



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: JUNE 3, 2021

Record No.: 2020-011603CUA
Project Address: 2424 Polk Street
Zoning: Polk Street Neighborhood Commercial District (NCD) Zoning District
65-A Height and Bulk District
Block/Lot: 0525 / 020
Project Sponsor: Khader Al Shawa
A&E Green Solutions, Inc.
2441 Mission Street San
Francisco, CA 94110
Property Owner: Gary Karrass
1625 Stanford Street
Santa Monica, CA 90404
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal would establish an approximately 2,500 square-foot Cannabis Retail Use (d.b.a. Russian Hill Cannabis Club) within an existing one-story commercial building. There will be an on-site smoking and vaporizing lounge in the rear of the business. There will be no expansion of the existing building envelope or storefront modifications proposed.

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 723, to allow the establishment of a Cannabis Retail Use in the Polk Street NCD Zoning District.

Issues and Other Considerations

- **On-Site Consumption.** The project includes a request to authorize an on-site smoking or vaporizing lounge. On-site consumption is regulated by local and State health, safety, building, and licensing requirements to ensure that the consumption lounge functions properly and does not impact adjacent peoples or properties. If the activity is approved by the Planning Commission, the establishment is required to demonstrate compliance with Article 8A of the Health Code and obtain a Type C consumption permit from the Department of Public Health prior to allowing any on-site smoking or vaporizing of cannabis products. If the smoking or vaporizing activity is operated in a manner not compliant with Article 8A, the operator is required to cease that activity until compliance is restored; otherwise, daily fines, revocation of the consumption permit, or revocation of the license to sell cannabis are potential penalties for non-compliance.
- **Public Comment & Outreach.** The Sponsor conducted outreach under the Office of Cannabis Good Neighbor Policy, which includes providing a mailed notice of the Project to all property owners and occupants within 300-feet of the site and conducting outreach meetings. Additionally, the Sponsor conducted a virtual pre-application meeting on December 22, 2020. 33 people attended and questions were asked about public safety, preventing children from accessing cannabis products, possible economic impacts for nearby businesses, security plans, customers double-parking their cars, and air filtration for the smoking lounge. Multiple attendees also spoke in support of the Project Applicant, citing their successful storefront in the Mission and skilled staff. The Sponsor also attended two meetings of the Russian Hill Neighborhood Association and did a “Merchant Walk” in March 2021 to meet nearby businesses.

The Department has received three messages of support and six messages of opposition to the Project:

- Support for the Project stated that the business “vibe” and atmosphere will fit the area and will increase foot traffic and attract customers. It was also mentioned that there are no cannabis retailers in the area yet and that cannabis is an essential business.
 - Opposition to the Project mentioned that some students walk to school on Polk Street, Polk Street is already a busy and high-traffic corridor, Russian Hill has a residential character, Polk Street is a shopping district, a pre-school is located near the Project Site, that the smoking lounge could possibly have a “sports bar” style environment and be loud, double parking by customers, and that the business will encourage more homeless people and public drug use in the area. An image of “Cheech and Chong” was also sent to the Project Sponsor.
- **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.
 - The closest open Cannabis Retail locations are The Apothecarium at 2414 Lombard Street which is approximately a mile away from the Project Site and 2One2 California at 212 California Street which is approximately 1.2 miles away.
 - The closest approved Cannabis Retail location to this site is at 1398 California Street, approximately 0.6 miles away from the Project Site.

- In the general vicinity, the following locations were identified as potentially sensitive sites that do not disqualify the location from being used as a Cannabis Retailer:
 - Sherman Elementary School: approximately 1,100-feet from the Project Site
 - George Sterling Park: approximately 700-feet from the Project Site
- **Equity Program.** The licensing application to the City’s Office of Cannabis was submitted by Edwin Galley, who was determined to meet the criteria of an Equity Applicant. Under Police Code Section 1613, “no permit to operate as a Storefront Cannabis Retailer shall be granted if any individual holding a legal or beneficial interest in the proposed Storefront Cannabis Retailer already holds a legal or beneficial interest in four or more existing Storefront Cannabis Retailers...” This is the only application for Cannabis Retail in San Francisco which Edwin Galley is listed as the Equity Applicant and which is in active processing.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and 3 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project activates an existing vacant commercial space, brings a new type of retail business to the Polk Street commercial corridor, increases access to cannabis products in Supervisorial District 2, and supports the City’s Equity Program, administered by the Office of Cannabis. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

- Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Project Sponsor Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: JUNE 3, 2021

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ADOPTING FINDINGS TO ESTABLISH A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.2, 303, AND 723, TO ALLOW A CANNABIS RETAIL USE (D.B.A RUSSIAN HILL CANNABIS CLUB) MEASURING 2,500 SQUARE FEET, WITH ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS, ON THE GROUND FLOOR OF AN EXISTING ONE-STORY COMMERCIAL BUILDING AT 2424 POLK STREET (ASSESSOR'S BLOCK 0525, LOT 020) WITHIN THE POLK STREET NCD ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On December 18, 2020, Khader Al Shawa of A&E Green Solutions, Inc. (hereinafter "Project Sponsor") filed Application No. 2020-011603CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to allow a Cannabis Retail Use within an existing one-story commercial building (hereinafter "Project") at 2424 Polk Street, Assessor's Block 0525 and Lot 020 (hereinafter "Project Site").

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

On June 3, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization (CUA) Application No. 2020-011603CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2020-011603CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2020-011603CUA, 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 proposal is for a new Cannabis Retail Use (d.b.a. Russian Hill Cannabis Club) within an existing vacant commercial storefront. There is also a rear yard that will not be utilized for business operations. The Russian Hill Cannabis Club will have an on-site smoking and vaporizing lounge in the rear of the business, enclosed within the building. The lounge will have air filtration systems that meet health and safety requirements and prevent odors or smoke from impacting other properties.
- 3. Site Description and Present Use.** The Project is located on one lot that is approximately 3,125 square feet. The property has an approximately 25-foot frontage along Polk Street and contains a one-story commercial building that is approximately 2,500 square feet. The building was previously occupied by Pop Physique, an exercise studio and is currently vacant.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Polk Street NCD Zoning Districts. The immediate context is mixed in character with residential and commercial uses. The immediate neighborhood context includes one to three story commercial and mixed-use buildings along Polk Street and residential apartment and condo buildings that are three to eight stories tall on other blocks. Van Ness Avenue is one block away; it is a major transportation corridor, part of Highway 101, and there is currently a bus rapid transit system under construction. Polk Street is a shopping, entertainment, and dining destination for residents within the immediate area as well as those throughout the City. Other zoning districts in the vicinity of the Project Site include: RH-2 (Residential House, Two Family), RM-2 (Residential Mixed, Moderate Density), and RM-3 (Residential Mixed, Medium Density).
- 5. Public Outreach and Comments.** The Sponsor conducted outreach under the Office of Cannabis Good Neighbor Policy, which includes providing a mailed notice of the Project to all property owners and occupants within 300-feet of the site and conducting outreach meetings. Additionally, the Project conducted a virtual pre-application meeting on December 22, 2020. 33 people attended and questions were asked about public safety, preventing children from accessing cannabis products, possible economic impacts for nearby businesses, security plans, customers double-parking their cars, and air filtration for the smoking lounge. Multiple attendees also spoke in support of the Project Applicant, citing their successful storefront in the Mission and skilled staff. The Sponsor also attended two meetings of the Russian Hill Neighborhood Association and did a “Merchant Walk” in March 2021 to meet nearby businesses. The Department has received three messages of support and six messages of opposition to the Project.
 - A. Support for the Project stated that the business “vibe” and atmosphere will fit the area and will increase foot traffic and attract customers. It was also mentioned that there are no cannabis retailers in the area yet and that cannabis is an essential business.
 - B. Opposition to the Project mentioned that some students walk to school on Polk Street, Polk Street is already a busy and high-traffic corridor, Russian Hill has a residential character, Polk Street is a

shopping district, a pre-school is located near the Project Site, that the smoking lounge could possibly have a “sports bar” style environment and be loud, double parking by customers, and that the business will encourage more homeless people and public drug use in the area. An image of “Cheech and Chong” was also sent to the Project Sponsor.

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. The establishment of a Cannabis Retail use in the Polk Street NCD Zoning District requires a Conditional Use Authorization pursuant to Planning Code Section 723.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Cannabis Retail use in the Polk Street NCD Zoning District.

B. Use Size. Within the Polk Street NCD Zoning District, the Planning Code principally permits Retail Sales and Service Uses (including Cannabis Retail) at up to 1,999 sq ft per lot and conditionally permits them from 2,000 to 3,999 square feet.

The Project would provide a 2,500 sq ft Cannabis Retail use, which exceeds the 1,999 sq ft principally permitted use size. The Project does not require a CUA per the Zoning Administrator’s interpretation for NC District Use Size and Change in Use: “A conforming use which was over the threshold but which predated the use size limit requirement could change to a different use occupying the same floor area without a conditional use authorization.”

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

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

D. Hours of Operation. The Polk Street NCD Zoning District principally permits Non-Residential uses to operate from 6 am to 2 am. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

The Project Sponsor proposes that the business be open from 9am to 10pm every day, and under State law cannabis retailers must cease operation between 10pm and 6am. Therefore, the Project has complaint hours of operation.

E. Street Frontage in Mixed Use Districts. Section 145.1 of the Planning Code requires that within Mixed Use Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In

addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space complies with this requirement and shall be maintained in compliance with this Section. No significant modification to the front façade is proposed, and the interior changes do not impact compliance with this Section.

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 Cannabis Retail use will occupy an existing vacant commercial tenant space and does not propose any expansion of the building. The existing building and tenant space are comparably sized to adjacent buildings and businesses. Cannabis is one of the fastest growing industries in the United States and has proven to be more resilient to the economic downturn caused by the Coronavirus pandemic. These businesses, like the Russian Hill Cannabis Club, help support stable employment. As such, the Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community.

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

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

The Planning Code does not require parking or loading for any uses, and the site is very well

served by transit services.

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

The Project proposes a Cannabis Retail use which includes an on-site consumption space. The on-site consumption space will be governed by Health Code Article 8A, which provides physical and operating standards to ensure that no smoke or odor escapes from the premises. As such, there are safeguards to prevent noxious or offensive emission from the site.

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

The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage, lighting and projections will be consistent with the controls of the Planning Code.

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

The Project Site is in the Polk Street NCD Zoning District, where Cannabis Retail Uses are allowed on the first and second floor of buildings with a Conditional Use Authorization. The Applicant is pursuing a CUA in compliance with Section 723. In addition, the purpose of the Polk Street NCD is specifically “to preserve and maintain the district’s small-scale, fine grain storefronts.” The Zoning District also “provides convenience goods and services to the residential communities in the Polk Gulch neighborhood and to the residents on the west slopes of Nob and Russian Hills.”

The Project will retain and revitalize an existing small-scale commercial building and will provide access to an in-demand product that is currently unavailable in the area. There are no existing cannabis retailers within the Polk Street NCD Zoning District and the nearest one is The Apothecarium on Lombard Street which is more than a mile away. The Russian Hill Cannabis Club will be in keeping with the scale and character of the District, will support retail activity in the area, and will help meet neighborhood demand for cannabis products.

- 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.”

With respect to any application for the establishment of a new Cannabis Retail Use, in addition to the criteria set forth in subsections (c) and (d) above, 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 2021. 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. In the December 2019 report titled “[Cannabis in San Francisco: A Review Following Adult Use Legalization](#),” the City Controller’s Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The report recommended no numeric or geographic limits to existing or in-process cannabis business permits and recommended that potential future legislation to address the imbalance be applied to new applicants rather than the existing applicant pipeline. The distribution of such outlets can be reviewed using the [City’s Cannabis Retail Map](#). The proposed Cannabis Retailer will be located in Russian Hill and will help increase access to in-demand cannabis products and treatments for residents in the neighborhood, as well as residents of Cow Hollow, the marina, Nob Hill, and Polk Gulch. The Project is located in Supervisorial District 2 and where there is currently only one cannabis dispensary.

- 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.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to 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 project sponsor is a qualified equity applicant, Article 16 of the Police Code requires local sourcing of products and services. 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. The SF City Controller's Report, "[Cannabis in San Francisco: A Review Following Adult-Use Legalization](#)" found that crime rates decreased in the areas surrounding cannabis dispensaries in San Francisco while rates generally increased Citywide. 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. The Project is not a Formula Retail use.

The Project would activate an existing, vacant storefront with a new Cannabis Retail use, providing goods that are desirable for the neighborhood and attracting new customers to the vicinity. Polk Street is a central shopping, dining, and entertainment corridor, offering goods and services at a variety of price-points.

The Russian Hill Cannabis Club will support the re-activation of the Polk Street commercial corridor from coronavirus-induced temporary and permanent business closures and will be conveniently located so as to be accessible to tens-of-thousands residents. Overall, there exists a diversity and balance of goods and services within the general vicinity and the proposed Project would help maintain that balance.

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.

The Project site will provide a new retail tenant and new use for the neighborhood. 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.

No housing is impacted by the Project. The building exterior is maintained, preserving neighborhood character.

- 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 Project site is extremely well-served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

There is no commercial office development associated with the 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.

Any construction associated with Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will improve the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

No impact to the Historic Resource status is caused by the Project, which proposes only minor exterior alterations.

- 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. 2020-011603CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated April 14, 2021, 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 3, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: June 3, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail Use in the ground floor of an existing one-story building located at 2424 Polk Street, Block 3731 and Lot 020, pursuant to Planning Code Sections 202.2, 303, and 723, within the Polk Street NCD Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated April 14, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2020-011603CUA and subject to conditions of approval reviewed and approved by the Commission on June 3, 2021 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 3, 2021 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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.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.sfplanning.org

Design – Compliance at Plan Stage

- 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.sfplanning.org

- 8. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 9. Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 10. Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sfplanning.org

- 11. Signage.** Signs must be permitted and shall be subject to review and approval by Planning Department. Compliance with Article 6 and Sections 145, 303.1, and 703.3 of the Planning Code will be required.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

- 12. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, www.sfplanning.org

Monitoring - After Entitlement

- 13. 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 628.652.7463, www.sfplanning.org

- 14. 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 628.652.7463, www.sfplanning.org

Operation

- 15. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

16. 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 628.652.7463, www.sfplanning.org

17. On-Site Consumption. On-site consumption of packaged or prepared cannabis products and on-site smoking and vaporizing of cannabis products is permitted as an accessory use to this Cannabis Retail use.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

GENERAL NOTES:

FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, FIRE SPRINKLER AND ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILD ABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE DESIGNER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES, FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HERewith ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE DESIGNER'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER.

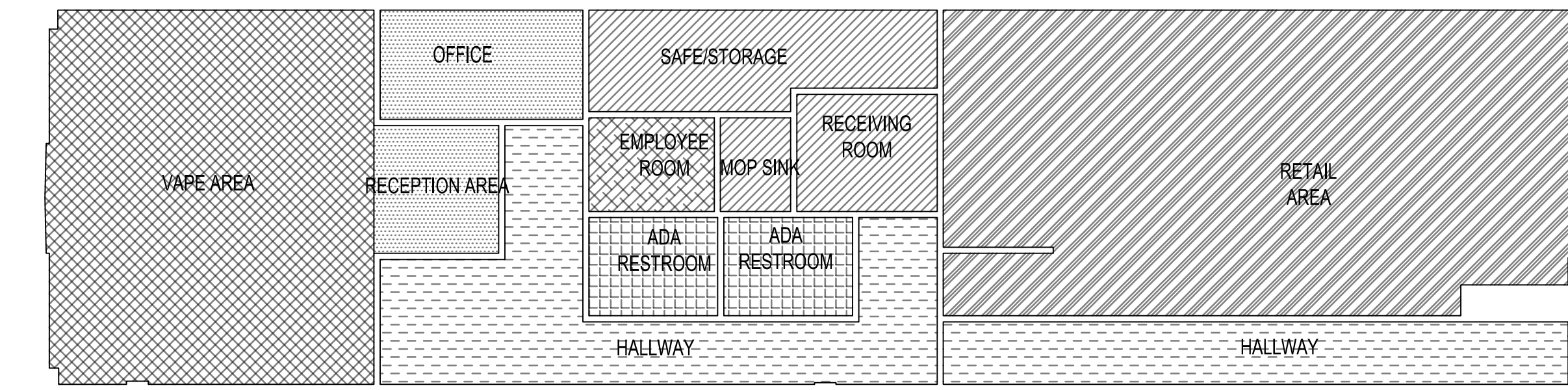
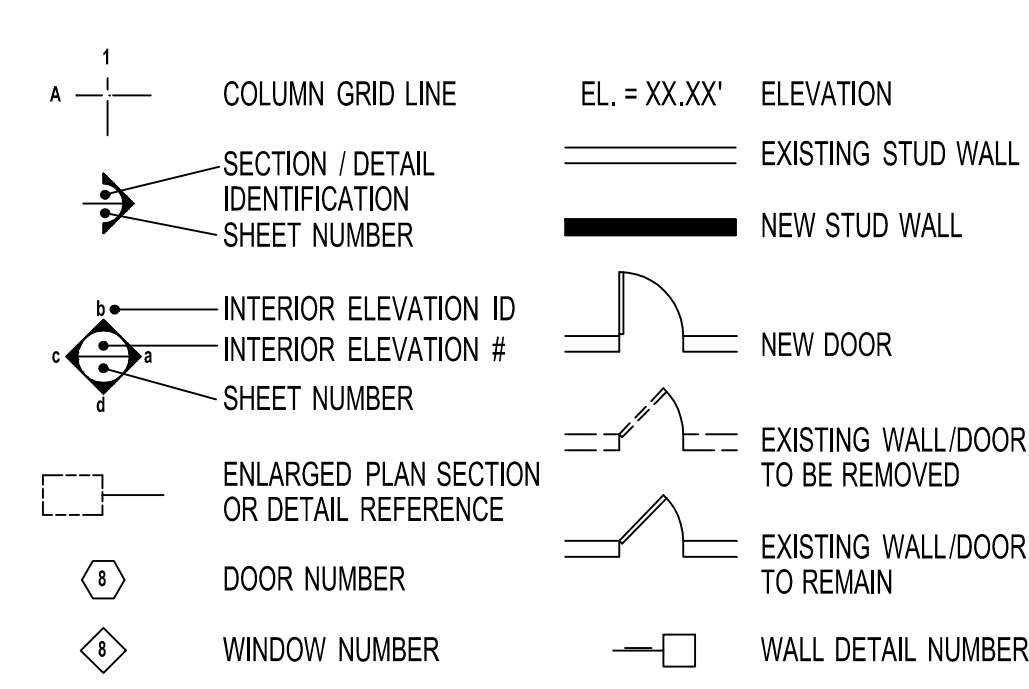
MY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ABBREVIATIONS

&	AND	GA.	GAUGE
@	AT	GL.	GLASS
⌀	CENTER LINE	GND.	GROUND
∅	DIAMETER	GYP.	GYPSUM
#	POUND OR NUMBER	H.B.	HOSE BIBB
ℙ	PROPERTY LINE	HDWD.	HARDWOOD
A.D.	AREA DRAIN	HRIZ.	HORIZONTAL
ADJ.	ADJACENT	HR.	HOUR
ALUM.	ALUMINUM	HT.	HEIGHT
APPROX.	APPROXIMATE	INSUL.	INSULATION
ARCH.	DESIGNERURAL	INT.	INTERIOR
AWN.	AWNING WINDOW	LAV.	LAVATORY
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING	MAX.	MAXIMUM
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MET.	METAL
BOT.	BOTTOM	MFR.	MANUFACTURER
C.B.	CATCH BASIN	MIN.	MINIMUM
C.O.	CLEANOUT	MISC.	MISCELLANEOUS
CAB.	CABINET	N.	NORTH
CLG.	CEILING	(N)	NEW
CLO.	CLOSET	N.T.S.	NOT TO SCALE
CLR.	CLEAR	NO. OR #	NUMBER
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.F.D.	OVERFLOW DRAIN
CONST.	CONSTRUCTION	O.H.	OVERHANG
CORR.	CORRIDOR	Obs.	OBSERVED
CSMT.	CASEMENT WINDOW	OPNG.	OPENING
D.H.	DOUBLE HUNG WINDOW	P/L	PROPERTY LINE
DBL.	DOUBLE	PL.	PLATE
DEPT.	DEPARTMENT	PLYWD.	PLYWOOD
DET.	DETAIL	PT.	POINT
DIA.	DIAMETER	Q.T.	QUARRY TILE
DIM.	DIMENSION	R.	RISER
DN.	DOWN	R.D.	ROOF DRAIN
DR.	DOOR	R.W.	REDWOOD
D/W.	DISHWASHER	R.W.L.	RAIN WATER LEADER
DWG.	DRAWING	RAD.	RADIUS
E.	EAST	REFR.	REFRIGERATOR
(E)	EXISTING	REINF.	REINFORCED
EA.	EACH	REQ.	REQUIRED
ELEV.	ELEVATION	RET.	RETAINING
ELEC.	ELECTRICAL	S.	SOUTH
ELEV.	ELEVATOR	S.G.D.	SLIDING GLASS DOOR
EQ.	EQUAL	S.H.	SINGLE HUNG WINDOW
EXT.	EXTERIOR	SH.	SIMILAR
F.D.	FLOOR DRAIN	SL.	SLIDER WINDOW
F.D.C.	FIRE DEPT. CONNECTION	SPEC.	SPECIFICATION
F.G.	FIXED GLASS WINDOW	SO.	SQUARE
F.P.	FIREPLACE	STD.	STANDARD
FDN.	FOUNDATION	STR.	STEEL
FIN.	FINISH	STR.	STRUCTURAL
FLR.	FLOOR	SYM.	SYMMETRICAL
FLUOR.	FLUORESCENT	T.&G.	TONGUE & GROOVE
FT.	FOOT OR FEET	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
G.F.I.	GROUND FAULT		
G.S.M.	INTERRUPTER GALVANIZED SHEET METAL		

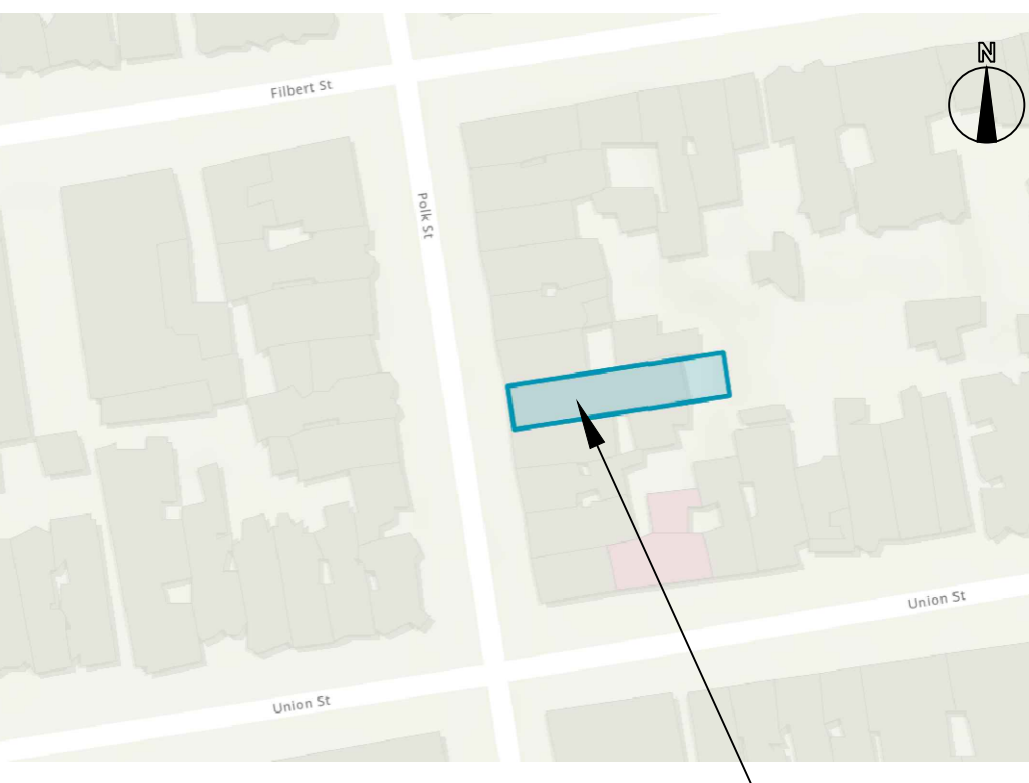
SYMBOLS



OCCUPANT LOAD PLAN

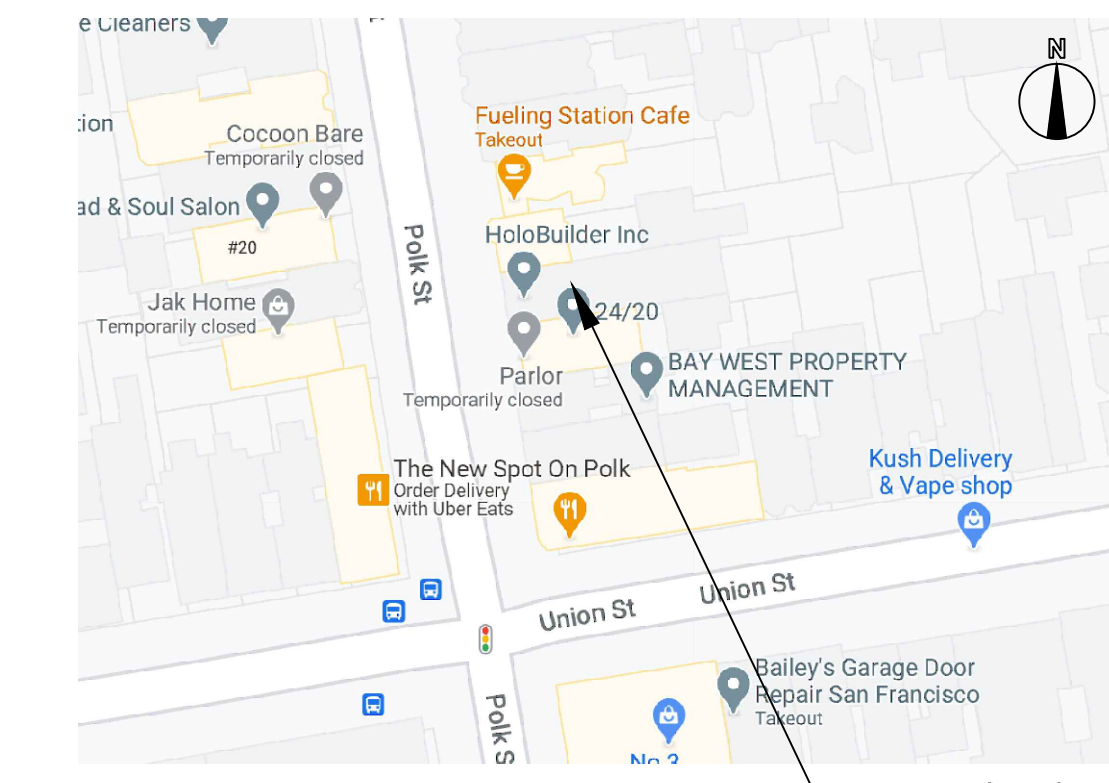
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATION					
HATCH	ROOM NAME	OCCUPANCY TYPE	ROOM AREA	OCCUPANCY LOAD FACTORS	OCCUPANCY LOAD
[Hatch]	RETAIL	M	782 SQ FT	60 SQ FT	13
[Hatch]	ADA RESTROOM	-	62 SQ FT	-	0
[Hatch]	STORAGE	S	225 SQ FT	300 SQ FT	1
[Hatch]	HALLWAY	M	431 SQ FT	60 SQ FT	7
[Hatch]	OFFICE	S	156 SQ FT	100 SQ FT	2
[Hatch]	BREAK ROOM	S	48 SQ FT	50 SQ FT	1
[Hatch]	VAPE ROOM	S	499 SQ FT	15 SQ FT	32
				TOTAL OCCUPANCY:	57



