AT LARGE

Dan Schulman

Rob Anderson

EX OFFICIO DIRECTORS

Crispin Hollings

WEBMASTER

Steve Clark Hall



**584 Castro Street #333
San Francisco CA 94114-2512**

415/431-2359

formerly "Merchants of Upper Market & Castro – MUMC"

Info@CastroMerchants.com
www.CastroMerchants.com

Masood Samereie, President

May 10, 2019

By Email and USPS Hardcopy

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: Your File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco Office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Your Application No. 8-12497, Case No. 00013148

Re: Eureka Sky, 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan

Dear Ms. Hicks and Ms. Rodriguez,

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the Applications by Eureka Sky et al to each of your City Departments (as described above).

Our SUPPORT includes for related applications to other San Francisco Departments including Building Inspection, Public Health, and Fire and to other City and State jurisdictions, and other entitlements related to the proposed operation of a retail cannabis business at the location described above.

Castro Merchants' support is based on information provided by Eureka Sky's representatives at the September 6, 2018 Castro Merchants Members Meeting, with subsequent interim updates, as requested. The support communicated in this letter remains in effect until withdrawn in writing. We have asked Eureka Sky to continue to update us promptly, if there is/are any substantial change(s) in information or Conditions of Approval as Eureka Sky nears its City entitlement Hearing date(s) and other approval milestones. We've been advised recently that there are no unreported, substantial changes thru this date.

.... continued



CASTRO MERCHANTS

May 10, 2019

San Francisco Planning Department, Re: File No. 2019-004216CUA
San Francisco Office of Cannabis, Re: Application No. 8-12497, Case No. 00013148
Re: Eureka Sky, 3989-17th Street, San Francisco; Romwald (Ray) Connolly, Desmond Morgan

A hardcopy of this letter is being mailed to each of you.

Please let us know if you have any questions regarding Castro Merchants support for this Application. Please include this letter in the matter's permanent file and any successor files and assure that our support is communicated to all applicable Staff in your Department and to all Commissioners prior to any Hearing on this matter, and to any Appeal panel(s) at the time that this matter is considered by them.

Thank you for considering our comments.

Respectfully,

A handwritten signature in black ink that reads "Masood Samereie".

Masood Samereie, CASTRO MERCHANTS President

email cc: S.F. District 8 Supervisor Rafael Mandelman, Staff Tom Temprano
SFPD Mission Station Captain Gaetano Caltagirone
cc: Ray Connolly, Desmond Morgan, Eureka Sky

.... LtrPlanniungEurekaSky051019



SFCRA

San Francisco Cannabis Retailers Alliance
530 Divisadero St., Ste 226
San Francisco, CA 94117

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Commissioners and Office of Cannabis,

I am writing on behalf of the San Francisco Cannabis Retailers Alliance (SFCRA.org) to voice our strong support for Eureka Sky the proposed cannabis retail store located at 3989 17th St. The Retailers Alliance is a San Francisco based organization who advocate for fair and balanced policy for brick and mortar cannabis retailers and supporting businesses.

Eureka Sky has received enormous support from the Castro Merchants Association, Eureka Valley Neighborhood Association (EVNA), Castro Community Benefit District CCBD, and Duboce Triangle Neighborhood Association (DTNA). Along with this strong support we support Eureka Sky opening on 3989 17th ST. They will serve the community well.

We ask you to approve this store without delay. Please feel free to contact me with any questions.

Kind regards,

Johnny Delaplane

Johnny Delaplane
President, San Francisco Cannabis Retailers Alliance
johnny@access-sf.org

From: [David Goldman](#)
To: [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Rich Hillis](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)
Cc: [CTYPLN - COMMISSION SECRETARY](#); [Hicks, Bridget \(CPC\)](#); Marisa.Rodriguez@sfgov.org; Ray@castroplace.com
Subject: Re: SUPPORT: File No. 2019-004216CUA: Eureka Sky at 3989 17th Street
Date: Wednesday, May 15, 2019 8:27:30 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Planning Commissioners:

I am writing to you today in strong support for the proposed cannabis dispensary Eureka Sky at 3989 17th Street. For over 30 years I have been a homeowner at 246 Sanchez Street near Market Street--less than 3 blocks away from the proposed location. I am a retired public school teacher. For the past 12 years I have worked as a medical cannabis patient activist and cannabis law reform advocate.

I met Ray several years ago. From the start, I was impressed with his dedication to helping medical cannabis patients access high quality cannabis medicine. With his partners Desmond and Chris, I feel confident that their business model for their proposed dispensary will be an exemplar, with particular emphasis on supporting compassion programs for low income medical cannabis patients. Helping adult consumers of cannabis to navigate the ever-growing number of cannabis products will also be an important aspect of their business plan.

The Castro neighborhood will benefit from this new dispensary. I urge you to approve their permit application.

