



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: JUNE 18, 2020

*Record No.:* 2020-004439CUA  
*Project Address:* 764 Stanyan Street  
*Zoning:* Haight Street Neighborhood Commercial District (NCD) Zoning District  
50-X Height and Bulk District  
Haight Street Alcohol Restricted Use District  
*Block/Lot:* 1250/024  
*Project Sponsor:* Quentin Platt  
530 Divisadero Street, Suite 226  
San Francisco, CA 94117  
*Property Owner:* George and Matthew Henri  
764 Stanyan Street  
San Francisco, CA 94117  
*Staff Contact:* Michael Christensen – (415) 575-8742  
[Michael.Christensen@sfgov.org](mailto:Michael.Christensen@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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**415.558.6378**

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Planning  
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### PROJECT DESCRIPTION

The Project would establish a Cannabis Retail Use measuring 1,690 sq ft in a space currently used as storage within an existing three-story residential building. The proposal will involve interior tenant improvements with no expansion of the existing space or building envelope. The Project includes the establishment of an on-site smoking or vaporizing room.

### 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 719, to allow the establishment of a Cannabis Retail use in the Haight Street NCD Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Planning Department has received 73 letters in support of the application, 38 petition signatures in support, and 3 letters in opposition. Letters in support of the application cited the need for an additional establishment in the Upper Haight neighborhood, where only one exists, strong support for the equity applicant being permitted to open a small business, and support for the creation of a legal venue for smoking or vaporizing cannabis products in the neighborhood. The letters included support from nearby merchants, including the directly adjacent Kezar Pub. The letters of opposition cited concern with the citing of the store on the periphery of the NC district, concern with the proximity to the recreation center located across

Stanyan Street from the Project Site. One area resident also cited concern with queuing at the store potentially blocking the narrow sidewalk, and in response a Condition of Approval has been added to address customer queuing.

- **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 Medicinal Cannabis Retailer has been issued. However, the following sites are identified as potentially sensitive uses:
  - Golden Gate Park (including Kezar Pavilion), directly across Stanyan Street
  - Safe and Sound (Child Care, Community Facility): 1757 Waller, 60’ from site
  - San Francisco High School of the Arts: 1970 Page Street, 825’ from site
- **On-Site Consumption.** The applicant is seeking a permit for on-site consumption, including on-site smoking or vaporizing of cannabis products. For on-site consumption of cannabis products to be authorized, the project sponsor must obtain a permit from the Department of Public Health (DPH) for the consumption type requested, pursuant to the requirements of [Health Code Article 8A](#):
  - A ‘Type A’ permit authorizes consumption of pre-packaged cannabis products on-site.
  - A ‘Type B’ permit authorizes consumption of pre-packed cannabis products on-site and limited preparation of cannabis products for consumption on-site.
  - A ‘Type C’ permit authorizes on-site smoking and vaporizing of cannabis products.

Based on the site conditions of the proposed project, the Department recommends that the Planning Commission allow all types of consumption at the Project Site. If any type of consumption is not permitted, the proximity of the site to Golden Gate Park will likely result in an increase in unauthorized consumption at the park. The tenant space is located below residential units, but the occupants of both units have indicated support for the application for on-site consumption. Additionally, the City’s requirements for on-site smoking and vaporizing rooms (under Health Code Article 8A) are recognized as industry-leading, and any smoking or vaporizing room consistent with those requirements has little chance of having any impact on any surrounding uses.

- **Equity Program.** The Project Sponsor has been verified by the City’s Office of Cannabis to meet the Cannabis Equity Program Requirements of [Police Code Section 1604](#).

## **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 Haight Street NCD Zoning District and the Objectives and Policies of the General Plan. The Project creates a new 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 – Environmental Determination
- Exhibit C – Land Use Data
- Exhibit D – Maps and Context Photos
- Exhibit E - Project Sponsor Brief
- Exhibit F – Plans and Renderings



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JUNE 18, 2020

*Record No.:* 2020-004439CUA  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 202.2, 303 AND 719 OF THE PLANNING CODE TO ALLOW A CANNABIS RETAIL USE MEASURING 1,690 SQUARE FEET IN AN EXISTING THREE-STORY RESIDENTIAL BUILDING AT 764 STANYAN STREET (ASSESSOR'S BLOCK 1250 LOT 024) WITHIN THE HAIGHT STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, THE HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### **PREAMBLE**

On April 10, 2020, Quentin Platt (hereinafter "Project Sponsor") filed Application No. 2020-004439CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a new 1,690 sq ft Cannabis Retail establishment, including an on-site smoking or vaporizing lounge (hereinafter "Project") at 764 Stanyan Street, Block 1250 Lot 024 (hereinafter "Project Site").

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

On June 18, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-004439CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-004439CUA 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. 2020-004439CUA, 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 of a Cannabis Retail Use measuring 1,690 sq ft in a space currently used as storage within an existing three-story residential building. The proposal will involve interior tenant improvements with no expansion of the existing space or building envelope. The Project includes the establishment of an on-site smoking or vaporizing room.
3. **Site Description and Present Use.** The Project site is developed with a three-story residential building containing two dwelling units above a ground floor storage space.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Haight Street Neighborhood Commercial Zoning District, which extends along Stanyan and Haight Streets. The Project Site is bordered by the RH-3 (Residential-House, Three-Family) Zoning District to the east and by Golden Gate Park to the west across Stanyan Street. The immediate context is defined by ground floor commercial spaces and upper floor residential units. Directly adjacent uses include a bicycle shop to the north, a bar to the south, and Golden Gate Park (including Kezar Pavilion) across the street.
5. **Public Outreach and Comments.** The Planning Department has received 73 letters in support of the application, 38 petition signatures in support, and 3 letters in opposition. Letters in support of the application cited the need for an additional establishment in the Upper Haight neighborhood, where only one exists, strong support for the equity applicant being permitted to open a small business, and support for the creation of a legal venue for smoking or vaporizing cannabis products in the neighborhood. The letters included support from nearby merchants, including the directly adjacent Kezar Pub. The letters of opposition cited concern with the citing of the store on the periphery of the NC district, concern with the proximity to the recreation center located across Stanyan Street from the Project Site. One area resident also cited concern with queuing at the store

potentially blocking the narrow sidewalk, and in response a Condition of Approval has been added to address customer queuing.

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 in the Haight Street NC District, Planning Code Section 719.

*The Project requests Conditional Use Authorization to establish a Cannabis Retail use, as required by this Section.*

- B. **Use Size.** Use sizes are principally permitted up to 2,499 sq ft in the Haight Street NC District, and Conditional Use Authorization is required for uses exceeding a size of 2,500 sq ft.

*The Project proposes a total use size of 1,690 sq ft, which is principally permitted in the Haight Street NC District.*

- C. **Hours of Operation.** Planning Code Section 719 states that a Conditional Use Authorization is required for maintaining hours of operation between 2am and 6am, as defined by Planning Code Section 790.48.

*The Project does not request to extend hours of operation to between 2am and 6am, and thus, no additional authorization is required.*

- 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 space is currently used as storage, and the Project proposes to install a new storefront system at the existing opening. The proposed storefront system provides visibility into the Retail space of at least 60% at the pedestrian visibility zone.*

- E. **Bicycle Parking.** Section 155.1 requires one Class One bicycle parking space for each 7,500 square feet of occupied floor area for retail uses, and a minimum of two Class 2 bicycle parking spaces or one Class Two bicycle parking space for each 2,500 square feet of occupied floor area.

*The Project proposes a 1,690 sq ft Cannabis Retail use, requiring two Class Two bicycle parking spaces. These bicycle parking spaces will be provided at Site Permit submittal, and this approval is conditioned as such.*

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 complement other neighborhood serving uses in the area by bridging retail spaces that are currently divided by an automobile parking entry and will provide an anchor tenancy by providing a different product for sale than other establishments on the block. Cannabis is a necessary product for many persons and providing outlets throughout the City assures ample access.*

- 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 will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.*

- (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;

*No parking is required, and the Upper Haight neighborhood is well served by transit.*

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

*The proposed consumption lounge is regulated under Health Code Article 8A, which requires advanced HVAC and filtrations systems for on-site smoking and vaporizing rooms. As such, the use is not likely to result in any noxious or offensive emissions, both on-site and to adjacent properties.*

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

*The proposed Cannabis Retail establishment would not alter any elements of the exterior of the Project site including parking, screening, or open spaces.*

- 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 Project is consistent with the stated purposed of Haight Street NC District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods 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. Providing an additional outlet in the Upper Haight neighborhood furthers the City’s goal of providing a broad distribution of Cannabis Retail outlets in the City.*



*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, there are multiple outlets providing services to youth within 1,600 feet. However, the retail storefront has been specifically designed to have a security check in at the main entryway to prevent the entrance of minors. Additionally, State law requires that no cannabis products are immediately visible from the exterior of the storefront, limiting youth exposure to cannabis.*

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 owned by local residents and will hire directly from the community. The business has commitments in its Operating Agreement, as well as 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 partner with SFPD, local merchants, and the community to increase safety on the corridor.*

*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. No business is displaced given that the proposed tenant space is newly created as part of the Project. The addition of this business will enhance foot traffic to the benefit neighboring businesses. 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.*

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 site is well served by transit, and the use is relatively small, making it unlikely to overburden streets or neighborhood 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 not an identified historic resource and was not surveyed as part of this project given that the proposed scope of work is minor and not impactful to any potential historic features.*

- 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. 2020-004439CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 10, 2020, 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 2, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 18, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Cannabis Retail us) located at 764 Stanyan Street, Block 1250, and Lot 024, pursuant to Planning Code Sections **202.2, 303, and 719** within the **Haight Street NC** Zoning District, Haight Street Alcohol Restricted Use District, and a 50-X Height and Bulk District; in general conformance with plans, dated **April 10, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-004439CUA** and subject to conditions of approval reviewed and approved by the Commission on **June 18, 2020** 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 18, 2020** 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](http://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](http://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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **two** Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at [bikeparking@sfmta.com](mailto:bikeparking@sfmta.com) to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## PROVISIONS

9. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

10. **Curb Cut.** As part of the Building Permit to establish this Cannabis Retail use, the Project Sponsor shall remove the curb cut restore the sidewalk frontage in front of the establishment.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

11. **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](http://www.sf-planning.org)*

12. **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](http://www.sf-planning.org)*

## OPERATION

13. **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](http://www.sf-planning.org)*

14. **Customer Queuing.** The operator of any Cannabis Retail establishment authorized by this Conditional Use Authorization shall develop and administer a plan for managing customers awaiting entry to the store. Customers shall be managed to avoid conflict with adjacent storefronts and to ensure unobstructed movement of persons on the sidewalk. This shall be incorporated into any Good Neighbor Operating Agreements submitted to the Office of Cannabis.





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
764 STANYAN ST		1250024
<b>Case No.</b>		<b>Permit No.</b>
2020-004439PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          Conditional Use Authorization to permit a Change of Use of a ground floor storage area of the residential property with the addresses of 764 and 766 Stanyan Street to a Cannabis Retail Storefront.</p> <p>The subject property is located in the Haight Street Neighborhood Commercial District.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> 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?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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 &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Michael Christensen</p>	

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

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

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Michael Christensen	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Michael Christensen
		06/11/2020
<p>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 approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 764 STANYAN ST  
RECORD NO.: 2020-004439CUA

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

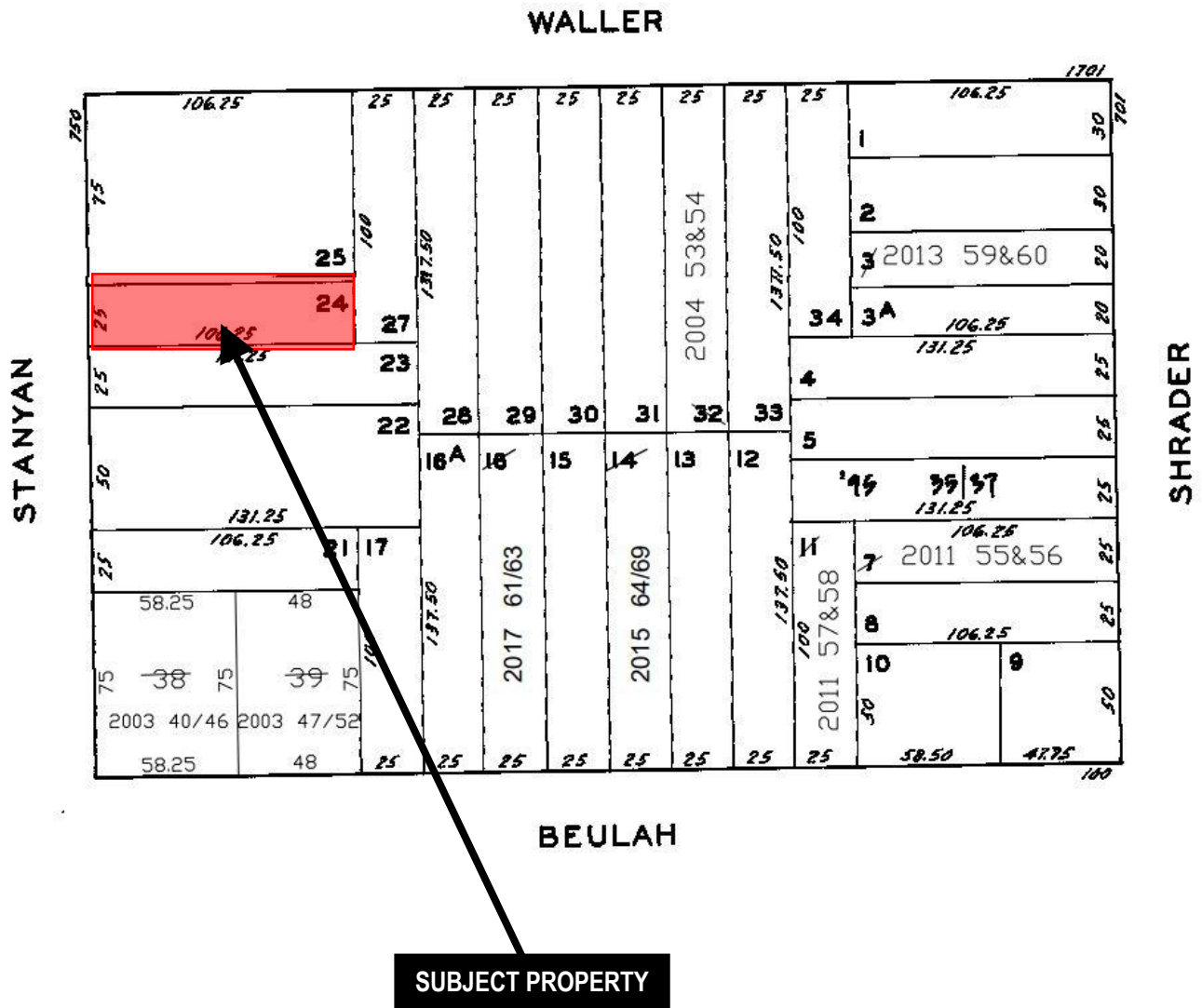
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	0	1,690	1,690
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total	2	0	2
Hotel Rooms			
Number of Buildings			
Number of Stories			
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

# Parcel Map

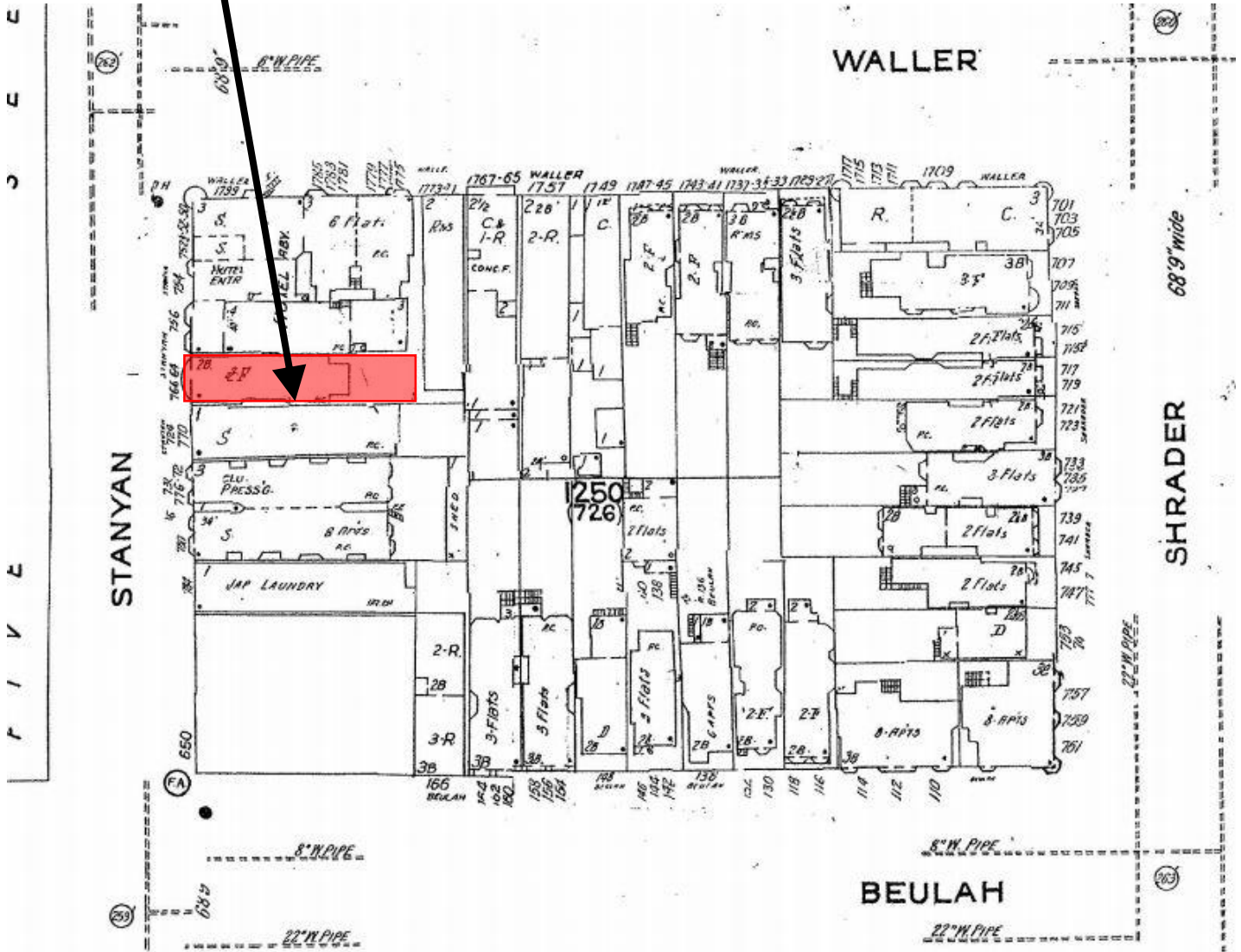


Conditional Use Authorization  
 Case Number 2020-004439CUA  
 764 Stanyan Street



# 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.



Conditional Use Authorization  
Case Number 2020-004439CUA  
764 Stanyan Street

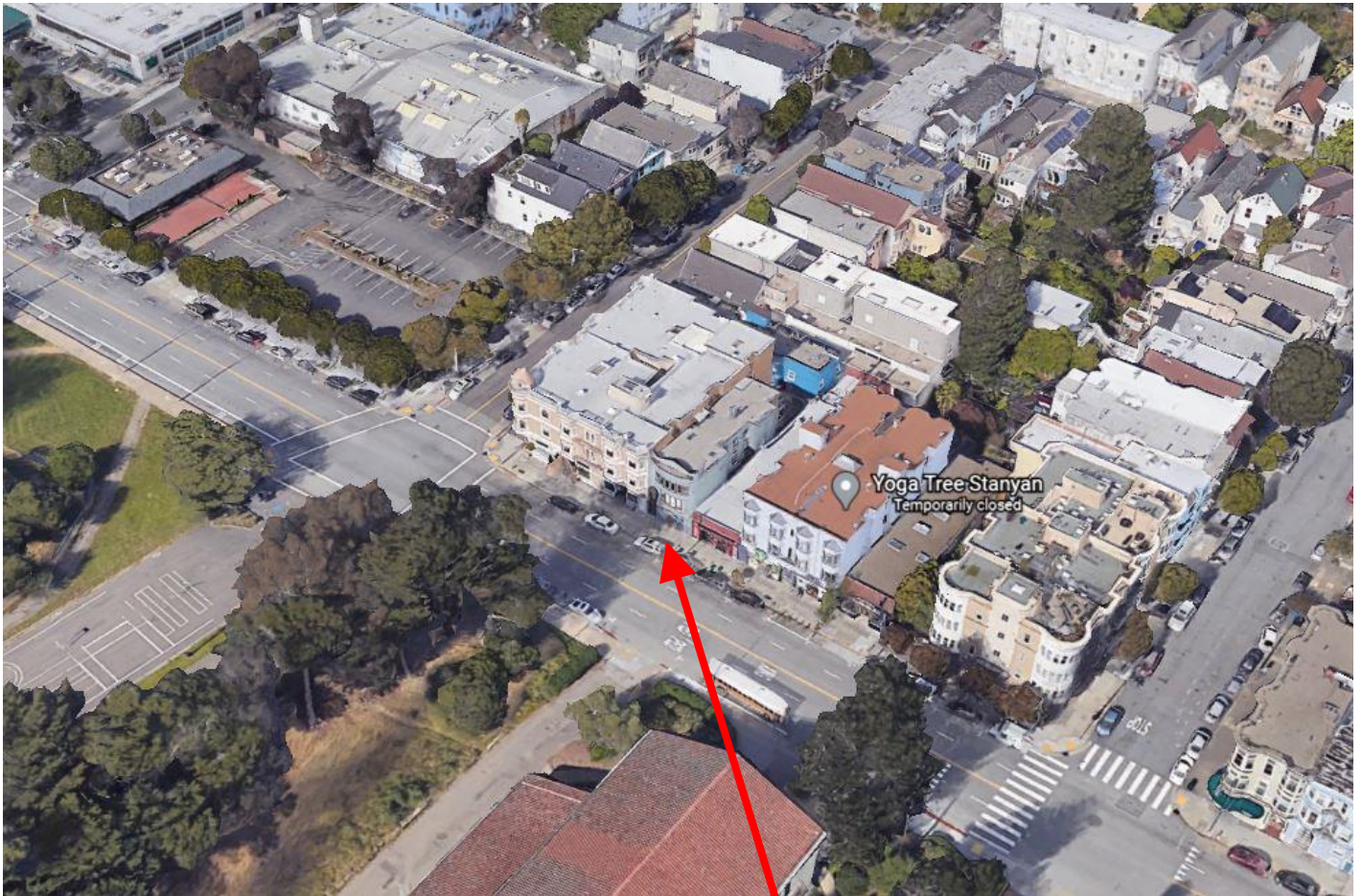
# Zoning Map



Conditional Use Authorization  
Case Number 2020-004439CUA  
764 Stanyan Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2020-004439CUA  
764 Stanyan Street

# Site Photo



Conditional Use Authorization  
Case Number 2020-004439CUA  
764 Stanyan Street

**764 STANYAN STREET CANNABIS RETAIL STOREFRONT  
CONDITIONAL USE APPLICATION 2020-004439PRJ/CUA**

**DAY OF HEARING PACKET FOR PLANNING COMMISSIONERS  
&  
SUPPLEMENTAL INFORMATION PACKET  
FOR PROJECT PLANNER: MICHAEL CHRISTENSEN**

**SECTIONS:**

- 1. Architectural Drawing Set Prepared for CUA Project Application.....(Pages 2-11)**
  
- 2. Project Info Fliers (English, Spanish, Chinese & Tagalog).....(Pages 12-19)**
  
- 3. Community Outreach Log.....(Pages 20-24)**
  
- 4. Letters of Support for the Project & Project Applicants.....(Pages 25-99)**
  
- 5. Odor Mitigation Plan.....(Pages 100-104)**
  
- 6. Security Plan.....(Pages 105-116)**
  
- 7. Good Neighbor Policy.....(Pages 117-118)**

# **Section 1**

## **Architectural Drawing Set**

**764 Stanyan St - 2020-004439PRJ/CUA**

# 764 STANYAN STREET CANNABIS RETAIL TENANT IMPROVEMENT



**CHANGE OF USE PERMIT APPLICATION PROJECT DESCRIPTION:**  
CHANGE OF USE FROM STORAGE TO CANNABIS RETAIL

**PROJECT LOCATION PROPOSED:**  
768 STANYAN STREET, SAN FRANCISCO, CA

**BLOCK/LOT:**  
1250/024

**ZONING:**  
NCD INDIVIDUAL (NAMED, CONTROLS VARY)  
HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

**OCCUPANCY GROUP:**  
EXISTING S-2 - STORAGE ACCESSORY TO RESIDENTIAL  
PROPOSED B + M - BUSINESS + MERCANTILE MEDICAL + ADULT  
USE STOREFRONT CANNABIS RETAIL

**CONSTRUCTION TYPE:**  
EXISTING - VB  
PROPOSED - VB

**SPRINKLERS:**  
EXISTING - YES  
PROPOSED - YES (NO CHANGE)

**AREA OF WORK:**  
+/- 1,370 SF

**NUMBER OF FLOORS:**  
EXISTING - 3  
PROPOSED - 3 (NO CHANGE)

## SHEET LIST

CUA-00	PROJECT DATA COVER SHEET
CUA-01	PLOT PLAN (NO CHANGE)
CUA-01A	ASSESSOR'S MAP
CUA-02	FLOOR PLAN EXISTING
CUA-03	FLOOR PLAN PROPOSED
CUA-04	EXTERIOR ELEVATION EXISTING
CUA-05	EXTERIOR ELEVATION PROPOSED
CUA-06	INTERIOR ELEVATIONS
CUA-07	INTERIOR ELEVATIONS

## PROJECT DIRECTORY

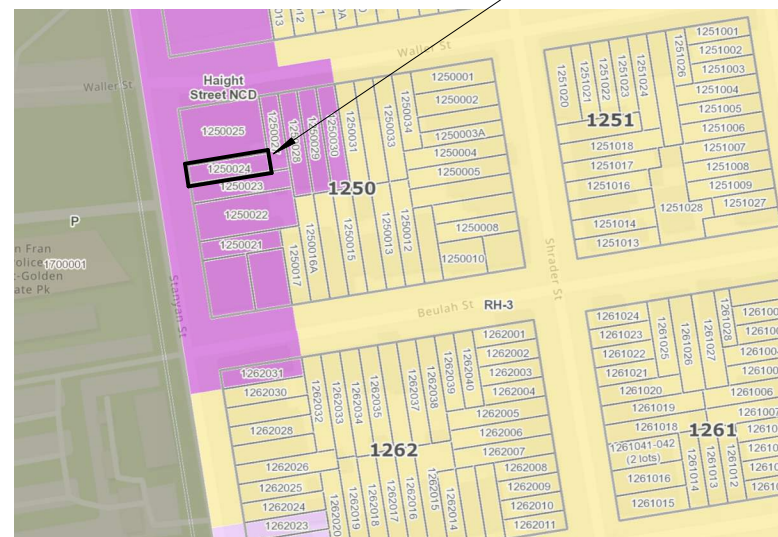
**BUILDING OWNER:**  
NAME: MATT HENRI  
ADDRESS: 764 STANYAN STREET  
SAN FRANCISCO, CA 94110  
209-606-2029

**TENANT:**  
NAME: FGW HAIGHT, INC.  
ADDRESS: 530 DIVISADERO ST., SUITE 226  
SAN FRANCISCO, CA 94117  
415-613-6452

**ARCHITECT:**  
KYLE BRUNEL, AIA  
PENCIL BOX ARCHITECTS, INC.  
237 CLARA STREET  
SAN FRANCISCO, CA 94107  
415-699-5953

## VICINITY MAP

764 STANYAN STREET



 **PENCIL BOX ARCHITECTS, INC.**  
237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953

**COVER SHEET**  
768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

**CUA-00**  
4/7/2020

(E) STREET LIGHT, TYP

(E) FIRE HYDRANT WITH RED ZONE

(E) PASSENGER LOADING WHITE ZONE

EXISTING SIDEWALK

(E) PARKING METERS, TYP

STANYAN ST

PROPOSED 10 MIN PARKING

GREEN MTA ZONE

(E) CURB CUT

(E) STREET LIGHT, TYP

(E) PARKING METERS, TYP

106.25

75.00

25.00

25.00

131.25

ADJACENT PROPERTY  
756 STANYAN ST  
EXISTING OCCUPANCY:  
GROUND FLOOR: B / M -BUSINESS/MERCANTILE  
UPPER FLOORS: R-2 MULTI-UNIT RESIDENTIAL  
EXISTING USE: RETAIL/RESIDENTIAL

SUBJECT PROPERTY  
764 STANYAN ST  
EXISTING OCCUPANCY: R-3 RESIDENTIAL  
GROUND FLOOR: S-3 STORAGE (ACCESSORY)  
UPPER FLOORS: R-3 RESIDENTIAL (2 UNITS)  
PROPOSED USE: MIXED USE  
GROUND FLOOR: RETAIL B-M MERCANTILE  
UPPER FLOORS: R-3 RESIDENTIAL (2 UNITS)

ADJACENT PROPERTY  
770 STANYAN ST  
EXISTING OCCUPANCY: A-2 ASSEMBLY  
EXISTING USE: TAVERN

(E) REAR YARD AREA

(E) REAR PATH OF TRAVEL FROM STAIR TO FRONT 2ND MEANS OF EGRESS

(E) REAR DECK AND EGRESS STAIRS



NORTH

1/16" = 1'-0"

CUA-01

4/7/2020

4 of 118



PENCIL BOX ARCHITECTS, INC.

