

November 8, 2024

Via E-Mail:

Angela Calvillo
Clerk of the Board
Board_of_Supervisors@sfgov.org

Lisa Gibson
Director of Environmental Planning
Environmental Review Officer
lisa.gibson@sfgov.org

2024 NOV -8 PM 5:50



Re: Appeal of CEQA Exemption Determination–1719 Wallace Cannabis Cultivation Proposal

Dear Ms. Angela Calvillo and Ms. Lisa Gibson:

I am writing to formally appeal the California Environmental Quality Act (CEQA) exemption determination for the cannabis cultivation facility at 1719 Wallace Avenue. This appeal is submitted in accordance with Section 31.16 of the San Francisco Administrative Code, which permits appeals of CEQA exemption determinations to the Board of Supervisors. Because the proposed cannabis cultivation facility has the potential to cause significant environmental impacts, the City must conduct environmental review under CEQA. As an impacted resident living adjacent to the 1719 Wallace project site, I have significant concerns about the environmental and community impacts that have not been adequately addressed under CEQA and I respectfully request that the Clerk of the Board schedule a hearing before the full Board of Supervisors as soon as possible.

Background

The SF Planning Commission, at the recommendation of the SF Planning Department, unlawfully approved a cannabis cultivation project at 1719 Wallace without complying with CEQA at the Planning Commission meeting on October 10, 2024.

The 1719 Wallace structure is located in the Bayview District (D10) in San Francisco, within a PDR-1-B (Production, Distribution, and Repair—Light Industrial Buffer) zoning. While this zoning allows certain industrial activities, it is specifically intended to act as a buffer between residential neighborhoods and more intensive industrial uses, and projects like cannabis cultivation require Conditional Use Authorization (CUA). SF Planning City Code 303(c)(1) describes CUA as for projects that “*will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community*”. This is not a necessary or desirable use for area residents—there were 8 letters of opposition and over 8 nearby residents and businesses that opposed this project.

The area surrounding 1719 Wallace Avenue is a mixed-use neighborhood with residential homes dating back to the 1910s and 1920s, including my own residence built in 1921, which directly abuts the project site. The area was first established as a residential area, and then

in 1927, for unknown reasons, the SF Board of Supervisors passed legislation to make the area light industrial, despite there already being a number of residential dwellings in place. The residential dwellings have been used continually for residential uses since that time and light industrial uses came afterwards. The 1719 Wallace building was built in 1955 and was used as office/storage until the current cannabis project sponsor purchased the property in June 2022.

After June 2022, issues arose—there were noticeable cannabis odors around the property over 200 feet away and in my own backyard and in my home when the windows were open. In fact, the Office of Cannabis received and recorded a Notice of Violation determining it was for "Cultivation" and ordered the owner to remove "*equipment indicating cannabis business activity from your premises. This would include installed and uninstalled Andem humidifier, as well as UV lights*". Thus, the Office of Cannabis was aware that illegal cultivation was happening at 1719 Wallace. It noted the violation was resolved and closed on August 7, 2023.

Meanwhile, the 1719 Wallace cannabis project was heard at the Bayview Hunters Point Community Advisory Committee in March 2023, which had over a dozen members of the public objecting to the project. While the Bayview CAC never formally voted to endorse or deny the project, it nevertheless moved to the SF Planning Commission for approval under Conditional Use Authorization on October 10, 2024. Despite numerous objections from the public for it to be denied, the Commission approved the project in a 5-1 vote.

The project is not CEQA exempt and is in potential violation of California State Assembly Bill 617 which regulates air quality in communities like the Bayview that SF Planning itself has designated a highly burdened Environmental Justice community¹.

Discussion

1 - Improper CEQA Determination

In the Bayview, city agencies and businesses have a pattern and practice of improper CEQA determinations² and often operate in violation of air quality³ and environmental rules. The Planning Department's determination that this project is exempt from CEQA is another improper determination due to inadequate consideration of potential environmental impacts, particularly concerning air quality and community health. The SF Planner used improper categorical exemption determination, stating Category 1 and Category 3 exemption types.

These exemptions do not apply to this major cannabis cultivation facility which has the potential to cause significant environmental impacts.

¹https://www.sf.gov/sites/default/files/2024-02/exhibitg_23_03_10_ejc_map_technical_documentation_transmittal_w_app.pdf

² https://drive.google.com/file/d/12JKnO_2hQILL9bSyn2AG7xO1YVZF_eEf/view?usp=sharing

³https://www.sfexaminer.com/archives/it-looks-like-the-wild-west-industrial-dust-is-taking-a-toll-on-the-bayview/article_b90e2bbf-f83a-52ba-a8e3-995a1619ea22.html

Category 1 applies to “Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.”. Illegal cannabis cultivation cannot be used as a reason to refer to an existing facility. It is a new use with environmental impacts. Moreover, a purportedly existing facility that will have major environmental impacts, as here, cannot qualify for the existing facilities exemption. Azusa Land Reclamation Co. v. Main San Gabriel Basin Watermaster, 61 Cal. Rptr. 2d 447, 464 (Cal. App. 2d Dist. 1997). Therefore a Category 1 exemption does not apply.

