



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: MAY 27, 2021

Record No.: 2021-000603CUA
Project Address: 5 Leland Avenue / 2400 Bay Shore Blvd
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District
55-X Height and Bulk District
Visitacion Valley/Schlage Special Use District
Block/Lot: 6249 / 001
Project Sponsor: Quentin Platt
Equinox Botanicals, Inc.
530 Divisadero Street, Suite 226
San Francisco, CA 94117
Property Owner: Rasmi & Bahjeh Ziedan Revocable Trust
6955 Skyline Blvd
Hillsborough, CA 94010
Staff Contact: Michael Christensen – (628) 652-7567
Michael.Christensen@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project includes the establishment of a 2,198 square foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products, within the ground floor commercial space of a two-story mixed-use building located at 5 Leland Ave and 2400 Bay Shore Blvd. The Project includes the merger of two existing storefronts to create the new 2,198 square foot space.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 190(b), 202.2, 303, and 712 to allow the establishment of a Cannabis Retail use within the NC-3 Zoning District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 80 comments expressing support for the Project and a total of 547 emails, form responses, and voicemails expressing opposition to the Project.
 - Letters in support of the Project cited support for the project team, support for the decriminalization of cannabis and inclusion of the industry in the neighborhood, and support for the addition of a second storefront in the area.
 - Letters in opposition to the Project stated that one storefront already exists at 2442 Bay Shore Blvd and that no additional outlets are needed, concern for youth access to cannabis products, concern that the storefront would preclude other vacant storefronts in the area from being used for certain business types such as childcare centers or after-school programs, and opposition to the dispensary opening within 600' of 2442 Bay Shore Blvd. Additionally, the majority of comments in opposition cited opposition to an 'MCD' use, reflecting a continuation of the opposition to the Project when it was first proposed in 2016 as a Medical Cannabis Dispensary.
- **Outreach:** The Sponsor has hosted one meeting within the community, on April 21, 2021. An additional outreach meeting is planned for May 8, 2021.

- **On-Site Consumption.** The Project does not include a request for on-site smoking or vaporizing of cannabis products, and the draft approval motion is conditioned to prohibit on-site smoking or vaporizing of cannabis products. Any future project to add on-site smoking or vaporizing of cannabis products will require approval of a new Conditional Use Authorization to amend this Condition of Approval.
- **Planning Section 202.2(a)(5)(B) Compliance.** The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school. The subject parcel is located within 600-feet of an existing Medical Cannabis Dispensary. The site is eligible for an exemption from the required 600-foot buffer from other Cannabis Storefronts (Medical Cannabis Dispensaries and Cannabis Retailers) under Section 190(b), which provides this exemption to locations which were under review as of January 5, 2018, when the City first established the 600-foot rule requirement. This exemption was added under Ordinance No. 16-19, Board File No. 181061, finally passed by the Board of Supervisors on January 29, 2019. This location is one of three which are utilizing this exemption. The first, located at 443 Folsom Street, was approved administratively by Planning Department staff. The second is located at 1190 Bryant Street and is under review and eligible for administrative approval. To qualify for this exemption, the applicant must be either an Equity Applicant or an Equity Incubator.

The intent of this legislative change was to allow sites under review when the City's requirements changed to have their Projects receive a hearing and for the Planning Commission to decide the case based on its merits and the impact on concentration that would result. There is no set limit on the number of Cannabis Retailers permissible in any specific neighborhood. However, for the Visitacion Valley neighborhood, zoning and the 600' rule functionally limit the number of permissible retailers to two locations; the first at 2442 Bay Shore Blvd, which exists, and a second would could be accommodated along Leland Avenue deeper into the neighborhood. Approval of this application would bring the neighborhood up to that functional zoned

capacity but would leave the possibility of another location opening along Leland Avenue between Alpha and Rutland Streets, increasing the concentration to a level beyond what strict application of zoning would permit (three locations, where only two would be likely permissible without the 600' rule exemption).

- **School Buffer.** The Planning Code requires a 600' buffer between Cannabis Retailers and K-12 Schools. The Department has received comments citing day care centers, religious facilities, and after-school programs in the local area; however, these do not disqualify a site from being used as a Cannabis Retailer. Planning Code Section 190(b) does not provide any exemption from this buffer requirement.
- **Equity Program.** The licensing application to the City's Office of Cannabis was submitted as an Equity Incubator (2nd Tier) application which are businesses that offer a certain level of assistance to equity applicants. This can be in the form of rent-free space or technical assistance.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Planning Code and Objectives and Policies of the General Plan. While the Project does not meet the requires 600-foot buffer between Cannabis Storefronts, it is afforded an exemption from this requirement under Section 190(b) because the location was in processing when the rule was first adopted. Additionally, which this will cause two locations to be closer than 600-feet, the nearest other Cannabis storefront is almost one-mile from the Project Site, so the overall concentration in the area is less than significant.

Attachments:

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



RESUMEN EJECUTIVO AUTORIZACIÓN PARA USO CONDICIONAL

FECHA DE LA AUDIENCIA: 27 DE MAYO DE 2021

Registro N.º:	2021-000603CUA
Dirección del proyecto:	5 Leland Avenue / 2400 Bay Shore Blvd
Zonificación:	Distrito de zonificación NC-3 (Distrito comercial residencial de escala moderada) Distrito con limitaciones de altura y tamaño 55-X Distrito para uso especial Visitacion Valley/Schlage
Bloque/Lote:	6249 / 001
Patrocinador del proyecto:	Quentin Platt Equinox Botanicals, Inc. 530 Divisadero Street, Suite 226 San Francisco, CA 94117
Dueño de la propiedad:	Fideicomiso revocable Rasmi & Bahjeh Ziedan 6955 Skyline Blvd Hillsborough, CA 94010
Contacto el personal:	Michael Christensen – (628) 652-7567 Michael.Christensen@sfgov.org

Recomendación: Aprobación con condiciones

Descripción del proyecto

El Proyecto incluye el establecimiento de un uso para la venta minorista de cannabis de 2,198 pies cuadrados (204 m²) sin la posibilidad de fumar o vapear in situ los productos de cannabis, dentro del espacio comercial del primer piso de un edificio de uso mixto y de dos pisos ubicado en 5 Leland Ave and 2400 Bay Shore Blvd. El Proyecto incluye la fusión de dos fachadas existentes para crear el nuevo espacio de 2,198 pies cuadrados.

Acción requerida de la Comisión

Para que el Proyecto pueda proceder, la Comisión debe otorgar una Autorización para uso condicional, conforme al Código de Planificación, secciones 190(b), 202.2, 303 y 712 para permitir el establecimiento de un uso para la venta minorista de cannabis dentro del distrito de zonificación NC-3.