Sincerely,

David Goldman
President, San Francisco Chapter
Brownie Mary Democratic Club
Brownie.MarySF@gmail.com
www.browniemarydemclub.com
m: 415-728-7631

From: [Christopher Sharpe](#)
To: CPC.COMMISSIONSECRETARY@sfgov.org; [Hicks, Bridget \(CPC\)](#); ray@castroplace.com
Subject: Please vote YES and support Eureka Sky on May 13th at 3989 17th Street – Castro
Date: Friday, May 17, 2019 6:52:39 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriquez,

I'm writing to express my strong support for Eureka Sky opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94112. This location is essential to me as a resident of Castro, San Francisco for both recreational and medicinal cannabis. I am excited about Eureka Sky and it's much needed in the neighborhood. The location is greatly needed in this area of the Castro.

Please vote "YES" on May 13th. - File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your kind support.

Kind regards,

Christopher Sharpe

p: 415.235.9583

f: 415.695.1106

e: seesharpe1966@gmail.com

Check out my Scandinavian Furniture/Lighting/Accessories store, [Norden Living](#) located in the [Mission Dolores](#) neighborhood of San Francisco!

From: [Steve Delavan](#)
To: CPC.COMMISSIONSECRETARY@sfgov.org; [Hicks, Bridget \(CPC\)](#); ray@castroplace.com
Subject: Please vote YES and support Eureka Sky on May 13th at 3989 17th Street – Castro
Date: Tuesday, May 14, 2019 2:20:35 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriguez,

I'm writing to express my whole hearted support for Eureka Sky opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94112.

This location is essential to me as a resident of Castro, San Francisco for both recreational and medicinal cannabis. I believe this will be a positive addition to the Castro business community and neighborhood.

I am excited about Eureka Sky and it's much needed in the neighborhood. The location is greatly needed in this area of the Castro.

Please vote "YES" on May 13th. - File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your kind support.

Kind regards,

Steve Delavan



Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

I wanted to write you today regarding Eureka Sky. I own a business 2 doors down from Eureka Sky. I'm writing you today to share my strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th St.

I am looking forward to Eureka Sky opening on 17th St and fully support having a cannabis store. It will be a nice compliment to the existing businesses in the Castro and attract additional individuals to our area and into my retail store. I've met the owners of Eureka Sky and feel they will be great neighbors to us and be a nice addition to the neighborhood. I'm on the board of "Windows for Harvey Milk" and the owners of Eureka Sky were kind enough to offer their vacant storefront if we needed additional space.

Please vote "YES" for Eureka Sky on June 13th. Looking forward to them moving in!

Thank you,

Jenn Meyer
Owner, Local Take
3979B 17th Street
San Francisco, CA 94114



Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

I own Levy&Co. a long standing real estate firm in San Francisco since (1972) I'm writing you today to share my strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th St in "The Castro".

I am looking forward to Eureka Sky opening on 17th St and fully support having a cannabis store. It will be a nice compliment to the existing businesses in the Castro and attract additional individuals to our area and my currently occupied commercial store fronts. I've met the owners of Eureka Sky and feel they will be great neighbors to us and be a nice addition to the neighborhood.

Please vote "YES" for Eureka Sky on June 13th. Looking forward to them moving in!

Kind regards,

Levy & Co.

David A. Levy



479 Castro Street San Francisco CA 94114

415-431-5365 ext. 4

Terry@CliffsVariety.com

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

I am writing today in support of the conditional use and change of use application for 3989 17th Street. The proposed business, Eureka Sky, will activate the space in a positive manner while providing much needed security at that corner. The applicants have proven themselves to be conscientious neighbors and active community partners. We look forward to seeing their business thrive in our neighborhood.

If you have any questions, please feel free to contact me.

Sincerely,

Terry Asten Bennett
President/General Manager
Cliff's Variety

ARIA PROPERTIES

A Boutique Real Estate Resource

May 20, 2019

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

This letter is to express my support for the conditional use and change of use application for 3989 17th Street. "Eureka Sky" will positively activate the proposed location and will add much needed security at it's surrounding site. The owners live in the neighborhood and are active community members. We look forward to their business, that I feel will thrive in our neighborhood.

If you have any questions, please feel free to contact me.

Regards,



Masood Samereie
Broker/Owner
Aria Properties

From: [Andrea Shannon](#)
To: [Hicks, Bridget \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Rodriguez, Marisa \(ADM\)](#); ray@castroplace.com
Subject: Please vote YES and support Eureka Sky on June 13th at 3989 17th Street – Castro
Date: Monday, May 20, 2019 7:00:30 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriguez,

I'm writing to express my strong support for Eureka Sky (formally Sugar) opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94114.

This location is essential for me in "The Castro" for both recreational and medicinal cannabis. I am excited about Eureka Sky, they are providing a much-needed service in the neighborhood. The business and convenient location to public transportation will be a fantastic addition to the neighborhood.

Please vote "YES" on June 13th. - File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your support.