Category 3 applies to “New Construction” involving small structures. However, these classes are “qualified by consideration of where the project is to be located. A project that would ordinarily be insignificant in its impact on the environment may, in a particularly sensitive or hazardous area, be significant.”⁴ As noted earlier, the 1719 Wallace structure is embedded in residential and mixed use areas that date back to the early 1910s that precede the light industrial re-zoning by the Board of Supervisors in 1927. The cannabis facility is not a small structure. Because it increases environmental impacts, it does not meet the Category 3 exemption. Voices for Rural Living v. El Dorado Irrigation Dist., 147 Cal. Rptr. 3d 480, 490 (Cal. App. 3d Dist. 2012) (Category 3 does not apply to facilities that have the potential to have significant environmental impacts).

Category 3 also does not apply as a legitimate CEQA exemption.

2 - Air Quality, Health Risks, and AB 617 Violations

Assembly Bill 617 (AB 617), enacted in California in 2017⁵, addresses air quality in pollution-burdened communities, which includes Bayview. It requires the California Air Resources Board and local air districts to identify high-pollution areas and implement strategies like community air monitoring, emissions reduction programs, accelerated pollution controls, enhanced enforcement, and active community engagement to effectively reduce emissions.⁶

AB 617 applies to cannabis cultivation. It is well established that indoor cannabis cultivation facilities have major impacts on energy use, air quality, and public health⁷. Cannabis cultivation facilities emit VOCs from growing operations, and in times of power disruption, can use diesel generators as backup power which further emit carcinogenic particulates.⁸

Cannabis cultivation emits volatile organic compounds (VOCs) such as β -myrcene, which has been identified as a cancer-causing agent by the California Office of Environmental Health Hazard Assessment under Proposition 65. During illegal cultivation activities at the site between June 2022 and August 2023, strong cannabis odors permeated the neighborhood, adversely affecting residents' quality of life. Further, cannabis cultivators overburden the power grid which results in power disruptions and use of diesel generators that cause major deterioration in air quality by emitting dangerous diesel particulate matter—a

⁴ <https://sfplanning.org/list-ceqa-exemption-types>

⁵ https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB617

⁶ <https://ww2.arb.ca.gov/community-air-protection-program/about>

⁷ <https://drive.google.com/file/d/1IPquDerEeEDffXpTHSVFZKt7oge5ShS7/view?usp=sharing>

⁸ Expert testimony for BAAQMD on power disruptions from cannabis cultivation

<https://drive.google.com/file/d/19KZAQ4-HnsYkMd46Vb3AOWyOFVBI0FzI/view?usp=sharing>

practice that is not yet prohibited in San Francisco and should be rectified. In cities like Oakland, as a result of lawsuits, CEQA determinations now require buffer zones and a moratorium on use of diesel generators.^{9 10}

One of the pillars of AB 617 is cumulative impact consideration. This means it is not just individual projects like 1719 Wallace that need to be considered but the broader area for emission sources. On the cannabis cultivation emissions projects alone, according to SF Planning provided data, there are 11 currently operating cannabis businesses in the Bayview, with another 24 in the pipeline, not counting illegal cannabis cultivation.^{11 12} The SF Planning data provided adds up to approximately 300,000 square feet of cannabis cultivation, and all the VOCs and potential diesel power emissions that come with it. In addition to cannabis cultivation, Bayview has other sources of pollution emissions including but not limited to transportation (Highways 101 and 280), auto body repair shops, demolition, concrete crushing, the sewage treatment facility, trucking, waste management, city outflows to the Yosemite Slough¹³ (which is also on the EPA superfund cleanup docket¹⁴), among other industrial and commercial sources.¹⁵

In fact, during the SF Planning commission meeting on October 10, Commissioner Sean McGarry said of the 1719 Wallace project: *"this is the back of the Walgreens...there are a lot of stone shops there, there's a lot of silica floating in the air [laughs] there...it has been industrial for years..."*. Commissioner McGarry's statement suggests that there is already a lot of pollution there, so why not approve another project that causes pollution because that's where polluting businesses go—to the Bayview. This attitude is discriminatory. Instead of recognizing that more emissions are the reason to *deny* approval of 1719 Wallace because of the cumulative effects of air pollution as described in AB 617, Commissioner McGarry, along with nearly every other Commissioner, voted to *approve* the project. Given the lack of understanding of this important bill, it was an improper action, and in potential violation of State law.