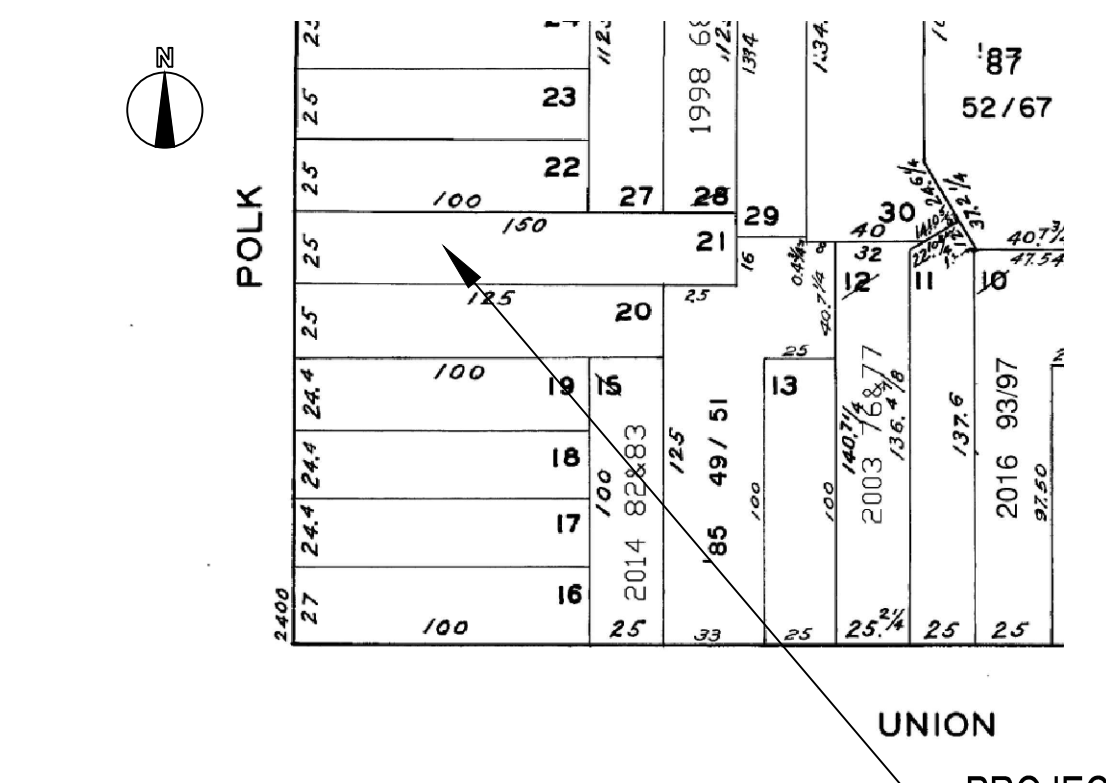
VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



PARCEL MAP

SCALE: N.T.S.

PROJECT DATA:

BUILDING TYPE: RETAIL SALES
 OCCUPANCY (E): M,B
 OCCUPANCY (N): M,B
 ZONING: NCD-POLK STREET NEIGHBORHOOD COMMERCIAL
 PARCEL AREA: 3,125 SQ FT
 BUILDING AREA: 2,500 SQ FT
 UNITS: 1
 STORIES: 1
 HEIGHT/BULK DISTRICT: 40-X
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLER: NO
 SITE ADDRESS: 2424 Polk Street, San Francisco CA 94109
 BLOCK / LOT: 0525/020

RETAIL AREA:
2,346 SF

DRAWING INDEX:

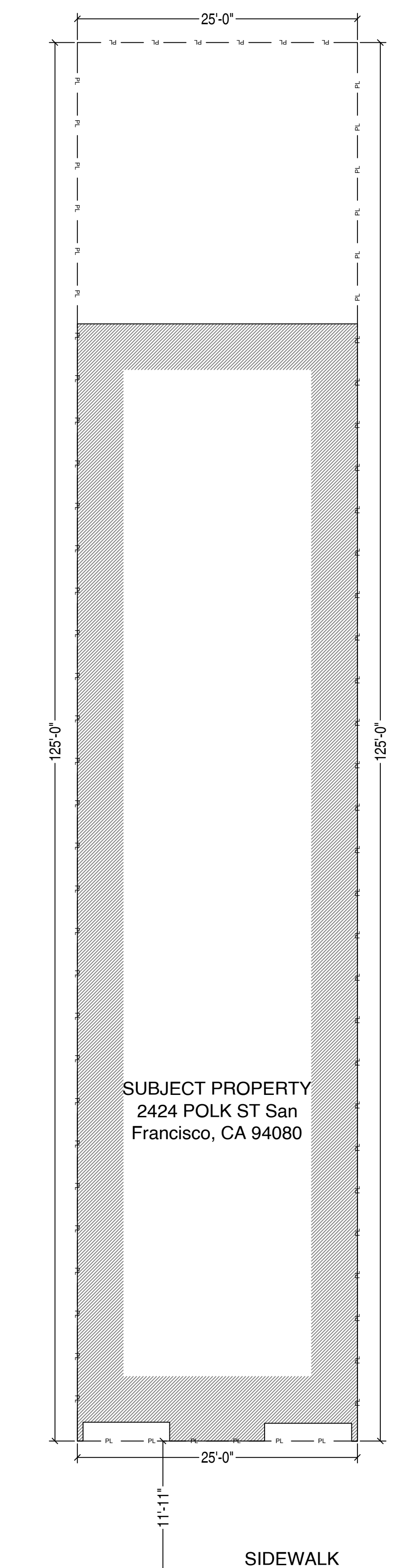
- A-1.0 SITE PLAN, LOCATION MAP, GENERAL NOTES.
- A-1.1 PROPOSED SITE MAP
- A-2.0 EXISTING / PROPOSED FLOOR PLANS
- A-2.1 EXISTING FRONT ELEVATIONS
- A-2.2 FRONT ELEVATION & PROPOSED FRONT ELEVATION
- A-2.3 (E) REAR ELEVATION & PROPOSED REAR ELEVATION

SCOPE OF WORK:

1. Project seeks an administrative change of use for the (E) ground level retail space from a former design/art shop to retail adult-use and medicinal cannabis with contained smoking/vaping area.
2. Tenant improvements to include construction of two bathrooms, secure inventory areas, office and employee break room as well as properly ventilated and sealed smoking/vaping area.

APPLICABLE CURRENT CODES AND REGULATIONS:

- 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2019 CALIFORNIA ENERGY CODE (CEC)
 - 2019 CALIFORNIA FIRE CODE (CFC)
 - 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (SSBSC)
- ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS
- THE CONSTRUCTION SHALL MEET ALL THE STANDARD AND TO MEET THE LOCAL BUILDING CODE & ZONING ORDINANCES



SITE MAP

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

REVISION:

CHANGE OF USE PERMIT
 2424 Polk St SAN FRANCISCO, CA 94109
 (BLOCK/LOT): 0525/020

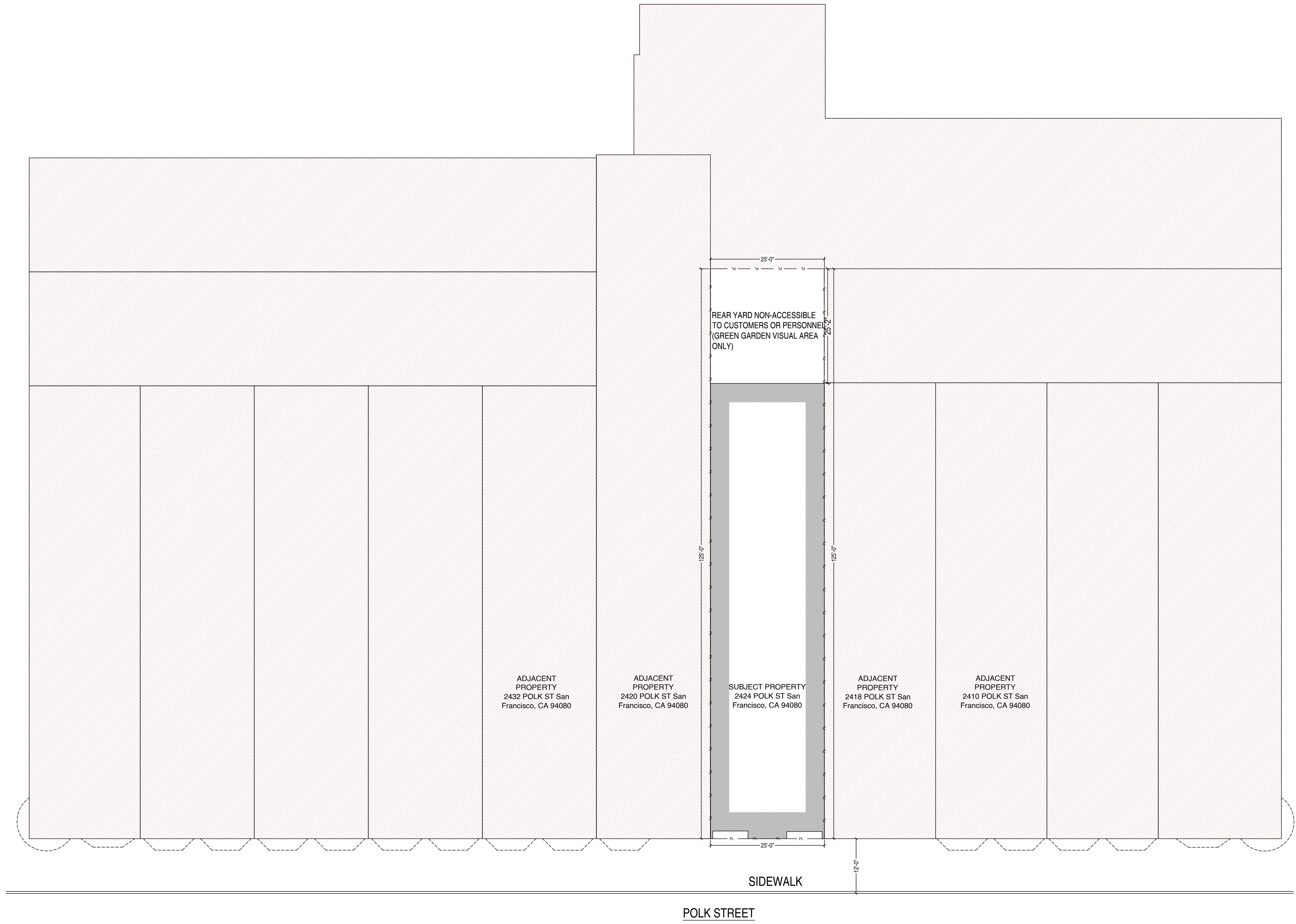
SHEET TITLE
 SITE PLAN, LOCATION MAP, GENERAL NOTES.

DATE:
04.14.2021

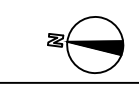
SCALE:
As Noted

DRAWN BY:

A-1.0



PROPOSED SITE MAP
SCALE: $\frac{3}{32}$ " = 1'-0"



REVISION:

CHANGE OF USE PERMIT
2424 Polk St San Francisco, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE
12/11/2021

DATE:
04.14.2021

SCALE:
As Noted

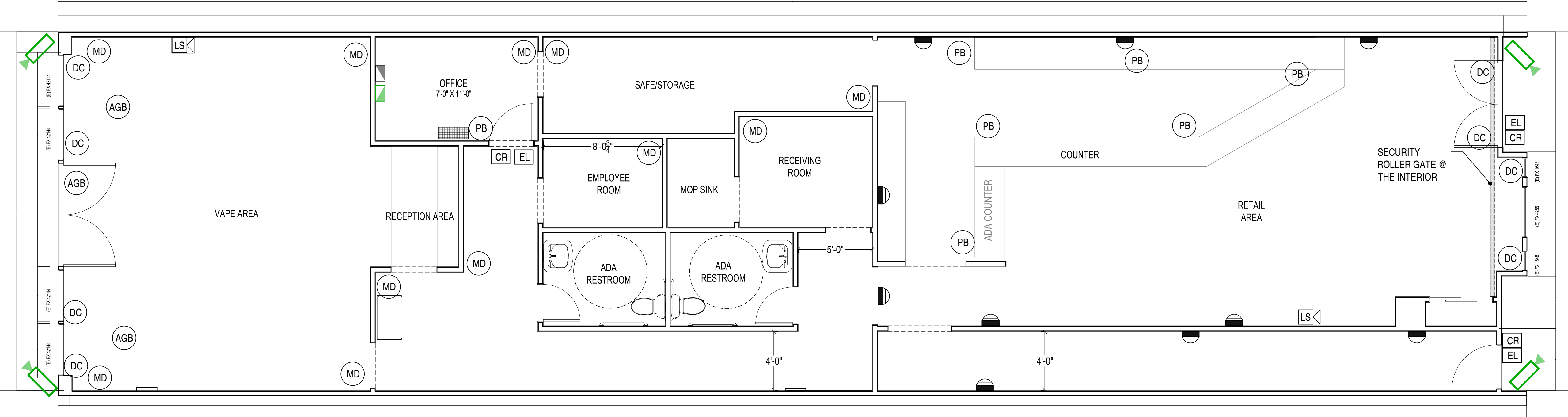
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A-1.1

GENERAL NOTES:

- 1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF CITY OF SAN FRANCISCO.
- 2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

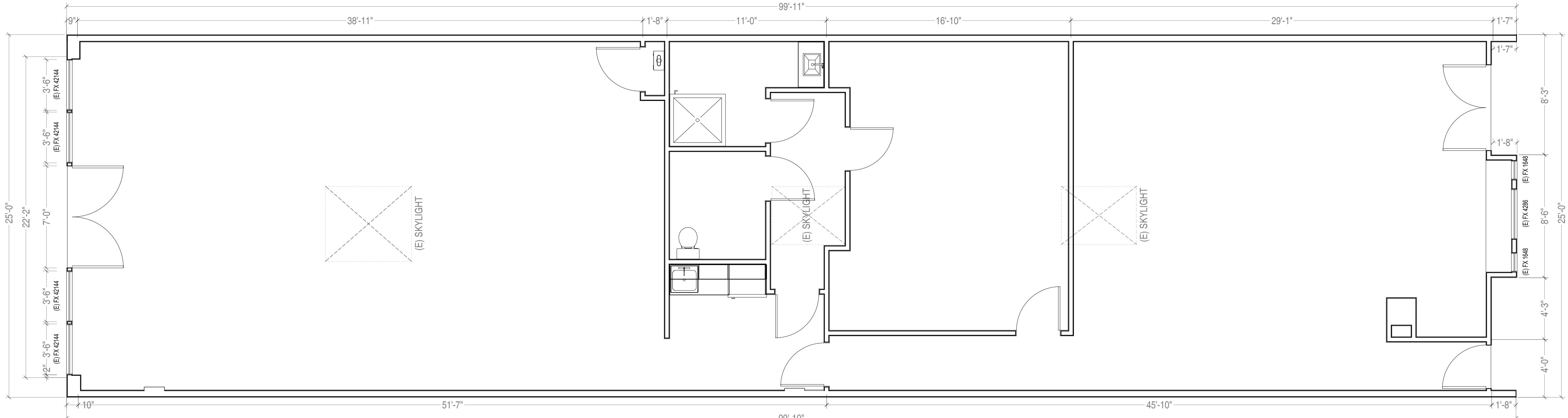
	GLASS BREAK DETECTOR
	MOTION DETECTOR
	CONTACT (SEE SPECIFICATION FOR TYPE)
	CARD READER
	ELECTRIC LOCK
	VIDEO CAMERA
	NETWORK VIDEO RECORDER
	SIREN
	PANIC BUTTON
	SECURITY KEYPAD
	HEAD-END LOCATION FOR SECURITY SYSTEM
	INTRUSION ALARM PANEL
	INTRUSION ALARM PANEL
	MONITORS



(PROPOSED) GROUND FLOOR PLAN

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

2,471 SQ FT



(E) GROUND FLOOR PLAN

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

2,471 SQ FT

REVISION:

CHANGE OF USE PERMIT
2424 Polk St SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE

DATE:

04.14.2021

SCALE:

As Noted

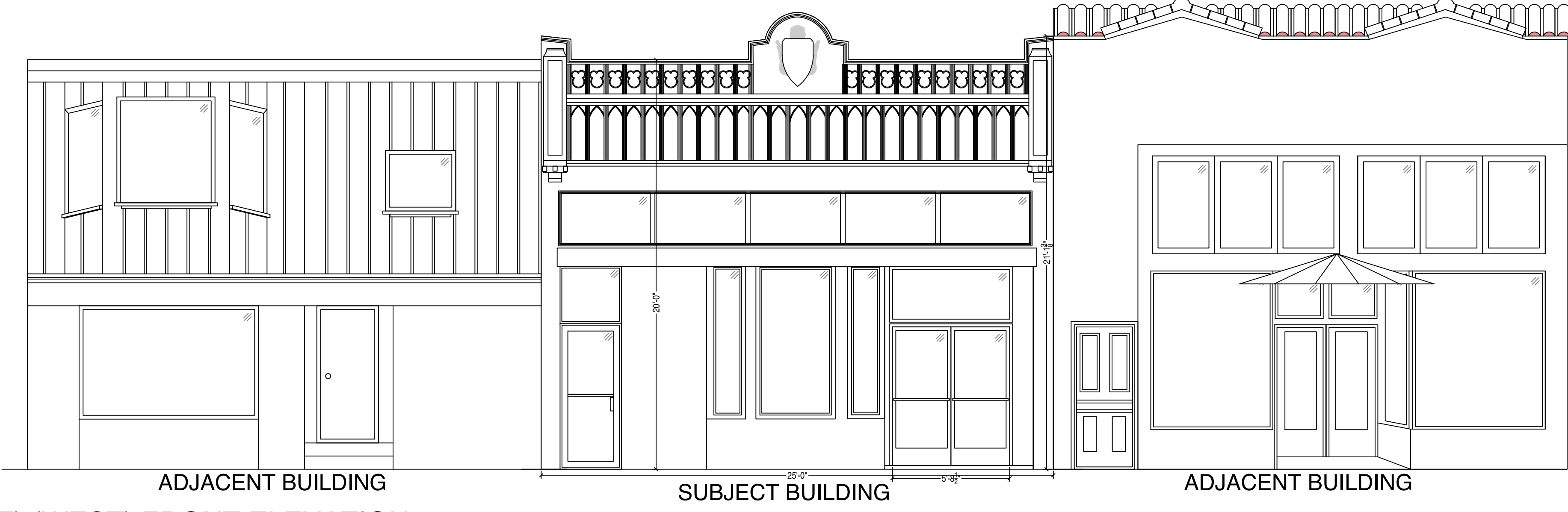
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A-2.0

GENERAL NOTES:

- 1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF CITY OF SAN FRANCISCO.
- 2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REVISION:



(E) (WEST) FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CHANGE OF USE PERMIT
2424 Polk St SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

NO EXTERIOR WORK	Per Section 145.1(c)(6)
VISIBILITY ZONE	Facade Area = 158.4 S.F. (FRONT) TOTAL AREA OF TRANSPARENT FENESTRATION = (%)
WINDOW SIGN AREA	AWNING SIGN(S) UNDER SEPARATE PERMIT



(E) STREET VIEW
SCALE: 1/4" = 1'-0"



(E) STORE FRONT SIGNAGE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

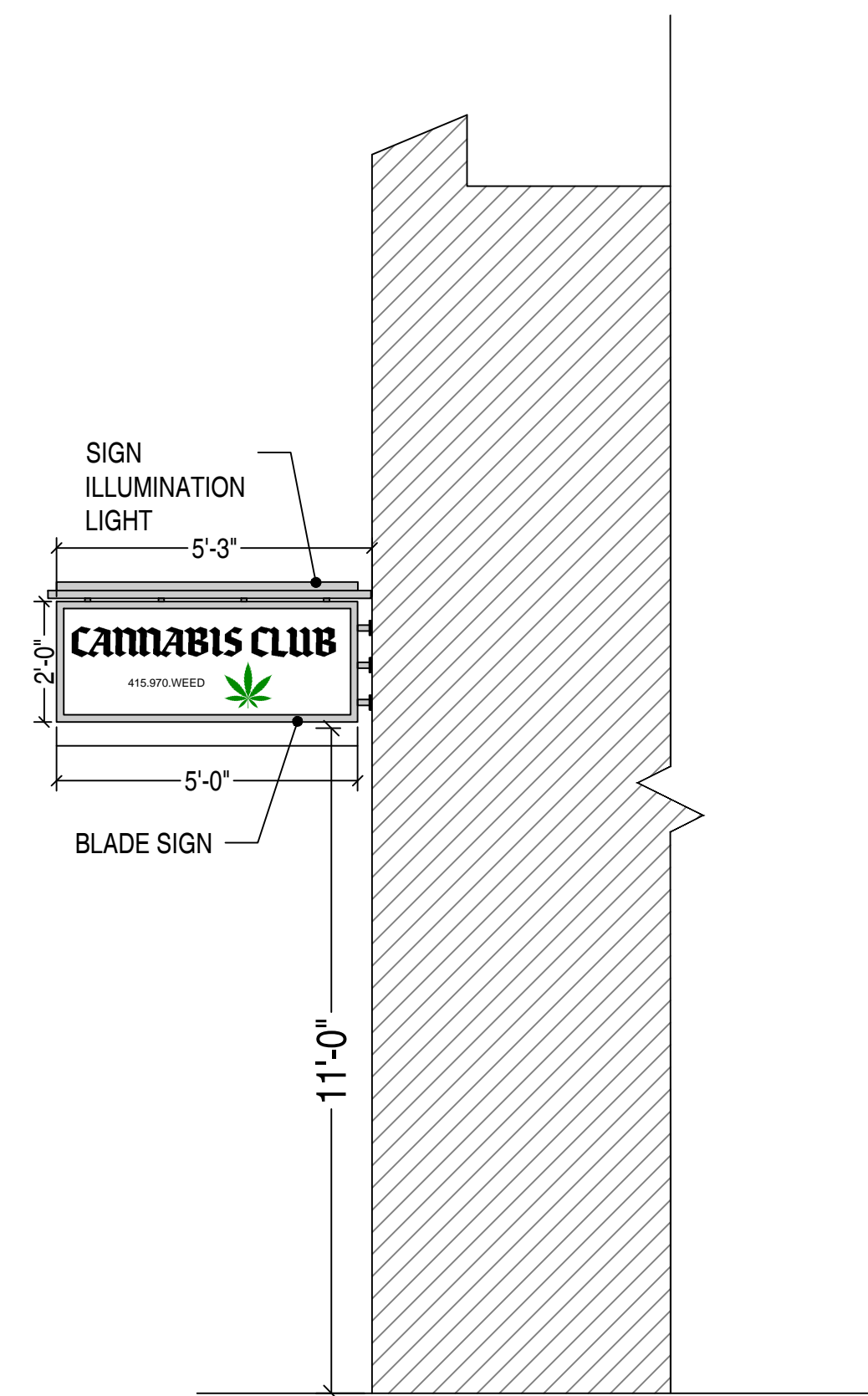
SHEET TITLE

DATE:
04.14.2021

SCALE:
As Noted

DRAWN BY:

A-2.1



(PROPOSED) SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

HIKVISION
 DS-2DP1636Z-D
 PanoVu Series 360° Panoramic + PTZ Camera
 smart IPC

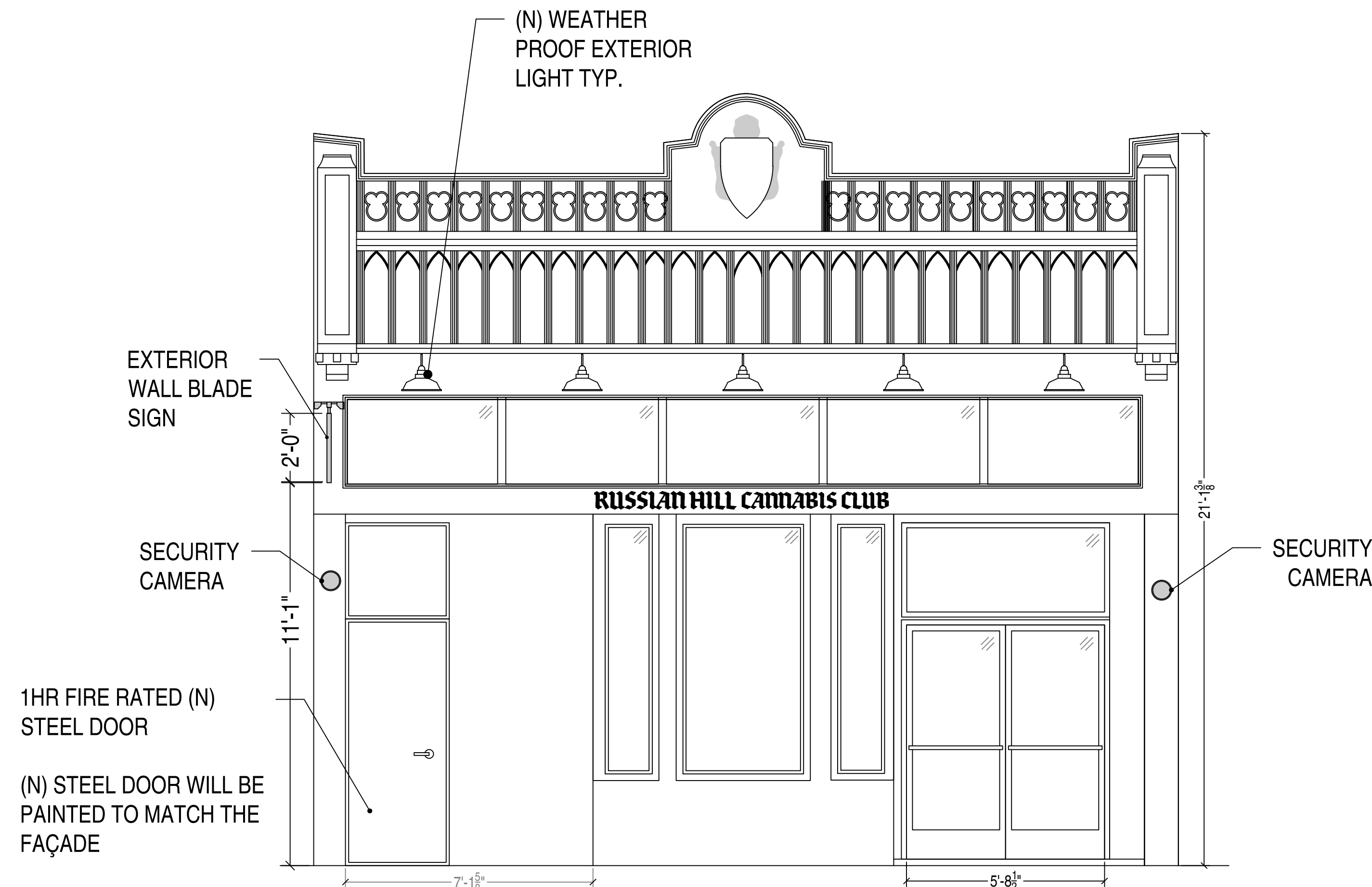
- 1/1.9" Progressive Scan CMOS
- 360° View Angle
- Up to 2 × 4096 × 1800 @ 30 fps
- 36x Optical Zoom, 16x Digital Zoom
- WDR
- 3D Intelligent Positioning Function
- IP66 Protection
- 36 VDC, 120 W



SAMPLE OF SECURITY CAMERA

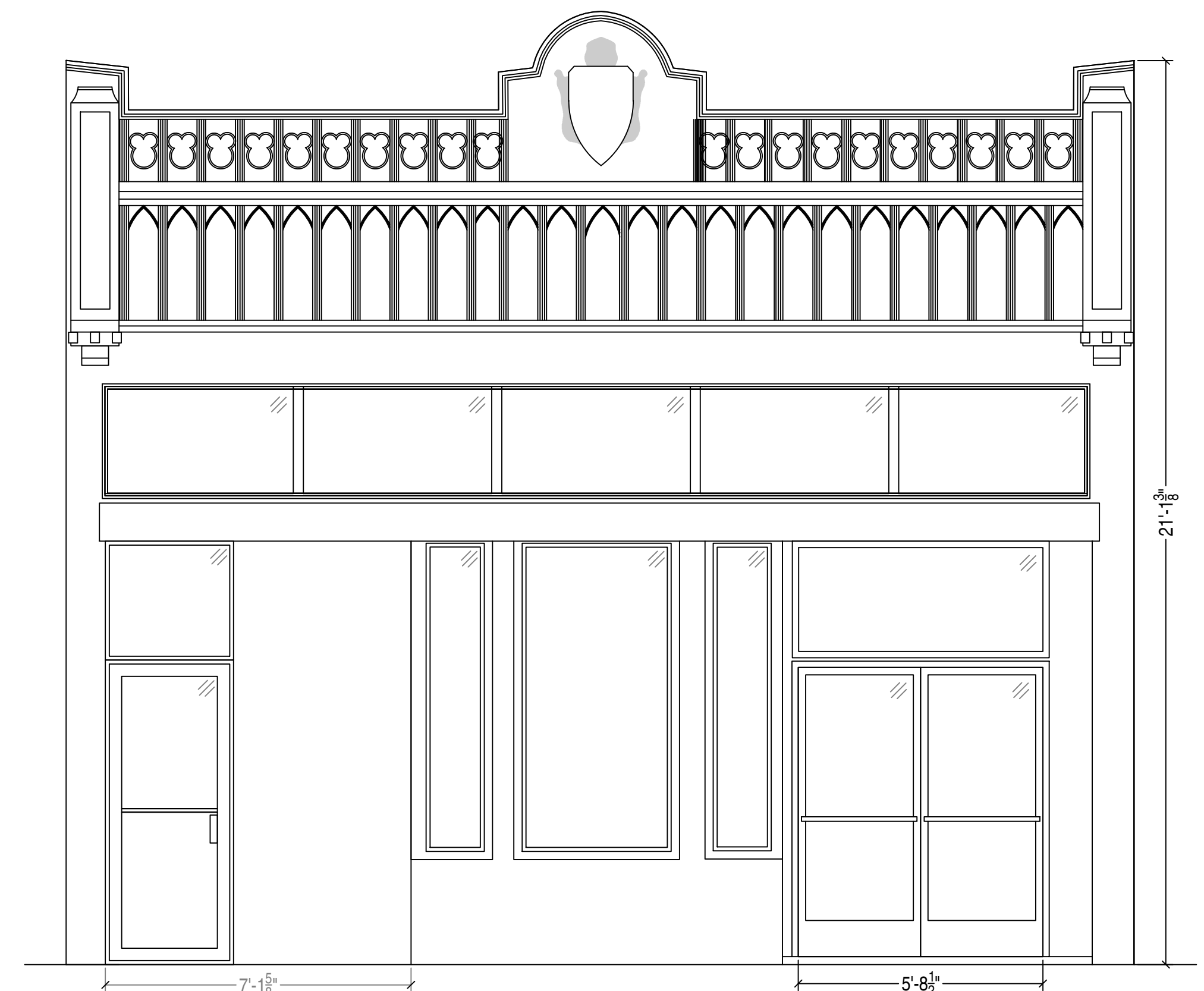


WEATHER PROOF EXTERIOR LIGHT



(PROPOSED) (WEST) FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



(E) (WEST) FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

REVISION:

CHANGE OF USE PERMIT
 2424 Polk St SAN FRANCISCO, CA 94109
 (BLOCK/LOT): 0525/020

SHEET TITLE
 (E) FRONT ELEVATION &
 PROPOSED FRONT ELEVATION

DATE:

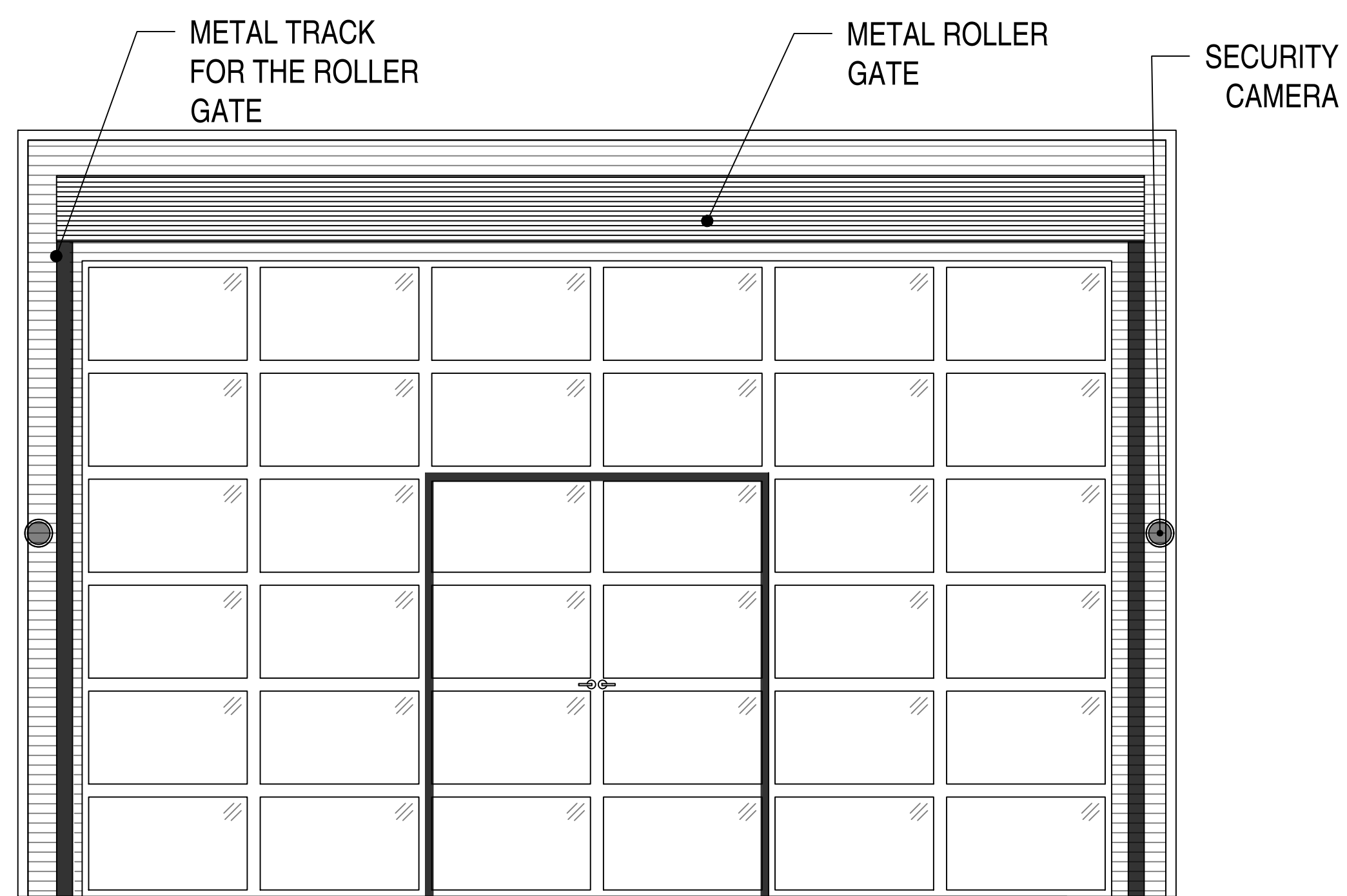
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SCALE:

As Noted

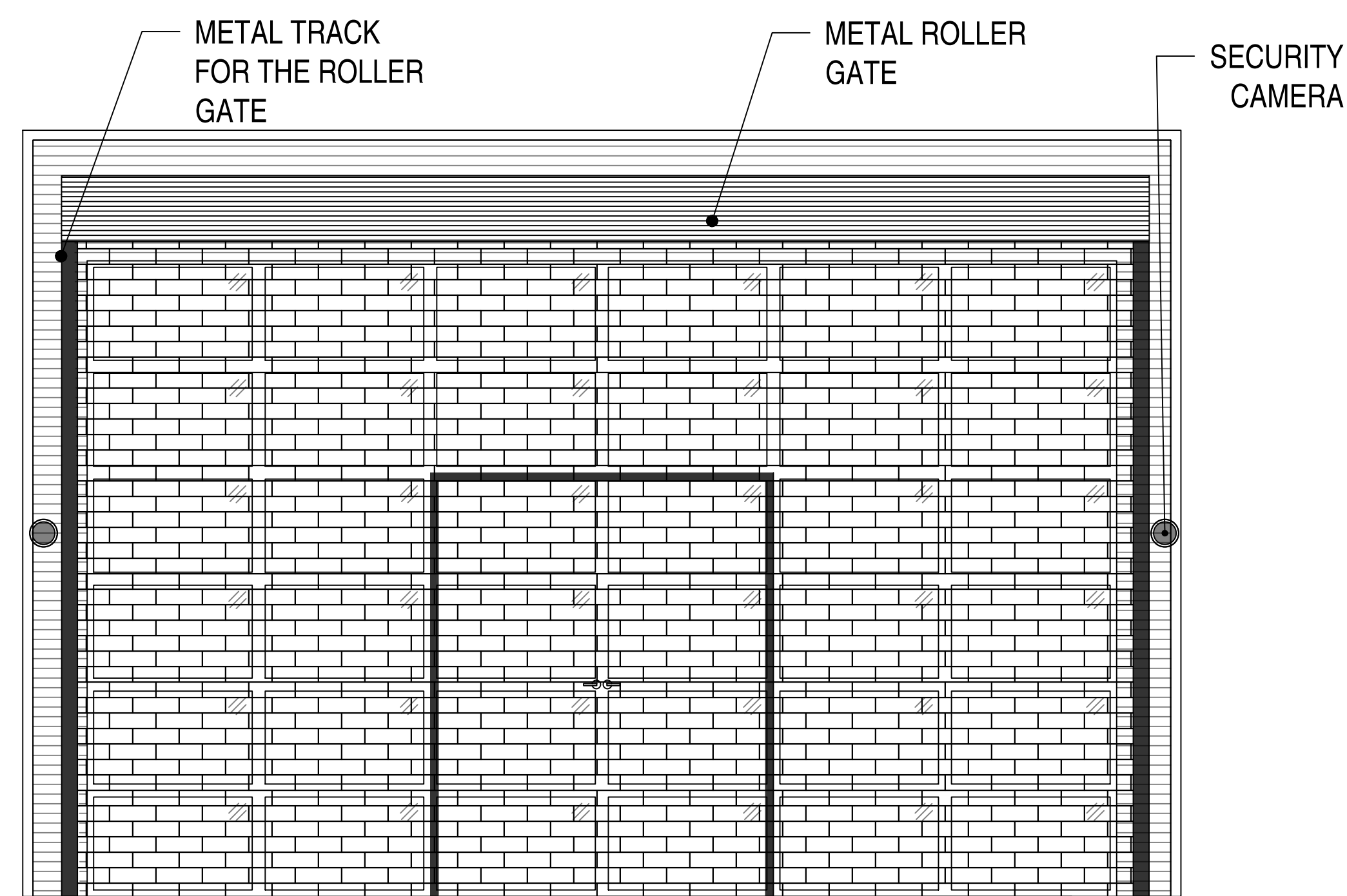
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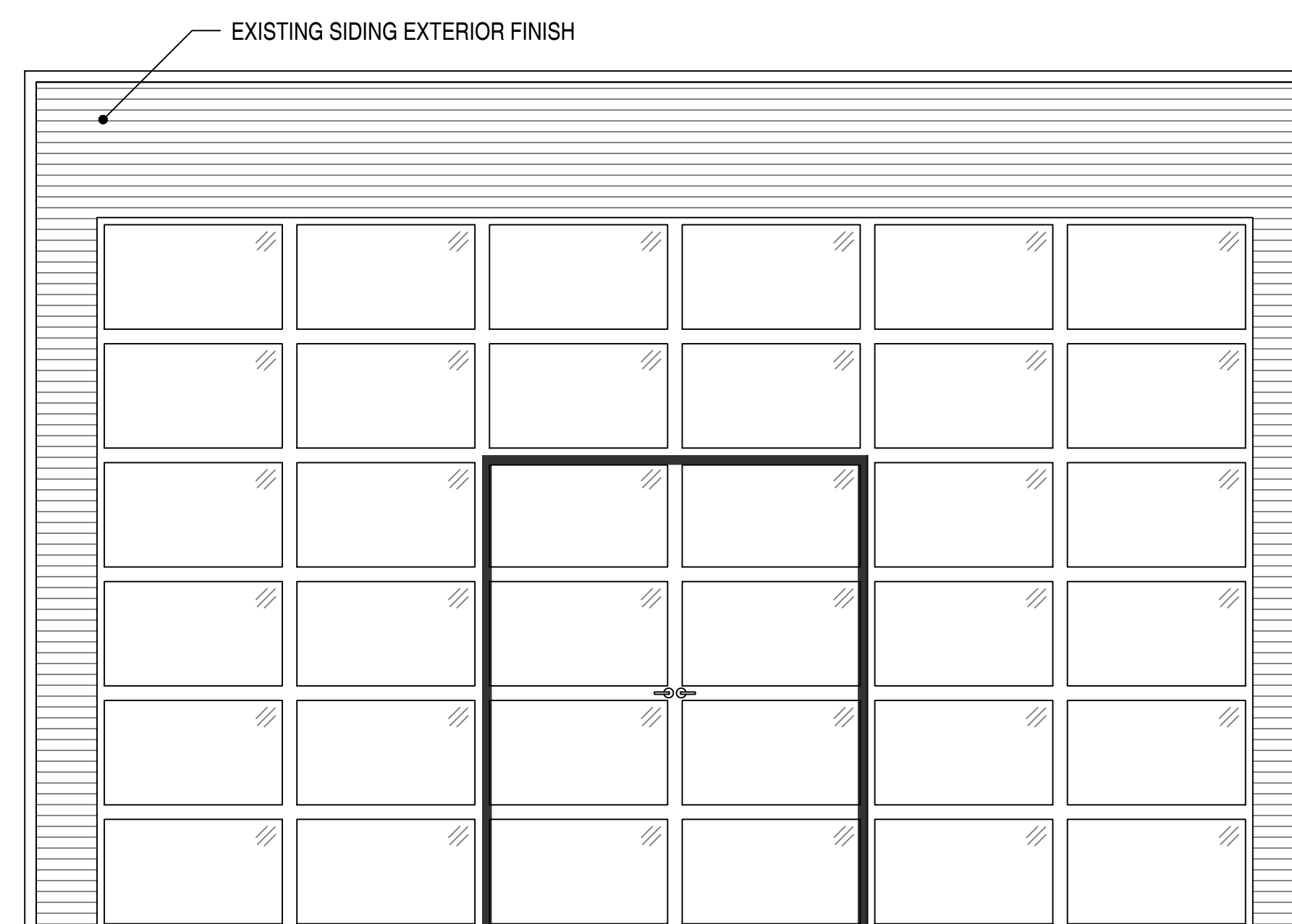
(PROPOSED) (EAST) REAR ELEVATION W/ROLLER

SCALE: $\frac{1}{4}'' = 1'-0''$



(PROPOSED) (EAST) REAR ELEVATION W/ROLLER GATE DOWN

SCALE: $\frac{1}{4}'' = 1'-0''$



(PROPOSED) (EAST) REAR ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

REVISION:

CHANGE OF USE PERMIT
2424 Polk St SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE
(E) REAR ELEVATION &
PROPOSED REAR ELEVATION

DATE:

04.14.2021

SCALE:

As Noted

DRAWN BY:

A-2.3



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2424 POLK ST (CANNABIS)		0525020
Case No.		Permit No.
2020-011603PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposal is for a new Cannabis Retail Use (d.b.a. Russian Hill Cannabis Club) within an existing vacant commercial storefront. There is also a rear yard that will not be utilized for business operations. The Russian Hill Cannabis Club will have an on-site smoking and vaporizing lounge in the rear of the business, enclosed within the building. The lounge will have air filtration systems that meet health and safety requirements and prevent odors or smoke from impacting other properties.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p>Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</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>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>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>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)</p>
<input type="checkbox"/>	<p>Transportation: 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Claire Feeney</p>	

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

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

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

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

**STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<input type="checkbox"/>	2. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input checked="" type="checkbox"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Claire Feeney	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Claire Feeney 05/26/2021
	Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 2424 POLK STREET

RECORD NO.: 2020-011603CUA

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

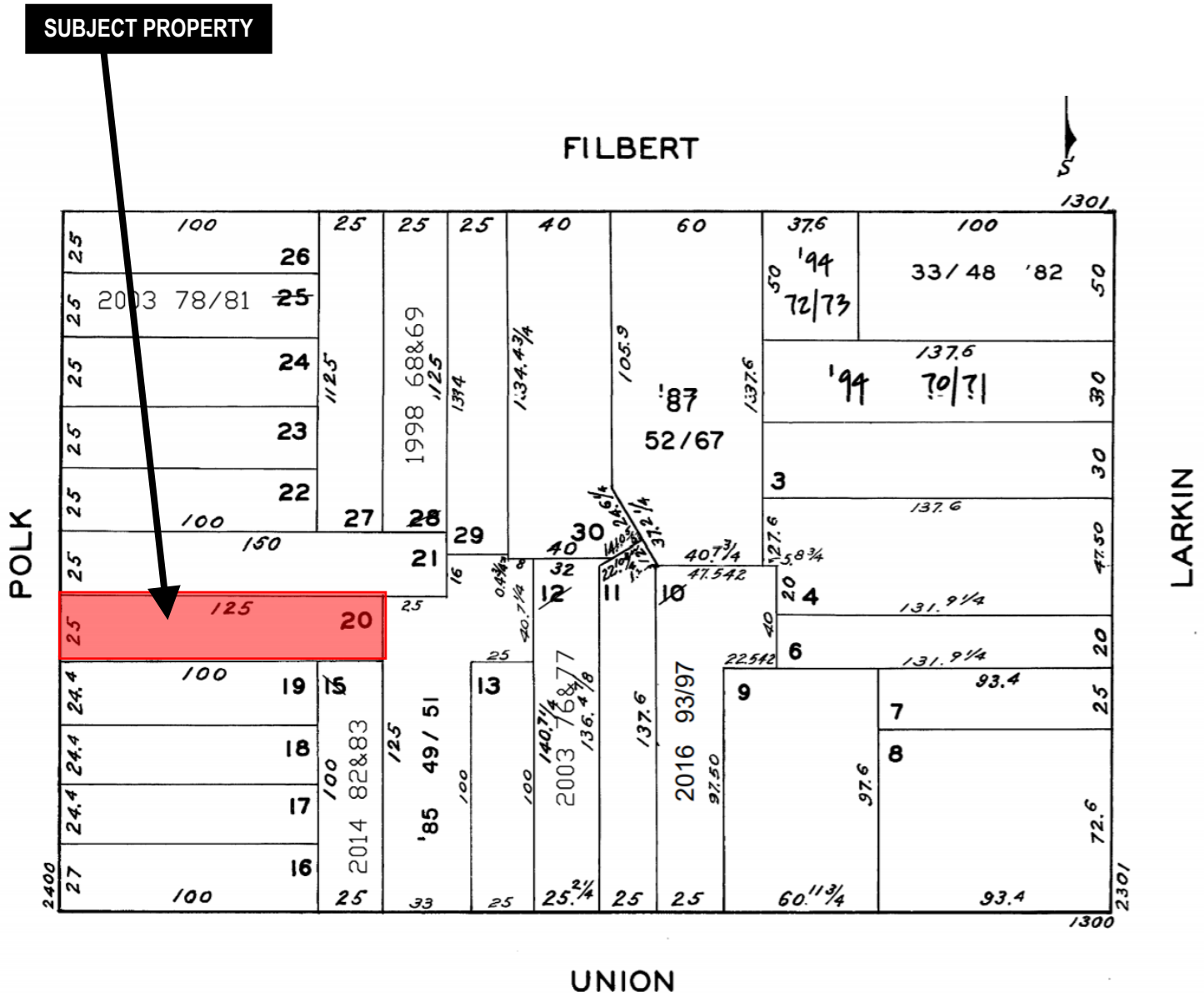
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

