

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 11/12/2020

SUBJECT: Use Permit UP-6-20; 170 West Hill Place; TC-1 Crocker Park Trade Commercial District; Use Permit to allow a cannabis distribution and retail delivery business within an existing 12,900 sq ft building; Jared Cohen, applicant; West Hill 170 Lp, owner.

REQUEST: The applicant requests approval of the above-referenced permit to allow a cannabis distribution and retail delivery business within an existing 12,900 sq ft building at the subject property. The existing building is comprised primarily of warehouse space at the ground floor with accessory office space on the second floor. The subject application would include conversion of 644 sq ft of existing warehouse space into new office space for the retail delivery component of the business. Site improvements include new parking lot striping to provide compliant parking for the proposed use.

The applicant originally applied for a Design Permit to allow installation of a detached office trailer in the rear yard. However, the applicant has since withdrawn the Design Permit application and eliminated the trailer from the project scope.

RECOMMENDATION: Approve Use Permit UP-6-20 via adoption of Resolution UP-6-20 containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Categorical Exemption per State CEQA Guidelines Section 15301 - this project falls within a class of projects which the State has determined not to have a significant effect on the environment. The exceptions to this categorical exemption referenced in Section 15300.2 of the CEQA Guidelines do not apply.

APPLICABLE CODE SECTIONS: Cannabis delivery-only retail and distribution are conditionally permitted uses in the TC-1 District per [Section 17.19.030](#) of the Brisbane Municipal Code (BMC). Required business information and performance standards for cannabis business permit applications are detailed in [BMC Chapter 17.33](#).

ANALYSIS AND FINDINGS:

Property Description

The approximately 30,000 sq ft property is developed with a 12,900 sq ft, two-story building constructed of concrete masonry. The applicant's site plan and floor plans may be referenced in Attachment G. The building's first floor is primarily occupied by open warehouse space (approximately 10,900 sq ft), with auxiliary offices above in a second floor mezzanine (2,000 sq

ft). The property abuts 180 W. Hill Pl. to the west (Hensley Event rentals) and 150 W. Hill Pl. to the east (Kuehne & Nagle logistics management). The rear property line abuts County-owned open space. A concrete v-ditch travels through a City stormwater easement in the rear yard. The property is more than 1,000 ft southwest of the nearest residential properties in the Northeast Ridge.

One of the last lots at the end of the West Hill Place cul de sac, the property features a 127 ft curving frontage. Vehicular access is provided by two one-way driveways, with cars entering the site at the eastern 12 ft driveway and exiting via the western 14' driveway. An unstriped on-site parking area and two truck loading docks are located in the property's rear yard. Pedestrian entry to the building is currently provided via an entry lobby at the ground floor facing West Hill Place, although it should be noted there are no sidewalks along West Hill Place (or most of South Hill and West Hill Drives).

There is no on-street parking permitted on West Hill Place along the property's frontage or anywhere else along the curving terminus of the cul de sac. Unrestricted public on-street parking is allowed on the north side of the street between 150 and 100 W. Hill Pl and the south side of the street between 211 S. Hill Dr. and 151 W. Hill Pl. Permit-only parking is allowed on the south side of the street along the frontage of 151 W. Hill Pl.

Site and vicinity photos are provided for the Commission's reference in Attachment D.

Project Description

The applicant requests Use Permit approval to operate a cannabis distribution and retail delivery business (GE United Technologies II, Inc., DBA "Grassdoor"). The applicant has provided a detailed description of the business operation plan in Attachment E. Grassdoor is currently operating in Southern California, and would be expanding its business to Northern California via the proposed Brisbane location. The distribution activities on site, as described in Attachment E, will include receiving, processing, and storing product shipments, while the retail delivery activities would include managing customer orders, delivery driver scheduling, and delivery driver product pickups and returns.

The applicant proposes various tenant improvements to the existing building, including conversion of 644 sq ft of existing warehouse area on the ground floor into new office space and employee break rooms, and modifications to the warehouse space to enhance the security of product storage areas. The existing rear yard parking and loading areas would be restriped (currently no or faded striping exists) to provide compliant on-site parking for 19 passenger vehicles and two truck loading areas. The existing driveway gates would be automated to allow for controlled entry by authorized personnel only (subject to security screening). Employee building access would be provided through the rear of the building within the secured, gated enclosure. The ground floor pedestrian entry facing W. Hill Pl. would allow access to the building, but the warehouse and office areas within would be accessible to authorized personnel only.

Analysis

Cannabis Business Requirements

BMC Chapter 17.33 contains detailed requirements for cannabis business operations. The applicant has submitted a Cannabis Business Checklist and Business Operations Plan (Attachment 3) demonstrating how the business will comply with the performance and operating standards contained in Chapter 17.33. Standards relevant to the Use Permit are discussed in detail below.

State Licensing. This performance standard will be met subsequent to approval of the Use Permit. The applicant will obtain the appropriate State licenses from the Bureau of Cannabis Control (BCC) for the proposed delivery-only retail and distribution operations pending Commission action on this Use Permit. Consistent with State regulations, they may not receive their license from the State until such a time as the City authorizes their land use permit.

Hours of Operation. This performance standard will be met, per page 5 of the applicant's operations plan (Attachment E), with retail delivery operations proposed between 9 a.m. and 10 p.m. Brisbane Municipal Code §17.33.020.B allows cannabis retail delivery businesses to operate between 8 a.m. and 10 p.m. While night operations between 10 p.m. and 8 a.m. would be permitted under the TC-1 District regulations for the distribution arm of the business, the applicant's business plan states that distribution activities would cease by 7 p.m.

Odor Control. Similar to the existing Crocker Park-wide performance standard in BMC §17.19.050, BMC §17.31.020.C requires all cannabis odors to be contained on the property. This performance standard will be met, per the applicant's operations plan (Attachment E). This performance standard will be met through interior ionized air filters installed within the existing HVAC ducting, as described in detail on page 5 of the operations plan and in the attached manufacturer's specifications on page 24 of Attachment E. Compliance with the odor control provisions of the operations plan is included as a condition of approval to Resolution UP-6-20, which also requires the applicant to work with the City to correct odor concerns if the City receives any complaints. As a point of information, BMC §17.19.050 also stipulates that "unresolved or repeated odor complaints may be the basis for suspension or revocation of the business license or use permit, as applicable."

Location of Business Activities. All aspects of the business, with the exception of incidental loading and off-loading of cannabis or cannabis products, must occur within the building, and the interior use related to cannabis products may not be visible from the exterior of the site. As described in the applicant's operations plan, all business operations with the exception of product loading and off-loading will occur inside the building. There are no windows on the ground floor of the structure, and no exterior signage identifying the nature of the business are proposed.

Security and Site Inspections. The applicant has submitted a detailed security plan to the Police Department. The Police Department has determined it to be complete with respect to the Use Permit application, and reserves the right to work with the applicant at the time of the building

permit applicant for tenant improvements to refine and adjust the plan as needed. Condition of Approval A in the attached Resolution requires all security and safety improvements required by the Police Department to be installed prior to business operations.

Use Permit Analysis and Findings

To approve the Use Permit, the Planning Commission shall consider, per BMC §17.40.060:

1. Consideration to the nature and condition of all adjacent uses and structures and consistency with the General Plan;
2. Whether the proposed use would have injurious or detrimental effects on persons residing or working in the neighborhood, or the subject property, the neighborhood, or to the welfare of the City;

The application would meet these findings, as discussed below.

Adjacent Uses and Structures- The subject property is located in the Crocker Industrial Park, the City's largest trade commercial district (zoned TC-1, Crocker Park Trade Commercial District). Uses along West Hill Place include warehouse, distribution, and office uses at 180 W. Hill Pl., 150 W. Hill Pl., 151 W. Hill Pl., and 211 South Hill Dr. The proposed cannabis delivery-only retail and distribution uses are thus consistent with the adjacent uses and structures, and Crocker Park as a whole.

The site is not adjacent to or accessible from the Crocker Park Recreational Trail (CPRT). It is located more than 1,000 ft southwest of the nearest residential properties in the Northeast Ridge.

General Plan Consistency- The proposed delivery-only retail and distribution uses are consistent with the property's Trade Commercial land use designation in the 1994 General Plan.

General Plan policies applicable to the proposed uses include the following:

Policy 8: Maintain and diversify the City's tax base, consistent with community character, in order to generate adequate revenues for City Government and sustain a healthy local economy. (*Local Economic Development, Ch. 4*)

Policy CP.3: Encourage uses that benefit the community, providing jobs, revenues and services. (*Subarea Policies, Crocker Park*)

In general, businesses that comply with the performance standards in BMC Chapter 17.33 are consistent with the City Council's stated interest in allowing such uses to be established in the City as part of a new and expanding industry.

Policy CP.11: Review development plans to assure adequate parking/loading on site. (*Subarea Policies, Crocker Park*)

Under the use standards in BMC Chapter 17.34, on-site parking is calculated based on the square footage of warehouse space (1 space per 1,000 sq ft) and office space (1 space per 300 sq ft). Based

on the applicant's proposed floor plans, a total of 19 parking spaces are required. The applicant's site plan (see Attachment G) shows 19 newly striped on-site parking spaces (10 standard, 9 compact). As described in the applicant's operations plan, the applicant intends to implement a shift-based schedule for employees to ensure adequate on-site parking at all times. For security reasons, Resolution UP-6-20 prohibits delivery drivers from using the limited on-street parking for when reporting to the warehouse for delivery pick-ups and drop-offs or returning cash payments and receipts.

Policy CP.20: Provide the opportunity for a property owner to request police review of plans for new construction and remodeling to provide suggestions for the control of vandalism and theft.

As previously noted, the Police Department has reviewed a detailed security plan and the Use Permit application and will require security-related improvements to be installed on the premises, subject to review and compliance prior to building occupancy.

Policy CP.24: Contain major business activities inside buildings.

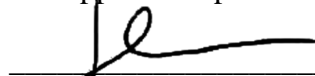
As required by the TC-1, Crocker Park Trade Commercial district regulations, as described in the applicant's business operations plan, and as reiterated in Condition of Approval E included in Resolution UP-6-20, all major business activities with the exception of delivery loading and off-loading shall take place inside the building.

Not Detrimental or Injurious to the Property, Neighborhood or City – Given the conditions of approval contained in the attached Resolution, particularly related to security and fire safety requirements, the proposed cannabis business would not be detrimental or injurious to the property, neighborhood or city at large. The delivery-only retail and distribution uses are consistent with existing uses in the immediate vicinity and throughout Crocker Industrial Park, and would comply with all required performance standards for all businesses, and specifically cannabis-related businesses, in the zoning ordinance.

This application has been reviewed by the Public Works Department, Police Department and North County Fire Authority. These departments have required conditions of approval for the project that are included in the attached Resolution.

ATTACHMENTS:

- A. Draft Resolution UP-6-20
- B. Aerial vicinity map
- C. Assessor's parcel map
- D. Site and vicinity photos
- E. Applicant's cannabis application checklist and business operations plan
- F. Applicant's written statement of findings
- G. Applicant's plans



Julia Ayres, Senior Planner



John Swiecki, Community Development Director

Draft
RESOLUTION UP-6-20

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE
CONDITIONALLY APPROVING USE PERMIT UP-6-20
FOR A CANNABIS DISTRIBUTION AND RETAIL DELIVERY BUSINESS
AT 170 WEST HILL PLACE

WHEREAS, Jared Cohen applied to the City of Brisbane for Use Permit approval to establish a cannabis distribution and retail delivery business at 170 West Hill Place, such applications being identified as UP-6-20; and

WHEREAS, on November 12, 2020, the Planning Commission conducted a hearing of the application, publicly noticed in compliance with Brisbane Municipal Code Chapters 1.12 and 17.54, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the staff memorandum relating to said application, and the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; pursuant to Section 15301(a) of the State CEQA Guidelines; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein, as Exhibit A, in connection with the requested Use Permit;

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of November 12, 2020 did resolve as follows:

Use Permit UP-6-20 is approved, subject to the conditions of approval and pursuant to the findings attached herein as Exhibit A.

ADOPTED this 12th day of November, 2020, by the following vote:

AYES:
NOES:
ABSENT:

Pamala Sayasane
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

DRAFT
EXHIBIT A

Action Taken: Approval of Use Permit UP-6-20, per the staff memorandum with attachments, via adoption of Resolution UP-6-20.

Use Permit UP-6-20 Findings of Approval

- A. The planning commission finds that, given the conditions of approval, the proposed cannabis distribution and delivery-only retail use is consistent with and complementary to the nature and condition of all adjacent uses and structures in the Crocker Industrial Park, and with the all applicable General Plan policies pertaining to permitted land uses and business operations within Crocker Park. Specifically, the use is consistent with the Trade Commercial land use designation in the 1994 General Plan, and per the applicant's business operations plan, the business operations will be consistent with General Plan Local Economic Development Element Policy 8, and Crocker Park subarea policies CP.3, CP.11, CP.20, and CP.24.
- B. The planning commission finds that, given the conditions of approval and the applicant's application materials, the establishment, maintenance and operation of the cannabis delivery-only retail use will not be detrimental to the health, safety, comfort and general welfare of the persons working in Crocker Industrial Park, and will not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the City.