A further blow to upholding CEQA, air quality and AB 617 came from D10 Supervisor Shamann Walton, a Board Member of the Bay Area Air Quality Management District and Community Equity and Justice Committee member¹⁶. When asked by email to support residents in opposing the project, the Supervisor curtly replied *"Good morning Barbara. No I will not and you do not speak for Bayview Hunters Point."* Again, the elected officials

⁹ <https://drive.google.com/file/d/1IPquDerEeEDffXpTHSVFZKt7oge5ShS7/view?usp=sharing>

¹⁰ https://cao-94612.s3.us-west-2.amazonaws.com/documents/Administrative-Regs-042823_2024-07-26-170819_dwyc.pdf

¹¹ Bayview Cultivators Data, March 2024.

https://docs.google.com/spreadsheets/d/1UYpCcL-kucE0D2E8VA_o9Deumr88gjne/edit?usp=sharing&ouid=114454607306692863651&rtpof=true&sd=true

¹² <https://sfstandard.com/2024/10/24/sf-sues-after-illegal-cannabis-grow-bust/>

¹³ <https://www.sfchronicle.com/bayarea/nativeson/article/yosemite-slough-19362073.php>

¹⁴ <https://cumulis.epa.gov/supercpad/cursites/csitinfo.cfm?id=0908486>

¹⁵ https://www.sfenvironment.org/sites/default/files/fliers/files/sfe_ej_bvhp_diesel_pollution_reduction_project_report.pdf

¹⁶ <https://www.baaqmd.gov/en/about-the-air-district/board-of-directors/committees/community-equity-health-and-justice-committee>

statements reflect their belief that polluting projects should all be sited in the Bayview—a classic example of environmental discrimination.

Thus, without a comprehensive environmental impact analysis, the 1719 Wallace project may contribute to air pollution, and be in violation with the objectives of AB 617 aimed at reducing air pollutants in vulnerable communities like the Bayview.

3 - Violation of PDR-1-B Zoning Intent

The PDR-1-B zoning is intended to act as a light industrial buffer to protect residential areas from more intensive industrial activities. Permitting a cannabis cultivation facility adjacent to residential homes contradicts this intent. Other cities, such as San Jose and Modesto, have established buffer zones of at least 150 feet¹⁷ between cannabis cultivation sites and residential areas. The absence of a similar buffer in this project disregards best practices and compromises the well-being of nearby residents, including families with young children.

4 - Non-Compliance with Conditional Use Authorization Requirements

Under San Francisco Planning Code Section 303(c)(1), a project requiring Conditional Use Authorization must be "necessary or desirable for, and compatible with, the neighborhood or the community." The proposed facility fails to meet these criteria:

Not Necessary: The area already has a significant number of cannabis cultivation facilities. According to Planning Department data, there are at least 11 cultivators in the immediate neighborhood, with an additional 24 projects pending. The market saturation indicates that another facility is unnecessary.

Not Desirable: The facility does not serve a community need or provide public-facing services. It offers no direct benefits to local residents who are not involved in the cannabis industry. Moreover, the project could lead to increased warehouse rents, negatively impacting small PDR businesses and contributing to the displacement of small, long-term enterprises, as noted by the Executive Director Economic Development on Third (EdoT)¹⁸.

8 nearby residents and business operators objected to this project by signing in person; and a further 8 sent letters of opposition^{19 20}. During the October 10th Planning Commission hearing, the planner stated there were "5 letters of support".²¹ Upon review, 1 letter from the nearest party is an unsigned and unnamed form letter, which is unclear whether it even counts as support. The others have unclear connection to the immediate area surrounding 1719 Wallace. Given that the parties sending in support letters are not impacted, compared to the persons who sent in letters of opposition, it is clear that for people living and working around 1719 Wallace, this project is not desirable.

¹⁷<https://www.sjpd.org/about-us/organization/chief-executive-officer/cannabis-regulation/ordinances-and-regulations>

¹⁸<https://edotbayview.org/so/d2PBMVWAj?languageTag=en&cid=877b6da9-d357-405a-94a2-dede5b8deb21>

¹⁹ https://drive.google.com/file/d/12gyjDZZDFi05b7avv_67bqLJbOCOeG4h/view?usp=sharing

²⁰ <https://drive.google.com/file/d/1F2slU2WJKNW2aQbzxLMAG14mS1Qz6sn1/view?usp=sharing>

²¹ https://drive.google.com/file/d/1ol7G5Pd6HMyiBlrB1bl_d4rQ2PLS_1PI/view?usp=sharing

5 - Misrepresentation and Lack of Transparency

The project sponsors have consistently misrepresented the area as industrial in their outreach efforts, ignoring the presence of adjacent residential homes, and have made mixed statements about their cultivation activities. During a neighborhood meeting on May 15, 2023, and subsequent communications, the consultants referred to the area as "industrial," despite clear evidence to the contrary. This misrepresentation raises concerns about the integrity of the project's community engagement and compliance with Conditional Use Authorization requirements. Further, the project owners were caught cultivating, and yet were misrepresenting the project during public meetings (saying they were not growing yet) and declaring with the SF planning department that it was for a new business.