237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953

# PLOT PLAN

## 768 STANYAN CANNABIS RETAIL SAN FRANCISCO, CA 94117

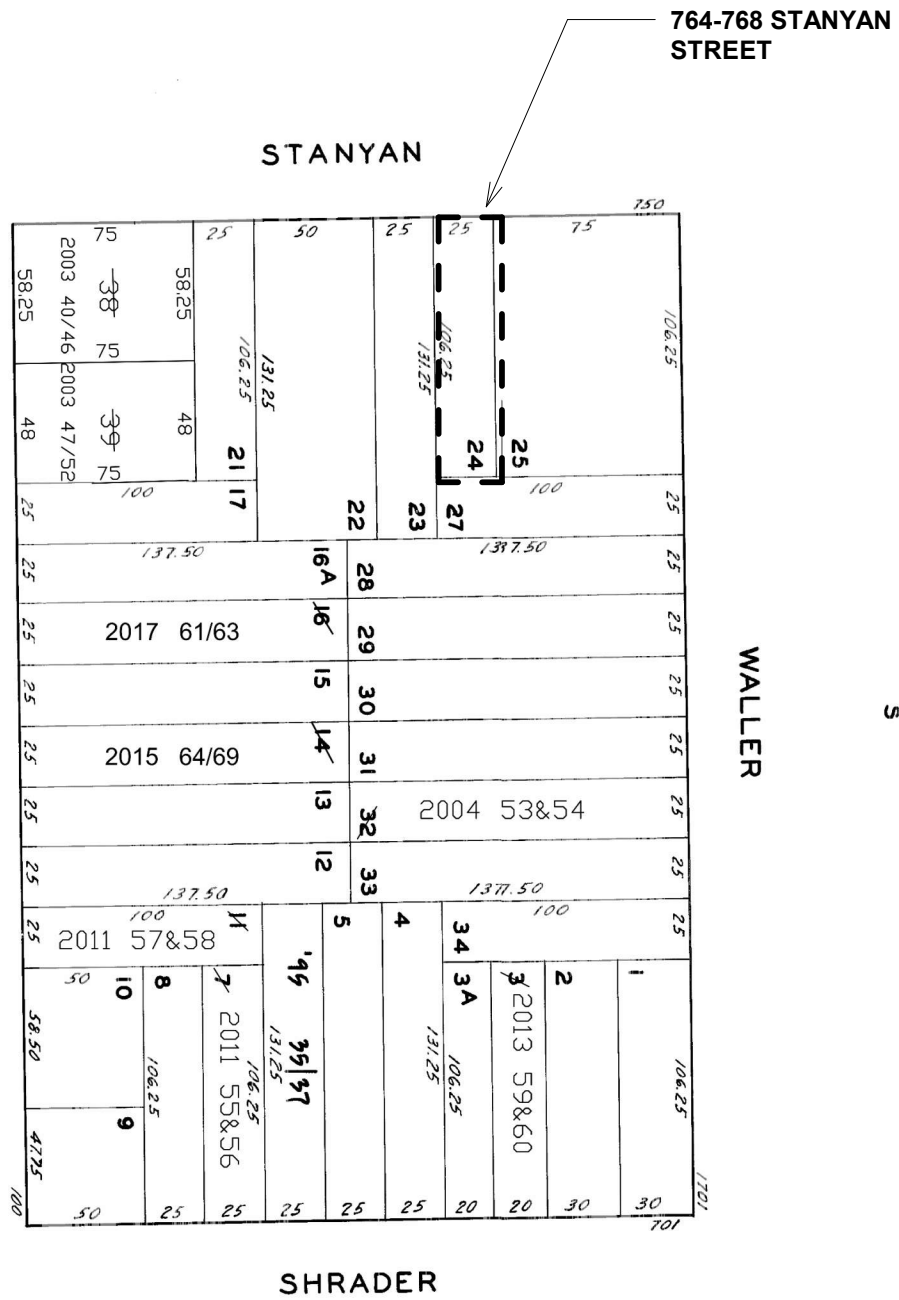
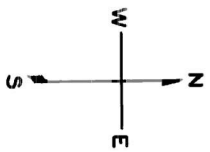
ASSESSOR-RECORDER'S OFFICE

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W A BLK. 697-A  
1250

Revised 1995  
Revised 2001  
Revised 2003  
Revised 2004  
Revised 2013  
Revised 2015  
REVISED 2017

**LOTS MERGED**  
 LOTS INTO LOT  
 19 18 '1944'  
 26 25 '1944'  
 lots18&20 into lots38&39 for 2002 roll  
 lot38 into lots40+46 for 2003 roll  
 lot39 into lots47+52 for 2003 roll  
 lot32 into lots53&54 for 2004 roll  
 lot7 into lots55&56 for 2011 roll  
 lot11 into lots57&58 for 2011 roll  
 lot3 into lots59&60 for 2013 roll  
 Lot 14 into lots 64 to 69 for 2015 roll  
 Lot 16 into lots 61 to 63 for 2017 roll



188 BEULAH ST. A CONDOMINIUM		798 STANYAN ST. A CONDOMINIUM		739-741 SHRADER ST. A CONDOMINIUM	
LOT	UNIT % COMM. AREA	LOT	UNIT % COMM. AREA	LOT	UNIT % COMM. AREA
47	1 17.36	40	1 14.87	35	741 38.46
48	2 18.12	41	2 11.19	36	739 37.72
49	3 16.13	42	3 11.60	37	739A 23.82
50	4 16.13	43	4 15.56		
51	5 16.13	44	5 15.61		
52	6 16.13	45	6 15.56		
		46	7 15.61		

1741-1743 WALLER ST. A CONDOMINIUM	
LOT	UNIT % COMM. AREA
53	1741 50
54	1743 50

# ASSESSOR'S MAP

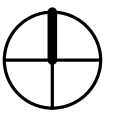
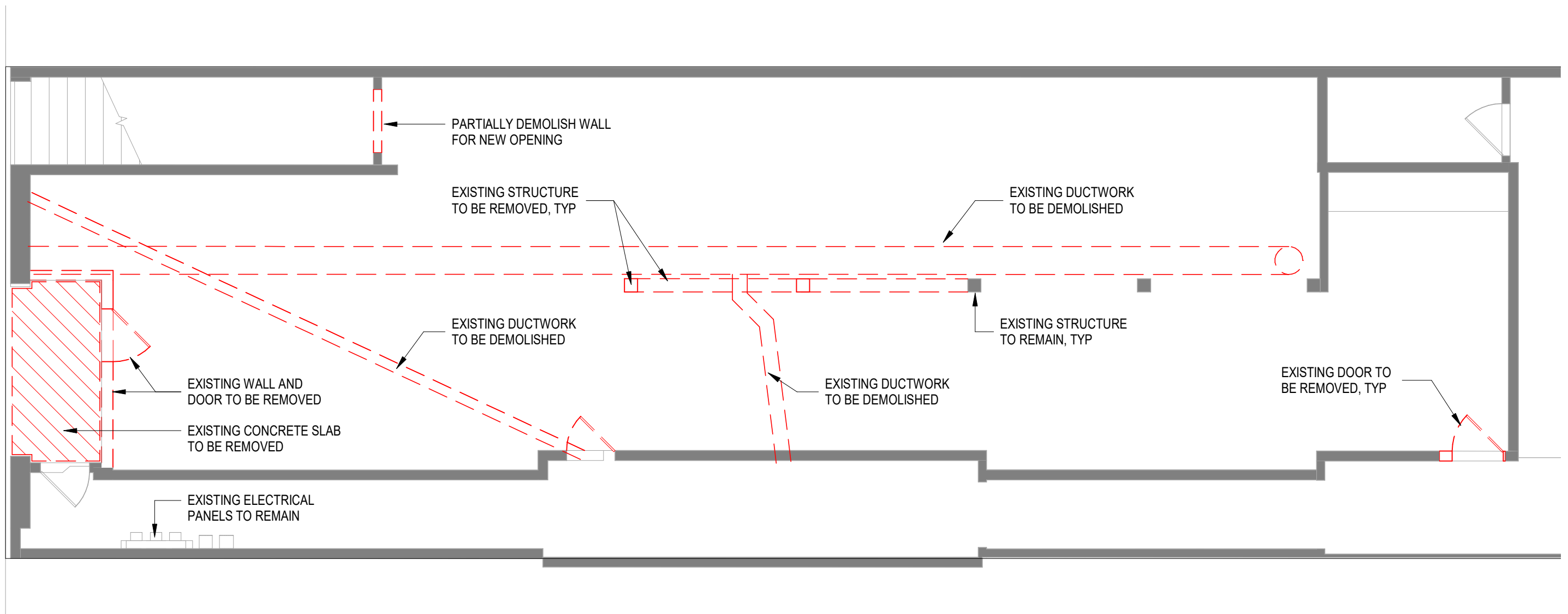
768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

# CUA-01A

4/7/2020



PENCIL BOX ARCHITECTS, INC.  
237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953



**PENCIL BOX ARCHITECTS, INC.**

237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953

# FLOOR PLAN EXISTING

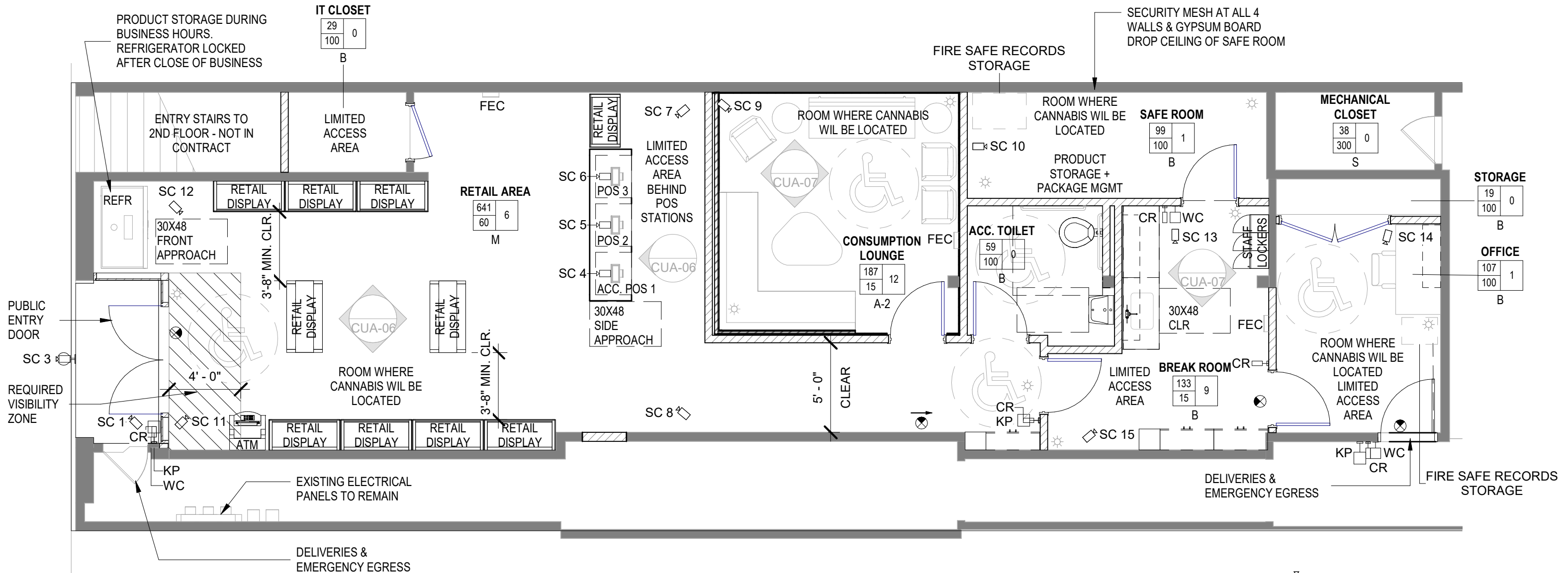
768 STANYAN CANNABIS RETAIL  
 SAN FRANCISCO, CA 94117

3/16" = 1'-0"

# CUA-02

4/7/2020





- SC ## SECURITY CAMERA
- MOTION SENSOR
- CR CARD READER
- KP KEY PAD
- WC WIRELESS DOOR CONTACT

756 STANYAN STREET

764 STANYAN STREET

770 STANYAN STREET



AREA OF WORK

EXISTING SLAB AT ENTRY TO BE REPLACED

REPLACE EXISTING WALL & DOOR WITH  
NEW STOREFRONT ENTRY

EXISTING LIGHT FIXTURE TO REMAIN



**PENCIL BOX**  
ARCHITECTS, INC.

237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953

# EXTERIOR ELEVATION EXISTING

768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

1/8" = 1'-0"

# CUA-04

4/7/2020

756 STANYAN STREET

764 STANYAN STREET

770 STANYAN STREET



- NEW VIDEO CAMERA
- EXISTING SLAB AT ENTRY TO BE REPLACED
- NEW CLEAR GLASS AND ALUMINUM STOREFRONT ENTRY W/ DOUBLE DOORS
- REQUIRED VISIBILITY ZONE
- AREA OF WORK
- EXISTING LIGHT FIXTURE TO REMAIN



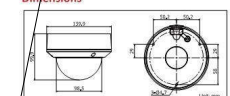
Parameter Wall Mount Bracketwith junction Box  
 Construction Aluminum Alloy  
 Dimension Ø136×243×290mm (5.4"×9.6"×11.4")  
 Weight 1490g (3.3lbs)

**CMIP7223-S**  
**2.0MP VF IR Dome Network Camera**



CMIP7223-S	
Camera sensor	1/3" sensor
Min. illumination	0.1Lux @F1.4AGC ON 0 lux with IR
Shutter time	1/25s - 1/100,000s
Lens	2.8 - 12mm @ F1.4, Angle of view: 113° - 33.8°
Lens mount	ø14
Day & night	ICR
ROI	Yes, up to 4 configurable areas
Digital noise reduction	3D DNR
Wide dynamic range	Digital WDR
Backlight compensation	Yes, zone optional
Angle adjustment	Pan: 0° - 355°, Tilt: 0° - 75°, Rotation: 0° - 355°
Video compression	H.264 / MJPEG
H.264 compression profile/Main profile	
Bit rate	32 Kbps - 16 Mbps
Audio compression	G.711/G.726/MP2L2
Audio bit rate	64Kbps(G.711) / 16Kbps(G.726) / 32-128Kbps(MP2L2)
Dual Stream	Yes
Max. image resolution	1920 × 1080
Frame rate	60Hz: 30fps (1920 × 1080) 50Hz: 25fps (1920 × 1080)
Image settings	Saturation, brightness, contrast adjustable through client software or web browser
Network	
Network storage	NAS
Alarm trigger	Motion detection, Tampering alarm, Network disconnect, IP address conflict, Storage full, Storage error
Protocols	TCP/IP, ICMP, HTTP, HTTPS, FTP, DHCP, DNS, DDNS, RTP, RTSP, RTMP, PPPoE, UPnP, SMTp, SNMP, XMPP, 802.1X, QoS, PoE, Bonjour
System compatibility	ONVIF, PSIA, CGI, ISAPI
General functionalities	User Authentication, Watermark
Interface	
Communication interface	1 RJ45 10M / 100M ethernet port
On-board storage	Built-in Micro SD/SDHC/SDXC card slot, up to 64 GB
Audio Input/Output	1/1
Alarm Input/Output	1/1
Operating conditions	-22° F ~ 140° F / -30° C ~ 65° C, humidity 95% or less (non-condensing)
Power supply	DC 12V ± 10%, PoE (802.3af)
Power consumption	Max. 5.5W
Impact protection	IEC60068-2-75Eh, 50J, EN50102, up to IK10
Ingress protection level	IP66
IR range	Up to 100ft (About 30m)
Dimensions	Ø 5.5" × 3.9" (Ø 140.0 × 99.9mm)
Weight	2.2lbs (1000g)

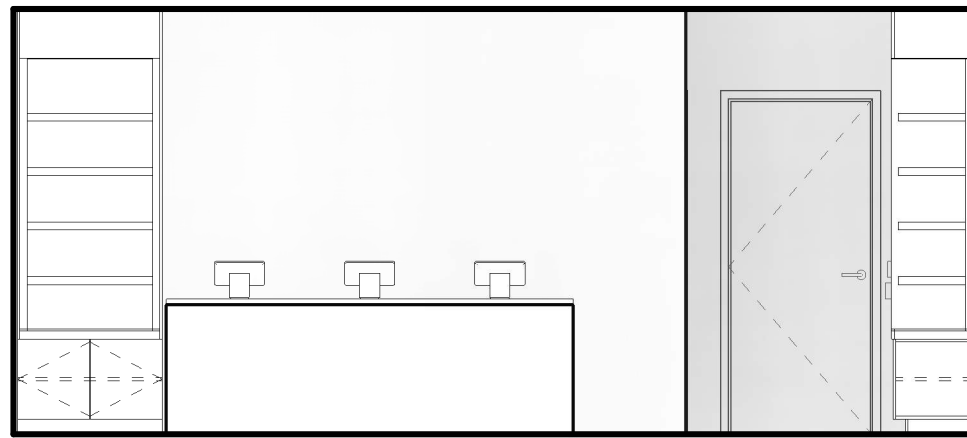
- Key features:**
- 2 megapixel (1920 × 1080) high resolution
  - Full HD 1080p real-time video
  - 2.8-12mm varifocal lens
  - Video Content Analytics (VCA)
  - Region of Interest (ROI)
  - IR LEDs: up to 100ft (about 30m)
  - DWR & 3D DNR & BLC
  - 3-Axis
  - On-board storage (up to 64GB)
  - Audio I/O, Alarm I/O
  - IP66
  - Vandal-proof



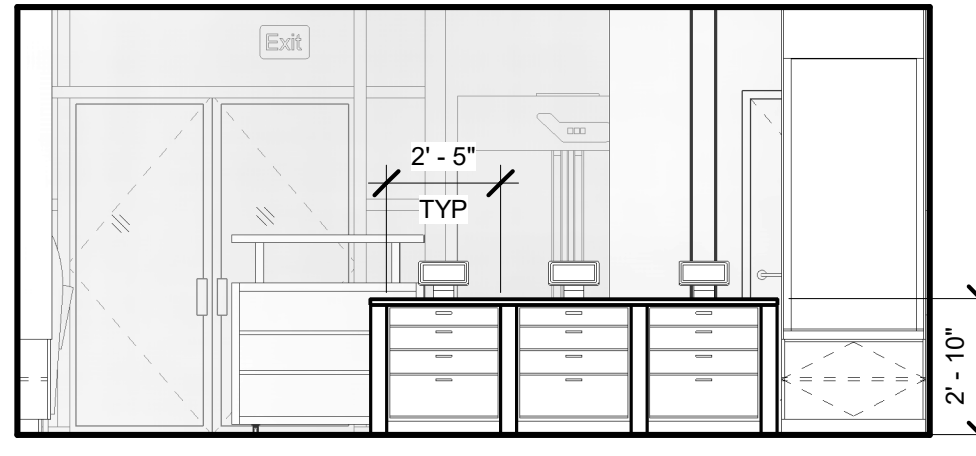
**PENCIL BOX ARCHITECTS, INC.**  
 237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953

**EXTERIOR ELEVATION PROPOSED**  
**768 STANYAN CANNABIS RETAIL**  
**SAN FRANCISCO, CA 94117**

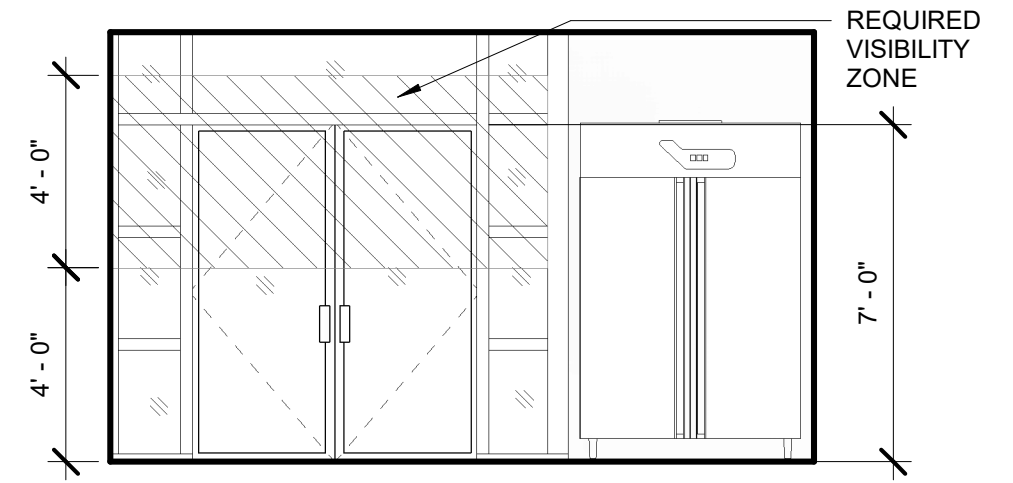
1/8" = 1'-0"  
**CUA-05**  
 4/7/2020  
 9 of 118



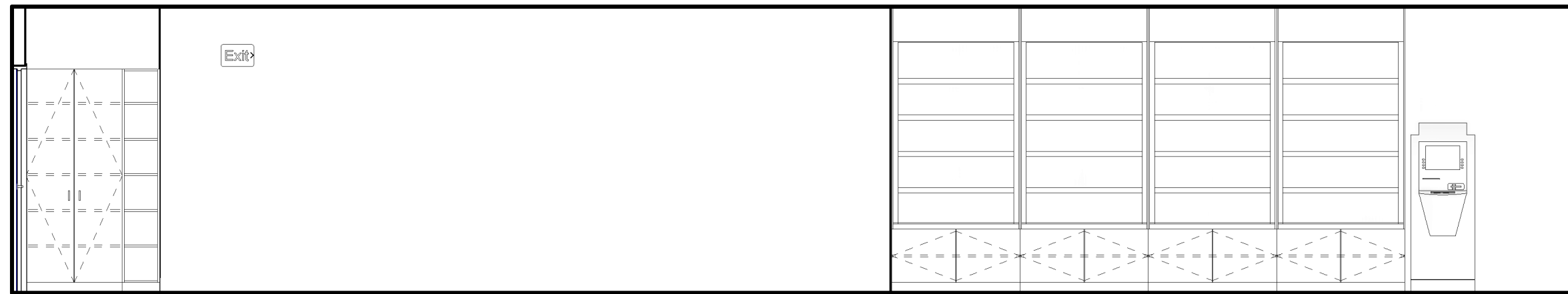
3 RETAIL AREA - POS EAST 1  
1/4" = 1'-0"



