



# DISCRETIONARY REVIEW ANALYSIS

**HEARING DATE: December 9, 2021**

**Record No.:** 2021-004141DRP  
**Project Address:** 2000 Oakdale Avenue  
**Permit Applications:** 2021.0323.7148  
**Zoning:** PDR-1-B & PDR-2  
Industrial Protection Zone Special Use District  
65-J Height and Bulk District  
**Block/Lot:** 5315/051  
**Project Sponsor:** Cesar Angobaldo  
Bayview Ventures, Inc.  
2601 Blanding Avenue C257  
Alameda, CA  
**Staff Contact:** Michael Christensen – (628) 652-7567  
Michael.Christensen@sfgov.org

**Recommendation:** Do not take DR and approve as proposed.

## Project Description

The project proposes to establish a new Cannabis Retail storefront (approximately 628 sq ft) within an existing cannabis Microbusiness that has a total size of 3,130 sq ft.

## Site Description and Present Use

The Project Site is an 'L' shaped parcel fronting Newcomb Avenue, Oakdale Avenue, and Rankin Street within the PDR-1-B and PDR-2 Zoning Districts in the Bayview Hunters Point Plan Area. The subject tenant space is at the corner of Rankin Street and Oakdale Avenue. The site is currently used as a cannabis non-storefront facility.

## Surrounding Properties and Neighborhood

The project site is located at the edge of a mainly Industrial area within the Bayview Hunters Point neighborhood. To the south, across Oakdale Avenue, the development pattern shifts to mainly residential development that is typically between two and three stories in height and generally single-family development.

## Public Comment

The Project was reviewed by the Bayview Hunters Point Citizens Advisory Committee, which issued a recommendation for approval of the Project.

Additionally, 47 form letters in support of the Project were received. No letters of opposition were received, apart from the DR filing.

## Environmental Review

The Department has determined that the proposed project is exempt from environmental review under the ‘Common Sense’ categorical exemption.

## Cannabis Microbusiness Licensing

‘Microbusiness’ is a license type offered by the City’s Office of Cannabis that allows a small, vertically integrated cannabis business to operate with greater flexibility. In general, each cannabis activity (retail, distribution, manufacturing, etc) must operate in fully separated and separately secured ‘premises.’ A Microbusiness license allows multiple activities of one business entity to operate within one ‘premises.’ The requested Microbusiness license includes retail, manufacturing, and distribution activities and was submitted by Tiara Mitchell, who meets the City’s established criteria for an **Equity Applicant (Tier One)**.

## DR Requestor’s Concerns

The Discretionary Review requestor provided the following concerns in the Discretionary Review filing:

1. That the proposed Cannabis Retail use exceeds maximum size limits established in the PDR-1-B and PRD-2 Zoning Districts.
2. That the proposed use will cause emission of odors to other properties in the area.
3. That a Cannabis Retail business will cause an increase in rents for Industrial businesses in the area.

See attached *Discretionary Review Application*.

## Project Sponsor’s Response to DR Application

The Project Sponsor provided the following responses to the issues raised by the Discretionary Review requestor:

1. The proposed use is within the maximum size limits established in the PDR-1-B and PRD-2 Zoning Districts.
2. The Project has prepared an odor mitigation plan for review, which has not been reviewed yet by the City’s

Office of Cannabis.

3. Rent is determined by supply and demand, and the inclusion of a minor, 628 sq ft retail component will not materially affect rental rates in the area.

See attached Response to Discretionary Review, dated August 19, 2020

## Department Review

The Planning Department reviewed the concerns raised by the Discretionary Review requestor and has prepared the following responses:

1. The proposed Project is compliant with the maximum Cannabis Retail size limits of the PDR-1-B and PDR-2 Zoning Districts. The retail sales floor area is 628 square feet, which is well within the maximum size. The DR requestor fails to account for the fact that the proposed business contains Cannabis Retail, Light Manufacturing, and Wholesale Sales uses within the proposed 3,130 sq ft space. The ‘Microbusiness’ license type requested allows these uses to operate within one envelope, and is only permissible for small, vertically integrated cannabis businesses. Additionally, this retail maximum size limit does not apply to this parcel, which is within the Industrial Protection Zone Special Use District. Under that SUD, there is no size limit for any retail uses (cannabis or non-cannabis). The entirety of the 3,130 sq ft space could be proposed as Cannabis Retail while remaining code-compliant.
2. The City requires preparation of an odor mitigation plan as part of Part 3 of the Office of Cannabis licensing process. This application is currently in Part 2 (land use entitlement). Review of the odor mitigation plan is under Part 3 because the review of such plans by the Department of Public Health is an intensive process which should only occur after the location and physical characteristics of the business are approved by the Planning Department and/or Planning Commission. Otherwise, we force an intensive and time consuming review process onto applicants that may not receive land use approval. Additionally, the Planning Department is not staffed to review the technical requirements of an odor mitigation plan. The draft odor mitigation plan has been provided to the DR requestor by the Project Sponsor.

Additionally, the DR requestor provided anecdotal evidence that a different cannabis facility located at 75 Industrial Street causes emission of odors. That facility was approved prior to the adoption of standards requiring an odor mitigation plan and has operated without such requirement. As part of the Part 3 licensing for that facility, an odor mitigation plan will be required and measures to eliminate odor emission will be required. If the DR requestor has concerns regarding this other facility, they can and should contact the City’s Office of Cannabis to express their concerns.

3. The Department does not find that a small, 628 sq ft Cannabis Retail business would substantially affect Industrial rental rates in the area, particularly given the fact that at 3,130 sq ft general retail or similar use (Restaurant, Bar, Adult Entertainment, Personal Service, Tobacco Paraphenalia Establishment, etc.) could be established at this location with an over-the-counter approval by Department staff and no neighborhood notice.

## Department Recommendation

The Department recommends that the Commission not take DR and approve the project as proposed.

### Attachments:

Maps and Context Photos  
CEQA Determination  
DR Application  
Response to DR Application  
Project Application  
Project Plans

# Aerial Photo



**SUBJECT PROPERTY**



Discretionary Review Hearing  
Case Number 2021-004141DRP  
2000 Oakdale



# Site Photo



Discretionary Review Hearing  
Case Number 2021-004141DRP  
2000 Oakdale



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2000 Oakdale Avenue		5315051
<b>Case No.</b>		<b>Permit No.</b>
2021-004141PRJ		202103237148
<input checked="" type="checkbox"/> <b>Addition/Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            Install cannabis store/office space in existing first floor office space. Existing office is 3130 sq ft in size. New retail store space areas are: retail=628 sq ft., commercial (bathroom, hallways) = 1123 sq. ft., office= (office, storage, processing) = 1379 sq. ft. All work to be interior tenant improvement with no structural work. Proposed change of use from office to retail/commercial/office space.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p>
<input type="checkbox"/>	<b>Other</b> _____
<input checked="" type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT**

**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i></p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b>    <input type="checkbox"/> <b>Maher</b> or    <input type="checkbox"/> <b>Cortese</b>          Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks?  <i>if Maher 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.</i>  <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic Hazard:</b>    <input type="checkbox"/> <b>Landslide</b> or    <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b>          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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b>                      Michael Christensen</p>	



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

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

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (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 <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

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

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

<input checked="" type="checkbox"/>	<b>Common Sense Exemption: Department staff reviewed the project and determined that there is no possibility of a significant effect on the environment. No further environmental review is required. The project is exempt under CEQA.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Michael Christensen
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	09/08/2021
<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

## 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

### 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

**Planner Name:**

**Date:**



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION PACKET

Pursuant to Planning Code Section 311, the Planning Commission may exercise its power of Discretionary Review over a building permit application.

For questions, you can call the Planning counter at 628.652.7300 or email [pic@sfgov.org](mailto:pic@sfgov.org) where planners are able to assist you.

Please read the [Discretionary Review Informational Packet](#) carefully before the application form is completed.

### WHAT TO SUBMIT:

- Two (2) complete applications signed.
- A Letter of Authorization from the DR requestor giving you permission to communicate with the Planning Department on their behalf, if applicable.
- Photographs or plans that illustrate your concerns.
- Related covenants or deed restrictions (if any).
- A digital copy (CD or USB drive) of the above materials (optional).
- Payment via check, money order or debit/credit for the total fee amount for this application. (See [Fee Schedule](#)).

### HOW TO SUBMIT:

To file your Discretionary Review Public application, please email the completed application to [cpc.intake@sfgov.org](mailto:cpc.intake@sfgov.org).

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

**Filipino:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



## DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

### Discretionary Review Requestor's Information

Name: Libkra Investment Corp.

Address: 1475 Fairfax Avenue, San Francisco, CA 94214 Email Address: akseth@aol.com  
Telephone: (415) 298-9880

Please Select Billing Contact:  Applicant  Other (see below for details)

Name: Michael Lozeau Email: michael@lozeaudrury.com Phone: (510) 836-4200 x.101

### Information on the Owner of the Property Being Developed

Name: 1030 Polk Associates LP

Company/Organization:

Address: 2000 Oakdale Avenue, Unit A-1, San Francisco, CA Email Address:  
Telephone:

### Property Information and Related Applications

Project Address: 2000 Oakdale Avenue

Block/Lot(s): 5315/051

Building Permit Application No(s): 2021.0323.7148

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Changes Made to the Project as a Result of Mediation.

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.

**Mr. Lozeau spoke with the applicant regarding Requestor's concerns. That effort did not result in any changes to the project.**

## **DISCRETIONARY REVIEW REQUEST**

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

**See Attachment 1. The reasons for discretionary review include 1) the project's cannabis retail use cannot be permitted because it exceeds "1/3 of the total floor area occupied by the PDR and Cannabis Retail Uses on the premises" 2) alternatively, the project exceeds the cumulative use size limit of 2,500 sf, 3) the premium rent paid by cannabis operations is inconsistent with the PDR district goals, and 4) cumulative odor concerns.**

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

**The approval of a cannabis retail business in the PDR district is contrary to the goal of maintaining lower rents in the PDR district to benefit traditional PDR uses. See Attachment 1.**

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

**In order to address allowing a type of business that pays premium rents in a PDR district, an alternative identifying a space in a retail area outside of the PDR district would be appropriate.**

# DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

  
\_\_\_\_\_  
Signature

Michael R. Lozeau, Lozeau Drury, LLP  
\_\_\_\_\_  
Name (Printed)

Attorney  
\_\_\_\_\_  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

510-836-4200 x. 101  
\_\_\_\_\_  
Phone

michael@lozeaudrury.com  
\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department: \_\_\_\_\_

By: \_\_\_\_\_

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

Libkra Investment Corp. Request for Discretionary Review of  
2000 Oakdale Avenue, Building Permit Application No. 2021.0323.7148

Submitted by authorized agent:  
Michael R. Lozeau  
Richard T. Drury  
Lozeau Drury LLP  
1939 Harrison Street, Suite 150  
Oakland, CA 94612

### **Attachment 1**

Several exceptional circumstances warrant the Planning Commission to conduct a discretionary review of the proposed cannabis retail operation at 2000 Oakdale Avenue.

#### **A. The Project's Proposed Cannabis Retail Use is Inconsistent With the Sizing Restrictions Established in the Zoning Code.**

The total square footage of the 2000 Oakdale project would be 3,130 square feet. If the total square footage of the proposed project were attributed to the cannabis retail use, the Project would plainly exceed the 2,500 square foot limit on cannabis retail in the Production, Distribution, and Repair ("PDR") district. (SF Zoning Code § 210.3A, Table 210.3A, n. 1.) Likewise, if the entire space is in furtherance of the retail sale of cannabis, the proposed project also would be inconsistent with the limit that a cannabis retail use be limited to "1/3 of the total floor area occupied by the PDR and Cannabis Retail Uses on the premises." (SF Zoning Code §210.3, Table 210.3, n. 21.)

However, the 2000 Oakdale Avenue project attributes 1,123 square feet of the proposed space to bathrooms and hallways which it deems commercial uses and another 1,379 square feet to office, storage, and processing all of which it deems office uses. The primary cannabis retail use, which all of the space is proposed to support, is allocated 628 square feet. It is not clear from the application how the allocation of uses is applied to the 2,500 square foot restriction on cannabis retail or the one-third of Cannabis Retail plus PDR uses restriction. A careful review of the relevant code sections, however, demonstrates that the Project is either inconsistent with the one-third restriction for cannabis retail or, alternatively, the overall square foot limit on cannabis retail. Given the oddity of a retail operation that purports to attribute 80 percent of its overall floor area to non-retail activities, and the resulting strange outcomes of applying retail zoning requirements that evolved over time from more traditional retail that devoted the vast percentage of its overall floor area to the retail sales activities, the Planning Commission should address the unforeseen application of these requirements to the cannabis context. This exceptional circumstance should be addressed by the Planning Commission.

**1. The proposed Project violates the restriction that cannabis retail be limited to 1/3 of the total floor area occupied by the PDR and Cannabis Retail Uses on the premises.**

As proposed, the Project violates the Section 210.3, Table 210.3, n. 21 restriction that the cannabis retail use not exceed one-third of the total floor area occupied “by the PDR and Cannabis Retail Uses on the premises.” (SF Zoning Code §210.3, Table 210.3, n. 21.) Because the occupied floor area does not include the various storage, processing, management and other activities proposed for a majority of the project space, and there are no other PDR uses, a plain reading of the zoning code sections requires the proposed cannabis retail square footage not to exceed 209 square feet. It appears that the City has not considered the results of the various exclusions that apply to tallying a project’s occupied floor area in the context of a retail operation which requires disproportionately more space for storage, management, processing, and other activities than the retail sales.

Occupied floor area is defined in the zoning code as “[f]loor area devoted to, or capable of being devoted to, a principal or Conditional Use and its accessory uses.” (SF Zoning Code § 102 [“Floor Area, Occupied”].) However, “[f]or purposes of computation, “Occupied Floor Area” shall consist of the Gross Floor Area, as defined in this Code, minus the following: (d) Restrooms ... (e) Space in a retail store for store management, show windows, and dressing rooms, and for incidental repairs, processing, packaging, and stockroom storage of merchandise for sale on the premises.” (*Id.*). In addition, bike storage is excluded from the calculation of the gross floor area. (SF Zoning Code § 102 [“Floor Area, Gross”, subparagraph (b)(8)].) Applying these criteria to the proposed project, the occupied floor area is limited to 628 square feet – the area attributed to the cannabis retail use. All of the other uses, including storage, management activities and bike storage, are not occupied floor area pursuant to the Code.

How this then fits into the PDR zoning requirements leads to an exceptional situation, presumably not anticipated by the City, that requires proposed cannabis retail to always be one-third of whatever square footage is cannabis use is proposed by a project.

Section 210.3, Table 210.3, n. 21 provides that “Cannabis Retail is only permitted where ... (b) the Cannabis Retail Use occupies no more than 1/3 of the total floor area occupied by the **PDR and Cannabis Retail Uses** on the premises.” (Section 210.3, Table 210.3, n. 21 [emphasis added].) There are no other PDR uses proposed within the project. All of the proposed uses appear to be accessory uses to the cannabis retail use. None of those uses are listed in the PDR uses authorized in the PDR district. (*Id.*, Table 210.3.) As a result, the total square footage of occupied floor area, as defined by Section 102, that are **PDR and Cannabis Retail** uses at the site is 628 square feet. Based on Section 210.3’s plain language, this project will be limited to one third of its proposed 628 square feet of cannabis retail use, i.e. 209.3 square feet. The conundrum created by the code of an ever decreasing area of cannabis retail at a project that only includes accessory uses to the cannabis retail and no PDR use listed in the code is to propose to include PDR uses in furtherance of the PDR district. Only because the proposed Project pays no mind to the uses, goals and priorities of the PDR district zoning, does it trigger a

result that severely limits the proposed cannabis retail use. The Planning Commission should address this exceptional circumstance in order to address the potential inconsistencies and shortcomings the zoning code encounters in processing a cannabis retail establishment in the PDR district.

**2. Alternatively, the square footage for various uses necessary to the operation of a cannabis retail use should all be attributed to the retail use.**

Alternatively, the zoning code limits certain uses in the PDR District to a “cumulative use size limit.” (SF Zoning Code § 210.3A, Table 210.3A, n. 1.) Section 210.3A provides that:

The use area shall be measured as the Occupied Floor Area of all retail or offices activities on a lot that have a (1) or (2) in the respective zoning district's use control column in Table 210.3 (Zoning Control Table for PDR Districts). Additionally, a cumulative use size maximum applies in PDR-1-B and PDR-2 Districts, such that the combined floor area of any and all uses permitted by Table 210.3 with a (1) or (2) in the respective zoning district's use control column may not exceed the limits stated in the table below for any given lot.

*(Id.)* If the inclusion in “Occupied Floor Area” of “all retail or offices activities” is meant to override the exclusion of various office activities from the occupied floor area calculation found in Section 102, then all of the square footage of all of the uses in the Project (with the exception of the bike parking room). The bike room appears to include about 60 square feet of space. Subtracting the 60 square feet of bike storage from the overall square footage of the space results in a cumulative use size of 3070 square feet. As a result, and in the alternative, the proposed cannabis retail store exceeds to 2,500 square feet cumulative use size limit.

**3. There is Evidence That City's Odor Control Requirements Do Not Prevent Order From Nearby Cannabis Operations.**

Slightly over 600 feet away from 2000 Oakdale Avenue is an existing cannabis operation located at 75 Industrial Street. Requestor's president, Knut Akseth, drives past this address on a daily basis. (Dec'l of Knut Akseth, attached.) As requestor passes this operation, he finds he must roll up his windows in order to minimize the overwhelming cannabis odor at this location. *(Id.)* The cannabis uses at 75 Industrial Street include, but may not be limited to, cultivation, packaging, and wholesale sales. Some of these uses overlap with the uses proposed at 2000 Oakdale Avenue. There is no information available regarding the business's odor control plan or the type of odor control equipment that would be installed. (See Police Code, Art. 16, §1618(v).) Despite the applicability of this code provision to the existing cannabis business at 75 Industrial Street, cannabis odors from the facility are readily perceived by people driving or otherwise passing by the facility. Requestor is concerned that, in addition to their attempts to avoid the cannabis odors while driving down Industrial Street, that nuisance odor will persist for the new cannabis business as they arrive at their property on Oakdale Avenue. (Akseth Dec'l.) Requestor also is concerned that the potential establishment of a stretch of malodorous



cannabis for several blocks leading to its 1980 Oakdale Avenue property will have negative impacts on its tenants and their workers. (*Id.*) It also may negatively impact the desirability and marketability of the 1980 Oakdale Avenue property. (*Id.*) This cumulative odor concern in the vicinity of the Project is an exceptional circumstance that should be addressed by the Commission.