Use Permit UP-6-20 Conditions of Approval:

- A. The applicant shall obtain a building permit demonstrating compliance with all physical improvements to the tenant space and site consistent with this Use Permit application and as required by the Building Division, Police Department, and North County Fire Authority, as listed below:
 - 1. Property and building security shall be installed and shown in the building permit plans, compliant with specifications required by the Police Department and subject to final approval by the Police Department.
 - 2. The facility and building permit plans shall conform to NFPA 1 Chapter 38 2018 Edition, the 2019 California Building Code, and the 2019 California Fire Code.
- B. The applicant shall apply for a business license from the City of Brisbane. Prior to business license approval, the applicant shall demonstrate that the appropriate license from the State of California applicable to the cannabis business has been obtained.
- C. Except where prohibited by State law, all waste generated by the business shall be serviced by the South San Francisco Scavenger Companies. The applicant shall work with South San Francisco Scavenger Companies and the Police Department to determine the appropriate waste storage and pickup protocols.

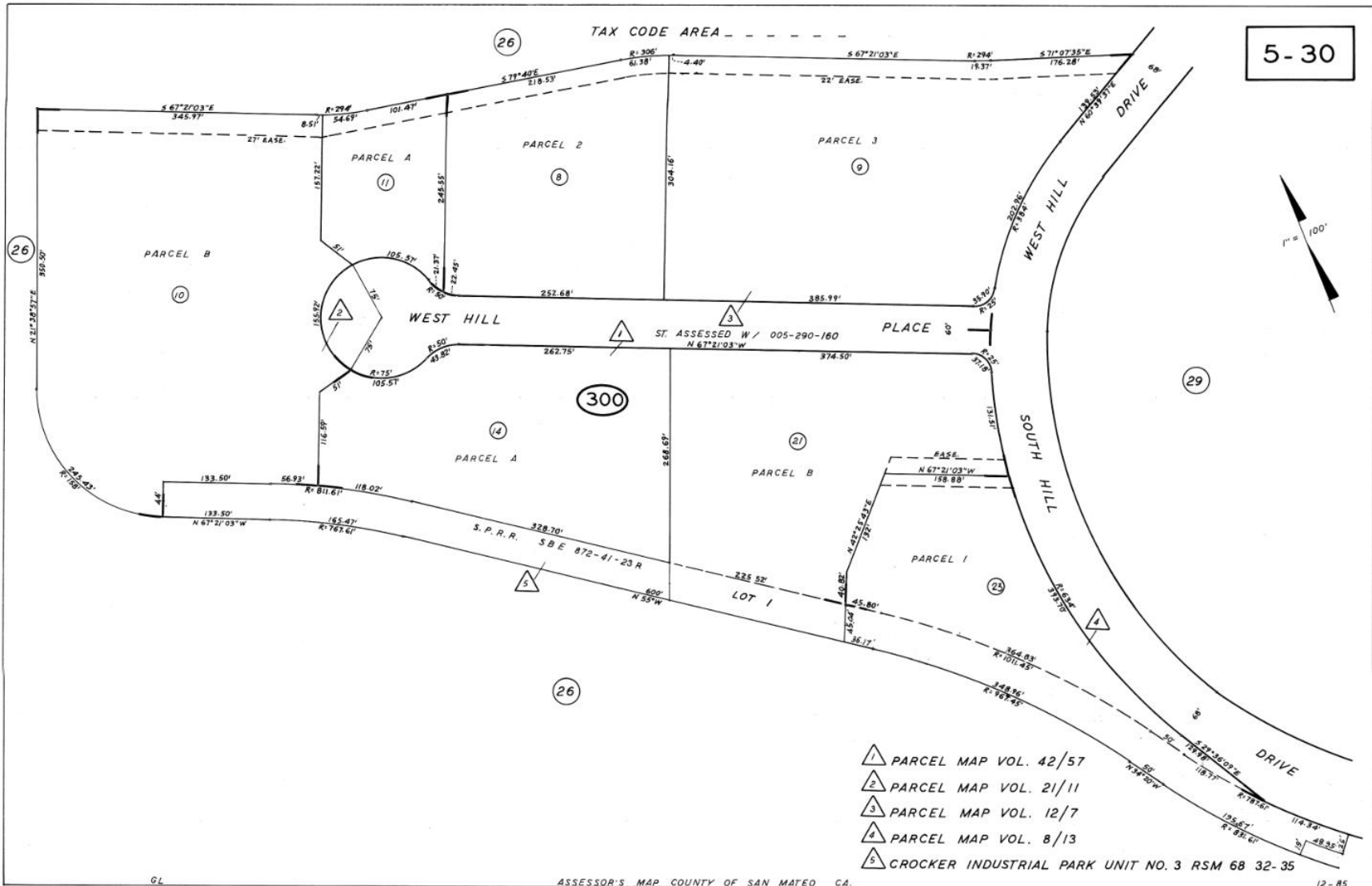
- D. All cannabis product loading and transporting of cash payments and receipts shall occur exclusively on the subject property. Distribution and delivery drivers shall not utilize street parking on West Hill Place for such activities.
- E. The cannabis business shall comply at all times with the performance and operational standards contained in BMC §17.33.020, as may be amended from time to time, including the requirement to conduct all major business activities inside the building. In addition to the requirements specified under BMC §17.33.020, the Police Chief or designated representative shall have the authority to inspect the facility without prior notice during business hours to verify that conditions of the permit are being met.
- F. The Police Department shall have final approval of the proposed entry security systems, location of security screening areas, and security protocols, including specifications of the proposed automated driveway entry gates.
- G. Exterior advertising signage associated with the approved use shall be subject to separate planning applications.
- H. Drawings depicting all work completed and proposed shall be provided to the satisfaction of the City. Exposure of covered work may also be required to demonstrate compliance with building code requirements.
- I. The permittees agree to indemnify, defend and hold the City and its officers, officials, boards, commissions, employees and volunteers harmless from and against any claim, action or proceeding brought by any third party to attack, set aside modify or annul the approval, permit or other entitlement given to the applicant, or any of the proceedings, acts, or determinations taken, done or made prior to the granting of such approval, permit, or entitlement.
- J. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- K. This Use Permit is subject to the revocation procedures established in Brisbane Municipal Code Chapter 17.48 should the use not comply with its conditions of approval or in any way prove to be a nuisance, injurious or detrimental to property or improvements in the neighborhood or to the general welfare of the City.
 - 1. Failure to comply with any of the aforementioned conditions of approval shall constitute grounds for revocation of the use permit. Generally, in the event that any of the agencies with oversight authority provides a written notice of the violation and correction items have not been properly addressed in a timely manner (as may be indicated in the notice); or in the event that more than one violation is issued within a six month period, the application will be brought to the Planning Commission for revocation.
 - 2. The Community Development Director shall have discretion regarding referral of the application to the Planning Commission for revocation proceedings.

Aerial Vicinity Map
170 W. Hill Place



Assessor's Parcel Map
170 W. Hill Place

5-30



Site Photos
170 W. Hill Place



View of the front yard from W. Hill Pl. looking north.



View of the eastern, entry driveway from W. Hill Pl.

Site Photos
170 W. Hill Place



View of western, exit driveway from W. Hill Pl.
180 W. Hill Pl. in background.



View of rear yard and parking lot looking east.
150 W. Hill Pl. in background.

Site Photos
170 W. Hill Place



View of rear yard and parking lot looking west.



View of concrete v-ditch within City easement.

September 8, 2020

Julia Ayres
Senior Planner, Community Development Department
City of Brisbane | 50 Park Place, Brisbane, CA, 94005
Desk: (415) 508-2129 | Cell: (415) 519-0165
Email: jayres@brisbaneca.org

Dear Julia,

I want to thank you for your assistance in the Use Permit application process for the City of Brisbane. We are looking forward to expanding our operations from Southern California into Northern CA and Brisbane is our key priority for 2020 and into 2021.

Once we successfully secure a cannabis license, you will have my full commitment to doing all that we can to work with the City to achieve common goals of properly and purposefully accelerating development and commencing operations.

We are excited about the opportunity and look forward to working with the City, community, and constituents of Brisbane to build a cannabis business, operated in partnership with the local community, you will embrace.

My cell phone number is (917) 805-5428. I can be reached at any time if you would like to discuss any aspect of our application further.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jared Cohen', with a stylized flourish at the end.

Jared Cohen

CANNABIS BUSINESS COMPLIANCE CHECKLIST

- Attached:
 - i) filename: “1. Cannabis Business Compliance Checklist – SIGNED”

GE United Technologies II, Inc. (herein referred to as “GE United Technologies”) is applying for a Use Permit to operate cannabis businesses in the City of Brisbane, California. The GE United Technologies facility will be located at 170 W Hill Place. Brisbane, CA 94005.

Documentation of Business Organization

- Attached:
 - i) Articles of Incorporation (filename: “2. DE Certificate of Incorporation - GE United Technologies II, Inc.”)
 - ii) Corporate Bylaws (filename: “3. Bylaws - GE United Holding, Inc.”)
 - iii) Corporate Structure (filename: “4. GE United Corporate Structure”)

Live Scans

To be provided upon request

State Licenses that will be obtained

Type 9 - Non-Storefront Retailer License

Type 11 – Distribution License

State Certificate of Good Standing

- Attached:
 - i) Certificate of Qualification and DE Good Standing (filename: “5. CA Foreign Qualification and DE Good Standing - GE United Technologies II, Inc.”)
 - ii) Certificate of Status (filename: “6. CA Certificate of Status Good Standing - GE United Technologies II, Inc.”)

List of All Individuals or Entities that Own the Business

- Attached:
 - i) Cap table (filename: “7. Cap Table GE United Holding Inc”)

Written Description of Operations / Project Description

Business Activity

GE United Technologies II, Inc (DBA Grassdoor) is a cannabis delivery company. Grassdoor has always and will continue to adhere to all Local and State regulations in our operations. We have extensive retail delivery experience and provide state of the art technology to deliver cannabis to our consumer in a safe and reliable format.

Currently GE United delivers on-demand and scheduled cannabis products to customers throughout Southern California and is excited to bring our industry leading technology and customer service to Northern California. Powered by experience gained from our existing cannabis operations, GE United is strategically

positioned to become one of the leading on-demand cannabis delivery companies in the State with the highest customer satisfaction.

As our business footprint expands from Southern California, Grassdoor has proposed operating a State Distribution License at the Brisbane Facility to label, package, store, arrange testing for, and transport cannabis products for our operations. Grassdoor will strictly adhere to all rules, requirements, and regulations regarding shipment of adult-use and medical cannabis within the State of California.

Summary of Day-to-Day Business Operations

Grassdoor Cannabis Delivery Day-to-day operations may include:

- Daily management of employees
- Receiving shipments from approved vendors
- Inventorying product and restocking inventory
- Conducting quality control checks
- Conducting due diligence of records
- Updating multiple systems (like track and trace, accounting, HR)
- Fulfilling orders (preparing for delivery)
- Packaging and Staging
- Confirming customer information
- Report generation
- Managing security procedures
- Communicating with local and state offices
- Enforcing compliance and security protocol
- Managing delivery driver schedules
- Facilitating waste management pick ups
- Strategize marketing and advertising
- Conducting research and Business Development
- Updating web and social media content
- Auditing prior days sales records
- Liaise with legal counsel, accounting, and security personnel
- Perform general cleaning and maintenance of facility

Product, Production and Sources

Grassdoor will only source product from CA state licensed manufacturers, distributors and cultivators. The Products to be sold include: (a) Cannabis Flower, (b) Cannabis Concentrates (including Vapes, and other concentrated products, (c) Cannabis Pre-Rolls, and (d) Cannabis Edibles, tinctures, tablets, salves or lotions.

Every product must have a valid, state issued METRC tag in order to be received into Grassdoor’s warehouse management system (WMS). Once received into inventory, Grassdoor applies a specialized barcode to every individual product. All products are individually scanned when packed and transferred to delivery drivers ensuring real-time, 99.9% accurate inventory tracking.

The facility will also be used for licensed storage and our distribution will primarily be used to support other Grassdoor hubs across California. The Distribution portion of the business will work as a conduit to supply the regional network of Grassdoor locations with finished goods. Grassdoor will receive all bulk product deliveries under the Brisbane distribution license and store those products in the section of the premises that is designated for distribution activities. We will have rigorous quality control mechanisms in place, ensure compliant packaging, accurate testing-reflective labeling, and proper storage conditions to prevent degradation. We will also explore the creation and distribution of pre-rolls within the Distribution licensed division. On a daily basis, products will either be transferred to the Brisbane retail delivery license for immediate delivery to end consumers or products may be transferred to one of Grassdoor's other retail delivery hubs. All inventory tracking will be available in real time and will be in sync with METRC.