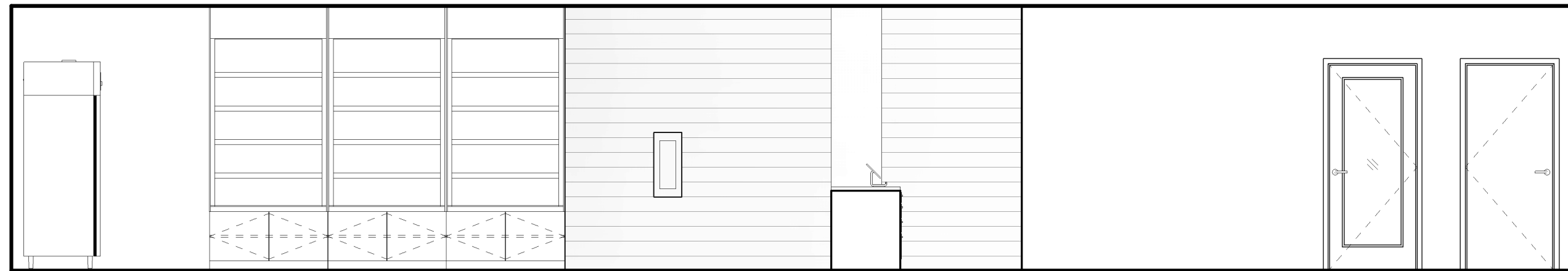
2 RETAIL AREA - POS WEST  
1/4" = 1'-0"



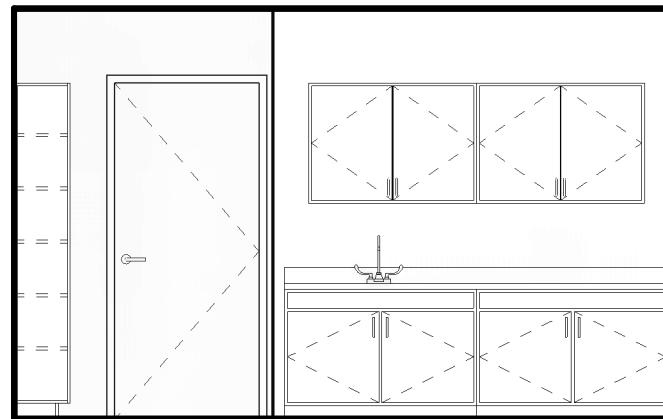
1 RETAIL AREA - WEST  
1/4" = 1'-0"



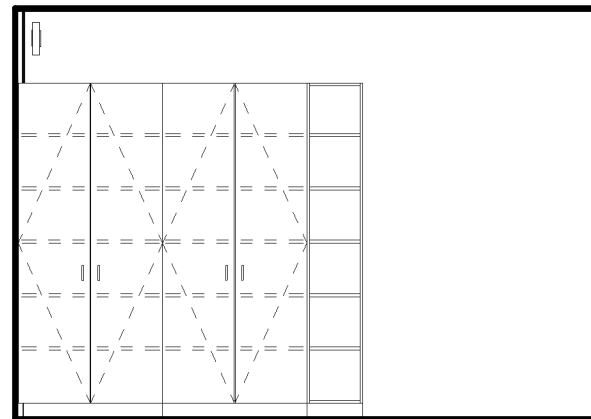
4 RETAIL AREA - SOUTH  
1/4" = 1'-0"



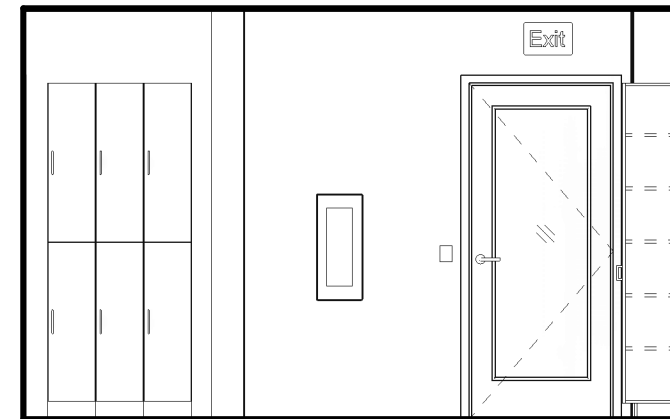
5 RETAIL AREA - NORTH  
1/4" = 1'-0"



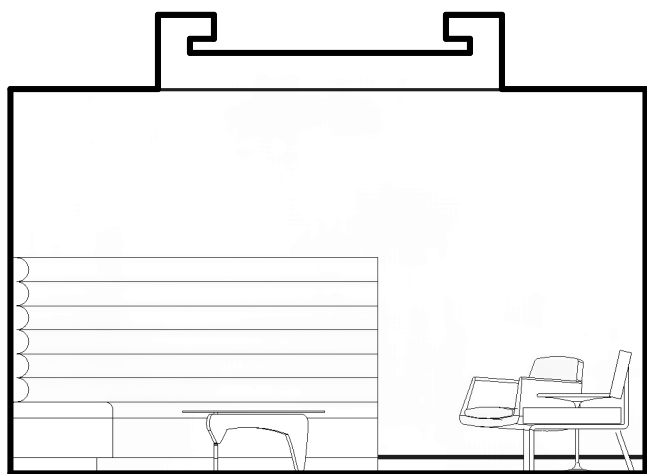
3 BREAK ROOM - WEST  
1/4" = 1'-0"



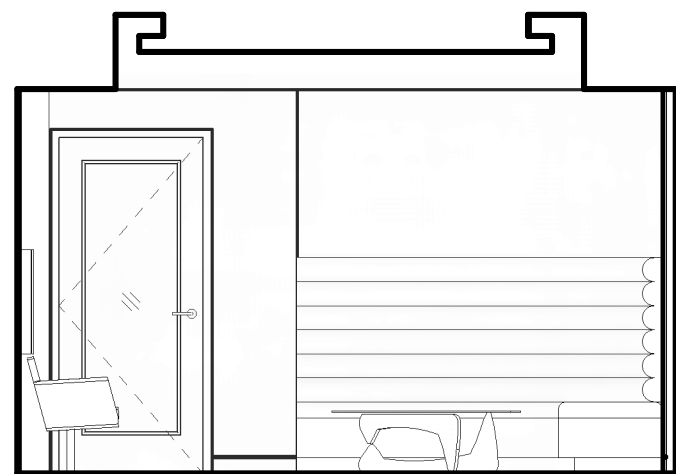
2 BREAK ROOM - SOUTH  
1/4" = 1'-0"



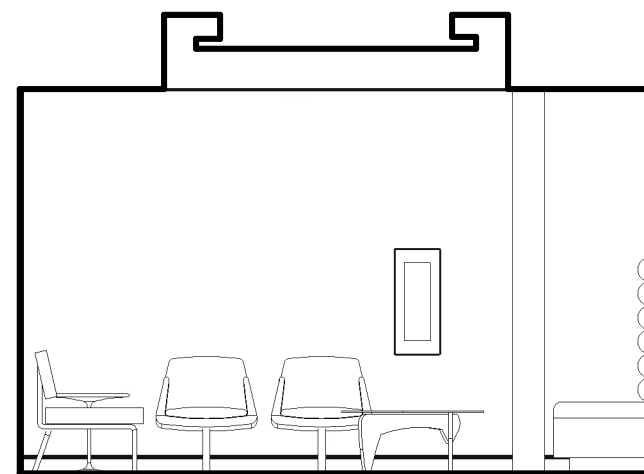
1 BREAK ROOM - EAST  
1/4" = 1'-0"



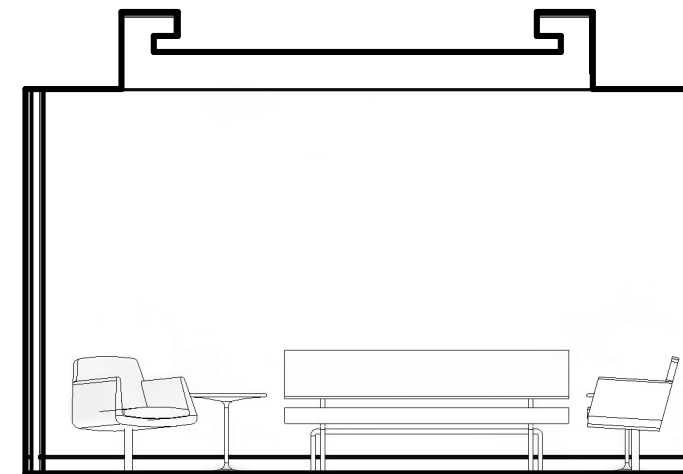
7 CONSUMPTION LOUNGE - WEST  
1/4" = 1'-0"



6 CONSUMPTION LOUNGE - SOUTH  
1/4" = 1'-0"



5 CONSUMPTION LOUNGE - EAST  
1/4" = 1'-0"



4 CONSUMPTION LOUNGE - NORTH  
1/4" = 1'-0"

## **Section 2**

### **Project Info Fliers (English, Spanish, Chinese & Tagalog versions)**

**764 Stanyan St - 2020-004439PRJ/CUA**

# FROM OUR HOUSE, WITH LOVE



**WE ARE MATTHEW HENRI & MARTI BRASS**



**STANYAN PARK HOTEL, AVENUE CYCLERY, KEZAR PUB— AND A CLOSED-OFF GARAGE**



**THE SMALL CANNABIS DISPENSARY WE HOPE TO CREATE BELOW OUR HOME**

We run our small screen printing and arcade business, **Free Gold Watch**, at 1767 Waller, and we live around the corner at 764 Stanyan in a two-unit building that we own.

The ground floor of our building is currently just private storage, the only building on this stretch of Stanyan that isn't open to the community.

We want to make our old storage space part of the Stanyan small business corridor. We want to provide medicine and service to our neighborhood.

## WE HOPE TO OPEN A **SMALL CANNABIS DISPENSARY** FROM OUR HOUSE, WITH LOVE.

### OWNERS **MATTHEW HENRI & MARTI BRASS**

- Haight-Ashbury residents for over 20 years.
- Raising our two kids in the neighborhood, who are both SFUSD students.
- Started Free Gold Watch in a garage on Page St. in 2006.
- We work with many businesses in the neighborhood and are friends with many more.
- Host competitive pinball and neighbors of all ages in our Free Gold Watch arcade.

*In support of San Francisco's cannabis equity program to create opportunity for those who've too-often been left behind, Matthew and Marti have partnered with Damien Posey.*



### CO-OWNER & CEO **DAMIEN POSEY**

- Damien is an SF native and award-winning Bay Area mentor affectionately known as Uncle Damien in the community.
- Born at SF General Hospital to a 16-year-old mother, he spent time in the neighborhood as a kid and was even briefly homeless on Haight as a teen.
- A natural protector, he started a security company at 18.
- For the past 10 years, Damien has dedicated himself to advocating nonviolence and helping youth in the community.

**WE WOULD LOVE TO HEAR YOUR THOUGHTS, QUESTIONS, OR CONCERNS. PLEASE REACH OUT ANYTIME AT [FGWHAIGHT@GMAIL.COM](mailto:FGWHAIGHT@GMAIL.COM).**

# DESDE NUESTRA CASA, CON AMOR



**SOMOS MATTHEW HENRI Y  
MARTI BRASS.**

Dirigimos nuestro negocio de serigrafía y arcade, Free Gold Watch, en 1767 Waller, y vivimos cerca en 764 Stanyan en un edificio de dos unidades del que somos propietarios.



**STANYAN PARK HOTEL, AVENUE CYCLERY, KEZAR PUB,  
— Y UN GARAJE CERRADO**

La planta baja de nuestro edificio es, en la actualidad, un almacenamiento privado solamente, el único edificio en este trayecto de Stanyan que no está abierto a la comunidad.

Queremos que nuestro antiguo espacio de almacenamiento forme parte del corredor de pequeñas empresas de Stanyan. Queremos proporcionar medicamentos y servicios a nuestro vecindario.

**ESPERAMOS ABRIR UN PEQUEO DISPENSARIO DE  
CANNABIS, DESDE NUESTRA CASA, CON AMOR.**



**EL PEQUEO DISPENSARIO DE CANNABIS  
QUE ESPERAMOS CREAR DEBAJO DE  
NUESTRA CASA**



# MÁS ACERCA DE NOSOTROS

## PROPIETARIOS MATTHEW HENRI Y MARTI BRASS

- Residentes de Haight-Ashbury por más de 20 años.
- Criando a nuestros dos hijos en el vecindario ya que ambos son estudiantes del SFUSD.
- Comenzamos Free Gold Watch en un garaje en Page St. en 2006.
- Trabajamos con muchos negocios en el vecindario y somos amigos de muchos más.
- Organizamos pinball competitivo y vecinos de todas las edades en nuestra sala de juegos Gold Watch gratuita.

*En apoyo del programa de capital de cannabis de San Francisco para crear oportunidades para aquellos que con demasiada frecuencia se han quedado atrás, Matthew y Marti se han asociado con Damien Posey.*

## COPROPIETARIO Y CEO DAMIEN POSEY

- Damien es un nativo y galardonado tutor de SF Bay Area conocido cariñosamente como tío Damien en la comunidad.
- Nacido en el SF General Hospital de una madre de 16 años, pasó un tiempo en el vecindario cuando era niño e incluso estuvo brevemente sin hogar en Haight cuando era adolescente.
- Protector natural, comenzó una empresa de seguridad a los 18 años.
- Durante los últimos 10 años, Damien se ha dedicado a defender la no violencia y ayudar a los jóvenes en su comunidad.



**NOS ENCANTARA ESCUCHAR SUS IDEAS, PREGUNTAS O INQUIETUDES.  
COMUNQUESE EN CUALQUIER MOMENTO A [FGWHAIGHT@GMAIL.COM](mailto:FGWHAIGHT@GMAIL.COM).**

# 在我们自己的家里，载着满满的关怀



我们**MATTHEW HENRI**  
和**MARTI BRASS**

我们经营一家小规模的网络印刷公司兼街机游戏厅，店铺名为Free Gold Watch，位于沃勒街1767号（1767 Waller St），我们的住宅位于斯坦亚街764号（764 Stanyan St），这是我们自己拥有的一栋两单元的楼房，离店铺很近。



斯坦亚公园酒店（Stanyan Park Hotel）、大道自行车行（Avenue Cyclery）、Kezar酒吧（Kezar Pub）和一间已关闭的停车场

楼房的第一层楼目前只用作私人储藏室，这是斯坦亚街上唯一一栋没有对社区开放的大楼。

我们希望把这层楼的储藏室改造成为斯坦扬小企业走廊的一部分。我们渴望为邻里提供药品和服务。

我☒将开☒一家小☒模的大麻☒房 在我☒自己的家里，  
☒着☒☒的关☒。



我们希望在自已住宅的下面建一家小规模的大麻药房

# 关于我☒的更多的信息

☒了支持旧金山的大麻股权☒划, ☒那些常常被☒忘在社会角落的人☒造机会, Matthew和Marti决定携手与Damien Posey合作。



业主

## MATTHEW HENRI 和 MARTI BRASS

- 超过20年的Haight-Ashbury居民。
- 在社区抚养两个孩子长大成人, 他们都是旧金山联合校区的学生。
- 于2006年在Page街创办Free Gold Watch公司。
- 我们与附近的许多企业合作过, 并与他们建立了深厚的友谊。
- 在Free Gold Watch游戏厅里举办过包括各年龄段的弹球游戏比赛。

## 共有人兼首席执行官 DAMIEN POSEY

- Damien是土生土长的旧金山人, 曾获湾区优秀导师的奖项, 社区的人亲切地称他为Damien叔叔。
- 出生于旧金山综合医院, 当时其母只有16岁, 年幼时曾生活在社区, 青少年时一度曾无家可归, 流落于Haight街头。
- 大自然的守护者, 18岁时创办了一家保安公司。
- 在过去10年中, Damien成为非暴力理念的倡导人, 用以帮助社区中的年轻人。

我们希望听到你的想法、问题或担忧。请联系我们 [FGWHAIGHT@GMAIL.COM](mailto:FGWHAIGHT@GMAIL.COM)。

# SA AMING BAHAY NA MAY PAG-IBIG



**KAMI AY SINA MATTHEW HENRI  
AT MARTI BRASS.**

Kami ay nagpatakbo ng isang maliit na negosyong screen-printing at game-arcade, "Free Gold Watch," sa 1767 Waller, at kasalukuyan kaming naninirahan sa 764 Stanyan sa isang dalawang yunit na gusaling aming pinagmamay-ari.



**STANYAN PARK HOTEL, AVENUE CYCLERY, KEZAR PUB  
—AT ISANG KALAKIP NA GARAHE.**

Ang unang palapag ng aming gusali ay isang pribadong imbakan lamang at ito lang ang hindi bukas sa komunidad.

Gusto namin na gawing parte sa negosyo ng Stanyan ang dati naming imbakan. At kami ay gustong magbibigay ng medisina at serbisyo para sa bayan.

**KAMI AY NAIS MAGBUKAS NG ISANG MALIIT NA BOTIKA NG  
CANNABISSA AMING BAHAY NA MAY PAG-IBIG.**



**NAIS NAMIN NA ILAGAY ANG BOTIKA NG  
CANNABIS SA ILALIM NG AMING TIRAHAN.**

# TUNGKOL SA AMIN

## MAY-ARI MATTHEW HENRI at MARTI BRASS

- Higit na 20 taon na residente sa Haight-Ashbury.
- Lumaki sa bayan ang aming dalawang anak na parehong estudyante sa SFUSD.
- Nagsimula ng negosyo ("Free Gold Watch") noong 2006 sa isang garahe sa may Page St.
- Kami ay nagkaroon ng ilang mga negosyo sa bayan at naging kaibigan nang karamihan.
- Naging punong-abala sa paligsahan ng pinball sa lahat na antas ng edad sa aming "Free Gold Watch" game-arcade.

*Bilang suporta sa programang cannabis equity ng San Francisco na makabahagi ng oportunidad para sa mga taong kawalan, sina Matthew at Marti ay nakikipag-ugnayan kay Damien Posey.*



## KAMAY-ARI AT CEO DAMIEN POSEY

- Si Damien ay isang katutubo sa San Francisco at nanalo ng parangal bilang isang tagapayo sa Bay Area at siya ay mas kilala bilang "Uncle Damien" sa bayan.
- Isinilang ng kanyang 16-anyos na ina sa San Francisco Heneral Ospital, palaging nasa lansangan noong siya ay bata pa at minsan naging palaboy sa Haight noong siya ay binata.
- Siya ay isang natural na tagapagtanggol at sa edad na 18 siya ay nag-umpisa ng isang kompanya ng seguridad.
- Sa lumipas na 10 taon, itinuon ni Damien ang kanyang sarili sa pagtaguyod at pagtulong ng mga kabataan sa kanyang bayan.

**GUSTO NAMING MARINIG ANG INYONG MGA ISIPIN, MGA TANONG, O MGA ALALAHANIN.  
PAKIABOT SA AMIN KAHIT ANONG ORAS DITO SA [FGWHAIGHT@GMAIL.COM](mailto:FGWHAIGHT@GMAIL.COM).**

## **Section 3**

### **Community Outreach Log**

**764 Stanyan St - 2020-004439PRJ/CUA**

# FGW Haight Community Outreach Log

Date	First	Last	Title	Business/Org	Contact Type	# Times Contacted	General Notes
4.12.20	Dan	Serot	Owner	Finnegan's Wake	Phone Call	1	Supportive, Letter of Support will be written
10.18.18	Katie	Albright	CEO	Safe & Sound	Email	1	Email exchange to set a time to discuss the project
4.27.20	Shawn	Richard	Owner	Berner's on Haight	Phone Call	1	Supportive, Letter of Support delivered
5.4.20	Aquiles	Guerrero	Owner	Flywheel Coffee	Phone Call	1	Letter of Support delivered
11.27.18	Katie	Albright	CEO	Safe & Sound	In Person	1	Discussed the project
5.5.20	Steven	Madrid	Board Member	CVIA	Email	6	Emailed information about the project, set up zoom call on 5.15, reached out to reconnect on updates
5.5.20	Karen + David	Crommie	Board Member	CVIA	Email	9	Emailed information about the project, reached out to set up a call and sent over flyer to be included in newsletter
5.12.20	Phil	Ginsburg	GM	SF Rec & Parks	Phone Call		Let him know about project. Asked if any potential problems for them. He said no. CJ offered to have project team reach out anytime they want.
5.14.20	Ted	Loewenberg	President	HAIA	Phone Call		Ted reached out after getting intro email. Asked about # of dispensaries Haight needs, project team, etc.
5.15.20	Tes, Bruce, Christin	W, Wolf, Evans	Board Member	HANC	Email	11	Sent information about the project, reached out to set up a call to discuss the project, answered some questions regarding the project and set date to present, reached out again to set a date for presentation, set to present on 6/11 and asked for a draft of the proposal, planning to present at 8PM on 6/11
5.16.20				Yoga Tree	Email		Emailed information about the project
5.16.20				North Beach Pizza	Email		Emailed information about the project
5.16.20				Park View Market	Email		Emailed information about the project
5.12.20	Ted	Loewenberg	President	HAIA	Email	5	Emailed information about the project, Ted responded asking to meet in person, planned for a meeting to discuss project further
5.16.20	Robert	Emmons	Owner/Designer	San Francisco Mercantile	Email	3	Emailed information about the project, Robert responded with support, replied back requesting letter of support
5.16.20	Dan	Serot	Owner	Finnegan's Wake	Email	3	Emailed information about the project, Dan responded with support
5.16.20	N/A	N/A	N/A	N/A	Mail	N/A	Sent ~175 outreach letters via mail to the community
5.18.20	Adam	Berman	N/A	N/A	Email	5	Responded via email to mailed outreach letter with questions, responded with answers, interested in joining planning commission meeting, will send link/updates as needed
5.15.20	Corey	Smith	Board Member	HAND	Email	12	Reached out to HAND, Corey asked for a flyer to share with their group, sent over flyer, Phillip from HAND shared his support, Corey said HAND won't be meeting for the next couple of weeks and has shared the info to the group's Slack, offered to share on Nextdoor, awaiting letter of support, Corey emailed saying sent letter of support to planning commission
5.16.20	Juliet			Ice Cream Bar	Email	1	Emailed information about the project
5.16.20	Roger			Say Cheese	Email	1	Emailed information about the project
5.15.20	Steven	Madrid	Board Member	CVIA	Zoom Call	1	Full presentation of the project via Zoom
5.16.20				Cafe Reverie	Email	1	Emailed information about the project
5.16.20				Zazie	Email	1	Emailed information about the project
5.16.20				Luke's Local	Email	1	Emailed information about the project

# FGW Haight Community Outreach Log

Date	First	Last	Title	Business/Org	Contact Type	# Times Contacted	General Notes
5.16.20				Cole Hardware	Email	1	Emailed information about the project
5.16.20				La Boulangerie de San Francisco	Email	1	Emailed information about the project
5.16.20				InoVino	Email	1	Emailed information about the project
5.16.20				Crepes on Cole	Email	1	Emailed information about the project
5.16.20				Padrecito	Email	1	Emailed information about the project
5.16.20				Pharmaca Integrative Pharmacy	Email	1	Emailed information about the project
5.16.20				SF Wheels	Email	1	Emailed information about the project
5.16.20				Fix My Phone SF	Email	1	Emailed information about the project
5.16.20				Cole Valley Pets	Email	1	Emailed information about the project
5.16.20				The Postal Chase	Email	1	Emailed information about the project
5.16.20				Beit Rima	Email	1	Emailed information about the project
5.16.20				Tantrum	Email	1	Emailed information about the project
5.16.20				Bacon Bacon	Email	1	Emailed information about the project
5.16.20				Stanyan Park Hotel	Email	1	Emailed information about the project
5.16.20				Green Pawz	Email	1	Emailed information about the project
5.16.20				Kezar Pub	Email	1	Emailed information about the project
5.16.20				Avenue Cyclery	Email	1	Emailed information about the project
5.16.20				Lavation Studio	Email	1	Emailed information about the project
5.16.20				FTC Skateboarding	Email	1	Emailed information about the project
5.16.20	Patrick	Heryford	Director of Development	Goodwill	Email	3	Emailed information about the project, responded with inability to support the project due to Goodwill's mission
5.16.20				Haight Ashbury T-Shirts	Email	1	Emailed information about the project
5.16.20				Gus's / Haight Street Market	Email	1	Emailed information about the project
5.16.20				Mendels	Email	1	Emailed information about the project
5.16.20				Sockshop Haight Street	Email	1	Emailed information about the project
5.16.20				Wasteland	Email	1	Emailed information about the project
5.16.20				What the Cluck	Email	1	Emailed information about the project
5.16.20				New York Apparel	Email	1	Emailed information about the project
5.16.20				Static	Email	1	Emailed information about the project
5.16.20				RedwoodSF	Email	1	Emailed information about the project
5.16.20				San Francisco Mercantile	Email	1	Emailed information about the project
5.16.20				Sparrow Bar and Kitchen	Email	1	Emailed information about the project



# FGW Haight Community Outreach Log

Date	First	Last	Title	Business/Org	Contact Type	# Times Contacted	General Notes
5.16.20				Diamond Supply Co.	Email	1	Emailed information about the project
5.16.20				Woot Bear	Email	1	Emailed information about the project
5.16.20				Love Street Vintage	Email	1	Emailed information about the project
5.16.20				Parada 22	Email	1	Emailed information about the project
5.19.20	Scott	Amiss	N/A	N/A	Email	2	Responded via email to mailed outreach letter, lives around the corner, input that he would personally not use the dispensary
5.20.20	Jake	Stookey	N/A	N/A	Email	2	Responded via email to mailed outreach letter, is a long term medical user and expressed excitement for the project, replied asking for letter of support
5.20.20	Greg	Lowry	N/A	N/A	Email	2	Responded via email to mailed outreach letter and expressed he is not in support of the project
5.20.20	Christian	Cebrian	N/A	N/A	Email	4	Responded via email to mailed outreach letter and is interested in discussing further, set up call for 5/22, Christian followed up on questions, answered with floor plan and plans for security
5.12.20	Christin, Sunshine	Evans	Boardmember	HAMA	Email	8	Emailed information about the project, replied with concerns about overlapping investors, scheduled onto HAMA general meeting on 5/21
5.18.20	Preston	Kilgore	Legislative Assistant	Dean Preston	Email	9	Emailed information about the project, set up zoom meeting on 5/28
5.15.20	Lena	Emmery	President	CVIA	Email		Emailed information about the project
5.21.20	Robert	Fruchtman	N/A	N/A	Email	3	Responded via email to mailed outreach letter and expressed support for the project, received letter of support
5.21.20	Michael	Xavier	Executive Director	Haight-Ashbury Street Fair	Email	2	Emailed information about the project, reached out again to set up a meeting
5.22.20	Christian	Cebrian	N/A	N/A	Phone Call	1	Discussed the project, will get back to him on support for consumers on his porch, the bike shop's stance and the rec center
5.23.20	Ted	Loewenberg	President	HAIA	Email	1	Emailed information about the formation of Safe Healthy Haight
5.26.20				SF Social Club	Email	1	Check in about various neighbors including Kezar and confirmed support letter coming
5.26.20	Steff	Goodman		Neighbor	Phone Call	2	Interested neighbor in Panhandle, has agreed to write support letter
5.26.20						1	
5.27.20				Mayor's Office of Housing	Email	1	Emailed information about the project
5.28.20	Irene	Dick-Endrizzi			Email	1	Emailed information about the project
5.20.20	Michelle	Leighton	President	Buena Vista Neighborhood Association	Email	4	Emailed information about the project, sent follow up email to set up a meeting, Michelle asked questions about the relationship and security with the 730 Stanyan encampment, provided answers
5.28.20	Preston	Kilgore	Legislative Assistant	Dean Preston	Zoom Call	1	Presented the project via Zoom, answered questions
5.16.20	Renee	Pagano	Captain	SFPD	Email	1	Emailed information about the project, also left voicemail
6.1.20					Email	1	Invite to digital open house sent to 79 email addresses across merchants, neighborhood groups, and residents; responses received from Tes, Kilgore, & Irene; automated response from Jeremy

# FGW Haight Community Outreach Log

Date	First	Last	Title	Business/Org	Contact Type	# Times Contacted	General Notes
6.1.20	Camden	Avery	Contributing Writer	<a href="http://Hoodline.com">Hoodline.com</a>	Email	1	Reached out to chat about the project, covers neighborhood news for Hoodline SF
5.30.20	Michael	Moore			Email	1	Reached out in support of project
5.31.20	Cindy	Young			Email	1	Emailed not in support of the project

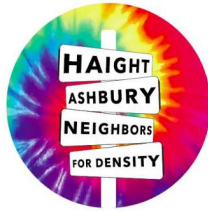
## **Section 4**

### **Support Letters and Petition**

**764 Stanyan St - 2020-004439PRJ/CUA**

**Letters From**

**Neighborhood Groups**



June 2nd, 2020

**RE: SUPPORT cannabis store at 764 Stanyan Street**

Commissioners,

On behalf of Haight Ashbury Neighbors for Density (HAND) we enthusiastically support the proposed cannabis dispensary and consumption lounge at 764 Stanyan St. Free Gold Watch is a great local business that contributes to the personality and vitality of the Haight-Ashbury community, and we are excited to see its owners pursuing another small business in the area. Moreover, as urbanists who are dedicated to making our community more livable and walkable, we are very happy to see that this project will convert an unused, private garage into an active retail space. This is exactly the type of local, transit first, mixed-use projects that we need more of in San Francisco. And given all the disruptions and harm that COVID is inflicting on our local commercial corridors, this project can help re-activate and strengthen the Stanyan corridor and the Haight-Ashbury broadly.