**B. Removing a Total of 3,130 Square Feet of PDR Space for Uses Dedicated to Cannabis Retail is Inconsistent With the Policies and Goals of the PDR District, Including Preserving Flexible Building Spaces and Lower Rents.**

The Planning Commission should grant discretionary review to determine whether allowing cannabis retail in the PDR district is consistent with its primary goal of suppressing rents for traditional PDR uses in this area. A key goal the City is seeking to realize by the creation of the PDR district is to maintain an area that will maintain generally lower rents as compared to other areas of the City where office, retail, and residential uses are allowed. The PDR zoning achieves this goal by generally prohibiting retail and residential uses in the PDR zone. Section 210.3 of the Zoning Code emphasizes that, “[i]mportantly, PDR uses are limited in the amount of rent they can afford relative to office, retail, and residential uses, yet are important sectors of the City’s economy.” (SF Zoning Code § 210.3.) “PDR represents a range of business types and industries that despite their obvious diversity, share the need for relatively flexible building space, cheap rents, and in most cases, a separation from housing.” SF Planning Dept., “Industrial Land in San Francisco: Understanding Production, Distribution and Repair,” p. 18 (July 2002) [[http://sf-planning.org/sites/default/files/FileCenter/Documents/4893-CW\\_DPR\\_chapter5\\_2.pdf](http://sf-planning.org/sites/default/files/FileCenter/Documents/4893-CW_DPR_chapter5_2.pdf)].) Available information suggests that, rather than maintain rents typical of the PDR district, cannabis retailers pay a premium to landlords: “Property owners that will consider a cannabis usage are able to charge a premium, both because of the limited availability of cannabis-friendly space as well as for taking on the risk of collecting income from a federally illegal business operation.” (<https://www.globest.com/2021/08/10/no-stopping-the-influx-of-capital-into-cannabis-real-estate/>.) “[T]he booming sales of recreational cannabis ever since it was legalized in January 2020 proved its vendors are valuable tenants, ones that paid premium rents even as the coronavirus pandemic gutted other retailers.” (<https://www.bisnow.com/chicago/news/retail/a-mad-rush-for-new-cannabis-retail-space-begins-again-as-state-completes-new-round-of-licensing-110005>.)

It is not clear that the City’s PDR zoning was enacted with any consideration of the potential premium rents that would be paid by cannabis retailers. The City’s zoning code amendments were adopted in 2017 at the time the legal cannabis industry was just beginning to take shape. Although the regulations contemplate cannabis retail businesses that do not exceed 2,500 square feet in size, that size limit does not address the impacts of this use on the rent-suppression goals of the PDR district. Given the questions regarding the Project’s compliance with the regulation’s size limits, and the new information that these types of uses encourage premium rental rates in contravention of the PDR District’s goals, the Planning Commission should acknowledge that extraordinary circumstance and grant discretionary review of the Project.

## **Declaration of Knut Akseth in Support of request for Discretionary Review**

I, Knut Akseth, declare as follows:

1. I am the President of Libkra Investment Corp. Libkra Investment Corp. owns property at 1980 Oakdale Avenue, immediately to the southeast of 2000 Oakdale Avenue. My office address is 1475 Fairfax Avenue, San Francisco. My residence is in the Glen Park/Noe Valley area of San Francisco.
2. My daily commute route includes driving on Industrial Avenue to and from Oakdale Avenue. I drive this section of road at least twice a day, once in each direction. My property management activities in the area sometimes require me to drive this stretch of Industrial Avenue more than twice per day.
3. There is a cannabis business located at 75 Industrial Avenue at the corner of Palou Avenue, one block east of Oakdale Avenue. There is no sign on the building indicating that it is a cannabis business. The reason I have become aware that the building houses a cannabis business is the very strong odor of cannabis that occurs daily on Industrial Avenue adjacent to this property.
4. During my commutes past 75 Industrial Avenue, the smell is very strong if I forget to seal the car. At times, I even smell the cannabis odor with the windows closed when traffic is heavy and traffic is stop and go at the intersection of Palou Avenue and Industrial Avenue, right outside of 75 Industrial Avenue.
5. Because I smell the strong odor at this location every day, as I approach within a block of 75 Industrial Avenue, I try to remember to close my windows and turn off the HVAC or otherwise my car interior will fill with the strong obnoxious odor, which makes me feel ill. I recognize the odor as the odor of cannabis. The odor is very annoying and whenever I inadvertently leave a window open or forget to turn off the HVAC, when well past the site, I have to turn on the HVAC full blast and open the windows for several minutes to evacuate the odor from the car.
6. I have even noticed the smell while driving past on the nearby 280 freeway. Generally, I notice the odor almost daily within a block to a block and a half of 75 Industrial Avenue. I have noticed the cannabis odor at the intersection of Oakdale Avenue and Rankin Street, which is between the proposed project location and Libkra Investment Corp.'s property at 1980 Oakdale Avenue. I have gone up to the roof of 1980 Oakdale and can smell the cannabis odor from time to time there, though it varies depending on how much wind there is.
7. I have had friends and acquaintances comment on the cannabis smell in the vicinity of 75 Industrial Avenue from time to time.

8. I assume that the cannabis operation already in business at 75 Industrial Avenue is properly licensed by the City and State. Despite those permits, there is little indication that any odor control measures are effective at eliminating the cannabis odors emanating from that business. I am very concerned that the new project will be subject to the same conditions and they will prove equally ineffective. I believe that a continuous corridor of cannabis odor extending from Industrial Avenue and Palou Avenue to Oakdale Avenue and Rankin Street will be highly detrimental to my quality of life but also that of the tenants in Libkra Investment Corp.'s property at 1980 Oakdale Avenue. I believe that the potential of a strong cannabis odor around Libkra's building, and the continuous odor that tenants and others will smell from 75 Industrial Avenue to 1980 Oakdale Avenue will have a detrimental impact on the marketing of the 1980 Oakdale Avenue property.
9. 75 Industrial Avenue is located just over 600 feet from 2000 Oakdale Avenue. I believe the proposed concentration of cannabis odor sources is an unusual and exceptional circumstance that warrants discretionary review by the Planning Commission.

I declare under penalty of perjury under the laws of California that the foregoing is true and correct. Executed September 24, 2021 at San Francisco, California.

  
Knut Akseth

Knut Akseth, President  
**Libkra Investment Corp.**  
1475 Fairfax Avenue  
San Francisco, CA 94124

San Francisco Planning Commission  
City and County of San Francisco  
c/o Planning Information Center  
1660 Mission Street, First Floor  
San Francisco, CA 94103  
CPC.Intake@sfgov.org

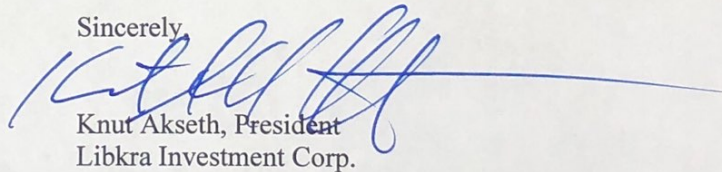
Re: 2000 Oakdale Avenue, San Francisco, California  
Request for Discretionary Review for Permit Application No. 2021.0323.7148  
Grant of Agency to Lozeau Drury LLP

Dear San Francisco Planning Commission,

I, Knut Akseth, in my capacity as President of Libkra Investment Corp., the owner of property located at 1980 Oakdale Avenue, San Francisco, hereby grant written authorization for Richard Drury and Michael R. Lozeau of Lozeau Drury LLP to file on my behalf a request for discretionary review and request for review under the California Environmental Quality Act ("CEQA") related to the above property, permit application number, and/or building permit.

Dated: Sept. 27, 2021

Sincerely,



Knut Akseth, President  
Libkra Investment Corp.





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Oakland, CA 94612

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michael@lozeaudrury.com

November 30, 2021

Michael Christensen  
Planning Department  
49 South Van Ness Avenue, Suite 1400  
San Francisco, CA 94103  
Michael.Christensen@sfgov.org  
commissions.secretary@sfgov.org

Re: Request for Discretionary Review – 2000 Oakdale Avenue – 2021-004141DRP  
Additional Hearing Materials Submitted on Behalf of Requestor Libkra Investment Corp.

Dear Mr. Christensen and Planning Commissioners,

The following comments and the attached review by air quality and odor expert Francis Offermann, PE, CIH, are submitted on behalf of Discretionary Review Requestor Libkra Investments Corp. (“Libkra”). In addition to the concerns expressed in Libkra’s application for discretionary review and the accompany declaration provided by Libkra’s president, Mr. Knut Akseth, Mr. Offermann’s review corroborates the likelihood of significant odor impacts from the proposed cannabis facility at 2000 Oakdale Avenue and the need for a clear odor control plan subject to neighbor and Commission review. To date, the applicant has not submitted an odor control plan for the proposed facility. (*See* Police Code, Art. 16, §1609(b)(11).) As a result, Planning staff has no information regarding whether appropriate odor control equipment will be installed and maintained “to prevent any significant noxious or offensive odors from escaping the Premises.” (*Id.*, Art. 16, §1618(v).)

As Mr. Offermann’s review points out, specific measures are necessary to ensure no odors escape the facility that may adversely affect adjacent properties. The necessary measures must be evaluated prior to the issuance of any building permit because their effective and efficient implementation must be incorporated into the facility’s design, including among other details, installation of carbon filters with sufficient filtering capacity on the facility’s air exhaust equipment, measures to maintain negative air pressure in the rooms where odor sources will be present, and the provision of automatic closing doors. Because of the absence of any meaningful information on the facility’s odor control plan, discretionary review of the project is required in order to consider the odor control conditions that will be necessary to apply to the facility to ensure that it does not introduce odors into the adjacent neighborhood.

In addition to the mechanical, maintenance and training features Mr. Offermann identifies, Libkra also believes the following measures must be included to ensure the facility’s odor control equipment and measures are in fact working and to provide neighboring properties a process to trigger prompt responses to odor complaints. These measures include:



- a. Post clearly visible signage on the exterior of the premises facing Oakdale Avenue and Rankin Street providing a phone number and e-mail address where persons who experience perceptible odors at or adjacent to the premises can report any odor complaint to 2000 Oakdale.
- b. 2000 Oakdale shall maintain a log of all odor complaints received for the facility, including the date, time, name (if any) of the complainant, odor location, description of the nature of the odor complaint with as much detail as possible, the name of the 2000 Oakdale staff who did the intake of the complaint, the name of the 2000 Oakdale staff or agent that followed up on the complaint, and a detailed description of the steps taken by 2000 Oakdale to respond to the complaint, including steps to confirm the presence of any odor outside the facility, actions to eliminate the source of the odor, and actions to immediately reduce and eliminate any ongoing odor outside of the facility.
- c. Upon receipt of any complaint of perceptible odor at or near the premises, 2000 Oakdale shall take the following actions:
  - i. 2000 Oakdale shall immediately evaluate whether detectable odors are present immediately outside all exterior entrances and exhaust vents.
  - ii. 2000 Oakdale shall immediately determine whether the source is from the facility or any person in the vicinity of the facility. If the odor source is a person, 2000 Oakdale shall take steps to have that person removed from the premises or adjacent areas. If the odor source is associated with the facility, 2000 Oakdale shall take immediate steps to abate the odor and identify any shortcoming in the facilities odor management system. 2000 Oakdale shall describe in writing each of the steps it took to respond to any odor complaint and make that written response available to the complainant within 48 hours of receipt of the complaint.
- d. 2000 Oakdale shall make all reasonable efforts to prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on neighboring premises and adjacent sidewalks and streets, including the intersection of Oakdale Avenue and Rankin Street, Rankin Street between Oakdale Avenue and Newcomb Avenue, and the premises and sidewalks of 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
- e. 2000 Oakdale shall provide the owner of 1980 Oakdale Avenue a sufficient number of “No Smoking” and “No Consuming Cannabis” signage to post the exterior of the 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
- f. Any and all logs required herein shall, upon demand of the owner or tenants of 1980 Oakdale Avenue or other adjacent properties, be made available for inspection and copying.

The Planning Commission should grant discretionary review in order to allow community members and the Commission to evaluate the terms of the facility’s odor control plan prior to approving any building or other permits for the project and for the Commission to establish the

Michael Christensen

November 30, 2021

Page 3 of 3

necessary mitigation measures to control any new introduction of cannabis odors to the neighborhood surrounding the project. Libkra looks forward to discussing these concerns with the Commission at the upcoming hearing scheduled for December 9, 2021.

Sincerely,



Michael Lozeau

Lozeau Drury LLP

On behalf of Libkra Investment Corp.

Encls.

**ATTACHMENT**



# INDOOR ENVIRONMENTAL ENGINEERING



1448 Pine Street, Suite 103 San Francisco, California 94109

Telephone: (415) 567-7700

E-mail: [offermann@IEE-SF.com](mailto:offermann@IEE-SF.com)

<http://www.iee-sf.com>

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Date: November 24, 2019

To: Michael Lozeau

From: Bud Offermann PE CIH

Subject: Cannabis Odor Control; 2000 Oakdale, San Francisco, CA

Pages: 3

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I have review the proposed cannabis production and retail facility located at 2000 Oakdale, San Francisco, CA, and my expert opinion is that if adequate odor mitigation measures are not incorporated into the design and operation of the facility, there will be significant odors introduced into the surrounding ambient air.

Cannabis does not need to be smoked to produce odors. Growing, curing, and dried cannabis all produce large amounts of volatile organic compounds with low odor thresholds, including nonanal, decanol, o-cymene, isobutyraldehyde, 1-chloroacetophenone, nerol, propylamine, o-guaiacol, linalyl acetate, methyl, anthranilate, benzaldehyde, and limonene (Rice and Koziel, 2015).

I am an indoor air scientist and engineer with 40 years of experience in measuring indoor air quality and odors, and designing mitigation measures, including those related to cannabis odors.

The following are my recommendations for controlling cannabis odors from being released from the proposed cannabis production and retail facility located at 2000 Oakdale, San Francisco, CA.

For each room with any unpackaged cannabis or cannabis in packaging that is not odor tight (e.g. Cannabis Processing and Receiving Area, Cannabis Product Storage, etc.) the following odor mitigation measures shall be established.

1.) Doors to the room will have automatic door closers that close the door within 3 seconds. Daily door openings shall be kept to a minimum.

2.) Air shall be exhausted from the room to maintain a minimum negative air pressure of 0.02 inches of water with respect to the adjacent spaces at all times that the door is closed and cannabis odors are present in the room. An air pressure sensor shall be mounted in the room capable of displaying the negative air pressure inside and outside of the room. If the exhaust fan is not operated continuously (i.e., 24 hours per day, 7 days per week), then the exhaust fan will be operated at all times there is unpackaged cannabis or cannabis in packaging that is not odor tight and continue for a minimum of 5 air changes following the sealing of all unpackaged cannabis or cannabis in packaging that is not odor tight into odor tight containers, or until such time there is no detectible cannabis odor in the room.

3.) The exhaust air from the room shall pass through an activated charcoal filter before being exhausted outdoors, such that the contact time through the media (i.e., thickness of activated charcoal packed bed divided by the airflow rate) is no less than 0.06 seconds. The selected activated carbon and design contact time shall be such that no perceptible cannabis odor is detectable from the exhaust air at the discharge point into the outdoor air with the maximum cannabis odor is present in the room.

4.) In each room operate during periods that cannabis is unpackaged, or in packaging that is not odor tight, operate an air purifier with an activated carbon filter such that a minimum of six air changes per hour is delivered to the room.

5.) Odor Log. A written daily log of the presence of cannabis odor at each of the facilities entrances and at each of the exhaust air discharge points into the outdoor shall be conducted by a trained staff person during the time which the maximum cannabis odor is present in the room. The written daily log shall contain the date, time, location of odor measurement,

and the name of the staff person conducting the odor assessment. If cannabis odor is detected, then all unpackaged cannabis or cannabis in packaging that is not odor tight will be immediately placed into odor tight containers until such time as the cause of the odor is corrected (e.g., changing the activated charcoal filter, adjusting the airflow rate through the air activated charcoal filter, increasing the negative air pressure in the room etc.). The written daily logs shall be kept on site for a minimum of 5 years.

6.) Maintenance. Prepare a maintenance schedule for the exhaust fans, activated charcoal filters, and automatic door closers. All maintenance activities, shall be documented in logs identifying the maintenance activity, the date of the maintenance activity, and the person carrying out the activity.

7.) Training. Prepare a training schedule for staff. The staff training program shall include, but not be limited to, the following:

- The terms of the facility's Good Neighbor Policy
- How different odor control tools, equipment and products work
- Safety concerns related to odor control
- Mastering effective odor control strategies
- Odor system maintenance
- Maintaining records for the odor management system
- Strategies to actively reduce odor
- Reporting issues to management

A log of all training events shall be maintained including but not limited to the date of the training activity, name of trainer, names of persons attending, and training topic.

## **References**

Rice, S, and Koziel J. 2015. Characterizing the Smell of Marijuana by Odor Impact of Volatile Compounds: An Application of Simultaneous Chemical and Sensory Analysis

# Francis (Bud) J. Offermann III PE, CIH

## Indoor Environmental Engineering

1448 Pine Street, Suite 103, San Francisco, CA 94109

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<http://www.iee-sf.com>

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### **Education**

M.S. Mechanical Engineering (1985)  
Stanford University, Stanford, CA.

Graduate Studies in Air Pollution Monitoring and Control (1980)  
University of California, Berkeley, CA.

B.S. in Mechanical Engineering (1976)  
Rensselaer Polytechnic Institute, Troy, N.Y.

### **Professional Experience**

President: Indoor Environmental Engineering, San Francisco, CA. December, 1981 - present.

Direct team of environmental scientists, chemists, and mechanical engineers in conducting State and Federal research regarding indoor air quality instrumentation development, building air quality field studies, ventilation and air cleaning performance measurements, and chemical emission rate testing.

Provide design side input to architects regarding selection of building materials and ventilation system components to ensure a high quality indoor environment.

Direct Indoor Air Quality Consulting Team for the winning design proposal for the new State of Washington Ecology Department building.