After purchasing the property in June 2022, the project sponsors installed new HVAC units without the necessary permits. Shortly thereafter, residents noticed strong cannabis odors, suggesting possible unpermitted cultivation activities. At a Bayview Hunters Point Community Advisory Committee meeting in March 2023, the project consultant mentioned plans for the "legalization of unpermitted cannabis operations," implying prior unauthorized use. These actions undermine trust and highlight the need for a thorough environmental review.

During the October 10 SF Planning hearing meeting, the project sponsor called up their permit expediter Fiona Lee and mechanical designer Peter to answer questions from Commissioner Imperial asking about "whether it will be cultivation or processing" and "Is there going to be an effect of smell?" In answering, the Project consultant said the project is cultivation only. They further referenced the "Good Neighbor Policy" and that the odor prevention policy has HVAC and air filtration to prevent odor from leaking out. They claimed that they were only at the "planning stages" and the cannabis smell will be "completely eliminated"²². Given that the Office of Cannabis documented a cultivation violation already and area neighbors could smell the cannabis odors during the June 2022 and August 2023 period, the answers are incongruent with facts. This calls into question the integrity and reliability of any answers and commitments to regulations for cannabis businesses.

Conclusion

In light of these substantial concerns, I respectfully request that the San Francisco Planning Commission reconsider the CEQA exemption determination for the cannabis cultivation project at 1719 Wallace Avenue. I urge the Commission to require a full Environmental Impact Report (EIR) to adequately assess the potential environmental impacts, particularly on cumulative air pollution as outlined in AB 617. Additionally, the project should be evaluated rigorously under the Conditional Use Authorization criteria to ensure it aligns with the community's needs and zoning intentions.

²²SF Planning Commission Recording, October 10, 2024.
https://sanfrancisco.granicus.com/player/clip/47173?meta_id=1087573

Approving this project without proper environmental review and community consideration sets a concerning precedent for our neighborhood and contradicts the City's commitment to responsible and equitable urban zoning uses.

Thank you for your attention to this matter. I look forward to your prompt response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Barbara Tassa'. The signature is fluid and cursive, with the first letter 'B' being particularly large and stylized.

Barbara Tassa
Bayview Resident

Exhibit 1 - SF Planning Executive Summary RECORD NO. 2023-008006CUA 1719 Wallace Ave

Executive Summary
Hearing Date: October 10, 2024

RECORD NO. 2023-008006CUA
1719 Wallace Avenue

the Project.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Bayview Hunter's Point Area Plan and the Objectives and Policies of the General Plan. The Project establishes a light industrial use within a vacant industrial warehouse space and the proposed use will provide local employment opportunities, thereby contributing to the economic vitality of the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Environmental Determination

Exhibit 2 - SF Planning CEQA Exemption Determination

- [Doc link](#)

2024 NOV -8 PM 4:50



San Francisco
Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628 692 7600
www.sfplanning.org

CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1719 WALLACE AVE		5414015
Case No.		Permit No.
2023-008006PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization to comply with nov 20309156 to legalize existing as-built restroom and mezzanine storage. Proposed Cannabis operation on street level per plan.</p>		

EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. (CEQA Guidelines section 15301) Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 - New Construction. (CEQA Guidelines section 15303) Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. (CEQA Guidelines section 15332) New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
<input type="checkbox"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment.

ADVANCED HISTORICAL REVIEW

Check all that apply to the project.	
<input type="checkbox"/>	<p>Reclassification of property status. (Attach HRER Part I relevant analysis; requires Principal Preservation Planner approval)</p> <p><input type="checkbox"/> Reclassify to Category A</p> <p><input type="checkbox"/> Reclassify to Category C</p> <p><input type="checkbox"/> Lacks Historic Integrity</p> <p><input type="checkbox"/> Lacks Historic Significance</p>
<input type="checkbox"/>	Project involves a known historical resource (CEQA Category A)
<input type="checkbox"/>	Project does not substantially impact character-defining features of a historic resource (see Comments)
<input type="checkbox"/>	Project is compatible, yet differentiated, with a historic resource.
<input type="checkbox"/>	Project consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties
Note: if ANY box above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with EXEMPTION REVIEW. The project has been reviewed by the Preservation Planner and can proceed with exemption review.
Comments by Preservation Planner:	
Preservation Planner Signature:	

EXEMPTION DETERMINATION

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	<p>Project Approval Action: Planning Commission Hearing</p>	<p>Signature: Kalyani Agnihotri 09/30/2024</p>
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanning.org/pim/. 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.</p> <p>Once signed and dated, this document constitutes an exemption pursuant to CEQA Guidelines and chapter 31 of the San Francisco Administrative Code. Per chapter 31, an appeal of an exemption determination to the Board of Supervisors shall be filed within 30 days after the approval action occurs at a noticed public hearing, or within 30 days after posting on the planning department's website (https://sfplanning.org/resource/ceqa-exemptions) a written decision or written notice of the approval action, if the approval is not made at a noticed public hearing.</p>	