Regards,

Andrea Shannon
10 South Park Street

From: [Jane Bu](#)
To: [Hicks, Bridget \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Rodriguez, Marisa \(ADM\)](#); ray@castroplace.com
Subject: Please vote YES and support Eureka Sky on June 13th at 3989 17th Street – Castro
Date: Monday, May 20, 2019 8:28:59 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Ms. Hicks, Planning Commissioners; Ms. Rodriguez; and Office of Cannabis, or to whom this may concern:

I'm writing to express my (and many other SF residents') strong support for Eureka Sky (formally Sugar) to opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94114.

Our friends and families are very excited to have Eureka Sky to the neighborhood. This convenient and central location, with access to many public transportation, is ideal for me and so many others in "The Castro" as well as nearby neighborhoods, for both recreational and medicinal cannabis use. This store will be a wonderful addition to this vibrant neighborhood. Not only Eureka Sky is providing a much-needed service, it will also ease the on-going struggle with the increasing commercial vacancies/turn-over in this beloved SF neighborhood.

The Castro district is full of life, free spirits, and rich with culture. It embodies what makes San Francisco truly unique. So please vote "YES" on June 13th to bring yet another colorful & unique addition - Eureka Sky - to this neighborhood- File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your kind support.

Best,

Jane Bu

829 Folsom Street, SF 94107

May 15, 2019

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Commissioners and Office of Cannabis,

We are writing on behalf of Eureka Sky to show our strong support. We have become to know the owners of Eureka Sky and want to share they are going to be wonderful business owners, great neighbors and a compliment to the existing business in the Castro.

We met the owners in 2018 and through that, they allowed our organization to use their empty store front as our headquarters for our conference for Lesbians Who Tech + Allies - the largest tech conference for LGBTQ in the world. They were very wonderful to allow us to use their space for our event.

Eureka Sky has received enormous support from the Castro Merchants Association, Eureka Valley Neighborhood Association (EVNA), Castro Community Benefit District CCBD, and Duboce Triangle Neighborhood Association (DTNA). Along with this strong support we support Eureka Sky opening on 3989 17th ST. Eureka Sky is going to be a wonderful cannabis dispensary in the Castro. We support Eureka Sky!

Please vote yes so Eureka Sky will be granted their cannabis permit and serve the wonderful Castro!

Sincerely,

Lesbians Who Tech + Allies Team

Cc :: Michelle Skoor, VP of Operations and Programs



San Francisco May 21, 2019

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriguez,

As a Castro District merchant, I'm writing to express my strong support for Eureka Sky opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94112.

Not only am I excited to see another retail space be inhabited, but a business like Eureka Sky is much needed in the neighborhood.

Please vote "YES" on June 13th - File No. 2019-004216CUA and Application No. 8-12497

Thank you very much for your kind support.

Kind regards,

Christopher Sharpe

Co-Owner

[Norden Living](#) -

scandinavian design redefined

EUREKA_{sky}

May 21, 2019

Eureka Sky
3989 17th. Street
SF. CA. 94114

Subject: Proposed Cannabis Retail Storefront

Dear San Francisco Office of Cannabis, Planning Commissioners, and Supervisors,

I, Garth Sayers, support Eureka Sky's proposed cannabis retail store at 3989 17th. Street. I'm a resident of Castro and I frequent the retail stores in my neighborhood. Eureka Sky will be a great addition to the neighborhood. I won't have to go out of my way to other locations anymore.

The owners and partner are local residents of the neighborhood and have shown their commitment to the community. They are actively involved in the neighborhood and business associations to make improvements to the community. The retail store will increase commercial foot traffic to this part of 17th. Street of Castro; improve lighting and security; decrease loitering from empty storefronts; provide jobs to the community; and partner with the City of San Francisco to make it a better city for residents and visitors.

Please approve Eureka Sky's permit for a retail cannabis store in The Castro.

Thank you for your support.

Sincerely,

Name: Garth Sayers

Signature: 

Address: 282 Castro #3
San Francisco, CA 94114

Email: SAYERSGARTH@gmail.com

**JOBETTY**

536 Castro Street
San Francisco, CA 94114

T 415-231-6350

danielbergerac@mac.com

www.jobetty.com

May 22, 2019

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks,

As a merchant on Castro Street, I am very excited to welcome Mr.'s Connolly and Morgan to the neighborhood. The Castro neighborhood has been plagued with empty storefronts and this new business will fill an important location. Having met and worked with both gentlemen, I am certain they will run a top notch retail store.

-Best

Daniel Bergerac

Orphan Andy's Restaurant
3991-A 17th street
SF.CA. 94114
415-864-4889

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

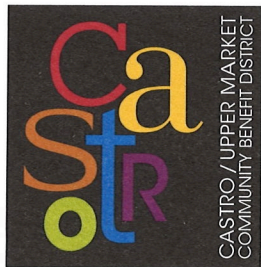
My husband Dennis and I have owned and lived in the flat above Orphan Andy's 24hr Restaurant at 3991-A and 3993 17th Street next to Eureka Sky since 1977.

We are writing you today to share our strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th St.

We fully support having a cannabis store on 17th Street and feel it will be a nice compliment to the community and existing businesses in the Castro and attract additional individuals to our area. We are confident that the owners will run a safe and secure dispensary.