Develop a full-scale ventilation test facility for measuring the performance of air diffusers; ASHRAE 129, Air Change Effectiveness, and ASHRAE 113, Air Diffusion Performance Index.

Develop a chemical emission rate testing laboratory for measuring the chemical emissions from building materials, furnishings, and equipment.

Principle Investigator of the California New Homes Study (2005-2007). Measured ventilation and indoor air quality in 108 new single family detached homes in northern and southern California.

Develop and teach IAQ professional development workshops to building owners, managers, hygienists, and engineers.



Air Pollution Engineer: Earth Metrics Inc., Burlingame, CA, October, 1985 to March, 1987.

Responsible for development of an air pollution laboratory including installation a forced choice olfactometer, tracer gas electron capture chromatograph, and associated calibration facilities. Field team leader for studies of fugitive odor emissions from sewage treatment plants, entrainment of fume hood exhausts into computer chip fabrication rooms, and indoor air quality investigations.

Staff Scientist: Building Ventilation and Indoor Air Quality Program, Energy and Environment Division, Lawrence Berkeley Laboratory, Berkeley, CA. January, 1980 to August, 1984.

Deputy project leader for the Control Techniques group; responsible for laboratory and field studies aimed at evaluating the performance of indoor air pollutant control strategies (i.e. ventilation, filtration, precipitation, absorption, adsorption, and source control).

Coordinated field and laboratory studies of air-to-air heat exchangers including evaluation of thermal performance, ventilation efficiency, cross-stream contaminant transfer, and the effects of freezing/defrosting.

Developed an *in situ* test protocol for evaluating the performance of air cleaning systems and introduced the concept of effective cleaning rate (ECR) also known as the Clean Air Delivery Rate (CADR).

Coordinated laboratory studies of portable and ducted air cleaning systems and their effect on indoor concentrations of respirable particles and radon progeny.

Co-designed an automated instrument system for measuring residential ventilation rates and radon concentrations.

Designed hardware and software for a multi-channel automated data acquisition system used to evaluate the performance of air-to-air heat transfer equipment.

Assistant Chief Engineer: Alta Bates Hospital, Berkeley, CA, October, 1979 to January, 1980.

Responsible for energy management projects involving installation of power factor correction capacitors on large inductive electrical devices and installation of steam meters on physical plant steam lines. Member of Local 39, International Union of Operating Engineers.

Manufacturing Engineer: American Precision Industries, Buffalo, NY, October, 1977 to October, 1979.

Responsible for reorganizing the manufacturing procedures regarding production of shell and tube heat exchangers. Designed customized automatic assembly, welding, and testing equipment. Designed a large paint spray booth. Prepared economic studies justifying new equipment purchases. Safety Director.

Project Engineer: Arcata Graphics, Buffalo, N.Y. June, 1976 to October, 1977.

Responsible for the design and installation of a bulk ink storage and distribution system and high speed automatic counting and marking equipment. Also coordinated material handling studies which led to the purchase and installation of new equipment.

### **PROFESSIONAL ORGANIZATION MEMBERSHIP**

American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)

- Chairman of SPC-145P, Standards Project Committee - Test Method for Assessing the Performance of Gas Phase Air Cleaning Equipment (1991-1992)
- Member SPC-129P, Standards Project Committee - Test Method for Ventilation Effectiveness (1986-97)
  - Member of Drafting Committee
- Member Environmental Health Committee (1992-1994, 1997-2001, 2007-2010)
  - Chairman of EHC Research Subcommittee
  - Member of Man Made Mineral Fiber Position Paper Subcommittee
  - Member of the IAQ Position Paper Committee
  - Member of the Legionella Position Paper Committee
  - Member of the Limiting Indoor Mold and Dampness in Buildings Position Paper Committee
- Member SSPC-62, Standing Standards Project Committee - Ventilation for Acceptable Indoor Air Quality (1992 to 2000)
  - Chairman of Source Control and Air Cleaning Subcommittee
- Chairman of TC-4.10, Indoor Environmental Modeling (1988-92)
  - Member of Research Subcommittee
- Chairman of TC-2.3, Gaseous Air Contaminants and Control Equipment (1989-92)
  - Member of Research Subcommittee

American Society for Testing and Materials (ASTM)

- D-22 Sampling and Analysis of Atmospheres
  - Member of Indoor Air Quality Subcommittee
- E-06 Performance of Building Constructions

American Board of Industrial Hygiene (ABIH)

American Conference of Governmental Industrial Hygienists (ACGIH)

- Bioaerosols Committee (2007-2013)

American Industrial Hygiene Association (AIHA)

Cal-OSHA Indoor Air Quality Advisory Committee

International Society of Indoor Air Quality and Climate (ISIAQ)

- Co-Chairman of Task Force on HVAC Hygiene

U. S. Green Building Council (USGBC)

- Member of the IEQ Technical Advisory Group (2007-2009)
- Member of the IAQ Performance Testing Work Group (2010-2012)

Western Construction Consultants (WESTCON)

### **PROFESSIONAL CREDENTIALS**

Licensed Professional Engineer - Mechanical Engineering

Certified Industrial Hygienist - American Board of Industrial Hygienists

### **SCIENTIFIC MEETINGS AND SYMPOSIA**

Biological Contamination, Diagnosis, and Mitigation, Indoor Air'90, Toronto, Canada, August, 1990.

Models for Predicting Air Quality, Indoor Air'90, Toronto, Canada, August, 1990.

Microbes in Building Materials and Systems, Indoor Air '93, Helsinki, Finland, July, 1993.

Microorganisms in Indoor Air Assessment and Evaluation of Health Effects and Probable Causes, Walnut Creek, CA, February 27, 1997.

Controlling Microbial Moisture Problems in Buildings, Walnut Creek, CA, February 27, 1997.

Scientific Advisory Committee, Roomvent 98, 6<sup>th</sup> International Conference on Air Distribution in Rooms, KTH, Stockholm, Sweden, June 14-17, 1998.

Moisture and Mould, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Ventilation Modeling and Simulation, Indoor Air '99, Edinburgh, Scotland, August, 1999.

Microbial Growth in Materials, Healthy Buildings 2000, Espoo, Finland, August, 2000.

Co-Chair, Bioaerosols X- Exposures in Residences, Indoor Air 2002, Monterey, CA, July 2002.

Healthy Indoor Environments, Anaheim, CA, April 2003.

Chair, Environmental Tobacco Smoke in Multi-Family Homes, Indoor Air 2008, Copenhagen, Denmark, July 2008.

Co-Chair, ISIAQ Task Force Workshop; HVAC Hygiene, Indoor Air 2002, Monterey, CA, July 2002.

Chair, ETS in Multi-Family Housing: Exposures, Controls, and Legalities Forum, Healthy Buildings 2009, Syracuse, CA, September 14, 2009.

Chair, Energy Conservation and IAQ in Residences Workshop, Indoor Air 2011, Austin, TX, June 6, 2011.

Chair, Electronic Cigarettes: Chemical Emissions and Exposures Colloquium, Indoor Air 2016, Ghent, Belgium, July 4, 2016.

### **SPECIAL CONSULTATION**

Provide consultation to the American Home Appliance Manufacturers on the development of a standard for testing portable air cleaners, AHAM Standard AC-1.

Served as an expert witness and special consultant for the U.S. Federal Trade Commission regarding the performance claims found in advertisements of portable air cleaners and residential furnace filters.

Conducted a forensic investigation for a San Mateo, CA pro se defendant, regarding an alleged homicide where the victim was kidnapped in a steamer trunk. Determined the air exchange rate in the steamer trunk and how long the person could survive.

Conducted *in situ* measurement of human exposure to toluene fumes released during nailpolish application for a plaintiffs attorney pursuing a California Proposition 65 product labeling case. June, 1993.

Conducted a forensic *in situ* investigation for the Butte County, CA Sheriff's Department of the emissions of a portable heater used in the bedroom of two twin one year old girls who suffered simultaneous crib death.

Consult with OSHA on the 1995 proposed new regulation regarding indoor air quality and environmental tobacco smoke.

Consult with EPA on the proposed Building Alliance program and with OSHA on the proposed new OSHA IAQ regulation.

Johnson Controls Audit/Certification Expert Review; Milwaukee, WI. May 28-29, 1997.

Winner of the nationally published 1999 Request for Proposals by the State of Washington to conduct a comprehensive indoor air quality investigation of the Washington State Department of Ecology building in Lacey, WA.

Selected by the State of California Attorney General's Office in August, 2000 to conduct a comprehensive indoor air quality investigation of the Tulare County Court House.

Lawrence Berkeley Laboratory IAQ Experts Workshop: "Cause and Prevention of Sick Building Problems in Offices: The Experience of Indoor Environmental Quality Investigators", Berkeley, California, May 26-27, 2004.

Provide consultation and chemical emission rate testing to the State of California Attorney General's Office in 2013-2015 regarding the chemical emissions from e-cigarettes.

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F.J.Offermann, W.J.Fisk, D.T.Grimrud, B.Pedersen, and K.L.Revzan, "Ventilation Efficiencies of Wall- or Window-Mounted Residential Air-to-Air Heat Exchangers," *ASHRAE Annual Transactions*, 89-2B, pp 507-527, 1983.

W.J.Fisk, K.M.Archer, R.E Chant, D. Hekmat, F.J.Offermann, and B.Pedersen, "Onset of Freezing in Residential Air-to-Air Heat Exchangers," *ASHRAE Annual Transactions*, 91-1B, 1984.

W.J.Fisk, K.M.Archer, R.E Chant, D. Hekmat, F.J.Offermann, and B.Pedersen, "Performance of Residential Air-to-Air Heat Exchangers During Operation with Freezing and Periodic Defrosts," *ASHRAE Annual Transactions*, 91-1B, 1984.

F.J.Offermann, R.G.Sextro, W.J.Fisk, D.T.Grimrud, W.W.Nazaroff, A.V.Nero, and K.L.Revzan, "Control of Respirable Particles with Portable Air Cleaners," *Atmospheric Environment*, Vol. 19, pp.1761-1771, 1985.

R.G.Sextro, F.J.Offermann, W.W.Nazaroff, A.V.Nero, K.L.Revzan, and J.Yater, "Evaluation of Indoor Control Devices and Their Effects on Radon Progeny Concentrations," *Atmospheric Environment*, *12*, pp. 429-438, 1986.

W.J. Fisk, R.K.Spencer, F.J.Offermann, R.K.Spencer, B.Pedersen, R.Sextro, "Indoor Air Quality Control Techniques," *Noyes Data Corporation*, Park Ridge, New Jersey, (1987).

F.J.Offermann, "Ventilation Effectiveness and ADPI Measurements of a Forced Air Heating System," *ASHRAE Transactions* , Volume 94, Part 1, pp 694-704, 1988.

F.J.Offermann and D. Int-Hout "Ventilation Effectiveness Measurements of Three Supply/Return Air Configurations," *Environment International* , Volume 15, pp 585-592 1989.

F.J. Offermann, S.A. Loiselle, M.C. Quinlan, and M.S. Rogers, "A Study of Diesel Fume Entrainment in an Office Building," *IAQ '89*, The Human Equation: Health and Comfort, pp 179-183, ASHRAE, Atlanta, GA, 1989.

R.G.Sextro and F.J.Offermann, "Reduction of Residential Indoor Particle and Radon Progeny Concentrations with Ducted Air Cleaning Systems," submitted to *Indoor Air*, 1990.

S.A.Loiselle, A.T.Hodgson, and F.J.Offermann, "Development of An Indoor Air Sampler for Polycyclic Aromatic Compounds", *Indoor Air* , Vol 2, pp 191-210, 1991.

F.J.Offermann, S.A.Loiselle, A.T.Hodgson, L.A. Gundel, and J.M. Daisey, "A Pilot Study to Measure Indoor Concentrations and Emission Rates of Polycyclic Aromatic Compounds", *Indoor Air* , Vol 4, pp 497-512, 1991.

F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance Comparisons of Six Different Air Cleaners Installed in a Residential Forced Air Ventilation System," *IAQ'91*, Healthy Buildings, pp 342-350, ASHRAE, Atlanta, GA (1991).

F.J. Offermann, J. Daisey, A. Hodgson, L. Gundell, and S. Loiselle, "Indoor Concentrations and Emission Rates of Polycyclic Aromatic Compounds", *Indoor Air*, Vol 4, pp 497-512 (1992).

F.J. Offermann, S. A. Loiselle, R.G. Sextro, "Performance of Air Cleaners Installed in a Residential Forced Air System," *ASHRAE Journal*, pp 51-57, July, 1992.

F.J. Offermann and S. A. Loiselle, "Performance of an Air-Cleaning System in an Archival Book Storage Facility," *IAQ'92*, ASHRAE, Atlanta, GA, 1992.

S.B. Hayward, K.S. Liu, L.E. Alevantis, K. Shah, S. Loiselle, F.J. Offermann, Y.L. Chang, L. Webber, "Effectiveness of Ventilation and Other Controls in Reducing Exposure to ETS in Office Buildings," *Indoor Air '93*, Helsinki, Finland, July 4-8, 1993.

F.J. Offermann, S. A. Loiselle, G. Ander, H. Lau, "Indoor Contaminant Emission Rates Before and After a Building Bake-out," *IAQ'93*, Operating and Maintaining Buildings for Health, Comfort, and Productivity, pp 157-163, ASHRAE, Atlanta, GA, 1993.

L.E. Alevantis, Hayward, S.B., Shah, S.B., Loiselle, S., and Offermann, F.J. "Tracer Gas Techniques for Determination of the Effectiveness of Pollutant Removal From Local Sources," *IAQ '93*, Operating and Maintaining Buildings for Health, Comfort, and Productivity, pp 119-129, ASHRAE, Atlanta, GA, 1993.

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L.E. Alevantis, Offermann, F.J., Loiselle, S., and Macher, J.M., "Pressure and Ventilation Requirements of Hospital Isolation Rooms for Tuberculosis (TB) Patients: Existing Guidelines in the United States and a Method for Measuring Room Leakage", Ventilation and Indoor air quality in Hospitals, M. Maroni, editor, Kluwer Academic publishers, Netherlands, 1996.

F.J. Offermann, M. A. Waz, A.T. Hodgson, and H.M. Ammann, "Chemical Emissions from a Hospital Operating Room Air Filter," *IAQ'96*, Paths to Better Building Environments, pp 95-99, ASHRAE, Atlanta, GA, 1996.

F.J. Offermann, "Professional Malpractice and the Sick Building Investigator," *IAQ'96*, Paths to Better Building Environments, pp 132-136, ASHRAE, Atlanta, GA, 1996.

F.J. Offermann, "Standard Method of Measuring Air Change Effectiveness," *Indoor Air*, Vol 1, pp.206-211, 1999.

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K.S. Liu, L.E. Alevantis, and F.J. Offermann, "A Survey of Environmental Tobacco Smoke Controls in California Office Buildings", *Indoor Air*, Vol 11, pp. 26-34, 2001.

F.J. Offermann, R. Colfer, P. Radzinski, and J. Robertson, "Exposure to Environmental Tobacco Smoke in an Automobile", *Indoor Air 2002*, Monterey, California, July 2002.

F. J. Offermann, J.P. Robertson, and T. Webster, "The Impact of Tracer Gas Mixing on Airflow Rate Measurements in Large Commercial Fan Systems", *Indoor Air 2002*, Monterey, California, July 2002.

M. J. Mendell, T. Brennan, L. Hathon, J.D. Odom, F.J. Offermann, B.H. Turk, K.M. Wallingford, R.C. Diamond, W.J. Fisk, "Causes and prevention of Symptom Complaints



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## **OTHER REPORTS:**

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F.J.Offermann, J.B.Dickinson, W.J.Fisk, D.T.Grimsrud, C.D.Hollowell, D.L.Krinkle, and G.D.Roseme, "Residential Air-Leakage and Indoor Air Quality in Rochester, New York," Lawrence Berkeley Laboratory, Berkeley, CA, Report LBL-13100, 1982.

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W.J.Fisk, R.K.Spencer, D.T.Grimsrud, F.J.Offermann, B.Pedersen, and R.G.Sextro, "Indoor Air Quality Control Techniques: A Critical Review," Lawrence Berkeley Laboratory, Berkeley, CA, Report LBL-16493, 1984.

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L.A. Gundel, J.M. Daisey, and F.J. Offermann, "A Sampling and Analytical Method for Gas Phase Polycyclic Aromatic Hydrocarbons", Proceedings of the 5th International Conference on Indoor Air Quality and Climate, Indoor Air '90, July 29-August 1990.

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NV, October 1-2, 1992; New York City, NY, October 26-27, 1992, Las Vegas, NV, March 18-19, 1993; Lake Tahoe, CA, July 14-15, 1994; Las Vegas, NV, April 3-4, 1995; Lake Tahoe, CA, July 11-12, 1996; Miami, FL, December 9-10, 1996.

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"Techniques for Airborne Disease Control", EPRI Healthcare Initiative Symposium; San Francisco, CA; June 7, 1994.



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“Operating and Maintaining Healthy Buildings”, April 3-4, 1996, San Jose, CA; July 30, 1997, Monterey, CA.

“IAQ Primer”, Local 39, April 16, 1997; Amdahl Corporation, June 9, 1997; State Compensation Insurance Fund’s Safety & Health Services Department, November 21, 1996.

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“Environmental Engineer: What Is It?”, Monte Vista High School Career Day; April 10, 1997.

“Indoor Environment Controls: What’s Hot and What’s Not”, Shaklee Corporation; San Francisco, CA, July 15, 1997.

“Measurement of Ventilation System Performance Parameters in the US EPA BASE Study”, Healthy Buildings/IAQ’97, Washington, DC, September 29, 1997.

“Operations and Maintenance for Healthy and Comfortable Indoor Environments”, PASMA; October 7, 1997.

“Designing for Healthy and Comfortable Indoor Environments”, Construction Specification Institute, Santa Rosa, CA, November 6, 1997.

“Ventilation System Design for Good IAQ”, University of Tulsa 10<sup>th</sup> Annual Conference, San Francisco, CA, February 25, 1998.

“The Building Shell”, Tools For Building Green Conference and Trade Show, Alameda County Waste Management Authority and Recycling Board, Oakland, CA, February 28, 1998.

“Identifying Fungal Contamination Problems In Buildings”, The City of Oakland Municipal Employees, Oakland, CA, March 26, 1998.