Exhibit 3 - Office of Cannabis Enforcement Tracker for 1719 Wallace
- Document [link](#)

10/9/24, 10:15 AM

Enforcement and Compliance Tracker: Enforcement Data - Airtable

Created

6/13/2023

Location 1719 Wallace Avenue

Complaint/Activity Initiated **Activity Initiated** X +

NOV Issued? ✓

Business Names Associated With

Unregulated Activity **Cultivation** X +

Status **Closed: Resolved** ▼

Date Closed 8/7/2023 ▼

Notes

Case Reference

Inspection Date 6/13/2023 ▼

Inspection Date 2 mm/dd/yyyy ▼

Inspection Date 3 mm/dd/yyyy ▼

Exhibit 4 - Office of Cannabis Enforcement Letter for 1719 Wallace

- [Document link](#)

 Outlook

OOO & 1719 Wallace Avenue - Enforcement

From Liu, Chelsea (ADM) <Chelsea.Liu@sfgov.org>

Date Fri 6/23/2023 9:39 AM

To luconinc@gmail.com <luconinc@gmail.com>

Cc Law, Ray (ADM) <ray.law@sfgov.org>; Cannabis Enforcement (ADM) <CannabisEnforcement@sfgov.org>

Good morning Kenny,

Thanks for meeting with our office yesterday.

Per our conversation, please remove any equipment indicating cannabis business activity from your premises. This would include installed and uninstalled Andem humidifier, as well as UV lights.

In addition, please resolve your Notice of Violation from DBI, and keep us posted with your resolution process (i.e. building permit application).

We will schedule a follow-up visit in coming weeks to assess the progress. Please let us know how we can best support you during your application process and do not hesitate to reach out to us if you have any questions.




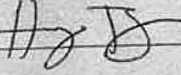
Thanks,
Chelsea

Chelsea Liu
Administrative Compliance Analyst
Office of Cannabis, City & County of San Francisco
www.officeofcannabis.sfgov.org

Exhibit 5 - Signatures opposition 1719 Wallace cannabis cultivation

No to Cannabis Cultivation at 1719 Wallace Ave

We oppose a proposed cannabis cultivation facility at 1719 Wallace Ave due to the harmful impacts it can have on our neighborhood—including strong odors, incompatibility with the residential uses in the area, potential disruptions to power when combined with use of diesel generators for backup will impact air quality, higher likelihood for crime, and potential for lowering home values. The site is zoned as PDR-1-B which is intended as a "buffer" to residential areas, but this has zero buffer to residential uses. San Francisco Planning Code § 303(c)(1) requires that projects approved under a Conditional Use Authorization be "necessary or desirable for, and compatible with, the neighborhood or the community." This project is neither necessary nor desirable for our neighborhood.

Name	Address	Signature
Barbara Tassa	1718 Yosemite Ave	
STAN CHENG	2738 LANE STREET	
Daniel shui	2200 LANE ST	
Hugo Barajas	1726 Yosemite AVE	

No to Cannabis Cultivation at 1719 Wallace Ave

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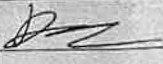
Name	Address	Signature
Jessica Guzman	1727 Yosemite Ave San Francisco, CA	Jessica G
LUIS Barajas	1755 Yosemite AVE	LUIS BARAJAS
Silvia BARAJAS	1726 YOSEMITE AVE San Francisco CA 94124	Silvia Barajas
Ricardo AYALA	1734 Yosemite San Francisco 94124	
Dominic Cobarrubias	1725 Yosemite San Francisco	

Exhibit 6 - Area around 1719 Wallace showing extensive residential uses

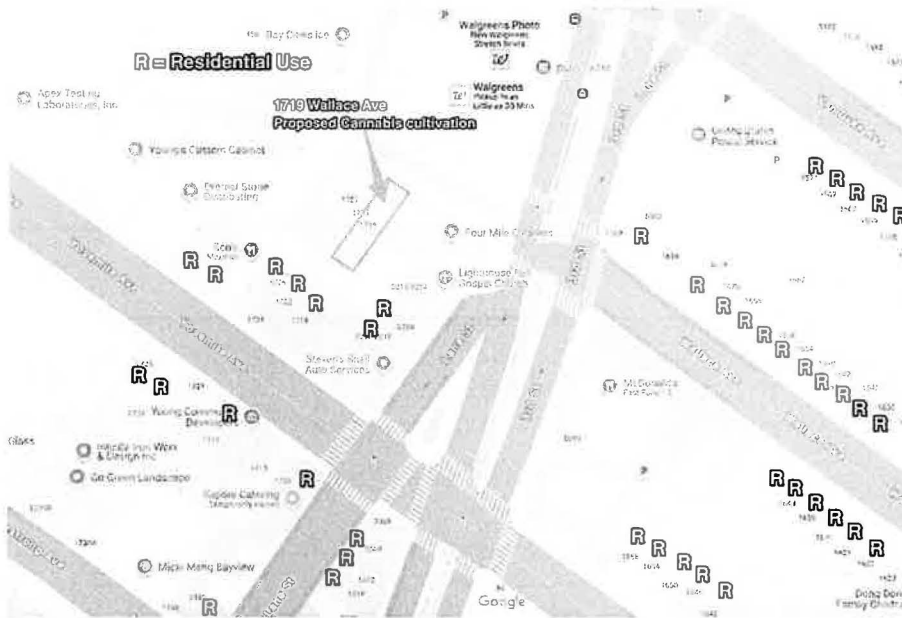


Exhibit 7 - Back side of the 1719 Wallace street (Yosemite Ave residential uses)



Exhibit 8 - Lucon Inc Good Neighbor Policy

Good Neighbor Policy

Lucon Inc.