Staffing

Grassdoor takes pride in its ability to create hundreds of medium to high paying careers in a range of skill levels and skillsets in each city that we operate. The following positions will be filled almost immediately in Grassdoor's Brisbane hub:

- Facility Director
- Facility Manager (x2)
- Sourcing Manager
- Delivery Fleet Director
- Delivery Fleet Manager (x2)
- Director of Driver Training
- Driver Trainer/Coach (1 coach per 50 drivers)
- Compliance Manager
- Finance Director
- Controller
- Cashier Manager
- Cashier (x3)
- Delivery Driver (Forecasting 150 Full Time Drivers within 12 months)
- Security Director
- Security Manager
- Warehouse Shift Lead (x4)
- Warehouse Employee (Forecasting 20 Full Time Warehouse Employees within 12 months)
- Armed Security Guards (3rd party contractor)

Executive Team

Zack Ein – Founder and CEO: Zack graduated from the University of California Santa Barbara in 2004 with honors. In 2008, Zack launched a design and manufacturing company called Agile Brands LLC, which was sold in 2012 to The Outdoor Recreation Group. In the wake of Agile Brands, Zack launched a software development company called Case Study Consulting. In 2014, Case Study Consulting began focusing on cannabis technology. This focus led to the development of several software solutions utilized by distributors, delivery companies and retail locations. In 2018, Zack created a new entity, GE United Technologies, to directly attack the Cannabis delivery market. GE United Technologies is the parent company of Grassdoor, which has risen to become the number one Cannabis delivery company in Southern California within 2 years

of launch. Grassdoor intends to have the same success in Northern California. Zack is passionate about using technology to empower, connect and improve the lives of as many people as possible

Bradley Ottomeyer - Compliance Manager: Brad has over 30 years of experience in consumer products. From 1992 to 2016, Mr. Ottomeyer was President of the The Outdoor Recreation Group, a leading outdoor camping manufacturer employing over 200 people in Los Angeles, CA. At Outdoor Recreation, Brad was directly responsible for key account relationships including Wal*Mart, Costco, Target, and Amazon. While at Outdoor, Brad oversaw Outdoor's revenue expansion of over 150% to \$95MM in 2014. After exiting Outdoor Recreation, Brad was President / Founding Member of Swell Farmacy, a 4 Store Cannabis Dispensary in Arizona. Swell Farmacy was known throughout Arizona as one of the leading Marijuana retailers, quickly driving over \$20MM in revenue in 2018. After Swell Farmacy was sold to Curaleaf Inc in 2018, Brad and his team opened a boutique cultivation in Mancos, CO and a Cannabis distribution company in Arizona.

Monty Mars – President: Monty is an accomplished corporate leader with over 25 years of experience in the medical device, biotechnology and high technology industries. Over his career, Monty has been responsible for a variety of activities, including corporate development, legal, strategic venture investing and intellectual property. Monty holds a BS in Biochemistry from the University of California at Davis, a JD from the University of Southern California and an MBA from the Wharton School of Business

Jared Cohen – Strategy and Business Development: Jared has focused on providing capital and expertise to assist early stage companies in accelerating growth and implementing best practices. Mr. Cohen brings over 15 years of public and private investing experience across multiple industries. Mr. Cohen spent 10 years at Fortress Investment Group as a Partner in the Credit Funds and had previous roles at Merrill Lynch and Morgan Stanley. Jared is a graduate of University of California, Los Angeles, is a CFA charter holder and a member of the Milken Young Leaders Circle.

Hours of Operation

GE United's businesses will be closed to the general public, as the facility is not a retail storefront location. Our retail delivery operations will operate between the hours of 9:00 AM and 10:00 PM. The last delivery order will be coordinated to ensure all vehicles and drivers are back by the times required under California's BCC regulations..

The hours of our Distribution division will be 8:00AM – 7:00PM.

Odor Control

Grassdoor will contain any odors on the property. Grassdoor will work with city and state to ensure compliance with all rules and regulations pertaining to odor. Odor-elimination systems and equipment will be engineered into Grassdoor's design and operational procedures will provide for odor-elimination measures.

Because the Distribution/Storage part of the business will retain and handle large amounts of cannabis and cannabis products, Grassdoor will make proper HVAC and air sanitization systems a top priority for these areas. The HVAC system will be able to prevent internal odor from being emitted externally.

Grassdoor's odor control plan will be consistent with accepted and available industry-specific best control technologies designed to effectively eliminate odor. To accomplish this, Grassdoor will have installed filtered-based (charcoal, polarized, carbon, etc.) exhaust system within its HVAC unit. Such a system is often considered the gold standard for odor control. The system will pull in the cannabis malodors from the requisite room and neutralize the odor-causing molecules before they ever enter the remainder of the HVAC system and into the open air. Equipment will receive approval and will be deemed to be capable of sufficiently and effectively eliminating odor from all odor sources.

- Attached Odor Control Cut Sheets:
 - i) filename: "16a. Odor Control Plasma Air Submittal"

Visibility of Operations

Grassdoor will work with our architect and design team to ensure that our Cannabis Non-Store delivery remains inconspicuous, and blends in the surrounding neighborhood. No production, distribution, warehousing, display, or wholesale of cannabis products shall be visible from the exterior of the building, and no retail sales will be conducted on the premises. No signs or banners will be posted indicating the use of the facilities, and we will make all efforts to mitigate auto traffic into the site during work hours.

Packaging and Labeling

Grassdoor Non-Storefront Delivery operation shall purchase approved products from only licensed cannabis distributors, manufacturers, and cultivators. Subsequently, all products purchased from the above shall meet the state requirements for packaging and labeling per the state statutes set forth for these license holders.

Grassdoor's Distribution arm will be packaging, repackage, labeling and relabeling cannabis products as needed and contracted after testing, and in so doing, will comply with all the Packaging and Labeling requirements for Distributors set forth in the BCC Regulations Section §5303.

Building, Site and Floor Plans

- Attached:
 - i) Filename: "8. 170 W Hill Place Use Permit Documents_20200903_0001"

Stormwater Control

NA - There is no new or replacement of impervious surfaces

Wastewater Pre-Treatment Control (For Industrial Users)

NA - There is no industrial use

Description of Water Infrastructure

City of Brisbane / municipal source of water. No industrial water use will be required; only water use is for bathroom fixtures and breakroom sinks.

Security Plan, Security Measures and Security Breach Response

Introduction and Security Mitigations:

GE United Technologies will have Armed 24/7 on-site security and security monitoring services for the security systems.. The GE United Technologies security plan is based on the standard security industry best practices of “Concentric Circles of Protection” and “Checks and Balances Security.”

Concentric Circles of Protection practice requires that there be multiple layers of protection that a perpetrator would need to defeat in order to reach the protected assets. Measures that deter, delay, detect, and interdict/respond are standard security industry practices that were used during the preparation of this plan. This gives responders time to react in order to thwart the attempt and prevent the loss.

Checks and Balances Security requires that no single individual be allowed unrestricted access to assets. This not only prevents insider theft but also avoids situations where that single individual is taken hostage and coerced to provide access to unauthorized person/s.

Security Culture:

The management of GE United Technologies understands the importance of creating a security culture to assist in the overall success of the enterprise security plan and will emphasize the importance of security to all employees as leaders in this area. Managers will follow all security policies and procedures in order to set the example and promote this compliance culture. Security at the future site will be important as it not only reflects on the cannabis industry as a whole but also impacts public safety in the area. In a broad sense, every GE United Technologies employee should be considered part of the security program. Through a security awareness program, employees will be taught to understand the relationship between security and the organization’s success, learn their obligations under the security program, understand how various security measures support security program objectives, and become familiar with available resources to help with security concerns.

GE United Technologies will maintain the security and compliance training program in order to ensure that all new employees are trained prior to taking on responsibilities, and a regular in-service training program that ensures employees are up to date on the latest procedures, laws and regulations. Security officers will receive regular training updates regarding specific skills needed for their particular roles, as outlined later in this plan.

The consumption of cannabis or the sale or consumption of alcohol on the Business Premises is strictly prohibited. Employees and agents of GE United Technologies are prohibited from soliciting or accepting any cannabis or alcohol products from any customer or vendor while on the Business Premises. All employees, at the time of their hiring, are required to sign a Drug Policy form indicating that they have read and understand the terms and conditions that drug usage on site, is strictly prohibited and grounds for termination.

Operational Security

General Security Policies for the Facility

GE United Technologies will implement and train employees on a detailed operations and security Policy and Procedure Manual and all will be required to sign acknowledging receipt and understanding of this manual.

The manual will detail general policies to be followed by all employees but will also have additional measures assigned to specific personnel at the business.

Business Premise Access Plan

GE United Technologies recognizes that pursuant to the City of Brisbane Municipal Code and Cannabis Rules and Regulations it shall be subject to inspection, investigation or audit by the City or by Bureau of Cannabis Control or its agents, with no notice required, to determine compliance with this article. This can be an inspection, an investigation, or audit (being a review of any books, records, accounts, inventory) of onsite operations specific to the Business Premises and License.

Transactional Security

GE United Technologies will minimize the number of cash transactions that occur on site by providing as many electronic payment options as possible to clients and vendors. It will direct as many cash exchanges as possible to take place at other locations such as banks and private safe deposit vaults and through the use of licensed couriers. All cash transactions that do take place on site will be recorded either digitally or on paper to keep in compliance with Track and Trace POS systems and will be done in full view of camera systems. The amount of cash kept on hand will also be kept to a minimum in order to reduce the risk of theft or robbery.

Confidential Information Security

GE United Technologies prioritizes the safekeeping of customer and patient data and will implement specific policies and procedures to ensure that this information is kept confidential in accordance with all requirements. GE United Technologies will always comply with the Health Insurance Portability and Accountability Act of 1996 (HIPAA) and other government requirements. Other confidential information will be handled and stored with the same degree of caution and security.

Visitor and Vendor Security

GE United Technologies will follow the below policies and will implement and maintain a strict procedure to provide for authorized visitor access. No visitors will be allowed entry to the site unless they are authorized, are at least 21 years of age, and have a specific business purpose to be there.

The facility will maintain an onsite employee/visitor database that includes:

- Employee, vendor, or contractor photograph
- City/State issued work permit
- Emergency contact
- Copy of city or state issued personal identification
- Vehicle identification information (if applicable)
- Areas of access with in the facility

The employee database will provide easily accessible verification credentials to the Security Team to prevent unauthorized access into the facility. A vendor database will track all outside vendors, contractors, or labor representatives that enter the facility. Vendors may include contractors or other industry professional that would require entry to maintain and support the facility operations. A visitor logging system will enable

facility management, security and City appointed staff to have immediate access to administrative event logs for filing of incident reports with management and the local Sheriff department as required by the ordinance.

Third Party Contractor Security

Security services will meet or exceed the City of Brisbane requirements regarding the posting of on-site security personnel. The security personnel will meet requirements put forth by the California Department of Consumer Affairs and approved by officials of the Brisbane Police Department. While there a several companies we are considering, a final decision has not yet been made. We will provide the name, address, California Bureau of Security and Investigative Services license number and that license’s expiration date once that provider has been determined.

Security Officer Policies and Procedures

Security officers are trained and will be required to follow a specific set of policies and guidelines directing their activities. The training program provided to GE United Technologies contract security officers will use the following curriculum: role of private security officers, crime and loss prevention in the cannabis industry, use of force and force continuum, security officer conduct, observation and incident reporting, patrol techniques, customer service and public relations, principles of access control, electronic security systems, safeguarding information, emergency response procedures, life safety awareness, employer orientation and policies, substance abuse, workplace violence, conflict resolution awareness and de-escalation techniques, parking lot security, marijuana Track and Trace, and first aid.

Security Officers Duties and Responsibilities

Security officers will carry out various responsibilities including, but not limited to: screening employees and visitors in the receiving area; controlling access to the facility at all access points; monitoring security and life safety equipment; conducting patrols; responding to security incidents; documenting incidents; escorting visitors; assisting with parking issues; Inspecting packages and vehicles; utilizing various security measures (doors, locks, alarms, video surveillance cameras, lighting, etc.); and notifying Brisbane Police Department in case of an emergency or incident.

Security Guard Schedule

At least one licensed and Armed Security Guard will be on site 24 hours per day, 7 days per week.

Security/Alarm Monitoring and Maintenance

The Security System will be monitored by a thirdparty security monitoring service. In the event of a security breach, law enforcement will be notified.

The company monitoring the security system will inspect the security system at least once per quarter to ensure the system is operating properly.

Transportation Security

The GE United Technologies shipping and receiving process will follow strict policies and procedures in order to ensure full compliance with all Track and Trace regulations and to ensure the security of the assets as well as the safety of all personnel. The transportation company used by GE United Technologies will comply with any and all regulations and requirements as set forth by the City of Brisbane or State of California, as well as

any and all Track and Trace protocols and will operate within the full scope of the requirements set forth by the City of Brisbane.

Cannabis Product Security

Cannabis Product security will be maintained as a priority and all employees and contractors will strictly adhere to GE United Technologies policies and procedures or disciplinary/removal measures will be taken. In compliance with the City of Brisbane Security Requirements, and the State of California, GE United Technologies will implement the below policies and procedures in order to secure all cannabis product and ensure that none is lost or diverted to individuals who are not authorized to possess it or person/s under the age of 18. All product will be stored in a vault room or safe secured with a commercial-grade lock in a limited access, locked room, that is under video surveillance. At the end of each day, all loose product will be secured in the same manner.

All employees that work on site will have their own digital access control card which will track and save all instances of entering a limited access room, such as the Cannabis storage rooms. Only a limited number of employees will be awarded digital access control cards that grant access to the Cannabis Storage rooms. Employees entering the Cannabis storage rooms must swipe their digital access control card every time they enter the room. Employees will not be permitted to bring any sort of personal bag or loose piece of clothing into the Cannabis storage rooms. Security personnel and management will be watching all cameras closely when employees are inside of the Cannabis storage rooms.