We have had the pleasure of meeting Ray and Desmond, owners of Eureka Sky and feel they will be great neighbors and active participants in our community to keep it strong and vibrant. Please support Eureka Sky on June 13th. We're looking forward to their shop opening.

Dennis Ziebell
William Pung
Owners Orphan Andy's
415-864-4889



584 Castro Street #336
San Francisco, CA 94114
PH 415.500.1181
FX 415.522.0395
www.castrocbd.org
www.facebook/
castrocbd
@visittthecastro

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: Your File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco Office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Your Application No. 8-12497, Case No. 00013148

Re: Eureka Sky, 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan

Dear Ms. Hicks and Ms. Rodriguez,

This confirms the support of the Castro/Upper Market Community Benefit District (Castro CBD) for the application by Eureka Sky et al to each of your City Departments (as described above).

The Castro CBD's support includes for related applications to other San Francisco Departments including Building Inspection, Public Health, and Fire and to other City and State jurisdictions, and other entitlements related to the proposed operation of a retail cannabis business at the location described above.

The support communicated in this letter remains in effect until withdrawn in writing. We have asked Eureka Sky to continue to update us promptly, if there is/are any substantial change(s) in information or Conditions of Approval as Eureka Sky nears its City entitlement Hearing date(s) and other approval milestones. We've been advised recently that there are no unreported, substantial changes thru this date.

The Castro CBD board of directors looks forward to Eureka Sky opening in the heart of the Castro. We believe that this business will add to the vitality of the neighborhood and will also bring extra security to 17th St. and thereby to the Jane Warner Plaza, a public plaza and community gathering space that is managed by the Castro CBD.

If you have any questions, please contact me at 415-500-1181 or andrea@castrocbd.org

Sincerely,

A handwritten signature in blue ink, reading "Andrea Aiello". The signature is fluid and cursive, with the first name "Andrea" and last name "Aiello" clearly distinguishable.

Andrea Aiello
Executive Director

cc: Ray Connolly
Rafael Mandelman
Tom Temprano

Your Letter Head Here or Copy the below body into your letter head.

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriquez, Director
San Francisco office of Cannabis
City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriquez,

I own (YOUR Business Name Here) 2 doors down from Eureka Sky. I'm writing you today to share my strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th St in "The Castro".

I am looking forward to Eureka Sky opening on 17th St and fully support having a cannabis store. It will be a nice compliment to the existing businesses in the Castro and attract additional individuals to our area and into my retail store. I've met the owners of Eureka Sky and feel they will be great neighbors to us and be a nice addition to the neighborhood. I'm on the board of "Windows for Harvey Milk" and the owners of Eureka Sky were kind enough to offer their vacant store front if we needed additional space.

Please vote "YES" for Eureka Sky on June 13th. Looking forward to them moving in!

Kind regards,

Haley
title
(your address)

BRIAN SPRINGFIELD DESIGN

Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

Marisa Rodriguez, Director
San Francisco Office of Cannabis
City Hall, Room 018
1 Dr. Carlton B. Goodlett Place
San Francisco CA 94102
Re: Application No. 8-12497, Case No. 00013148

Re: Eureka Sky (Sugar) 3989 17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

Dear Ms. Hicks and Ms. Rodriguez,

I own and operate Brian Springfield Design on 15th Street in the Castro, and have served on the boards of Castro Merchants and The Friends of Harvey Milk Plaza for five and three years, respectively. I have had the pleasure to work alongside the owners of Eureka Sky on several nonprofit projects in the Castro over the past year and a half and have been both pleased and impressed by their commitment to the Castro neighborhood. They have been strong supporters of numerous initiatives that serve to improve the neighborhood. I am writing to you today to share my strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th Street.

I am looking forward to Eureka Sky opening on 17th Street, just two blocks from my home and office, and fully support having a cannabis store at this location. It will be a nice compliment to the existing businesses in the Castro and attract additional individuals to our area and into my own business.

For all of these reasons, I am writing to give my wholehearted endorsement that you APPROVE the application for Eureka Sky on June 13th, 2019.

Thank you,



Brian Springfield
Brian Springfield Design, owner
2081 15th Street
San Francisco, CA 94114

From: [Rita Schmid](#)
To: [Hicks, Bridget \(CPC\)](#); [CTYPLN - COMMISSION SECRETARY](#); [Rodriguez, Marisa \(ADM\)](#)
Cc: ray@castroplace.com
Subject: Please vote YES and support Eureka Sky on June 13th at 3989 17th Street – Castro
Date: Wednesday, May 22, 2019 6:13:37 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Bridget Hicks, Planning Commissioners and Marisa Rodriguez,

I'm writing to express my strong support for Eureka Sky (formally Sugar) opening a Retail Cannabis Dispensary at 3989 17th St, San Francisco CA 94114. This location is essential for me in "The Castro" for both recreational and medicinal cannabis. I am excited about Eureka Sky, they are providing a much-needed service in the neighborhood. The business and convenient location to public transportation will be a fantastic addition to the neighborhood.