1719 Wallace Ave, San Francisco CA 94124

We at Lucon, Inc take the safety and comfort of our neighbors very seriously. We are aware of our surroundings and try to be as non-disruptive as possible. We have a good relationship with all of our neighbors and strive to keep it that way.

Our Surroundings:

We are located near Wallace ave and 3rd street and as such Third street is full of pedestrians and vehicle traffic during the day and relatively empty at night. During the day people are regularly coming and going, at night it might be more disruptive to operate. Beyond that we are mostly surrounded by industrial warehouses and businesses but as one goes further north and west the neighborhood becomes more residential and retail commercial.

Nuisance Reduction:

To maintain a less disruptive schedule we only operate from 10am-5pm. Our location at 1719 Wallace Avenue is not open to the public and as such will not have to deal with loiterers, trash, or foot traffic associated with storefront retail. We will have delivery drivers coming and going but that will only be a few times a day at most. We take great care never to inconvenience our neighbors by taking up extra parking. We are also responsive to our neighbors needs when it comes to parking as well.

Any business produces trash, we want to maintain a clean premises. To this extent we clean the trash and organic material (fallen leaves/woodchips/and twigs) from the front of our building and the sidewalk and streets directly around our facility twice per month. Should we notice that there tends to be undue buildup during that time we will increase the frequency with which we clean our surroundings.

Most importantly, we know that the biggest nuisance associated with cannabis is the smell. We will be cultivating cannabis and as such will be especially sensitive to smell at certain points in the growing/drying/curing process. All rooms are kept with negative pressure to prevent smell from escaping and all exhaust from the facility is run through multiple CanLite Caebon Filters. We package and produce all our product in rooms in which all the air is scrubbed with CanLite Carbon Filter with 1500 Cubic Feet per minute filtration rate 24/7. This filter has more than enough capacity for the room. No leakage of smell should occur from the room, but just in case, the other

Exhibit 9 - Property Ownership Records for 1719 Wallace

recorder.sfgov.org/ks/search/result Search Home FAQ Contact Us County Home Page

City and County of San Francisco Assessor-Recorder Public Index Search

1719 wallace Advanced Search Custom Sort by

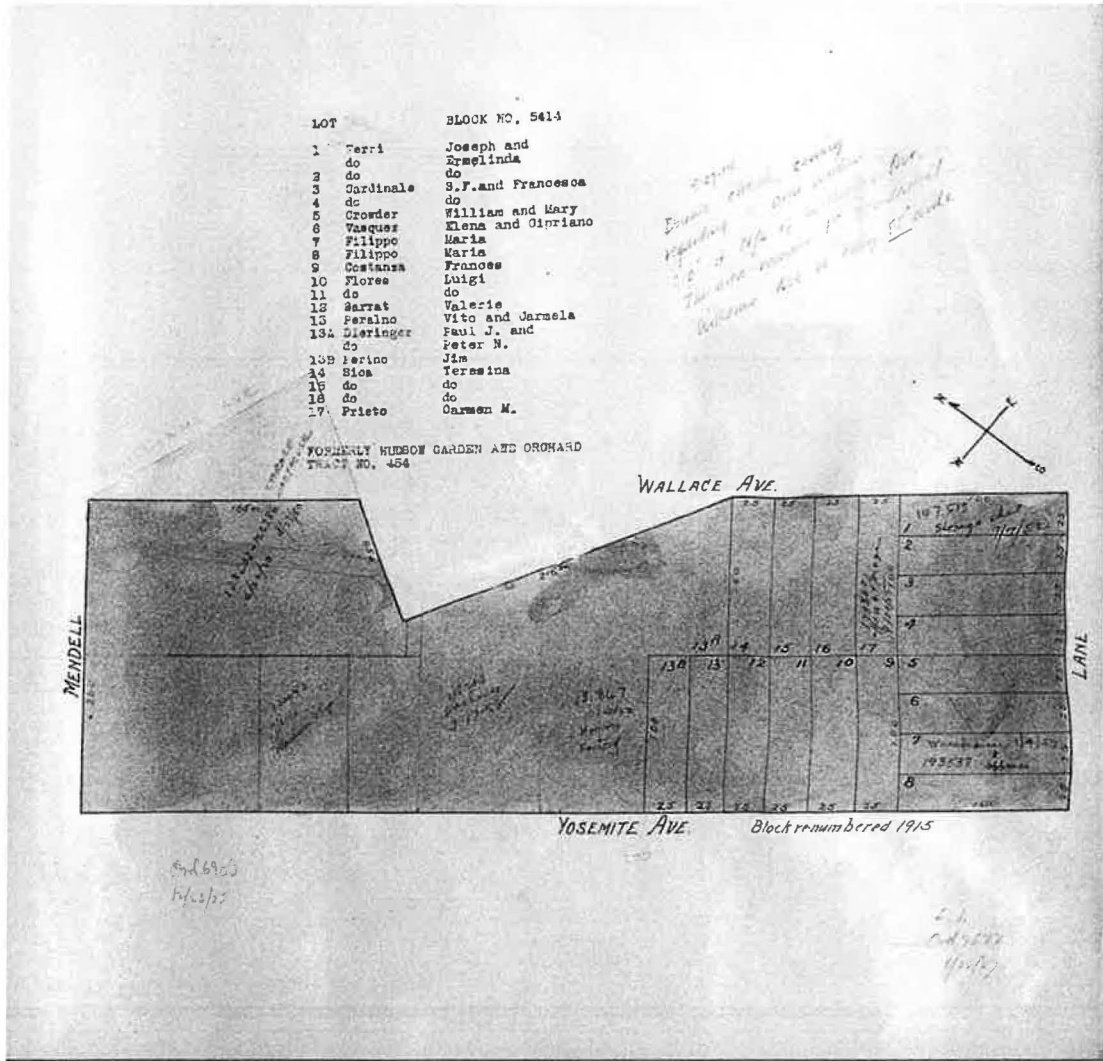
Search Result: 14 Documents
[Criteria: OfficialRecords, 1719 wallace]