The project sponsors reached out to us, provided details about their proposal, and answered our questions. They are responsible—and responsive—members of the community and we are confident their store will be a valuable part of the Haight-Ashbury. This store is not only neighborhood-serving but neighborhood owned and operated—a great combination. Please approve their application.

Sincerely,

Members of Haight-Ashbury Neighbors for Density

[Facebook.com/haightfordensity](https://www.facebook.com/haightfordensity)

[HAND4SF@gmail.com](mailto:HAND4SF@gmail.com)



April 28, 2020

Michael Christensen, Senior Planner  
San Francisco Planning Department, SE Quadrant Team  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

**Re: Proposed Cannabis Dispensary at 764 Stanyan St.—SUPPORT**

Commissioners and staff,

I am writing on behalf of the California Music & Culture Association (CMAC) to voice our support for the proposed cannabis retail store at 764 Stanyan Street. CMAC is the trade organization representing bars, clubs, music venues, and music festivals, and advocating for a robust, regulated cannabis market and responsible cannabis consumption in San Francisco and statewide.

The Haight-Ashbury neighborhood overwhelmingly supported cannabis legalization, via Proposition 64 in 2016, and it attracts tens of thousands of visitors each year. Yet it only has one cannabis stores and not a single place for residents or visitors to legally smoke cannabis. It is not legal to smoke cannabis in Golden Gate Park, on the sidewalk, in a bar, in most apartments, in any federally-funded housing, on Muni, etc. The War on Drugs is not over yet. We can't just legalize the plant and think we've solved the problem. We need to normalize cannabis consumption and provide regulated, safe places for it.

San Francisco needs more operating local cannabis businesses with strong community ties and consumption lounges so we can finally realize the goals of cannabis legalization: safe products and medicine, reduced illegal drug sales, and opportunities for those who have been harmed by the war on drugs.

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

Ben Bleiman  
Chair, California Music & Culture Association



Dear Members of the San Francisco Planning Commission,

I am writing in support of the application of the proposed FGW Cannabis store to open at 768 Stanyan St in the Haight Ashbury Neighborhood.

I am a 40 year resident of San Francisco, living most of that time in the Haight Ashbury neighborhood, where I reside today in Cole Valley, approximately 3 blocks from the proposed Haight Dispensary location.

I am the founder of the San Francisco Social Club, @SFSC415. We hold Cannabis related social events, are active in urging our political leaders to create a fair regulatory environment, encourage members to buy legally in SF, use social media to inform the SF Cannabis Community & wider public. We want regulators to create a system that empowers business development, based on science, facts, while spreading the benefits of legal cannabis to the general community. Finally, expand consumers choice in product, consumption, locations.

Being long-time Neighbors, Free Gold Watch Arcade has been a valuable member of our community, giving people, especially kids, a safe place to have fun, socialize. Matt & Marti have run a professional business, contributing to our local economy.

This makes them the ideal owners of this Cannabis store, as they live, work at Stanyan/Waller, know the neighbors, have a real stake in making it work, providing a valuable service to many people.

The CEO of the proposed FGW Dispensary is Damien Posey, noted community activist, who we have worked with for many years making the streets safer, helping seniors, people in need. He has been especially visible during our Covid-19 health emergency.

Johnny Delaplane, is a longtime SF resident, cannabis activist, who has been helping lay the groundwork for the modern Cannabis Business. We have collaborated with him on many projects to bring compassionate, community oriented cannabis to the modern world.

During the last 20 years, when Medical Cannabis was legal, our neighborhood had been excluded from having a Dispensary. Given our proximity to Golden Gate Park, we have been overrun by Drug Dealers selling their wares to tourists, neighbors, us. With one Dispensary finally open, and hopefully another on the way, it goes a long way to creating a legal way for everyone to get their medicine in a safe manner.

In the past, many senior cannabis medical users, like myself, have had to travel far away from their homes to get our Cannabis medical products. With the addition of FGW, seniors would now have increased choices to shop in their neighborhood.

Importantly, we support the consumption component of the FGW application. Given restrictions in Cannabis Consumption in homes, offices, buildings, Cannabis Consumers need expansion of the limited consumption choices now available in San Francisco.

Instead of consuming in Golden Gate Park or on a Haight street corner, a Cannabis Consumption Lounge would benefit consumers by giving them a safe place in the neighborhood to consume and also non-consumers as they are less likely to come in contact with smoke.

Haight Ashbury is the spiritual home of Cannabis in San Francisco, maybe the world. It brings in much tourist revenue to SF City Government, based on this cultural phenomenon. This product, Cannabis, is intertwined into the cultural fabric of our neighborhood & legal Cannabis stores are natural additions to the many related businesses in the Haight neighborhood.

FGW will bring needed good job opportunities to our neighborhood, creating job advancement for local residents.

Please vote Yes on the application for the FGW Haight Cannabis Store to open at 768 Stanyan St.

Thank you,

bram

Bram Goodwin  
photographer  
Founder, San Francisco Social Club  
goodwin.bram@gmail.com  
415.505.3686  
[twitter: @bramgoodwin](#)  
[linkedin: bramfoto](#)





May 18, 2020

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

**SUPPORT for FGW Haight Inc., Cannabis Retail at 768 Stanyan Street: File No. 2020-004439PRJ**

Dear Members of the San Francisco Planning Commission:

We are writing on behalf of the Brownie Mary Democratic Club of San Francisco to voice our strong support for FGW Haight, the proposed cannabis retail store located at 768 Stanyan Street. The Brownie Mary Democratic Club of San Francisco focuses on cannabis law reform, including advocating for the civil rights of medical cannabis patients and adult consumers of cannabis, and support for the cannabis industry.

FGW Haight's application includes a consumption lounge. This is a very welcomed addition. There are not nearly enough locations to legally consumer cannabis in our City. Consumption will allow customers, especially tourists, to consume in a safe and controlled environment, instead of creating a public nuisance by illegally consuming outside or in their hotel rooms.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed store has shown a very strong commitment to our community. He has started many programs keeping the youth of San Francisco out of harm's way. He has volunteered his time and experience for years to help the City's youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and FGW Haight will similarly provide significant support to the neighborhood it serves.

FGW Haight is being considered at a time where all commercial corridors are suffering immensely. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19. This is a win for the community.. We ask you to approve this store without delay.

Sincerely,

David Goldman, President  
Kenneth Michael Koehn, Secretary  
Brownie Mary Democratic Club of San Francisco  
[Brownie.Marysf@gmail.com](mailto:Brownie.Marysf@gmail.com)  
[www.BrownieMaryDemClub.com](http://www.BrownieMaryDemClub.com)



530 Divisadero St., Ste. 226  
San Francisco, CA 94117

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

**SUPPORT for FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

I am writing on behalf of the San Francisco Cannabis Retailers Alliance (SFCRA) to voice our strong support for FGW Haight, the proposed cannabis retail store located at 768 Stanyan Street. The SFCRA is a San Francisco based organization which advocates for fair and balanced policy for brick and mortar cannabis retailers and supporting businesses.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed store has shown a very strong commitment to our community. He has started many programs keeping the youth of San Francisco out of harm's way. He has volunteered his time and experience for years to help the City's youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and FGW Haight will similarly provide significant support to the neighborhood it serves.

FGW Haight is being considered at a time where all commercial corridors are suffering immensely. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19. This is a win for the community.

We ask you to approve this store without delay.

Stay safe; stay strong.

Sincerely,

Brandon Brown  
Treasurer, San Francisco Cannabis Retailers Alliance  
[sfcra.org](http://sfcra.org)



5/28/20

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

**SUPPORT for FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

I am writing on behalf of the United Cannabis Business Association (UCBA) to voice our strong support for FGW Haight, the proposed cannabis retail store located at 768 Stanyan Street. UCBA is the premier trade association representing California's licensed retailers, and we are the leading voice for legal cannabis in the state.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed store has shown a very strong commitment to our community. He has started many programs keeping the youth of San Francisco out of harm's way. He has volunteered his time and experience for years to help the City's youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and FGW Haight will similarly provide significant support to the neighborhood it serves.

FGW Haight is being considered at a time where all commercial corridors are suffering. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19. This is a win for the community.

We ask you to approve this store without delay.

Sincerely,

Jonatan Cvetko  
Executive Director  
United Cannabis Business Association  
UCBA.com

# BROTHERS AGAINST GUNS

April 25, 2020

Michael Christensen, Senior Planner  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

## SUPPORT Social Equity Cannabis Dispensary at 764 Stanyan St.

Dear Planning Commissioners,

On February 14<sup>th</sup> last year I was blessed to stand before you as the first social equity cannabis dispensary applicant in San Francisco. Thanks to your unanimous support and the support of so many people in the community, I was able to open Berner's on Haight in the Haight-Ashbury in December. While I would obviously like for my store to be the only cannabis outlet in the area, I know that if there is going to be another one, it should run by Damien Posey.

I've been a friend and mentor to my little bro Damien for years. We have worked together in the community, including through my nonprofit Brothers Against Guns and his work at United Playaz. I am proud of all that Damien has accomplished professionally and as a role model to kids all over the Bay Area. He is exactly the kind of person the social equity program should be helping. I know his store will be safe, high-quality, and a great addition to our neighborhood.

Please support Damien Posey and approve the cannabis store and consumption lounge that he and his partners are proposing for 764 Stanyan St.

With gratitude,



Shawn M. Richard  
Social Equity Cannabis Owner & CEO  
Berner's on Haight  
1685 Haight St.

**1485 Bayshore Blvd suite 320W mailbox 218 San Francisco Ca, 94124**

**Letters from**  
**Neighbors**

April 27, 2020

San Francisco Planning Department  
Attn: Michael Christensen, Senior Planner  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

**Re: Tenants of 766 Stanyan Support Cannabis Dispensary + Consumption**

Commissioners,

I've been one of Matt Henri's tenants for about 7 years now and I've seen Free Gold Watch become a San Francisco staple in the community. They've always promoted a friendly, safe space for people to hang out and have contributed to keeping SF culture alive and thriving. Our house has always been a fan. I personally think Matt's next business venture would be a great fit for our neighborhood. An inclusive and inviting recreational cannabis dispensary and consumption lounge is something that the Upper Haight/Cole Valley neighborhood has been needing for years. My roommates and I have full trust in what Matt and his team will build. Very exciting!

Best,

Joe Fromer  
766 Stanyan Tenant for 7 years  
[josephfromer@gmail.com](mailto:josephfromer@gmail.com)



Megan Carroll  
766 Stanyan Tenant for 2 years  
[megancarrollart@gmail.com](mailto:megancarrollart@gmail.com)



Gina Gritzmaker  
766 Stanyan Tenant for 1.5 years  
[ginagritzmaker@gmail.com](mailto:ginagritzmaker@gmail.com)



Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

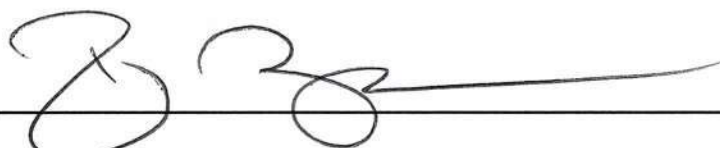
I know these owners well and they are strong members of our community and support families; everything great about our neighborhood.

"I know them very well and they are strong members of our community and support families; everything great about our neighborhood."  
-Ian Brown

Name: Ian Brown Date: 4/29/20

Business: Sparks Property Management Title: President

Address: 529 Frederick Zip Code: 94117

Signature: 

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.** All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Name: John Fox

Date: April 27-20

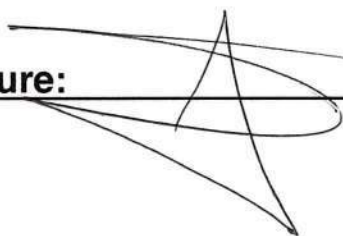
Business: North Bay

Title: Rentier - Business owner

Address: 652 - Stanyan

Zip Code: 94117

Signature: \_\_\_\_\_





**Allison Atwood**  
**616 Belvedere Street**  
**San Francisco, CA 94117**

**Re: Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Planning Commissioners, Office of Cannabis staff, and Supervisors,

I am a long-time resident of the Upper Haight, a few blocks from FGW Haight's (FGW) proposed cannabis retail location at 768 Stanyan St. I have discussed the planned store in detail with the FGW partners and I strongly support their application. The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business a few blocks down on Waller. They are locals, just like me. I would be excited to see another locally owned business come to the neighborhood. We need local businesses now, more than ever. The partners have demonstrated their commitment to being a thoughtful, engaged part of the community.

Moreover, FGW's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses. The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. FGW is exactly such a small business, owned by people who already live in our community.

Please approve FGW's application for cannabis retail without any delay or changes to the process.

Thank you.

Sincerely,

*Allison Atwood*

Allison Atwood  
616 Belvedere Street at 17<sup>th</sup> Street  
94117


Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,  
**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**  
All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

Name: William Ryland Date: 4/30/2020  
Business: Ryland Consulting LLC Title: Owner  
Address: 1817B Oak Street  
San Francisco, CA 94117 Zip Code: 94117  
Signature: 

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

**Additional Comments:**

I was pleasantly surprised to hear of your plans to open a small cannabis dispensary under your home on Stanyan. A well run and convenient dispensary would be a welcome option for myself and others i know. As i am a regular customer of your other businesses and a friend for six years, i am pleased to say i've seen first hand your excellent business and customer service skills. I've been impressed with your strong work ethic. Moreover, in getting to know Marti and your two lovely children, I know your family feels strongly about neighborhood safety and also support for those less fortunate. You actively work to keep things clean and orderly on both Stanyan and Waller, and you're regularly giving to neighborhood folks in need. Your an honest individual and a successful, responsible business owner in the Upper Haight. In summary, I think it's a great addition to our neighborhood and i feel confident and safe knowing of your family's involvement. In our current times, entrepreneurial initiative and small business support and growth are critical. Regards and good luck!

**Name:** Jay Goldlist \_\_\_\_\_

**Date:** May 27, 2020 \_\_\_\_\_

**Business:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** 2035 Oak St. \_\_\_\_\_

**Zip Code:** 94117 \_\_\_\_\_

**Signature:** \_\_\_\_\_



May 18, 2020

San Francisco Planning Department

Dear Planning Commissioners,

I am a longtime resident and homeowner in the Lower Haight and I hope you will please **approve the cannabis dispensary and consumption lounge proposed at 764 Stanyan St.** Our local small businesses need all the support they can get to bounce back from Covid. Legal, regulated cannabis dispensaries attract people to our commercial areas, improve safety and lighting, and create jobs. The Haight-Ashbury will definitely benefit from having another dispensary, especially one that is part of the social equity program.

And people need more legal, safe places to consume cannabis. It is not fair to tell tourists, visitors, and tenants that they can buy and possess cannabis but there is nowhere for them to actually smoke it. That only creates problems and only benefits people who can afford to buy their own home where nothing prevents them from using cannabis.

Thank you for reading this. Please support this dispensary ASAP.



Ann Belden  
Lower Haight

April 29, 2020

San Francisco Planning Department  
1650 Mission Street, Suite 400

Dear Planning Commissioners,

Please approve the cannabis store and smoking area that is proposed for 764 Stanyan St. My wife and I live just a few blocks away in Cole Valley and we are strong supporters of the proposal. I have visited Matt Henri's small business on Waller, Free Gold Watch, many times and know that as a longtime neighbor and great member of the business community, anything he does will be a welcome addition to the neighborhood.

Also, a store like this will help reduce the illegal drug sales that we see in the area, particularly around Stanyan and Alvard Lake. A dispensary fits well with the personality of our neighborhood and is something residents like me have overwhelmingly supported at the ballot many times. And having a regulated consumption space will give residents a tourists a legal place to smoke cannabis so that they don't do it in the park or on the sidewalk.

Please support this dispensary ASAP.

Thank you,

A handwritten signature in black ink, appearing to read "Chris Fox". The signature is stylized and cursive.

Chris Fox  
Parnassus St., 94117

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.


**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

Name: Marc Lambros Date: 4/20/2020

Business: \_\_\_\_\_ Title: Owner

Address: 1760 Waller St. Zip Code: 94117

Signature:  MARC LAMBROS

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.** All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
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- Reduce illegal drug dealing in the area, particularly around Alvard Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Name: Judit Leuchter Date: 4/28/20

Business: \_\_\_\_\_ Title: \_\_\_\_\_

Address: 652 Stanyan #103 Zip Code: 94117  
SF, CA 94117

Signature:  \_\_\_\_\_

May 18, 2020

Planning Department  
San Francisco


Dear Commissioners and staff,

I am a tenant at Stanyan and Oak, only a few blocks from the proposed cannabis store and consumption area at 764 Stanyan. Free Gold Watch has been a great local business in our neighborhood and I am excited they are looking to open another business in our community.

There is demonstrated interest from the community for this type of establishment and I look forward to seeing more small businesses succeed in our commercial corridors!

Please **approve the cannabis store and consumption area at 764 Stanyan St.**

Thank you,

A square image containing a handwritten signature in black ink. The signature is written in a cursive style and reads "K Lloyd".

Kayleigh Lloyd  
Resident, Stanyan & Oak, 94117



**Leslie Kurnick**  
**1667 Page St.**  
**San Francisco**  
**CA 94117**

**Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Planning Commissioners and Office of Cannabis,

I am a long-time resident of the Upper Haight, a few blocks from FGW Haight's (FGW) proposed cannabis retail location at 768 Stanyan St. I have discussed the planned store in detail with the FGW partners and I strongly support their application. The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business a few blocks down on Waller. They are locals, just like me. I would be excited to see another locally owned business come to the neighborhood. We need local businesses now, more than ever. The partners have demonstrated their commitment to being a thoughtful, engaged part of the community.

Moreover, FGW's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses during a critical recovery phase in these increasingly challenging times.

Please approve FGW's application for cannabis retail without any delay!

Thank you.

Sincerely,

***Leslie Kurnick***

**Leslie Kurnick**  
**Page & Clayton**  
**The Haight!**

May 18, 2020

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

Re: SUPPORT Cannabis Store at 764 Stanyan St.

Commissioners,

I live a few blocks from the planned cannabis retail store at 764 Stanyan St., and I enthusiastically support this proposal. We need more neighborhood-serving retail businesses in the Haight-Ashbury, especially ones like this that are operated by people with strong connections to the community such as Matt, Marti, and Damien.

We need to have a healthy local cannabis industry with brick-and-mortar stores that source products locally and hire from the community. And in the wake of COVID 19, we need to be lifting up local business owners and helping commercial corridors bounce back. This store will be a great benefit to our neighborhood.

Please approve this application for a cannabis store at 764 Stanyan St. without delay. Thank you.

A handwritten signature in cursive script that reads "Rosemary Dilger". The signature is written in black ink on a white background.

Rosemary Dilger  
1832 Fell St., 94117

May 20, 2020

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

**SUPPORT Cannabis Store at 764 Stanyan St.**

Commissioners & staff,

I am a USF graduate, parent and grandparent in San Francisco, and a property owner on the 300 block of Parnassus for over 20 years. I am writing to offer my support for the proposed cannabis store and consumption lounge a few blocks from my property on the 700 block of Stanyan. This store will improve safety in the neighborhood and reduce the illegal drug sales we have dealt with for years. I also appreciate that this store will be owned by people who live in the neighborhood and are invested in its success—and who already run one successful small business here.

I enthusiastically support this proposal. Please approve it without delay. Thank you.

A handwritten signature in black ink that reads "Mike Monroe". The signature is written in a cursive, flowing style.

Mike Monroe  
94117

**Matt Kurnick, 1667 Page St., San Francisco, CA 94117**

**Re: Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Dear Planning Commissioners,

I am a long-time resident of the Upper Haight, a few blocks from FGW Haight's (FGW) proposed cannabis retail location at 768 Stanyan St. I strongly support FGW's application. The partners own Free Gold Watch, a screen printing and arcade business, an Upper Haight staple. They are locals! I would be excited to see another locally owned business come to the neighborhood. We need local businesses now, more than ever.

Moreover, FGW's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses. The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. FGW is exactly such a small business, owned by people who already live in our community.

Please approve FGW's application for cannabis retail without any delay or changes to the process.

Thank you.

Sincerely,

Matt Kurnick  
Upper Haight Neighbor

June 1, 2020

**Re: Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Planning Commissioners, Office of Cannabis staff, and Supervisors,

As a long time neighborhood advocate and former Board Member and President of one of the adjacent Neighborhood Associations, I welcome locally owned businesses come to fill the many vacant storefronts found in our popular commercial corridors. I have discussed the planned store with the FGW partners and I strongly support their application. The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business, and anchor of the Upper Haight business community. Many of the surrounding businesses use Free Gold Watch for their screen printing needs. We need local businesses now, more than ever. The partners have long demonstrated their commitment to being a thoughtful, engaged part of the community.

As a former NA board member, I understand and respect the concerns of the local neighbors and appreciate the regulations regarding distancing and operating practices which dispensaries must follow. One of the most important aspects, however, is community engagement and involvement. FGW has been involved in the neighborhood and has provided their support and services to local schools and organizations. It is important that the City takes this into account as the types of businesses which we, as neighbors, like to see to flourish in our neighborhoods.

FGW Haight is being considered at a time where all commercial corridors are suffering immensely. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19.

Please approve FGW's application for cannabis retail on June 18!

Thank you.

Sincerely,

JJ Strahle  
443 Broderick St

May 20, 2020

San Francisco Planning Department  
Attn: Michael Christensen, Senior Planner  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

SUPPORT Dispensary at 764 Stanyan

Commissioners,

I am a tenant in the Haight-Ashbury, near the proposed cannabis dispensary and consumption space at 764 Stanyan. I fully support this proposal and ask you to do the same. The small businesses in our neighborhood need all the support they can get following Shelter in Place orders, and regulated cannabis stores have proven to be a boon for commercial corridors that improve safety. We've had a problem with commercial vacancies, even before Covid-19. Now it is likely to get worse. This cannabis store will attract visitors and help the Haight-Ashbury, an international tourist destination, bounce back with strength. I am also excited to see that the project is owned by people who live in the neighborhood and already operate a great small business here.

Please support this project. Thank you.

**Kristy Hamilton**

Kristy Hamilton  
Central Ave  
94117

April 28, 2020

To: San Francisco City Officials

Re: Please approve cannabis store at 764 Stanyan

Commissioners,

I am a small business owner and have lived in the Upper Haight/Cole Valley neighborhoods for nearly two decades. I strongly support the proposed cannabis dispensary and consumption space at 764 Stanyan, which will be only a couple blocks from my home.