Asuntos y otras consideraciones

- **Comentarios públicos y difusión.**

- **Apoyo/Oposición:** El Departamento ha recibido 80 comentarios expresando su apoyo al Proyecto y un total de 547 correos electrónicos, respuestas de formularios y correos de voz expresando su oposición al Proyecto.
 - Las cartas de apoyo al Proyecto hacían alusión al apoyo para el equipo del proyecto, apoyo para la despenalización del cannabis y la inclusión de la industria en el vecindario, y apoyo para la adición de una segunda fachada en el área.
 - Las cartas de oposición al Proyecto hacían alusión a que ya existe una fachada en 2442 Bay Shore Blvd y que no se necesitan tiendas adicionales, hay preocupaciones por el acceso de los jóvenes a los productos de cannabis, preocupaciones de que la fachada podría impedir que otras fachadas desocupadas en el área se usen para ciertos tipos de negocios, como guarderías infantiles o programas extracurriculares escolares, y existe la oposición a la apertura del dispensario dentro de 600 pies (183 m) de distancia de 2442 Bay Shore Blvd. Además, la mayoría de los comentarios que se opusieron citaron una oposición al uso de 'DMC' (dispensarios médicos de cannabis), reflejando una oposición continua al Proyecto desde que se propuso por primera vez en 2016 como un Dispensario médico de cannabis.
- **Difusión:** El Patrocinador organizó una reunión dentro de la comunidad el 21 de abril de 2021. Una reunión de difusión adicional está planeada para el 8 de mayo de 2021.

- **Consumo in situ.** El Proyecto no incluye una solicitud para fumar o vapear los productos de cannabis in situ, y el proyecto de propuesta de aprobación está condicionada a la prohibición de fumar o vapear los productos de cannabis in situ. Cualquier proyecto futuro de agregar la posibilidad de fumar o vapear los productos de cannabis in situ requerirá la aprobación de una nueva Autorización para uso condicional, con el fin de enmendar esta condición de aprobación.
- **Cumplimiento con la sección de planificación 202.2(a)(5)(B).** El terreno en cuestión no se encuentra ubicado dentro de un radio de 600 pies (183 m) de un terreno que contenga una escuela pública o privada existente. El terreno en cuestión se encuentra ubicado dentro de 600 pies de un Dispensario médico de cannabis existente. El lugar es elegible para una exención de la zona de amortiguamiento de 600 pies requerida para otras fachadas de cannabis (dispensarios médicos de cannabis y tiendas de venta minorista de cannabis), según la Sección 190(b), que ofrece esta exención a los lugares que estuvieron bajo revisión al 5 de enero de 2018, cuando la Ciudad estableció por primera vez esta exención al requisito de la regla de los 600 pies. Dicha exención fue añadida bajo la Ordenanza N.º 16-19 del archivo de la junta N.º 181061, finalmente aprobado por la Junta de supervisores el 29 de enero de 2019. Este lugar es uno de los tres que utilizan esta exención. El primero, ubicado en 443 Folsom Street, lo aprobó administrativamente el personal del Departamento de Planificación. El segundo, está ubicado en 1190 Bryant Street y se encuentra bajo revisión y es elegible para aprobación administrativa. Para ser elegible para esta exención, el solicitante tiene que ser un Solicitante de equidad o una Incubadora de equidad.

La intención de este cambio legislativo era la de autorizar a los lugares bajo revisión, cuando los requisitos de la Ciudad cambiaran para que sus Proyectos pudieran tener una audiencia, con el fin de que la Comisión

de Planificación decida el caso basado en sus méritos y la repercusión de una concentración que podría resultar de esto. No existe límite fijo en el número de minoristas de cannabis permitidos en un vecindario específico. No obstante, para el vecindario de Visitacion Valley, la zonificación y la regla de los 600 pies limitan funcionalmente el número de minoristas permitidos a dos ubicaciones; la primera, la de 2442 Bay Shore Blvd, que ya existe, y una segunda, que podría establecerse a lo largo de Leland Avenue, en zonas más profundas del vecindario. La aprobación de esta solicitud llevaría al vecindario hasta esta capacidad funcional zonificada, pero dejaría abierta la posibilidad para que otro local se abra a lo largo de Leland Avenue entre las calles Alpha y Rutland, aumentando la concentración a un nivel que va más allá de lo que permitiría la aplicación estricta de la zonificación (tres ubicaciones, donde sólo se permitirían probablemente dos, sin la exención de la regla de los 600 pies).

- **Zona de amortiguación escolar.** El Código de Planificación requiere una zona de amortiguación de 600 pies entre los minoristas de cannabis y las escuelas K-12. El Departamento ha recibido comentarios citando a guarderías infantiles, instalaciones religiosas y programas extracurriculares escolares en el área local; no obstante, estos no descalifican a un lugar para que pueda ser utilizado como minorista de cannabis. El Código de Planificación, sección 190(b) no ofrece ninguna exención ante este requisito de la zona de amortiguación.
- **Programa de equidad.** La solicitud de una licencia ante la Oficina de cannabis de la Ciudad fue presentada como una solicitud de Incubadora de equidad (2^{do} nivel), que vienen a ser las empresas que ofrecen un cierto nivel de asistencia a los solicitantes de equidad. Esto puede ser bajo la forma de espacio sin pago de alquiler o asistencia técnica.

Revisión medioambiental

El Proyecto está exento de la Ley de Calidad Medioambiental de California (“CEQA”) bajo las exenciones categoriales de Clase 1 y Clase 3.

Base para la recomendación

El Departamento considera que el Proyecto, en conjunto, es consistente con el Código de Planificación y los objetivos y políticas del Plan General. Aunque el Proyecto no cumple con los requisitos de la zona de amortiguación entre las fachadas de cannabis, se le otorga una exención de este requisito según la sección 190(b), debido a que el lugar estaba bajo procesamiento cuando la regla se adoptó por primera vez. Además, esto haría que dos ubicaciones estén más cerca de los 600 pies (la otra fachada de cannabis más cercana está a casi 1 milla del lugar del Proyecto), por lo que la concentración general en el área es menos significativa.

Anexos:

Proyecto de propuesta – Autorización para uso condicional con aprobación de condiciones (Documento A)
Documento B – Determinación medioambiental
Documento C – Mapas y fotos contextuales
Documento D – Presentación del Patrocinador del Proyecto
Documento E – Planos e ilustraciones



行政摘要 有條件使用授權

公聽日期：2021年5月27日

檔案編號： 2021-000603CUA
項目地址： 5 Leland Avenue / 2400 Bay Shore Blvd
區劃： NC-3 (中等規模的鄰里商業區) 區劃區
55-X 高度和體積區
Visitacion Valley/Schlage 特殊用途區
地段/地塊： 6249 / 001
項目發起人： Quentin Platt
Equinox Botanicals, Inc.
530 Divisadero Street, Suite 226
San Francisco, CA 94117
物業主： Rasmi & Bahjeh Ziedan Revocable Trust
6955 Skyline Blvd
Hillsborough, CA 94010
工作人員聯絡方式： Michael Christensen - (628) 652-7567
Michael.Christensen@sfgov.org

规划局建議： 有條件批准

項目說明

項目包括在位於 5 Leland Ave 和 2400 Bay Shore Blvd 的一棟兩層混合用途建築的底層商業空間內，建立一個 2198 平方英尺的大麻零售用途建築，不包括現場吸食或汽化大麻產品。項目包括合併現有的兩間店面，以創造新的 2198 平方英尺的空間。