10 / Page APN

Refine Result	Document Date	Title(s)	Names	APN
<input type="checkbox"/> DEED OF TR... (9)	8/10/2022	RECONVEYANCE	(R) TRUSTEE SERVICES INC (S) YUSIM ALEXANDER	Document Number 2022058267
<input type="checkbox"/> DEED (3)	8/10/2022	SUBSTITUTION TRUSTEE	(R) YUSIM ALEXANDER (S) TRUSTEE SVCS INC	Document Date 06/10/2022
<input type="checkbox"/> RECONVEY... (2)	6/10/2022	DEED OF TRUST ASST RENTS/LEASES NTC SECURITY AGRMNT FIXTURE FILING	(R) LIU KHANH (S) SILVA RONALD G	Pages 4
<input type="checkbox"/> SUBSTITU... (2)	6/10/2022	DEED	(R) YUSIM ALEXANDER (S) LIU KHANH	
<input type="checkbox"/> ASGT REN... (2)	6/10/2022	DEED	(R) HOANG SARAH PHUONG (S) LIU KHANH	
More	1/10/2022	DEED OF TRUST	(R) WALLACE JACQUELINE G (S) UNIVERSITY CREDIT UNION	
<input type="checkbox"/> LIU KHANH (3)	1/10/2022	DEED OF TRUST	(R) WALLACE JACQUELINE G (S) GUARANTEED RATE INC	
<input type="checkbox"/> MEN REGI... (3)	1/10/2022	DEED	(R) NOSHIR CALCUTTAWALA 20 03 FAMILY TRUST (S) WALLACE JACQUELINE G	
<input type="checkbox"/> WALLACE... (3)	8/18/2010	ABSTRACT OF JUDGMENT	(R) WALLACE EBONY (S) SFGC-SUPERIOR COURT	
<input type="checkbox"/> YUSIM ALE... (3)	12/15/2008	NTC LIEN	(R) WALLACE MARY L (S) SFPD	
<input type="checkbox"/> EATON MA... (2)				
More				
<input type="checkbox"/> 2022 (8)				
<input type="checkbox"/> 1997 (1)				
<input type="checkbox"/> 1998 (1)				
<input type="checkbox"/> 2004 (1)				
<input type="checkbox"/> 2006 (1)				
<input type="checkbox"/> 2008 (1)				
<input type="checkbox"/> 2010 (1)				
More				

Name Type	Name	Xref	Corrected
Grantor	YUSIM ALEXANDER		
Grantee	LIU KHANH		

Exhibit 10 - Historic Yosemite and Wallace Ave
 - Source [document link](#) (page 147)



(From: JOURNAL OF PROCEEDINGS, BOARD OF SUPERVISORS,
CITY AND COUNTY OF SAN FRANCISCO; Vol. 22--
New Series, No. 25; Monday, June 20, 1927,
page 1215.)

AMENDING ZONE ORDINANCE PLACING PROPERTY ON WESTERLY
LINE OF HUDSON GARDEN AND ORCHARD TRACT SOUTH OF
WILLIAMS AVENUE IN THE LIGHT INDUSTRIAL DISTRICT.