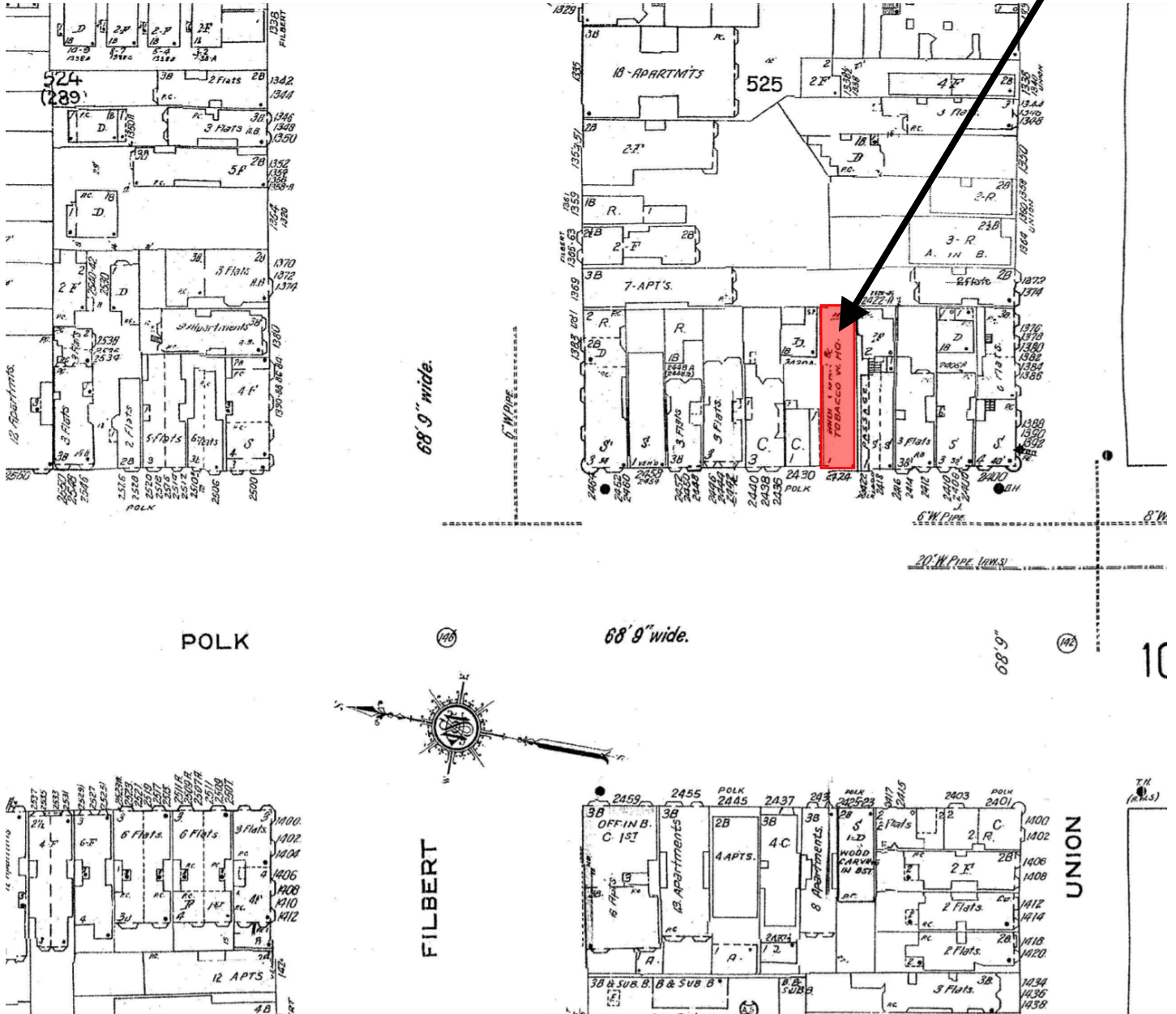
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	0	0
Residential GSF	0	0	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	2,500	0	0
TOTAL GSF	2,500	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	0	1
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map



Sanborn Map*

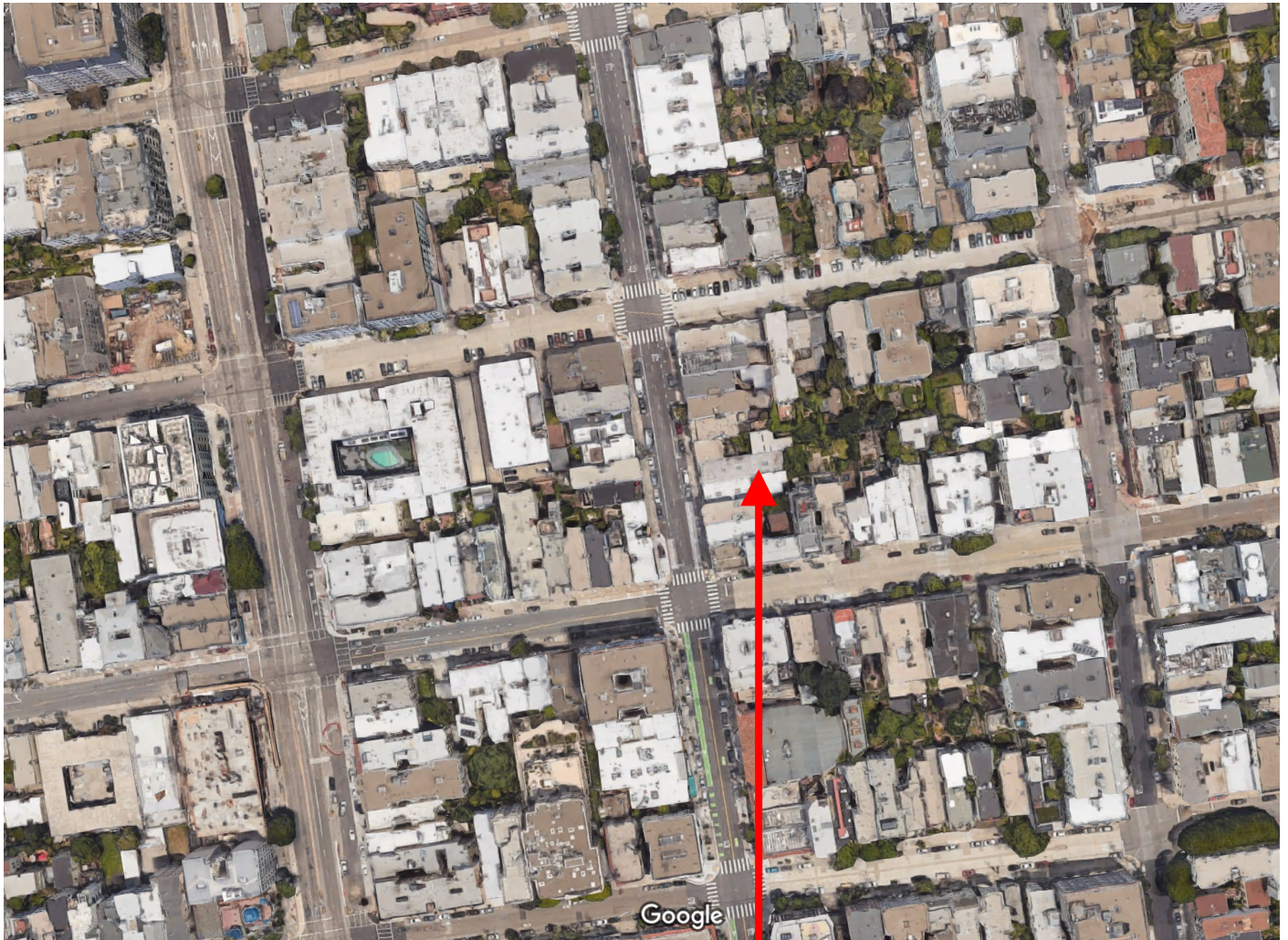
SUBJECT PROPERTY



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



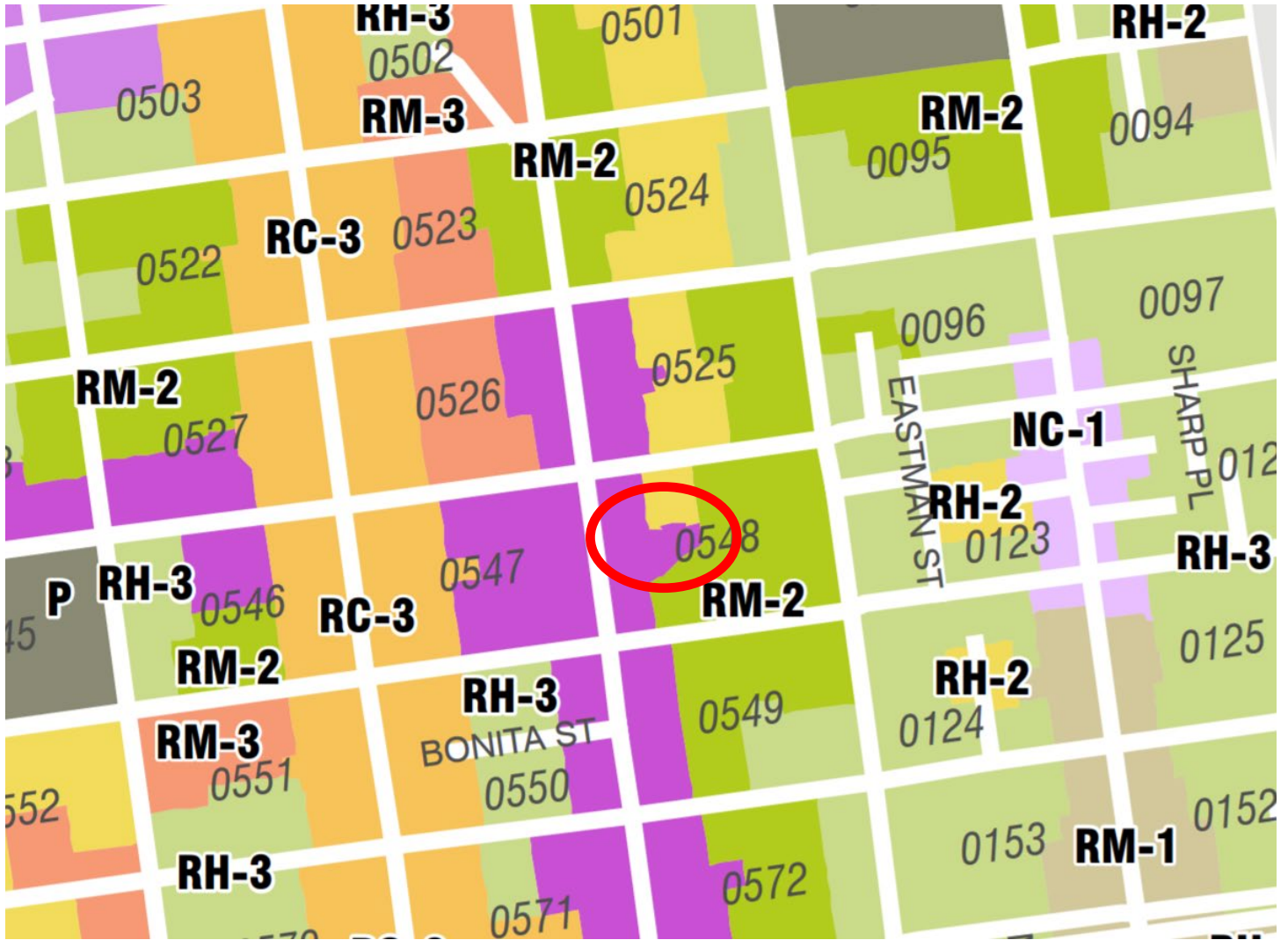
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Site Photo



Permitted cannabis retail locations

Information about permitted retailers is updated regularly by several city departments.

Permitted cannabis retailers

Information about retailers that have a permit to operate in San Francisco.
Some retailers may not be in operation, even if they have a permit.



Use the search tools below to search for a cannabis retailer.
If a retailer appears in the list, they are permitted in San Francisco. If a retailer does not appear in the list, they are not permitted to operate in San Francisco.

Search by business name

Search

Search by address

Search

Business Activity
 Delivery Only
 Storefront

Adult Use or Medicinal Only
 Adult Use
 Medicinal Only

Onsite Consumption
 (Blank)
 No

reset filters

Business Name	Business Activity	Adult Use or Medicinal Only	Permit Type	Onsite Consumption	Storefront Address
1944 Ocean Collective	Storefront	Medicinal Only	MCD	No	1944 Ocean Ave, San Francisco, CA
20ne2 California	Storefront	Adult Use	MCD	No	212 California, San Francisco, CA
Access Bryant SPC	Storefront	Adult Use	MCD	No	761 Bryant St, San Francisco, CA
Apothecarium	Storefront	Adult Use	MCD	No	527 Howard St, San Francisco, CA
Barbary Coast Collective	Storefront	Adult Use	MCD	Yes	952 Mission St, San Francisco, CA
Barbary Coast Sunset	Storefront	Adult Use	MCD	No	2165 Irving, San Francisco, CA
BACA (Collective)	Storefront	Adult Use	MCD	No	1128 Grove St, San Francisco, CA
Bay Care Delivery Cooperative	Delivery Only	Adult Use	Temporary	No	
BAYTRU INC	Delivery Only	Adult Use	Temporary	No	
B.C.I	Delivery Only	Medicinal Only	MCD	No	
BERNER'S ON HAIGHT	Storefront	Adult Use	Permanent	No	1685 HAIGHT ST, SAN FRANCISCO, CA
Blooma Room	Storefront	Adult Use	MCD	No	471 Jesse St, San Francisco, CA
California Street 261	Delivery Only	Medicinal Only	MCD	No	
California Street 267	Delivery Only	Medicinal Only	MCD	No	
California Street 269	Delivery Only	Medicinal Only	MCD	No	
California Street 210	Delivery Only	Medicinal Only	MCD	No	
California Street 213	Delivery Only	Medicinal Only	MCD	No	
California Street 216	Delivery Only	Medicinal Only	MCD	No	
CALIFORNIA STREET CANNABIS COMPANY	Storefront	Adult Use	Permanent	No	1398 CALIFORNIA ST, SAN FRANCISCO
Collective Effort	Delivery Only	Medicinal Only	MCD	No	
Cockles SF	Storefront	Adult Use	MCD	No	5234 Mission St, San Francisco, CA
DCSM INC / Nansha	Delivery Only	Adult Use	MCD	No	
Direct THC	Delivery Only	Medicinal Only	MCD	No	
Dutchman's Flat	Storefront	Adult Use	MCD	No	2544 3rd St, San Francisco, CA
Elofante Inc	Delivery Only	Adult Use	Temporary	No	
Elevated San Francisco	Storefront	Adult Use	MCD	No	2442 Bayshore Blvd, San Francisco, CA

Address not shown for delivery retailers.

Last Updated: 2/24/2020

From: San Francisco Office of Cannabis <noreply@dobt.co>
Date: November 20, 2020 at 4:12:09 PM PST
To: Edwin Galley <egalley@yahoo.com>
Cc: michael.christensen@sfgov.org, CPC.Cannabis@sfgov.org, egalley@yahoo.com, alshawa0712@gmail.com
Subject: Request for formal planning review of cannabis permit application (second planning review)
Reply-To: noreply@dobt.co

You have a new message from San Francisco Office of Cannabis

Dear Planning Department,

The Office of Cannabis has determined the following location to be eligible to proceed with obtaining necessary permits and/or authorizations to operate. Please authorize the applicant identified below to apply for any required permits and/or authorizations for the land uses related to the license types for which they have applied. Please respond directly to this email at such time that necessary permits and/or authorizations have been obtained OR at such time that the applications for such permits and/or authorizations have been disapproved

Site Information

Block & Lot Number: 0525-020

2424 Polk Street
San Francisco, California 94109

Estimated Square footage: 2500

Narrative Description of Use: Retail sales of cannabis for recreational and medical use and consumption lounge.

Floor Level: 1

Previous use of tenant space: furniture gallery

Is site vacant: No

If vacant, how long:

Informal planning review response: Zoning Compliant, additional approval required

Operation Information

Permit Application #:

Microbusiness: No

San Francisco Activity Types

retailer (medical and adult use)

State of California Activity Types

Storefront Retailer: Type 10

Business name: A & E Green Solutions

Hours of operation: Business hours: Sun-Sat 9:00 to 10:00pm

Number of locations open or approved worldwide: 0

Applicant Information / Planning Contact

Applicant Name: Edwin Galley
Phone Number: (415) 235-9136
E-Mail: egalley@yahoo.com

Entitlements

Prior BPA number: n/a
Prior CUA approval: n/a

Thank you for your assistance, Office of Cannabis

San Francisco Planning Commission
49 South Van Ness Avenue
Suite 1400
San Francisco CA 94103

Re: ENDORSEMENT OF RUSSIAN HILL CANNABIS CLUB
at 2424 POLK STREET

Honorable Planning Commissioners:

As a Polk Street merchant, I am fully supportive of the Planning Commission granting a conditional-use permit to allow a cannabis dispensary with a completely contained on-site smoking/vaping lounge at 2424 Polk Street..

Since we do not have such an essential business in close proximity, its addition to our commercial corridor will add to diversity of product offerings and generate greater foot traffic.

A safe place for people who wish to smoke and vape cannabis will also be beneficial for businesses and residents alike.

Finally the project sponsors, Mr. Al Shawa and Mr. Edwin Galley, will bring a strong combination of having operated a well-run cannabis business in San Francisco along with providing equity opportunities for San Franciscans.

Please approve their project.

Respectfully,

Business Name: Will Wick

Address: 2424 Polk Street.

Name/Signature: 

DESIGN HOUSE
WWW.WILLWICK.COM

INFO@WILLWICK.COM
415.437.0125

WW

GENERAL NOTES:

FOR THE PROJECT ARE LIMITED TO THE EXTENT AS REQUIRED FOR PLAN CHECK PURPOSES BY CITY AGENCIES HAVING JURISDICTION OVER THE PROJECT.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DESIGN-BUILD (DESIGN AND INSTALL) ALL SYSTEMS AND ELEMENTS AS REQUIRED FOR THE CONSTRUCTION OF THE PROJECT, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS; AND ALL DETAILS FOR ROOFING, FLASHING, WATERPROOFING AND SOUND PROOFING STANDARDS.

THE USE OF THESE DRAWINGS FOR THE CONSTRUCTION OF THE PROJECT SHALL CONSTITUTE THE CONTRACTOR'S REPRESENTATION THAT IT HAS REVIEWED AND VERIFIED THE BUILD ABILITY OF THE PROJECT AS SHOWN ON THESE DRAWINGS IN THE LIGHT OF SITE CONDITIONS AND APPLICABLE CODE REQUIREMENTS; AND THAT ONCE CONSTRUCTION HAS COMMENCED, THE CONTRACTOR SHALL UNDERTAKE FULL RESPONSIBILITIES TO DESIGN-BUILD ALL ELEMENTS AND MAKE NECESSARY ADJUSTMENTS AS REQUIRED FOR THE COMPLETION OF THE PROJECT IN ITS ENTIRETY PURSUANT TO ALL APPLICABLE CODE REQUIREMENTS, TRADE AND WORKMANSHIP STANDARDS.

ALL CONSTRUCTION WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY BUILDING CODE AND INTERNATIONAL BUILDING CODE, AS WELL AS ALL APPLICABLE FEDERAL, STATE, OSHA, BAY AREA AIR QUALITY MANAGEMENT DISTRICT, COUNTY AND CITY ORDINANCES, AMENDMENTS AND RULINGS. THE CITY CODE SHALL GOVERN WHEN IT AND THE IBC OR ANY OTHER REFERENCE CODES AND STANDARDS ARE IN CONFLICT.

THE CONTRACTOR SHALL GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE LAWFUL EXECUTION OF THE WORK.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE LOT, EASEMENT, SOIL CONDITIONS, ALL PROPOSED DIMENSIONS, INCLUDING EXCAVATION, UNDERPINNING, DRAINAGE AND UTILITY LINES AT SUBJECT PROPERTY, AS WELL AS, AT ADJACENT PROPERTIES. IF THE CONTRACTOR ENCOUNTERS DISCREPANCIES IN THE DRAWINGS, HE SHALL CONTACT THE DESIGNER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF CORRECTIONS TO THE WORK IF HE NEGLECTS TO ADHERE TO THIS PROCESS.

THE DRAWINGS ARE INTENDED TO DESCRIBE AND PROVIDE FOR A FINISHED PIECE OF WORK. THE CONTRACTOR SHALL UNDERSTAND THAT THE WORK HEREIN DESCRIBED SHALL BE COMPLETED IN A GOOD AND WORKMANLIKE MANNER AND IN EVERY DETAIL ALTHOUGH EVERY NECESSARY ITEM INVOLVED IS NOT PARTICULARLY MENTIONED. EXCEPT AS OTHERWISE SPECIFICALLY STATED, THE CONTRACTOR SHALL PAY FOR ALL NECESSARY PERMITS, FEES, MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR THE ENTIRE COMPLETION OF THE WORK INTENDED TO BE DESCRIBED.

AT ALL TIMES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING SAFETY OF PEOPLE, SUBJECT PROPERTY, AND ADJACENT PROPERTIES. THE DESIGNER SHALL NOT REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

THE DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES OR PROCEDURES. FOR THE OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTORS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS.

ALL DRAWINGS, SPECIFICATIONS, AND INFORMATION FURNISHED HEREWITH ARE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL BE HELD CONFIDENTIAL AND SHALL NOT BE USED FOR ANY PURPOSE OR PURPOSES OTHER THAN THOSE FOR WHICH THEY HAVE BEEN SUPPLIED AND PREPARED. THE DESIGNER'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS. FOR ADDITIONS TO THIS PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, EXCEPT BY AGREEMENT IN WRITING, AND WITH APPROPRIATE COMPENSATION TO THE DESIGNER.

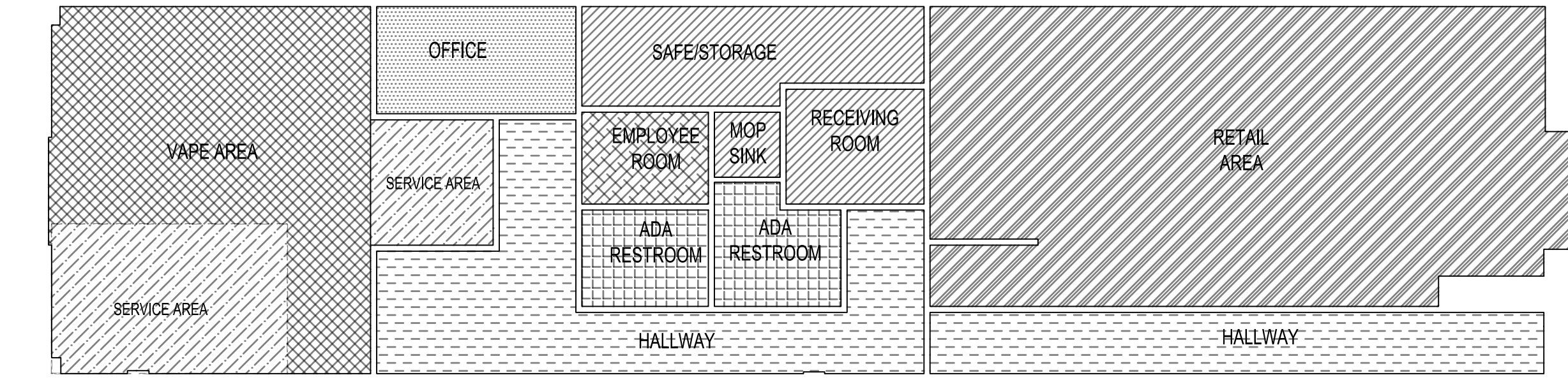
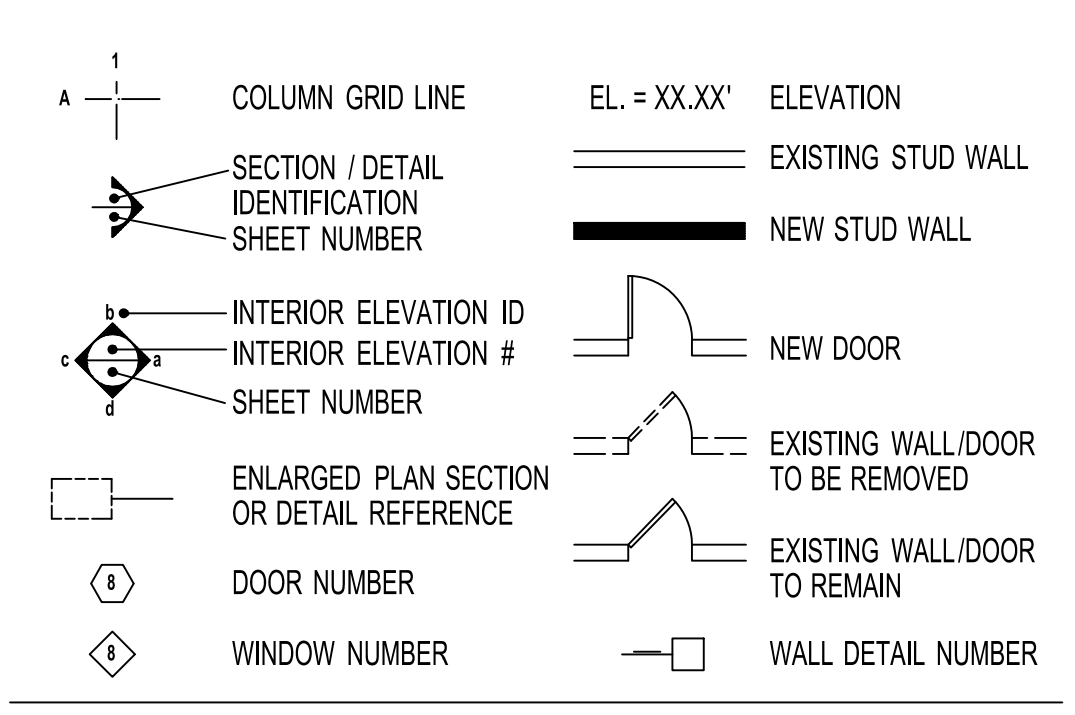
MY DRAWINGS ISSUED WITHOUT THE APPROVAL STAMP, SIGNED AND DATED BY THE BUILDING DEPARTMENT SHALL BE CONSIDERED IN THE PRELIMINARY STAGE AND SHALL NOT BE USED FOR CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ABBREVIATIONS