需要规划委員會採取的行動

如果項目需要順利進行，委員會必須根據《規劃法規》第 190 節 b 款第 202.2、303 和 712 條的規定，批准有條件使用授權，允許在 NC-3 區劃區內建立一個大麻零售用途建築。

問題和其他考慮因素

● 公眾意見和外展

- **支持/反對：** 規劃局已收到 80 條表示支持項目的意見，以及共 547 條表示反對項目的電子郵件、表格答覆和語音郵件。
 - 支持項目的信件中提到對項目團隊的支持，對大麻非犯罪化以及在社區內融入此行業的支援，以及對在此地區增加第二間店面的支持。
 - 反對項目的信件指出，在 2442 Bay Shore Blvd 已經有一個店面，不需要再增加店面，同時也擔心青少年會接觸到大麻產品，以及擔心此類店面會妨礙此地區其他空置店面用於如托兒所或課後輔導課程等商業類型，並反對藥房在 2442 Bay Shore Blvd 方圓 600 英尺範圍內開業。此外，大多數反對意見都提到反對「MCD」用途，這也延續了在 2016 年首次提出項目作為醫用大麻藥房 (Medical Cannabis Dispensary, MCD) 時的反對意見。
- **外展：** 發起人已於 2021 年 4 月 21 日在社區內舉行一場會議。並計畫於 2021 年 5 月 8 日再舉行一場外展會議。

- **當場食用。** 項目不包括要求現場吸食或汽化大麻產品，並且“動議批准草案”的條件是禁止現場吸食或汽化大麻產品。今後任何增加現場吸食或汽化大麻產品的項目都需要獲得新的“有條件使用授權”的批准，才能修改這個批准條件。

- **《規劃法規》第 202.2 節 a 款第 5-B 條規定的符合條件。** 標的地塊不得位於包含現有私立或公立學校的地塊方圓 600 英尺範圍內。標的地塊位於現有醫用大麻藥房方圓 600 英尺範圍內。根據第 190 節 b 款的規定（其闡明三藩市於 2018 年 1 月 5 日首次制定 600 英尺規定時正在進行審查的地點可以獲得此項豁免），此地點有資格獲得豁免，不受其他大麻店面（醫用大麻藥房和大麻零售商）600 英尺緩衝區的規定影響。此項豁免是根據第 16-19 號條例，市議會檔案第 181061 號增加的，最終由市議會於 2019 年 1 月 29 日通過。這個地點是利用此項豁免的三個地點之一。第一個地點位於 443 Folsom Street，由規劃局工作人員以行政方式批准。第二個地點位於 1190 Bryant Street，正在進行審查，符合獲得行政批准的條件。要獲得此項豁免資格，申請人必須是公平申請人或股公平孵化器。

這條立法變更的目的是允許審查中的地點在市政府規定發生變化時讓他們的项目接受公聽，並由規劃委員會根據其案情和將對集中程度產生的影響來決定案件。對任何特定的社區中允許的大麻零售商數量沒有固定的限制。然而，對於 訪古區社區來說，區劃和方圓 600 英尺範圍內的規定將允許的零售商數量限制在兩個地方：第一處位於現已存在的 2442 Bay Shore Blvd，第二處可以安置在更深入社區的 Leland Avenue 上。此申請案的批准將使此地區達到功能分區的容量，但將留下另一個地點在 Leland Avenue 上 Alpha Street 和 Rutland Street 之間開業的可能性，使集中度增加到超過嚴格應用區劃所允許的水準（三個地點，如果沒有 600 英尺規定豁免可能只允許兩個）。

- **學校緩衝區。** 《規劃法規》規定在大麻零售商和 K-12 學校之間必須有 600 英尺的緩衝區。規劃局收到的意見中提到當地日托中心、宗教設施和課後輔導課程；但是，這些不能使一個地點失去被用作大麻零售商的資格。規劃法第 190(b) 條沒有規定這一緩衝區要求的豁免。

- **公平計畫。**向三藩市大麻辦公室 (Office of Cannabis) 提交的許可證申請是作為公平孵化器（第 2 級）申請提交的，這些企業為股權申請人提供一定程度的幫助。這可以是免租金空間或技術援助的形式。

環境審查

項目根據第 1 類和第 3 類分類豁免，可免於受到《加州環境品質法》(California Environmental Quality Act, CEQA) 的約束。

建議的依據

規劃局認為，整體來說，項目符合規劃法規和總體規劃的目標和政策。雖然項目不符合大麻店面之間需要有 600 英尺緩衝區的規定，但項目可以根據第 190 節 b 款的規定而獲得豁免，因為當首次通過這條規定時，該處已經在進行處理。此外，雖然這將導致兩個地點之間相隔的距離不到 600 英尺，但最近的其他大麻店面與項目地點相距幾乎一英里遠，因此，此地區的整體集中度並不顯著。

附件：

- 動議草案 - 有條件使用授權及批准條件（附件 A）
- 附件 B - 環境決定
- 附件 C - 地圖和背景照片
- 附件 D - 項目發起人提交的材料
- 附件 E - 計畫和效果圖



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: MAY 27, 2021

Record No.: 2021-000603CUA
Project Address: 5 Leland Avenue / 2400 Bay Shore Blvd
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District
55-X Height and Bulk District
Visitacion Valley/Schlage Special Use District
Block/Lot: 6249 / 001
Project Sponsor: Quentin Platt
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 190(B), 202.2, 303, AND 712, TO ALLOW THE ESTABLISHMENT OF A 2,198 SQUARE FOOT CANNABIS RETAIL USE WITH NO ON-SITE SMOKING OR VAPORIZING OF CANNABIS PRODUCTS WITHIN THE GROUND FLOOR COMMERCIAL SPACE OF A TWO-STORY MIXED USE BUILDING LOCATED AT 5 LELAND AVENUE / 2400 BAY SHORE BOULEVARD, LOT 001 IN ASSESSOR'S BLOCK 6249, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT, THE SCHLAGE LOCK SPECIAL USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On January 12, 2021, Quentin Platt (hereinafter "Project Sponsor") filed Application No. 2021-000603CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a 2,198 square foot Cannabis Retail use (hereinafter "Project") within the ground floor commercial space of a two story mixed use building located at 5 Leland Avenue / 2400 Bay Shore Blvd, Block 6249 Lot 001 (hereinafter "Project Site").

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

On May 13, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000603CUA and continued the hearing to the May 27, 2021 hearing.

On May 27, 2021, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-000603CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-000603CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2021-000603CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project includes the establishment of a 2,198 square foot Cannabis Retail Use with no on-site smoking or vaporizing of cannabis products, within the ground floor commercial space of a two-story mixed-use building located at 5 Leland Ave and 2400 Bay Shore Blvd. The Project includes the merger of two existing storefronts to create the new 2,198 square foot space.
- 3. Site Description and Present Use.** The project site is occupied by a two-story mixed-use building of approximately 18,000 square feet. The ground floor tenant spaces are currently vacant and were last occupied by two separate retail uses, dba “Golden 123 Zone” and “Shun Lee Market,” both of which were small neighborhood convenience stores. The second floor contains ten residential units and one guest unit.
- 4. Surrounding Properties and Neighborhood.** The subject property is located at the western corner of Leland Avenue and Bayshore Boulevard. The property is within the Visitacion Valley Invest in Neighborhoods (IIN) Initiative Area. This corridor was rezoned during the Visitacion Valley planning process. The building is located within the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District.