Employee lockers will be provided outside the product storage and processing areas and employees will be required to store all bags, containers and oversized or baggy clothing outside the marijuana product areas in order to prevent theft. Employees will submit to an inspection upon entering the site in order to prevent the ingress of weapons or other prohibited items, and upon exit in order to prevent the unauthorized egress of marijuana product or other valuables. A list of items prohibited from egress will be displayed at the entrance and searching area.

Track and Trace/Inventory/Record Keeping

GE United Technologies sales transactions and POS system will meet all Track and Trace requirements of the State of California at all times.

Reporting Responsibility

GE United Technologies agrees that it will notify the Brisbane Police Department (or designee) and the State of California, if a discrepancy or security breach is discovered.

Threats, Risks and Appropriate Responses

The following scenarios have been considered during the preparation of this security plan and appropriate procedures for response will be implemented:

- Armed assault during business hours
- Insider theft during business hours
- After business hours insider threat
- After business hours threat to security officer
- After hours burglary attempt through walls or ceiling

- Insider theft after business hours

Security Program Implementation

During the startup phase of the operation, there will be an implementation and testing period of the security systems and procedures. These steps and milestones will be followed:

1. Design and deploy the system
2. Provide appropriate training including the provision of operational and response procedures, training manuals, schedules, plans, training agendas, and trainee evaluations
3. Define operation and maintenance roles and responsibilities
4. Establish a process of systems installations, commissioning, testing, evaluating, acceptance, and rejection

Delivery Security for Commercial Cannabis Activity

The following general procedures will be adhered to at all times:

- All deliveries of cannabis goods will be performed by a delivery employee of GE United Technologies conducting Delivery for Retailer Commercial Cannabis Activity. Each delivery employee will be at least 21 years of age. Only authorized employees of GE United Technologies will be in the delivery vehicle during the time of delivery.
- All deliveries of cannabis goods will be made in person, reviewed for proper packaging and labeling, and placed in exit packaging prior to being delivered. A delivery of cannabis goods will not be made through the use of an unmanned vehicle.
- Orders for medicinal cannabis will only be delivered to patients who are above the age of 18 and possess either a physician's recommendation or a valid medical marijuana medical card. Prior confirmation of authenticity of medical documents is highly encouraged. Consumers may provide their cannabis medical documents through the customer portal.
- All product that was not delivered will be placed back into the secured inventory control room immediately upon return to the licensed site.
- GE United Technologies will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency, nor to locations located within a jurisdiction that has an ordinance in place strictly prohibiting the delivery of cannabis goods.
- An electronic age verification method (program or device) will be used to determine the age of any individual attempting to purchase cannabis goods for delivery and will be available at each point-of-sale location. The device will be maintained in operational condition and all employees will be trained in its proper use.
- The delivery route begins when the delivery employee leaves the business premises with the cannabis goods for delivery. The delivery route (process of delivering) ends when the delivery employee returns to the Business Premises after delivering the cannabis goods.
- The delivery employee of GE United Technologies will, during deliveries, carry a hard copy of the Licensee's License, the employee's government-issued identification, and an employer provided badge containing a picture and the name of the delivery employee. GE United Technologies will maintain an accurate list of its delivery employees.
- Delivery employees of GE United Technologies, carrying cannabis goods for delivery, will only travel in an enclosed motor vehicle operated by an authorized delivery of GE United Technologies.

- While carrying cannabis goods for delivery, the delivery employee will ensure the cannabis goods are not visible to the public. The delivery employee will not leave cannabis goods in an unattended motor vehicle unless the motor vehicle is equipped with an active vehicle alarm system.
- The vehicle used for the delivery of cannabis goods will be outfitted with a dedicated Global Positioning System (GPS) device for identifying the geographic location of the delivery vehicle. The device shall be either permanently or temporarily affixed to the delivery vehicle and shall remain active and inside of the delivery vehicle at all times during delivery. At all times, GE United Technologies shall be able to identify the geographic location of all delivery vehicles that are making deliveries and shall provide that information to the City of Brisbane and/or the BCC upon request.
- GE United Technologies will only deliver cannabis goods during the hours approved by the City and by the State of California.
- While making deliveries, the delivery employee will not carry cannabis goods in excess of the allowed limit at any time. This value will be determined using the retail price of all cannabis goods carried by the delivery employee.
- Delivery drivers will be required to verify receipt of each delivery order with the manager, in order to provide a complete chain-of-custody for all marijuana product. All product leaving the licensed premises will be recorded in the track and trace system.
- Each driver will secure all marijuana product inside a locked container in their vehicle and will only remove when effecting the delivery at each location on the route.
- Delivery employees are prohibited from consuming cannabis goods and shall not be under the influence of any substance that impairs the ability of the employee while delivering cannabis goods.
- While making deliveries of cannabis goods, the driver will only travel from the GE United Technologies premises to the delivery address; from one delivery address to another delivery address; or from a delivery address back to the GE United Technologies' premises. The delivery employee will not deviate from the delivery path, except for necessary rest, fuel, or vehicle repair stops, or because road conditions make continued use of the route unsafe, impossible, or impracticable.
- No person shall conduct any deliveries within the boundaries of the City of Brisbane without first obtaining the required License from the BCC. Furthermore, no Licensee is authorized to provide delivery services outside of the City of Brisbane under a License issued by the BCC, unless authorized by the jurisdiction where the delivery is to be made.
- GE United Technologies is required to notify the BCC in writing of an arrest or criminal conviction of an employee involving a delivery vehicle either by mail or electronic mail, within 48 hours of the conviction or arrest.
- GE United Technologies will maintain a fire-proof safe on-site.
- On the first of every month and upon request, GE United Technologies will provide the BCC and the City of Brisbane with information regarding any motor vehicles used for the delivery of cannabis goods, including the vehicle's make, model, color, Vehicle Identification Number, and license plate number. Any motor vehicle used by GE United Technologies to deliver cannabis goods may be inspected by the BCC at a Business Premises or during delivery.
- In reference to GPS Positioning System technology, GE United Technologies has designed a proprietary technology platform to track and database technology to record and GPS related information. The GPS functions of the platform include:
 - The time that the delivery driver and vehicle departed the licensed premises;

- The time of the cannabis transaction and delivery took place;
- The exact route of the driver and vehicle during the delivery route;
- The time that the driver departed the delivery address;
- The time and route between additional delivery addresses; and
- The time the delivery vehicle returned to the licensed premises;
- GE United Technologies will only permit or allow delivery of cannabis or cannabis products in a vehicle that is:
 - insured at or above the legal requirement in California;
 - capable of securing (locking) the cannabis or cannabis products during transportation;
 - capable of being temperature controlled (or using a container that can be temperature controlled) if perishable cannabis or cannabis products is being transported;
 - and does not display advertising or symbols visible from the exterior of the vehicle that suggest the vehicle is used for cannabis delivery or affiliated with a cannabis retailer.

Delivery Procedures for dispatch personnel:

- Dispatch personnel will utilize a “Delivery Route Container” that will contains the following specs:
 - A temperature controlled container that has been closed with a plastic, single use, numbered and barcoded security seal.
 - A locking cable for securing the container to the vehicle;
 - An extra, unclosed security seal to be used by the driver at the end of the delivery route when returning the “Delivery Route Container.”
 - Sufficient cannabis product to complete client deliveries;
 - A copy of the Licensee’s License;
 - An employer provided badge containing a picture and the name of the delivery employee;
 - A cash pouch with sufficient currency to make change for cash transactions;
 - A hard or electronic copy of the manifest containing:
 - Name of the employee/s of the licensee who will be performing delivery services;
 - Vehicle identification information of the vehicle to be used for delivery;
 - Route Container serial number
 - The first order to be delivered with all required information:
 - Name of the client or patient;
 - Address of the client or patient;
 - Identity verification information of the client or patient;
 - List of products to be delivered and prices.
 - The on-duty GE United Technologies manager will verify that the delivery driver has in his/her possession a valid California Driver’s License.
- A GE United Technologies manager or security personnel will accompany the driver to their vehicle with the “Delivery Route Container” in order to ensure that the container is properly loaded in the vehicle and secured.
- The on duty manager will ensure that all returned cannabis product is stored in the approved secure storage vault or safe immediately upon return to the licensed site.

Delivery Driver Procedures

- Delivery driver will ensure that the “Delivery Route Container” is properly secured in the vehicle.

- Delivery driver will not allow non-employees in the vehicle during delivery routes.
- Delivery driver will not deviate from the authorized route. Driver will only travel from the licensed site to the delivery addresses and back to the licensed site.
- Delivery driver will not leave unsecured cannabis product or cash in the vehicle at any time.
- Delivery driver will be able to show the electronic manifest and delivery requests to the agents or employees of the City of Brisbane or to the BCC.
- Delivery driver will always have in his/her possession a valid California Driver's License.
- The delivery driver will verify the age and identity of each client prior to releasing product.
- Upon the return at the end of the delivery route, the driver will park in a secure area in order to securely unload the "Delivery Route Container."
- At the end of the delivery route, the driver will return the "Delivery Route Container" that will contain the following:
 - The temperature controlled container that has been closed with the extra security seal and secured with lock and key;
 - Locking cable;
 - All undelivered cannabis product;
 - The cash pouch with all cash collected during the delivery route;
 - The copy of the Licensee's License;
 - The employer provided badge.

Facility Security

Physical Security

According to security industry best practices, these are the elements that are essential to a comprehensive facility physical security program:

1. Building design that lends itself to being secured
2. Physical barriers and site hardening
3. Physical entry and access control
4. Security lighting
5. Intrusion detection
6. Video surveillance
7. Electronic and network controls
8. Personnel
9. Administrative procedures

Security Lighting

The GE United Technologies site outdoor security lighting will be designed to augment other security measures such as physical barriers, intrusion detection systems, video surveillance, and security personnel activities. These lights will be regularly inspected and properly maintained. Some lights will have emergency power backup capabilities. Please see location of lights in the attached Security Site Plan.

Access Control / Limited-Access Areas

A comprehensive access control program is an important part of any effective commercial cannabis operation. Access to the GE United Technologies site, and entry and exit to all limited access areas will have electronic access control requiring identity verification that records the movements of employees. GE United Technologies will only permit authorized individuals to enter the limited access areas of the premises.

Authorized individuals include individuals employed by GE United Technologies as well as any outside vendors, contractors, labor representatives, or other individuals who have a bona fide business reason for entering the limited access area. An individual who is not an authorized individual for purposes of entering the limited access areas will not be permitted to enter the limited access area unless there is a special circumstance and they are escorted by an individual employed by the GE United Technologies at all times. An individual who enters the limited access areas shall be at least 21 years of age.

ID Badges & Access Logs

Access to different areas on the site will be compartmentalized and employee access credentials will be determined according to “need for access.” Not all employees will be allowed into restricted access areas, including security personnel.

The GE United Technologies will maintain a log of all authorized individuals that enter limited-access areas and are not employees. GE United Technologies will provide the Sheriff and the City of Brisbane with access to the logs at their request. GE United Technologies will ensure that a policy is in place and strictly adhered to that states that no consideration or compensation will be received for permitting an individual to enter the limited-access area.

GE United will immediately update the digital access control card settings should any employee’s roles or need for access change. The on-site security manager will review each and every employees digital access control card rights within the first 72 hours of every months to ensure there are no errors.

Event Logging

The GE United Technologies access control system will have event logging capabilities that record successful entries as well as unsuccessful attempts to access an area. This is important in the event a person is attempting to gain access to an area that restricted without proper clearance.

Police Department Access

Security officers and employees will be instructed that Brisbane Police Department Officials will have unfettered, 24/7 access to the premises without any delays.

Surveillance Camera and Video System

The GE United Technologies digital security camera and monitoring system will be an important part of maintaining security at the site as well as compliance with the City of Brisbane Security Requirements. The internet protocol (IP) based camera system will utilize at minimum HD, low light cameras for maximum definition and resolution and recording in low light conditions and will have memory and power backup capabilities. A live feed of camera views with a date and time stamp, as well as historical footage, will be available remotely on a secure, password based platform, and accessible by the Police Chief or his designee/s. The system shall monitor no less than:

- The front and rear of the property
- All points of ingress and egress at the business
- All points of sale/transaction/cash handling within the business
- All areas where cannabis goods are stored, quarantined, loaded and unloaded for transportation, prepared, or moved within the premises
- Areas where cannabis is destroyed
- Limited-access areas
- Security rooms
- Areas storing a surveillance-system storage device with at least one camera recording the access points to the secured surveillance recording area
- Areas where product will be handled will have extra coverage to prevent diversion
- All entry and exit doors and all areas where human traffic could occur (Excluding restrooms and locker/changing rooms) shall be recorded on video continuously
- Cameras will be employed to cover the entire exterior of the facility, trash receptacles, and all points of entry and exit
- Inside the restricted security area recording all security officer activity
- In the hallway recording anyone attempting to access the secure vault
- In the vault/secure room recording individuals accessing the room and recording individuals who are accessing the safes

The digital security camera and monitoring system will provide the following features:

- GE United Technologies will have a digital video surveillance system with a minimum camera resolution of 1280 × 720 pixels.
- Cameras will record continuously 24 hours per day and at a minimum of 15 frames per second (FPS).
- System will have local access to immediately call up all cameras for live view through various camera view options including event based alarms allowing all cameras near the alarm to become visible to the operator through a video monitor.
- Video management system will include web access to provide City officials access to view the system remotely in accordance with the City Ordinance.
- Video management will allow exporting of video single and multiple video clips by emailing, printing screen shots or recording to digital media. The physical media or storage device on which surveillance recordings are stored will be secured in a manner to protect the recording from tampering or theft.
- System will allow operator to simultaneously research and review archive footage while still recording live video.
- Systems will provide the ability to view pre-alarm footage, alarm and post alarm footage giving security the ability to see the entire event as it happens not just the event itself.
- System will be capable of back up for redundancy to meet the requirements of at least 90 days of storage as required by the State of California.
- If any camera or piece of hardware fails, an automatic email and push notification is sent to Management notifying them of the malfunction.