“Managing Indoor Air Quality in Schools: Staying Out of Trouble”, CASBO, Sacramento, CA, April 20, 1998.

“Indoor Air Quality”, CSOOC Spring Conference, Visalia, CA, April 30, 1998.

“Particulate and Gas Phase Air Filtration”, ACGIH/OSHA, Ft. Mitchell, KY, June 1998.

“Building Air Quality Facts and Myths”, The City of Oakland / Alameda County Safety Seminar, Oakland, CA, June 12, 1998.

“Building Engineering and Moisture”, Building Contamination Workshop, University of California Berkeley, Continuing Education in Engineering and Environmental Management, San Francisco, CA, October 21-22, 1999.

“Identifying and Mitigating Mold Contamination in Buildings”, Western Construction Consultants Association, Oakland, CA, March 15, 2000; AIG Construction Defect Seminar, Walnut Creek, CA, May 2, 2001; City of Oakland Public Works Agency, Oakland, CA, July 24, 2001; Executive Council of Homeowners, Alamo, CA, August 3, 2001.

“Using the EPA BASE Study for IAQ Investigation / Communication”, Joint Professional Symposium 2000, American Industrial Hygiene Association, Orange County & Southern California Sections, Long Beach, October 19, 2000.

“Ventilation,” Indoor Air Quality: Risk Reduction in the 21<sup>st</sup> Century Symposium, sponsored by the California Environmental Protection Agency/Air Resources Board, Sacramento, CA, May 3-4, 2000.

“Workshop 18: Criteria for Cleaning of Air Handling Systems”, Healthy Buildings 2000, Espoo, Finland, August 2000.

“Closing Session Summary: ‘Building Investigations’ and ‘Building Design & Construction’”, Healthy Buildings 2000, Espoo, Finland, August 2000.

“Managing Building Air Quality and Energy Efficiency, Meeting the Standard of Care”, BOMA, MidAtlantic Environmental Hygiene Resource Center, Seattle, WA, May 23<sup>rd</sup>, 2000; San Antonio, TX, September 26-27, 2000.

“Diagnostics & Mitigation in Sick Buildings: When Good Buildings Go Bad,” University of California Berkeley, September 18, 2001.

“Mold Contamination: Recognition and What To Do and Not Do”, Redwood Empire Remodelers Association; Santa Rosa, CA, April 16, 2002.

“Investigative Tools of the IAQ Trade”, Healthy Indoor Environments 2002; Austin, TX; April 22, 2002.

“Finding Hidden Mold: Case Studies in IAQ Investigations”, AIHA Northern California Professionals Symposium; Oakland, CA, May 8, 2002.

“Assessing and Mitigating Fungal Contamination in Buildings”, Cal/OSHA Training; Oakland, CA, February 14, 2003 and West Covina, CA, February 20-21, 2003.

“Use of External Containments During Fungal Mitigation”, Invited Speaker, ACGIH Mold Remediation Symposium, Orlando, FL, November 3-5, 2003.

Building Operator Certification (BOC), 106-IAQ Training Workshops, Northwest Energy Efficiency Council; Stockton, CA, December 3, 2003; San Francisco, CA, December 9, 2003; Irvine, CA, January 13, 2004; San Diego, January 14, 2004; Irwindale, CA, January 27, 2004; Downey, CA, January 28, 2004; Santa Monica, CA, March 16, 2004; Ontario, CA, March 17, 2004; Ontario, CA, November 9, 2004, San Diego, CA, November 10, 2004; San Francisco, CA, November 17, 2004; San Jose, CA, November 18, 2004; Sacramento, CA, March 15, 2005.

“Mold Remediation: The National QUEST for Uniformity Symposium”, Invited Speaker, Orlando, Florida, November 3-5, 2003.

“Mold and Moisture Control”, Indoor Air Quality workshop for The Collaborative for High Performance Schools (CHPS), San Francisco, December 11, 2003.

“Advanced Perspectives In Mold Prevention & Control Symposium”, Invited Speaker, Las Vegas, Nevada, November 7-9, 2004.

“Building Sciences: Understanding and Controlling Moisture in Buildings”, American Industrial Hygiene Association, San Francisco, CA, February 14-16, 2005.

“Indoor Air Quality Diagnostics and Healthy Building Design”, University of California Berkeley, Berkeley, CA, March 2, 2005.

“Improving IAQ = Reduced Tenant Complaints”, Northern California Facilities Exposition, Santa Clara, CA, September 27, 2007.

“Defining Safe Building Air”, Criteria for Safe Air and Water in Buildings, ASHRAE Winter Meeting, Chicago, IL, January 27, 2008.

“Update on USGBC LEED and Air Filtration”, Invited Speaker, NAFA 2008 Convention, San Francisco, CA, September 19, 2008.

“Ventilation and Indoor air Quality in New California Homes”, National Center of Healthy Housing, October 20, 2008.

“Indoor Air Quality in New Homes”, California Energy and Air Quality Conference, October 29, 2008.

“Mechanical Outdoor air Ventilation Systems and IAQ in New Homes”, ACI Home Performance Conference, Kansas City, MO, April 29, 2009.

“Ventilation and IAQ in New Homes with and without Mechanical Outdoor Air Systems”, Healthy Buildings 2009, Syracuse, CA, September 14, 2009.

“Ten Ways to Improve Your Air Quality”, Northern California Facilities Exposition, Santa Clara, CA, September 30, 2009.

“New Developments in Ventilation and Indoor Air Quality in Residential Buildings”, Westcon meeting, Alameda, CA, March 17, 2010.

“Intermittent Residential Mechanical Outdoor Air Ventilation Systems and IAQ”, ASHRAE SSPC 62.2 Meeting, Austin, TX, April 19, 2010.

“Measured IAQ in Homes”, ACI Home Performance Conference, Austin, TX, April 21, 2010.

“Respiration: IEQ and Ventilation”, AIHce 2010, How IH Can LEED in Green buildings, Denver, CO, May 23, 2010.

“IAQ Considerations for Net Zero Energy Buildings (NZEB)”, Northern California Facilities Exposition, Santa Clara, CA, September 22, 2010.

“Energy Conservation and Health in Buildings”, Berkeley High School Green Career Week, Berkeley, CA, April 12, 2011.

“What Pollutants are Really There ?”, ACI Home Performance Conference, San Francisco, CA, March 30, 2011.

“Energy Conservation and Health in Residences Workshop”, Indoor Air 2011, Austin, TX, June 6, 2011.

“Assessing IAQ and Improving Health in Residences”, US EPA Weatherization Plus Health, September 7, 2011.

“Ventilation: What a Long Strange Trip It’s Been”, Westcon, May 21, 2014.

“Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposures”, Indoor Air 2014, Hong Kong, July, 2014.

“Infectious Disease Aerosol Exposures With and Without Surge Control Ventilation System Modifications”, Indoor Air 2014, Hong Kong, July, 2014.

“Chemical Emissions from E-Cigarettes”, IMF Health and Welfare Fair, Washington, DC, February 18, 2015.

“Chemical Emissions and Health Hazards Associated with E-Cigarettes”, Roswell Park Cancer Institute, Buffalo, NY, August 15, 2014.

“Formaldehyde Indoor Concentrations, Material Emission Rates, and the CARB ATCM”, Harris Martin’s Lumber Liquidators Flooring Litigation Conference, WQ Minneapolis Hotel, May 27, 2015.

“Chemical Emissions from E-Cigarettes: Direct and Indirect Passive Exposure”, FDA Public Workshop: Electronic Cigarettes and the Public Health, Hyattsville, MD June 2, 2015.

“Creating Healthy Homes, Schools, and Workplaces”, Chautauqua Institution, Athenaeum Hotel, August 24, 2015.

“Diagnosing IAQ Problems and Designing Healthy Buildings”, University of California Berkeley, Berkeley, CA, October 6, 2015.

“Diagnosing Ventilation and IAQ Problems in Commercial Buildings”, BEST Center Annual Institute, Lawrence Berkeley National Laboratory, January 6, 2016.

“A Review of Studies of Ventilation and Indoor Air Quality in New Homes and Impacts of Environmental Factors on Formaldehyde Emission Rates From Composite Wood Products”, AIHce2016, May, 21-26, 2016.

“Admissibility of Scientific Testimony”, Science in the Court, Proposition 65 Clearinghouse Annual Conference, Oakland, CA, September 15, 2016.

“Indoor Air Quality and Ventilation”, ASHRAE Redwood Empire, Napa, CA, December 1, 2016.



# RESPONSE TO DISCRETIONARY REVIEW

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## Project Information

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Property Address: 2000 Oakdale Avenue A-2

Zip Code: 94124

Building Permit Application(s): 2021-03-23-7148

Record Number:

Discretionary Review Coordinator: Michael Christensen

## Project Sponsor

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Name: Cesar Angobaldo, Bayview Ventures, Inc.

Phone: 510.435.1632

Email: cesar.angobaldo@gmail.com

## Required Questions

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1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See attach response #1.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See attached response #2.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See attached response #3.

## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)	1	1
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height	15'-4"	15'-4'
Building Depth	180'-8"	180'-8"
Rental Value (monthly)	\$6,500	\$6,500
Property Value		

I attest that the above information is true to the best of my knowledge.

<b>Signature:</b> 	<b>Date:</b> 11 / 27 / 2021
<b>Printed Name:</b> Cesar Angobaldo	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



# RESPONSE TO DISCRETIONARY REVIEW

## 2000 OAKDALE AVENUE #2020-03-23-7148

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

DR REQUESTER STATES: "THE PROJECT'S PROPOSED CANNABIS RETAIL USE IS INCONSISTANT WITH THE SIZING RESTRICTIONS ESTABLISHED IN THE ZONING CODE."

**A. The proposed project conforms to the required square footage parameters established in the SF Planning Code specifically Sections 310 for PDR-1-B and PDR-2 zoning:**

- The Planning Code limits actual cannabis retail sales area to 2,500 Sq.Ft. The proposed cannabis retail sales area is 628 Sq.Ft.
- The Planning Code limits the retail sales area to be no more than 25% the area of the total cannabis business. The retail sales 628 Sq. Ft. represents 20% of the total 3,130 Sq.Ft. cannabis business area.

**B. PDR Zoning & (2) Square Footage Allocation:** Requester asserts the space is mostly retail. This is incorrect. The business will be microbusiness, an allowable use in the PDR zone. 2000 Oakdale Avenue will have cannabis manufacturing and sponsor workforce development programs. Distribution space is required for final testing of manufactured products. Retail is a small component. We met with Requester Akseth before filing of his Discretionary Review and explained this to him and his attorney. Cannabis Microbusiness is an allowable use in the PDR zones with rules and regulations set by the Planning and Board of Supervisors.

**C. Odor Control & Mitigation:** Odor mitigation was addressed in the Good Neighbor Policy, and the City will require the submittal of an Odor Mitigation Plan as Part 3 of the licensing application. We have engaged with 15000 Inc to provide this plan (Exhibit 5).

**D. Rent concerns:** Rent is determined by supply and demand, and the report cited by Requester Akseth dates to 2001. Our current industrial space rent is sub \$2.25 psf. Our overall impact on the rental market in the Bayview District is negligible.

The proposed project should be approved as all protocols, guidance and regulations provided by the Office of Cannabis and the Planning Department were followed. Extensive community outreach has been done and community feedback was incorporated in our Good Neighbor Policy (Exhibit 6).

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

DR REQUESTER STATES: "THE APPROVAL OF A CANNABIS RETAIL BUSINESS IN A PDR DISTRICT IS CONTARY TO THE GOAL OF MAINTAINING LOWER RENTS IN THE PDR DISTRICT TO BENEFIT TRADITIONAL PDR USES.

- A. **CANNABIS BUSINESSES COMPATIBLE IN PDR ZONES:** The Planning Code recognizes cannabis businesses as viable PDR related use and is compatible to the light and heavy industrial uses associated with PDR-1-B and PDR-2 zones.
- B. **CHANGES OR MODIFICATIONS TO THE PROJECT:** Project sponsor met with Dr Requester twice in person, once at the project site and one other at cannabis facilities in Oakland. Attached as Exhibit 3 please find email correspondences between Project Sponsor & DR Requester's attorney. Project sponsor received a demand settlement offer. See Exhibit 4 attached settlement demand dated October 21, 2021. Below is our response to this letter:
- Odor Mitigation: The City requires the submittal of an Odor Mitigation Plan as part of the Part 3 licensing application. You will find a preliminary odor mitigation plan proposal attached as Exhibit 5.
  - (2) Neighborhood Protection Measures & (3) Policing: The proposed cannabis use is 3,130 Sq.Ft. and located in a building over 40,000 Sq. Ft. in size. We are responsible for our premises and not for the activities of our neighbors or others. Requester Akseth is asking us to police his building and others and help mitigate SF's homeless problems. This is an unreasonable request.
  - No Smoking Signs on 1980 Oakdale. San Francisco already has the strictest no smoking ordinances in the State, and per our Good Neighbor Policy, such signs will be posted at our location.
  - Access to Any Logs: Decline since this is intrusive and unreasonable.
  - \$18K in Legal Fees Reimbursement: Decline and not justified.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

As outlined in the previous project sponsor responses above, the DR Requester requests are unreasonable:

- We have followed all the protocols and requirements set forth by the Office of Cannabis and Planning Department for an allowable cannabis business in PDR-1-B and PDR-2 zones.
- As highlighted above, we have done extensive community outreach, including a community outreach meeting and presenting twice to the Bayview Hunters Point Citizen Advisory Committee (“CAC”).
- The purposes of these meetings are to gather community feedback which Requester Akseth had the opportunity to attend and provide any guidance or feedback.

The concerns expressed by the DR Requester Akseth, are not shared by other concerned parties:

- We have done extensive community outreach since early 2020, including a community outreach meeting on April 5th and two presentations to the Bayview Hunters Point Citizen Advisory Committee (“CAC”) on May 5th & August 4, 2021.
- The purpose of the Citizen Advisory Committee (CAC) is to provide policy advice to the Board of Supervisors, City Boards, commissions and departments, including the Planning Commission and Planning Department, on planning and land use matters in Bayview Hunters Point.
- We are attaching the application / questionnaire required by the CAC (Exhibit 1). CAC unanimously approved our cannabis microbusiness proposal (Exhibit 2) and Good Neighbor Policy (Exhibit 6) on August 4, 2021.
- Please also find 47 letters of support from the community in Exhibit 7.

For the reasons state above by the project sponsor outlined the compliance of the proposed cannabis business, we are requesting the Planning Commission to deny the Discretionary Review request and approved the project as submitted.

## LIST OF EXHIBITS

- Exhibit 1 Bayview Hunters Point Citizen Advisory Committee Project Questionnaire
- Exhibit 2 Bayview Hunters Point Citizens Advisory Committee Recommendation
- Exhibit 3 Email Correspondences with DR Requestor
- Exhibit 4 Demand Letter from DR Requestor
- Exhibit 5 Odor Mitigation Engineer Proposal
- Exhibit 6 Good Neighbor Policy
- Exhibit 7 Community Support Letters

# Exhibit 1

Bayview Hunters Point Citizen Advisory Committee Project Questionnaire

**Bayview Hunters Point Citizen Advisory Committee  
Project Questionnaire**

Dear Project Sponsor:

Thank you for considering Bayview for your project. The Bayview Hunters Point Citizen Advisory Committee (CAC) is an advisory board tasked with providing policy advice on planning and land use matters in Zone 2 of Bayview/Hunters Point to the City of San Francisco (including the Board of Supervisors, the Planning Department and other applicable city boards and commissions).

We are providing you with this project information template so that the CAC will be best informed about your project so that your CAC presentation and Q&A session will be the most productive for you and the CAC. If there are any items below that are unfamiliar or not applicable to your project, please indicate this as needed.

**Please Note: The CAC expects this questionnaire to be fully completed and the Project Sponsor to attend and be available to answer questions at your CAC presentation. Failure to do so may lead to a delayed decision regarding your project.**

Thank you for your cooperation and we look forward to hearing about your proposal.

Bayview Hunters Point CAC

**Project Name:** \_\_\_ Bayview Ventures Inc. \_\_\_\_\_ **Date:** \_\_\_ 5/26/2021 \_\_\_

**Project Address:** \_\_\_\_\_ 2000 Oakdale Ave San Francisco, CA 94124 \_\_\_\_\_

**Project Sponsor:** \_\_\_ Bayview Ventures Inc.; Cesar Angobaldo, Manager \_\_\_

**Project Sponsor Phone and Email:** \_\_\_\_\_ cesar.angobaldo@gmail.com; 510.435.1632. \_\_\_\_\_

**Architect:** \_\_\_ Gary Gee GGee@garygee.com

**SF Planning Contact / rep:** "Christensen, Michael (CPC)" <michael.christensen@sfgov.org>

**Has a PPA (preliminary planning assessment) request been submitted? N/A . If yes, please attach a copy of the PPA letter (all pages) and any response from the San Francisco Planning Administrator, if received.**

**I. OVERVIEW**

1. Is the project a primary or mixed-use development (e.g., housing + retail, office + housing, industrial + office, or clinic + housing, etc)? Please provide a brief overview of the type of project.

- Micobuisness that will include a cannabis dispensary storefront, delivery, manufacturing, and distribution facility.

**III. RETAIL/ OFFICE / COMMERCIAL USES**

**(Please complete if retail/commercial use is part of the project. If no retail/commercial use is proposed, please skip this section).**

7. Has an economic impact report been submitted by the project owner/sponsor?  No .
8. Has a business plan been submitted by the project owner/sponsor?  No .
9. Is this an established business with a demonstrated history of success?  No; however, management has over 30 years of combined experience operating businesses in the regulated cannabis industry.
10. Is this a new business?  Yes .
11. Is the business conducted by: a sole proprietor ; a corporation ; a non-profit org
12. Is the business part of a chain or stores or franchise?  No .
13. Is the project a: **retail sales operation** ; **wholesale distributor/ warehouse/storage** ; **industrial use/manufacturer** ; office/business service ; other:
14. Expected Annual gross sales expected at project site. **\$2 million**  Est. Sales per Sq. Ft. **N/A** .
15. Does the project provide a diversity in retail use for the area?
  - The project will provide a diversity in retail use for the area, including a small cannabis retail storefront, manufacturing space, delivery and distribution. A few existing retail uses on the block include New Art Kitchen & Bath, Evelyn's Chinese Hardware Store, and Sunbelt Rentals. We will be expanding access to health and wellness products for medicinal and adult use cannabis patients, as well as access for patients with disabilities who live near the storefront. There are currently only two permitted cannabis retailers in district 10, highlighting the need for additional cannabis retail stores for Bayview residents to access safe, regulated cannabis, as well as to ensure greater equitable access to safe cannabis products.
16. Are other similar type retail operations in proximity to the proposed project?
  - There are no other cannabis retail operations within 600ft of our proposed business.
17. Is the project an anchor tenant in a larger retail/commercial complex?
  - No
18. Is the project stand-alone storefront or office?
  - No
19. Are residential tenants living in/above or adjacent to the project site?
  - No
20. Is the project a potential catalyst for other activities?
  - Yes, the project will be attracting additional foot traffic to the site, and those are potential customers who could also support neighboring businesses.
21. Is the project a potential catalyst for other businesses?
  - Yes. Through our operations we will be contracting with numerous small business providers, including but not limited to janitorial services, security, and restaurants.