The NC-3 Zoning District is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The NC-3 Zoning District is a linear district located along a heavily trafficked thoroughfare (Bayshore Boulevard) that also serves as a major transit route. NC-3 Zoning Districts include some of the longest linear commercial streets in the City, with this one having continuous commercial (and some industrial development) for many blocks. Large-scale lots and buildings and wide streets distinguish the district from smaller-scaled commercial streets, although the District includes small as well as moderately scaled lots. Buildings typically range in height from two to four stories with occasional taller structures. The building standards in this district permit moderately large commercial uses and buildings. A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, financial service and certain auto uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

The vicinity of 2400 Bayshore Boulevard/5 Leland Avenue contains medical uses including North East Medical Services and Visitacion Valley Pharmacy within two blocks. Other uses within the subject block include dwellings, vacant storefronts, banks, grocery markets, food uses, nail salon, cleaners, mobile phone retail store, post office, church, auto service centers, and a large future development site (Schlage Lock) across the street.

The Project Site is well-served by transit, with major buses running along Bayshore Boulevard, and cross-town and local-serving buses nearby. Given the area's accessibility to the City's transit network, parking is not required. The Project Site is located within one-quarter-mile of MUNI lines KT, 9R, 9, 8AX, 8BX, 8, and 56, within 0.6-miles of the regional-serving Caltrain Bayshore Station (which will be 0.2-miles when streets are developed on the Schlage Lock site, e.g. Visitacion Avenue extension to Tunnel Avenue), and within 3-miles of two regional-serving BART stations (Glen Park and Balboa Park). The General Plan includes Transit Preferential Streets: Bayshore Blvd is Transit Important and Visitacion Ave is Transit Oriented. There is metered parking on Leland Ave and Desmond Street with hours of 9am-6pm Mon-Sat and 12-6pm Sun. Two public parking garages are located within approximately one block. There is a bike lane along Bayshore Boulevard and nearby access to U.S. Highway 101.

5. Public Outreach and Comments. The Project Sponsor conducted a community meeting with members of the public on April 21, 2021, and an additional outreach event is planned for May 8, 2021. The Department has received 80 comments expressing support for the Project and a total of 547 emails, form responses, and voicemails expressing opposition to the Project.

- Letters in support of the Project cited support for the project team, support for the decriminalization of cannabis and inclusion of the industry in the neighborhood, and support for the addition of a second storefront in the area.
- Letters in opposition to the Project stated that one storefront already exists at 2442 Bay Shore Blvd and that no additional outlets are needed, concern for youth access to cannabis products, concern that the storefront would preclude other vacant storefronts in the area from being used for certain business types such as childcare centers or after-school programs, and opposition to the dispensary opening within 600' of 2442 Bay Shore Blvd. Additionally, the majority of comments in opposition cited opposition to an 'MCD' use, reflecting a continuation of the opposition to the Project when it was first proposed in 2016 as a Medical Cannabis Dispensary.

6. Planning Code Compliance. The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. **Use.** Planning Code Section 712 requires a Conditional Use Authorization to operate a Cannabis Retail use in the NC-3 Zoning District.

The Project is requesting Conditional Use Authorization for the establishment of a Cannabis Retail use, in compliance with this Section.

B. **Use Size.** Within the NC-3 Zoning District, the Planning Code principally permits individual Non-Residential Uses at up to 5,999 square feet.

The Project would provide a 2,198 square foot (sq ft) Cannabis Retail use which is compliant with this requirement.

C. **600-Foot Buffer Rule:** Planning Code Section 202.2(a)(5)(B) states that the parcel containing the Cannabis Retail Use shall not be located within a 600-foot radius of a parcel containing an existing public or private School or within a 600-foot radius of a parcel for which a valid permit from the City's

Office of Cannabis for a Cannabis Retailer or a Medicinal Cannabis Retailer has been issued. There shall be no minimum radius from a Cannabis Retail Use to an existing day care center or youth center unless a State licensing authority specifies a minimum radius. Additionally, Planning Code Section 190(b) provides that locations where Medical Cannabis Dispensaries were proposed prior to July 20, 2017 and that never received a formal approval of the proposed Medical Cannabis Dispensary use prior to January 5, 2018 (when the City's regulations implementing adult use cannabis and establishing the 600-foot rule were established) are eligible for an exemption from the 600' buffer between Cannabis Retail storefronts and other Cannabis Retail Storefronts or Medical Cannabis Dispensaries, but does not provide any exemption from the 600-foot buffer from Schools. Additionally, the Section provides that such establishments may apply for a Cannabis Retail use, rather than Medical Cannabis Dispensary.

The subject parcel is not located within a 600-foot radius of a parcel containing an existing private or public school. The subject parcel is located within 600-feet of 2442 Bay Shore Blvd, which contains a Medical Cannabis Dispensary use operating with temporary authorization to conduct adult use sales pending conversion to Cannabis Retail under Section 190(a) of the Planning Code. The approval of this application would not preclude the conversion of 2442 Bay Shore Blvd to Cannabis Retail. This application qualifies for the exemption from the 600-foot rule under Section 190(b) and thus is compliant with the 600-foot rule

- D. **Hours of Operation.** The NC-3 Zoning District sets no limits on hours of operation for any uses. State law limits hours of operation for Cannabis Retailers to between 6am and 10pm.

The Project is required under State law to cease operation between 10pm and 6am. Given the surrounding context, additional limits are not warranted. The nearby Medical Cannabis Dispensary at 2442 Bay Shore Blvd operates from 8am to 10pm; these hours were approved by the Planning Commission on September 10, 2020 under Discretionary Review Action No. 0719.

- E. **Street Frontage in Mixed Use Districts.** Section 145.1 of the Planning Code requires that within Mixed Use Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space complies with this requirement and shall be maintained in compliance with this Section. No significant modification to the front façade is proposed, and the interior changes

do not impact compliance with this Section.

7. Conditional Use Findings. Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The Project includes the merger of two storefronts, increasing the total size of the tenant space beyond what currently exists. However, the overall size remains consistent with the larger development pattern of the NC-3 Zoning District along Bay Shore Blvd, in contrast to the smaller scale NC-2 Zoning District which runs along Leland Avenue. Additionally, the maximum principally permitted use size of the NC-3 Zoning District is 5,999 square feet, so the proposed 2,198 square foot space is well within the established zoning allowance for use size. The proposed use would activate a currently vacant retail space in a neighborhood that has a high level of vacancies and is thus a desirable addition to the corridor.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

(1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

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

The Planning Code does not require parking for any uses. The proposed use will serve the immediate neighborhood and may also serve a larger context, as is the stated purpose of the NC-3 Zoning District, "to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods." On-street parking exists along Bay Shore Blvd and Leland Avenue, and the site is well served by transit.

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

The proposed use is prohibited from allowing on-site smoking or vaporizing of cannabis products. Even so, an odor mitigation plan will be submitted to the Office of Cannabis for review by the Department of Public Health prior to any license approval. Thus, adequate safeguards against odor are provided. The proposed use has no issues with noise or glare.