Alarms

The entire building will be equipped with a centrally monitored fire and burglar alarm system. Features will include:

- The system will be monitored by a UL 24/7 Central Monitoring Station and supervised by our onsite Security Team via internet, Analog or Cellular communications, in the event anyone of the three should have a communications failure;
- The systems main control panel will be in a secured room, accessible by management or the Security Team only;
- For ease of access, the systems keypad for local alarm annunciation, building arming and disarming will be located at the main front entrance, with a secondary control panel in the main equipment room;
- All building perimeter entry doors and roll up doors will be provided with door position switches to monitor door status, in addition to the standard alarms contact switch which would activate immediately upon unauthorized or forced entry;
- Main corridors will be provided with interior ceiling or wall mounted motion detectors that will detect activity after the building has been secured.

The intrusion detection system will function along with video surveillance systems (video alarm system), and alarm communications systems to provide a comprehensive alarm assessment. Video alarm assessment means that if an alarm is activated, on-site security personnel, offsite GE United Technologies management, and Sheriff personnel, can check surveillance footage to ascertain if an incident requiring a response has occurred, or if there has been a false alarm activation. GE United Technologies security personnel and management will do everything possible to avoid false alarm activations which are understood to generate costly repeated use of the Brisbane Police Department personnel and resources.

An intrusion or duress event will be recorded on local video while security and law enforcement are in route to respond to the incident location. The site will also have a fire alarm system that meets or exceeds City of Brisbane requirements. All of these alarms will also be monitored 24hours a day, 7 days a week. The performance measurements of the GE United Technologies intrusion detection systems will assess:

- Its probability of intrusion detection
- The correct assessment of an intrusion
- The sensor device nuisance alarm rate
- The system's vulnerability to defeat

Site Hardening

All high security areas, buildings and structures that contain marijuana product, will be designed and constructed according to security industry standards and City of Brisbane and California State requirements.

Security Plans

Maps of camera placement and doorway access controls from 3rd party Security Company

- Attached:
 - i) Filename: "9. Security Report of Site GE United Technologies II, Inc"

PHOTOS – Photos of the site and surrounding area

- Attached: all photos taken by Architect Joel Cantor – summer 2020. Filenames below:
 - i) 10. Exterior Front close up
 - ii) 11. Exterior Front full
 - iii) 12. Exterior left side
 - iv) 13. Exterior rear

Property Owner Authorization Form

- Attached: all photos taken by Architect Joel Cantor – summer 2020. Filenames below:
 - i) filename: “14. property_owner_authorization_form_2020 SIGNED”

Use Permit Supporting Statements

- Attached:
 - i) filename: “15a. Use Application Supporting Statements”



CANNABIS BUSINESS COMPLIANCE CHECKLIST

COMMUNITY DEVELOPMENT
DEPARTMENT

50 PARK PLACE | BRISBANE, CA

This checklist shall be completed by the applicant and attached to a use permit, building permit, or business license application for cannabis businesses and cannabis testing laboratories. **Incomplete checklists will delay permit processing.** Please submit this form and all required items listed below as a PDF.

BUSINESS AND OWNER INFORMATION

Name of Business GE United Technologies II, Inc.
 Name of Business Owner Zachery Ein
 Business Address 23823 Malibu Rd. Ste 50252. Malibu CA 90265
 Business Phone 917-805-5428
 Business Email jaredcohen123@gmail.com

IF BUSINESS OWNER IS NOT A NATURAL PERSON, Name of individual authorized to represent the business who may be contacted by the City:

Name	Phone	Email
------	-------	-------

Mailing Address

BUSINESS TYPE

Sole Proprietorship Corporation LLC Partnership

OPERATIONAL AND MANAGERIAL EMPLOYEE INFORMATION

Management employees include general managers, shift managers, or any other employees who make operational or management decisions that directly impact the business. (Use additional pages if necessary.)

(1) Name Zachery Ein Date of Birth [REDACTED]

Address 5500 E Washington Blvd. City/State/Zip Commerce, CA 90040

Daytime Phone 818-631-6212 Email (Opt) zack@grassdoor.com

(2) Name Jared Cohen Date of Birth [REDACTED]

Address 23823 Malibu Rd. Ste 50252 City/State/Zip Malibu, CA 90265

Daytime Phone 917-805-5428 Email (Opt) jaredcohen123@gmail.com

(3) Name		Date of Birth
Address		City/State/Zip
Daytime Phone		Email (Opt)
(4) Name		Date of Birth
Address		City/State/Zip
Daytime Phone		Email (Opt)

BUSINESS PREMISES- PROPERTY INFORMATION

Street Address 170 W Hill Pl Brisbane, CA 94005

APN(s) 005-300-110

Property Owner WEST HILL 170, LP

Owner Address 211 South Hill Drive, Brisbane, CA 94005

Owner Email ZACKS@CZSPROPERTY.COM

Owner Phone 650-270-9130

Zoning District: Select Zoning District

SP-CRO SCRO-1 TC-1

BUSINESS ACTIVITY TYPE (Check all that apply)

Laboratory Testing (R&D) Manufacturing Warehousing Retail-Delivery

ON-SITE CANNABIS INFORMATION

	Weight (lbs) to be received on property on a daily basis	Weight (lbs) to be stored on property on a daily basis	Weight (lbs) to be transported from property on a daily basis
Raw (unprocessed) cannabis	_____ lbs	_____ lbs	_____ lbs
Processed cannabis/ cannabis products	<u>15</u> lbs	<u>30</u> lbs	<u>15</u> lbs

ATTACHMENTS

Attach the following documents to this checklist; please submit all required items listed below as a PDF:

 Documentation of Business Organization

Sole Proprietor –Fictitious Business Name Statement (if different than owner's name)

Corporation –Articles of Incorporation and Corporate Bylaws

LLC –Articles of Organization and Operating Agreement

Partnership –Partnership Agreement

~~Live Scans~~ (for business employees listed on application). Please note the Brisbane Police Department does not offer Live Scans. ~~To search for Live Scan providers throughout the State, please visit <https://oag.ca.gov/fingerprints/locations>.~~

Copy of State License, if Available (or Statement of Which License will be Obtained)

State Certificate of Good Standing for business owner (*the State in which the entity is organized can provide information about how to obtain one*)

List of All Individuals or Entities that Own the Business, including their percentage of ownership. If other entities are part of the ownership, provide the same list of ownership for the entity. The goal is to see the underlying ownership by individuals. *The City may require additional documentation at its discretion.*

~~City of Brisbane Business License Application~~ with verification of fee payment.
Not applicable to Use Permit applications. ~~Business license will be required as condition of approval for Use Permit applications.~~

Written Description of Operations. A written statement describing the following:

- Business activity, product, production, and sources.
- Hours of operation
- Odor control
- Visibility of operation
- Labeling

 Building, Site and Floor Plans

Refer to the Use Permit or Building Permit application checklists for complete requirements.

 ~~Stormwater Control~~

- ~~All applications proposing 10,000 square feet or more of new or replacement impervious surfaces on a site must complete the C.3/C.6 Project Checklist.~~



COMMUNITY DEVELOPMENT DEPARTMENT | CITY OF BRISBANE |
50 PARK PLACE | BRISBANE, CA 94005 | (415) 508-2120

Wastewater Pre-Treatment Control (For Industrial Users)

- Provide a completed wastewater discharge permit application from the San Francisco Public Utilities Commission.
- SFPUC approval of the wastewater discharge permit is required prior to building permit issuance.

Description of Water Infrastructure

- Expected source of water
- Level of water use (gallons per day).

This information must include the business as well as the entire parcel.

Security Plan, Security Measures and Security Breach Response

- Describe and document a 24/7 Security Plan.
- Address security measures and responses to security breaches.

Fees

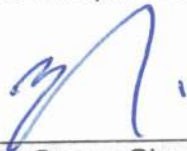
- Use permit, building permit, or business license application fee; refer to the master fee schedule.

BUSINESS OWNER

By signing below, I(we) expressly

- consent to entry and inspection of the premises by the City of Brisbane Building Official, or designee, upon reasonable notice;
- acknowledge that a building permit does not authorize nor provide immunity or defense to any activity prohibited under federal law, statute, rule or regulation; and
- hereby release, indemnify and hold harmless the City of Brisbane, and its agents, officers, elected officials, employees and contractors from losses of any kind resulting from this building permit and/or use permit application.

I(we) certify under penalty of perjury that the information submitted in this application, including all supporting documents and materials is, to the best of my(our) knowledge and belief, true, accurate, and complete. I(we) further certify that I(we) am(are) authorized to sign this application and thereby bind the applicant and all of applicant's owners to compliance with all permit conditions.



Business Owner Signature

8-25-20

Date

Zachary Ein

Founder & CEO

Printed Business Owner Name and Title

PROPERTY OWNER

By signing below, I certify that I have reviewed this application, and approve of the use of the property for the purposes stated in the application. I expressly consent to entry and inspection of the premises by the City of Brisbane Building Official, or designee, upon reasonable notice. I further certify that I am authorized to sign this application.

Claire A. Spencer
Property Owner Signature

8/24/2020
Date

Claire A. Spencer, Sole Member, CZS Property Management
Printed Property Owner Name and Title



Plasma Air 51F / 52F

IONIZATION PRODUCT SUBMITTAL



The Plasma Air 50 Series **Models 51F / 52F** can be installed in ductwork utilizing the pre-drilled mounting flange and factory applied gasket. The installer makes a duct cut out and secures the unit to the duct with self-tapping sheet metal screws. The unit can also be installed inside an HVAC unit utilizing a contractor supplied mounting bracket. Power to the inlet should be interlocked with system fan operation. The power input fitting provides easy disconnection of the power supply for servicing the unit. A five position ion level control knob varies the ion output between 50% and 100%. A low voltage dry contact is provided for remote monitoring of unit operation.

OPTIONAL ACCESSORIES:

- Remote Monitoring Cable
- Pressure Differential Switch (AFS) for interlocking with fan operation

SPECIFICATIONS:

Airflow Capacity:Up to 10,000 CFM
Pressure Drop:See Figure 1
Housing Material:22 gauge stainless steel
Weight: 18 pounds
Maximum Operating Temperature: 200° F (93° C)
Electrical:
 Voltage Input 115V (51F)/230V (52F)
 Power Consumption:50 watts
 Current Draw: 0.3A (51F)/0.13A (52F)
 Frequency: 50/60 hertz
 Internal Fuse: 1.0 amp
 Field Electrical Connection: 3/8" flexible metal conduit (BX)

Ionization Tube:

Material: Glass, stainless steel
Number of Tubes: Five (5)
Size: F
Length: 21 inches
Life: 17,600* hours
 *dependent on pollutant, filtration and tube maintenance

DIMENSIONS: See Figure 2

CERTIFICATIONS:

Underwriters Laboratories Inc. Standards UL 867 and UL 1995.
 Classified as plenum rated per UL 2043, file #E313835.