22. Does the project contribute to the enhancement of the physical appearance of the site, street frontage, or complex which may generate similar renovations?

- We are considering contracting a local muralist to beautify the space.
- As per our Good Neighbor Policy:
  - We will utilize shielded outside lighting in a manner that illuminates the Premises and adjacent street, sidewalks, and side building areas to ensure the safety of our patrons and the residents and businesses of the neighborhoods we serve.
  - We will install a high-quality audio / video surveillance system to monitor all areas of the store's interior and exterior.
  - We will hang clear, visible signs prohibiting double parking and the blocking of driveways
  - We will prohibit loitering, littering, and cannabis consumption around and adjacent to the Premises. We will hang clear, visible signs prohibiting these activities in and around the Premises, and specifically prohibit consumption and smoking of cannabis on or around the Premises where smoking or consumption of cannabis is prohibited. All signs will be hung in prominent and well-lit locations near public entrances and exits.
  - We will place "No Smoking" signs in all areas in and around the Premises where smoking is prohibited.
  - We will place "No Consuming Cannabis" signs in all areas in and around the Premises where cannabis consumption is prohibited. We will maintain and secure the Premises, and adjacent areas within 50 feet of any public entrance and exit, in good, clean, and orderly condition at all times.
  - We will post notices in and around the Premises that direct customers to leave the establishment, and the surrounding neighborhood, peaceful, clean, and in orderly fashion.

23. Does the project benefit from the Third Street Light Rail as a transit-oriented development?

- Yes, the project is less than a mile from the Third St & Williams Ave and Revere / Shafter stops.

24. Please describe how many parking spaces are proposed for vehicles and/or bikes for the retail/commercial portion of the project.

- 2 U bike racks and 15 parking spaces

25. What is your connection to the Bayview Hunters Point Community? Please describe.

- Our CEO, Tiara Mitchell, was born and raised in the Bayview, and is a second generation Bayview resident. This dispensary is important to Tiara because it's always been a dream of hers and will allow her to have opportunities as a Black woman in an industry with very little Black people, let alone Black women. The SF equity program was made for individuals like Tiara and she feels she has a moral obligation to give back to her neighborhood. She hopes to empower individuals in the Bayview through opening this dispensary.
- Separately, we have a long standing relationship with Urban Ed Academy. We've provided \$10k in donations to their Saturday school.

## **V. EMPLOYMENT IMPACT FOR BAYVIEW/HUNTERS POINT**

33. Has the owner/sponsor identified a BVHP Community Based Organization ("CBO") providing job training and referral to fulfill the basic employment requirements of the project? Which CBO or CBO's?



- Southeast Consortium for Equitable Partnerships (SECEP) (Training worksite for Bayview residents, detailed in MOU)
- Young Community Developers (YCD) (Construction placement referral)
- Renaissance Parents for Success (Security training)
- Renaissance Entrepreneurial Center

34. Does the owner/sponsor have plans to incorporate youth internship opportunities for local resident youth in connection with the project? If so, please provide details.

- Employees must be 21+ years of age due to the state and federal age restrictions; therefore, this is not an appropriate activity for youth. However, it is our intent to financially support youth internship programs provided in the neighborhood.

35. Will the project request proposals for pre-construction activities from local residents and/or local companies?

- Yes. We will be seeking proposals from LBEs (Local Business Entities) for design, marketing, and outreach & engagement. Particularly, the inclusion of hyper local LBEs is a primary objective for the project (i.e. those in the 94124 zip code)

36. Will the project provide opportunities for construction employment by local companies and/or local residents either directly or through an established Community Jobs Program?

- Yes, we have every intention to do that, and we want to recognize that it is a simple renovation. SECEP is in the final process with the Community Jobs Program. We will also continue to work with organizations like YCD.

37. Will the project provide entry-level employment opportunities for local individuals to enter the construction, service, and/or retail sectors as the basis for promotion to full time, fully benefited employment?

- Yes. We estimate that initially we will be hiring 6-8 entry-level positions. We expect this number will grow after cannabis training programs are established in the neighborhood and our business expands. We will be prioritizing hiring local individuals from the 94124 zip code, as well as having opportunities for upward growth and promotions within the organization.

38. Will the project provide on-going and operational employment for local individuals?

- Yes. Initially, the project will provide full-time, on-going employment for 6-8 individuals. We expect this number will grow after cannabis training programs are established in the neighborhood and our business expands.

39. Will the project provide opportunities for local Minority owned Business Enterprise (MBE) and/or Women owned Business Enterprise (WBE) to participate in the pre-construction, construction, and operational employment requirements?

- Yes, the project is owned by a local, Bayview born and raised resident. It is a Black, Latino and woman owned business. We will prioritize hiring historically underrepresented communities in areas surrounding pre-construction, construction, and operational employment.

40. Note details of:

Designated primary CBO for training and employment

- Young Community Developers (YCD) will be our primary CBO for training and recruiting related to construction and renovations.
- Southeast Consortium for Equitable Partnerships (SECEP) will be our primary CBO for training and recruiting related to retail, customer service & light manufacturing.
- Renaissance Parents for Success will be our primary CBO for training security training and recruiting.
- Renaissance Entrepreneurial Center is not yet a partner; however, we believe they will be a natural partner in working with us to develop an entrepreneurial training similar to our EquityWorks! Incubator program in Oakland. We hope to implement a similar program in Bayview/Hunters Point.

Designated secondary CBO for training and employment \_\_\_ N/A \_\_\_\_\_.

**First Source Hiring Goals:**

While the project does not trigger first source hiring goals, we are excited to establish our own goals relative to the project and commit to working with local workforce providers to hire interns directly and to achieve 80% hiring from the neighborhood for construction and 30% for retail. The workforce will be relatively small; however, we expect this number will grow after cannabis training programs are established in the neighborhood and our business expands.

**Workforce Hiring Goals:**

Our goal is to hire directly from the neighborhood and provide long-term and robust career opportunities for local residents.

**Compliance officer identified for hiring implementation**

Amber E. Senter, COO

41. Are the training and employment opportunities as outlined above, or in a separate MOU, Employment Agreement, or Contract acceptable to the PAC as a basis for endorsing this project?

- We are researching the possibility of bringing a cannabis training program to Bayview, no such program is established yet; however once it is established, we would immediately engage in an MOU with Renaissance Entrepreneurial Center. We currently have an MOU with SECEP.

**VI. ECONOMIC IMPACT FOR BAYVIEW/HUNTERS POINT**

42. Has the project owner/sponsor agreed to direct support of a CBO through fixed annual contribution, percentage of profit contribution, donation of goods or services?

- Yes, we are in the process of determining what kind of regular contributions we can commit to. So far, we have donated 10k worth of resources to the Urban Ed Academy in Bayview. We are committed to supporting our local community with our business profit.

43. Does the project involve ownership by a ‘home grown’ or locally owned business or micro-business?

- Yes, this is a Black owned, Latino owned, woman owned, SF equity retail business. Our CEO was born and raised in the Bayview, and so were her parents.

44. Is there an opportunity for ‘community ownership’ or ‘community investment’ in this project?

- Yes, we currently have several Bayview residents as investors who have pooled their resources together to become investors.

45. If applicable, how will the project sponsor utilize the space due any period of entitlement or permitting? Has the project sponsor made any plans to mitigate negative impacts of site work or site closure? Please mention any local economic development agencies, merchant associations, small businesses, non-profits, or faith-based institutions that you will be working with on these mitigation efforts.

- While we would love to be operating in the space, the space is currently closed and has been closed for many years. Work and construction would be required to make the space safe and usable. We are absolutely open to discuss with the building owner about the possibility of temporary usable space for community groups to host training sessions or community meetings.

Other Comments:

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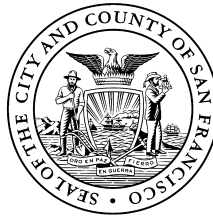
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+ Date and attach any and all letters of acknowledgment, notices or endorsement, resolutions, or memoranda to this file.

## Exhibit 2

Bayview Hunters Point Citizens Advisory Committee Recommendation

**City & County of San Francisco**  
London N. Breed, Mayor



**Office of the City Administrator**  
Carmen Chu, City Administrator

## **Bayview Hunters Point Citizens Advisory Committee**

Devanshu Patel, Chair  
Phillip Williams, Vice Chair

August 27, 2021

Planning Commission  
City and County of San Francisco  
49 South Van Ness Avenue  
San Francisco, CA 94103

Project: 2000 Oakdale Avenue

Commissioners:

On August 4, 2021, the Bayview Hunters Point Citizens Advisory Committee (CAC) held a committee meeting and heard a presentation by the Project Sponsors for 2000 Oakdale Avenue. The Bayview Hunters Point CAC voted and gave a positive recommendation for the change in use to cannabis retail and cannabis warehouse for this project.

Sincerely,

*Devanshu Patel*

Devanshu Patel, Chair  
Bayview Hunter Point Citizen Advisory Committee

## Exhibit 3

Email Correspondences with DR Requestor



Cesar Angobaldo &lt;cesar.angobaldo@gmail.com&gt;

**Re: 2000 Oakdale Project - Request for Discretionary Review**

1 message

**Laila Makled** <lmakled@breezedistro.com>  
To: Cesar Angobaldo <cesar.angobaldo@gmail.com>  
Cc: Michael Lozeau <michael@lozeaudrury.com>

Fri, Sep 24, 2021 at 10:07 AM

Hi Michael,

I also want to share our Good Neighbor Policy, which includes our Odor Mitigation Plan and outlines our commitments to operate as an upstanding business in our community. It is a binding document that we submit to the Office of Cannabis, and adherence to the commitments we make in our Good Neighbor Policy is a condition of our permit.

Thank you for your help in facilitating this discussion!

Laila

On Fri, Sep 24, 2021 at 10:00 AM Cesar Angobaldo <cesar.angobaldo@gmail.com> wrote:

Hi Michael,

Yes, there will be odor mitigation. All municipalities, where cannabis is regulated require stringent odor mitigation plans. We are required to submit mechanical / HVAC plans along with the building plan submittal. The state also requires an odor mitigation plan.

Attached is an example of odor mitigation plan written for a smaller facility in Oakland submitted to the State. The equipment has to be approved by an HVAC / mechanical engineer.

Thanks - please let us know if you have any additional questions.

Cesar

On Sep 23, 2021, at 5:33 PM, Michael Lozeau <michael@lozeaudrury.com> wrote:

Thank you Cesar.

My client also expressed concerns regarding potential cannabis odors from the business. Do you have information on measures the business will implement to control odors from the site? Is there an odor control plan or any equipment that will be installed?

Thank you, Mike

On Thu, Sep 23, 2021 at 3:30 PM Cesar Angobaldo <cesar.angobaldo@gmail.com> wrote:

Michael,

Thank you again for taking the time to talk with Laila and I. One more thing we want to communicate: rent prices are a concern for us as well. It is our largest expense at the moment, and will remain a significant part of our budget even once we are operational.

That being said, we are committed to working with our neighbors to hold the city accountable to maintaining and enforcing policies that ensure rent prices remain affordable for us and our neighbors. We are a mom and pop shop, and would be excited to join a coalition of neighbors who are working to protect businesses and neighbors in the Bayview.

Looking forward to hearing from you soon,  
Cesar

On Sep 23, 2021, at 1:16 PM, Michael Lozeau <[michael@lozeaudrury.com](mailto:michael@lozeaudrury.com)> wrote:

Hi Cesar,

I can give you a call at 3 pm.

Thanks, Mike

On Thu, Sep 23, 2021 at 12:59 PM Cesar Angobaldo <[cesar.angobaldo@gmail.com](mailto:cesar.angobaldo@gmail.com)> wrote:

Hi Michael,

Today works. How about 2 or 3pm today?

Thanks,

Cesar  
510-435-1632

On Sep 23, 2021, at 11:50 AM, Michael Lozeau <[michael@lozeaudrury.com](mailto:michael@lozeaudrury.com)> wrote:

Dear Mr. Angobaldo,

Our client, Libkra Investment Corp., owns property across the street from the proposed cannabis retail project at 2000 Oakdale Avenue. Libkra has requested that we request a discretionary review of the project. Would you have time to discuss that request today? Please feel free to call me at the number below or let me know how I might contact you.

Thank you,

Michael R. Lozeau  
Lozeau Drury LLP  
[1939 Harrison Street, Suite 150](https://www.lozeaudrury.com)  
[Oakland, California 94612](https://www.lozeaudrury.com)  
(510) 836-4200 x. 101  
(510) 836-4205 (fax)  
[michael@lozeaudrury.com](mailto:michael@lozeaudrury.com)

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--

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--

Laila R. Makled  
COO | LL Products, Inc.  
m| 586.873.2533  
Pronouns: they/them

**\*\* Calendar a meeting or call here \*\***

---

 **2000 Oakdale Good Neighbor Policy.pdf**  
137K



Cesar Angobaldo &lt;cesar.angobaldo@gmail.com&gt;

---

## 2000 Oakdale f/u

---

**Laila Makled** <lmakled@breezedistro.com>  
To: Michael Lozeau <michael@lozeaudrury.com>  
Cc: Cesar Angobaldo <cesar.angobaldo@gmail.com>

Wed, Sep 29, 2021 at 4:16 PM

Michael,

Thank you for meeting with us today! It was a pleasure to meet Knut and you.

As promised, and contrary to popular belief, available data shows that cannabis dispensaries frequently improve neighborhood safety. [According to the Regional Science and Urban Economics, there is a 19% decline in crime when a dispensary moves into the neighborhood.](#) This data is also supported by the [San Francisco Office of the Controller's Report on Cannabis Legalization that reported a 6% decrease in violent crimes and a 9% decrease in property crimes around dispensaries in 2018.](#)

Also attached please find: Letters of support from neighboring residents, businesses and community groups, and our CAC questionnaire form. The CEO of the project is a 2nd Generation Bayview resident, and it is a dream of hers to open this business in her neighborhood.

Lastly, here are the addresses of our two facilities where we will meet on 10/5 @ 1pm:

1. 7972 Capewell Dr Oakland, CA 94621 (we will meet here first)
2. [2969 E 7th Street, Oakland, CA 94601](#)

Don't hesitate to let us know if you have any additional questions!




Laila

--

Laila R. Makled  
COO | LL Products, Inc.  
m| 586.873.2533  
Pronouns: they/them  
**\*\* [Calendar a meeting or call here](#) \*\***

---

### 3 attachments

-  **210726 Bayview CAC Project Questionnaire v5 FINAL(2).pdf**  
106K
-  **210901 Bayview CAC Endorsement Letter-2000 Oakdale Ave (Signed).pdf**  
393K
-  **210720 2428 Clement St Inc (2000 Oakdale) Letters of Support(1).pdf**  
13243K



Cesar Angobaldo &lt;cesar.angobaldo@gmail.com&gt;

---

**Re: 2000 Oakdale f/u**

---

**Michael Lozeau** <michael@lozeaudrury.com>  
To: Laila Makled <lmakled@breezedistro.com>  
Cc: Cesar Angobaldo <cesar.angobaldo@gmail.com>

Wed, Sep 29, 2021 at 4:21 PM

Thank you Laila and Cesar.

We'll see you again on Tuesday.

Mike

On Wed, Sep 29, 2021 at 4:16 PM Laila Makled <lmakled@breezedistro.com> wrote:

Michael,

Thank you for meeting with us today! It was a pleasure to meet Knut and you.

As promised, and contrary to popular belief, available data shows that cannabis dispensaries frequently improve neighborhood safety. [According to the Regional Science and Urban Economics, there is a 19% decline in crime when a dispensary moves into the neighborhood.](#) This data is also supported by the [San Francisco Office of the Controller's Report on Cannabis Legalization that reported a 6% decrease in violent crimes and a 9% decrease in property crimes around dispensaries in 2018.](#)

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1. 7972 Capewell Dr Oakland, CA 94621 (we will meet here first)
2. [2969 E 7th Street, Oakland, CA 94601](#)

Don't hesitate to let us know if you have any additional questions!

Laila

--

Laila R. Makled  
COO | LL Products, Inc.  
m| 586.873.2533  
Pronouns: they/them

**\*\* [Calendar a meeting or call here](#) \*\***

--

Michael R. Lozeau  
Lozeau Drury LLP  
[1939 Harrison Street, Suite 150](#)  
[Oakland, California 94612](#)  
(510) 836-4200  
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Cesar Angobaldo &lt;cesar.angobaldo@gmail.com&gt;

---

**Confidential Settlement Communication - 2000 Oakdale Avenue Project**

---

**Michael Lozeau** <michael@lozeaudrury.com>

Thu, Oct 21, 2021 at 1:21 PM

To: Laila Makled &lt;lmakled@breezedistro.com&gt;, Cesar Angobaldo &lt;Cesar.angobaldo@gmail.com&gt;

Dear Laila and Cesar,

In an effort to resolve the Libkra Investment Corps' concerns with the 2000 Oakdale Avenue project, please find attached a confidential settlement proposal. Let me know if you would like to discuss. We look forward to your response.