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

No changes to landscaping, screening, open spaces, parking and loading areas, or lighting are proposed. Signage will be reviewed under a sign permit for compliance with the Sign Ordinance.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

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

The proposed project is consistent with the stated purposed of NC-3 District in that the intended use is located at the ground floor, will “offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods.”

- 8. Additional Conditional Use Findings for Cannabis Retail.** Planning Code Section 303(w) outlines additional findings for the Commission when reviewing proposals for new Cannabis Retail establishments. The Commission shall consider “the geographic distribution of Cannabis Retail Uses throughout the City, the concentration of Cannabis Retail and Medical Cannabis Dispensary Uses within the general proximity of the proposed Cannabis Retail Use, the balance of other goods and services available within the general proximity of the proposed Cannabis Retail Use, any increase in youth access and exposure to cannabis at nearby facilities that primarily serve youth, and any proposed measures to counterbalance any such increase.”

In the December 2019 report titled “[Cannabis in San Francisco: A Review Following Adult Use Legalization](#),” the City Controller’s Office identified the Mission and South of Market Neighborhoods as more concentrated with Cannabis Retail uses in comparison to the balance of San Francisco. The approval of this application would contribute to the balance and even distribution of Cannabis Retail uses in the City by providing an additional outlet in the far southeast of the City. This will reduce the need for customers to travel to other neighborhoods in the City for purchase cannabis products for medical or general use.

The closest approved Cannabis storefront is located at 2442 Bay Shore Blvd, approximately 130 feet from the Project Site. This site is a Medical Cannabis Dispensary with temporary authorization to conduct adult use sales while being converted to a Cannabis Retailer. The second closest Cannabis storefront is located at 3015 San Bruno Avenue, approximately 4,600 feet from the Project Site.

There were no sensitive uses found within 600’, so the impact on youth exposure from this approval is minimal.

- 9. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and

Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

Policy 4.8:

Provide for the adequate security of employees and property.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.2

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the market place and society.

The Cannabis industry provides great potential for the City in that it is a rapidly expanding industry, with very highly developed equity ownership, hiring, and procurement requirements, that employs blue-collar

workers with wages and benefits typically far higher than other types of retail services. The City Controller's Office December 2019 report titled, "[Cannabis in San Francisco: A Review Following Adult Use Legalization](#)," found that crime rates, particularly property crimes, generally decreased in the areas immediately surrounding Cannabis storefronts and dispensaries, compared to an overall increase Citywide. The uses are extremely regulated both at the State and local level, and following any Planning Department approval of a site, additional outreach still occurs to develop a Good Neighbor Policy, Security Plans (with review by SFPD), and Odor Mitigation Plans. By activating existing retail spaces in the City (which suffer from high vacancy rates), employing many blue-collar workers, furthering the City's equity goals, and providing alternative medicines that are recognized as helping many residents suffering through pain, Cannabis Retail projects further many of the goals of the City's General Plan and area plans.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Project site will provide a new retail tenant and new use for the neighborhood. The addition of this business will enhance foot traffic to the benefit neighboring businesses. Cannabis is one of the fastest growing job categories in the country and one of the few retail uses that is burgeoning even in the face of e-commerce.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

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

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project has no effect on housing and does not convert housing to a non-residential use.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

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

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

- F. That the City achieve the greatest possible preparedness to protect against injury and loss of life

in an earthquake.

Any construction associated with Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

- H. That our parks and open space and their access to sunlight and vistas be protected from development.

The Project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

- 11.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2021-000603CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 4, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 13, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: May 13, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Cannabis Retail use located at 5 Leland Ave / 2400 Bay Shore Blvd, Block 6249, and Lot 001 pursuant to Planning Code Sections 190(b), 202.2, 303, and 712, within the NC-3 Zoning District, the Schlage Lock Special Use District, and a 55-X Height and Bulk District; in general conformance with plans, dated May 4, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2021-000603CUA and subject to conditions of approval reviewed and approved by the Commission on May 13, 2021 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 13, 2021 under Motion No. XXXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

- 1. Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 3. Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

6. **Additional Project Authorization.** The Project Sponsor shall obtain operating licenses from the City's Office of Cannabis and the State of California prior to commencing any cannabis sales or other activities per Planning Code Section 202.2(a)(5).

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Design – Compliance at Plan Stage

7. **Transparency and Fenestration.** Pursuant to Planning Code Section 145.1, the site shall be maintained with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

9. **Signage.** Signs and awnings shall be subject to review and approval by Planning Department.

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

Monitoring - After Entitlement

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 11. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

- 13. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- 14. On-Site Consumption.** On-site consumption of cannabis products is permitted; however, no on-site smoking or vaporizing of cannabis products is permitted.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
5 LELAND AVE		6249001
Case No.		Permit No.
2021-000603PRJ		
<input checked="" type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>Establish a cannabis retail storefront at 5 Leland Avenue and 2400 Bayshore Blvd. Both retail suites are part of the same structure/building and have same parcel number. Project will entail combining the adjacent retail spaces with the addresses of 5 Leland Avenue and 2400 Bayshore Blvd. Minor interior renovations will be made to provide the infrastructure and aesthetic design elements required to establish a cannabis retail business that is attractive to the public that complies with all state and local cannabis permit/licensing regulations as well as applicable local health, building and planning code regulations. Project renovations will include new interior finishes and non load bearing partitions and minor renovations to the building facade to clean up any damaged stucco and paint the exterior facade of the retail space. New storefront doors and window replacement if needed that comply with SF Planning Department Fenestration and transparency guidelines. Exterior Business wall and blade signage will be submitted under a separate building permit application. Accessibility and exiting upgrades will be completed as required per SF building and fire code requirements.</p>		

STEP 1: EXEMPTION TYPE

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Hazardous Materials: <input type="checkbox"/> Maher or <input type="checkbox"/> Cortese</p> <p>If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>)</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the site due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to <i>The Environmental Information tab on the San Francisco Property Information Map</i>) If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to <i>The Environmental Planning tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to <i>The Environmental tab on the San Francisco Property Information Map</i>) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Michael Christensen</p>	

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

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

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

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

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

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

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Alex Westhoff
		05/05/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:

Parcel Map



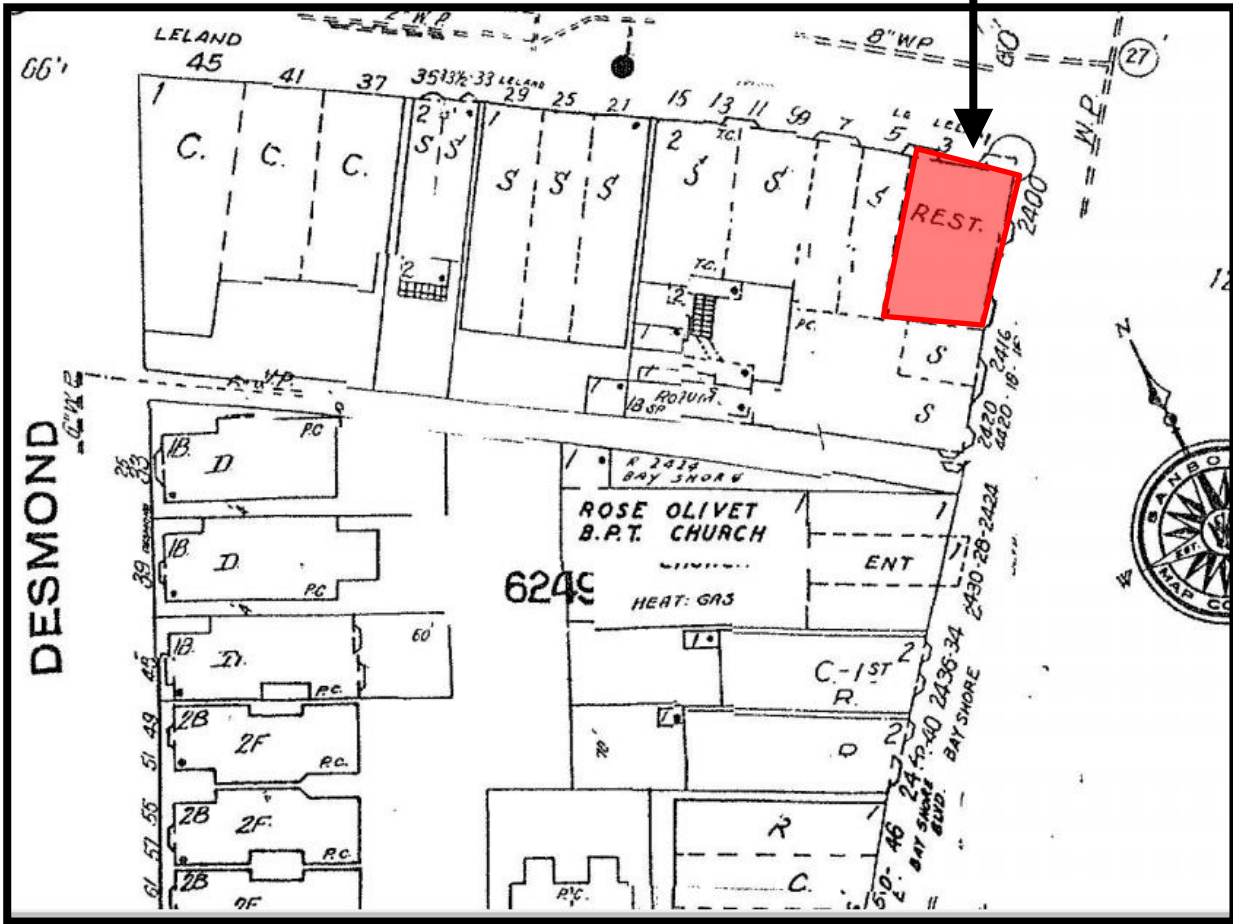
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