FIGURE 1

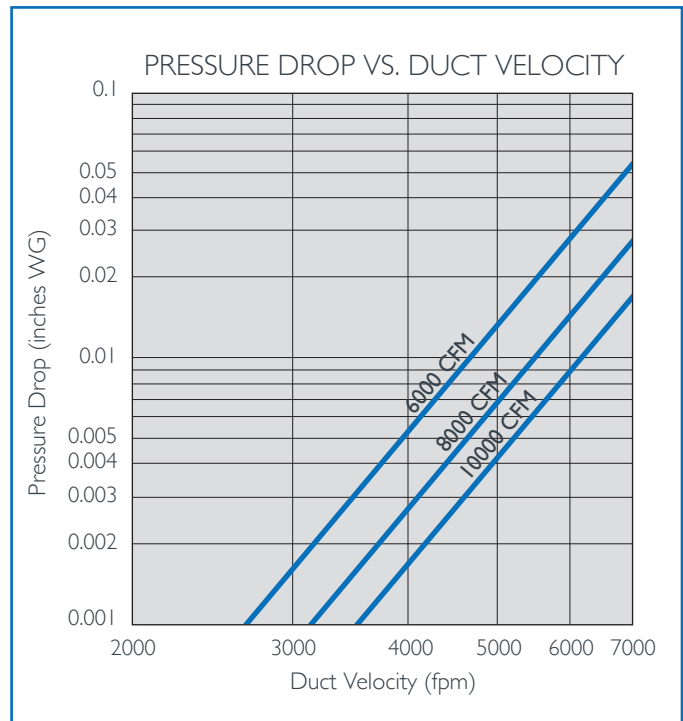
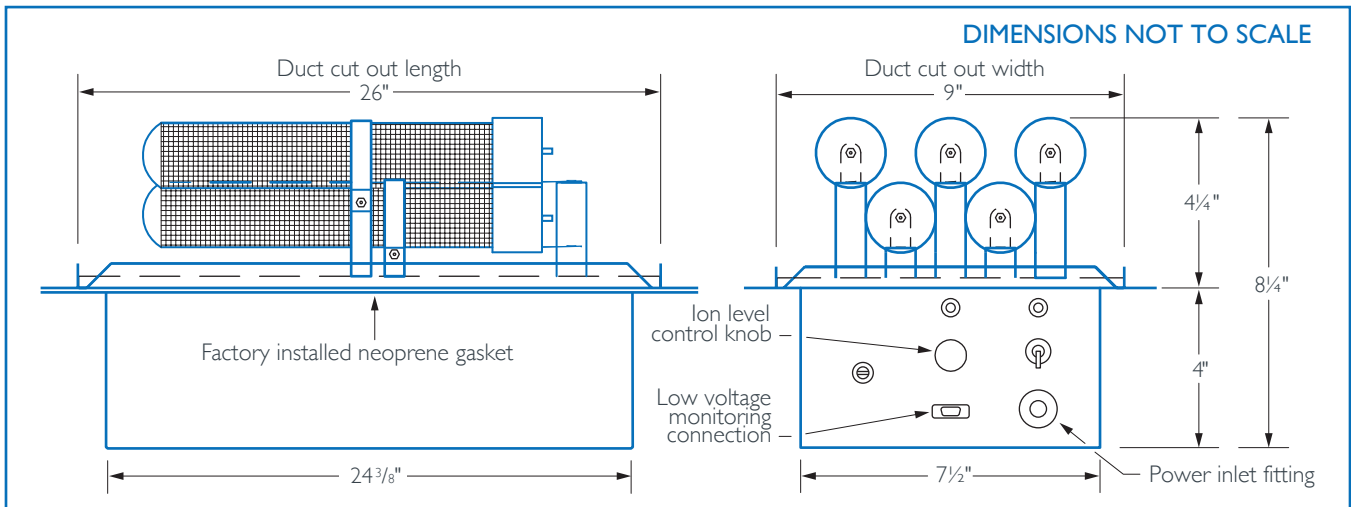
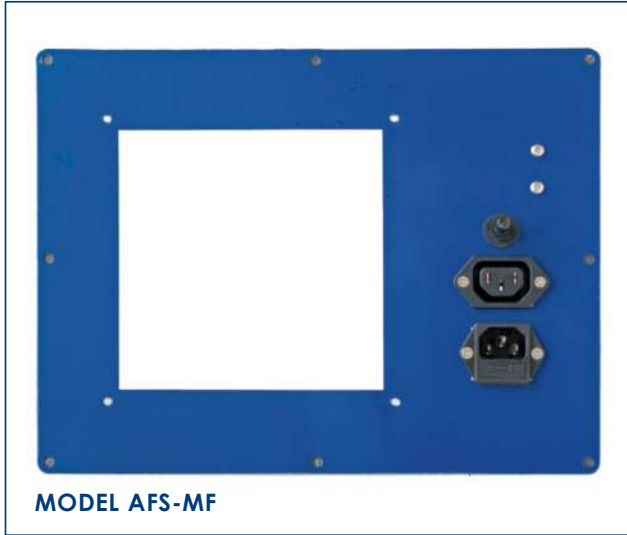


FIGURE 2



PLASMA AIR - MODEL AFS-MF IONIZATION PRODUCT SUBMITTAL



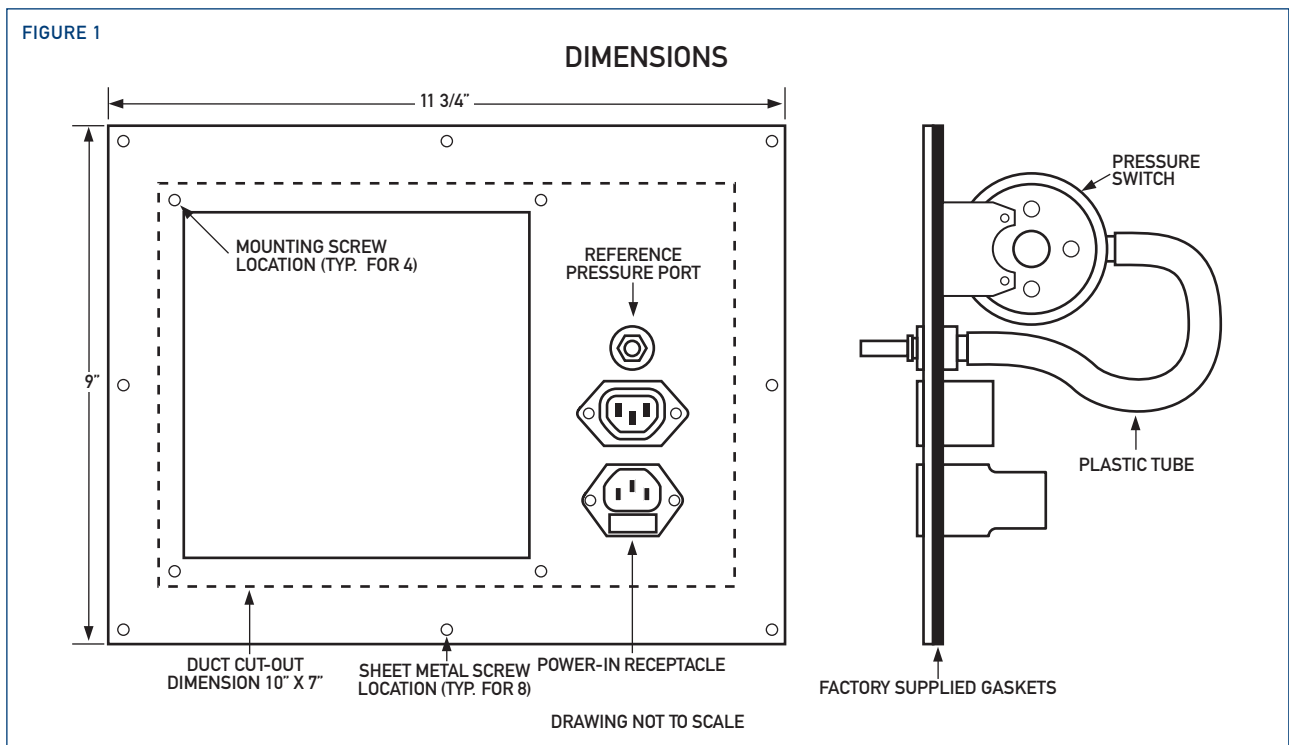
Ionization units should be powered when there is air flow in the system. The Plasma Air Model AFS-MF provides a convenient method for powering Series 100 and 200 Ionization Units. The AFS-MF is equipped with a pressure switch which closes at 0.05 inch WG. The unit can be used on either positive or negative pressure ducts. The AFS-MF can be installed in metal duct utilizing the factory supplied gaskets and pre-drilled flange. The unit is shipped complete with an electrical "jumper cord" and (4) 4 mm mounting screws to mount the ionization unit to the AFS-MF frame. The frame is mounted to the duct with sheet metal screws.



SPECIFICATIONS

- Material: 16 gauge steel
- Finish: Heat cured powder coat
- Gasket: Neoprene EPDM
- Weight: 2 pounds
- Maximum Operating Temperature: 140° F (60° C)
- Electrical:
- Voltage: 115V/230V
- Power Consumption: 20 watts max
- Current Draw: 0.2 amp max
- Frequency: 50/60 hertz
- Internal Fuse: 5 amp
- Field Electrical Connection: Nema 5 receptacle

DIMENSIONS: See Figure 1



Use Permit Supporting Statements

*GE United Technologies II, Inc (Grassdoor)
170 W Hill Pl, Brisbane, CA 94005*

1. How has the project been designed and operated in order to be compatible with the nature and condition of all adjacent uses and structures, and with general and specific plans for the area in question?

Our facility will be located in the TC-1 (Crocker Park Trade Commercial District) Zoning District of Brisbane. This District is designed for several commercial and industrial uses, with uses such as “production,” “fabrication,” or “warehousing.” Our use of distribution and delivery is consistent with these uses. We will not be engaging in any type of activity falls outside the scope of what is typically considered warehousing and distribution services.

Further, cannabis facilities are expressly allowed in this district as a conditional use. As well, there exist other cannabis businesses in the TC-1 Zoning District.

Our proposed use of distribution and retail delivery of cannabis is consistent with the current and intended uses of TC-1.

2. How will the propose use be designed and operated in order to not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood?

As a cannabis facility, there are two major concerns of public nuisance and public welfare degradation: odor and security.

Grassdoor will have a fully certified and approved odor control system installed in our HVAC system. Using the gold standard of scrubber filter based exhaust system, all cannabis malodors will be neutralized and eliminated before the air is moved outside. We do not anticipate any complaints from surrounding businesses (we are not near residences), and if we received some, we will work the City and our own contractors to fully rectify those complaints with assessments, analysis, and upgrades.

On the second issue, we have a fully robust security plan that will involve licensed third-party security experts on site 24 hours a day. The site will be fully alarmed and alarm monitored at all times. We will develop a very cooperative relationship and open communication with law enforcement, as well as surrounding business that can alert us to suspicious activity. Signage will exist that alerts the public to the video surveillance, security, and the prohibition on trespassing, and no signage or signs whatsoever will exist that indicate cannabis is on the premises.

Furthermore, the perimeter gates will be reinforced and include automated controls, a camera system and intercom. This will restrict entrance into the rear the of the building and ensure only permitted personnel may enter. Since the front entrance into the building will not be utilized, anyone coming into the facility has to first be granted access by security to get through the perimeter gate and then must have access control to enter into the building. This redundancy will serve to fortify the building and ensure the safety of employees and others in the area.

3. How will the proposed use be designed and operated in order to not be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city?

The facility use and the design of the premises is very much in line with those that surround it. Beige brick commercial buildings like the one we will be utilizing exist around us, as well as white metal and stucco finish ones. As the business gets off the ground and improvements are needed or desired, we will work with the City and the surrounding business to ensure that any new exterior designs, including landscaping, are consistent with TC-1 and the City General Plan.

170 WEST HILL PLACE, BRISBANE, CA

November 5, 2020

LIST OF DRAWINGS

- 1 SITE LOCATION PLAN
- 2 WEST HILL PLACE AREA SITE PLAN
- 3 SITE PLAN
- 4 EXISTING PARKING
- 5 PROPOSED PARKING
- 6 EXISTING FIRST FLOOR PLAN
- 7 PROPOSED FIRST FLOOR PLAN
- 8 EXISTING SECOND FLOOR PLAN (UNCHANGED)

PROJECT DATA

LOT AREA: 30,100 SF
FIRST FLOOR AREA: 10,900 SF (EXISTING)
LOT COVERAGE: 36%
TOTAL BUILDING SQUARE FOOTAGE: 12,900 SF (EXISTING)

PARKING CALCULATIONS

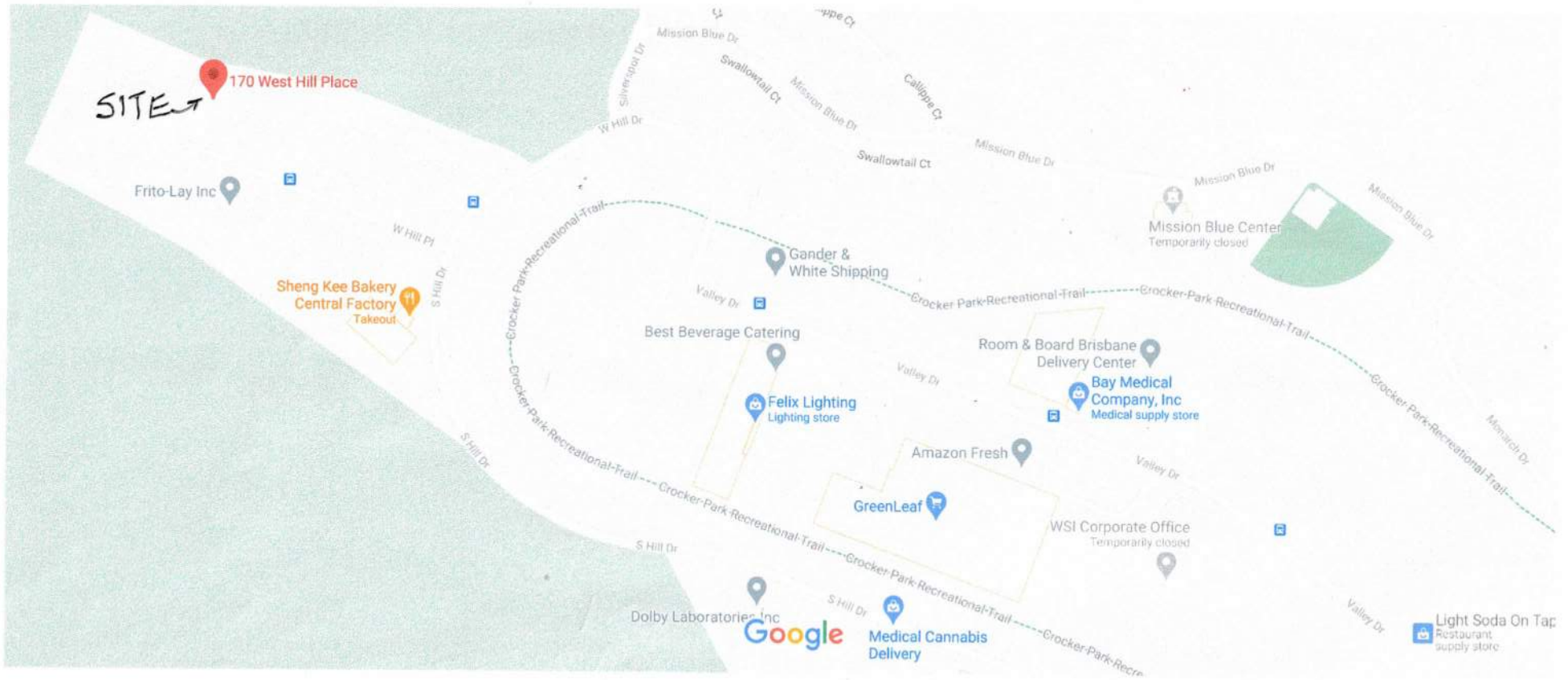
Existing Second Floor Offices	2,000 SF
Proposed First Floor Offices	<u>664 SF</u>
Total Office Space	2,664 SF @ 300 SF per parking space = 9 spaces
Total Warehouse Space	10,236 SF @ 1000 SF per parking space = 10 spaces
TOTAL PARKING REQUIRED =	19 SPACES