⊕	AND	GA.	GAUGE
⊙	AT	GL.	GLASS
—	CENTER LINE	GND.	GROUND
φ	DIAMETER	GYP.	GYPSPUM
#	POUND OR NUMBER	H.B.	HOSE BIBB
≡	PROPERTY LINE	HDWD.	HARDWOOD
A.D.	AREA DRAIN	HRIZ.	HORIZONTAL
ADJ.	ADJACENT	HR.	HOOR
ALUM.	ALUMINUM	HT.	HEIGHT
APPROX.	APPROXIMATE	INSUL.	INSULATION
ARCH.	DESIGNERURAL	INT.	INTERIOR
AWN.	AWNING WINDOW	LAV.	LAVATORY
BD.	BOARD	LT.	LIGHT
BLDG.	BUILDING	MAX.	MAXIMUM
BLKG.	BLOCKING	MECH.	MECHANICAL
BM.	BEAM	MET.	METAL
BOT.	BOTTOM	MFR.	MANUFACTURER
C.B.	CATCH BASIN	MIN.	MINIMUM
C.O.	CLEANOUT	MISC.	MISCELLANEOUS
CAB.	CABINET	N.	NORTH
CLG.	CEILING	(N)	NEW
CL.C.	CLOSET	N.T.S.	NOT TO SCALE
COL.	COLUMN	NO. OR #	NUMBER
CONC.	CONCRETE	O.C.	ON CENTER
CONST.	CONSTRUCTION	O.F.D.	OVERFLOW DRAIN
CORR.	CORRIDOR	O.H.	OVERHANG
CSMT.	CASEMENT WINDOW	OBS.	OBSURED
D.H.	DOUBLE HUNG WINDOW	OPNG.	OPENING
DBL.	DOUBLE	P/L	PROPERTY LINE
DEPT.	DEPARTMENT	PL.	PLATE
DET.	DETAIL	PLYWD.	PLYWOOD
DI.	DIAMETER	PT.	POINT
DIM.	DIMENSION	Q.T.	QUARRY TILE
DN.	DOWN	R.	RISER
DR.	DOOR	R.D.	ROOF DRAIN
D/W.	DISHWASHER	R.W.	REDWOOD
DWG.	DRAWING	R.W.L.	RAIN WATER LEADER
E.	EAST	RAD.	RADIUS
(E)	EXISTING	REFR.	REFRIGERATOR
EA.	EACH	REINF.	REINFORCED
ELEV.	ELEVATION	REQ.	REQUIRED
ELEC.	ELECTRICAL	RET.	RETAINING
ELEV.	ELEVATOR	S.	SOUTH
EQ.	EQUAL	S.G.D.	SLIDING GLASS DOOR
EXT.	EXTERIOR	S.H.	SINGLE HUNG WINDOW
F.D.	FLOOR DRAIN	SIM.	SIMILAR
F.D.C.	FIRE DEPT. CONNECTION	SL.	SLIDER WINDOW
F.G.	FIXED GLASS WINDOW	SPEC.	SPECIFICATION
F.P.	FIREPLACE	SQ.	SQUARE
FDN.	FOUNDATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FLR.	FLOOR	STR.	STORAGE
FLUOR.	FLUORESCENT	STR.L.	STRUCTURAL
FT.	FOOT OR FEET	SYM.	SYMMETRICAL
FTG.	FOOTING	T.&G.	TONGUE & GROOVE
G.F.I.	GROUND FAULT	THK.	THICK
G.S.M.	GALVANIZED SHEET METAL	TYP.	TYPICAL

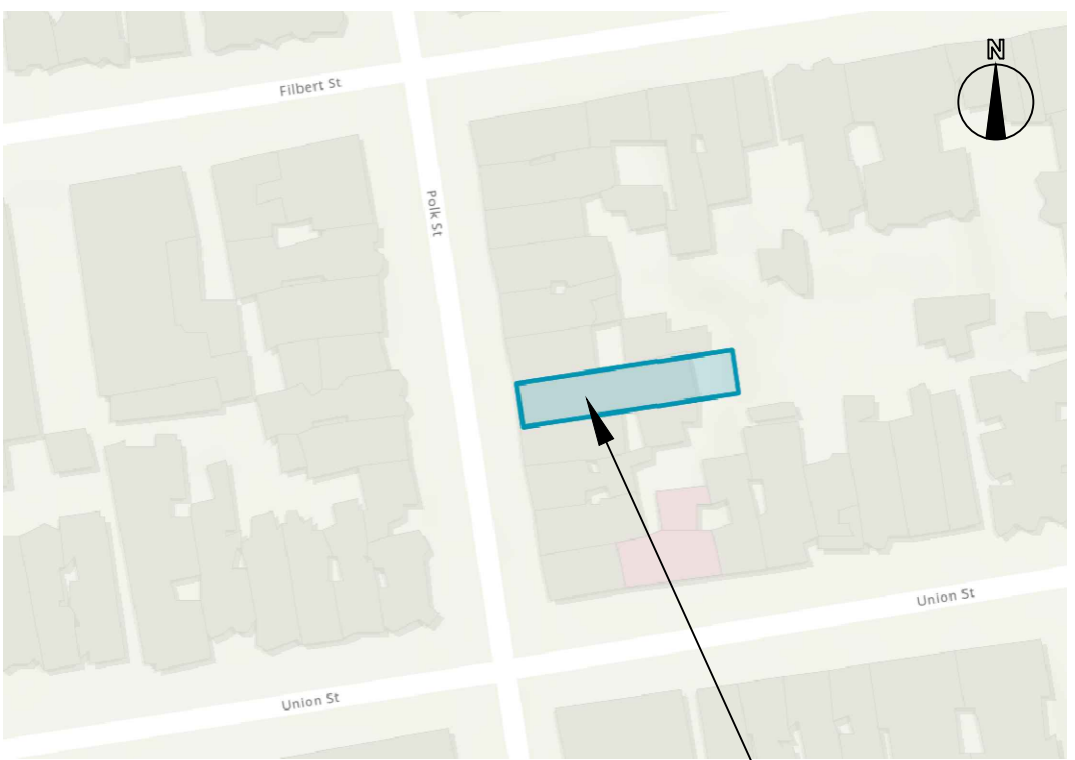
SYMBOLS



OCCUPANT LOAD PLAN

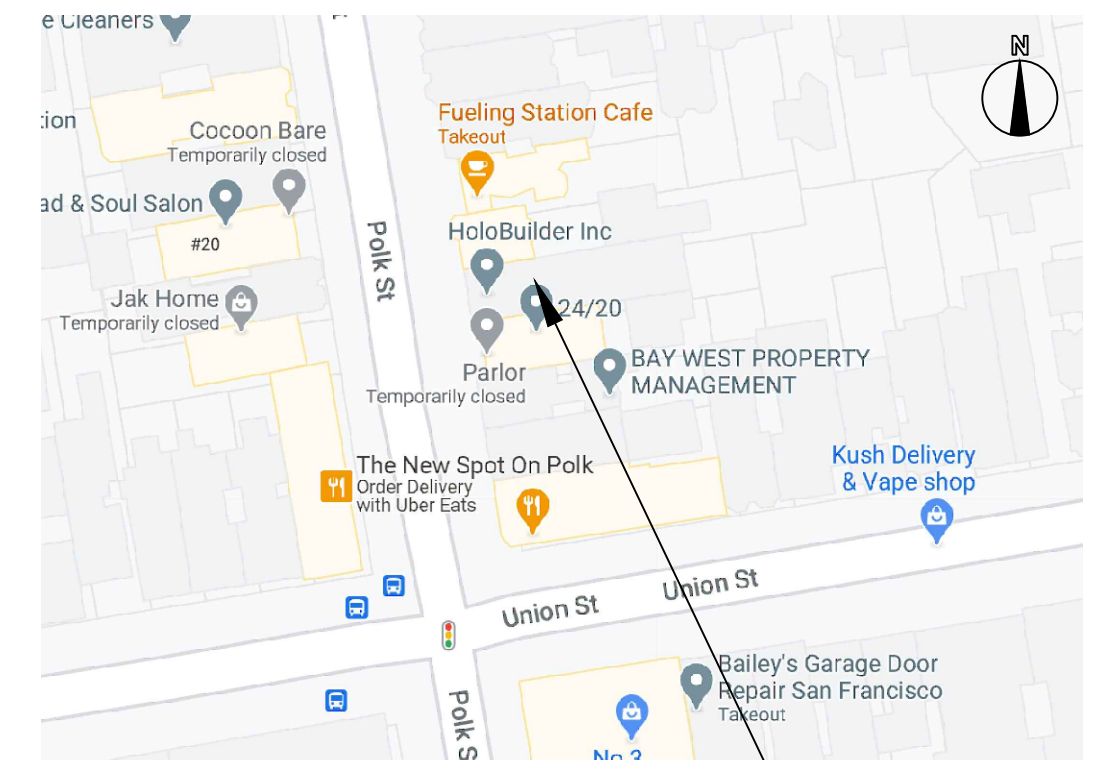
SCALE: 1/8" = 1'-0"

OCCUPANCY LOAD CALCULATION					
HATCH	ROOM NAME	OCCUPANCY TYPE	ROOM AREA	OCCUPANCY LOAD FACTORS	OCCUPANCY LOAD
[Hatch]	RETAIL	M	782 SQ FT	60 SQ FT	13
[Hatch]	ADA RESTROOM	-	62 SQ FT	-	0
[Hatch]	STORAGE	S	225 SQ FT	300 SQ FT	1
[Hatch]	HALLWAY	M	431 SQ FT	60 SQ FT	7
[Hatch]	OFFICE	S	156 SQ FT	100 SQ FT	2
[Hatch]	BREAK ROOM	S	48 SQ FT	50 SQ FT	1
[Hatch]	VAPE ROOM	S	349 SQ FT	15 SQ FT	23
[Hatch]	SERVICE AREA	S	145 SQ FT	200 SQ FT	1
[Hatch]	RECEPTION AREA	S	65 SQ FT	200 SQ FT	1
TOTAL OCCUPANCY:					49



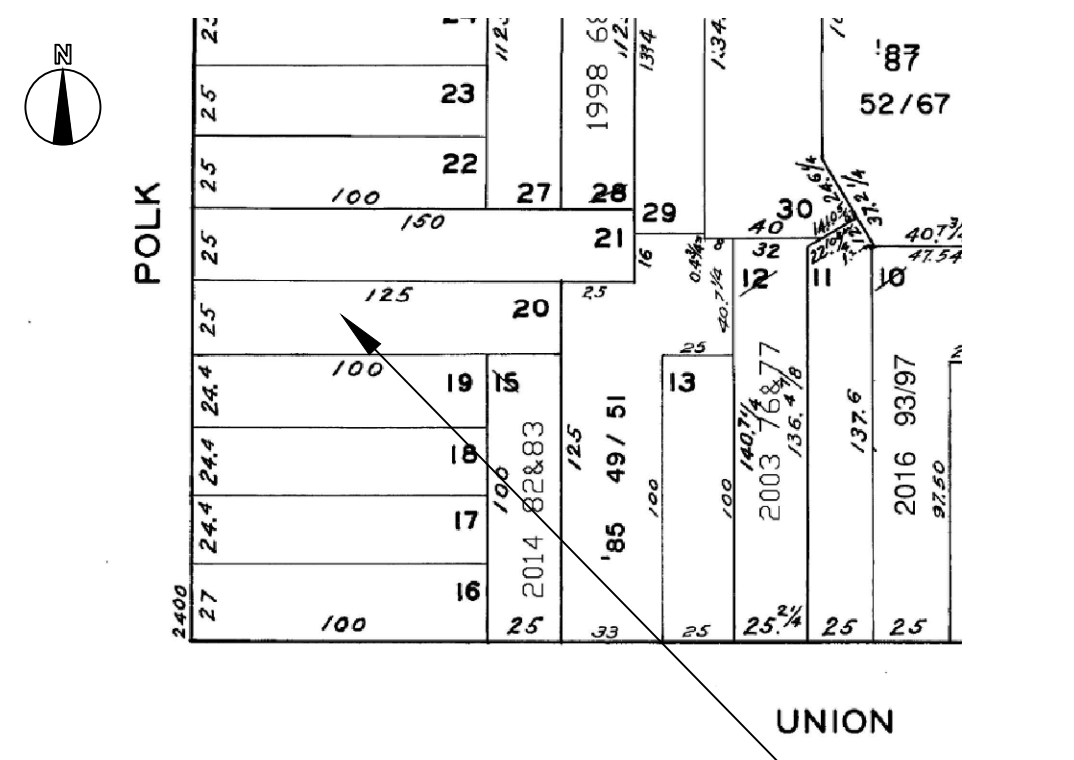
VICINITY MAP

SCALE: N.T.S.



LOCATION MAP

SCALE: N.T.S.



PARCEL MAP

SCALE: N.T.S.

PROJECT DATA:

BUILDING TYPE: RETAIL SALES
 OCCUPANCY (E): M,B
 OCCUPANCY (N): M,B
 ZONING: NCD-POLK STREET NEIGHBORHOOD COMMERCIAL
 PARCEL AREA: 3,125 SQ FT
 BUILDING AREA: 2,500 SQ FT
 UNITS 1
 STORIES: 1
 HEIGHT/BULK DISTRICT: 40-X
 CONSTRUCTION TYPE: V-B
 FIRE SPRINKLER: NO
 SITE ADDRESS: 2424 Polk Street, San Francisco CA 94109
 BLOCK / LOT: 0525/020

RETAIL AREA: 2,346 SF

DRAWING INDEX:

- A-1.0 SITE PLAN, LOCATION MAP, GENERAL NOTES.
- A-1.1 PROPOSED SITE MAP
- A-2.0 EXISTING / PROPOSED FLOOR PLANS
- A-2.1 EXISTING FRONT ELEVATIONS
- A-2.2 FRONT ELEVATION & PROPOSED FRONT ELEVATION
- A-2.3 (E) REAR ELEVATION & PROPOSED REAR ELEVATION

SCOPE OF WORK:

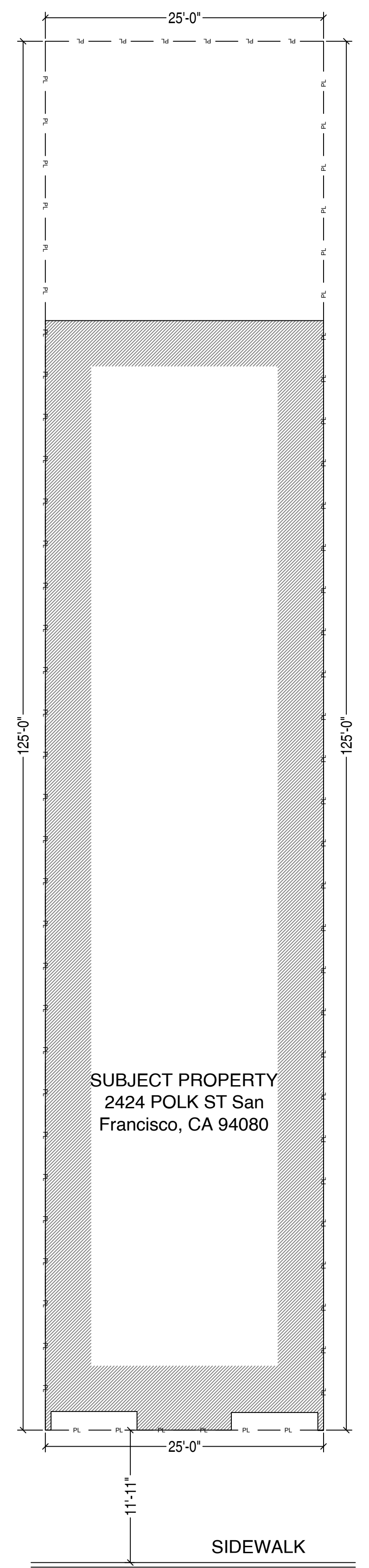
- Project seeks an administrative change of use for the (E) ground level retail space from a former design/art shop to retail adult-use and medicinal cannabis with contained smoking/vaping area.
- Tenant improvements to include construction of two bathrooms, secure inventory areas, office and employee break room as well as properly ventilated and sealed smoking/vaping area.

APPLICABLE CURRENT CODES AND REGULATIONS:

- 2019 CALIFORNIA BUILDING CODE (CBC)
- 2019 CALIFORNIA PLUMBING CODE (CPC)
- 2019 CALIFORNIA MECHANICAL CODE (CMC)
- 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- 2019 CALIFORNIA ENERGY CODE (CEC)
- 2019 CALIFORNIA FIRE CODE (CFR)
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (SSBC)

ALONG WITH CITY ORDINANCES AND ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS

THE CONSTRUCTION SHALL MEET ALL THE STANDARD AND TO MEET THE LOCAL BUILDING CODE & ZONING ORDINANCES



SITE MAP

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

REVISION:

CHANGE OF USE PERMIT
 2424 Polk St San Francisco, CA 94109
 (BLOCK/LOT): 0525/020

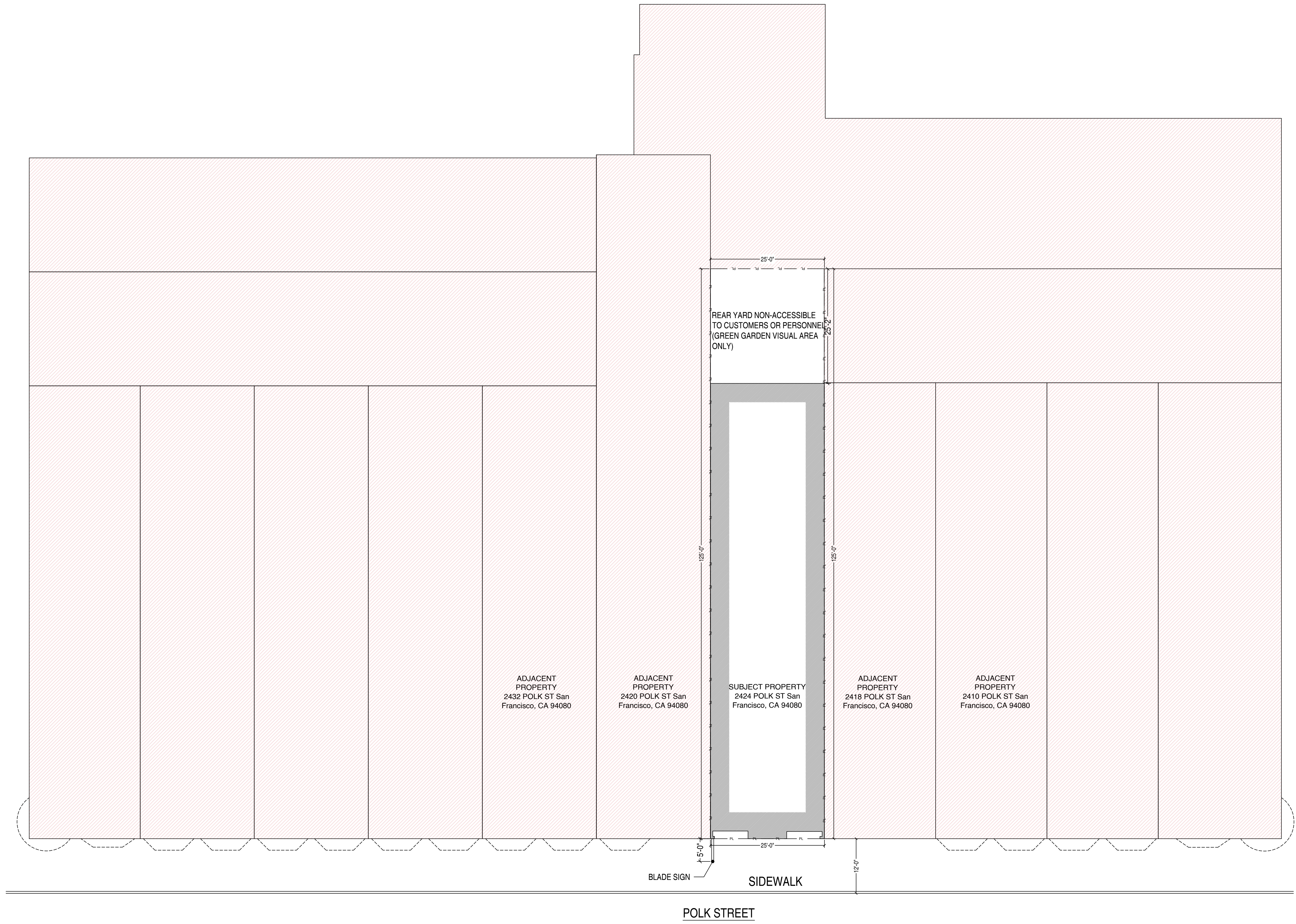
SHEET TITLE
 SITE PLAN, LOCATION MAP, GENERAL NOTES.

DATE:
 11/22/2020

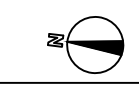
SCALE:
 As Noted

DRAWN BY:

A-1.0



PROPOSED SITE MAP
SCALE: $\frac{3}{32}'' = 1'-0''$



REVISION:

CHANGE OF USE PERMIT
2424 Polk St San Francisco, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE
PROPOSED SITE MAP

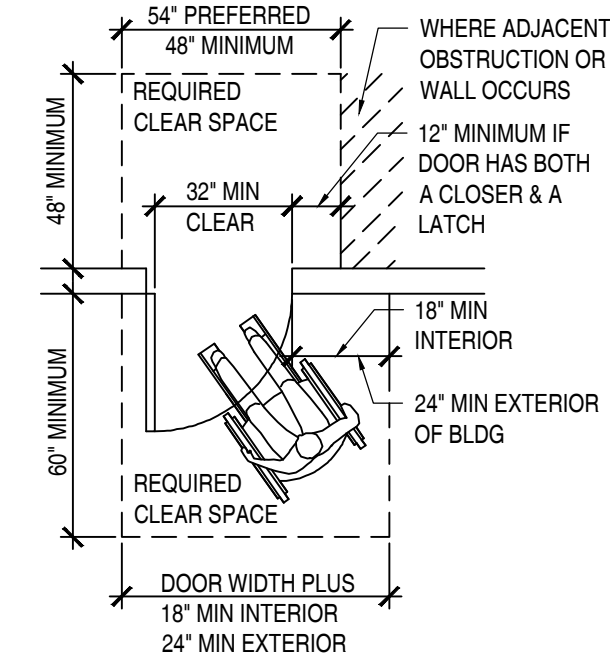
DATE:
11/22/2020

SCALE:
As Noted

DRAWN BY:

A-1.1

(AGB)	GLASS BREAK DETECTOR
(MD)	MOTION DETECTOR
(DC)	CONTACT (SEE SPECIFICATION FOR TYPE)
(CR)	CARD READER
(EL)	ELECTRIC LOCK
(V)	VIDEO CAMERA
(NVR)	NETWORK VIDEO RECORDER
(LS)	SIREN
(PB)	PANIC BUTTON
(KP)	SECURITY KEYPAD
(H)	HEAD-END LOCATION FOR SECURITY SYSTEM
(I)	INTRUSION ALARM PANEL
(SAFE)	INTRUSION ALARM PANEL
(M)	MONITORS



DOOR CLEARANCE
SCALE: N.T.S.

PER 11B-403.5.2, EXCEPTION 2

THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.