Sanborn Map*

SUBJECT PROPERTY

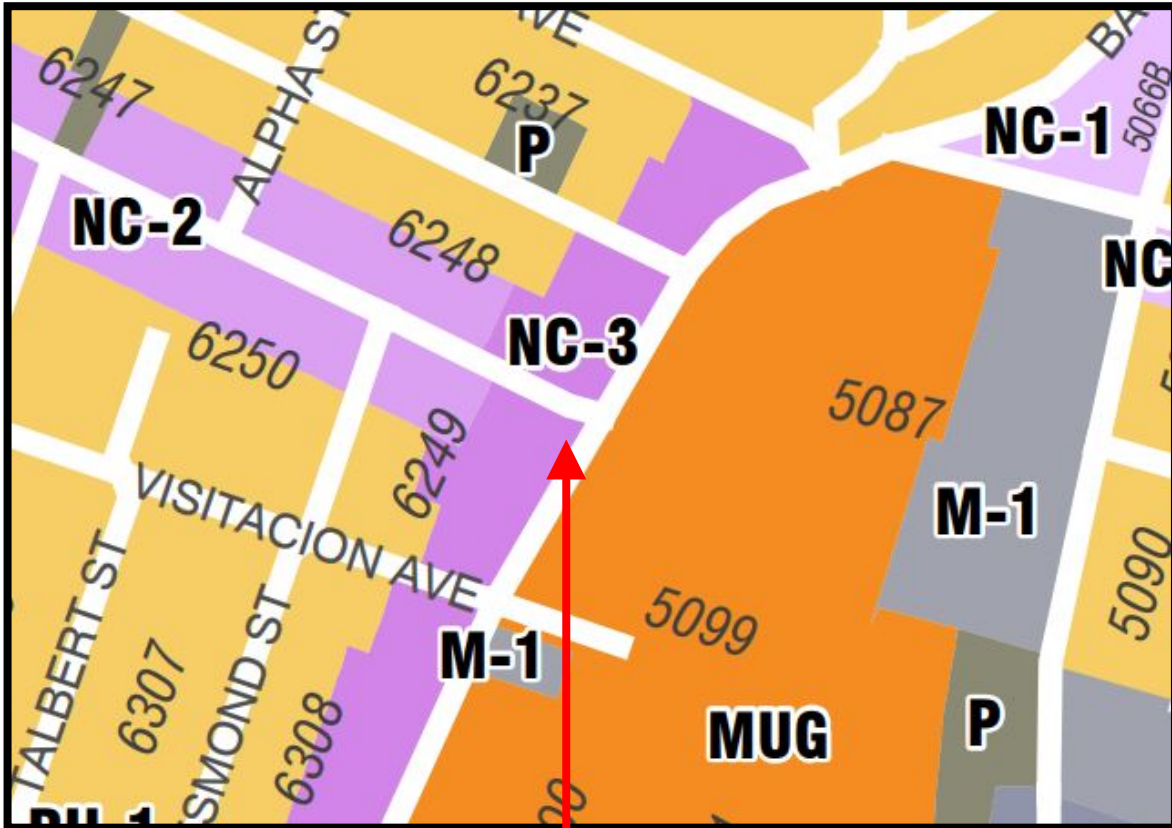


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

Zoning Map

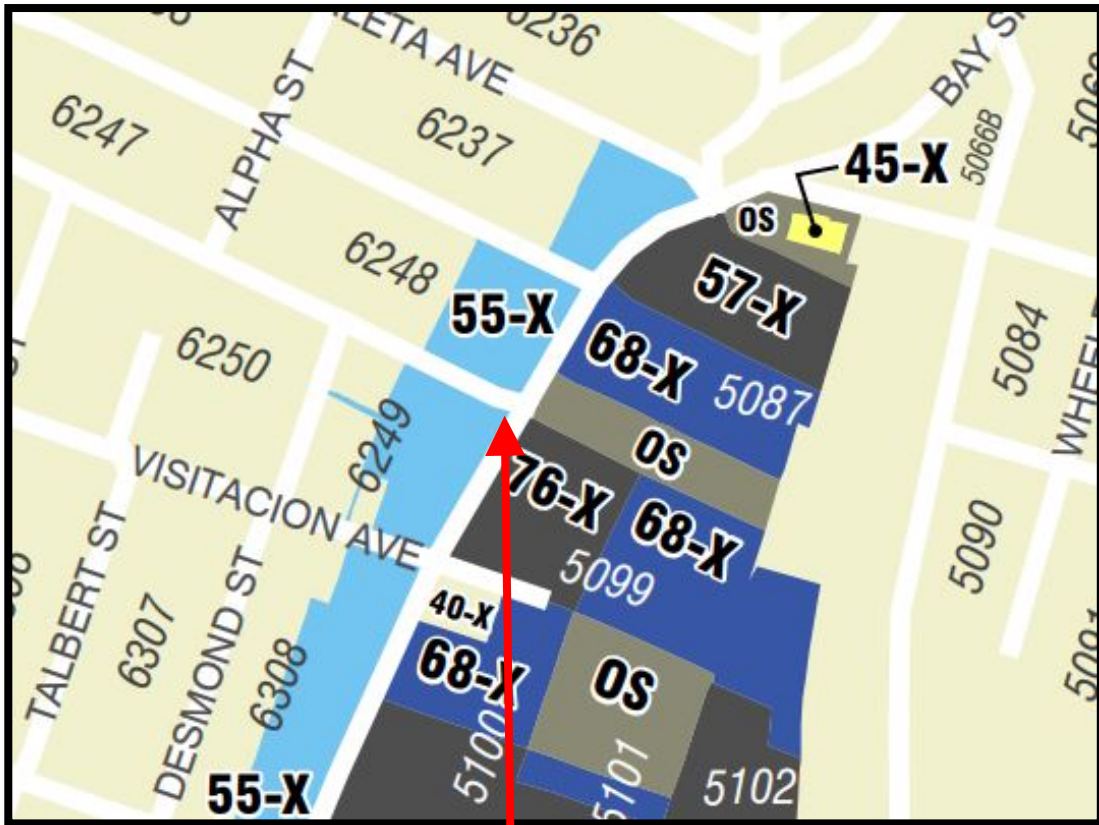


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

Height & Bulk Map

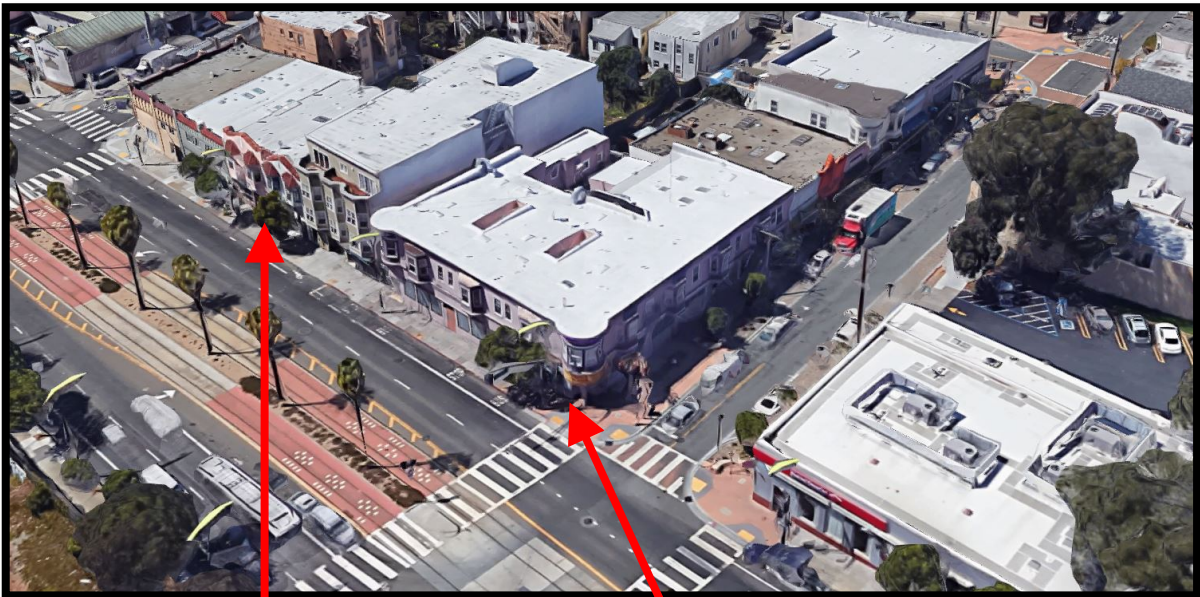


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

Aerial Photo



2442 BAYSHORE BLVD
2016-009352DRM

SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

Site Photo



Conditional Use Hearing
Case Number 2021-000603CUA
2400 Bayshore Blvd / 5 Leland Ave

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

SECTIONS:

1. Community Outreach Plan.....(Pages 2- 6)

2. Community Outreach Log..... (Pages 7-9)

3. Virtual Community Meeting Presentation #1 (English and Chinese Translations)
(Virtual Community Meeting Presentation #2 (forthcoming)).....(Pages10- 35)

4. Community Outreach emails containing Invitations to Virtual Community
Meetings #1 (4/21/2021) & #2 (Sat May 8th @ 3pm)(Pages 44-48)

5. Project Info Mailer: English, Chinese, Tagalog & Spanish.....(Pages 49-53)
(Mailed to Community Stakeholders & All Addresses within a 300' Radius of Project)

6. Good Neighbor Policy.....(Pages 54-55)

Section 1

Community Outreach Plan

Community Outreach Plan

5 Leland | Vis Valley Partners

Spring 2021

OVERVIEW

At Vis Valley Partners, we want to improve Visitacion Valley for all businesses and residents. We will strive for excellent relationships with all our neighbors. We are beginning a robust community outreach campaign, that includes contacting all the neighborhood organizations, and merchants in the area. We will do our best to provide up to date information and transparency through the application process, and will carefully consider all feedback we receive.

Our team has recently moved to the planning phase of our application to open a new retail cannabis dispensary by combining two currently vacant storefronts at 2400 Bayshore Blvd and 5 Leland Ave.

Our Team

Rodney Hampton: Community Outreach Lead

- SF native and community leader
- Social equity advocate
- Also leads community benefits efforts
- CEO of CDXX, a cannabis retail store opening soon on 3rd St in the Bayview
- Curator of My Art Gallery, the pop up gallery currently located at 5 Leland

Luke Coleman: Operations Lead

- Seasoned operator and cannabis industry vet
- Currently operating other stores located in neighborhoods like Vis Valley
- Understands how to run a safe, welcoming facility
- Co-founder of Connected Cannabis Co
- Named "100 Most Influential Figures in Cannabis" by High Times 2018

EDUCATION CAMPAIGN

MAILER

Send a mailer to all neighbors within 300' of the project site with the following information:

- Description of project
- Introduction of the project owners & liaison
- Invitation to virtual open house
- Contact information

EMAIL

An email campaign will be conducted in which the following will be provided to neighborhood stakeholders:

- A letter with description of project
- Introduction of the project owners & liaison
- Invitation to the Virtual Open House
- Attachments
 - ◆ Letter to the community
 - ◆ Good Neighborhood Policy
 - ◆ Safety & Security Plan

¹PROJECT PRESENTATION & VIRTUAL OPEN HOUSE

Development of a project presentation that will be shared with all community stakeholders, the Office of Cannabis & District supervisor. The following information will be provided at the community meeting

- Description of project
- Introduction of the project owners & liaison
- Photos of the site
- Site plan of the project
- Security Plan
- Good Neighborhood Policy, for which we will collect actionable feedback from local stakeholders and modify to meet the needs of the community
- Contact information for follow up

MEETING WITH LOCAL LEADERSHIP

- Set meetings
- Present the project
- Collect actionable feedback

SOCIAL EQUITY & COMMUNITY BENEFIT

CANNABIS INCUBATION

This project is designed to showcase the best possible example of Cannabis Incubation for San Francisco's Social Equity Program. Our Incubation plan is designed to provide resources that provide measurable and high impact to the Equity Community.