Please vote "YES" on June 13th. - File No. 2019-004216CUA and Application No. 8-12497

Many thanks in advance for your support.

Rita V. Schmid

Broker Associate

Cell: 917.892.1212

Ritavny@gmail.com

RitaSchmidSF

From: [DJ SFO](#)
To: [Hicks, Bridget \(CPC\)](#)
Subject: 2019-004216CUA
Date: Tuesday, May 28, 2019 4:35:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I am writing to express my concern for the Conditional Use Permit 2019-004216CUA for the Marijuana smoking facility.

I am NOT for this as we have a city of drug addicts now, and the ODOR permeates the air everywhere you go these days

In San Francisco. Even passing people or stuck in a Muni train having to deal with this is terrible.

It is an infringement upon peoples lives to Not have clean clear air to breath. And in such a busy area for this proposal

Having to smell this every time your near by is unacceptable.

David Russo 2430 Market St.

Nice Cuts
3977 17th Street
San Francisco, CA 94114

1650 Mission Street, Suite 400
San Francisco CA 94103
Re: File No. 2019-004216CUA

City Hall, Room 018
1 Dr. Carleton B. Goodlett Place
San Francisco CA 94102

Re: Eureka Sky (Sugar) 3989-17th Street, San Francisco
Romwald (Ray) Connolly, Desmond Morgan, Chris Callaway

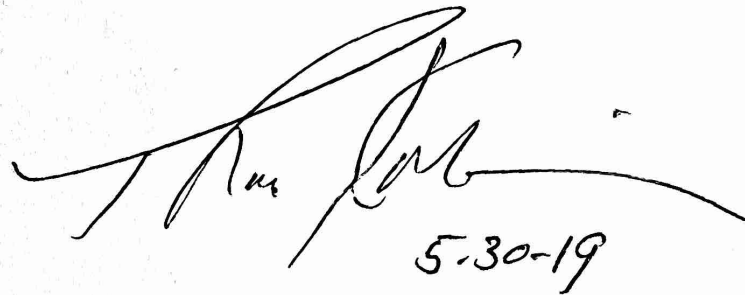
I am the owner of Nice Cuts located at 3977 17th St next store to Eureka Sky . I'm writing you today to share my strong support for Eureka Sky to open a Cannabis Dispensary at 3989 17th St.

in the Castro and attract additional individuals to our area. We've met the owners of Eureka Sky and feel they will be great neighbors to us and be a nice addition to the neighborhood.

Kind regards,

Tom K -
Nice Cuts Owner

THOMAS KARABIN
3977 17th Street
San Francisco, CA 94114
415-626-1222


5.30-19

Draft Motion
June 13, 2019

RECORD NO. 2019-004216CUA
3989 17th Street

EXHIBIT G

Project Applications

Conditional Use Authorization

Case No. 2019-004216CUA

3989 17th Street

2019-004216 PRJ



San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 3989 17th ST

Block/Lot(s): 3582/73

Property Owner's Information

Name: Romwald Connolly and Desmond Morgan

Address: 987 Filbert ST
San Francisco, CA 94133

Email Address: Ray@castroplace.com

Telephone: 415 - 706 - 7759

Applicant Information

☒ Same as above

Name: Romwald T Connolly

Company/Organization: Eureka Sky (Sugar Castro)

Address: 987 Filbert ST
San Francisco, CA 94133

Email Address: Ray@castroplace.com

Telephone: 415 706 7759

Please Select Billing Contact:

☒ Owner

☐ Applicant

☐ Other (see below for details)

Name: Romwald Connolly

Email: Ray@Castroplace.com

Phone: 415 706 7759

Please Select Primary Project Contact:

☒ Owner

☐ Applicant

☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

Project seeks a conditional use authorization to open a Cannabis Retail Dispensary at 3989 17th St. The scope of changes are minor cabinet additions to the interior, repair existing tarp on canopy frame on exterior sign and repaint the exterior front of building.

Please see Conditional Use Authorization Supplemental Application for additional details.

Project Details:

☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Residential: ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
 ☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

Non-Residential: ☐ Formula Retail ☒ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
 ☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Estimated Construction Cost: \$36,500.00 _____

PROJECT AND LAND USE TABLES


	Existing	Proposed
General Land Use	Parking GSF	0
	Residential GSF	0
	Retail/Commercial GSF	940
	Office GSF	0
	Industrial-PDR	0
	Medical GSF	0
	Visitor GSF	0
	CIE (Cultural, Institutional, Educational)	0
	Useable Open Space GSF	0
	Public Open Space GSF	0
Project Features	Dwelling Units - Affordable	0
	Dwelling Units - Market Rate	0
	Dwelling Units - Total	0
	Hotel Rooms	0
	Number of Building(s)	1
	Number of Stories	2
	Parking Spaces	0
	Loading Spaces	0
	Bicycle Spaces	0
	Car Share Spaces	0
Other: _____		
Land Use - Residential	Studio Units	0
	One Bedroom Units	0
	Two Bedroom Units	0
	Three Bedroom (or +) Units	0
	Group Housing - Rooms	0
	Group Housing - Beds	0
	SRO Units	0
	Micro Units	0
	Accessory Dwelling Units	0
	For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	<u>3 weeks</u>
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan</u> .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .



Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): ----- Amount of excavation (in cubic yards): -----	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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 business will enhance foot traffic to the corner of 17th, Market and Castro where there are several empty storefronts currently existing. The business will not displace any existing retail uses. The business will increase exposure to neighboring businesses on 17th and bring new customers. Please see Conditional Use Authorization Supplemental Application for expanded details.

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

The character of the existing building will be preserved, repainted and repaired. All repairs will be in compliance with San Francisco Planning Department's neighborhood zoning. The proposed business will strive to preserve and protect the cultural and economic diversity of the existing housing and neighborhood character.

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

The proposed business will not displace any existing business nor existing residences nor will it impact any existing or proposed affordable housing.

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

The proposed business will not impede commuter traffic nor impede Muni transit service or overburden it's streets or neighborhood parking. 3989 17th sits on a corner where no cars allowed to enter and the owners are working closely with the Castro CBD on improving two plaza's near it's entrance. Jane Warner Plaza and the Harvey Milk Plaza. Please see the Conditional use Authorization Supplemental Application for expanded details.

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 proposed business will not remove or displace any industrial or service sector related businesses and will work with neighborhood groups to increase industrial and service sector businesses in the neighborhood and businesses related to Cannabis.

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

The businesses minimal repairs to the exterior will be executed by CA license professionals and do not include any structural modifications. All improvements will map to SF Planning codes.

7. That landmarks and historic buildings be preserved; and

(Michael how should we answer this question?


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

The business will not reduce any open spaces, impact residents or customers by reducing existing access to sunlight, views or vistas. The proposed business is replacing a prior retail store and leveraging it's prior footprint. Please see the Conditional use Authorization Supplemental Application for expanded details.

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) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

2/29/1019

2/29/19

Date

Building Owner and Business
Owner

415 706 7759

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Romwald Connolly

Name (Printed)

Ray@Castroplace.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 3989 17th St.

Block/Lot(s): 3582/73

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Requesting Conditional Use Authorization for a Cannabis Retail Dispensary/Store in the Castro Neighborhood Commercial District, pursuant to Planning Code Section 719.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

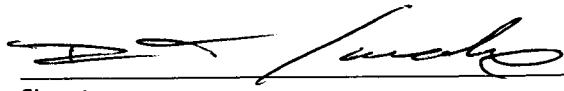
1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

Please see attached Conditional use Authorization Supplemental Application answers attached.

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) Other information or applications may be required.



Signature

Building Owner and Project
Partner

415 706 7759

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Romwald Connolly

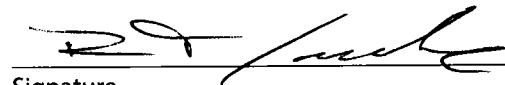
Name (Printed)

Ray@Castroplace.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

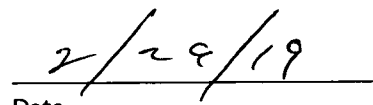
I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Romwald Connolly

Name (Printed)



Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Conditional Use Authorization

Supplemental Application Answers

Eureka Sky at 3989 17th St.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The proposed new use of 3989 17th St will be a Cannabis Retail space which will complement the existing established businesses in Eureka Valley or commonly known as “The Castro”. The size and intensity of the proposed retail space is 940 square feet. In terms of size and intensity, this is in line and compatible with other retail spaces in the neighborhood. The space is currently vacant, but on Thursday evenings, the retail space is being used for “Castro Art Walk” to showcase the new designs of Harvey Milk Plaza. Also, the retail space was recently subleased for a week to “Lesbians who Tech”.

The Castro has been home for San Francisco’s LGBT community since the 70’s. In terms of necessity, desirability, and compatibility, the Castro Merchants Association, Eureka Valley Neighborhood Association, and Duboce Triangle Neighborhood Association, and Castro Community Business District, all overwhelmingly endorse and are in support of a new retail cannabis store. During the 90’s, cannabis was widely used by people with AIDS to alleviate pain and suffering. Currently, there are no cannabis retail stores in the heart of Castro for its residents. There are numerous vacancies in the Castro neighborhood, in fact, next door to our retail store is vacant too. The opening of the cannabis retail store will increase foot traffic to this part of Castro and will eliminate loitering; while increasing safety to this part of the neighborhood.

The proposed location is in front of Jane Werner Plaza and the stop for the “F” Line. Increasingly, the empty storefronts have increased loitering and camping by some of the homeless youths. Having a cannabis store with security cameras and a security personnel in the retail space will deter and reduce loitering and camping in this busy plaza.