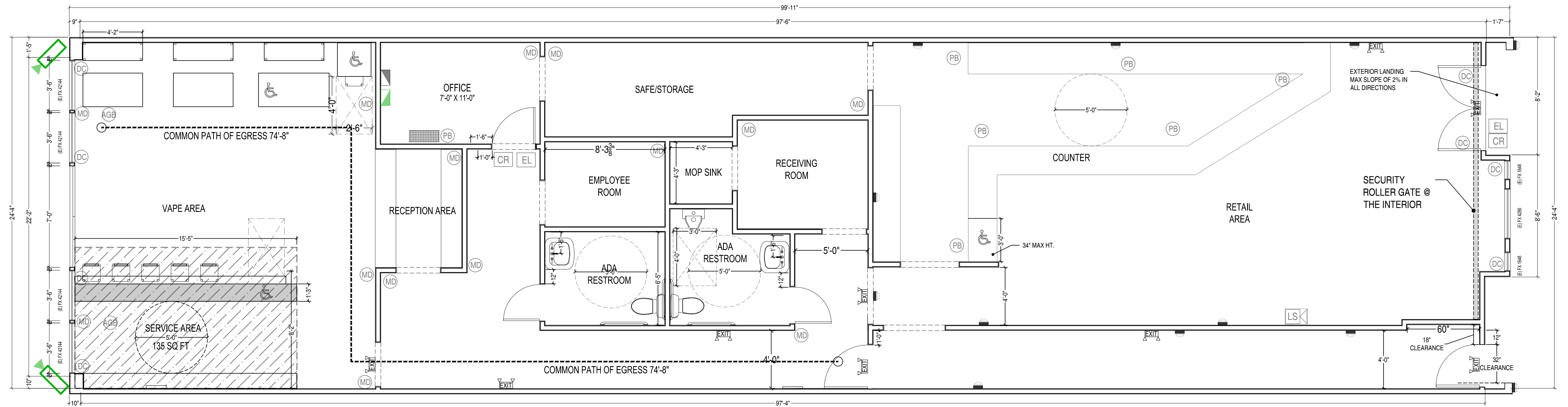
PER TABLE 11B-404.2.4.1

MANEUVERING CLEARANCES FOR MANUAL SWINGING DOORS & GATES FROM FRONT PUSH PERPENDICULAR TO DOORWAY: 48\"/>

FROM FRONT PULL PERPENDICULAR TO DOORWAY: 60\"/>

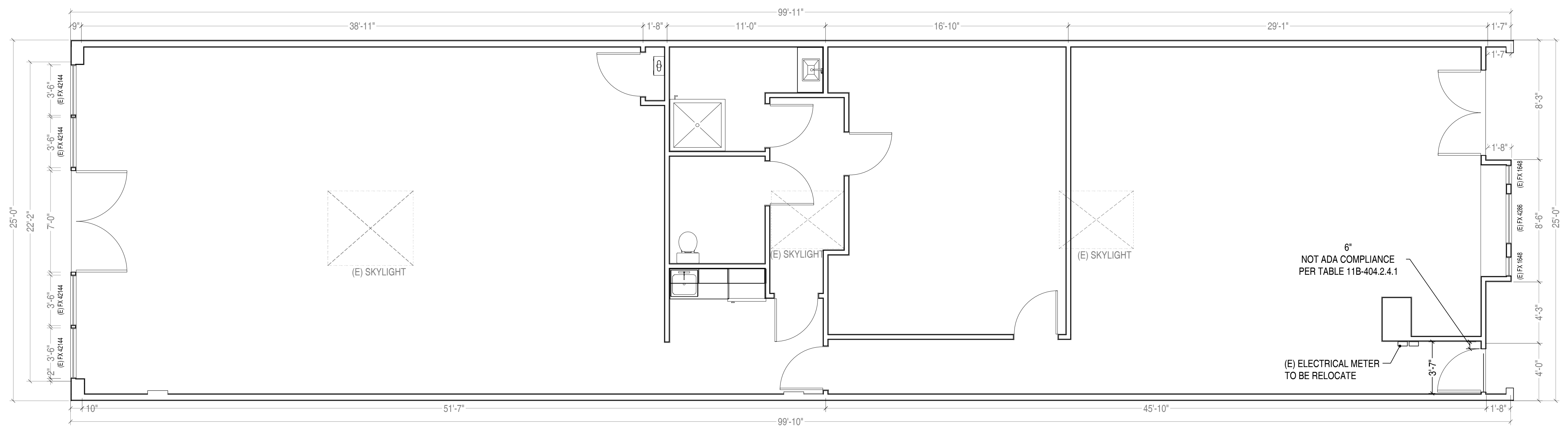
1003.3.4 CLEAR WIDTH

PROTRUDING OBJECTS SHALL NOT REDUCE THE MINIMUM CLEAR WIDTH OF ACCESSIBLE ROUTES AS REQUIRED IN CHAPTER 11A OR CHAPTER 11B.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

2,471 SQ FT



(E) GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

2,471 SQ FT

REVISION:

CHANGE OF USE PERMIT
2424 Polk ST SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE

DATE:

11/22/2020

SCALE:

As Noted

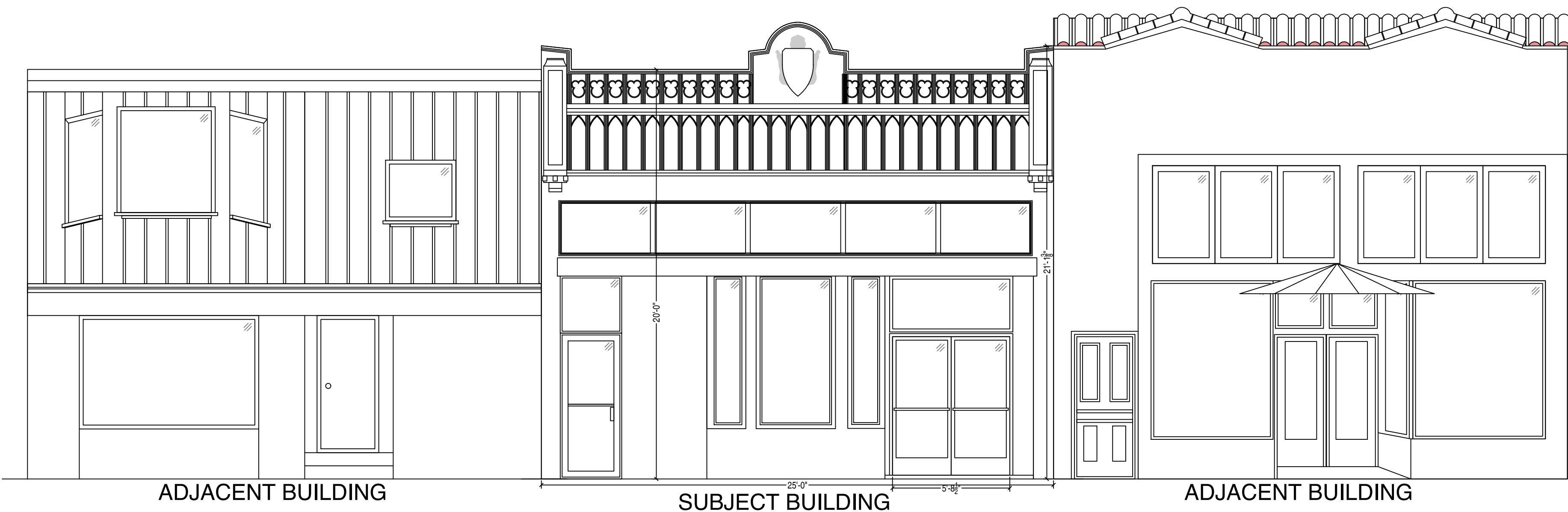
DRAWN BY:

A-2.0

GENERAL NOTES:

- 1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF CITY OF SAN FRANCISCO.
- 2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

REVISION:



(E) (WEST) FRONT ELEVATION
SCALE: 1/4" = 1'-0"

CHANGE OF USE PERMIT
2424 Polk St SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

NO EXTERIOR WORK	Per Section 145.1(c)(6)
VISIBILITY ZONE	Facade Area = 158.4 S.F. (FRONT) TOTAL AREA OF TRANSPARENT FENESTRATION = (%)
WINDOW SIGN AREA	AWNING SIGN(S) UNDER SEPARATE PERMIT



(E) STREET VIEW
SCALE: 1/4" = 1'-0"



(E) STORE FRONT SIGNAGE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

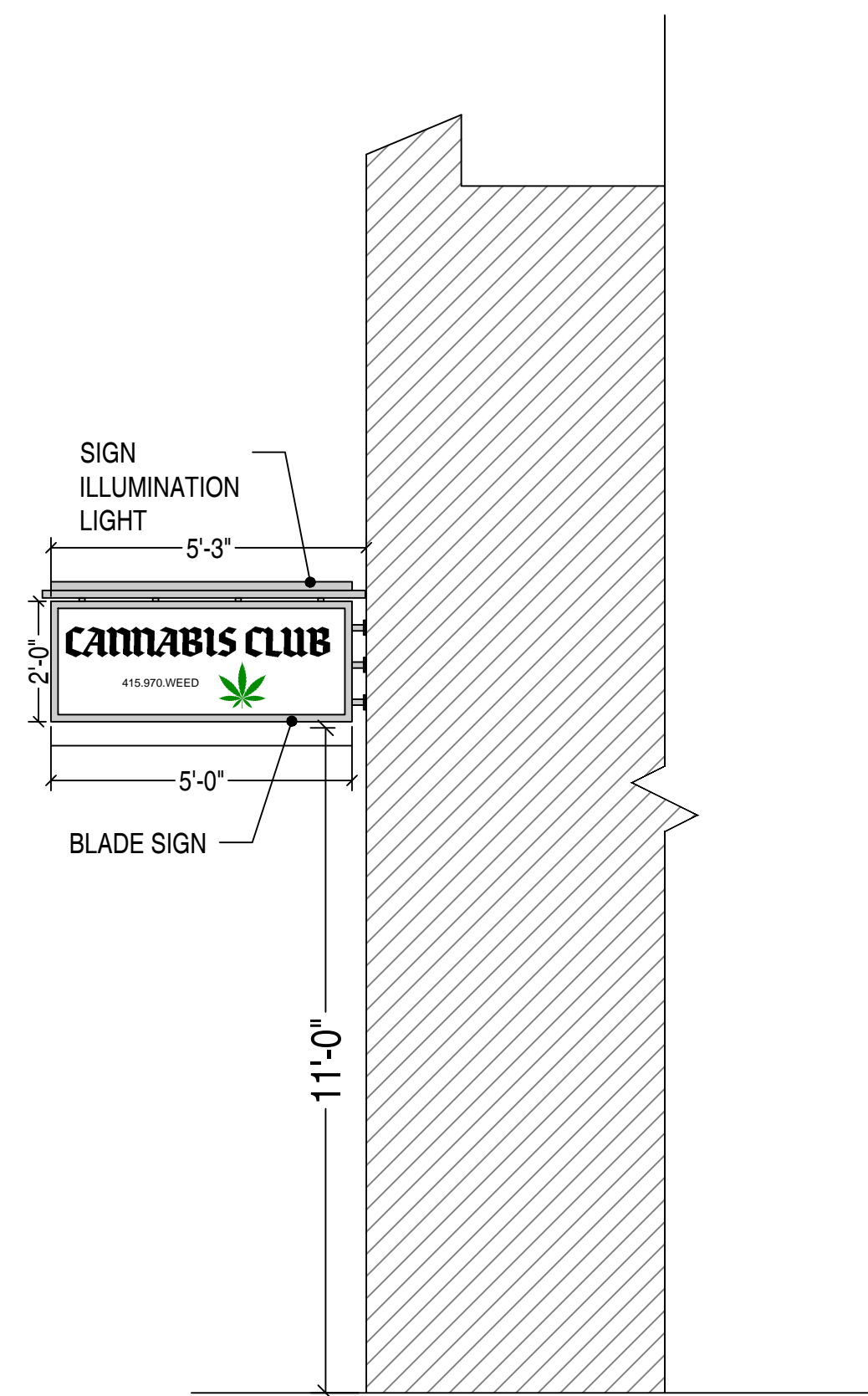
SHEET TITLE

DATE:
11/22/2020

SCALE:
As Noted

DRAWN BY:

A-2.1



(PROPOSED) SIDE ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

HIKVISION
 DS-2DP1636Z-D
 PanoVu Series 360° Panoramic + PTZ Camera
 smart IPC

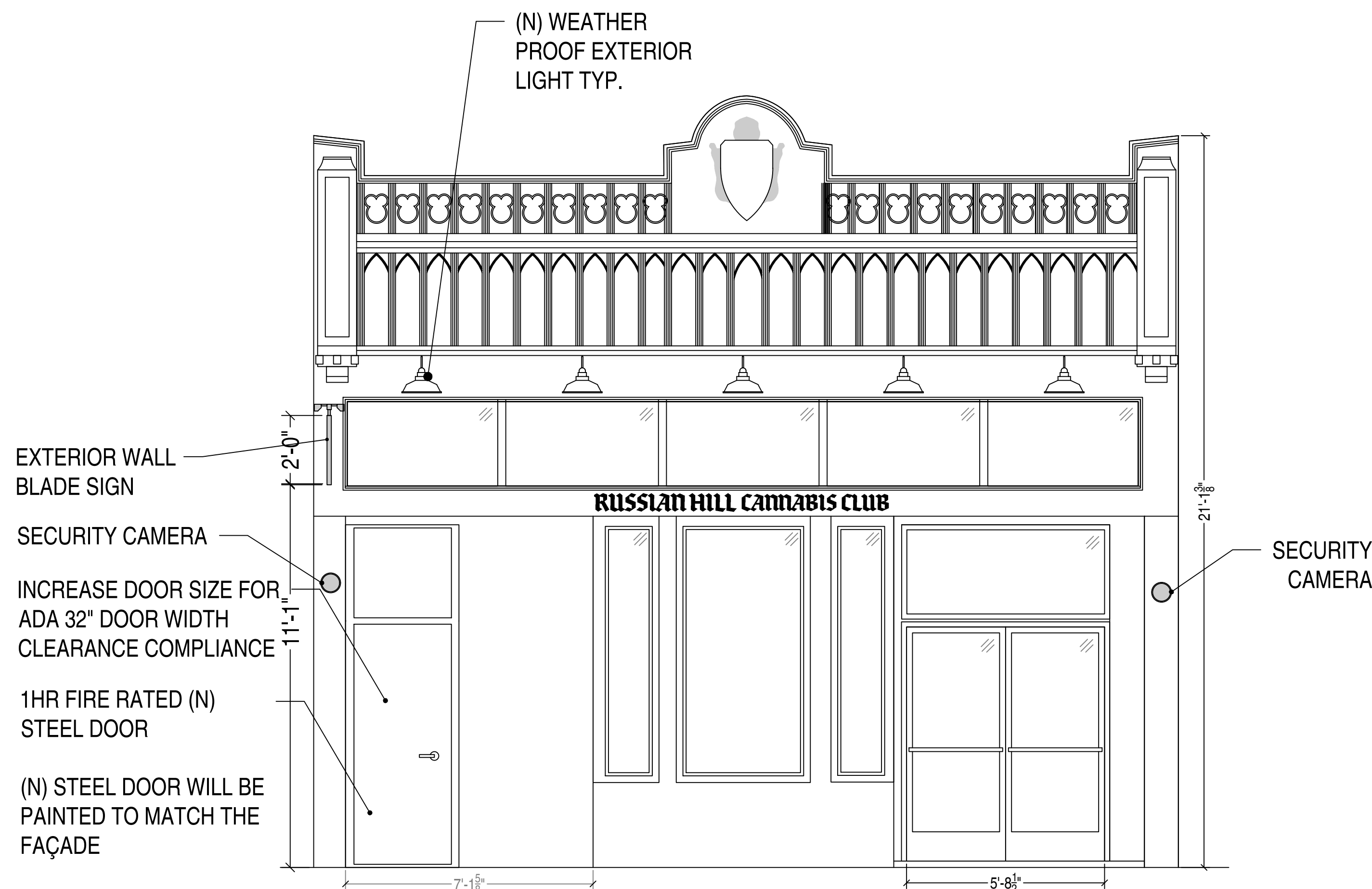
- 1/1.9" Progressive Scan CMOS
- 360° View Angle
- Up to 2 × 4096 × 1800 @ 30 fps
- 36x Optical Zoom, 16x Digital Zoom
- WDR
- 3D Intelligent Positioning Function
- IP66 Protection
- 36 VDC, 120 W



SAMPLE OF SECURITY CAMERA

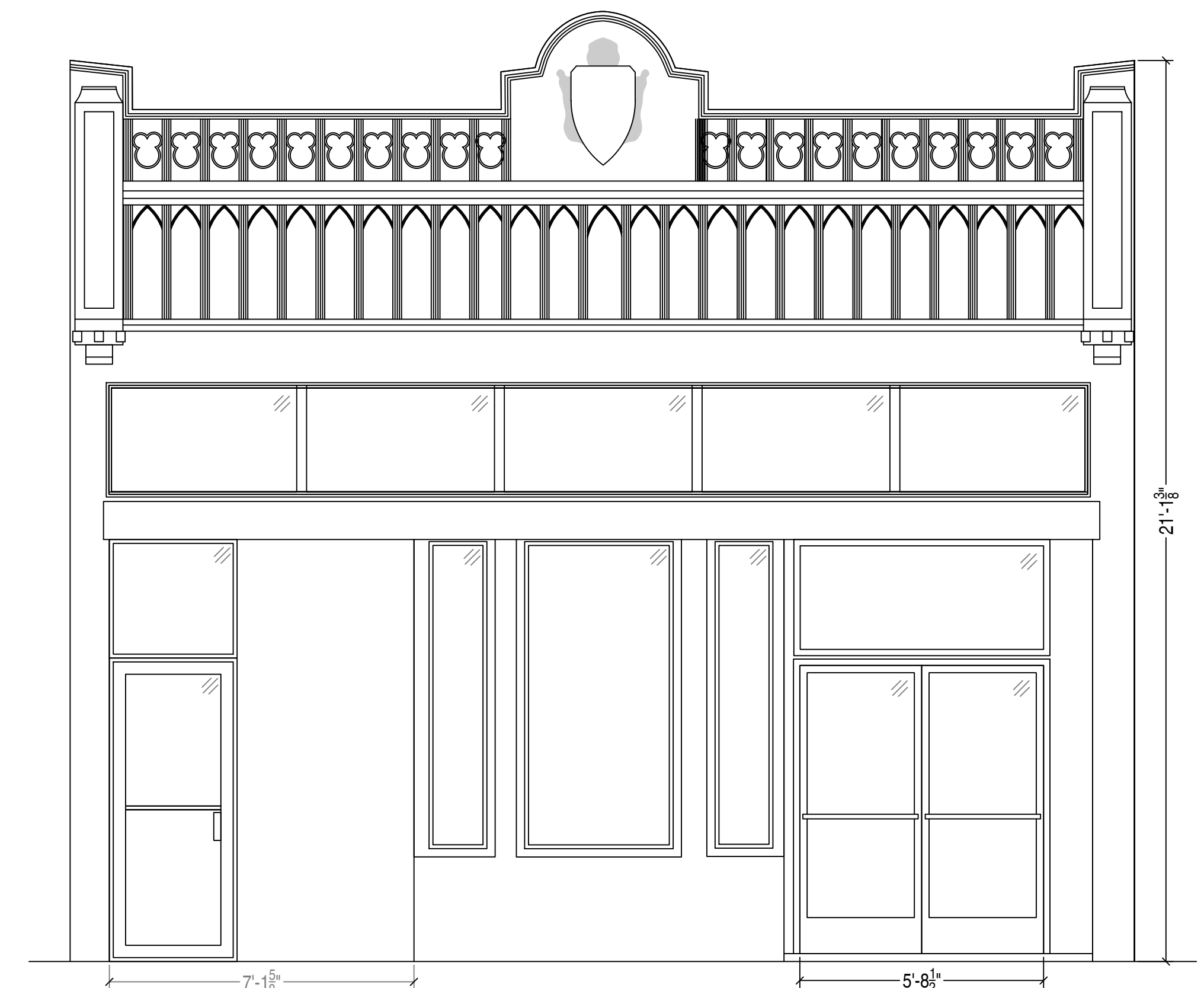


WEATHER PROOF EXTERIOR LIGHT



(PROPOSED) (WEST) FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$



(E) (WEST) FRONT ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

REVISION:

CHANGE OF USE PERMIT
 2424 Polk St SAN FRANCISCO, CA 94109
 (BLOCK/LOT): 0525/020

SHEET TITLE
 (E) FRONT ELEVATION &
 PROPOSED FRONT ELEVATION

DATE:

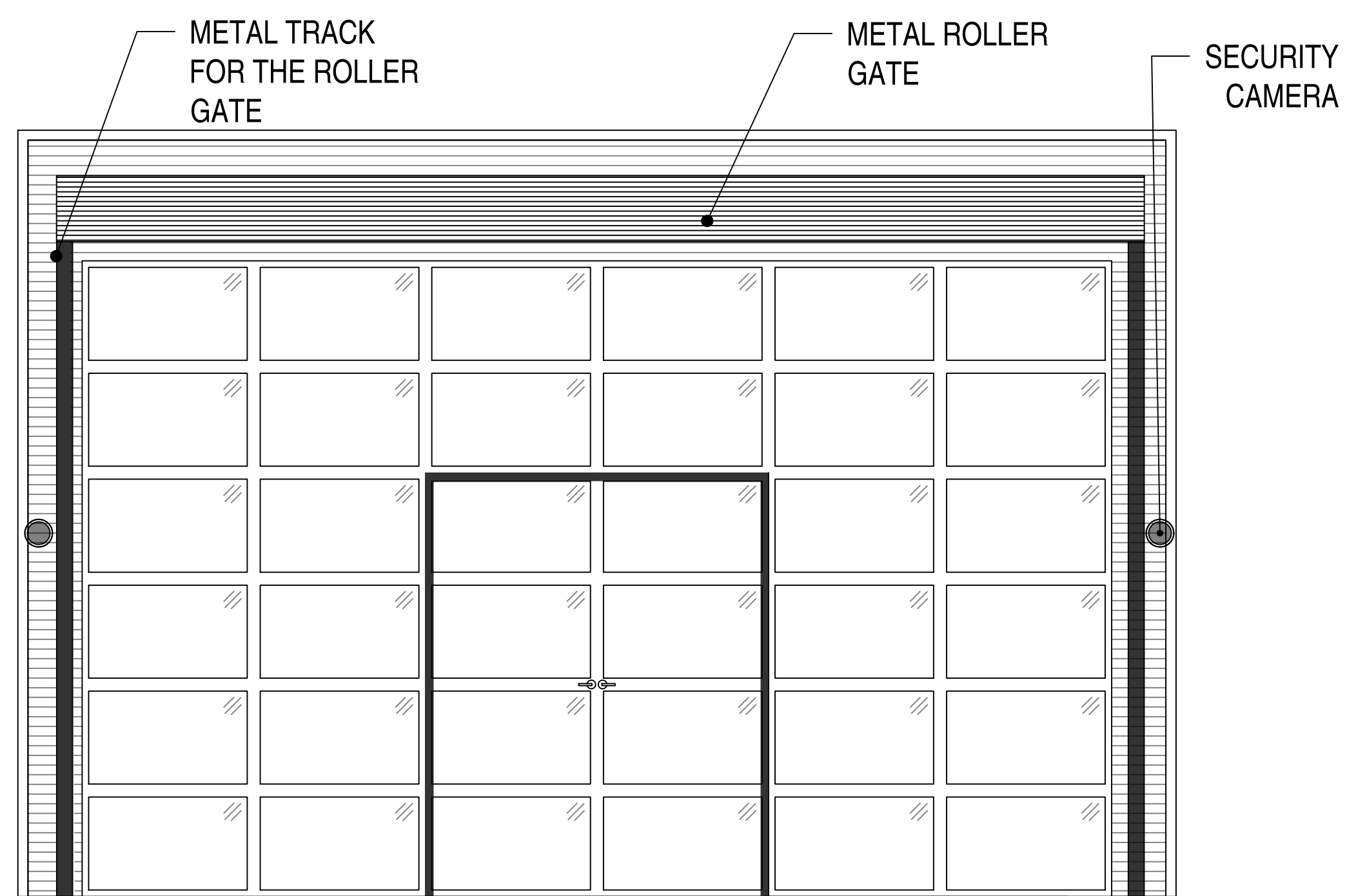
11/22/2020

SCALE:

As Noted

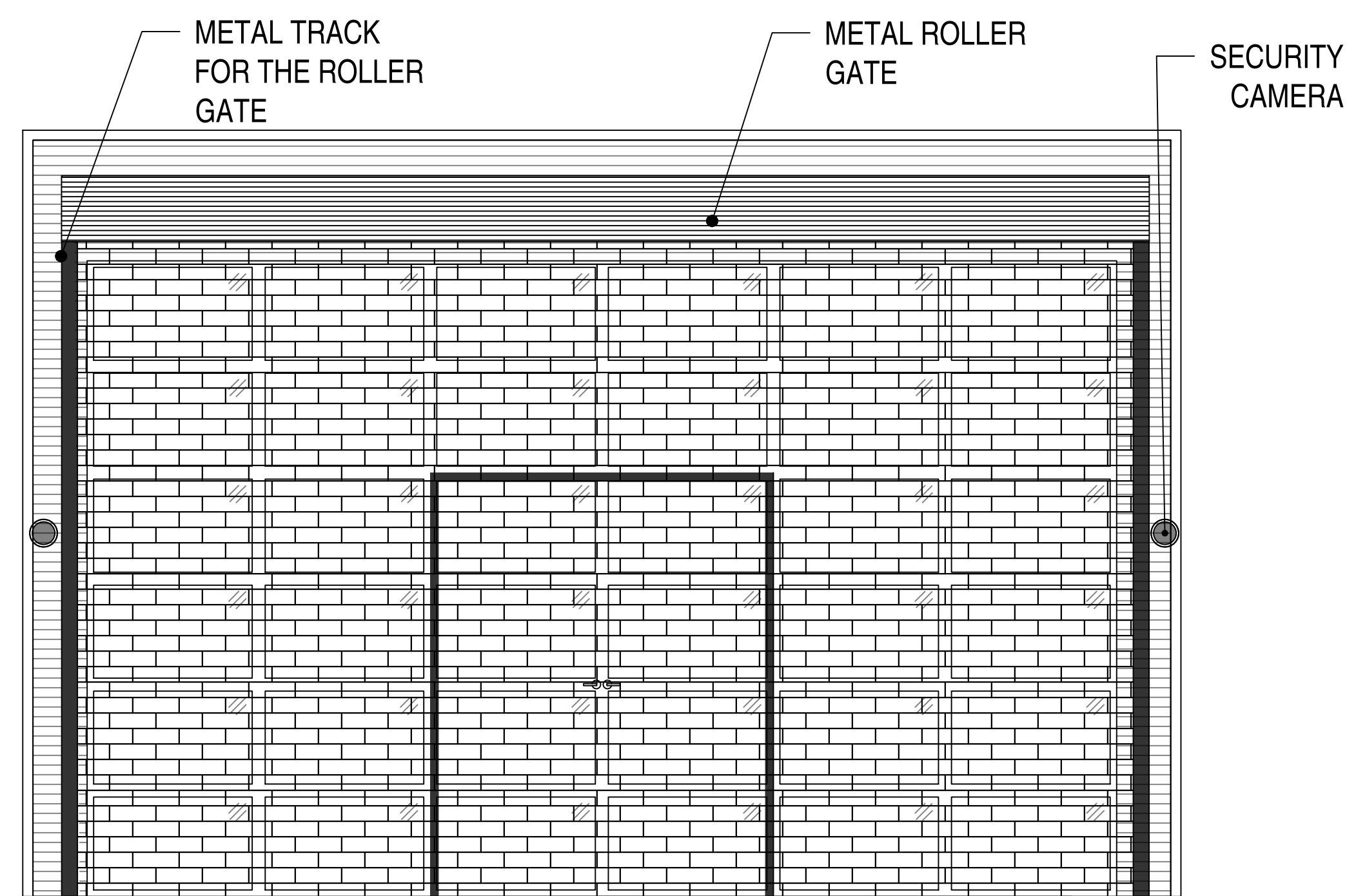
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A-2.2