I know personally that in the wake of the Covid epidemic, our small business corridors will need all the help they can get. This dispensary will help bring more foot traffic to the Stanyan corridor and it will provide medicine and products to adults who live in the neighborhood.

My parents, who are in their 70s, use cannabis products medicinally and I know how effective they can be. Dispensaries should be treated like any other legal retail business—they should be allowed and encouraged.

Please approve this dispensary. Thank you.



Chris Monroe  
314 Parnassus, 94117  
[mmmjava@gmail.com](mailto:mmmjava@gmail.com)

April 27, 2020

To: San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

Commissioners,

I am a first responder in San Francisco and have lived above Cole Valley for many years. I totally support the planned cannabis dispensary and smoking lounge on Stanyan St. I'm not a cannabis consumer myself but I am excited for the positive impact this store will have. This dispensary and lounge will:

- Decrease crime and help stop drug dealing in the area.
- Increase tourism money and help small businesses recover from COVID 19.

Too many places in California are contradicting the will of the voters and banning or heavily restricting cannabis businesses. We should be supporting the voters and supporting these new businesses. We should be leading, not restricting. **Please support the cannabis store on Stanyan St. ASAP.**

Thank you.



Mathew P. Fluke  
SF, 94131  
[mpfluke@gmail.com](mailto:mpfluke@gmail.com)



April 29, 2020

To: San Francisco City Planning Department

Commissioners,

I have worked in Cole Valley for over a decade and I live nearby with my husband. **I fully support the planned cannabis dispensary and smoking area on Stanyan St.** With the COVID 19 crisis, the loss of jobs particularly in retail and dining, and the harm to our small businesses in San Francisco, we should be doing everything we can to support small, locally-owned businesses that will create new jobs. Cannabis is legal in California; it is overwhelmingly supported by people in our area. There is no reason to treat it differently from other retail businesses.

Additionally, the dispensary and smoking area will help combat the drug sales and use in Golden Gate Park and on Haight. We should have a regulated business that is contributing jobs and tax revenue to the City. Please support this store.

Thank you.



Sarah Black, MHA  
SF, 94117

April 27, 2020

San Francisco Planning Department  
Attn: Michael Christensen, Senior Planner  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

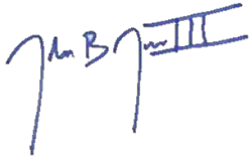
**Re: SUPPORT Dispensary at 764 Stanyan**

Commissioners,

My wife and I live in Cole Valley with our three young children. I would like to offer my full support for the planned cannabis dispensary and smoking area at 764 Stanyan St., which will be a few blocks from our home. We have seen that legal, regulated, and taxed cannabis dispensaries can help reduce illegal drug sales, which are all-too-common in Golden Gate Park, and prevent dangerous products like bootleg vapes from ending up in the hands of minors.

The owners of Free Gold Watch on Waller St. are members of our community and dedicated small business owners. They are exactly the kind of people who should be given the opportunity to start a dispensary on the Stanyan corridor. I hope you will approve the dispensary at 764 Stanyan without delay.

Sincerely,

A handwritten signature in blue ink that reads "Tripp Jones" with a stylized flourish at the end.

Tripp Jones  
Cole St., 94117

May 25, 2020

Planning Department  
San Francisco

Dear Commissioners and staff,

I am a tenant at Stanyan and Oak, only a few blocks from the proposed cannabis store and consumption area at 764 Stanyan. Free Gold Watch is a great local business in our neighborhood and I am excited to hear that its owners are interested in opening another business nearby. This will be a great asset to our commercial stretch and will benefit the other merchants in the Haight-Ashbury.

Please **approve the cannabis store and consumption area at 764 Stanyan St. ASAP**. Our community needs a place to safely consume cannabis, and our city should be doing everything possible to support local small business owners, especially social equity business owners.

Thank you,

A handwritten signature in black ink, appearing to read 'Kaori Nagase', written in a cursive style.

Kaori Nagase

Resident, Stanyan & Oak, 94117

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

THIS WILL BE A GREAT ADDITION TO THE UPPER HAIGHT.

Name: TAS VALDESPINO


Date: 5/22/20

Business: PROMOTIONS

Title: OWNER

Address: 1754 WALLER ST,  
SAN FRANCISCO CA.

Zip Code: 94117

Signature:  TAS VALDESPINO

**Letters from**  
**Merchants**

**Finnegans Wake**  
**937 Cole Street**  
**San Francisco, CA 94117**

San Francisco Planning Commission

**Re: Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Planning Commissioners, Office of Cannabis staff, and Supervisors,

The Owners of the Finnegans Wake bar in Cole Valley, a few blocks from FGW Haight's (FGW) proposed cannabis retail location at 768 Stanyan St have discussed the planned store in detail with the FGW partners and strongly support their application. The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business a few blocks down on Waller. They are local business owners just like us, and live in the neighborhood. Finnegans is proud to stand with FGW and excited to see another locally owned business come to the neighborhood. The partners have demonstrated their commitment to being a thoughtful, engaged part of the community.

Moreover, FGW's store itself will be a benefit to the community, creating jobs, improving safety, and bringing more visitors to nearby small businesses. The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. FGW is exactly such a small business, owned by people who already live in our community.

Please approve FGW's application for cannabis retail without any delay or changes to the process.

Respectfully,

*Dan Serot*

Dan Serot, President  
Finnegans Wake  
[dserot@yahoo.com](mailto:dserot@yahoo.com)



616 Divisadero St. San Francisco, CA 94117

May 28, 2020

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

**SUPPORT for FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Planning Commissioners and Office of Cannabis,

Greetings, my name is Danny Marks, and I am the owner of the Emporium at 616 Divisadero. I am writing to voice my support for FGW Haight, the proposed cannabis retail store located at 768 Stanyan Street.

The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business in the Upper Haight. If it wasn't for Matt's leadership and advocacy on behalf of arcades, small businesses like Emporium and Brewcade in Upper Market either would have had a much more difficult path or would not have been able to open at all in San Francisco. He is a great voice for local businesses and we are happy to see him as a partner on a new cannabis retail application in the neighborhood he has been serving for over a decade. His work will benefit the entire commercial corridor.

In addition, Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed store has shown a very strong commitment to our community. He has started many programs keeping the youth of San Francisco out of harm's way. He has volunteered his time and experience for years to help the City's youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and FGW Haight will similarly provide significant support to the neighborhood it serves.

FGW Haight is being considered at a time where all commercial corridors and small businesses, including the Emporium, are suffering. We need new businesses opening in all our corridors. This project will keep the community safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19. This is a win for the community.

Please approve this store without delay.

Sincerely,

A handwritten signature in black ink, appearing to be "DM", with a long horizontal line extending to the right.

Daniel Marks  
CEO, Emporium SF LLC

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,  
**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**  
All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

I'VE KNOWN MATT FOR OVER EIGHT (8) YEARS AND DONE BUSINESS WITH HIM FOR JUST AS LONG. I HAVE NOTHING BUT GOOD THINGS TO SAY ABOUT MATT AND I SUPPORT HIS PROJECT.

Name: AQUILES GUERRERO

Date: 5/2/20

Business: FLYWHEEL COFFEE

Title: OWNER

Address: 672 STANYAN ST.

Zip Code: 94117

Signature: \_\_\_\_\_





Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**


Additional Comments:

I had been known Mr. Matt. for almost 20 years he's a good community man.

Name: Tareq (Mr. T.) Date: 9-1-20

Business: Central Haight Market Title: \_\_\_\_\_

Address: 1301 Haight St Zip Code: 94117

Signature:  \_\_\_\_\_

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

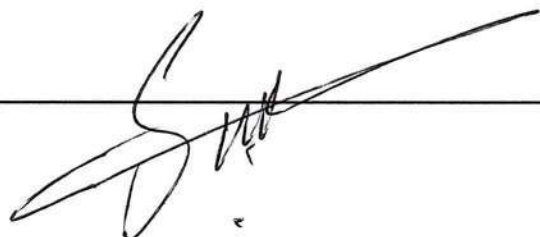
**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

Name: Suhail Saba Date: 5-6-2020

Business: PARKVIEW MKT Title: Owner

Address: 501 Frederick St. Zip Code: 94117

Signature: 

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey’s proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.** All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

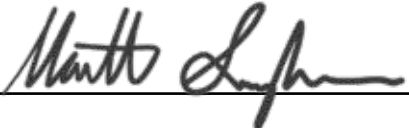
- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don’t do it in the Park;
- Advance San Francisco’s social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien’s application and ask you to support it as well.**

Name: Matthew Sengbusch Date: 4/28/2020

Business: Small Change Arcade Title: Owner Operator

Address: 713 Ashbury St. Zip Code: 94117  
1770 Armstrong Ave. 94124

Signature: 

As a resident of the Haight for 12 years, I've looked to Matt Henri, owner of Free Gold Watch for advice on starting my own local business. With his expertise and advice, Small Change Arcade has been in business for 5 years. Besides an astute business acumen, Matt works non-stop to make sure not just his customers, but our neighbors here in the Haight have a business to be proud of, and honestly brag about to our friends everywhere. As I spend a lot of time at Free Gold Watch, I've met people who have come from all over the world to visit, based solely on word of mouth reputation. I support, and urge you to support this business as I have no doubt it will be a success in every sense.

Matt Sengbusch  
Small Change Arcade  
Local Resident and Business Owner

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey's proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alford Lake;
- Provide a safe, regulated place for people to consume cannabis so they don't do it in the Park;
- Advance San Francisco's social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

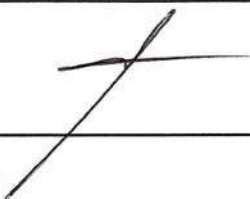
**I fully SUPPORT Matthew, Marti, and Damien's application and ask you to support it as well.**

Additional Comments:

Name: EDWARD SARGENT Date: 5/22/2020

Business: MURRIOS BAR Title: OWNER

Address: 1811 HAIGHT ST Zip Code: 94117

Signature: 

# Personal Support



Christopher Callaway, CEO  
Eureka Sky

**Re: Please APPROVE FGW Haight cannabis store at 768 Stanyan St.**

Planning Commissioners, Office of Cannabis staff, and Supervisors,

As the CEO and equity applicant of Eureka Sky, SF's first permitted equity dispensary, I'm writing today to ask that you approve the FGW cannabis store at 768 Stanyan. I have discussed the planned store with the FGW partners and I strongly support their application. The partners Matt Henri and Leann Brass own Free Gold Watch, a screen printing and arcade business a few blocks down on Waller. I believe this is one of the most unique, beautiful, and wonderful spaces in all of the city. I am very excited to see what their vision of cannabis retail looks like, and happily welcome more equity businesses to the SF retail cannabis landscape. We need these 'essential' and locally owned businesses now more than ever. The partners have demonstrated their commitment to being a thoughtful, engaged part of the community.

The reform of cannabis laws gives us, as a City, an opportunity to build an equitable, regulated, safe ecosystem of local cannabis small businesses that are part of—and support—the community they serve. FGW is exactly such a small business, owned by people who already live in our community.

FGW Haight is being considered at a time where all commercial corridors are suffering immensely. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19.

Please approve FGW's application for cannabis retail without any delay or changes to the process.

Thank you.

Sincerely,

Christopher Callaway, CEO  
Eureka Sky



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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

My name is Drakari Donaldson. I am the CEO/Owner of the California Street Cannabis Co., San Francisco's newest retail cannabis storefront. Damien Posey has been a mentor to me over the last 5 - 7 years of my life. I met him as a security guard for Bullitt, a now closed establishment that I used to manage on the corner of Polk and Vallejo. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. Damien was a male role-model in my life that always inspired me to give back to the community. He brought me out to city wide homeless feeds, and he even encouraged me to volunteer for tel-hi's Highschool afterschool program. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves. We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration

Sincerely

Drakari Donaldson  
CEO/Owner  
California Street Cannabis Co.



May 19, 2020

To Whom It May Concern:

My name is Rudy Corpuz Jr. I'm writing this letter of support on behalf of Damien Posey, in his endeavor to be an equity owner of a cannabis establishment.

I have known Damien for many years. I knew him as a young man and have seen the tremendous change he has made in his life. He has dedicated a large part of his life to uplifting San Francisco youth.

In that work, I have seen his work ethic and dedication. I believe he will bring the same passion and drive to an equity business as he has in his fight for equity for SF youth. For these reasons, I fully support Damien as an equity owner in San Francisco's cannabis industry.

Please feel free to contact me if you have any questions or require additional information at 415-716-4100.

Sincerely,

Rudy Corpuz Jr.



**BIGROCK**

34 Page St.  
San Francisco, CA 94102  
[info@big-rock.com](mailto:info@big-rock.com)

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

**SUPPORT for FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

I am writing on behalf of Big Rock Partners to voice our strong support for FGW Haight, the proposed cannabis retail store located at 768 Stanyan Street. Big Rock is a strategic advisory and investment firm focused on the intersection of hospitality and cannabis, and works with several dozen SF Bay Area based hospitality and cannabis businesses such as Tacolicious, Souvla, Sava, Kikoko, Garden Society, Vertosa, Henry's Original, Che Fico, Lazy Bear, Nightbird, etc.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed store has shown a very strong commitment to our community. He has started many programs keeping the youth of San Francisco out of harm's way. He has volunteered his time and experience for years to help the City's youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and FGW Haight will similarly provide significant support to the neighborhood it serves.

FGW Haight is being considered at a time where all commercial corridors are suffering. Cannabis retail is an essential business. It makes communities safer, creates jobs, and brings new customers to neighboring businesses reeling from the impact of COVID-19. This is a win for the community.

We ask you to approve this store without delay.

Sincerely,

Mike Harden, CEO & Founding Partner, Big Rock Partners



05/26/2020

Joyce Cenali, COO & Partner, Big Rock Partners



05/26/2020

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

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Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street

Commissioners and Office of Cannabis,

My name is JJ Hanley and I'm the owner/operator of Filigreen, a licensed cannabis distributor located in the Bayview District of San Francisco. I met Damien through mutual friends years ago and I've always been impressed by his work ethic, positivity and eagerness to give back. Whether it's through his role as a Case Manager for the Young Community Developers or advocating nonviolence by speaking directly with at risk youth in the community, Damien always finds ways to make a difference. The proposed cannabis store at 768 Stanyan represents an opportunity for Damien to elevate his potential and have an even greater impact on the neighborhood and community as a whole.

We need more small businesses in the city owned by local residents like Damien and I hope you APPROVE this store without delay.

Sincerely,

JJ Hanley  
Co-Founder | CEO  
[jj@filigreen.com](mailto:jj@filigreen.com) | 415.350.0715

Filigreen  
2089 Ingalls St, Unit 3  
San Francisco, CA 94124

Planning Department  
San Francisco

Dear Commissioners and staff,

I am a longtime San Francisco resident, former tenant in the Haight-Ashbury, and past president of the North of Panhandle Neighborhood Association. I'm writing to you to ask you to please approve the cannabis store and smoke lounge proposed at 764 Stanyan.

The owners of this store already run a great local business in the community and their next business will be another great addition. We need to be fostering unique local businesses that will reduce retail vacancies, help our neighborhoods recover from COVID-19, and create jobs for residents. This cannabis store will do all those things as well as improve safety along Stanyan around Alvord Lake.

Please **approve the cannabis store and consumption area at 764 Stanyan St. ASAP.**

Thank you,

A handwritten signature in blue ink, appearing to read "Jarie Bolander". The signature is fluid and cursive, with a large initial "J" and "B".

Jarie Bolander  
SF Resident  
Past President, North of Panhandle Neighborhood Association

Dear SF Planning Commissioners, Office of Cannabis, and Supervisors,

**I SUPPORT Matthew Henri, Marti Brass, and Damien Posey’s proposal for a social equity cannabis dispensary and consumption lounge at 764-766 Stanyan St.**

All three owners are strongly connected to our community, and Matthew and Marti have been running a popular small business in the neighborhood for years.

Their dispensary and consumption lounge will:

- Provide medicine and adult use cannabis for neighbors and tourists;
- Strengthen the Stanyan small business corridor;
- Reduce illegal drug dealing in the area, particularly around Alvord Lake;
- Provide a safe, regulated place for people to consume cannabis so they don’t do it in the Park;
- Advance San Francisco’s social equity policies;
- Improve public safety; and
- Create quality local jobs in the wake of Covid 19.

**I fully SUPPORT Matthew, Marti, and Damien’s application and ask you to support it as well.**

Additional Comments:

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Business: \_\_\_\_\_

Title: \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Signature:  \_\_\_\_\_

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

Commissioners/Office of Cannabis,

My name is Sabrina Pacheco. I currently work with Lola Ventures in the city of Richmond.

Damien Posey, the CEO of FGW Haight, Equity Partners, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a strong commitment to our community. I have had the pleasure of working in the community with Damien for the last 2 years. I'm amazed at the passion Damien pours into the communities he serves. Damien has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to the youth in San Francisco, and I know that his company will provide significant support to the neighborhood it serves.

We need more small businesses in the city that are owned and operated by dedicated community leaders. The proposed cannabis store at 768 Stanyan is exactly that.

Please approve this store without delay.

Thank you for your consideration,

Sabrina Pacheco

Business Development

LOLA Ventures

Sabrina@lolasgrow.com

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissions and Office of Cannabis,

My name is Tameca Tisby and I am currently a Data Quality Auditor for Kaiser Permanente Medical Center. Damien C. Posey has been in my acquaintance in a variety of capacities for several years and I am excited to support him as he embarks on his journey as the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan. Since meeting his acquaintance, he has shown a very strong commitment to the San Francisco community. He has always been a charismatic individual who consistently demonstrated a passion for leadership, activism, mentorship, and entrepreneurialism. Damien, also known as “Uncle Damien”, in the community, where he can always be found, has an infectious spirit that can force others to seek their purpose because of the passion he displays for his own. He is the epitome of selflessness with respect to his devotion to making the underserved community of San Francisco his personal priority. As a native of this city, he has dedicated countless hours of his own time and money to the efforts against gun violence, homelessness, unemployment, and social injustices. His hope is grounded in aiding the less fortunate and senior citizens within his community. Driven by a purpose, it has become incumbent upon him to be present and available for others in need and to spread love. I am often impressed by his loyalty, perseverance, and grit regarding his commitment to fostering change and solidarity. Throughout his mission, Damien has collaborated with other likeminded individuals connecting with organizations such as The City Eats, Sunday Streets, Livable City, and many others, volunteering in support of their perspective causes relating to community outreach. He has also created his own community-based organization called Us4Us which focuses their energy towards elevating individuals through community action and violence prevention through self-awareness. Feeding the homeless is one of the many causes that are near and dear to his heart. As Vice Chairman of the board for The City Eats, Damien is instrumental in recruiting other volunteers to come and support in this movement so that they too may gain the enrichment he gets from each experience. Damien has valued the opportunity to help several individuals get a second chance at earning an honest living by working under him through a security company he manages.

As a sought-after mentor, transformed from his own troubled past, Uncle Damien takes every opportunity to plant seeds of value in the minds of the incarcerated, underprivileged, and misguided youth of San Francisco with commitment and hope to positively change the trajectory of their futures. To my knowledge, he has made it a personal vow to carry this out because such leadership, though much-needed, was missing when he was growing up in this city, he calls home. This outreach began with his faithful pledge to the Omega Boys Club where he speaks to and motivates young men and their mental strength twice every week. In the years that I have known Damien, his unwavering dedication to the youth in his community and others is nothing short of inspiring. I truly feel that his impact on their lives is everlasting and affords each of them new opportunities that they may not have otherwise obtained. Through mentorship, he guides the youth to seek positive change, physically exposing them to higher education, employment opportunities, housing programs, community volunteer services, youth workshops, and self-help

programs. In addition, he currently counsels' released juveniles on probation through his case management position at Young Community Developers, further shaping the mindset of these young men and women and even providing support to their parents. He prides himself on helping the youth achieve their dreams while simultaneously achieving his own. Maintaining transparency about the struggles in his path, allows those that follow his guidance to see how our circumstances of life do not have to limit our potential. I have been especially moved by the endless feedback heard from youth and adults reflecting on the communities' need for Damien's presence and his impact on their lives. He is an inspiration to all that know him and was dubbed "The People's Champ", a well-deserving title for his character. His most accomplished title "father" is his primary reason for conquering change in himself so that he may be the example that is needed in his daughter's life as well as others.

With such an upstanding and strong community presence, Damien has more than proven to be an asset. There are many people that may not identify with the struggles he has endured, but society has shown time and time again that through stories of struggle and pain greatness evolves. Damien is one of the best examples of this I personally know and is the reason I am confident that he will utilize this position and platform to continue to make great strides that further benefit your community and fellow business owners. Standing on the side of good, he brings to this opportunity a just mindset, a willingness to build, integrity, and a promise for growth. I truly believe, Damien possesses the character and judgment for driving results the community is sure to be proud of and I know this company will similarly provide significant support to the neighborhoods it serves.

Communities need more small businesses in this city owned by its local residents who are passionate, intellectual, personable, dedicated to the community, and successful at adding value. The store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Tameca D Tisby  
Data Quality Auditor, Kaiser Permanente  
6412 Laguna Mirage Lane  
Elk Grove, CA. 95758



5/14/20

To Whom It May Concern:

My name is Jacqueline Lucey and I have known Mr. Damien Posey for over 20 years. Throughout these years I have always known Mr. Posey to be a very kind and caring man that helps people when they are in need.

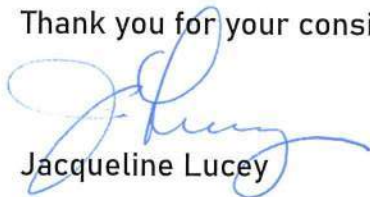
For the past couple of years he has been a huge influence in the community and has went out of this way to help others. I have personally volunteered with him at a couple events as well as have taken part in community giveaways to help with my own kids. He is great mentor to kids and has even came out of his way to attend my own son's football games and shown him what leadership and community service is all about. I am lucky to have him as a friend and I will support him any way I can as he has done for me.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan Street has shown a very strong commitment to our community. I have continued to see him huge impacts to help better the community and he is a wonderful and pleasant businessman that is very driven and goal minded.

I have no doubt that whatever business venture Mr. Posey takes on that he will be successful and make sure that it has a positive lasting impression on the community it serves. Damien has shown his commitment to community service and to youth in San Francisco, and I know any company he establishes will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local resident who are dedicated to helping and serving the community. The proposed cannabis store at 768 Stanyan Street is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.



Jacqueline Lucey

Antione Davis  
1246 Walker Ave 202,  
Walnut Creek CA, 94596

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

RE: SUPPORT FGW HAIGHT INC, CANNIBUS RETAIL AT 768 STANYAN STREET

Commissioners and office of cannabis,

My name is Antione Davis, and I am writing this letter in support of Damien Posey, the CEO, equity partner, and co-owner of FGW Haight at the hopeful location of 768 Stanyan street. I Met Mr. Posey at a local community rally where I asked him for financial advice and he met with a Book, "New Money" written by a SAN FRANCISCO NATIVE. The conversations from that day allowed me the opportunity to expand our relationship through many community events throughout San Francisco. As time passed us by, I have had the luxury of attending many events with Mr. Posey, I can say that his passion, love, and respect for the community he serves is outstanding. His dedication to serving his community is second to none. Day in and day out he continues to be a staple for his community, Furthermore I realize with his dedication from our collective community work that Mr. Posey will be a great asset to any neighborhood, and the community around 768 Stanyan Street will be blessed to have him as a neighbor. Allowing Mr. Posey, the opportunity will not only be great for himself, it is even more of a benefit for the community that he will serve.

In closing we need more community businesses owned by local residents and we as participating members of the city and county of San Francisco are fortunate to have Mr. Damien Posey in the Haight/Ashbury District.

Thank you for your consideration

Sincerely,  
Antione Davis

San Francisco Planning Department

1650 Mission Street, Suite 400  
San Francisco, CA  
94103

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis

My name is Tracey Sims from Bank of the West. I have been knowing Damien Posey for some years now. I met Mr. Posey at The Teen Summit 2019 one of the events he was speaking. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. Attending one of his events is very motivating and electric. Seeing how the youth gravitate to him it's so amazing. Seeing how they want to do the right moves in their lives. Also, hearing how these kids are making an effort in their community is very inspiring. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Tracey Sims

Bank of the West

2527 Camino Ramon

San Ramon, CA 94583

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

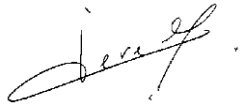
**Re: SUPPORT Cannabis Dispensary on Stanyan St.**

Commissioners,

I am writing in my personal capacity to support Damien Posey and his proposed cannabis dispensary and consumption lounge on Stanyan St. For the past two years, I served as the president of the board of a local nonprofit that provides services to youth in foster care and the juvenile justice system. Damien has consistently supported our organization and the youth we serve. He is a welcome and positive sight at our events. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know his dispensary will similarly support to the neighborhoods it serves.

We need more small businesses owners like Damien, who come from difficult circumstances and dedicate themselves to giving back to those who are facing them now. **Please APPROVE THIS STORE WITHOUT DELAY.**

Thank you for your consideration.



Didier G. Perez  
CEO  
Toolbox Genomics  
2443 Fillmore Street, Suite 328  
San Francisco, CA  
94115  
[didier@toolboxgenomics.com](mailto:didier@toolboxgenomics.com)  
(415) 269 0666

San Francisco Planning Department

1650 Mission Street, Suite 400

San Francisco, CA

94103

Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street

Commissioners and Office of Cannabis,

My name is Diarra Neal. I mentor youth under Damien in the city of San Francisco. His program US4US is a second family to me. Through volunteering with the organization I have gained confidence in myself and knowledge. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. I have been a part and witnessed Damien's relentless devotion to our community through community engagements, give backs, and sponsored events for youth free of charge for their families just to name a few. I am incredibly impressed how everyday he finds ways to serve his community and better himself. He is a role model and mentor to many children and adults in our city. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Diarra Neal

Malik Wade  
5214F Diamond Hts Blvd #434  
San Francisco, Ca 94131

Re: Support FGW Haight Inc, Cannabis Retail at 768 Stanyan St

Commissioner and Office of Cannabis

My name is Malik Wade I am the Executive Director of Scholastic Interest Group mentoring organization. I have known Damien Posey for approximately ten years. I have known Damien to be a man of integrity and character and a very hard worker. He is a pillar in the community and has been a blessing to many youth that he mentors.