Chris Callaway is the CEO and Equity Applicant of Eureka Sky. Chris is a 20 year medical cannabis cultivator, and the founder of the Laguna 500 Arts Project; An organization that transforms vacant San Francisco storefronts into artist studios and pop up galleries. Chris is incredibly grateful and humbled by the opportunity the Equity program has created for him to contribute in meaningful ways to the cannabis industry and city of San Francisco.

Chris has lived in San Francisco for nearly 20 years with his daughter, a straight A student graduating from SFUSD high school this year. Chris began his career in the medical cannabis industry working with Jim McClellan; Founder of the oldest running dispensary in the United States, the Berkeley Patients Group. Jim was Chris’s mentor and the two grew very close as Jim taught him every aspect of running a cannabis dispensary. From cultivation, dispensary management, distribution, and sales, Chris learned it all and how to do it with heart and compassion. Unfortunately, his mentorship was cut short when Chris

fell victim to the war on drugs and the ever-changing medical cannabis laws in Oakland. Even though Chris was legally cultivating for his own personal medical needs, Chris was arrested and charged with multiple cannabis related felonies. During this time, Chris's mentor Jim also fell ill from complications from AIDS and passed away. Chris ended up accepting a felony plea deal after a lengthy legal battle to avoid risking jail time with a newborn daughter. This felony remained on Chris's record for more than 10 years before it was eventually dropped to a misdemeanor. Chris is deeply humbled by the opportunity the Equity Program created to bring a positive conclusion to this story and the most challenging time of his life.

This is a self-funded project by the owners; Romwald (Ray) Connolly and Desmond Morgan, who are longtime residents of San Francisco over 26 years. Romwald (Ray) Connolly, CFO, and Desmond Morgan, COO; along with Chris Callaway, Equity Applicant under Article 16 of the Police Code are the partners of this project. Romwald Connolly and Desmond Morgan are married to each other, and they have been together for thirty years. Both gentlemen are active in the community. Romwald is a board member of Castro Merchants Association and is the Fundraising Chair for "Friends of Harvey Milk". Desmond is a board member of Eureka Valley Neighborhood Association (EVNA). They are committed to making the Castro neighborhood a safe and fun tourist destination. Through their extensive involvement and outreach the applicants have received letters of support from: Castro Merchants Association, CCBD-Castro Community Benefit District, EVNA-Eureka Valley Neighborhood Association, DTNA-Debose Triangle Neighborhood Association, and local individual merchants and residents.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. A report published by San Francisco Department of Public Health released in 2018, showed that the city of San Francisco has over 15,000 individuals living with HIV and 22 percent of these individuals were gay men, over the age of 60, and had been infected for over 20 years. The proposed location in the Castro sits on the corner of 17th. Street and Castro Street. The retail space looks into Jane Werner Plaza, sits in front of Trolley Stop – the "F Line", a bus stop on the corner of Castro and 17th, and a Bart station on the corner of Castro and 17th. The retail space will greatly improve access for local medical cannabis residents, residents of Eureka Valley, and tourists to Castro looking for adult use of cannabis. The retail site is in a high foot traffic area and is easily served by public transportation. There are two public parking sites in the neighborhood; one is located in the middle of

the block of Castro between 18th and Market; and the other parking site is located on 18th St between Castro and Collingwood.

To address safety – there are cannabis retailers in the city of San Francisco and there have been no evidence of increased crimes when a retail cannabis store opens in a neighborhood. In fact, it has been the opposite. Numerous studies have shown a reduction in crime after dispensaries opened because of the increased camera coverage and the presence of on-site security guards. The proposed retail will work closely with the neighborhood to increase security. Per the new regulations, 1609 (b) (11) (D), 1618 (J) Eureka Sky will work with local security companies to install the state-of-the-art security camera to monitor the exterior of the retail site. The project sponsors have met with Sergeant Amino and his officers to introduce the project and to partner with the Sergeant and his officers to reduce crime in the area.

- a) The retail space for the proposed project is 940 square feet in an already existing building. It will not change the size, shape, or arrangement of the structure or any other structures. The project will use existing areas designated office space, employee break room, storage, security closet and a separate entrance for product deliveries.
- b) The location has been a retail space for over 20 years serving the Castro in various businesses. The accessibility and traffic patterns for persons and vehicles will not change or be altered at all. The type and volume of such traffic, and the adequacy of proposed off-street parking and loading will not change or alter at all. The proposed site is conducive to foot traffic and is served by the “F Line” , BART and bus stop on Castro St and 17th St. Parking is not allowed in front of the retail site because the “F Line” ends and begins in front of the proposed site.
- c) The project will not have on-site smoking/consumption. On-site consumption may be something the owners/sponsors will entertain in the future but not at this time. In the future, if and when the owners decide to allow on-site consumption, the owners /sponsors will follow all the regulations of The Office of Cannabis and San Francisco Planning Department. All current retail cannabis products are sealed in air tight, odor resistant packaging. Any expired, waste or samples will be promptly disposed of in a manner that prevents any odor from escaping – per state regulations. The sponsors will adhere to any current and future regulations with The Office of Cannabis and San Francisco Planning Department on best practices and procedures for odor control. The retail site will not generate offensive noise, glare, or dust.
- d) With the intent to map to the neighborhood’s look and feel; the sponsors are not modifying the exterior of the building. We are going to replace the torn awning, paint the exterior, and add additional lighting and cameras to the exterior of the building. There are no landscaping or open spaces since the storefront opens directly onto 17th Street. The existing character will be restored to compliment the existing neighboring businesses. Any repairs will be in compliance with Planning Department’s Zoning Regulations.