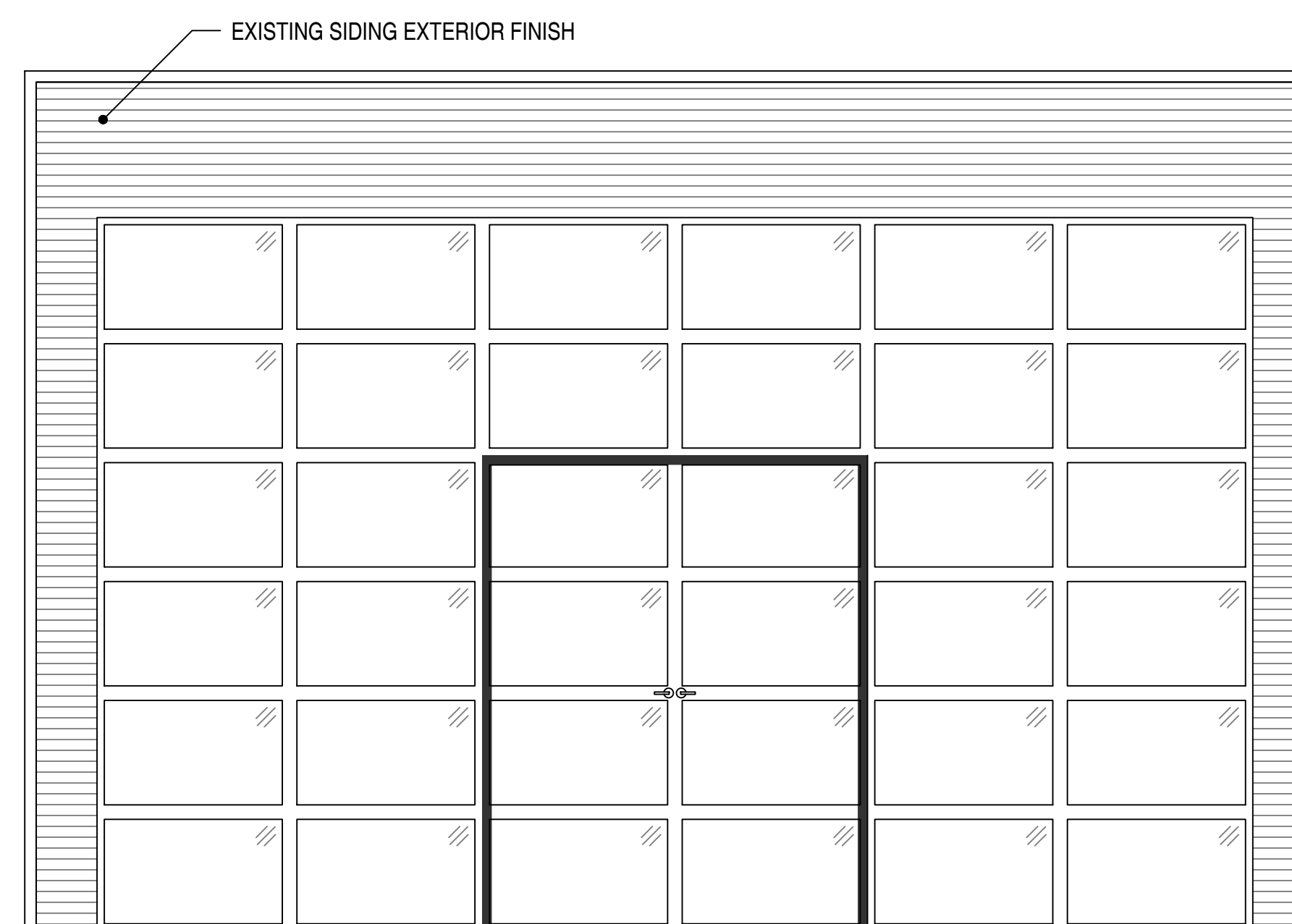
(PROPOSED) (EAST) REAR ELEVATION W/ROLLER

SCALE: $\frac{1}{4}'' = 1'-0''$



(PROPOSED) (EAST) REAR ELEVATION W/ROLLER GATE DOWN

SCALE: $\frac{1}{4}'' = 1'-0''$



(PROPOSED) (EAST) REAR ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

REVISION:

CHANGE OF USE PERMIT
2424 Polk St SAN FRANCISCO, CA 94109
(BLOCK/LOT): 0525/020

SHEET TITLE
(E) REAR ELEVATION &
PROPOSED REAR ELEVATION

DATE:

11/22/2020

SCALE:

As Noted

DRAWN BY:

A-2.3

Good Neighbor Policy
A & E Green Solutions
2424 Polk Street, San Francisco CA 94109

The following is a draft agreement that A & E Green Solutions is willing to enter into with its neighbors. It is a working document seeking additional input from the community which this cannabis retailer intends to serve.

Creation of a safe area surrounding the storefront

1. Provide outside lighting in a manner that illuminates the outside street and sidewalk areas and adjacent parking as appropriate;
2. Provide ventilation systems in full compliance with San Francisco Department of Public Health standards to prevent noxious or offensive odors from escaping the premises; and
3. Maintain the premises and adjacent sidewalk in good condition at all times.

Discourage Sidewalk Loitering and double-parking directly outside premises

1. Train and deploy staff to keep safe pedestrian and vehicular circulation within 50 feet of premises
 - a. Advise patrons that double-parking is prohibited;
 - b. Advise loitering individuals that such behavior is prohibited;
 - c. Discourage littering by picking up litter promptly;
 - d. Advise individuals that smoking of cannabis is prohibited around the premises and within 50 feet of any public entrance and exit; and
 - e. Direct patrons to leave the establishment in an orderly fashion.
2. Post and maintain notices in well-lit and prominent places noting
 - a. Double parking or blocking driveways is prohibited;
 - b. Loitering is prohibited;
 - c. Littering is prohibited; and
 - d. Smoking cannabis is prohibited within 50 feet of the premises.
 - e. Smoking is prohibited within the establishment except within the designated smoking/vaping area
 - f. Consumption of cannabis is prohibited within the establishment except within the designated smoking/vaping area;
 - g. Direct patrons to leave the establishment in an orderly fashion.

Community liaison contact with the neighbors and the Office of Cannabis

1. A & E Green Solutions' designated community liaison is CEO Edwin Galley who can be reached at:
 - a. egalley@yahoo.com; or
 - b. cell (415) 235-9136; or
 - c. 2424 Polk Street, San Francisco CA 94109
2. A & E Green Solutions will provide neighbors and Office of Cannabis all community input received about this Good Neighbor Policy and its implementation.

Management Experience



CEO – Khader “Al” El Shawa

- Founder and CEO of Shambala Healing Center Medical Cannabis Dispensary in 2010 (2441 Mission Street, San Francisco CA 94401)
- Shambala Healing Center transformed into Mission Cannabis Club expanding from 1,400 square feet to 4,100 square feet of retail space after recreational cannabis was legalized in 2016 and increased from
- Forty years of experience in neighborhood retailing
- Recognized as a community business leader in San Francisco’s Mission District
- Lives in Redwood Shores with his wife Vivian Soo and their daughter Allison Shawa for thirty years





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

London N. Breed, Mayor
 Dr. Grant Colfax, Director of Health

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

June 27, 2019

To: Khadar El Shawa

Cc: Philip Lesser
 Suheil Shatara
 Jimmy Li P.E.

RE: Article 8A Designated Cannabis Smoking Room Ventilation Proposal Approval
 Shambhala Healing Center: 2441 Mission Street (Block 3610/Lot 026)

Our Department has reviewed the Designated Cannabis Smoking Room Ventilation Proposal for 2441 Mission Street, retail cannabis dispensary, project to assess compliance with the requirements set forth in Article 8A of the San Francisco Health Code and its rules and regulations. The Designated Cannabis Smoking Room Ventilation Proposal that was reviewed is dated June 19, 2019 and is signed and stamped by mechanical engineer Meng Hsiu Chen and was prepared by mechanical engineer Jimmy Li. The proposal is attached and describes one ventilation system in the Designated Cannabis Smoking Room (DCSR) with the following characteristics:

- | | |
|--|---|
| 1) Air change for the DCSR | 16.47 ach |
| 2) Air change for common areas | 0.89 ach |
| 3) Filter type for the DCSR | MERV 11 |
| 4) Odor control measure for the DCSR | Needlepoint Bipolar Ion Generator and Activated Carbon |
| 5) Location of air intake | Roof |
| 6) Will the DCSR be under negative pressure | Yes |
| 7) Areas not served by enhance ventilation | Office, Retail Space, Break Room |
| 8) Percentage of floor space used for the DCSR | 22.5% |
| 9) Does the DCSR share space with an employee work area? | No |
| 10) Maximum occupant load for the DCSR | 50 |
| 11) Will the DCSR have a separate HVAC system | Yes |
| 12) Will the DCSR exhaust 100% of air directly to the outside and through a Pollution Control Unit and Odor Control Unit | Yes |

An Operations and Maintenance Plan was submitted with the proposal and was found to be adequate.

The proposal states, "The combined noise from all rooftop equipment shall be in compliance with the San Francisco Noise Ordinance (Police Code Article 29) and the combined noise from all the equipment shall not exceed 8dB over the ambient noise level."

Final approval to use the Designated Cannabis Consumption Room will be based on noise readings that will be conducted to ensure compliance with Police Code Article 29 after construction has been completed. Final approval to use the Designated Cannabis Room is also contingent on the proposed, completed construction receiving approval from all appropriate City and County of San Francisco departments. An application for a Type C, Cannabis Consumption Permit shall be submitted prior to final approval to operate.

Based on the proposal provided and after reviewing all Mechanical Plans, your Designated Cannabis Consumption Room Ventilation Proposal meets all the requirements set forth in Article 8A and its rules and regulations.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Mohanned Malhi', is written over a horizontal line.

Mohanned Malhi, R.E.H.S.
Principal Environmental Health Inspector
Cannabis Program

SHAMBHALA HEALING CENTER

2441 MISSION ST.

SF, CA 94110

**CANNABIS SMOKING ROOM
VENTILATION PROPOSAL**

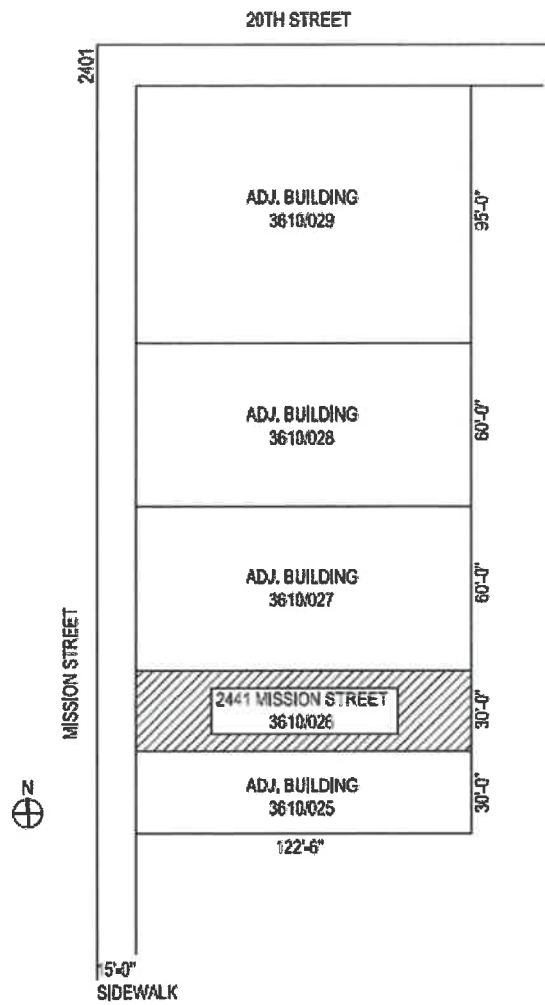
Prepared by:
Jimmy Li, P.E.
MHC Engineers, Inc.
150 8th Street
SF, CA 94103

June 19, 2019



TABLE OF CONTENTS

I. BUILDING INFORMATION	2
II. CANNABIS SMOKING ROOM VENTILATION PROPOSAL	3
III. OPERATION PLAN	5
IV. MAINTENANCE PLAN	7
V. ENGINEERING STATEMENT	9



PROJECT SITE INFORMATION



MHC ENGINEERS

150 8th STREET SAN FRANCISCO, CA 94103
PH (415) 512-7141 / FAX (415) 512-7120
Email: general@mhcengr.com

June 19, 2019

Mr. Mohammed Mahli
Cannabis Program
Environmental Health Branch
Population Health Division
1390 Market Street, Suite 210
San Francisco, CA 94102

RE: 2441 Mission Street – Cannabis Smoking Room Ventilation Proposal

Dear Mr. Mahli,

This report provides an explanation of the Cannabis Smoking Room Ventilation Proposal for Shambhala Healing Center located at 2441 Mission Street and shows its compliance to SFPDH Article 8A and all accompanying Rules and Regulations.

Building Information:

Name: Shambhala Healing Center
Address: 2441 Mission Street
San Francisco, CA 94110
1st Floor Area: 3,660 sq. ft.
Mezzanine Area: 1,200 sq. ft.
Total Area: 4,860 sq. ft.

Cannabis Smoking Room Information:

Location: Mezzanine Floor
Approximate Area: 1,089 sq. ft.
Percentage Area: 22.5%
Max. Occupancy: 50 people (at 21.78 sq. ft. per person)
Min. Supply Air: 60 cfm/smoker*
50 smokers x 60 cfm/smoker* = 3,000 cfm
**Amount of supply air needed per smoker per SFPDH Health Code Article 8A SEC.13.A.7*

The Cannabis Smoking Room is located in the Mezzanine of the existing permitted Cannabis Retailer (Shambhala Healing Center) and is not directly accessible from the primary outside entrance to the establishment, not visible from the fronting street or store front. It is a non-work area where employees are not required to enter the Cannabis Smoking Room as a condition of their employment. The room is completely separated from the remainder of the premises by solid partitions or glazing without openings other than doors. All doors leading to the room is self-closing with gaskets to provide a seal where the door meets the stop. Proper signage to designate smoking areas and the locations where signage will be installed are shown and provided by the Architect.

Cannabis Smoking Room Ventilation Proposal:

Proposed Supply Air: 60 cfm/smoker = 3,000 cfm

Air Changes: 16.47 air changes per hour

The proposed enhanced ventilation system includes a supply air fan, outside air fan, exhaust air fan, activated carbon filters, MERV-11 filters, and an Ionization generator.

1) Supply Air Fan System (CCF-1 Supply Air Fan, 3,000 cfm)

The supply air fan system is sized for 60 cfm per smoker (3,000 cfm) per the Article 8A requirement. This equates to 16.47 air changes for the smoking room. The supply air fan system serves as part of the enhanced ventilation system which includes additional components such as activated carbon filters, MERV-11 filters, and a Needlepoint Bipolar Ion Generator which will eliminate all detectable odor, smoke, and by-product of combustion. The activated carbon filters provides Odor Control Measure for the cannabis smoking room. The MERV-11 filters provide protection from particulate matter, PM 2.5, as defined by ASHRAE 52.2. Although not required, we added a Needlepoint Bipolar Ion Generator to serve as an additional Odor mitigation measure. The Ion generator creates positive and negative ions to the supply air, which are drawn to airborne particles by their electrical charge. Once the ions attach to the particle, the particle grows larger by attracting nearby particles of the opposite polarity, thereby increasing the filtration effectiveness with the added benefit of killing virus, bacteria, and mold in the space. The supply air is then recirculated back to the smoking room. The supply air fan is located on the roof and shall be equipped with a digital programmable time clock that will control and operate the fan continuously during business hours. The combined noise from all rooftop equipment shall be in compliance with the San Francisco Noise Ordinance (Police Code Article 29) and the combined noise from all the equipment shall not exceed 8dB over the ambient noise level.

2) Outside Air System (CSF-1 Outside Air Fan, 800 cfm)

The outside air fan is sized for over 0.70 cfm per sq. ft. (800 cfm), more than the 0.50 cfm per sq. ft. (546.5 cfm) per the California Building Code and California Mechanical Code for the smoking room which is enclosed and sealed. The outside air system provides greater ventilation for better occupant comfort. The outside air intake, along with the fan, is located on the roof. MERV-8 filters provide protection from particulate matter, PM 3.0-10.0 from outside air. The outside air fan shall be equipped with a digital programmable time clock that will control and operate the fan continuously during business hours. The combined noise from all rooftop equipment shall be in compliance with the San Francisco Noise Ordinance (Police Code Article 29) and the combined noise from all the equipment shall not exceed 8dB over the ambient noise level.

Min. Outside Air: 0.5 cfm/sq. ft.**

1,093 sq. ft. x 0.5 cfm/sq. ft. = 546.5 cfm

** Amount of outside air needed per sq. ft. per CBC and CMC

Design Outside Air: 0.7 cfm/sq. ft. = 800 cfm

3) Exhaust Air System (CEF-1 Exhaust Air Fan, 1,200 cfm)

The exhaust air fan is sized for 1,200 cfm. The net difference (-400 cfm) between the exhaust air and outside air will create a constant Negative pressure in the room, preventing odors and smoke from leaking into adjacent spaces. The exhaust air fan system includes an activated carbon filter and MERV-11 filter which will eliminate all detectable odor, smoke, and by-product of combustion so as to prevent any and all public nuisances. The activated carbon

filters provides Odor Control Measure for the cannabis smoking room. The MERV-11 filters provide protection from particulate matter, PM 2.5. The exhaust air discharge, along with the fan, is located on the roof. The exhaust air is discharged at the roof, vertically towards the atmosphere at a high rate of speed. The fan is located at the middle of the roof to provide the maximum clearances to the property lines on both sides and to maintain the Code required clearance for Product Conveying exhaust type from property line and building opening. The exhaust air fan shall be equipped with a digital programmable time clock that will control and operate the fan continuously during business hours. The combined noise from all rooftop equipment shall be in compliance with the San Francisco Noise Ordinance (Police Code Article 29) and the combined noise from all the equipment shall not exceed 8dB over the ambient noise level.

Design Outside Air: 800 cfm
Design Exhaust Air: 1,200 cfm
Pressure Difference: (400) cfm (Negative Pressure)

4) Split System (CU-2 Heatpump and FC-2-1/2 Wall Mounted Ductless Fancoils)

A split system heatpump will provide heating and air conditioning in order to maintain a comfortable space. This system is separate from other systems serving other type spaces within the establishment and is dedicated solely for the smoking room. The outdoor heatpump is located on the roof with refrigerant piping connecting to indoor fancoils mounted on the wall within the smoking room. These fancoils provide recirculating conditioned air within the smoking room and are controlled by programmable thermostats mounted on the walls.

5) Other Spaces/Systems (Not Related to Cannabis Smoking Room Ventilation System)

The other spaces, such as the retail space, office and break area, will have their own separate HVAC systems. These systems are NOT part of the Cannabis Smoking Room Ventilation System.

Operation Plan

This Operations Plan will be kept on-site and provided to all managers, building engineers and building owners. The Operations Plan shall be reviewed annually and updated as appropriate.

All on-site smoking or vaping shall be conducted inside the boundaries of the approved Designated Cannabis Smoking Room only. The room shall be limited to (50) customers/smokers utilizing the room at any given time to ensure the ventilation system is able to operate in accordance with this Article 8A at the optimum level necessary, removing smoke or vaping by-product. The San Francisco Fire Department shall set the occupant load for the room and the Owner shall abide by the SFFD occupant load with no more than (50) people for which the Cannabis Smoking Room Ventilation System has been designed for.

Business Hours: MON-SAT: 10AM-10PM and SUN: 11AM-8PM

1) Ventilation System Operation Schedule

MON-SAT:	10:00 AM	10:00 PM
• Supply Air Fan:	ON	OFF
• Outside Air Fan:	ON	OFF
• Exhaust Air Fan	ON	OFF
SUN:	11:00 AM	8:00 PM
• Supply Air Fan:	ON	OFF
• Outside Air Fan:	ON	OFF
• Exhaust Air Fan	ON	OFF

The digital programmable time clock will turn the fans ON and OFF at the respective start and stop time based on the business hours.

2) Ventilation System Check

An Employee shall perform a daily verification of the effectiveness of the enhanced ventilation system based the following factors:

- Negative Pressure to room?
 - Yes: NORMAL
 - No: FAULT
- Visually inspect: Smoke being exhausted?
 - Yes: NORMAL
 - No: FAULT
- Odor Level:
 - Low: NORMAL
 - High: FAULT

A daily log will be filled out and be kept onsite for records.

3) Failure or Malfunction of the Cannabis Smoking Room Ventilation System

Should any of the above items result in a FAULT, the Employee shall alert the Owner. Any failure of the Cannabis Smoking Room Ventilation System and the actions that will be taken to repair the Cannabis Smoking Room Ventilation System to its original, approved and permitted functions shall immediately be reported to the Department and the Office of Cannabis. Any malfunction or failure of the system to operate in its original, approved and

permitted functions shall require the licensee to immediately cease and desist all smoking activity until repairs have been made to ensure the system is operating in its original, approved and permitted functions. Upon failure of the system, the Cannabis Smoking Room shall not be used for on-site vaping or smoking until the Health Department has confirmed that all repairs/adjustments have been made to restore the ventilation system to its original, approved and permitted functions.

Maintenance Plan

The Maintenance Plan shall be kept on-site and provided to all managers, building engineers and building owners. The Maintenance Plan shall be reviewed annually and updated as appropriate. All documentation of ventilation system's plans, submittals, and installation/operation manuals will be kept onsite for future reference. A maintenance log will be filled out and be kept onsite for records. The Cannabis Smoking Room Ventilation System installed shall be properly maintained and documented as stated in the operations and maintenance manual following standard practices, and as specified by the manufacturer.

Maintenance/Inspection Schedule of Enhanced Ventilation System Components

1) Supply Air Fan and Associated Components

Supply Air Fan

- Perform inspection and service every 12 Months.
 - Lubricate bearings
 - Check screws and fasteners
 - Clean exterior of motor

Activated Carbon Filter

- Replace Pre-Filters every 3 Months
- Replace Activated Carbon Filters every 6 Months

MERV-11 Filter

- Replace MERV-11 Filters every 3 Months

Ion Generator

- Inspect carbon fiber brushes every 12 Months.
- Replace as required

2) Outside Air Fan and Associated Components

Outside Air Fan

- Perform inspection and service every 12 Months.
 - Lubricate bearings
 - Check screws and fasteners
 - Clean exterior of motor

MERV-8 Filter

- Replace MERV-8 Filters every 3 Months

3) Exhaust Air Fan and Associated Components

Exhaust Air Fan

- Perform inspection and service every 12 Months.
 - Lubricate bearings
 - Check screws and fasteners
 - Clean exterior of motor

Activated Carbon Filter

- Replace Pre-Filters every 3 Months
- Replace Activated Carbon Filters every 6 Months

MERV-11 Filter

- Replace MERV-11 Filters every 3 Months

4) Split System

Outdoor Heatpump

- Perform inspection and service as recommended by manufacturer.


Indoor Wall Mounted Fancoils

- Clean filters every month by washing with water

Engineering Statement

We, MHC Engineers Inc., have designed the system mentioned in this report for the Designated Cannabis Smoking Room to be compliant with Article 8A and all accompanying Rules and Regulations in effect at the time of signing.

Meng Hsiu Chen P.E.
Mechanical Engineer of Record

 4/25/2019
Signature and Date



M19582
Mechanical License and Stamp

Patent-Pending

GPS-DM48-AC

THE WORLD'S FIRST SELF CLEANING NEEDLEPOINT BIPOLAR ION GENERATOR

PRODUCT DATA SHEET



Product Description: The GPS-DM48-AC (formerly known as the GPS-iClean) is the world's first self-cleaning, no maintenance, needlepoint bipolar ionization generator. The unit has been designed for indoor or outdoor duct mounting or it may be mounted inside an air handler based on the application requirements.

Standard Features Include: Universal voltage input from 24VAC to 260VAC, integral display, programmable cleaning cycle, integral alarm contacts, 3/4 quick turn duct adapter and 6' of watertight flexible conduit.

Benefits: Controls Odors, Kills Mold, Bacteria and Virus, Can Be Used to Reduce Outside Air Per ASHRAE 62.1 IAQP, Controls Static Electricity, Reduces Smoke and No Maintenance.