I think that his work ethic would be great for the small business community. The proposed store at 768 Stanyan will be an asset to the community by providing jobs and economic opportunities for those that have not traditionally participated in the local economy.

Please approve this store without further delay.

Thank you for your consideration.

Sincerely,

Malik Wade

Executive Director (SIG)

Duana Brown  
1818 Pennsylvania Ave.  
Richmond, Ca 94801

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Planning Commissioners and Office of Cannabis,

My names is Duana Brown and I am the front office manager of a high school as well as the Youth Director of a church in the Bay Area. I have been friends with Damien for about 3 years and he has been a mentor to my 7 year old son for about 6 months. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. Damien gave my son's (O'Mari) confidence a boost, by allowing him to march in the "Black Joy" parade. O'Mari was so excited and felt good about his accomplishments. Damien encourages him every time they talk to each other. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Duana Brown  
1818 Pennsylvania Ave.  
Richmond, Ca 94801

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Dear Commissioners and Office of Cannabis,

My name is Tamisha Garner a San Francisco Native. I am an established Salon Business owner and CEO of Snw Beauty, a traveling bridal business. Snw Beauty focuses on creating opportunities, providing professional training and supporting individuals seeking to be apart of a beauty freelance team who come from underserved communities. I have known Damien Posey in a variety of capacities for many years. He has been a bridge for Snw Beauty helping us connect to the people of the community. During the time I have known Damien he is always willing to go above and beyond what is expected of him. He is honest, respectful, humble and trustworthy. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community.

Damien Posey is a gem. He is a hands-on individual in his community, with a strong work ethic and the determination to succeed. The people of the community have spoken. Breakout a community of 2,000 leaders across the US creating positive change in neighborhoods and cities named Damien Posey, The People's Champ. He has been recruited, trained and certified to mentor in cities throughout America. Damien is committed to making his community a better place and has proven that by his many services in different community base organizations. He is a team member that is heavily active with City Eats a non-profit organization dedicated to unifying the community through the purpose of eradicating hunger amongst the inner city homeless population. Damien services Mother's Brown kitchen a San Francisco base for feeding the homeless, Glide S.F who provides food, housing and healthcare assistants, Mobilize Love who deploys outreach trucks given children, youth and families access to basic human services and mentorship relationship. There are far more similar community base organizations that he services as well. Damien works and is extremely resourceful for Young Community Developers, a community- based organization that provides education and employment training opportunities to residents of San Francisco. Us4us a supporting organization uplifting people through community action is one of the several different organizations Damien created to help get information and reliably resource out to his community. Here you can find out about jobs, career opportunities, violence prevention, other resources and mentorship. Damien host and books the youth to get payed for their talents at Sunday Streets SF a series of free, fun open street events . He is also involved and supports organization like Project level a socially active non-profit program that natures the creative needs of at-risk and underserved Bay Area inner-city youth. Damien works with organizations such as United Playaz a violence prevention and youth development organization that has worked in San Francisco for 25 years. He speaks, participates in many of their community outreach events and is apart of their annually Gun Buy Back, helping end the pollution and being the solution to gun violence. Damien is a member of



the Omega Boys program where he has committed and dedicated days where he speaks to young men on lockdown in juvenile hall while guiding and motivating their mindsets for positive change. Servicing organization like City Youth Now who provides services and programs for youth in the San Francisco foster care and juvenile justice system. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Tamisha Garner  
CEO of  
Snw Beauty  
1000 Oak St, San Francisco Ca 94117

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

Re: SUPPORT FGW Haight Inc., Cannabis Retail at 76 Stanyan Street

Commissioners and Office of Cannabis,

I have observed Damien Posey at work with youth, families, and feeding the hungry in the community. Anyone that sees Damien in action can tell he gives from his heart and is very sincere and serious about the work he does to help others. Damien has volunteered in the community for many years; sharing his struggles, triumphs and insight in order to help at-risk youth in San Francisco and other cities as well as anyone that may be headed in the wrong direction or going through difficult times in their life. I was so impressed by him that I asked if he could assist and support me in my efforts to receive training in human services via a program in which I've enrolled as I am interested in working in a new field after working in education for 20 years. Damien was very supportive, and we will speak again later regarding possible networking I could use.

During our conversation, it was clear how Damien's work within the community as it stands now will carry over into his work as the CEO of FGW Haight, equity partner, and co-owner of the cannabis store at 768 Stanyan. I would not have sought Damien's assistance if I didn't feel in my spirit that he really cares. The sales from this new business venture will fund gun buy-back programs, support for seniors in the community, community beautification, and other programs and activities that will continue to better the community at large.

Having small businesses in the city, such as the cannabis store, that are owned by local residents is very important. It helps to build and maintain trust within and puts money back into the community. Knowing that someone as dedicated as Damien is; someone that has strong ties in the community and is so beloved that he is affectionately known as Uncle Damien within the city, speaks to his strong commitment toward residents at large. He calls those that join him in solidarity to help others his "family members." I am glad to have met him and to be considered part of this family. I trust that Damien will do his very best to be successful in this new endeavor, not only for himself but for his people; his "beautiful people" as he calls those who are in need and that support him. We are his beautiful people regardless of color, gender, and background. Damien doesn't discriminate: Where there is a call for support that he hears, he will do what he can to answer it.

I ask that you please approve the cannabis store as another source of community support. Thank you.

Regards,

Cherice Stanley

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

My names is Jimmie Edwards, I am currently a college athlete at Santa Rosa Junior College. I met Damien at United Playas when I was fourteen years old, ever since he has been a mentor to me and a second father figure.

Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Jimmie Edwards  
Us for Us

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

My names is Darius Bennett Norwood. I met Damien when I was in Juvenile Hall, I had no job, no real family and no hope. Uncle Damien taught me that there was life beyond Hunter's Point and I could be so much more than a gang banger. Because of his guidance I have aspirations to become a scuba diver for National Geographic. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. I am living proof of his commitment. Uncle Damien shows youth like myself that we can turn our lives around by being present and an outstanding example.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that!

Thank you for your consideration.

Sincerely,

Darius Bennett Norwood

May 7, 2020

To Whom It My Concern,

My name is LaTonya Bannister and I am writing this letter on behalf of Damien Posey. I was born and raised in San Francisco, CA and have known Damien for quite some time. I was honored when he asked me to write a character reference letter for him. To know Damien is to love him. His charismatic personality affords him the ability to relate with people of all ages and walks of life. Within his community Damien is known as "Uncle Damien". He makes it a point to know and understand the people in the community that he lives in and always has a kind word, piece of advice, or a helping hand for anyone.

Damien assists many of the wonderful organizations in his community. He helps in feeding the hungry, helping the elderly, youth, and anyone else in need. If he can't do it himself he will find a resource that can! I've witnessed the love that Damien receives throughout the area and it's a genuine respect from people of all ages. Damien's heart truly resides in San Francisco.

I know this sounds too good to be true but in order to fully grasp Damien's character, you would only have to take a walk with him through various neighborhoods and witness just how well known and loved he is. Thank you for your time, if you have any further questions don't hesitate to contact me.

Respectfully,

LaTonya Bannister  
540-223-6140  
latonyabannister@ymail.com

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

Commissioners and Office of Cannabis,

My name is Sabrina Pacheco. I currently work with Lola Ventures in the city of Richmond.

Damien Posey, the CEO of FGW Haight, Equity Partner, and proposed co-owner of the proposed cannabis retail store at 768 Stanyan has shown a strong commitment to our community. I have had the pleasure of working in the community with Damien for the last 2 years. I'm amazed at the passion Damien pours into the communities he serves. Damien has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to the youth in San Francisco, and I know that his company will provide significant support to the neighborhood it serves.

We need more small businesses in the city that are owned and operated by dedicated community leaders. The proposed cannabis store at 768 Stanyan is exactly that.

Please approve this store without delay.

Thank you for your consideration,

Sabrina Pacheco

Business Development

LOLA Ventures

Sabrina@lolasgrow.com

Dominique N. Covarrubias  
601 Hanover St  
Daly City, CA 94014

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

Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street

Commissioners and Office of Cannabis,

My names is Dominique N. Covarrubias, I'm a 12 year United States Navy disabled Veteran. I deployed numerous times and also did a tour in Tikrit, Iraq (2005-2006) and from those deployments, I became afflicted with PTSD dude to combat action and MST. Damien Posey has been a positive influence in my life and a great support to me before, during, and after my military service. After my honorable separation from the military, he knew how I was suffering with PTSD, depression, anxiety and insomnia and suggested I try cannabis instead of the many dangerous pharmaceuticals the Department of Veterans Affairs was pushing on me. I've always been under the impression that "weed" was a dangerous drug, but I was tired of suffering and decided to take his advice and sought out a dispensary. July 17, 2011 my life changed dramatically because I took Damien's advice! I stopped all pharmaceuticals (within about a month) and I've been using medical cannabis to treat my various military inflicted disabilities (I'm 90% disabled through the VA). Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community and that includes me personally. Because of my specific trust and total confidence in Damien, I heeded his suggestion years ago and my life has been 1000% better for it! Because I wasn't falling victim to my disabilities due to my use of medical Cannabis, I have since held down steady employment, met my husband and have started a family! That's huge for me, someone that was so anxious and depressed that I didn't even want to leave the house! Apart from personally helping me through the worst part of my life, he has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Dominique Nicole Covarrubias

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

My name is Marquis Glover and I am writing to support my Uncle. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. I met Uncle Damien when I was 9 years old and he mentored me. Over the years he has always been there when I needed him, no matter what he had going on. I feel he saved my life by always pushing me to do better and showing me there was more to me than just the streets. Damien has always been there for me for whatever I needed including helping me find a job.

He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. I know others feel the way I do about him in the community.

Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Marquis Glover  
US4US Bay Area Volunteer





Cannabis Express  
Marie's Deliverables  
160 Gilbert St.  
SF CA

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

**Re: SUPPORT FGW Haight Inc., Cannabis Retail at 768 Stanyan Street**

Commissioners and Office of Cannabis,

My name is Marie Montmarquet, on behalf of Gilbert St Unit 2 business in San Francisco and I know Damien through Success Center, a non-profit I work with where he is involved in mentoring the community.. Damien Posey, the CEO of FGW Haight, Equity Partner, and co-owner of the proposed cannabis retail store at 768 Stanyan has shown a very strong commitment to our community. In the time I've known Damien I have personally seen his activism in the community. He has started many programs keeping the youth of San Francisco out of harm's way and is an example that you can come from any background and succeed by doing the right things. Every aspect of his life is centered towards making sure he uses his life to inspire and motivate his community to make the right choices. He has volunteered his time and experience for years to help youth in some of the most difficult of circumstances. Damien has shown his commitment to community service and to youth in San Francisco, and I know that his company will similarly provide significant support to the neighborhoods it serves.

We need more small businesses in the city that are owned by local residents who are dedicated to the community. The proposed cannabis store at 768 Stanyan is exactly that. Please APPROVE THIS STORE WITHOUT DELAY.

Thank you for your consideration.

Sincerely,

Marie Montmarquet  
Marie Montmarquet  
Co-Founder  
Marie's Deliverables / Cannabis Express  
160 Gilbert St  
SF CA 94105

# Petition

Recipient: San Francisco Planning Commission and Office of Cannabis

Letter: Greetings,  
Support FGW Haight Cannabis Retail Application

# Signatures

Name	Location	Date
Joe Reiss	US	2020-04-28
Cari Delaplane	San Francisco, CA	2020-05-16
Matt Kurnick	San Francisco, CA	2020-05-16
Timothy Omi	San Francisco, CA	2020-05-16
Jeffrey D. Rosen	San Francisco, CA	2020-05-16
David Goldman	San Francisco, CA	2020-05-16
Katy Platt	San Francisco, CA	2020-05-16
David Goldman	San Francisco, CA	2020-05-16
Kenneth Koehn	San Francisco, CA	2020-05-16
Stephen Shub	Oakland, CA	2020-05-16
Daniel schonberg	Ross, CA	2020-05-17
drakari donaldson	San Francisco, CA	2020-05-17
William Johnston	Twin Peaks, CA	2020-05-17
Matt Fluke	San Francisco, CA	2020-05-17
Damien Posey	San Francisco, CA	2020-05-17
Yolanda Bellisimo	San Francisco, CA	2020-05-17
Dwight Bellisimo	San Francisco, CA	2020-05-17
Norma Valencia	Lake Elsinore, US	2020-05-17
Joyce Williams	San Francisco, CA	2020-05-17
Terri Weinstein	Coral Gables, FL	2020-05-17

Name	Location	Date
Charles Grossman	Minneapolis, MN	2020-05-17
Douglas B. Evans	San Francisco, CA	2020-05-17
Terrance Alan	San Francisco, CA	2020-05-18
David Hua	San Francisco, CA	2020-05-18
Arielle Hutchins	Waterloo, US	2020-05-18
Sarah Shrader	San Francisco, CA	2020-05-18
Ken Seligson	San Francisco, CA	2020-05-18
Christian Averill	San Francisco, CA	2020-05-18
Sean Ritz	Irvington, US	2020-05-18
Lee Ann Benge	West Hollywood, CA	2020-05-18
Christopher Schroeder	San Francisco, CA	2020-05-18
Quentin C. Platt	San Francisco, CA	2020-05-19
Skip Alden	San Francisco, CA	2020-05-19
Jeff LaPenna	Novato, CA	2020-05-19
Ray Walker	Columbus, OH	2020-05-19
Joseph Reisa	San Francisco, CA	2020-05-19
Stella Doyle	San Francisco, CA	2020-05-22
Melanie Lee	San Francisco, CA	2020-05-22
Luke Bruner	San Francisco, CA	2020-06-02

## **Section 5**

### **Odor Mitigation Plan**

**764 Stanyan St - 2020-004439PRJ/CUA**

# **ODOR MANAGEMENT PLAN**

## **768 Stanyan**

*All of the residents who reside in the building above FGW Haight's proposed location support the dispensary project and the consumption lounge. The top floor residents at 764 Stanyan, Matt Henri and Marti Brass, are FGW Haight partners and the business' landlord. The tenants of middle floor at 766 Stanyan have all signed a letter supporting the project and the consumption lounge. Their support letter is attached as Exhibit B.*

Our Odor Management Plan (OMP) is designed by industry experts as a multifaceted, best-in-class approach to ensure FGW Haight does not emit any odors to its residential and commercial neighbors or to the surrounding area. Additionally, our dispensary and consumption lounge will meet or exceed every applicable requirement of the San Francisco Department of Public Health (SFDPH) and Office of Cannabis as well as the California Department of Health and Bureau of Cannabis Control.

The goals of FGW Haight's OMP are:

1. Eliminating any odor of cannabis outside the premises
2. Preventing the emission of any odor of cannabis from the premises
3. Maintaining clean air within the premises, including minimizing any smoke and odor from the consumption lounge entering other areas of the dispensary.
4. Providing excellent indoor air quality for the health and wellness of all employees, patients, and customers

We are completely renovating our business' space using best building practices to stop indoor air pollutants. Our OMP is grounded on engineering controls as the primary control method for air quality and odor control. Our OMP was informed by OSHA Publication 3430, *Indoor Air Quality in Commercial and Institutional Buildings*.<sup>1</sup> As such, efficient ventilation, proper filtration, and preventative design form the cornerstones of our OMP.

Prior to taking delivery of any cannabis products or opening the consumption lounge for public use, FGW Haight will install a robust three-stage air filtration system that complies with SFDPH's Cannabis Smoking Room Type-C Permit requirements (attached as Exhibit A). We will submit our Cannabis Smoking Room Ventilation Proposal to SFDPH before we apply for our mechanical permit from the Department of Building Inspection to ensure total compliance with city regulations regarding cannabis consumption. The three-stage system will include:

1. Intake Filtration
2. In-Line Electronic Cleaner System
3. Exhaust Filtration

---

<sup>1</sup> <https://www.osha.gov/Publications/3430indoor-air-quality-sm.pdf>

1. For intake filtration, we will use the indoor, ceiling mounted Everclear CM-11 Total High Efficiency Particulate and Gaseous Filtration System. The Everclear CM-11 sits flush with the ceiling tiles and is designed to remove dust, smoke, pollen, and other particulates using high-efficiency disposable filters with large, twin odor/V.O.C filter modules. The CM-11 serves as the first filtration point in the HVAC system. Air is filtered as it is drawn from the different rooms in the dispensary into the ducts. The Everclear CM-11 is often used in cigar bars, hookah bars, testing laboratories, and welding shops to maintain clean air, and is thus well-suited to clean the air in our consumption lounge and dispensary.

2. After the initial filtering by the CM-11, the air will then drawn through the In-Line Electronic Cleaning System, the second stage in the filtration system. The Aprilaire Model 5000 Electronic Air Cleaner will be installed in conjunction with the air handler/furnace and remove the particles that travel with the air that circulates through the HVAC ducts. The Air Cleaner will be set to clean the air at all times, 24 hours per day, seven days a week, even when the heat or air conditioning is not turned on. This is the second firewall for the elimination odor.

3. As the third phase of the filtration system, the Exhaust Filtration serves as the final barrier for any cannabis odor particulates. The Exhaust Filtration includes an inline fan equipped with carbon can filters. **The fan creates a negative pressure environment throughout the space on a continual basis, which will prevent any odors from escaping the premises when exterior doors or windows are opened.** The carbon filters on the exhausts are the final stage of air scrubbing, causing the flow of air to the exterior of the building to be both odor- and contaminant-free.

Each one of these systems on its own could do, and in some applications does do, a commendable job of controlling odor. By combining all three, we are creating an unbeatable trifecta, with redundancy and certainty.

All of the systems will be maintained regularly. We will retain a maintenance team to keep the systems operating at maximum efficiency. Filters will be replaced at every scheduled maintenance. Our maintenance team will also educate our employees about the operations of the filtration system.

Because we plan to remodel the entirety of the premises, we will have the ability to install the filtration and air cleaning systems to ideal specifications rather than be hindered by previous HVAC systems or duct work. All equipment will be in brand new, working condition, covered by manufacturer warranties. And all systems will be installed prior to the opening of the premises for business.

FGW Haight is committed to providing state-of-the-art air quality and odor control systems to ensure we are operating with zero odor emissions and providing the highest indoor air quality possible for our employees, patients, and customers.

*Please note all specifications are subject to change pending SFDPH review of our Cannabis Smoking Room Ventilation Proposal.*



# APPENDIX A

## SF DEPARTMENT OF PUBLIC HEALTH SMOKING ROOM REQUIREMENTS



City and County of San Francisco  
 DEPARTMENT OF PUBLIC HEALTH  
 ENVIRONMENTAL HEALTH

### Cannabis Smoking-Type C Permit Requirements

December 2018

The Rules and Regulations for Article 8A of the San Francisco Health Code requires the Department of Public Health (DPH) approve your Cannabis Smoking Room Ventilation Proposal *before* the San Francisco Department of Building Inspection will issue a mechanical permit for your project.

For DPH to review the Cannabis Smoking Room Ventilation Proposal and assess compliance with the requirements set forth in the Article 8A Rules and Regulations of the San Francisco Health Code, the following, at a minimum, shall be included in the Cannabis Smoking Room Ventilation Proposal:

- Air change for the Designated Cannabis Smoking Room: **XXX cfm and/or XXX ach**
- Air change for common areas inside the Cannabis Retailer or Microbusiness: **XXX cfm and/or XXX ach**
- Filter type for the Designated Cannabis Smoking Room: **(e.g. MERV 11)**
- Odor Control Measure for the Designated Cannabis Smoking Room: **(e.g. Activated Carbon Filter or other Odor Control Technology, provide manufacturer's specification sheet)**
- Location of air intakes and exhaust outlets\*: **(e.g. location on Roof or exterior of building)** \*Shall be in compliance with the CMC 602.2 for "other product-conveying" termination
- Negative Pressure in the Designated Cannabis Smoking Room: **(Yes/No)**
- If negative pressure will be maintained only in the Designated Cannabis Smoking Room **(Yes/No)**
- Areas not served by enhanced ventilation. **(e.g. retail area, hallways, etc.)**
- If applicable, location of Z-ducts, trickle vents or similar unfiltered air system used for the Cannabis Retailer or Microbusiness. **[SPECIFY]**
- Percentage of total square footage, for consumer use, of the permitted Cannabis Retailer or Microbusiness that will be used for smoking of cannabis in the Designated Cannabis Smoking Room.
- Designated Cannabis Smoking Room does not share space with employee work area. **(Yes/No)**
- Maximum occupant load for the Designated Cannabis Smoking Room.
- The Designated Cannabis Smoking Room will have a separate heating, ventilation and air-conditioning (HVAC) system. **(Yes/No)**
- The Designated Cannabis Smoking Room shall exhaust 100% of the air directly to the outside through a Pollution Control Unit and Odor Control Unit. **(Yes/No)**
- A description of the Operations and Maintenance plan for the ventilation system and methods for recordkeeping to ensure that the Operations and Maintenance Plan is followed.
- All doors leading to the Designated Cannabis Smoking Room are self-closing and installed with a gasket to provide a seal where the door meets the stop. **(Yes/No)**
- All mechanical equipment is in compliance with the San Francisco Noise Ordinance-Police Code Article 29.

Please include the above information on a proposal that is signed and stamped by a licensed mechanical engineer or other individual authorized by the California Business and Professions Code Section 670-6799 (Professional Engineers Act) to design ventilation systems that meet the requirements of Article 8A's Rules and Regulations and all Mechanical Code Requirements. The proposal should state that in the signatory's opinion, the ventilation system as designed for the Designated Cannabis Smoking Room is compliant with Article 8A and all accompanying Rules and Regulations in effect at the time of signing.

1390 Market Street, Suite 210, San Francisco, CA 94102  
 Phone 415-252-3800

## APPENDIX B

### LETTER OF SUPPORT FROM UPSTAIRS TENANTS

April 27, 2020

San Francisco Planning Department  
Attn: Michael Christensen, Senior Planner  
1650 Mission Street, Suite 400  
San Francisco, CA  
94103

**Re: Tenants of 766 Stanyan Support Cannabis Dispensary + Consumption**

Commissioners,

I've been one of Matt Henri's tenants for about 7 years now and I've seen Free Gold Watch become a San Francisco staple in the community. They've always promoted a friendly, safe space for people to hang out and have contributed to keeping SF culture alive and thriving. Our house has always been a fan. I personally think Matt's next business venture would be a great fit for our neighborhood. An inclusive and inviting recreational cannabis dispensary and consumption lounge is something that the Upper Haight/Cole Valley neighborhood has been needing for years. My roommates and I have full trust in what Matt and his team will build. Very exciting!

Best,

Joe Fromer  
766 Stanyan Tenant for 7 years  
[josephfromer@gmail.com](mailto:josephfromer@gmail.com)



Megan Carroll  
766 Stanyan Tenant for 2 years  
[megancarrollart@gmail.com](mailto:megancarrollart@gmail.com)



Gina Gritzmaker  
766 Stanyan Tenant for 1.5 years  
[ginagritzmaker@gmail.com](mailto:ginagritzmaker@gmail.com)



## **Section 6**

### **Security Plan**

**764 Stanyan St - 2020-004439PRJ/CUA**

# SECURITY PLAN

768 Stanyan

PURPOSE..... 2

GENERAL INFORMATION..... 2

SECURITY & DIVERSION..... 2

ALARM SYSTEM & PROVIDER..... 3

VIDEO SURVEILLANCE ..... 4

PROCESS FOR SECURING PREMISES ..... 4

EMPLOYEE BADGES ..... 5

LIGHTING & VISIBILITY ..... 6

CONSUMPTION LOUNGE SECURITY ..... 7

PROCESS DOCUMENTATION..... 7

POLICE REPORTING..... 7

LOITERING & ILLEGAL TRANSFERS ..... 8

GOOD NEIGHBOR POLICY..... 8

APPENDIX A ..... 0

    VISITOR LOG..... 0

APPENDIX B ..... 1

PREMISE DIAGRAM—EXTERIOR..... 1

    PREMISE DIAGRAM—INTERIOR..... 2

## **PURPOSE**

FGW Haight is committed to providing a safe and secure environment at our cannabis retail store and consumption lounge at 768 Stanyan in San Francisco. Human life, public safety, and security are essential components of the services we provide to the community. A comprehensive security plan has been developed to fulfill this commitment to ensure that access to our store is safe, secure, and limited to employees and visitors approved under the City of San Francisco’s cannabis regulations and municipal code and California state law and regulations.

The security plan is based upon security measures that have been successfully implemented at multiple dispensaries and cannabis facilities operating in California, Nevada, and Maryland. These measures have been assessed and prepared by **TBD** professional security provider, a company fully insured and licensed by the California Bureau of Security and Investigations Service (BSIS), a division of the California Department of Consumer Affairs.

## **GENERAL INFORMATION**

A professional security provider will provide a uniformed security team, trained on the specific needs of the facility from the hours of 8:00 am until the last employee leaves the store at approximately 11:00 pm. All security officers will be fully licensed, insured, and will carry a BSIS “Security Guard Card and Firearm Permit” (if armed) at all times. There will be at least one officer equipped with a firearm, unless otherwise mutually determined. The security team will be under the direction of the Security Director, who will incorporate high-profile deterrence and techniques to deter robbery, theft, and diversion.