In terms of parking, loading areas, and service areas, the retail site has high foot traffic. There is a trolley line – “F Line” stops in front of the store. There is no traffic allowed in front of the store thereby eliminating any double parking, loading and service areas. The site is mainly a pedestrian traffic area. The site is served by public transit such as Bart, Muni, and Trolley.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The project sponsors commit and will always adhere and comply to all applicable provisions of this Code and will operate in compliance with all current and future regulations and requirements set by the San Francisco Office of Cannabis, Article 16 of the Police Code, California Law Section 26000 of the Business and Professions Code, San Francisco Planning Department and all California cannabis regulatory agencies. The project sponsors will act responsibly and follow any and all regulations and remain in compliance at all times adhering to all applicable codes and regulatory provisions. The sponsors understand that the cannabis industry is a highly regulated industry and will adhere diligently to all applicable codes and regulatory provisions.

The Project Sponsors will map and be consistent within the three overriding goals of San Francisco General Plan which call for continued economic vitality, social equity and environmental quality.

Economic Vitality:

In 2018 the US cannabis industry posted job gains of 44% and California recognized tax gain rate was \$300m second behind Washington at \$319m. California alone, is predicted to add more than 10,000 cannabis jobs in 2019.

Eureka Sky is owned by 3 residents who have lived in San Francisco for over 25 years and are committed to only using local resources to help manage, build and support its growth. The team will only source products from local distributors who meet the Cannabis Equity Criteria which will not only foster true working partners but drive San Francisco's cannabis growth. The team will preserve and enhance the future employment opportunities for any and all San Francisco residents. In the 34 states where medical cannabis is legal, there are inspiring stories of Americans starting their own businesses. The Eureka team is one of those stories. We plan to hire a wide range of local workers with diverse backgrounds and levels of experience to be employed at our retail store.

Eureka sky has committed to Andrea Aiello, a co-founder of "The Friends of Harvey Milk" to contribute a portion of its profits towards the rebuilding of the Harvey Milk Plaza after the store opens and becomes profitable. Those funds will greatly help with the rebuilding the Plaza located on the corner of Market St and Castro.

Social Equity:

The Eureka team will adhere to the employment regulation per Office of Cannabis and the San Francisco General Plan. The team will execute this by recruiting from the designated resource pool per the Office of Cannabis, trained Teamsters Union individuals, local residents and the local LGBT center located on Market St.

Chris Callaway, our CEO has been in the cannabis industry for over 20 years and has detailed knowledge on multiple levels ranging from cultivation, distribution and sales. A photographer and vocal proponent of the San Francisco art scene, Chris's Laguna 500 Arts Project is transforming vacant storefronts into artist studios and galleries. Romwald Connolly, the CFO, helped small companies grow to be large and successful companies. His belief is in training individuals and giving them the most knowledge they can have for their success and for the success of a business. Desmond Morgan the CFO served in the US Navy as a Hospital Corpsman and worked in the pharmaceutical industry for 20 years. The team collectively will design a training program that will cover the overall aspects of the Cannabis Retail store and will have additional discreet training based on the individual's roles. They will design the training and an employee handbook which will help foster employee retention. The overall training will consist of key the following areas:

- 1) Onboarding Training of Cannabis Retail
- 2) Product Training – Medicinal and Adult Use
- 3) Office Training
- 4) Facility Management
- 5) Security
- 6) Management Path for employee growth into management

The employees will each receive an employee handbook outlaying their roles and the companies expectations of them. After onboarding, each employee will be required to take a brief test so management will feel confident of their understanding of their roles and the importance of their individual contribution.

Environmental Quality

The project Sponsor and Eureka team will maintain the existing retail space so it is conserved and protected in order to preserve the cultural and economic diversity of the neighborhood. The Project Retail space will not require extensive interior or exterior modifications so as not to affect any historic landmarks, buildings, or structures; and will occupy an already existing retail space previously occupied by retail use for the last 30 years; and will not impact parks, open spaces, nor impact residents and visitor's enjoyment.

Eureka Sky will do a minor repair to the front of the façade so it complements the neighboring buildings. The team have already met with the owners of Orphan Andy's and other neighboring business on 17th St. when choosing the color White and Black for the front of the building. There are very many beautifully painted buildings on the block and the two-color choices will actually make the front of the proposed retail space look nice and clean and complement the other colors of the neighbors' retail shops to stand out.

At night, there will be four lights that will light up the white building, and it may change to different light-colored hues; almost like a glow that will add to the neighboring exterior neon lights which highlights the height and width of the building.