TOTAL PARKING SPACES PROPOSED = 19 (INCLUDES 1 HC AND 9 COMPACT)

BUILDING USAGE

First Floor	Distribution = 900 SF,	Retail = 9,075 SF
Second Floor	Distribution = 175 SF,	Retail = 1,425 SF
TOTAL	Distribution = 1,075 SF,	Retail = 10,500 SF

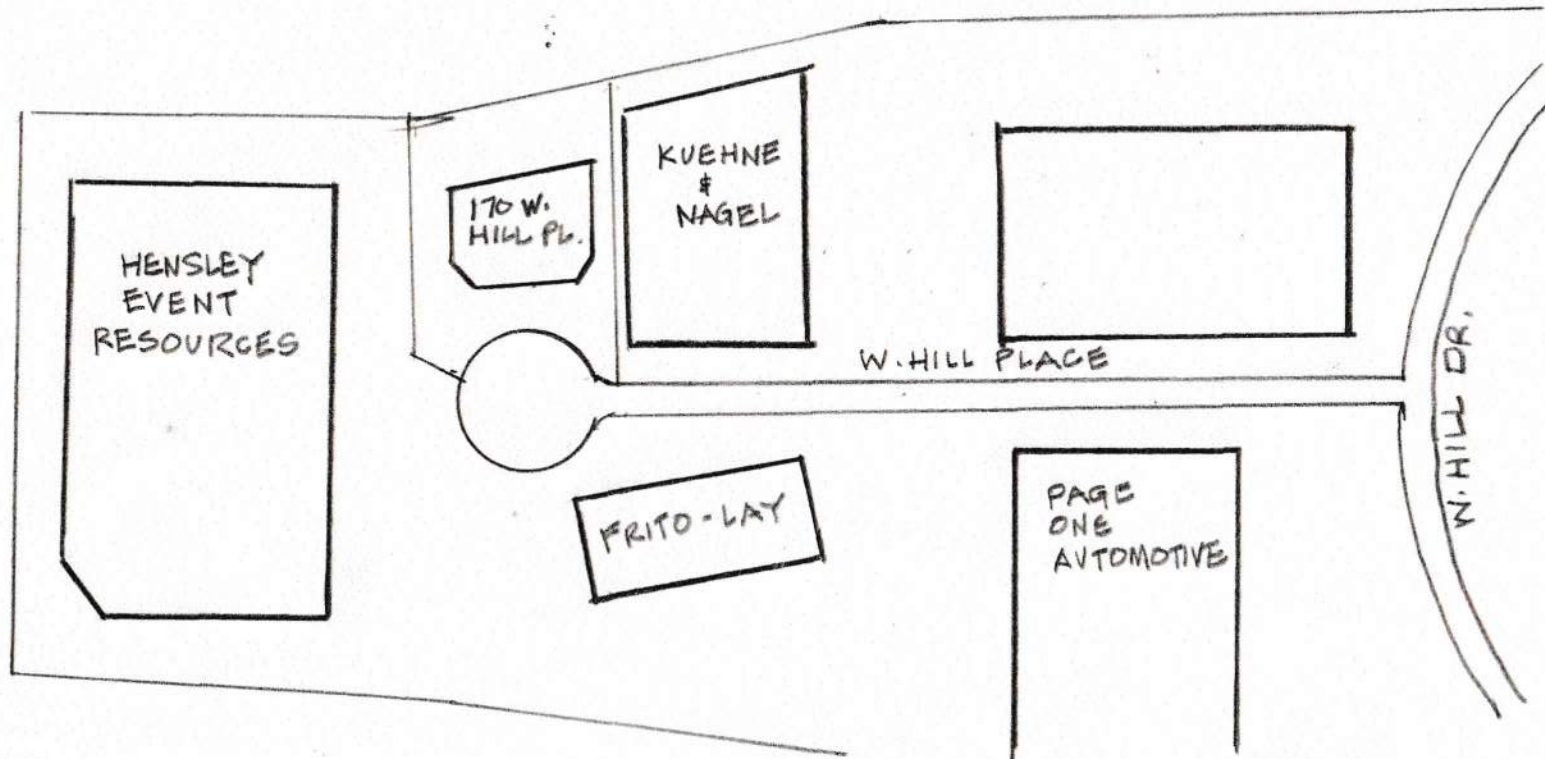
Google Maps 170 W Hill Pl



SITE LOCATION PLAN

**170 WEST HILL
PLACE
BRISBANE, CA**

JOEL B. CANTOR AIA ARCHITECT
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103



**170 WEST HILL
PLACE
BRISBANE, CA**

JOEL B. CANTOR AIA ARCHITECT
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103

W. HILL PLACE AREA SITE PLAN

P.L. 101.47'

Concrete v-ditch (within City easement)

P.L. 54.09'

EXIST. TREE
EXIST. TRASH ENCLOSURE

EXIST. GATE - AUTOMATED

EXIST. GATE AUTOMATED

SUBJECT PROPERTY

170 W HILL PL
BRISBANE, CA 94605
APN 005-300-110

170 WEST HILL PLACE
BRISBANE, CA

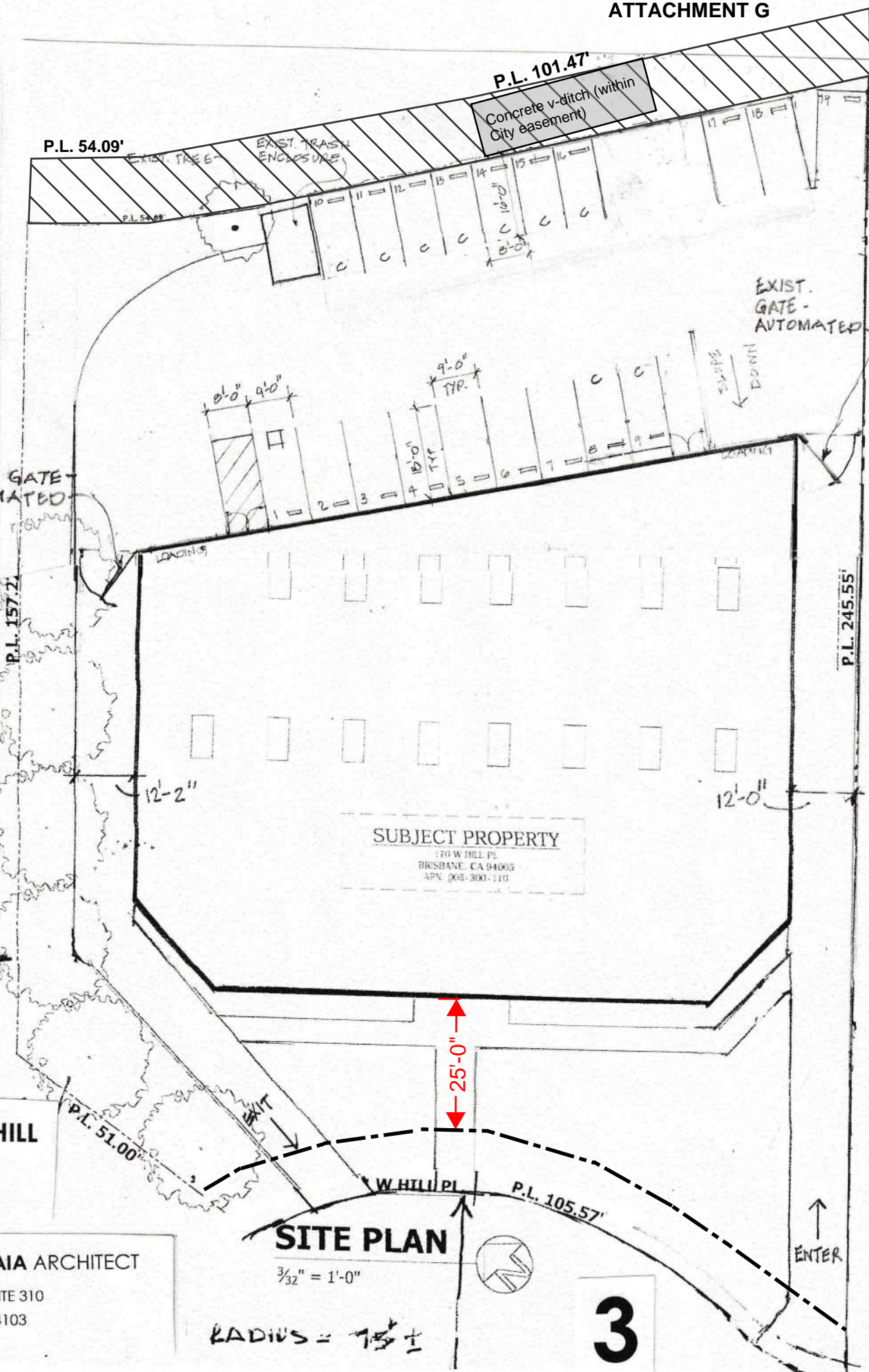
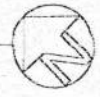
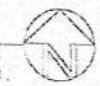
SITE PLAN

3/32" = 1'-0"

RADIUS = 75' ±

3

JOEL B. CANTOR AIA ARCHITECT
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103

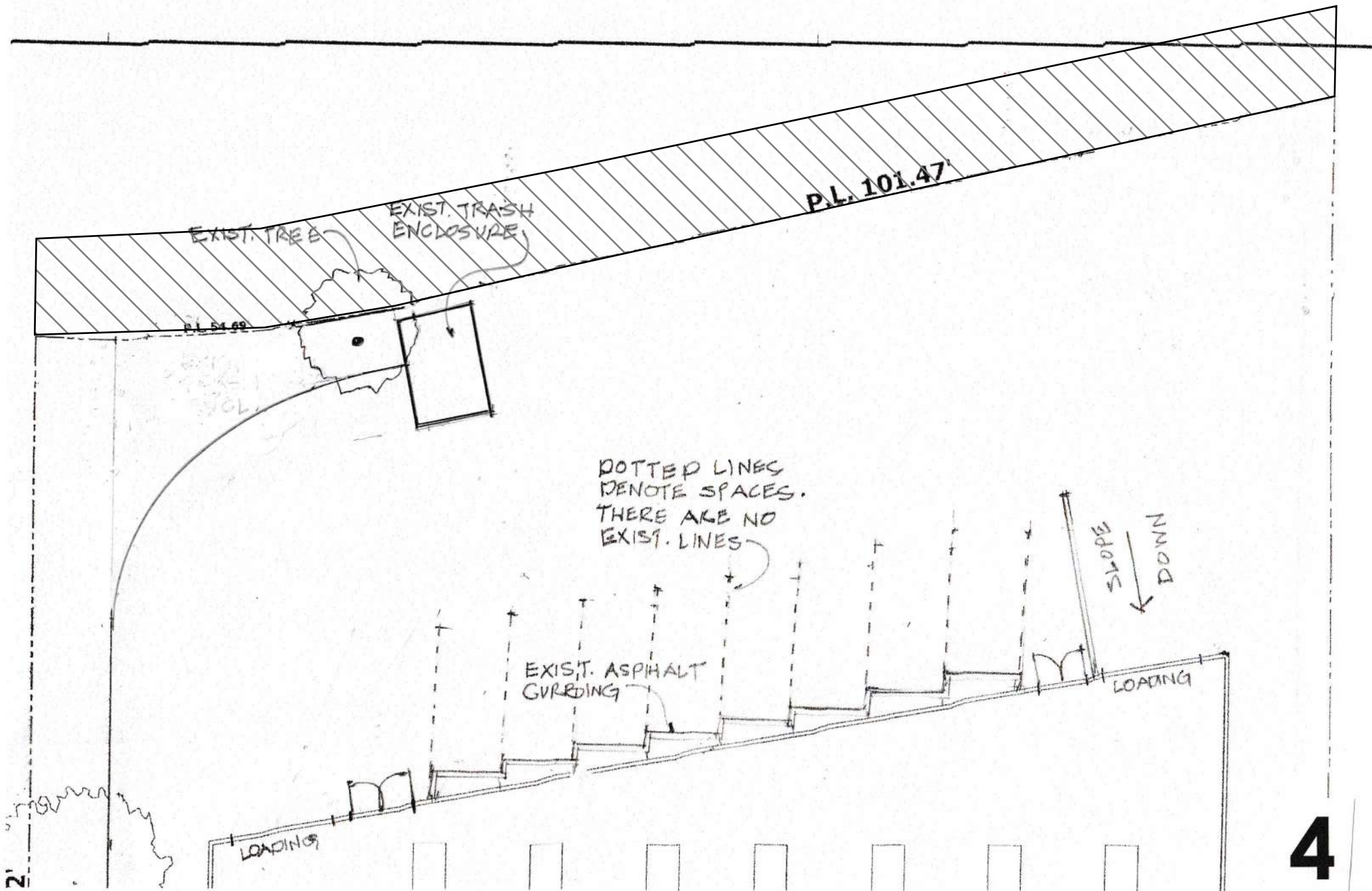


EXISTING PARKING

1/16" = 1'-0"