Applications: Commercial

Specifications:

Input Voltage:	24VAC to 260VAC
Power (VA):	12 VA
Frequency:	50/60 HZ
Ion Output:	>200M ions/cc
Air Flow Capacity:	4,800 CFM or up to 12
Unit Dimensions:	tons 4"W x 7"H x 7"L
Unit Weight:	5 lbs
Electric Approvals:	UL, cUL

Global Plasma Solutions
10 Mall Terrace, Building C
Savannah, GA 31406



Phone: 912-356-0115
Fax: 877-270-5353
Web: www.gpshvac.com



GPS

Global Plasma Solutions
10 Mall Terrace, Building C
Savannah, GA 31406

P (912) 356-0115 F (912) 356-0114

www.globalplasmasolutions.com info@globalplasmasolutions.com

GPS Ions v/s PCO

What is an ion you may ask? An ion is a molecule that is positively or negatively charged, meaning that it has electrons to give or needs electrons to become uncharged, thus becoming stable.

GPS' technology generates the same ions as Mother Nature creates with lightning, waterfalls, ocean waves, and the like. It's Mother Nature's way of cleansing the air naturally and creating a healthy environment. Mother Nature uses energy and shear to break apart molecules. The only difference between GPS' technology and Mother Nature is that GPS' technology does it without developing detectable ozone. 3rd party testing by Intertek/ETL to the UL 867 ozone chamber test confirmed ozone levels less than 0.00PPM!

Ions do not like being ions; they want to be uncharged atoms or molecules. Charged atoms and molecules will react with closely associated atoms and molecules to gain electrons or give up electrons and thereby reach a stable un-ionized state. If an electron deficient ion like an oxygen or nitrogen atom is in close proximity to a virus, bacteria, mold spore, etc., it will bond with, and remove, the hydrogen molecule from that virus, bacteria or mold spore, rendering it incapable of replicating; think of it like giving the bacteria, virus or mold spore birth control. They can no longer reproduce or replicate and will eventually die. The corona of energy created by GPS' technology also breaks down the Volatile Organic Compounds (VOC's), Odor and Smoke molecules. The cold plasma (bi-polar ions) produced by GPS' technology will agglomerate particles, making them larger and easier to filter. It will reduce static electricity. And finally but not least, it will create the ions necessary for life. Each living thing on this planet requires the ions that Mother Nature produces in order to live healthy. Human activity has degraded the level of these ions through pollution and the creation of indoor air spaces that mechanically reduce these ions. GPS' technology will help return these indoor air spaces to the quality Mother Nature intended.

Typical outdoor concentrations of ions are 50-100 ions per cubic centimeter in polluted metropolitan areas. Concentrations in clean outdoor air near waterfalls, high in mountains, and where the ocean meets the beach are around 5,000 ions per cubic centimeter. GPS' technology is designed to replicate the ion levels in the cleanest of environments by increasing the indoor levels over 2,000 ions per cubic centimeter. No matter how much outside air you bring into your home or building, without GPS' technology, you will never achieve the level of ions required to kill pathogens, control odors and reduce particles.

Photocatalytic Oxidation (PCO) technologies chemically manufacture ions using UV radiation shined onto either Titanium Dioxide (TiO₂) or a combination of TiO₂ and other metals to create a catalytic reaction. The Centers for Disease Control (CDC) provided [Current Intelligence Bulletin 63](#) to inform the general public as well as requesting any manufacturers using TiO₂ to inform their employees and clients of the cancerous risks involved with TiO₂. Why would you want a product in your HVAC system that has the potential to release TiO₂ into the air, being inhaled by occupants, and possibly cause tumors and cancer? TiO₂ is possibly the new asbestos and no authority is willing to state what will or will not cause cancer; it's best to avoid it.

The superoxide ions, hydroxyl ions, peroxides and ozone PCO technologies create are highly reactive, unstable molecules, referred to as ROS (reactive oxidative species). The problem with using PCO technologies is that they rely on indoor air chemistry to produce a desired result. If this technology kills bacteria, virus, mold etc. through oxidative reactions (oxidative reactions – bactericides), it will also attack human tissues and cells. Furthermore, the chemical reactions that take place are not predictable or complete. ASHRAE created a research project to study the bi-products from PCO processes and the research was not favorable to the technology. Research has shown instead of creating innocent byproducts like CO₂ and water (as claimed by the PCO manufacturers), they create an array of undesirable byproducts like formaldehyde and ultrafine particles. There is a well-developed body of research into the chemical reactions of indoor VOC's and ozone. These reactions create particles not conducive to good health. One such VOC is terpenes (scents of orange, lemon, citrus, etc). Terpenes are found in perfumes, air fresheners, shampoo, furniture polish, baby wipes, household cleaners, etc., and when combined with ozone or hydroxyl ions (byproducts of the PCO process) they lead to a chemical soup of bad indoor air. The American Lung Association states "the long term effects of ozone are aggravated asthma, bronchitis, emphysema, accelerated aging of the lungs, diminished lung capacity, decreased lung function and early death".

GPS technology has been 3rd party tested, produces ions that are already in our environment, and creates no ROS or undesired byproducts like the PCO technologies.



3933 US Route 11
Cortland, NY 13045

Telephone: +01 607 753 6711
Facsimile: +01 607 756 9891
www.intertek-etlsemko.com

27 July 2010

Mr. Charlie Waddell
Global Plasma Solutions
714 Mall Blvd
Suite 3
Savannah, GA 31406 USA
Ph: +01 (540) 798-5239
email:charlie@globalplasmasolutions.com

Mr. Waddell,

We appreciate the opportunity to be of service to you. Please find enclosed one (1) copy of Report No. G100145818CRT-002, covering the ozone emissions test on the model(s) noted below as per quote 500238176.

<u>Sample #</u>	<u>Model Number</u>	<u>Serial Number</u>	<u>Control Number</u>
1 of 2	GPS-RN	100331-210	209399.01
2 of 2	GPS-RN	100331-209	209399.02

If there are any questions regarding the results contained in this report, or any of the other services offered by Intertek, please do not hesitate to contact the undersigned or your account representative, Adell Pickens at 678-775-2442.

Sincerely,

Denis Niggli
Associate Engineer





3933 US Route 11
Cortland, NY 13045

Telephone: +01 607 753 6711
Facsimile: +01 607 756 9891
www.intertek-etlsemko.com

Order No. G100145818

27 July 2010

Report Number: G100145818CRT-002
Model Number: GPS-RN

RENDERED TO:

Mr. Charlie Waddell
Global Plasma Solutions
714 Mall Blvd
Suite 3
Savannah, GA 31406 USA
Ph: +01 (540) 798-5239
Email:charlie@globalplasmasolutions.com

<u>Report Scope:</u>	Ozone Emissions Testing of Household Electrostatic Air Cleaners.
<u>Limitation Statement:</u>	The test data and results contained in this report are provided for client information and evaluation. No conclusions are drawn by Intertek.
<u>Authorization:</u>	The tests were authorized by signed quote # 500238176, dated 6/8/2010.
<u>Standard Used:</u>	<p>UL Standard for Safety for Electrostatic Air Cleaners, UL 867, Section 37 Fourth Edition, December 21, 2007.</p> <ul style="list-style-type: none"> - Std. 867 Certification Requirement Decision, Section/Paragraph 37.2.2 a) 2), Ozone Test – Chamber Air tightness - Std. 867 Certification Requirement Decision, Section/Paragraph 37.4.8 & 37A.5, Ozone Test – Test Conditions. - Std. 867 Certification Requirement Decision, Section/Paragraph 37A.1, Peak Ozone Determination Test – Room Dimensions. - Std. 867 Certification Requirement Decision, Section/Paragraph 37.4.6, Definition of Steady-State Hours 7-8. - Std. 867 Certification Requirement Decision, Section/Paragraph 37.2.3, Chamber Setup. - Std. 867 Certification Requirement Decision, Section/Paragraph 3.3A, 3.9A, 3.11A , 37.4.6A, 37.4.7, 37.4.8, 37A.5, 37A.4, 37.5A, 37A.5, 37A.5B, 37.4.1. Filter Test Iterations.
<u>Report Content:</u>	<ol style="list-style-type: none"> 1. Unit Under Test 2. Peak Ozone Test Results 3. Max Ozone Test Results 4. Chamber Equipment 5. Summary/Signatures 6. Appendix



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1. Unit Under Test Information
MODEL

Manufacturer:	Global Plasma Solutions	Pre-Filter:	No
Model Number:	GPS-RN	HEPA Filter:	No
Settings:	1	ESP Filter:	No
O3/Voltage Settings:	-	Carbon Filter:	No
O3 Monitor:	-	UV Light:	No
		Ionizer:	Yes
Model Notes:	Unit is a duct Ionizer. Has two ionizers with tube extensions and an ON/OFF switch.		

FIRST SAMPLE

Control Number:	209399.01	Run-in Start:	10:00 6/28/10
Serial Number:	100331-210	Run-in End:	12:00 6/30/10
Manufacture Date:	NA	Run-in Temperature:	77 ± 4 degF
Receive Date:	6/18/2010		
Received Status:	Ok		
Sample Notes:			

SECOND SAMPLE

Control Number:	209399.02	Run-in Start:	NA
Serial Number:	100331-209	Run-in End:	NA
Manufacture Date:	NA	Run-in Temperature:	NA
Receive Date:	6/18/2010		
Received Status:	Ok		
Sample Notes:			

2. Peak Ozone Test Results

GRILL AND AIR PERIPHERY DIMENSIONS

Grill Height:	-	Date of Test:	7/8/2010
Grill Width:	-	Air Periphery Height:	-
Estimated Grill Area:	-	Air Periphery Width:	-
		Est. Air Periphery Area:	-
Notes:	Two Ionizers with tube extenders Diameter = 0.25" Measurements taken from center of device, Position C		

PEAK LOCATIONS

Loc.	X [inches]	Y [inches]
-		
1	-0.75	1.5
2	0.75	1.5
C	0	0



* Location measurements are coordinates in reference to the center point.



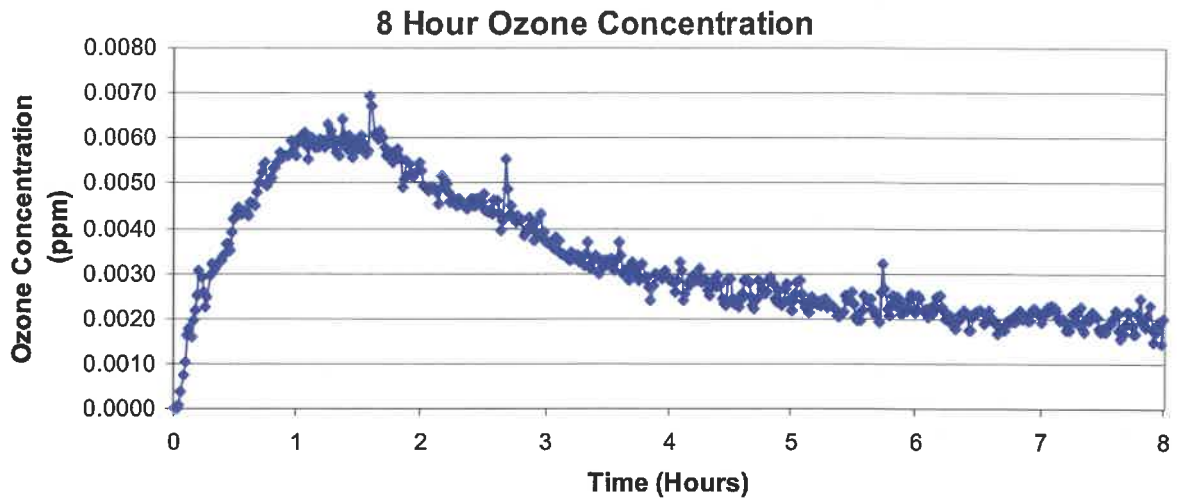
PEAK OZONE CONCENTRATIONS

Location								
	On		High	Low	High	Low	High	Low
1	0.0033							
2	0.0014							
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								

Notes: - Ozone Concentrations less background level; in units of PPM.
- Peak concentration for each iteration is in **BOLD**.

3. Max Ozone Test Results

Date of Test: 7/20/2010
Sample: 1 of 2
Setting: ON
Filter(s): -



MAXIMUM OZONE TEST RESULTS							
	UL Ref.	Pass/Fail	Mean	Min	Max	Delta	Units
Background C(t) O3:	37.4.3	PASS	0.000	0.000	0.000	0.000	[ppm]
Test 1min C(t) O3:	37.1.2	PASS	0.003	0.000	0.007	0.007	[ppm]
Test 5min C(t) O3:	37.1.2	PASS	0.003	0.000	0.006	0.006	[ppm]
Chamber Temperature:	37.4.2	PASS	77	77	77	1	[degF]
Chamber Humidity:	37.4.2	PASS	50	49	51	2	[%RH]
Chamber Static Pressure:	-	PASS	0.02	0.02	0.02	0.01	[\"H2O]
Chamber Supply Air Flow:	-	-	19	19	19	0	[SCFM]
Required to Test 2nd Sample:	37.1.1	NO					
Test Duration:	*37.4.6	8 hours					

Notes:

4. Chamber Equipment Information

Test Equipment List

Instrument	Model	Intertek Ctrl #	Cal Due Date
Teledyne – Advanced Pollution Instrumentation Ozone Calibrator	703E	O200	1-5-2011
Teledyne – Advanced Pollution Instrumentation Ozone Monitor	400E	O201	*
Teledyne – Advanced Pollution Instrumentation Ozone Monitor	400E	O202	*
Vaisala – Temperature & Humidity Transducer	HMD-70Y	T1307	04-09-11
Dwyer Airflow – Anemometer	471	Y202	07-22-10

* The 400E Ozone Monitor is calibrated using the 703E calibrator.

5. Summary/Signatures

The test sample(s) documented in this report were tested in accordance to the standard(s) and Certification Requirement Decision(s) (CRDs) referenced in the first page of this report.

The representative sample(s) have been tested, investigated, and found to comply with the requirements of the UL Standard 867 Section 37.1.2 criteria of emitting a maximum ozone concentration of less than 0.050 ppm. Furthermore a second sample was not required to be tested as the first sample's maximum emissions were less than 0.030 ppm to satisfy the exception in the Section 37.1.1.

This report completes our evaluation covered by Intertek Project No. G100145818CRT-002. If there are any questions regarding the results contained in this report, or any of the other services offered by Intertek, please do not hesitate to contact the undersigned.

Please note; this Report does not represent authorization for the use of any Intertek certification marks.

<u>OZONE EMISSIONS SUMMARY</u>			
Setting	Filter(s)	O3/Voltage Setting	C(t) _{max} [ppm]
ON	-	-	0.007

Completed by: Title:	Denis Niggli Associate Engineer	Reviewed by: Title:	Eric Dunay Engineer
Signature:		Signature	
Date	27 July 2010	Date:	27 July 2010

6. Appendix

DATA FILES

Test Name	Raw Data File
Model Half Life Max Ozone: ON	573_HalfLife_ozonelog.csv 574_ON_ozonelog.csv

ATTACHMENT DOCUMENTS

Document	Soft-copy File Name
Chain of Custody: Sample 1	COC_209399.01.pdf
Chain of Custody: Sample 2	COC_209399.02.pdf

UUT PHOTOGRAPHS

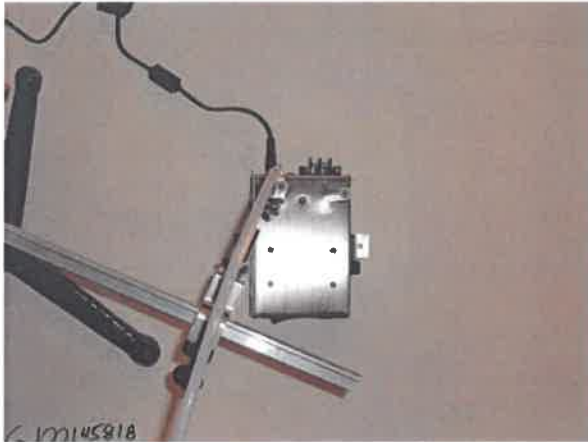


UUT



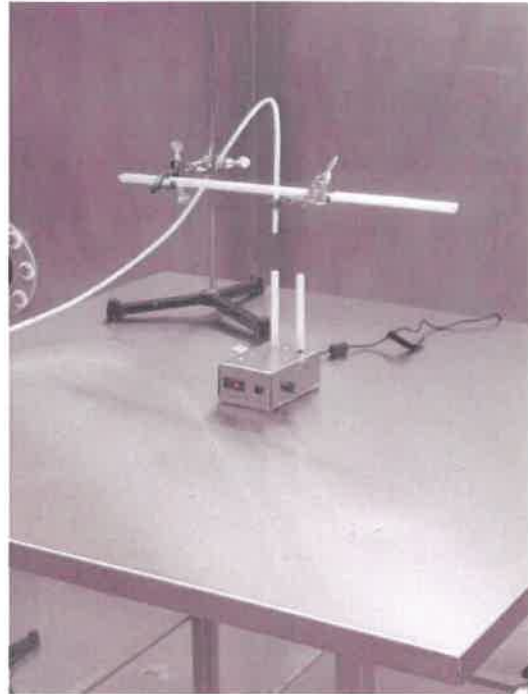
Nameplate

UUT PHOTOGRAPHS: PEAK TEST



ON

UUT PHOTOGRAPHS: MAX OZONE TEST



ON

Chain of Custody Form

Ozone Testing Facility



As of: 7/22/2010 9:37:48 AM

Control Number: 209399.01 Client: Global Plasma Solutions

Model Number: GPS-RN Project Number: G100145818

Serial Number: 100331-210 Sample Selection: 1 / 2

Notes:

Name	Purpose	Location	Date	Notes
Denis Niggli	Received	Fan Lab	6/18/2010	
Denis Niggli	48 hr Run-in	Fan Lab	6/28/2010	Start 10:00
Denis Niggli	48 hr Run-in	Fan Lab	6/30/2010	Stop 10:00
Denis Niggli	Peak O3 Test	Fan Lab	7/8/2010	
Denis Niggli	Move	O3 Lab	7/20/2010	
Denis Niggli	Max O3 Test	O3 Lab	7/20/2010	

Chain of Custody Form

Ozone Testing Facility



As of: 7/22/2010 9:38:24 AM

Control Number: 209399.02 Client: Global Plasma Solutions

Model Number: GPS-RN Project Number: G100145818

Serial Number: _____ Sample Selection: 2 / 2

Notes:

Name	Purpose	Location	Date	Notes
Denis Niggli	Received	Fan Lab	6/18/2010	

Noise Inspection Form

Site Address: 2441 Mission St	Name/DBA: Mission Cannabis Club	Date: 10/13/2020 Time: 2:00pm
Owner/Manager Name: Shambala Healing Center, Inc.	Phone Number: 415-970-9333	Location ID: 62356
Sound Level Meter Manufacturer/Model: Cirrus / CR:1750	Serial Number: G079500	Calibration Date: 9/2020
Calibrator Manufacturer/Model: Cirrus / CR: 515	Serial Number: 80050	Calibration Date: 9/2020

Pre-calibration Reading:94.2dBA

Post-calibration reading: 94.2 dBA

Noise Source(s)	Source Location	Measurement Location	Measurement Time	Sound Level (Source Operating)	Sound Level (Source Not Operating)
Rooftop Ventilation Equipment	Roof Top	NE roof corner (1)	2:00-2:15	51.1	46.4
Rooftop Ventilation Equipment	Roof Top	E roof middle (2)	2:00-2:15	54.0	46.3
Rooftop Ventilation Equipment	Roof Top	N roof (3)	2:00-2:15	53.2	46.4

Violation	No Violation	Applicable Standard
<input type="checkbox"/>	<input type="checkbox"/>	Residential Property Noise Limits. (1)No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on residential property over which the person has ownership or control, a noise level more than five dBA above the ambient at any point outside of the property plane. (2)No person shall produce or allow to be produced by any machine, or device, music or entertainment or any combination of same, on multi-unit residential property over which the person has ownership or control, a noise level more than five dBA above the local ambient three feet from any wall, floor, or ceiling inside any dwelling unit on the same property, when the windows and doors of the dwelling unit are closed, except within the dwelling unit in which the noise source or sources may be located.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Commercial And Industrial Property Noise Limits. No person shall produce or allow to be produced by any machine or device, music or entertainment or any combination of same, on commercial or industrial property over which the person has ownership or control, a noise level more than eight dBA above the local ambient at any point outside of the property plane.
<input type="checkbox"/>	<input type="checkbox"/>	Public Property Noise Limits. No person shall produce or allow to be produced by any machine or device, or any combination of same, on public property, a noise level more than ten dBA above the local ambient at a distance of twenty-five feet or more, unless the machine or device is being operated to serve or maintain the property or as otherwise provided in this Article.
<input type="checkbox"/>	<input type="checkbox"/>	Fixed Residential Interior Noise Limits. In order to prevent sleep disturbance, protect public health and prevent the acoustical environment from progressive deterioration due to the increasing use and influence of mechanical equipment, no fixed noise source may cause the noise level measured inside any sleeping or living room in any dwelling unit located on residential property to exceed 45 dBA between the hours of 10:00 p.m. to 7:00 a.m. or 55 dBA between the hours of 7:00 a.m. to 10:00p.m. with windows open except where building ventilation is achieved through mechanical systems that allow windows to remain closed.

Notes:
 Noise measurements for roof top ventilation equipment associated with cannabis consumption lounge and AC units. All equipment was in good working condition and below the required 8dBA maximum over ambient noise level during inspection.

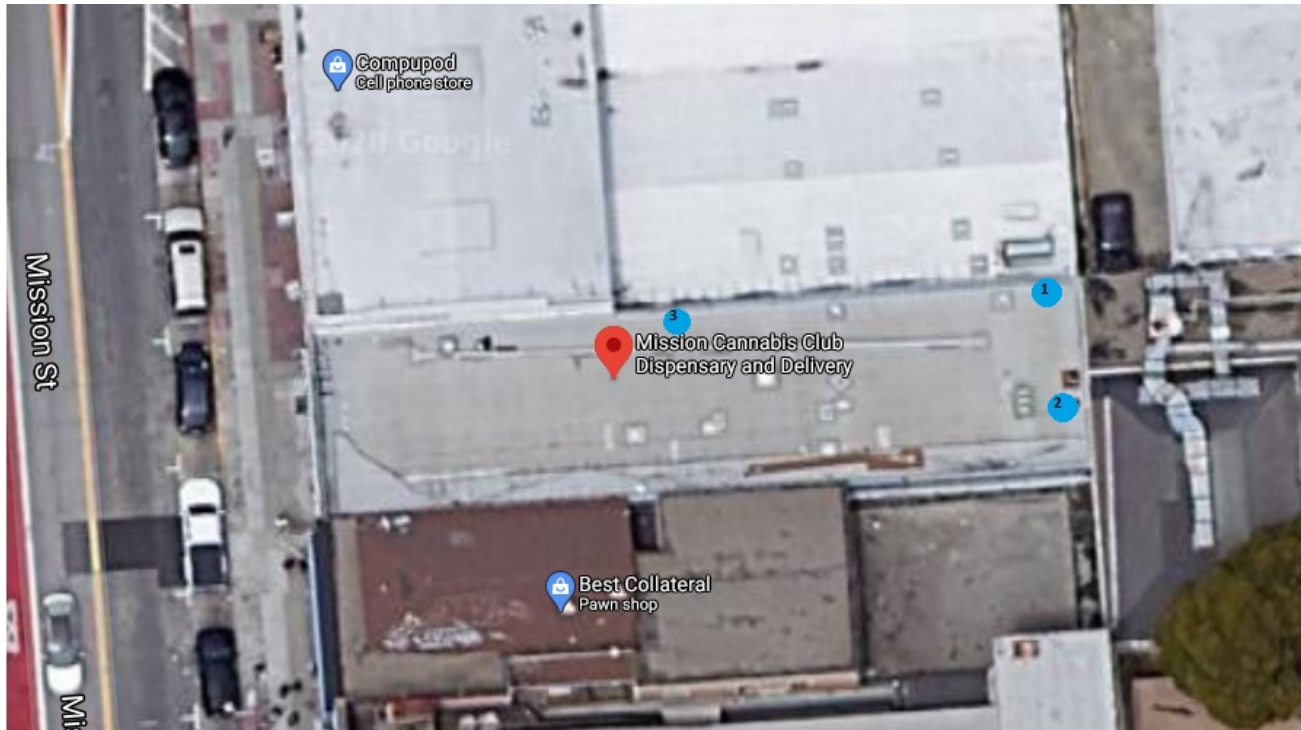
Douglas Obana

10/13/2020

Inspector Signature

Date

Location Map:





PERMIT TO OPERATE AND CERTIFICATE OF SANITARY INSPECTION

C 109078

Issued according to provisions of the San Francisco Health Code

AUTHORIZING conduct of the following class of **Busines**

ISSUED: 4/29/2021

Type of Operation: Cannabis Consumption Type C

Tax Code: J04

DPH Code:

CERT No. : 446547

Name and Address Below:

Owner:	Shambala Healing Center, Inc.
DBA:	Mission Cannabis Club
Street Address:	2441 Mission St
	San Francisco, CA 94110

DEPARTMENT OF PUBLIC HEALTH

Environmental Health Branch
City and County of San Francisco

Valid only when accompanied by a receipt from the Tax Collector showing payment of current license fee. THIS PERMIT TO OPERATE MAY BE REVOKED OR SUSPENDED FOR CAUSE AND IS NOT TRANSFERABLE. CHANGE OF OWNERSHIP must be reported immediately.

Inspector

Acting Director of Environmental Health

Principal Inspector

Display this Permit prominently. This margin may be trimmed for standard 6 x 8 frame.