Bill No. 8063, Ordinance No. 7577 (New Series), as follows:

Amending Ordinance No. 5464 (New Series), entitled "Regulating and establishing the location of trades, industries and buildings, and the locations of buildings designed for specific uses, and establishing the boundaries for said purposes, and providing penalties for the violation of its provisions."

Be it ordained by the People of the City and County of San Francisco as follows:

Section 1. Ordinance No. 5464 (New Series), the title of which above recited, is hereby amended as follows:

Section 11 of the Use of Property Zone Map, constituting a part of said ordinance, is hereby ordered changed so as to place the following described property in the Light Industrial District, where not already so zoned, instead of the First Residential and Commercial Districts:

Commencing at a point on the westerly line of the Hudson Garden and Orchard Tract, distant 110 feet southerly from the northerly line of Williams avenue, running thence easterly along a line parallel with and distant southerly 110 feet from the northerly line of Williams avenue to the westerly line of Third street; thence southerly along the westerly line of Third street to the northerly line of the Western Development Tract; thence westerly along the northerly line of the Western Development Tract to a point 50 feet easterly from the westerly line of the Hudson Garden and Orchard Tract; thence northerly along a line 50 feet easterly from and parallel with the westerly line of the Hudson Garden and Orchard Tract to the center line of Carroll avenue; thence westerly along the center line of Carroll avenue to the westerly line of the Hudson Garden and Orchard Tract; thence northerly along the westerly line of the Hudson Garden and Orchard Tract to the point of commencement.

Ayes---Supervisors Badaracco, Byington, Colman, Gallagher, Hayden, Kent, Powers, Roncovieri, Shannon, Stanton---10.
Absent---Supervisors Bath, Deasy, Harrelson, Havenner, Marks, McSheehy, Schmidt, Todd---8.

Exhibit 12 - Correspondence with D10 Supervisor regarding 1719 Wallace



Barbara Tassa <btassa@gmail.com>

Mon, Sep 23, 9:58 PM



to Josephine, Brian, Shamann, Joyce, Ko, Marlene, Planning-, Pr-, Pr-, R-, R-, R-, R-, R-, R-, bayviewcac, commissions.secretary@sfgov.org, Walto

Hi Supervisor Walton,

I'm following up on this email from May 9, 2024 on the cannabis projects, in particular 1719 Wallace.

Today I received a notice that the Planning Commission is hearing this project for Conditional Use Authorization on Thursday October 10, 2024.

As noted in my previous email, I'm strongly opposed on this matter, as are a number of other area residents. Here's a summary of reasons why I oppose:

1. Cannabis projects are not improving the community
2. Cannabis projects emit strong odors to the nearby community
3. Dozens of small children live surrounding this project and I do not want my children or any residents being exposed to cannabis smells where we live, play, and sleep
4. Cannabis businesses are the target of violent crimes, as was in my case where my car was stolen and driven and rammed into a cannabis grow facility on Fitzgerald ave (Police Report #230-377-277), and this puts the area residents at risk for personal and/or property damage.

As pursuant to SF Planning code 403(e)(1), Conditional Use Authorizations, projects may be approved if "The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community." This project is not appropriate for this location; nor is it necessary, desirable or compatible with the neighborhood or community.

Will you support us in writing a letter to oppose the conditional use on this cannabis project at 1719 Wallace?

Regards,
Barb Tassa

...



Walton, Shamann (BOS)

Tue, Sep 24, 10:32 AM



to me, Joyce, Ko, Marlene, Jonas, Pr-, Natalie, R-, R-, R-, R-, R-, R-, Bayview, CPC-Commissions, Waltonstaff, 蘇D10, Cathy, Rebecca, Josephine, E

Good morning Barbara.

No I will not and you do not speak for Bayview Hunters Point.

###

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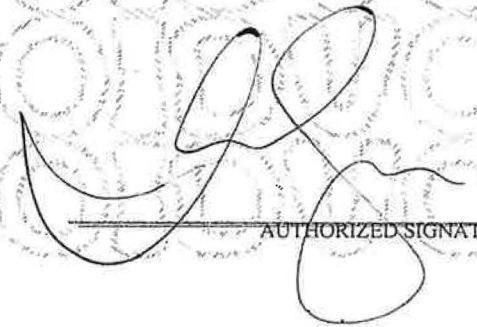
****\$763.00****

****Seven Hundred Sixty Three and 00/100 Dollars****

To The Order Of **SAN FRANCISCO PLANNING DEPARTMENT**
APPEAL FEE

Remitter (Purchased By): **BARBARA TASSA**

Bank of America, N.A.
PHOENIX, AZ

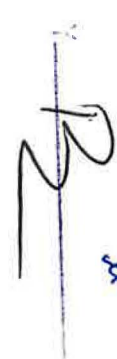


AUTHORIZED SIGNATURE

00-53-3364B 06-2019

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2024 NOV - 8 PM 4:50
JR