170 WEST HILL
PLACE
BRISBANE, CA

JOEL B. CANTOR AIA ARCHITECT
ATTACHMENT G
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103



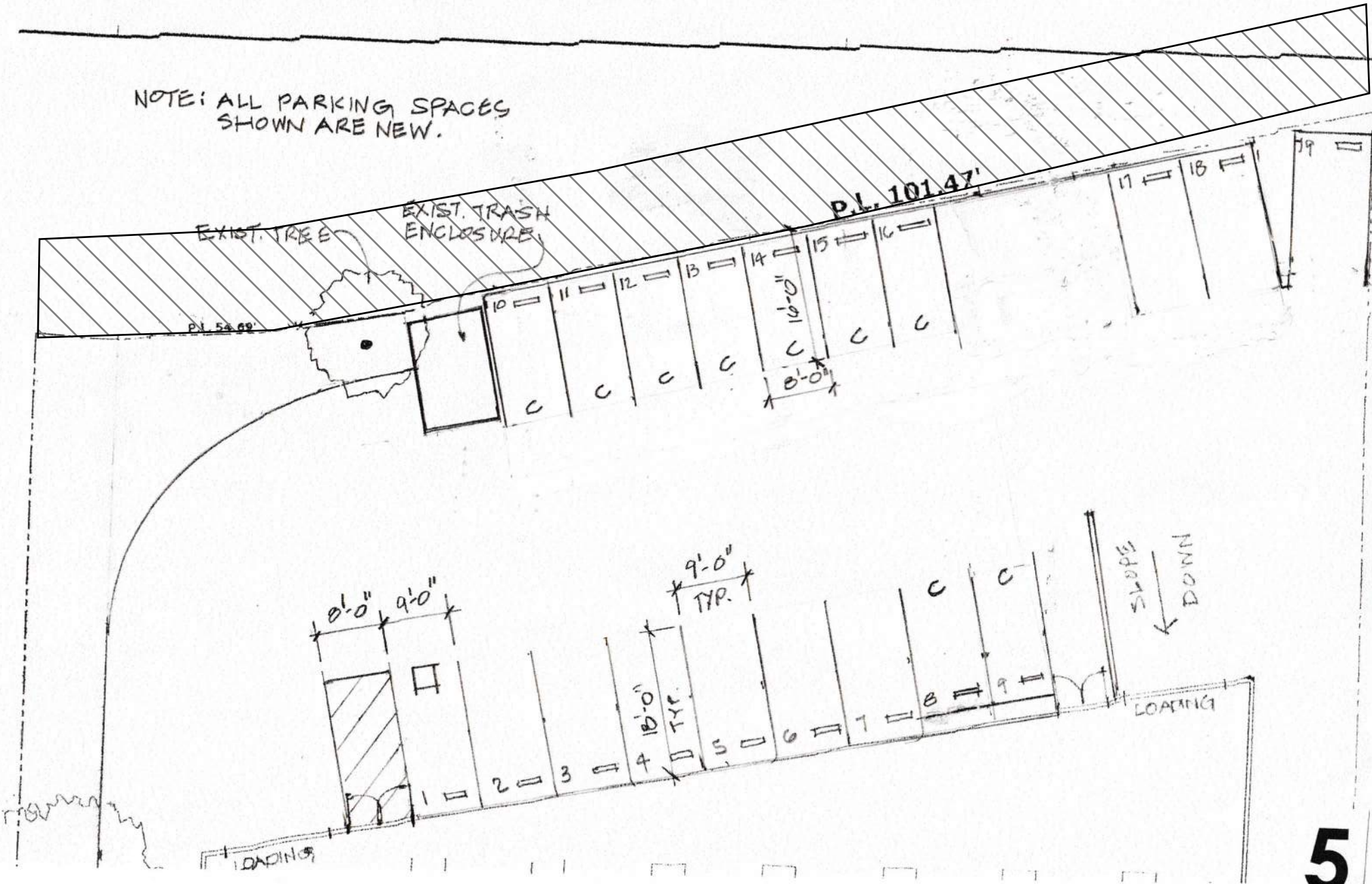
PROPOSED PARKING

1/16" = 1'-0"

170 WEST HILL
PLACE
BRISBANE, CA

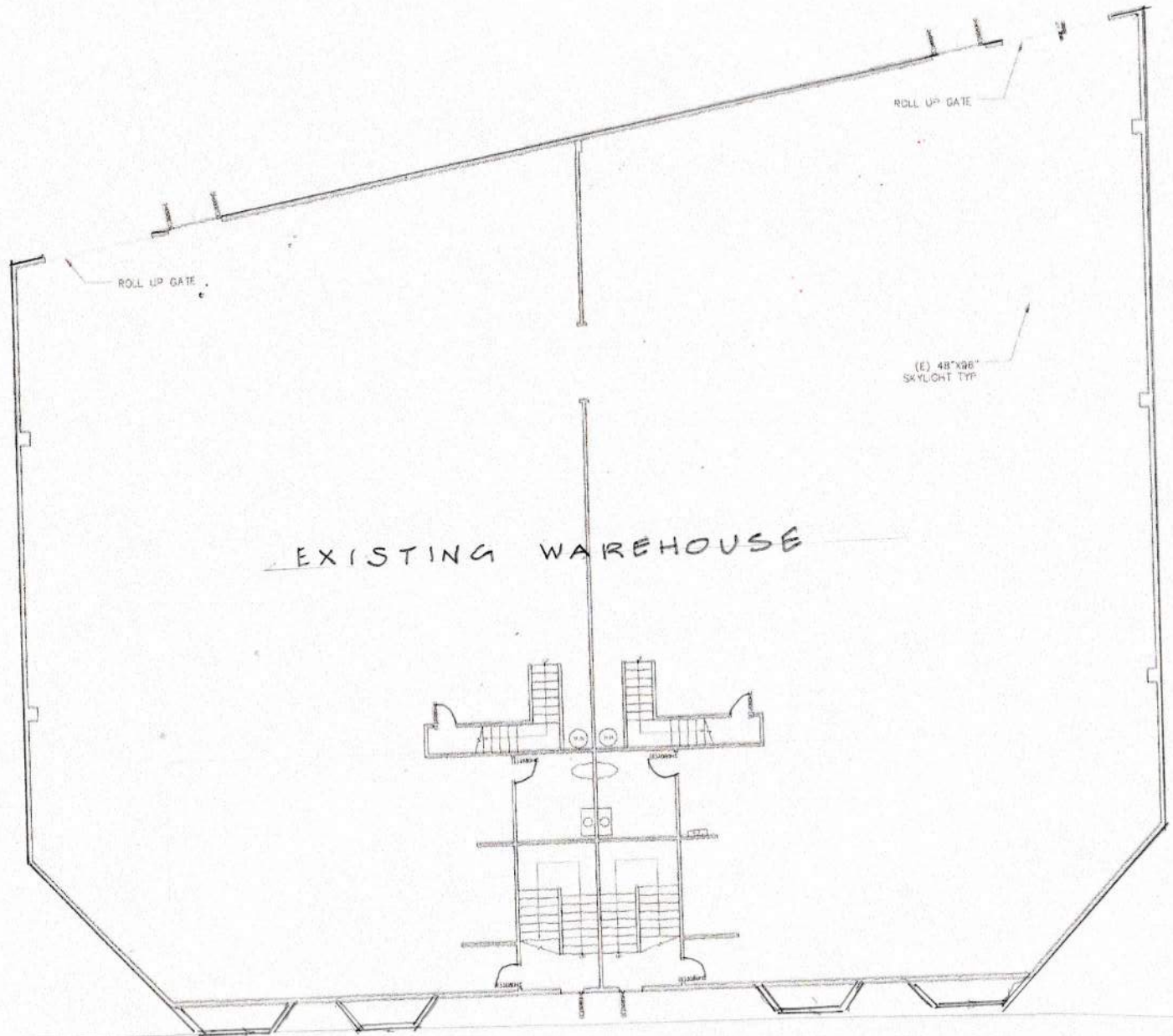
ATTACHMENT G
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SAN FRANCISCO, CA 94103

NOTE: ALL PARKING SPACES SHOWN ARE NEW.



170 WEST HILL
PLACE
BRISBANE, CA

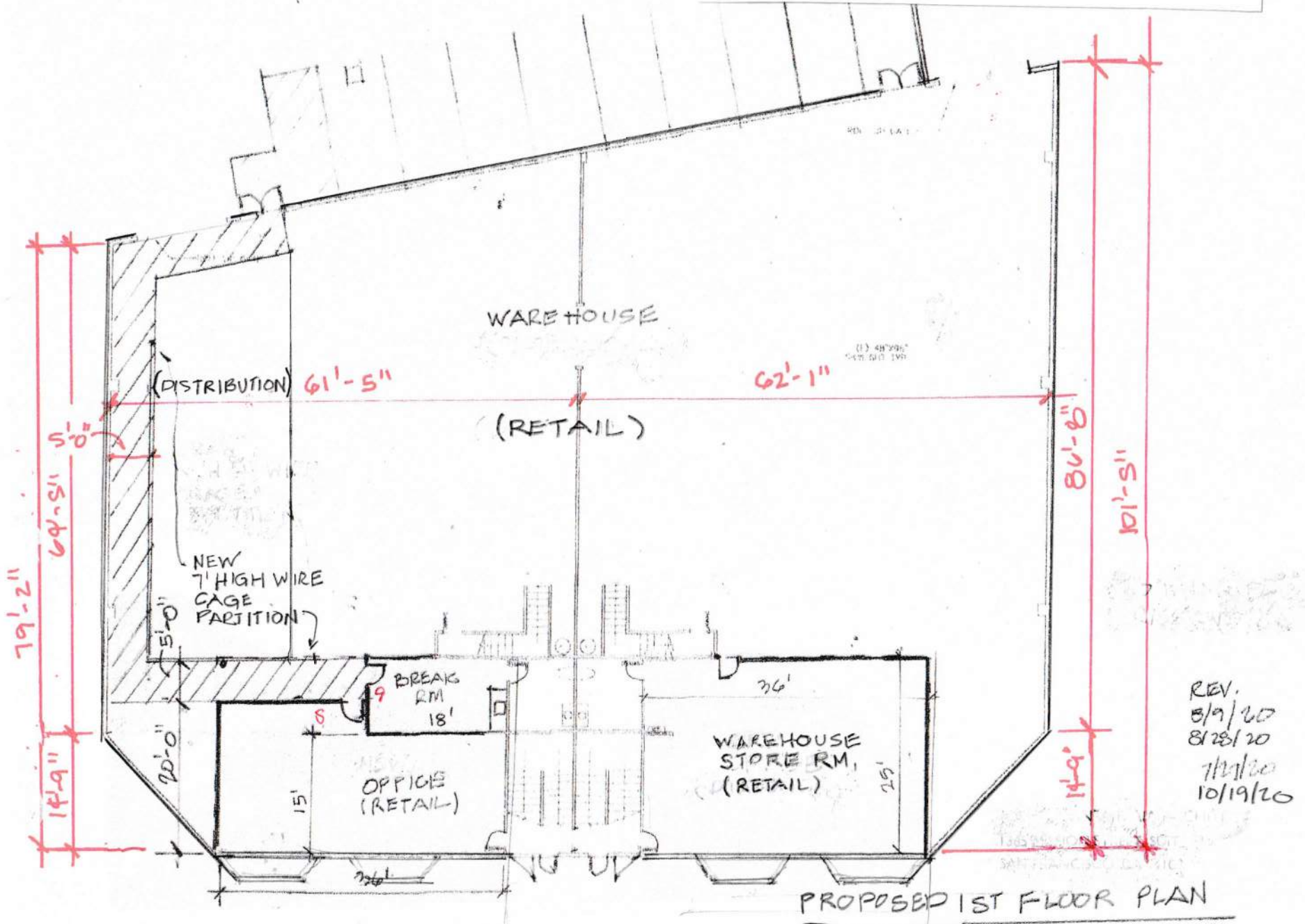
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SAN FRANCISCO, CA 94103
ATTACHMENT G



EXISTING FIRST FLOOR PLAN

170 WEST HILL
PLACE
BRISBANE, CA

JOEL B. CANTOR ATTACHMENT G
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103



(E) 48"X96"
SKYLIGHT TYP

EXISTING
SECOND FLOOR PLAN
(UNCHANGED)

170 WEST HILL
PLACE
BRISBANE, CA

JOEL B. CANTOR AIA ARCHITECT
1385 MISSION STREET, SUITE 310
SAN FRANCISCO, CA 94103

8/28/20