Thanks,

Mike Lozeau

--

Michael R. Lozeau  
Lozeau Drury LLP  
[1939 Harrison Street, Suite 150](#)  
[Oakland, California 94612](#)  
(510) 836-4200  
(510) 836-4205 (fax)  
[michael@lozeaudrury.com](mailto:michael@lozeaudrury.com)

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---

 **2021.10.21 Confidential Settlement Proposal to 2000 Oakdale - Final.pdf**  
120K

## Exhibit 4

Demand Letter from DR Requestor



T 510.836.4200  
F 510.836.4205

1939 Harrison Street, Ste. 150  
Oakland, CA 94612

www.lozeaudrury.com  
michael@lozeaudrury.com

October 21, 2021

Laila R. Makled, COO  
Cesar Angobaldo, CFO  
LL Products, Inc.  
2601 Blanding Avenue, C#257  
Alameda, CA 94610  
lmakled@breezedistro.com  
cesar.angobaldo@gmail.com

Re: Confidential Settlement Communication – 2000 Oakdale Avenue

Dear Laila and Cesar,

I wanted to thank you for meeting with Knut Akseth of Libkra Investment Corp. and myself on September 29, 2021 and the subsequent tour of two of your Oakland facilities on October 5. I have had an opportunity to confer with Mr. Akseth and to prepare a settlement proposal that, if acceptable, would resolve Libkra's pending application for discretionary review and the odor concerns we have discussed.

Mr. Akseth came away from the site visits with ongoing concerns about the potential for cannabis odors to be emitted from the 2000 Oakdale Avenue project and adversely affecting him and Libkra's tenants at the adjacent 1980 Oakdale Avenue property. Mr. Akseth has authorized me to propose a resolution of his objections including a series of odor control measures outlined below as well as the reimbursement of Libkra's attorneys' fees and costs incurred by Libkra to respond to the proposed 2000 Oakdale Avenue project.

Libkra proposes the following odor control measures:

2000 Oakdale shall amend its Good Neighbor Policy as follows and include each of the following terms as conditions of its Cannabis Business Permit and any change of use/building permit:

#### ODOR CONTROL MEASURES AND MANAGEMENT:

1. 2000 Oakdale shall utilize high quality air filtration, ventilation (HVAC), and odor control/mitigation measures to prevent any perceptible odors, from cannabis or otherwise, from escaping the premises. The odor control/mitigation measures shall include but not be limited to, the following:
  - a. All filters shall be the equivalent or greater of a H13 high-efficiency particle air (HEPA) filter and include activated carbon media;

- b. Such carbon-activated/HEPA filters shall be installed in each room where cannabis is located at the site and sized sufficiently to filter all air in each room at least once per minute;
    - c. Such carbon-activated/HEPA filters shall be installed at each exhaust fan emitting air from the facility to the exterior sufficient to filter all air flowing through the exhaust fan;
    - d. No later than the start of operations, 2000 Oakdale shall install and operate air curtains at the two entrances to the facility as well as in the interior doors to the manufacturing, distribution, and storage rooms; and
    - e. Prepare and implement an Odor Control Plan as described below.
2. 2000 Oakdale shall prepare, implement and maintain an Odor Control Plan for the site that includes, but is not limited to, all of the following information and commitments:
  - a. Describe in detail the features (including but not limited to key components and air changeover rates) location, size/capacity, operation and maintenance of each air filter and odor control/mitigation measure on the premises.
  - b. Require that all filters be the equivalent or greater of a H13 high-efficiency particle air (HEPA) filter and include activated carbon media;
  - c. Identify the brand and model numbers of all air filtration equipment used at the premises.
  - d. Require that each room within the facility where cannabis product would be present, including but not limited to the retail, manufacturing, distribution, and storage areas, have a sufficient number or size of HEPA/activated carbon filters to filter all air in the room at least once per minute.
  - e. Require that all HEPA/activated carbon filters be in operation at all times when the premises are occupied. Where the number of HEPA/activated carbon filters is insufficient to filter all air in the room at least once per minute in the retail, manufacturing, distribution, and storage areas, all cannabis shall remain sealed and in storage and operations suspended until a sufficient number of HEPA/activated carbon filters are brought on line to achieve that air filtration rate.
  - f. All HEPA/activated carbon filters installed on the facilities exhaust fans shall be operational at all times the exhaust fans are being operated.
  - g. Require the installation and operation of air curtains at the two entrances to the facility as well as in the interior doors to the manufacturing, distribution and storage rooms.

- h. Include a daily odor monitoring plan including 1) trained staff persons' observations of the level and intensity of any cannabis odor at each of the facility's entrances and exhaust vents as well as in each of the rooms where cannabis is located and 2) measurement by trained staff of odor levels using a hand-held odor meter. Odor observations by staff shall be on a continuous basis. Hand-held measurements shall be made twice a day during peak activity in the morning and peak activity in the afternoon. Observations and readings shall be described and entered into a log, including the time of the observation or reading, the person taking the observation or reading, and other relevant information.
- i. Set forth a maintenance schedule for all equipment referenced in the Odor Control Plan, including but not limited to regularly scheduled replacement of filters, maintenance of air curtains, and calibration and storage of odor meters. All maintenance activities, including but not limited to filter replacements and meter calibrations shall be documented in logs identifying the maintenance activity, the date of the maintenance activity, and the person carrying out the activity.
- j. Set forth a training schedule for staff. The staff training program shall include, but not be limited to, the following:
  - The terms of the facility's Good Neighbor Policy
  - How different odor control tools, equipment and products work
  - Safety concerns related to odor control
  - Mastering effective odor control strategies
  - Odor system maintenance, including the proper calibration of the hand-held odor meter
  - Maintaining records for the odor management system
  - Strategies to actively reduce odor
  - Reporting issues to management

A log of all training events shall be maintained including but not limited to the date of the training activity, name of trainer, names of persons attending, and training topic.

#### NEIGHBORHOOD PROTECTION MEASURES:

- k. Post clearly visible signage on the exterior of the premises facing Oakdale Avenue and Rankin Street providing a phone number and e-mail address where persons who experience perceptible odors at or adjacent to the premises can report any odor complaint to 2000 Oakdale.
  - a. 2000 Oakdale shall maintain a log of all odor complaints received for the facility, including the date, time, name (if any) of the complainant, odor location, description of the nature of the odor complaint with as much detail as possible, the name of the 2000 Oakdale staff who did the intake



of the complaint, the name of the 2000 Oakdale staff or agent that followed up on the complaint, and a detailed description of the steps taken by 2000 Oakdale to respond to the complaint, including steps to confirm the presence of any odor outside the facility, actions to eliminate the source of the odor, and actions to immediately reduce and eliminate any ongoing odor outside of the facility.

- b. Upon receipt of any complaint of perceptible odor at or near the premises, 2000 Oakdale shall take the following actions:
  - i. 2000 Oakdale shall immediately take a reading of odor levels using the hand-held odor meter immediately outside all exterior entrances and exhaust vents.
  - ii. 2000 Oakdale shall immediately determine whether the source is from the facility or any person in the vicinity of the facility. If the odor source is a person, 2000 Oakdale shall take steps to have that person removed from the premises or adjacent areas. If the odor source is associated with the facility, 2000 Oakdale shall take immediate steps to abate the odor and identify any shortcoming in the facilities odor management system. 2000 Oakdale shall describe in writing each of the steps it took to respond to any odor complaint and make that written response available to the complainant within 48 hours of receipt of the complaint.
3. 2000 Oakdale shall make all reasonable efforts to prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on neighboring premises and adjacent sidewalks and streets, including the intersection of Oakdale Avenue and Rankin Street, Rankin Street between Oakdale Avenue and Newcomb Avenue, and the premises and sidewalks of 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
  - a. In regard to the premises of 1980 Oakdale Avenue and if requested in writing by the owner of the 1980 Oakdale Avenue property or its authorized agent, 2000 Oakdale shall ensure that any person engaged in the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol, including in particular the consumption of cannabis, by removing any such persons from the premises of 1980 Oakdale Avenue.
  - b. 2000 Oakdale agrees to defend, indemnify and hold harmless the Libkra Investment Corp., its officers, employees, agents and tenants of Libkra's property at 1980 Oakdale Avenue from and against any and all claims, damages, losses, expenses, fines, penalties, judgments, demands and defense costs (including, without limitation, actual, direct, out-of-pocket costs and expenses and amounts paid in compromise or settlement and reasonable outside legal fees arising from litigation of every nature or

liability of any kind or nature including civil, criminal, administrative or investigative) arising out of or in connection with 2000 Oakdale's efforts to prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on or adjacent to the premises of 1980 Oakdale Avenue, or to remove anyone engaging in such activity except such loss or damage which was caused by the sole negligence or willful misconduct of Libkra Investment Corp. 2000 Oakdale will conduct all defenses at its sole cost and expense and Libkra Investment Corp. shall reasonably approve selection of 2000 Oakdale's counsel. This indemnity shall apply to all claims and liability regardless of whether any insurance policies of 2000 Oakdale, its affiliates or any other parties are applicable thereto. The policy limits of any insurance of 2000 Oakdale, its affiliates or other parties are not a limitation upon the obligation of 2000 Oakdale including without limitation the amount of indemnification to be provided by 2000 Oakdale.

4. 2000 Oakdale shall provide the owner of 1980 Oakdale Avenue a sufficient number of "No Smoking" and "No Consuming Cannabis" signage to post the exterior of the 1980 Oakdale Avenue along Oakdale Avenue, Rankin Street and Newcomb Avenue.
5. Any and all logs required herein shall, upon demand of the owner or tenants of 1980 Oakdale Avenue, be made available for inspection and copying.

In addition to these odor control measures, Libkra proposes that 2000 Oakdale Avenue reimburse Libkra for its attorneys fees and costs incurred in reviewing the 2000 Oakdale Avenue project and engaging in the City process and these discussions. Libkra has incurred \$18,000 in fees and expenses. Libkra proposes that a settlement include your agreement to pay that amount to Libkra to reimburse it for those fees and expenses.

We would propose the above measures and payment be included in a written settlement agreement. Please let me know if you would like to set up a time to discuss the above. I look forward to your response to this settlement proposal.

Sincerely,



Michael Lozeau  
Lozeau Drury LLP

# Exhibit 5

Odor Mitigation Engineer Proposal

November 23, 2021

## Agreement for Professional Services

### Cesar Angobaldo, CFO

2601 Blanding Avenue, C#257  
Alameda, CA 94610  
Cesar.angobaldo@gmail.com

### SUMMARY OF PROJECT

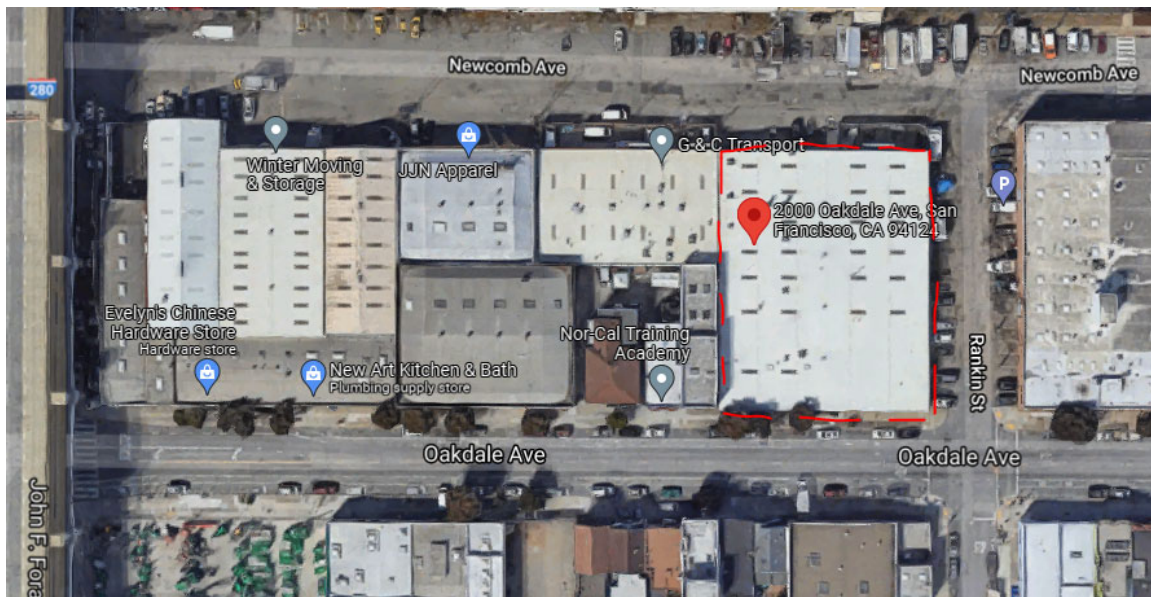
---

#### 2000 Oakdale Odor Control Plan

2000 Oakdale Ave | San Francisco | CA 94124

15000 Inc. is pleased to offer our proposal for the Odor Control Plan services for the above mentioned project. The project is a cannabis facility which has distribution and packaging (Type-P) functions on site which requires an odor control plan meeting City of San Francisco City Ordinance 230-17 as it relates to nuisance odor prevention/control.

Site plan below:



## ODOR CONTROL PLAN SERVICES

---

- Create owner's Odor Control Plan in accordance with the local jurisdiction requirements.
- Provide a signed and stamped letter stating the Odor Control Plan (OCP) has been reviewed and approved by 15000 Inc. and meets the intent of the requirements of the authority having jurisdiction.
- Sample product specifications, cut sheets and industry standards shall be included as part of the odor control plan to demonstrate compliance with City Ordinance.
- Review and respond to any comments the local jurisdiction may have with the submitted plan.

## EXCLUSIONS

---

This proposal does not include the following services:

- Actual engineered design of any odor control systems.
- Site visits.
- Review or certification of ongoing OCP required procedures or operations.
- Any odor measurements or mitigation measures as may be required for acceptance of final OCP.

## COMPENSATION


---

The fee for services listed herein shall be a lump sum of **\$1,400.00** and is to be paid in full prior to commencement of OCP writing services and/or receipt of stamped and signed letter with report.

## SIGNATORIES

---

Thank you very much for considering our firm regarding this project. If you have any questions regarding the scope of work as listed herein or the terms of the agreement, please contact us. If scope and terms are agreeable, please return a signed copy of this proposal to our offices which will represent our formal authorization to proceed.

  
Matthew Torre, PE / Principal

November 23, 2021

Date

---

NAME / TITLE

Date

Please note that our definitions of scope and proposed fee are proprietary information and are transmitted in confidence. Proposal is valid for 30 days from date of issue without amendments. Proposal is void after 30 days.

## Exhibit 6

Good Neighbor Policy

## **Good Neighbor Policy**

*We are committed to the following good neighbor policies at 2000 Oakdale (the "Premises"):*

### **Safety, Security, and Lighting**

- We will utilize shielded outside lighting in a manner that illuminates the Premises and adjacent street, sidewalks, and side building areas to ensure the safety of our patrons and the residents and businesses of the neighborhoods we serve.
- We will have professional, trained security personnel available on premise during all business operating hours to ensure safety and security for all customers, staff, and members of the community in the surrounding area along Oakdale
- We will install a high-quality audio / video surveillance system to monitor all areas of the store's interior and exterior.
- We will prohibit the illegal sale and consumption of any controlled substances, dangerous drugs, or alcohol on the Premises, and will remove anyone engaging in such activity.
- We will make all reasonable efforts to correct nuisance conditions on and immediately adjacent to the Premises, including a) engaging in good-faith efforts to prohibit loitering, b) requesting that persons engaging in objectionable activities cease and leave the Premises, and c) immediately notifying local law enforcement upon detection of illegal activities in or around the Premises.
- We will monitor and prohibit double-parking directly outside of the Premises. We will hang clear, visible signs prohibiting double parking and the blocking of driveways.
- We will manage customer traffic flow to avoid conflict to ensure unobstructed movement of persons on the sidewalk.

### **Odor and Noise Mitigation**

- We will utilize high quality air filtration, ventilation (HVAC), and odor control/mitigation measures to prevent any significant noxious or offensive odors, from cannabis or otherwise, from escaping the Premises.
- We will prohibit loitering, littering, and cannabis consumption around and adjacent to the Premises. We will hang clear, visible signs prohibiting these activities in and around the Premises, and specifically prohibit consumption and smoking of cannabis on or around the Premises where smoking or consumption of cannabis is prohibited. All signs will be hung in prominent and well-lit locations near public entrances and exits.
- We will place "No Smoking" signs in all areas in and around the Premises where smoking is prohibited.
- We will place "No Consuming Cannabis" signs in all areas in and around the Premises where cannabis consumption is prohibited.

### **Cleanliness and Sanitation**

- We will maintain and secure the Premises, and adjacent areas within 50 feet of any public entrance and exit, in good, clean, and orderly condition at all times.
- We will post notices in and around the Premises that direct customers to leave the establishment, and the surrounding neighborhood, peaceful, clean, and in orderly fashion.



# PROJECT APPLICATION (PRJ)

## GENERAL INFORMATION

### Property Information

---

Project Address: 2000 Oakdale Avenue A-2, San Francisco, CA 94124

Block/Lot(s): 5315/05

### Property Owner's Information

---

Name: Matt Huey, c/o1030 Polk Associates

Address: 2000 Oakdale Avenue, SF, CA 94124

Email Address: mhchuey@gmail.com

Telephone: 415.558.9806

### Applicant Information

---

Same as above

Name: Cesar Angobaldo

Company/Organization: Bayview Ventures, Inc.

Address: 2601 Blanding Ave C257, Alameda, Ca

Email Address: cesar.angobaldo@gmail.co

Telephone: 510.435.1632

**Please Select Billing Contact:**       Owner       Applicant       Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

**Please Select Primary Project Contact:**       Owner       Applicant       Billing

## RELATED APPLICATIONS

### Related Building Permit Applications (any active building permits associated with the project)

---

N/A

Building Permit Application No(s):

### Related Preliminary Project Assessments (PPA)

---

N/A

PPA Application No:

PPA Letter Date:



## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Install cannabis retail store/office space in existing first floor office space. Existing office is 3,130 sq.ft. in size.

New retail store space areas:

Retail = 628 sq.ft.

Commercial (bathrooms, hallways) = 1,123 sq.ft.

Office (office, storage, processing) = 1,379 sq.ft.

All work to be interior tenant improvement with no structural work.

Proposed change of use from office to retail/commercial/office space.