Name of Security Company: **TBD**

License Number: CALIFORNIA PRIVATE PATROL OPERATOR #**TBD**

Contact Persons:

**TBD**

**TBD**

**TBD**

## **SECURITY & DIVERSION**

Security measures will be strictly enforced. These measures include, but are not limited to:

- Preventing unauthorized entry to FGW Haight’s facilities: security staff will verify identification and medical authorizations of all visitors before allowing them to enter the facility. Adult use customers must be 21+ and medical patients must be 18+.
- Preventing persons from access to or remaining on the facility if they are not engaging in activity related to the business

- Establishing limited access areas
- 24-hour electronic surveillance and alarm response
- The storing of all cannabis products in a secure room, safe, or vault bolted to the floor or by other acceptable method to prevent theft
- The storing of all unusable and excess cannabis, until disposed of, in accordance with Waste Disposal Policies & Procedures
- Maintaining comprehensive and up-to-date security and safety policies and procedures

Other diversion measures include Standard Operating Procedures related to:

- Inventory tracking system accounting for all products containing cannabis
- Procedures for prompt diversion detection
- Documentation and internal and external diversion reporting
- Use of METRC through point of sale system that identifies and tracks all stock of cannabis from the time it is delivered or produced to the time it is sold or delivered

If an employee finds evidence of a theft or diversion, the employee must report the theft or diversion to the manager, and FGW Haight shall report the theft or diversion to the Bureau of Cannabis Control and to the San Francisco Police Department.

### **ALARM SYSTEM & PROVIDER**

Name of Alarm System Agent: **TBD**  
License Number: **TBD**  
Address: **TBD**  
Phone Number: **TBD**  
General Manager Contact Phone #: **TBD**

The facility will use a comprehensive surveillance and alarm system, combined with a uniformed security team to enhance personal safety and prevent trespassing, robbery, and theft. The facility will conspicuously display security system cameras, commercial lighting, and warning signs in compliance with City of San Francisco and State of California requirements. Video cameras will be installed throughout the interior and exterior of the facility, including all areas that contain cannabis and proceeds. Cameras will be positioned to provide quality images of any person entering or exiting the facility, as well as the street, parking lot, and surrounding area. Motion sensors will be installed throughout the interior of the facility.

FGW Haight will contract with **TBD**, alarm system and provider licensed by the State of California, Department of Consumer Affairs Bureau of Security and Investigative Services (BSIS) in accordance with California Business & Professional Code 7590. Our Security Director will monitor real-time video to determine potential threats and notify the police in the event an intruder is discovered on the property. The alarm vendor's system will eliminate false alarm notifications to the San Francisco Police Department, thus preventing the unnecessary deployment of valuable police resources.

## **VIDEO SURVEILLANCE**

The security system shall include continuous 24-hour video surveillance cameras capable of 15 frames per second, showing the time and date with TCP internet access and data storage kept for a minimum of 90 days. The **TBD** manufacturer system shall also be equipped with a failure notification system that pings **TBD** alarm providers. There will be back up power for the entire system that will last up to 8 hours. Recording will take place on our server which will be located in our IT closet on site. If wires are tampered with on the alarm or video surveillance system, the system will notify **TBD** alarm providers. The cameras will be permanently mounted in a fixed location that allows the camera to record activity occurring within 20-feet of all points of entry and exit. Surveillance cameras feature infrared technology which allow for night-time vision. Additional areas that will be recorded on the system include:

- Areas where cannabis goods are weighed, packed, stored, loaded, and unloaded for transportation, prepared, or moved within the premises
- Limited-access areas
- Security rooms
- Consumption lounge
- Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area
- Entrances and exits to the premises, which shall be recorded from both indoor and outdoor vantage points

FGW Haight will provide real-time access to the video feeds to the San Francisco Police Department if and when reasonably requested. Additionally, FGW Haight can provide footage to SFPD to assist in investigations, even those unrelated to the company's operations, such as a car break-in in front of our facility.

## **PROCESS FOR SECURING PREMISES**

The facility will use a state-of-the-art card key system, individually programmed for staff access to authorized-only areas of the facility. Card keys will be issued to all staff allowing

access only to areas encompassing their level of security clearance. The card key system ensures electronic access only to authorized secure areas, while providing digital evidence of the card usage for future review. Immediate deactivation of a card key will occur in the event of a lost or stolen card or the termination of an employee. Doors in the facility will be commercial grade and will be equipped with limited-access chip activated mechanisms. Doors to limited-access areas will remain closed and locked when not in use. Front windows will be protected by a security gate after operating hours. Any rear or side windows will be protected by bars and/or break sensors at all times.

Secure areas will be accessible only to authorized personnel. Wherever possible “trap door” systems will be used to deter unauthorized entry. All cannabis and cannabis products will be stored in a locked safe room in such a manner as to prevent theft or loss.

Non-employee authorized individuals such as vendors will be required to sign into our visitor log (Appendix A). A dispensary agent will review the visitor’s government issued ID. A dispensary agent will continuously escort and monitor the visitor while on the premises and inform the visitor that he or she is not permitted to handle any cannabis products unless required by procedure and allowed by regulation.

**TBD** software company will run daily tests of our security system. Any failure will immediately ping **TBD** alarm provider as well as FGW Haight’s Security Director. The alarm system also executes a system check for low batteries and/or loss of supervision on a weekly basis. **TBD** alarm providers conducts in-person training for all managers and staff on all security components, maintenance, and procedures.

When trouble is detected, the alarm will go directly to **TBD** alarm providers. The operations team at FGW Haight will authorize dispatch. The system utilizes a call tree (Security Director, General Manager for FGW Haight, Director of Retail Operations) and will only notify the police at our direction. Email notification will follow to track the emergency in writing.

## **EMPLOYEE BADGES**

All agents, officers, or other persons acting for or employed by FGW Haight or a vendor shall display a laminated or plastic-coated identification badge issued by the licensee at all times while engaging in commercial cannabis activity.

1. Managers shall ensure all agents, officers, or other persons acting for or employed by a licensee display a laminated or plastic-coated identification badge issued by the licensee at all times while engaging in commercial cannabis activity that includes:

- Licensee’s “doing business as” name and license number



- Employee's first name
  - Employee number exclusively assigned to that employee for identification purposes
  - Color photograph of the employee that clearly shows the full front of the employee's face and that is at least 1 inch in width and 1.5 inches in height
  - Any additional information that may be required by future government regulations or company policy
2. Managers shall ensure all employee badges remain at licensed premises and:
- Distribute badges at the beginning of shift
  - Collect badges at the end of shift
3. Upon termination of an employee, management shall:
- Take custody of the terminated employee's identification card
  - Obtain any keys or entry devices from the terminated employee
  - Eliminate entry codes from security system
  - Ensure the terminated employee can no longer gain access to the premises of the licensee

## **LIGHTING & VISIBILITY**

Commercial light fixtures will illuminate the exterior of the facility including entrance areas, and vegetation, trees, or fixed objects will be properly maintained or removed to provide an unobstructed view of the facility by security personnel, video surveillance, and first responders.

**TBD** security company will maintain a detailed site security plan, a risk and mitigation chart, and a comprehensive Standard Operating Procedures Manual for security and safety, which includes, but is not limited to:

- General Security Measures
- Uniformed Security Teams
- Employee Safety & Security
- Product/Proceeds Security
- Alarm & Surveillance Systems

- Lighting
- Signage
- Anti-Robbery, Theft and Diversion Measures
- Emergency Management
- Reporting
- Enforcement of Rules/Policy and Procedures

### **CONSUMPTION LOUNGE SECURITY**

The FGW Haight consumption lounge will only be available to customers and patients of the dispensary whose identification and medical recommendation (if applicable) have been verified by security staff. The lounge will NOT be visible from the exterior of the store. Lounge security protocols include:

- Lounge will only be open during dispensary business hours.
- Occupancy limits will be strictly enforced.
- All re-usable equipment and accessories will be regularly and thoroughly cleaned in accordance with Department of Health protocols.
- Visitors will only be allowed to consume cannabis that they have purchased at the dispensary on that visit.
- The lounge will be under constant video surveillance.
- In accordance with FGW Haight's detailed Odor Management Plan (OMP) no smoke or odor will be emitted from the consumption lounge or the dispensary.

### **PROCESS DOCUMENTATION**

Procedures must be in place to ensure that all information used in the clearing of merchandise/cargo is legible, complete, accurate, and protected against the exchange, loss or introduction of erroneous information. Documentation is provided to freight forwarders, carriers, and consignees by secure means of transmission. Documentation control must include safeguarding computer access and information. Management has review of process and corrective actions if any of the above guidelines are not followed.

### **POLICE REPORTING**

Security shall report all criminal activity occurring on the Dispensary site to the San Francisco Police Department. FGW Haight staff will have an active, collaborative relationship with SFPD Park Station, which is located essentially across the street from the Company's facility. Reporting and documentation shall be established in accordance.

## **LOITERING & ILLEGAL TRANSFERS**

The dispensary shall direct security guards to monitor the outside of the premises for loitering and unlawful sale or giving of cannabis by customer, patients, or others. Security personnel shall report to management any unlawful sales or giving (e.g. to a minor) of medical or recreational cannabis by customers or patients of the dispensary. The dispensary shall cease to provide medical/recreational cannabis to the reported individual(s) and make a report within twenty-four (24) hours to the SFPD and/or the doctor who issued the medical marijuana recommendation, if such contact information is available. The dispensary shall keep a record of all incidents where customers or patients unlawfully sell or provide cannabis to others. The dispensary shall inform customers, patients, and caregivers about illegal cannabis activities and remind them that it is unlawful to sell cannabis outside the establishment.

## **GOOD NEIGHBOR POLICY**

FGW Haight is developing a detailed Good Neighbor Policy (GNP) which it will publicize and share with all nearby community groups and interested residents and merchants. The GNP includes, among other things, the dispensary's pledge to:

- Have security monitor the entire block for any safety for quality-of-life concerns
- Prevent double parking or obstructions of transportation
- Clean and maintain the area around the dispensary's entrance
- Prevent loitering, public consumption of cannabis, and disturbances
- Have a full-time manager responsible for community relations whom residents and merchants can contact anytime: Damien Posey, CEO, [FGWHaight@gmail.com](mailto:FGWHaight@gmail.com)
- Work closely with all neighborhood and merchants' groups, community members, SFPD Park Station, and City officials

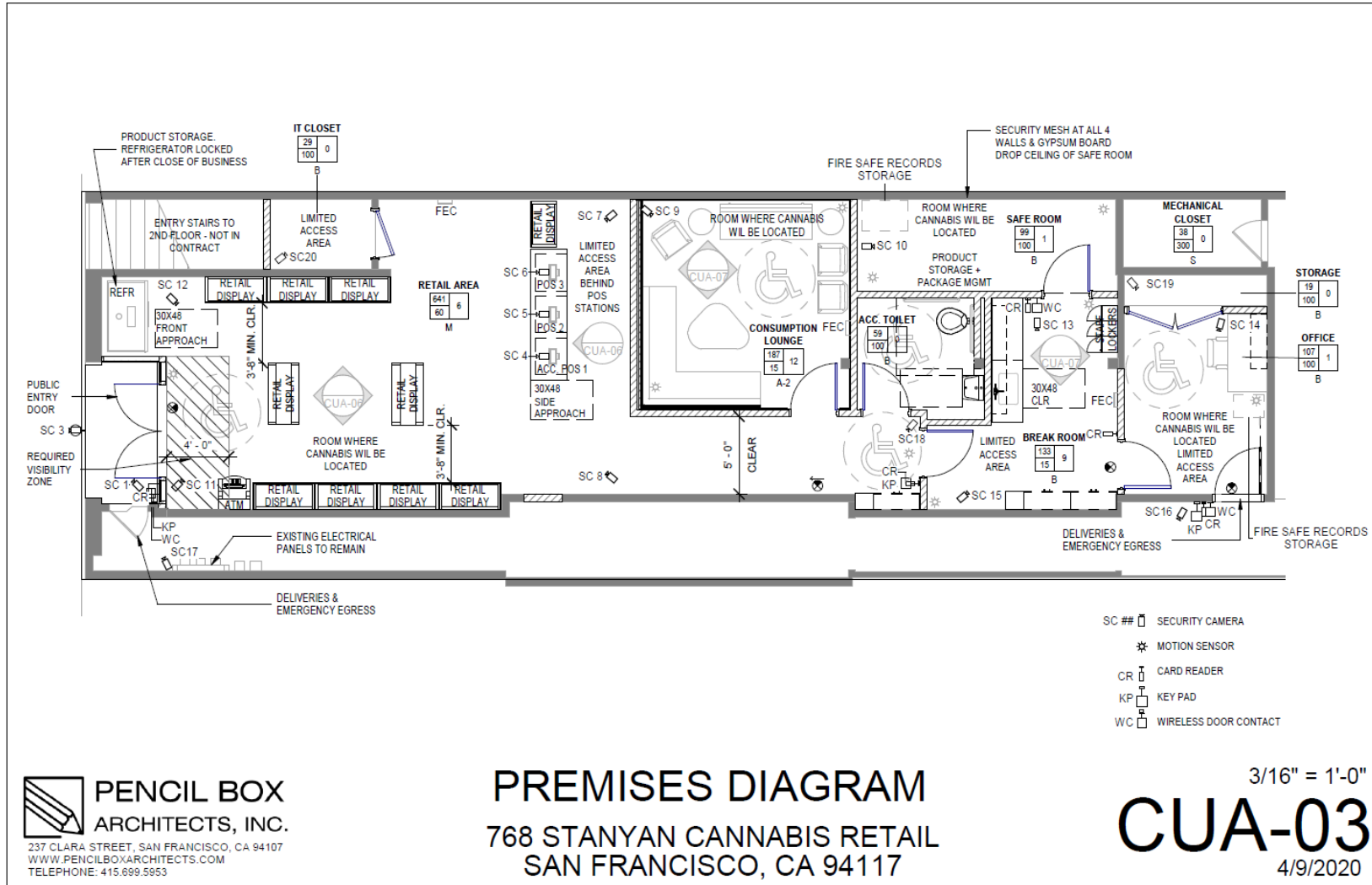


# APPENDIX B

## PREMISE DIAGRAM—EXTERIOR



PREMISE DIAGRAM—INTERIOR



**PENCIL BOX ARCHITECTS, INC.**  
 237 CLARA STREET, SAN FRANCISCO, CA 94107  
 WWW.PENCILBOXARCHITECTS.COM  
 TELEPHONE: 415.699.5953

**PREMISES DIAGRAM**  
 768 STANYAN CANNABIS RETAIL  
 SAN FRANCISCO, CA 94117

## **Section 7**

### **Good Neighbor Policy**

**764 Stanyan St - 2020-004439PRJ/CUA**

## Good Neighbor Policy

The FGW Haight team at 768 Stanyan is committed to being the best neighbors we can be. We will:

### **Safety & Service**

1. Create a safe, welcoming store that benefits the entire Upper Haight community.
2. Employ professional security who secure the area within 50 feet of our store.
3. Have a full-time manager responsible for community relations whom residents and merchants can contact anytime: Damien Posey, CEO, [FGWHaight@gmail.com](mailto:FGWHaight@gmail.com).
4. Work closely with all neighborhood and merchants' groups, community members, SFPD Park Station, and City officials, and be responsive to their questions and concerns.
5. Maintain high-quality security cameras inside and outside the store.
6. Discourage illegal, untested cannabis sales in the Haight area and Golden Gate Park.

### **Community Benefits**

7. Support, hire, and source products from the SF cannabis Equity community.
8. Hire community residents whenever possible.
9. Work with local service providers and suppliers whenever possible.
10. Support community events and nonprofits.

### **A Clean, Well-Lighted Place**

11. Maintain our store, entryway, and sidewalk in good condition and prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
12. Install & maintain lighting for the sidewalk and parking without disturbing residential neighbors.
13. Install high-quality filtration & HVAC system so no cannabis odors are emitted.
14. Install clear, well-lit, and prominent signs at our entrance:
  - a) Reminding customers to keep the neighborhood peaceful
  - b) Prohibiting littering, loitering, and blocking driveways
  - c) Advising people that smoking cannabis in public places is prohibited

### **Safe, Private Consumption**

15. Install clear, well-lit, and prominent signs inside our store:
  - a) Indicating "No Smoking" where smoking is not allowed
  - b) Indicating "No Consuming Cannabis" where consumption is not allowed
16. Prohibit anyone from smoking or consuming cannabis unless they are rightfully within the designated, HVAC-controlled consumption lounge.

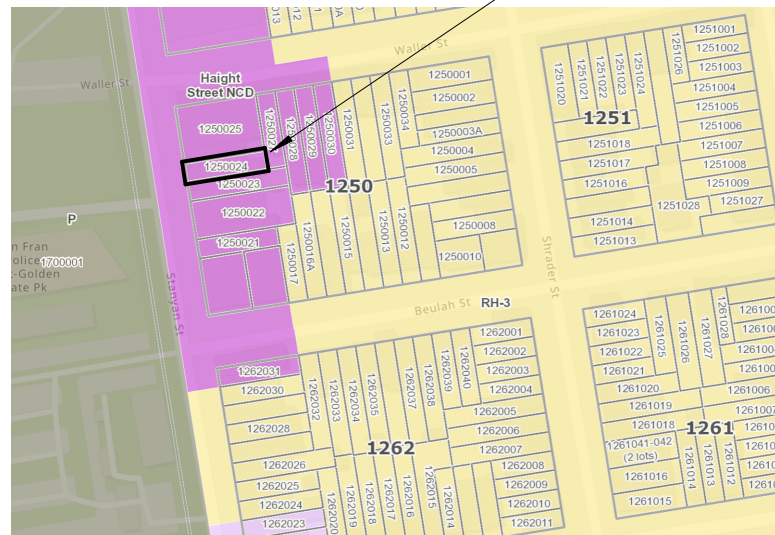


# 764 STANYAN STREET CANNABIS RETAIL TENANT IMPROVEMENT



## VICINITY MAP

764 STANYAN STREET



### CONDITIONAL USE PERMIT APPLICATION PROJECT DESCRIPTION:

CHANGE OF USE FROM STORAGE TO CANNABIS RETAIL  
CONDITIONAL USE APPLICATION FOR CANNABIS RETAIL

**PROJECT LOCATION PROPOSED:**  
768 STANYAN STREET, SAN FRANCISCO, CA

**BLOCK/LOT:**  
1250/024

**ZONING:**  
NCD INDIVIDUAL (NAMED, CONTROLS VARY)  
HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT

**OCCUPANCY GROUP:**  
EXISTING S-2 - STORAGE ACCESSORY TO RESIDENTIAL  
PROPOSED B + M - BUSINESS + MERCANTILE MEDICAL + ADULT  
USE STOREFRONT CANNABIS RETAIL

**CONSTRUCTION TYPE:**  
EXISTING - VB  
PROPOSED - VB

**SPRINKLERS:**  
EXISTING - YES  
PROPOSED - YES (NO CHANGE)

**AREA OF WORK:**  
+/- 1,690 SF

**NUMBER OF FLOORS:**  
EXISTING - 3  
PROPOSED - 3 (NO CHANGE)

## SHEET LIST

CUA-00	PROJECT DATA COVER SHEET
CUA-01	PLOT PLAN (NO CHANGE)
CUA-01A	ASSESSOR'S MAP
CUA-02	FLOOR PLAN EXISTING
CUA-03	FLOOR PLAN PROPOSED
CUA-04	EXTERIOR ELEVATION EXISTING
CUA-05	EXTERIOR ELEVATION PROPOSED
CUA-06	INTERIOR ELEVATIONS
CUA-07	INTERIOR ELEVATIONS

## PROJECT DIRECTORY

**BUILDING OWNER:**  
NAME: MATT HENRI  
ADDRESS: 764 STANYAN STREET  
SAN FRANCISCO, CA 94110  
209-606-2029

**TENANT:**  
NAME: FGW HAIGHT, INC.  
ADDRESS: 530 DIVISADERO ST., SUITE 226  
SAN FRANCISCO, CA 94117  
415-613-6452

**ARCHITECT:**  
KYLE BRUNEL, AIA  
PENCIL BOX ARCHITECTS, INC.  
237 CLARA STREET  
SAN FRANCISCO, CA 94107  
415-699-5953

## COVER SHEET

768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

**CUA-00**  
4/9/2020

(E) STREET LIGHT, TYP

(E) FIRE HYDRANT WITH RED ZONE

(E) PASSENGER LOADING WHITE ZONE

(E) PARKING METERS, TYP

STANYAN ST

PROPOSED 10 MIN PARKING

GREEN MTA ZONE

(E) CURB CUT

(E) STREET LIGHT, TYP

(E) PARKING METERS, TYP

EXISTING SIDEWALK

EXISTING HOTEL

ADJACENT PROPERTY  
756 STANYAN ST  
EXISTING OCCUPANCY:  
GROUND FLOOR: B / M -BUSINESS/MERCANTILE  
UPPER FLOORS: R-2 MULTI-UNIT RESIDENTIAL  
EXISTING USE: RETAIL/RESIDENTIAL

SUBJECT PROPERTY  
764 STANYAN ST  
EXISTING OCCUPANCY: R-3 RESIDENTIAL  
GROUND FLOOR: S-3 STORAGE (ACCESSORY)  
UPPER FLOORS: R-3 RESIDENTIAL (2 UNITS)  
PROPOSED USE: MIXED USE  
GROUND FLOOR: RETAIL B-M MERCANTILE  
UPPER FLOORS: R-3 RESIDENTIAL (2 UNITS)

ADJACENT PROPERTY  
770 STANYAN ST  
EXISTING OCCUPANCY: A-2 ASSEMBLY  
EXISTING USE: TAVERN

106.25

75.00

25.00

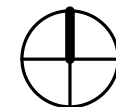
25.00

131.25

(E) REAR YARD AREA

(E) REAR PATH OF TRAVEL FROM STAIR TO FRONT 2ND MEANS OF EGRESS

(E) REAR DECK AND EGRESS STAIRS



NORTH

1/16" = 1'-0"

CUA-01

4/9/2020



PENCIL BOX ARCHITECTS, INC.

237 CLARA STREET, SAN FRANCISCO, CA 94107  
WWW.PENCILBOXARCHITECTS.COM  
TELEPHONE: 415.699.5953

# PLOT PLAN

768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

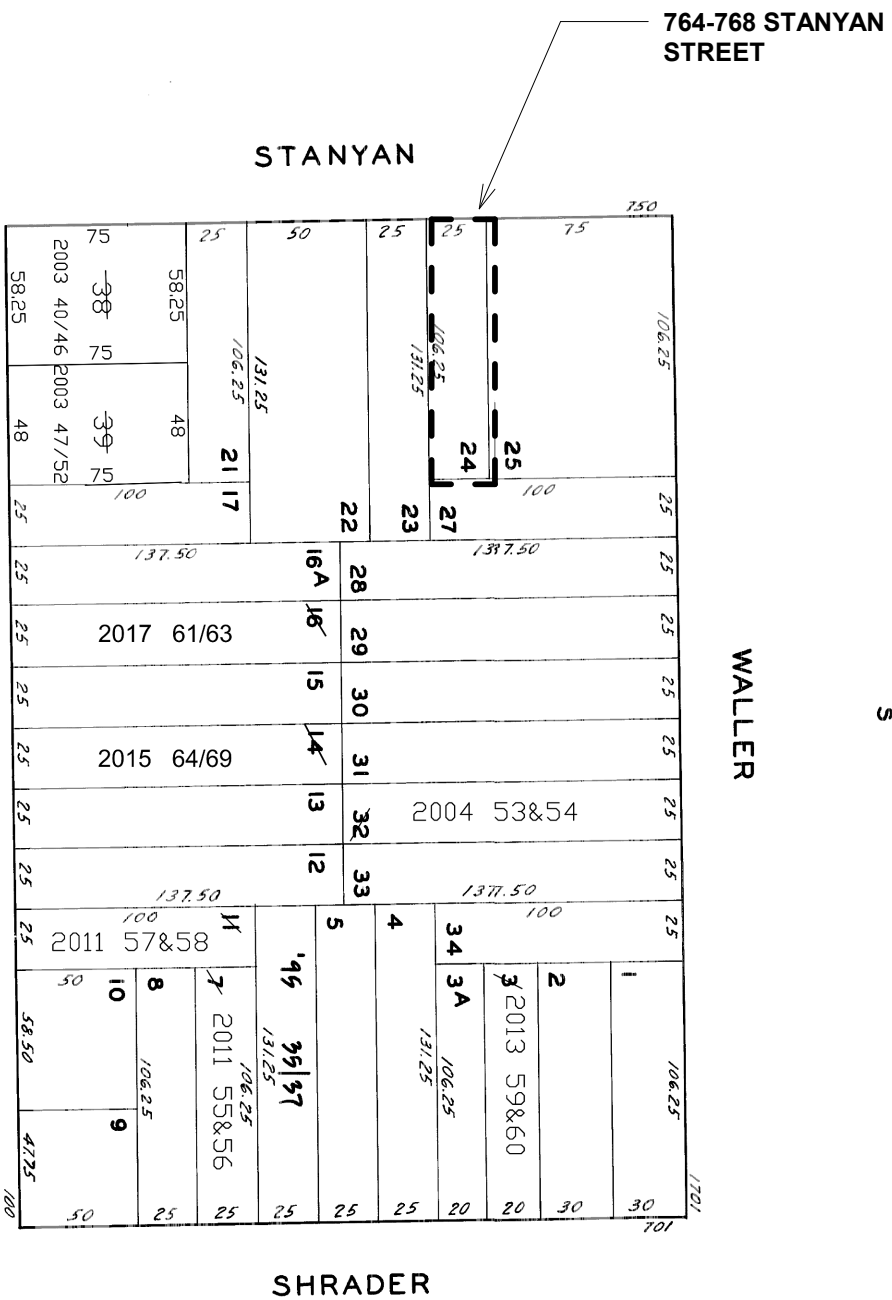
ASSESSOR-RECORDER'S OFFICE

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W A BLK. 697-A  
**1250**

Revised 1995  
Revised 2001  
Revised 2003  
Revised 2004  
Revised 2013  
Revised 2015  
REVISED 2017

**LOTS MERGED**  
 LOTS INTO LOT  
 19 18 '1944'  
 26 25 '1944'  
 lots 18&20 into lots 38&39 for 2002 roll  
 lot 38 into lots 40/46 for 2003 roll  
 lot 39 into lots 47/52 for 2003 roll  
 lot 32 into lots 53&54 for 2004 roll  
 lot 7 into lots 55&56 for 2011 roll  
 lot 11 into lots 57&58 for 2011 roll  
 lot 3 into lots 59&60 for 2013 roll  
 Lot 14 into lots 64 to 69 for 2015 roll  
 Lot 16 into lots 61 to 63 for 2017 roll