### Project Details:

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

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

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

- Non-Residential:**     Formula Retail     Medical Cannabis Dispensary     Tobacco Paraphernalia Establishment  
 Financial Service     Massage Establishment     Other: \_\_\_\_\_

**Estimated Construction Cost:** \$48,000 \_\_\_\_\_

## PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.


	Existing	Proposed	
<b>General Land Use</b>	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF	628/1,123	
	Office GSF	3,130	1,379
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
<b>Project Features</b>	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)	1	1
	Number of Stories	1	1
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
Other: _____			
<b>Land Use - Residential</b>	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

## ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





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

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A	Four (4) months
<b>1b. General</b>	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>1c. General</b>	Does the project involve a change of use of 10,000 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>2. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<b>4a. Historic Preservation</b> 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>4b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

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



Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?  ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves:  ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 500 square feet outside of the existing building footprint.  <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A categorical exemption cannot be issued. Please contact <a href="mailto:CPC.EPIntake@sfgov.org">CPC.EPIntake@sfgov.org</a> , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an <a href="#">Article 38 Compliance application</a> with the Department of Public Health.
8a. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a <a href="#">Maher Application Form</a> to the Department of Public Health and submit documentation of Maher enrollment with this Project Application.  Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

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

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Cesar Angobaldo

Signature

Name (Printed)

03 / 19 / 2021

Date

Manager

510-435-1632

cesar.angobaldo@gmail.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

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

**Bayview Ventures, Inc**  
**2000 OAKDALE AVENUE A-2**  
**SAN FRANCISCO, CA 94124**

March 17, 2021

TO WHOM IT MAY CONCERN:

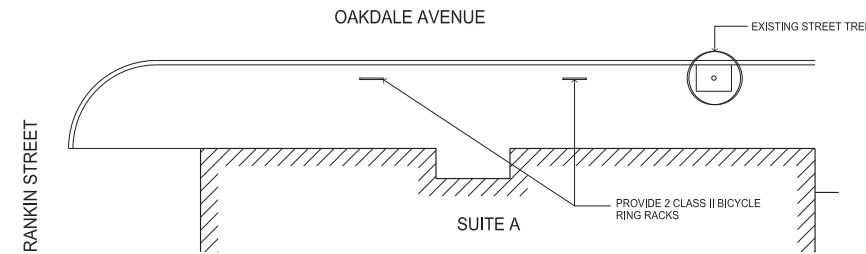
This letter is to authorize Gary Gee Architects, Inc. as my agent and architect for filing all building permit applications for my project at 2000 Oakdale Avenue A-2., San Francisco, CA.

All correspondence, emails, telephone calls and meeting should be directed at Gary Gee Architects, Inc.

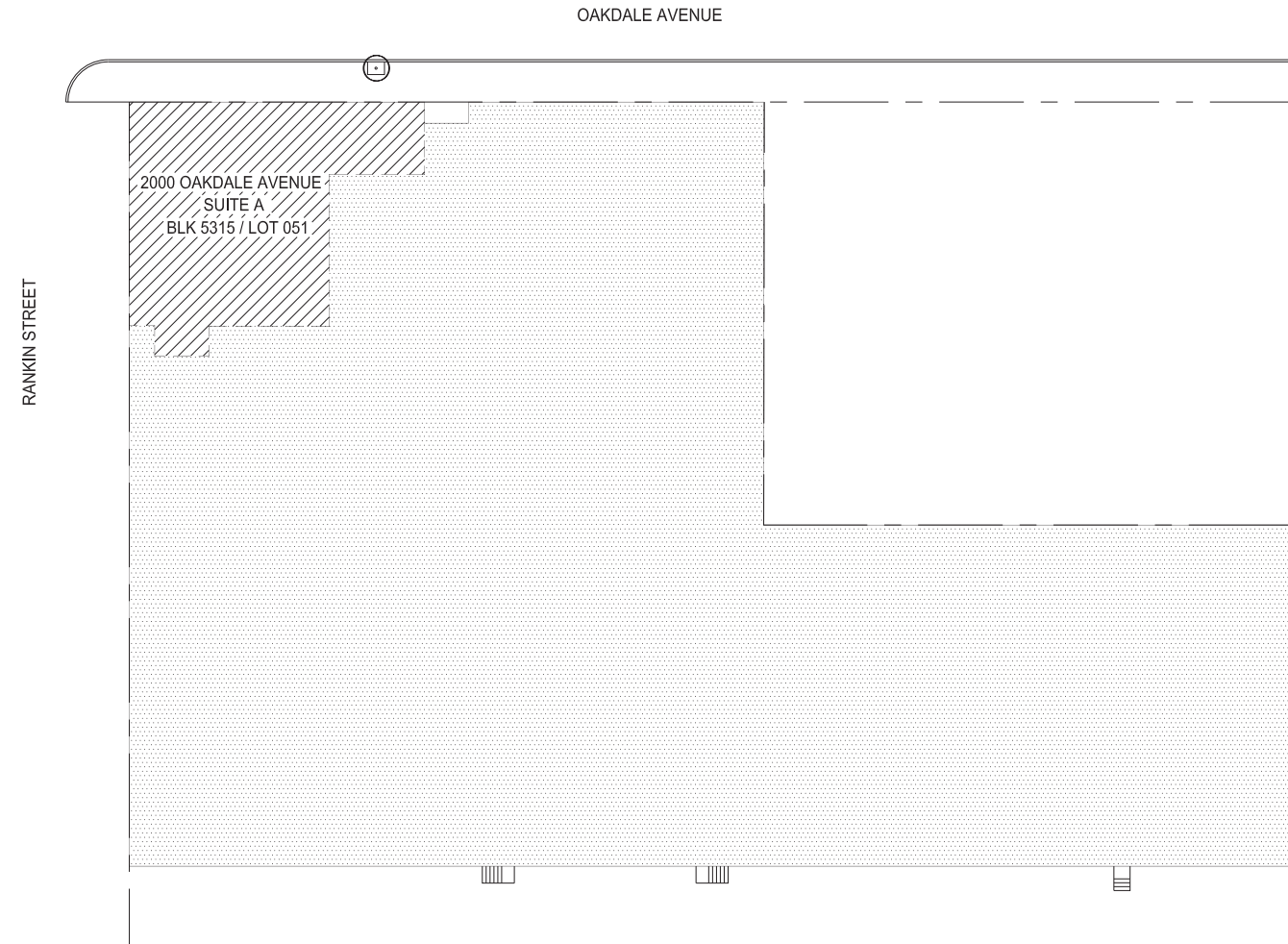
Very truly yours,



Cesar Angobaldo  
**CFO, Bayview Ventures, Inc**

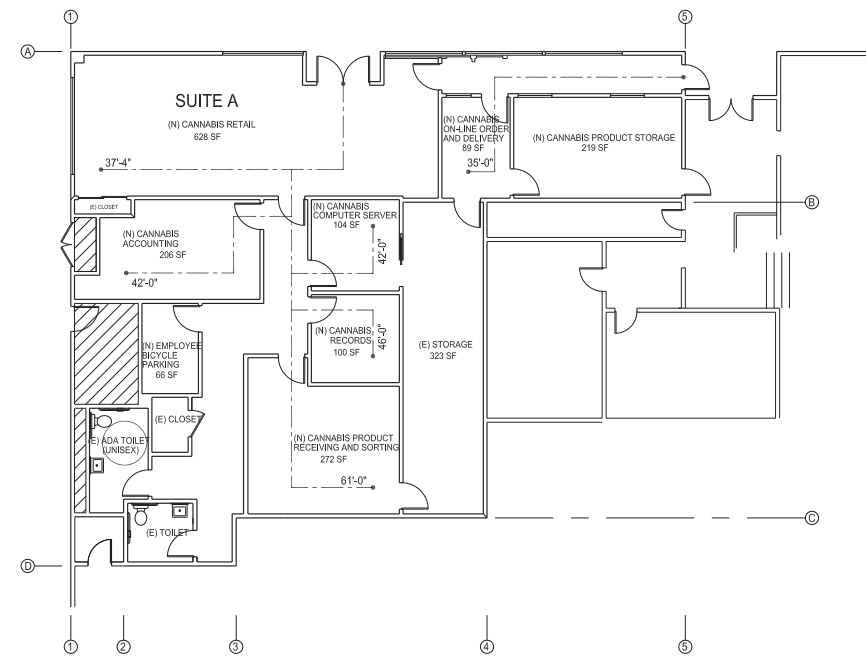


BICYCLE PARKING PLAN  
SCALE: 1/8" = 1'-0"



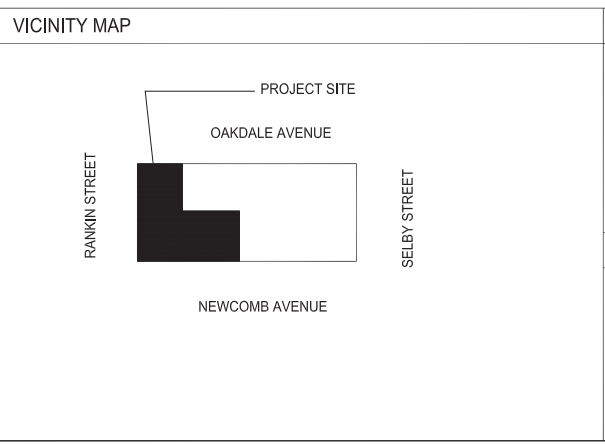
SITE PLAN  
SCALE: 1/16" = 1'-0"

PATH OF EXIT			
AREA	SQUARE FOOTAGE	OCCUPANCY	DISTANCE TO 2 HR. CORRIDOR
RETAIL	628 SF	11	37 FT - 4 IN
CANNABIS ON-LINE ORDER & DELIVERY	89 SF	1	35 FT - 0 IN
CANNABIS ACCOUNTING	206 SF	2	42 FT - 0 IN
CANNABIS COMPUTER SERVER	104 SF	1	42 FT - 0 IN
CANNABIS RECORDS	100 SF	1	46 FT - 0 IN
CANNABIS PRODUCT RECEIVING & SORTING	272 SF	1	61 FT - 0 IN



EXIT PATH DIAGRAM  
SCALE: 1/8" = 1'-0"

D.A. CHECKLIST (p. 1 of 2): The address of the project is: 2000 OAKDALE AVENUE, SUITE A.		D.A. CHECKLIST (p. 2 of 2): The address of the project is: 2000 OAKDALE AVENUE, SUITE A.	
<p>For ALL tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and <u>FILED</u>.</p> <p>1. The proposed use of the project is: <u>F-1, PROCESSING / B. OFFICE / M. RETAIL</u>. (e.g. Retail, Office, Restaurant, etc.)</p> <p>2. Describe the area of removal, including which floor: <u>GROUND FLOOR</u>.</p> <p>3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$ <u>100,000</u>, which is: (check only <u>one</u> box) <input type="checkbox"/> <u>less than</u> the 2000 Valuation Threshold of <u>\$170,450.00</u>.</p> <p>4. Is this a City project and/or does it receive any form of public funding? Check one: <input type="checkbox"/> <u>Yes</u> / <input type="checkbox"/> <u>No</u>. Note: If Yes, then see Step 3 on the Instructions page of the Disabled Access Upgrade Compliance Checklist package for additional forms required.</p> <p>Conditions below must be fully documented by accompanying drawings.</p> <p>5. Read A through D below carefully and check the most applicable boxes. Check one box only:</p> <p><input checked="" type="checkbox"/> <b>A:</b> All existing conditions serving the area of removal fully comply with access requirements. No further upgrades are required. Fill out page 2 of D.A. Checklist.</p> <p><input type="checkbox"/> <b>B:</b> Project Adjusted cost of construction is greater than the current valuation threshold: Fill out and attach page 2 of D.A. Checklist and any other required forms to plans.</p> <p><input type="checkbox"/> <b>C:</b> Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form G. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.</p> <p><input type="checkbox"/> <b>D:</b> Proposed project consists entirely of Barrier removal: Fill out and attach Barrier removal form to Plans.</p> <p><input type="checkbox"/> <b>E:</b> Proposed project is minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____</p> <p>CBC chapter 2 section 202. Definitions:  <b>Technically Infeasible.</b> An alteration of a building or a facility, that has little likelihood of being accomplished because the existing structural conditions require the removal or alteration of a load-bearing member that is an essential part of the structural frame, or because other existing physical or site constraints prohibit modification or addition of elements, spaces or features that are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.  <b>Unreasonable Hardship.</b> When the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard infeasible, based on an overall evaluation of the following factors:  1. The cost of providing access.  2. The cost of all construction contemplated.  3. The impact of proposed improvements on financial feasibility of the project.  4. The nature of the accessibility which would be gained or lost.  5. The nature of the use of the facility under consideration and its availability to persons with disabilities.  The details of any Technical Infeasibility or Unreasonable Hardship shall be recorded and entered into the files of the Department. All Unreasonable Hardships shall be notified by the AIC.</p>			
<p>Existing Fully Compliant</p> <p>Will be granted Full Compliance</p> <p>Proposed alterations provide full access</p> <p>Compliance is Technically Infeasible</p> <p>Access to the building is not possible</p> <p>Not required by Code (enter code number)</p> <p>Not required by AIC (enter AIC number)</p>		<p>Location of barrier-include code no. &amp; drawing sheet (see also Step 3 of AIC) Also, justification comments can be written here.</p>	
<p><b>A. One accessible entrance</b> including: approach walk, vertical access, platform (landings), door/gate and hardware for door/gate.</p>		<p>A2.1</p>	
<p><b>B. An accessible route</b> to the area of removal including: Parking/access aisles and curb ramps; Curb ramps and walks; Corridors, hallways, doors; Ramps/elevators, lifts.</p>		<p>A2.1</p>	
<p><b>C. At least one accessible restroom</b> for each sex or a single unisex restroom serving the area of removal.</p>		<p>A2.1</p>	
<p><b>D. Accessible public pay phone.</b></p>		<p>N/A</p>	
<p><b>E. Accessible drinking fountains.</b></p>		<p>N/A</p>	
<p><b>F. Additional accessible elements</b> such as: parking, restrooms, storage, ATMs and signage.</p>		<p>N/A</p>	
<p>See the requirements for additional forms listed below</p>		<p>1. No additional forms required  2. No additional forms required  3. Fill out Request for Approval of Equivalent Facilitation form for each item checked and attach to plan.  4. Fill out Request for Approval of Technical Infeasibility form for each item checked and attach to plans.  5. Provide details from a set of City approved reference drawings, provide the permit application number here: _____ and list reference drawing number on plans.  6. No additional forms required.  7. Fill out Request for an Unreasonable Hardship form for each item checked and attach to plan. All UHR must be notified by the Access Appeals Commission. (see UHR form for details)</p>	



PROJECT INFORMATION	
PROJECT ADDRESS:	2000 OAKDALE AVENUE, SUITE A SAN FRANCISCO, CA
PROJECT (DESCRIPTION):	EXISTING: WAREHOUSE / OFFICE PROPOSED: PROCESSING / ACCOUNTING / RECORDS / RETAIL, ON-LINE SALES
BLOCK/LOT:	5315 / 05
ZONING DISTRICT:	PDR-1-B, PDR LIGHT INDUSTRIAL BUFFER PDR-2, PDR PRODUCTION, DISTRIBUTION, AND REPAIR
PLANNING DEPARTMENT NOTES	
OCCUPANCY:	EXISTING: S-1 / B PROPOSED: F-1 / B / M PROCESSING / OFFICE / RETAIL
CONSTRUCTION TYPE:	TYPE V - B, FULLY SPRINKLER
NUMBER OF STORY:	ONE STORY
ZONING:	M-1 65-J HEIGHT AND BULK DISTRICT

- GENERAL NOTES
- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH 2019 - CALIFORNIA BUILDING CODES, MECHANICAL CODES, PLUMBING CODES, AND ELECTRICAL CODES WITH SAN FRANCISCO AMENDMENTS. APPLICABLE PORTIONS OF CALIFORNIA TITLE 24 AND ALL STATE AND FEDERAL LAWS, REGULATIONS AND BUILDING CODES.
  - ALL DIMENSIONS AND DETAILS OF CONSTRUCTION SHALL BE VERIFIED IN THE FIELD BY CONTRACTORS.
  - DO NOT SCALE DRAWINGS.
  - ALL NEW WALLS ARE NON LOAD BEARING.
  - ALL ELECTRICAL, MECHANICAL, AND PLUMBING UNDER SEPARATE PERMIT.