188 BEULAH ST.  
A CONDOMINIUM  
UNIT % COMM. AREA

LOT	UNIT	% COMM. AREA
47	1	17.36
48	2	18.12
49	3	16.13
50	4	16.13
51	5	16.13
52	6	16.13

798 STANYAN ST.  
A CONDOMINIUM  
UNIT % COMM. AREA

LOT	UNIT	% COMM. AREA
40	1	14.87
41	2	11.19
42	3	11.60
43	4	15.56
44	5	15.61
45	6	15.56
46	7	15.61

1741-1743 WALLER ST.  
A CONDOMINIUM  
LOT UNIT % COMM. AREA

53	1741	50
54	1743	50

739-741 SHRADER ST.  
A CONDOMINIUM  
LOT UNIT % COMM. AREA

35	741	38.46
36	739	37.72
37	739A	23.82

# ASSESSOR'S MAP

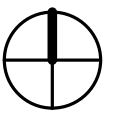
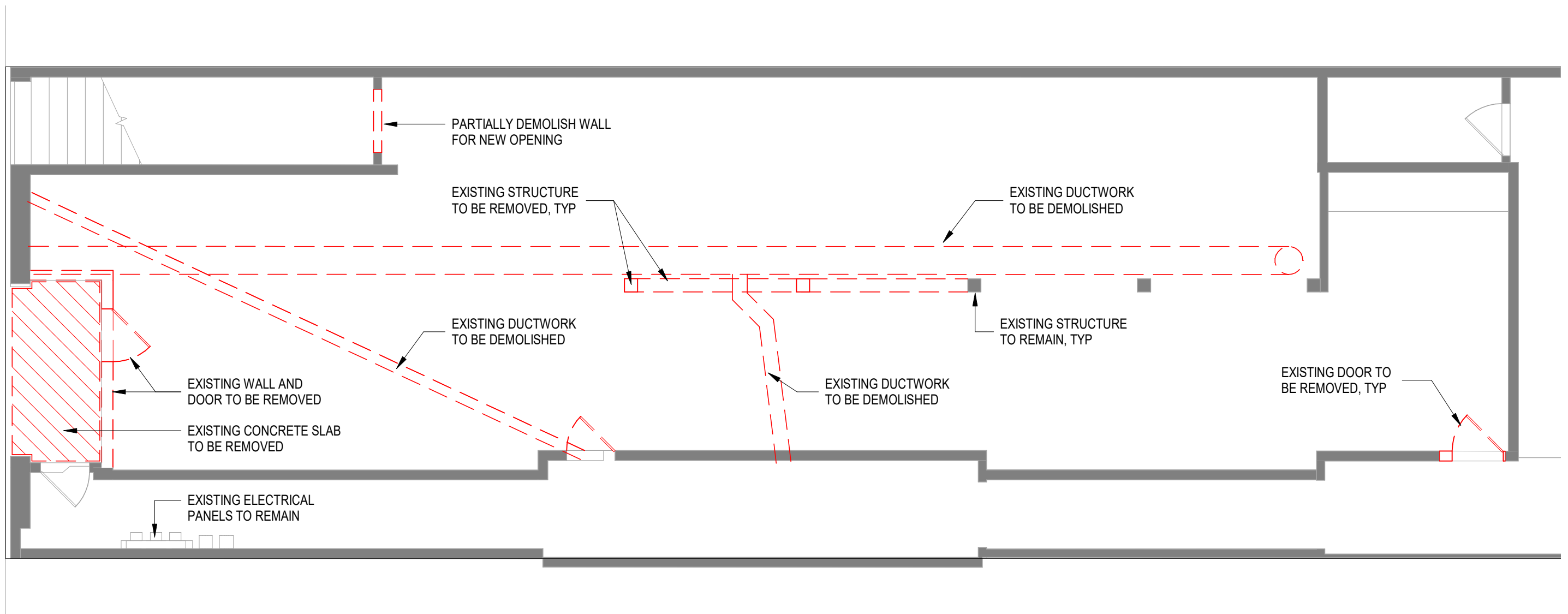
768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

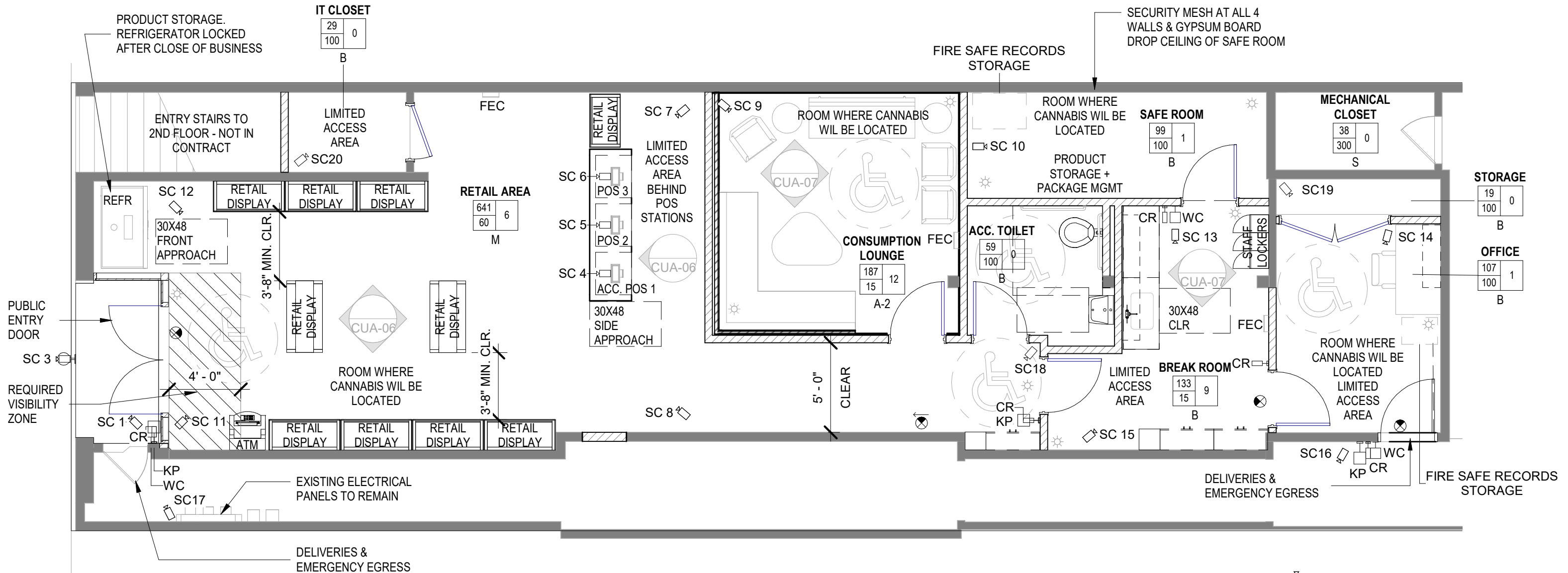
**CUA-01A**  
4/9/2020



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- SC ## SECURITY CAMERA
- MOTION SENSOR
- CR CARD READER
- KP KEY PAD
- WC WIRELESS DOOR CONTACT

756 STANYAN STREET

764 STANYAN STREET

770 STANYAN STREET



AREA OF WORK

EXISTING SLAB AT ENTRY TO BE REPLACED

REPLACE EXISTING WALL & DOOR WITH  
NEW STOREFRONT ENTRY

EXISTING LIGHT FIXTURE TO REMAIN



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# EXTERIOR ELEVATION EXISTING

768 STANYAN CANNABIS RETAIL  
SAN FRANCISCO, CA 94117

1/8" = 1'-0"

# CUA-04

4/9/2020

756 STANYAN STREET

764 STANYAN STREET

770 STANYAN STREET



- NEW VIDEO CAMERA
- EXISTING SLAB AT ENTRY TO BE REPLACED
- NEW CLEAR GLASS AND ALUMINUM STOREFRONT ENTRY W/ DOUBLE DOORS
- REQUIRED VISIBILITY ZONE
- AREA OF WORK
- EXISTING LIGHT FIXTURE TO REMAIN



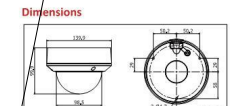
Parameter Wall Mount Bracketwith junction Box  
 Construction Aluminum Alloy  
 Dimension Ø136×243×290mm (5.4"×9.6"×11.4")  
 Weight 1490g (3.3lbs)

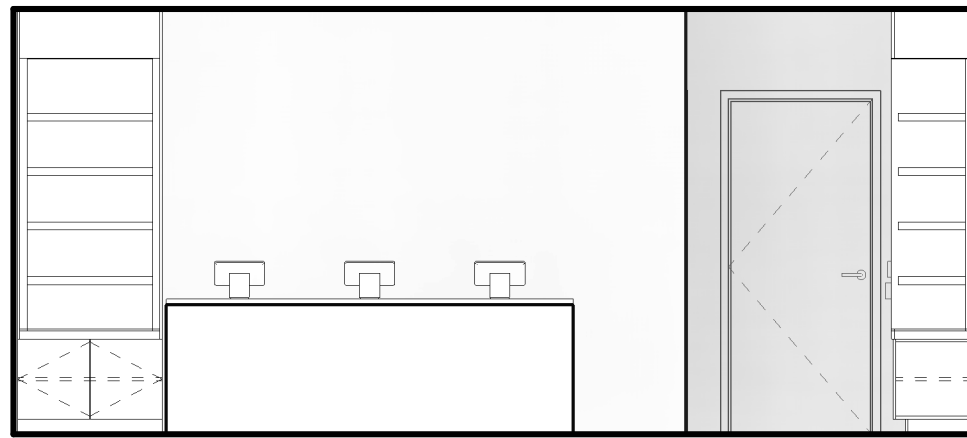
**CMIP7223-S**  
**2.0MP VF IR Dome Network Camera**



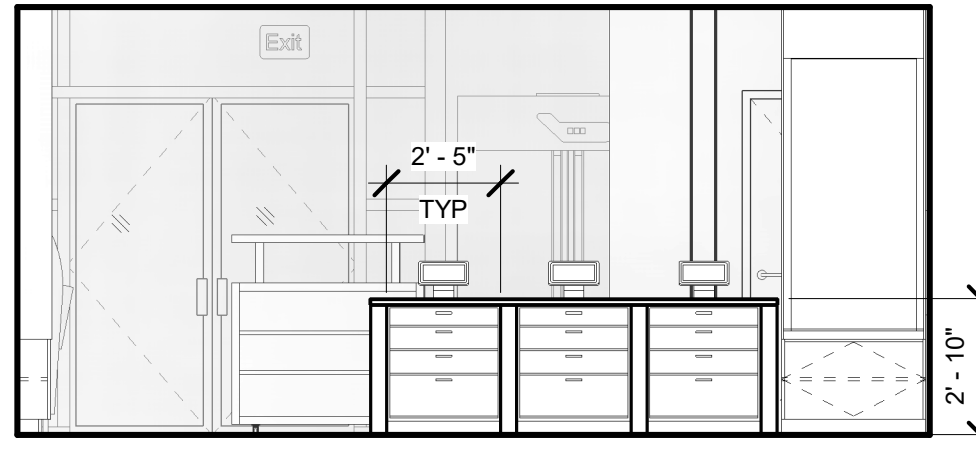
CMIP7223-S	
Camera sensor	1/3" sensor
Min. illumination	0.1Lux @F1.4AGC ON 0 lux with IR
Shutter time	1/25s - 1/100,000s
Lens	2.8 - 12mm @ F1.4, Angle of view: 113° - 33.8°
Lens mount	ø14
Day & night	ICR
ROI	Yes, up to 4 configurable areas
Digital noise reduction	3D DNR
Wide dynamic range	Digital WDR
Backlight compensation	Yes, zone optional
Angle adjustment	Pan: 0° - 355°, Tilt: 0° - 75°, Rotation: 0° - 355°
Video compression	H.264 / MJPEG
H.264 compression profile/Main profile	
Bit rate	32 Kbps - 16 Mbps
Audio compression	G.711/G.726/MP2L2
Audio bit rate	64Kbps(G.711) / 16Kbps(G.726) / 32-128Kbps(MP2L2)
Dual Stream	Yes
Max. image resolution	1920 × 1080
Frame rate	60Hz: 30fps (1920 × 1080) 50Hz: 25fps (1920 × 1080)
Image settings	Saturation, brightness, contrast adjustable through client software or web browser
Network	
Network storage	NAS
Alarm trigger	Motion detection, Tampering alarm, Network disconnect, IP address conflict, Storage full, Storage error
Protocols	TCP/IP, ICMP, HTTP, HTTPS, FTP, DNS, DHCP, DNS, RTP, RTSP, RTCP, PPP, RTP, UDP, SIP
System compatibility	ONVIF, PSIA, CGI, ISAPI
General functionalities	User Authentication, Watermark
Interface	
Communication interface	1 RJ45 10M / 100M ethernet port
On-board storage	Built-in Micro SD/SDHC/SDXC card slot, up to 64 GB
Audio Input/Output	1/1
Alarm Input/Output	1/1
Operating conditions	-22° F ~ 140° F / -30° C ~ 65° C, humidity 95% or less (non-condensing)
Power supply	DC 12V ± 10%, PoE (802.3af)
Power consumption	Max. 5.5W
Impact protection	IEC60068-2-75Eh, 50J, EN50102, up to IK10
Ingress protection level	IP66
IR range	Up to 100ft (About 30m)
Dimensions	Ø 5.5" × 3.9" (Ø 140.0 × 99.9mm)
Weight	2.2lbs (1000g)

- Key features:**
- 2 megapixel (1920 × 1080) high resolution
  - Full HD 1080p real-time video
  - 2.8-12mm varifocal lens
  - Video Content Analytics (VCA)
  - Region of Interest (ROI)
  - IR LEDs: up to 100ft (about 30m)
  - DWR & 3D DNR & BLC
  - 3-Axis
  - On-board storage (up to 64GB)
  - Audio I/O, Alarm I/O
  - IP66
  - Vandal-proof

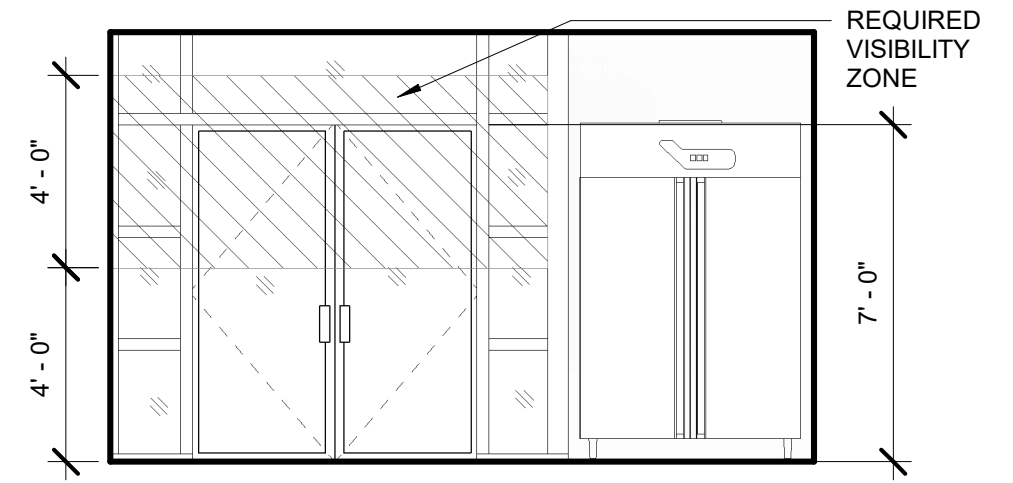




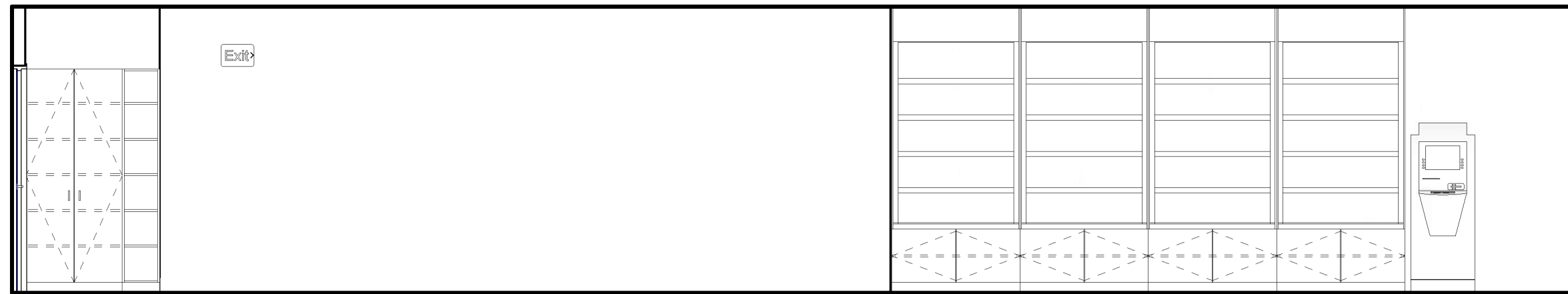
3 RETAIL AREA - POS EAST 1  
1/4" = 1'-0"



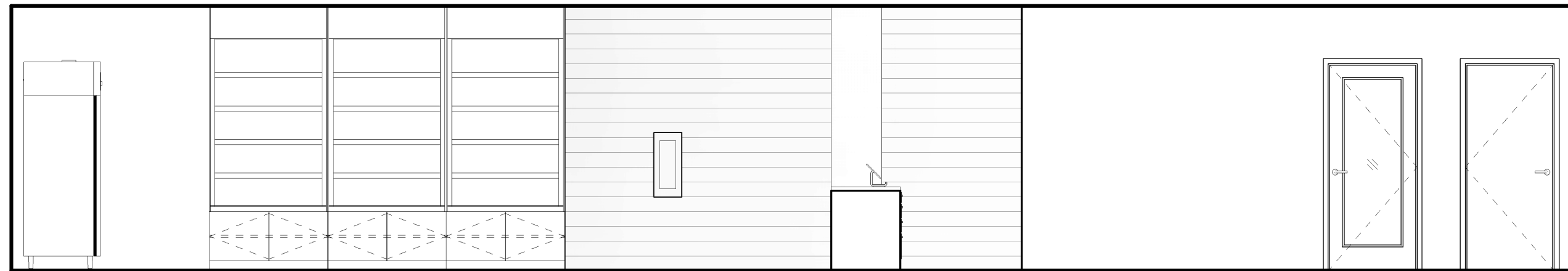
2 RETAIL AREA - POS WEST  
1/4" = 1'-0"



1 RETAIL AREA - WEST  
1/4" = 1'-0"

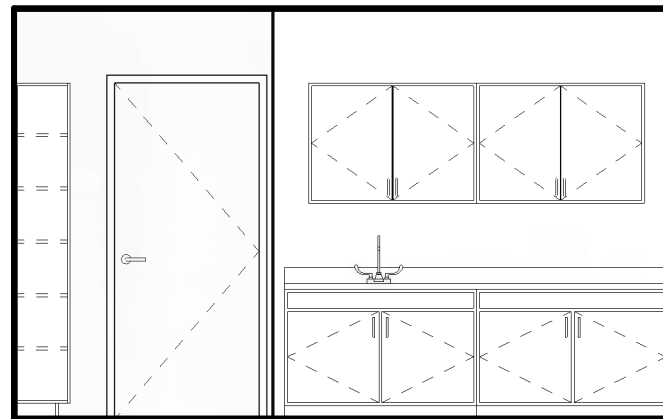


4 RETAIL AREA - SOUTH  
1/4" = 1'-0"

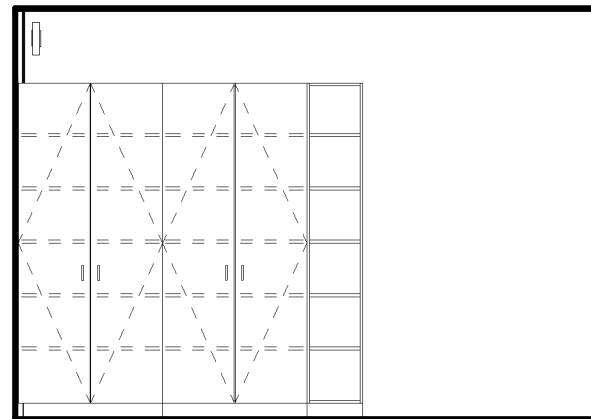


5 RETAIL AREA - NORTH  
1/4" = 1'-0"

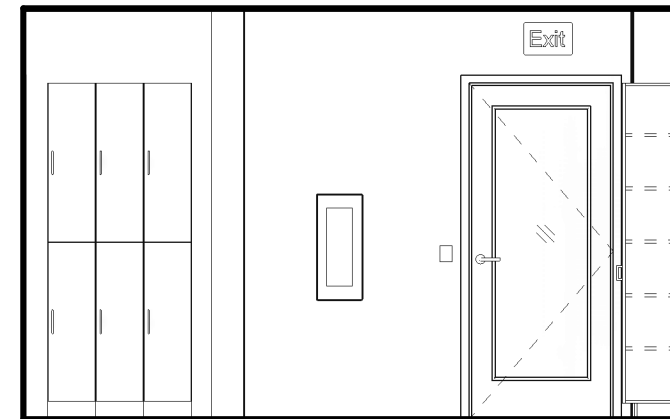




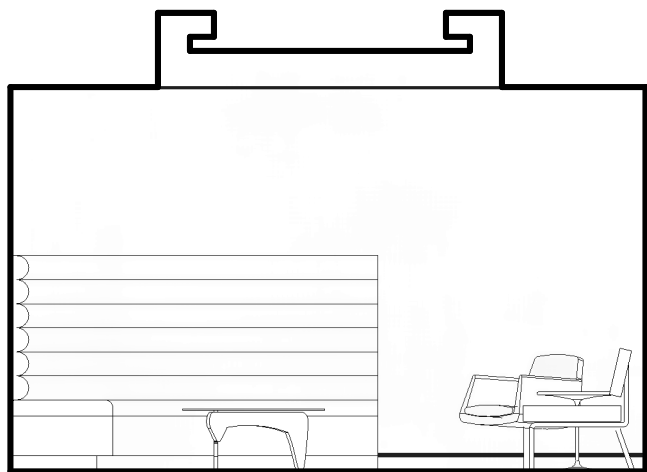
3 BREAK ROOM - WEST  
1/4" = 1'-0"



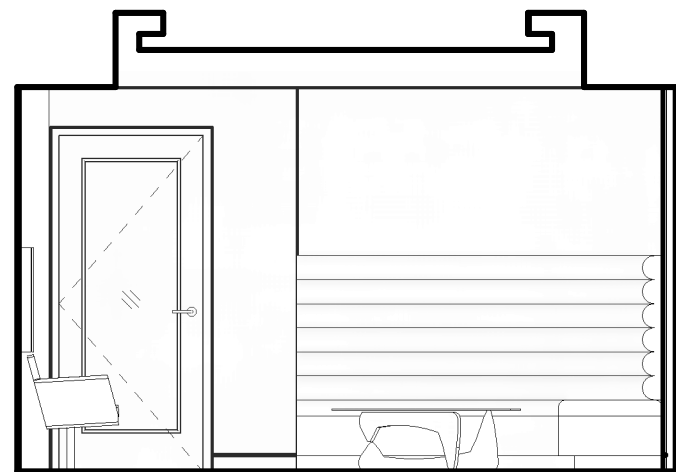
2 BREAK ROOM - SOUTH  
1/4" = 1'-0"



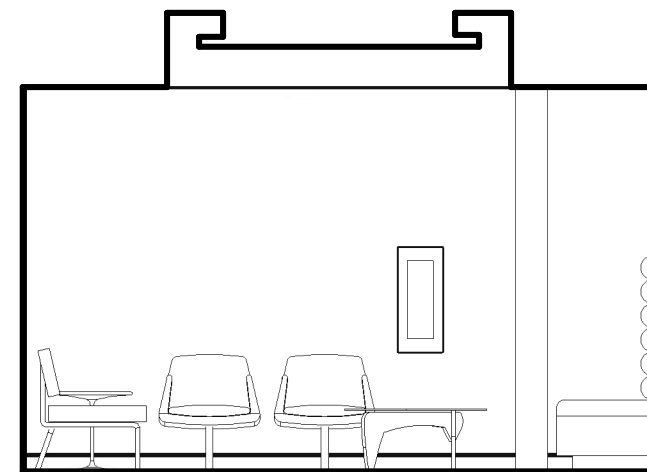
1 BREAK ROOM - EAST  
1/4" = 1'-0"



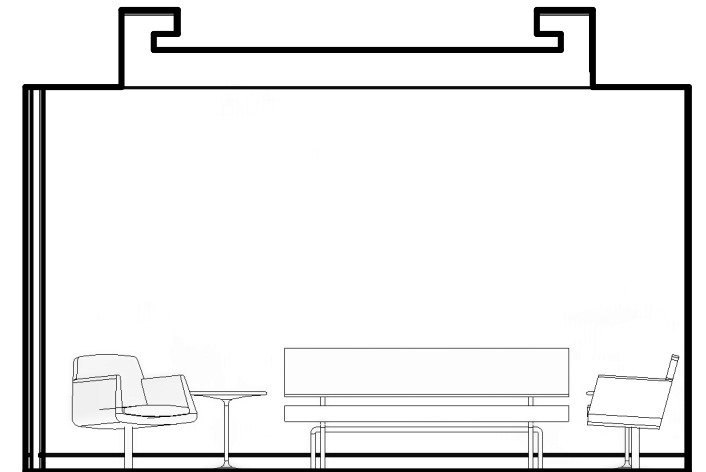
7 CONSUMPTION LOUNGE - WEST  
1/4" = 1'-0"



6 CONSUMPTION LOUNGE - SOUTH  
1/4" = 1'-0"



5 CONSUMPTION LOUNGE - EAST  
1/4" = 1'-0"



4 CONSUMPTION LOUNGE - NORTH  
1/4" = 1'-0"