SCOPE OF WORK	
1.	CHANGE OF USE FROM S-1 / B TO F-1 / B / M.
2.	INSTALL NEW NON-BEARING PARTITIONS FOR THIS SPACE.
DRAWING INDEX	
A1.0	SITE PLAN, GENERAL NOTES, EXIT DIAGRAM
A2.0	EXISTING FLOOR PLAN, ADA DETAILS
A2.1	DEMO FLOOR PLAN
A2.2	NEW FLOOR PLAN, ELEVATION

2000  
Oakdale Avenue  
Suite A  
A Tenant Improvement Project  
San Francisco - California

**GARY GEE ARCHITECTS, INC.**  
98 Brady Street, #8  
San Francisco, CA 94103  
Tel 415/363-8881  
Fax 415/363-8879

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Project No: 20-010 Date: 06.19.21

Revisions

No.	Issue / Date
1	ISSUED FOR REVIEW 01.26.21
2	ISSUED FOR REVIEW 02.18.21
3	ISSUED FOR REVIEW 03.01.21
4	ISSUED FOR TI PERMIT 03.04.21
5	ISSUED FOR PLANNING 06.23.21

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

**A1.0**



Revisions

No.	Issue / Date
	ISSUED FOR REVIEW 01.29.21
	ISSUED FOR REVIEW 02.18.21
	ISSUED FOR REVIEW 03.01.21
	ISSUED FOR TI PERMIT 03.04.21
	ISSUED FOR PLANNING 06.23.21



Existing Floor Plan

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

OAKDALE AVENUE

2000 OAKDALE AVENUE

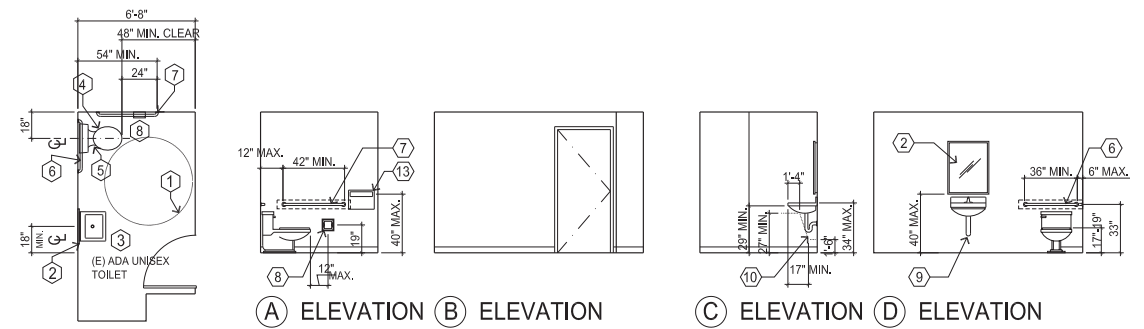
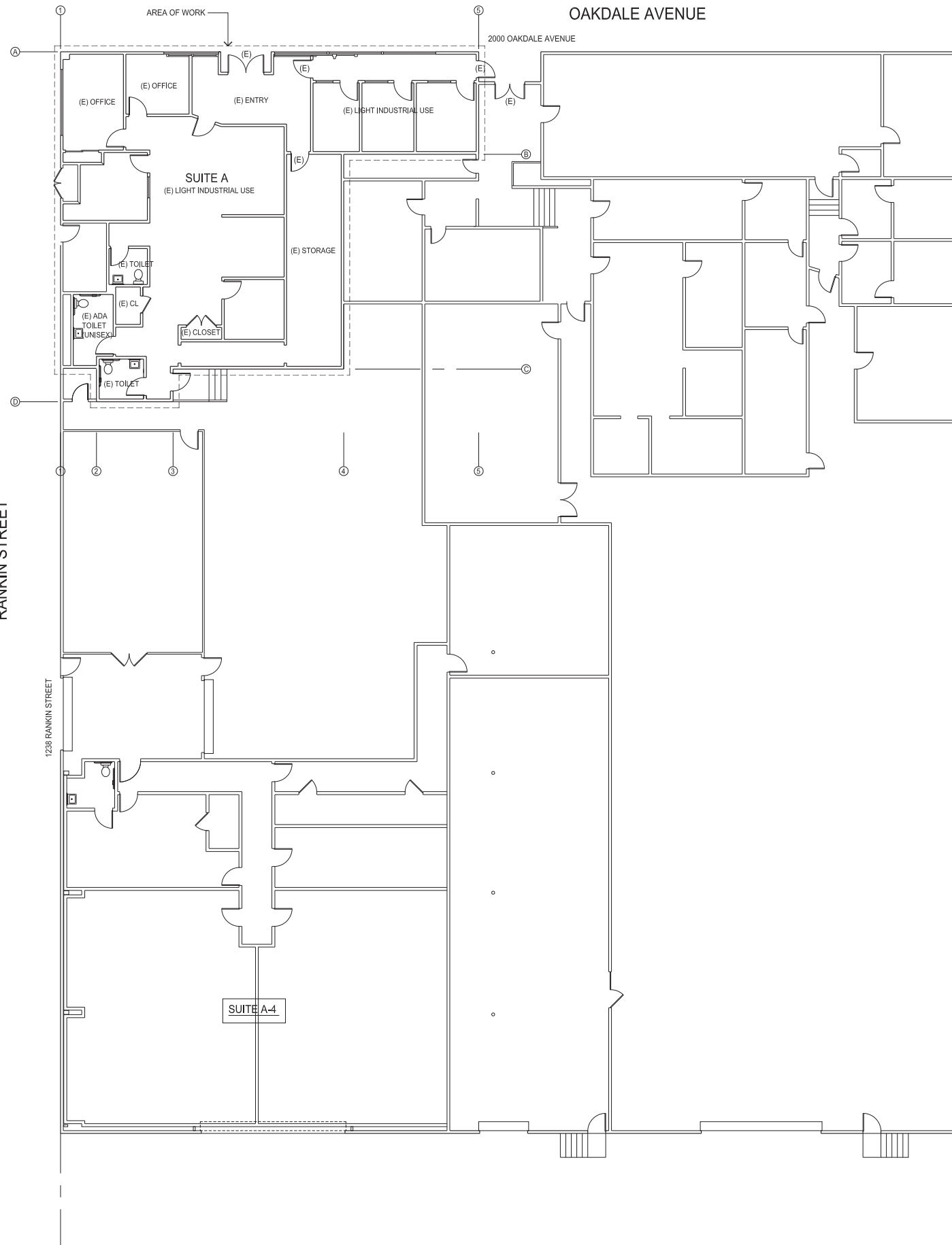
RANKIN STREET

1238 RANKIN STREET

NEWCOMB AVENUE

EXISTING GROUND FLOOR PLAN

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



TYPICAL ADA RESTROOM

SCALE: 1/4" = 1'-0"

KEY NOTES:

- 1 60" DIAMETER CLEAR TURNING SPACE
- 2 MIRROR, 1/4" POLISHED PLATE GLASS
- 3 WALL-HUNG LAVATORY
- 4 FLOOR-MOUNTED WATER CLOSET
- 5 FLUSH VALVE ON WIDE SIDE
- 6 36"L (MIN.) GRAB BAR (PROVIDE REINFORCING)
- 7 42"L (MIN.) GRAB BAR (PROVIDE REINFORCING)
- 8 TOILET PAPER HOLDER W/OUT STOPS
- 9 INSULATED DRAIN & HOT WATER PIPING
- 10 KNEE SPACE / TOE SPACE
- 11 COVERED BASE
- 12 SMOOTH, HARD, NON-ABSORBENT FINISH
- 13 TOILET SEAT PAPER DISPENSER

NOTES:

1. CONTRACTOR SHALL CONFIRM COMPLIANCE OF FIXTURES AND ACCESSORIES WITH CURRENT ADA AND TITLE 24 REQUIREMENTS PRIOR TO PROCUREMENT AND INSTALLATION, TYPICAL.
2. FLOOR SURFACES SHALL BE SMOOTH, HARD & NON-ABSORBENT, EXTENDING UPWARDS A MINIMUM OF 5" ONTO WALLS.
3. GRAB BARS ARE 1 1/4" - 1 1/2" DIAMETER, SHALL NOT ROTATE WITHIN THEIR FITTINGS AND SHALL SUPPORT A MIN. 250 LB. POINT LOAD, PROVIDE REINFORCING IN WALLS, TYPICAL. SEE DET. 1/A6.2 FOR GRAB BAR REINFORCEMENT LOCATIONS.
4. FAUCETS SHALL BE LEVER TYPE, ELECTRONICALLY ACTIVATED OR APPROVED SELF-CLOSING VALVES (MIN. 10 SEC. OPEN FLOW). FAUCETS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.
5. OPERABLE PARTS OF ALL FIXTURES OR ACCESSORIES SHALL BE LOCATED AT A MAXIMUM OF 40" ABOVE FLOOR. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE W/ ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. A 5 LB. MAX. FORCE IS REQUIRED TO ACTIVATE CONTROLS.

NOTE: DIMENSIONS SHOWN ARE MINIMUM REQUIREMENTS FOR TITLE 24 ONLY. VERIFY REQUIREMENTS WITH LOCAL GOVERNING AGENCIES FOR SPECIFIC INFORMATION, TYP.



2000

Oakdale Avenue  
Suite A

A Tenant Improvement Project

San Francisco • California

**GARY  
GEE  
AIA**

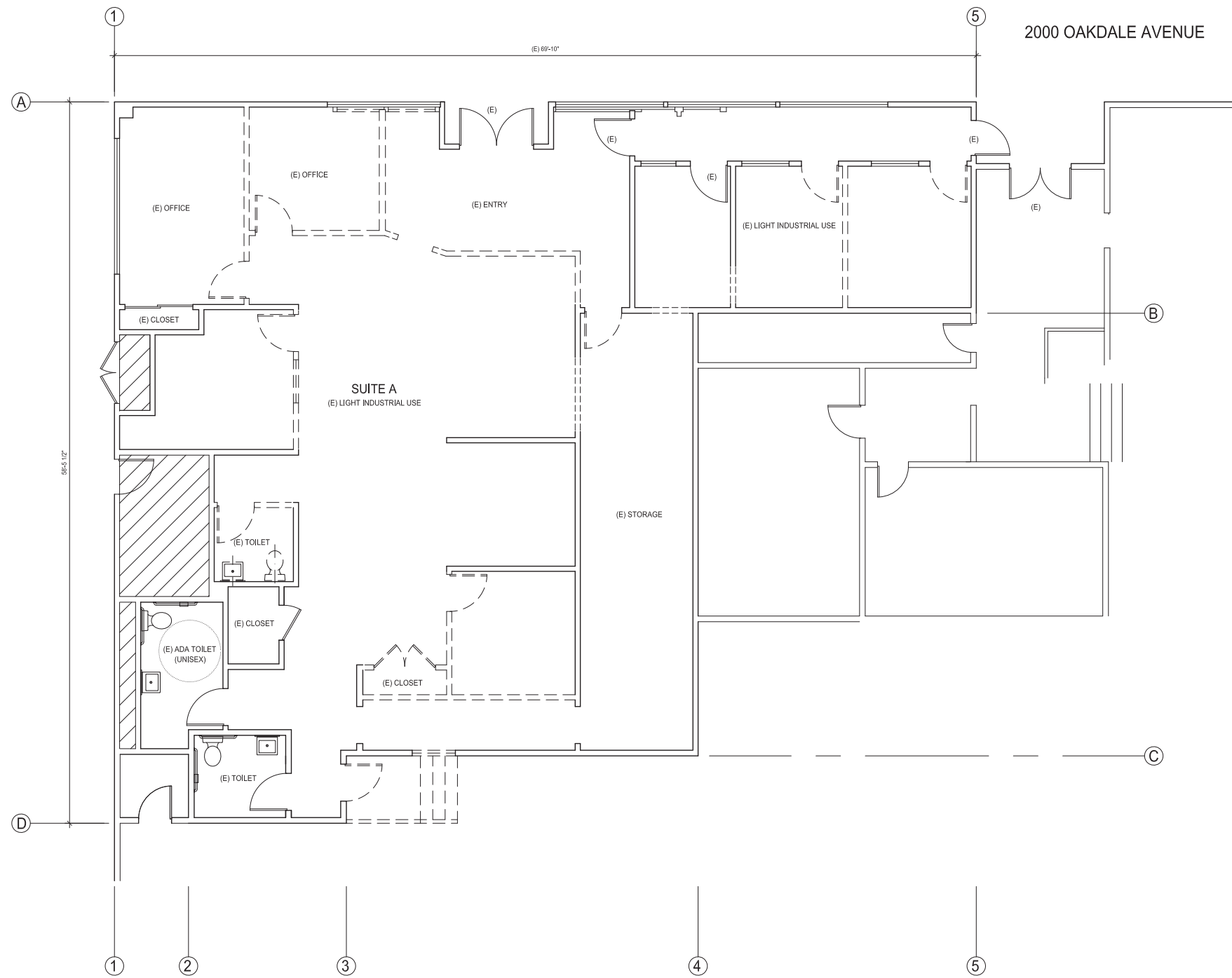
GARY GEE ARCHITECTS, INC.  
98 Brady Street, #8  
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Fax 415/863-8879

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Project No. 20-010 Date 06.19.21

Revisions

No.	Issue / Date
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	ISSUED FOR REVIEW 03.01.21
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	ISSUED FOR PLANNING 06.23.21



WALL LEGEND

- ===== EXISTING 2X NON-BEARING WALLS
- - - - - DEMO EXISTING 2X NON-BEARING WALLS AND DOORS

EXISTING/DEMO FIRST FLOOR PLAN

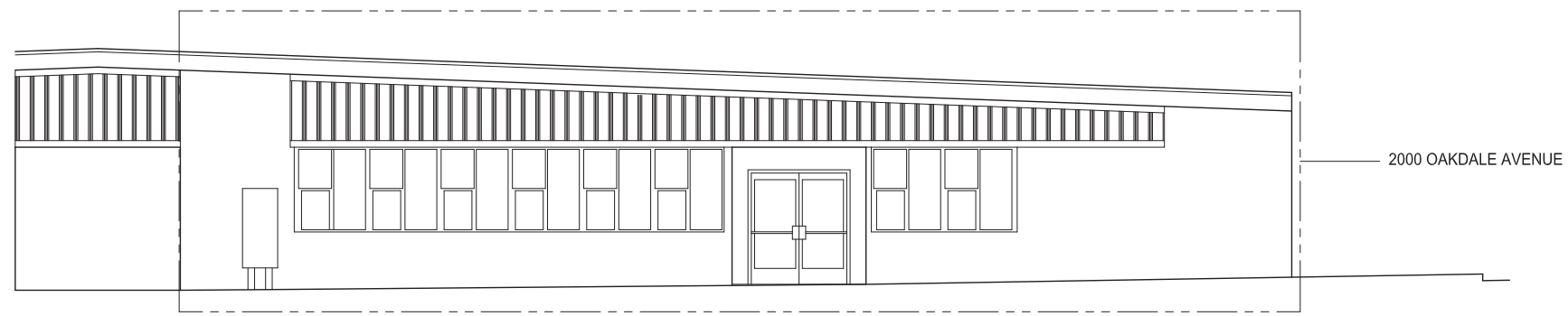
SCALE: 1/4" = 1'-0"



Demo Floor  
Plan

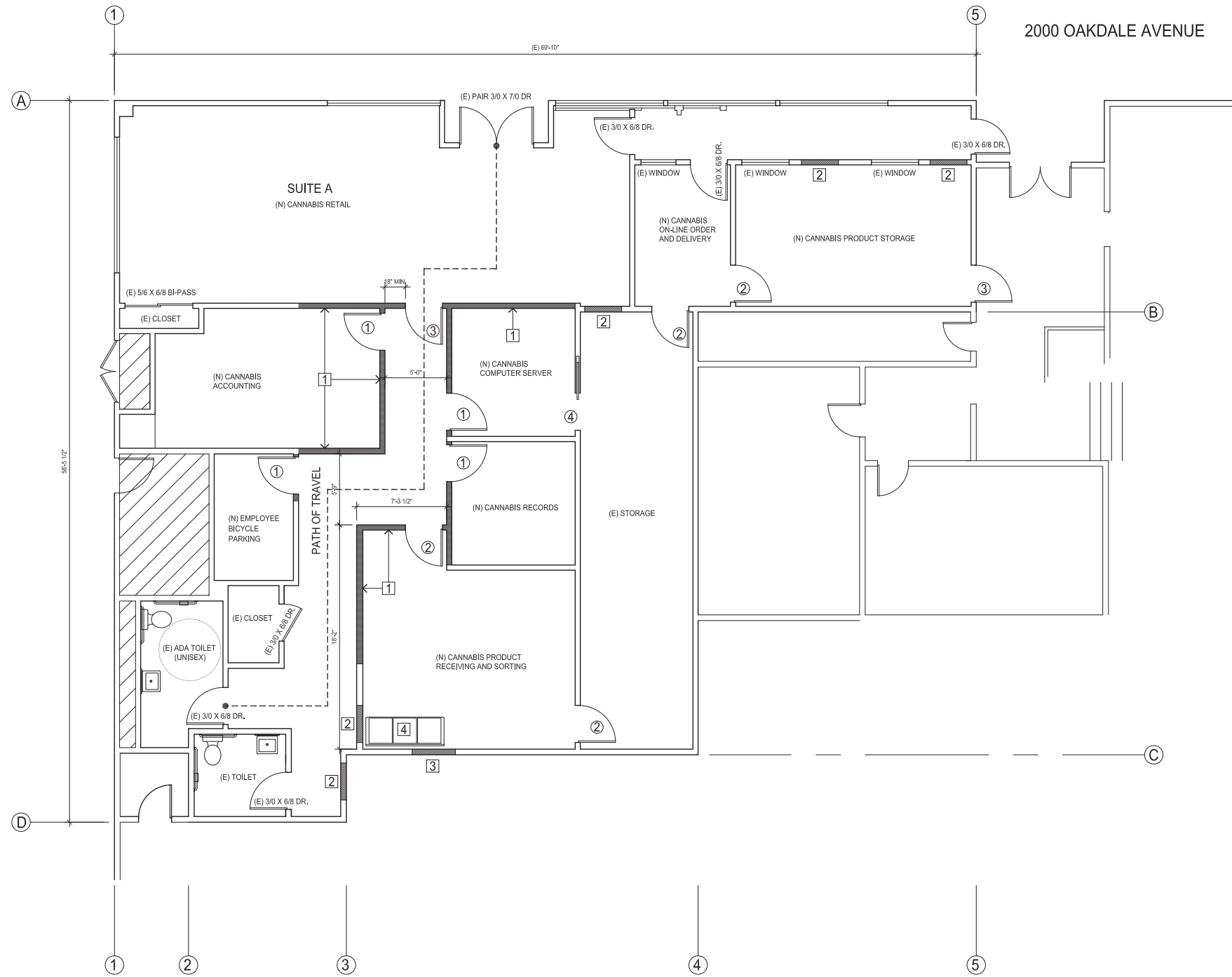
Scale: 1/4" = 1'-0"

A2.1



EXISTING SOUTH ELEVATION  
(OAKDALE AVENUE)

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



**DOOR SCHEDULE #**

1. 3/0 X 6/8 SOLIDCORE DOOR
2. 3/0 X 6/8 SOLIDCORE DOOR W/ CLOSER
3. 3/0 X 6/8 SOLIDCORE DOOR W/ CLOSER AND ELECTRIC RELEASE
4. 3/0 X 6/8 POCKET DOOR

**BUILDING NOTES #**

1. NON-BEARING 2X STUD WALL
2. ENCLOSE EXISTING DOOR OPENING, MATCH ADJACENT FINISHES
3. ENCLOSE EXISTING WINDOW OPENING, MATCH ADJACENT FINISHES
4. INSTALL NEW 3 COMPARTMENT STAINLESS STEEL SINK

NOTE: PROVIDE ADA HARDWARE FOR ALL DOORS.

**WALL LEGEND**

- EXISTING 2X WALLS
- NEW NON-BEARING 2X WALLS
- ENCLOSE DOOR / WINDOW OPENINGS, MATCH ADJACENT FINISHES

**WALL - PARTITION SYSTEMS SCHEDULE**

TYPE	DESCRIPTION	DETAIL
W14	2 X WOOD STUDS @ 16" O.C. 1 LAYER 5/8" TYPE X GYP. BD. EACH SIDE.	
1 HR.	GA FILE NO. WP 3510	

2000

Oakdale Avenue  
Suite A

A Tenant Improvement Project

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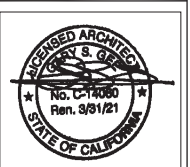
GARY GEE ARCHITECTS, INC.  
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New Floor Plan

Scale: 1/4" = 1'-0"

A2.2