¹ Project presentation available in planning materials packet

- Cannabis Incubation Plan
- Impact report of incubation resources

COMMUNITY BENEFIT

Our community benefit plan is designed to provide both jobs for the community, support for a local Equity Applicant and contribution to the economic and community revitalization of the Leland St. corridor.

- Community Benefit Plan
- Workforce development plan
- Economic impact plan

5 LELAND | My Art Gallery

For over one year the proposed dispensary located at 5 Leland has been converted to a local art gallery provided to community artists and local artisans. Programming for this space has been directed by local leader and community liaison Rodney Hampton and has provided a safe space for individuals in the community to showcase and view art and products created by local residents.

2MATERIALS SUMMARY

COMMUNITY OUTREACH RECORD

All outreach efforts to be categorizing and logging every interaction with the community done in a spreadsheet labeled and presented at discretionary review.

GOOD NEIGHBOR POLICY

A “good neighbor policy” was developed and is required to provide local residents and merchants with critical information regarding what to expect from a cannabis retail store in the neighborhood. We will develop a good neighbor policy over time that includes required language and feedback from the community.

² Content and materials will be made available to both the community and the projects assigned planner

SECURITY PLAN

A plan that outlines all aspects of the cannabis retail store's security plan which includes details like security guard, safe storage of product and baseline protocols.

LETTERS OF SUPPORT

Obtain Letters to support the project and its efforts from local business owners, community organizations, neighborhood residents and cannabis patients.

ARCHITECTURAL DRAWINGS

Plans used for the Conditional Use Authorization permit for proposed retail cannabis use.

Our site plan includes a design to combine 2 vacant storefronts to create a beautiful fresh look at the opening of the Leland St corridor. Our plan includes floor plans and interior/exterior renderings.

Section 2

Community Outreach Log

Current 5:21 PM May 5th , 2021

Vis Valley Partners | Community Outreach Log

DATE	NAME	ORGANIZATION / BUSINESS/RESIDENT	TOUCH POINTS	LETTER OF SUPPORT	NOTES
5.15.20	Diablo Santillan	Resident	1	<input checked="" type="checkbox"/>	
5.15.20	Esale Hagos	Resident	1	<input checked="" type="checkbox"/>	
5.15.20	Raymond Dasalia	Resident	1	<input checked="" type="checkbox"/>	
5.15.20	Melissa Breiz	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Therese Johnson	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Edna Lewis	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Marc Jones	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Arthur Morris	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Sharita Carthen	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Lisa Russell	Resident	1	<input checked="" type="checkbox"/>	
6.2.20	Steven Wilson	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Allan Echavez	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	J. Anores Rureris	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Luis Flores	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Juan A. Noriega	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	William Knight Sr.	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Terry Davis	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Bobby Johnson	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Christine Drummer	Resident	1	<input checked="" type="checkbox"/>	
7.15.20	Peat Moss	Resident	1	<input checked="" type="checkbox"/>	
8.12.20	Leatitia Word	Wor Bell	1	<input checked="" type="checkbox"/>	
8.20.20	Beauna Clark	Miss Lady Designz	1	<input checked="" type="checkbox"/>	
8.22.20	Greg Brown Jr.	F.I.T.B.	1	<input checked="" type="checkbox"/>	
9.1.20	Sadriena Jones	Classypieces Co.	1	<input checked="" type="checkbox"/>	
9.12.20	Danistha Rivera	Om Sabor	1	<input checked="" type="checkbox"/>	
10.15.20	Miwanda Barnes	Lots of Love Cleaning Services	1	<input checked="" type="checkbox"/>	
12.5.20	Ofelia Gomez Agredano	SF Dog Parlour	1	<input checked="" type="checkbox"/>	
4/1/21	All Residents and Merchants	All Addresses within 300'	140	<input type="checkbox"/>	This letter is attaced in the community outreach materials packet
3.12.21	The Good Chocolate	Merchant	1	<input type="checkbox"/>	
3.12.21	Mission Blue	Merchant	1	<input type="checkbox"/>	
3.12.21	Elevated San Francisco	Merchant	1	<input type="checkbox"/>	
4.21.21	Virtual Hearing	25 Residents & Merchants	1	<input type="checkbox"/>	75% of the participants on the call opposed the project
4.22.21	Cameron Moberg	local resident, muralist	3		Not anti-cannabis, but concerned about project impact
4.27.21	Ben Glass	The Good Chocolate, 5 Leland	2	<input checked="" type="checkbox"/>	Neighboring business that supports our application
5.1.21	Kim mitchell	T.U.R.F - Community Org		<input type="checkbox"/>	
5.1.21	John Nauer			<input type="checkbox"/>	
5.1.21	Gaynor Siataga	All Islanders Gather as One - Community Org		<input type="checkbox"/>	
4.30.21	San Francisco Equity Group	San Francisco Equity Group		<input checked="" type="checkbox"/>	
4.21.21	Rex Tabata			<input type="checkbox"/>	

Vis Valley Partners | Community Outreach Log

DATE	NAME	ORGANIZATION / BUSINESS/RESIDENT	TOUCH POINTS	LETTER OF SUPPORT	NOTES
5.1.21	Marleen Tran			<input type="checkbox"/>	
5.1.21	Patsy Tito	Samoan Community Development Center - Community Org	1	<input checked="" type="checkbox"/>	Organization is in full support of the project
5.1.21	Anna Mahina	SF Tongans Rise Up - Community Org	1	<input checked="" type="checkbox"/>	Organization is in full support of the project
5.1.21	Sweetie Tajata	Livin in Peace - Community Org	1	<input checked="" type="checkbox"/>	Organization is in full support of the project
5.1.21	Sweetie Williams		1	<input checked="" type="checkbox"/>	Organization is in full support of the project
5.5.21	Liz Jackson Simpson	Success Centers - Community Org	1	<input checked="" type="checkbox"/>	Organization is in full support of the project
4.28.21	Damien Posey	Us For Us - Community Org	1	<input checked="" type="checkbox"/>	
4.28.21	Shawn Richard	Brothers Against Guns - Community Org	1	<input checked="" type="checkbox"/>	
4.28.21	Rudy Corpuz	United Playaz - - Community Org	1	<input checked="" type="checkbox"/>	
		TOTAL	184	37	

Section 3

Virtual Community Meeting #1 Presentation (English and Chinese Versions)



Vis Valley Partners
Cannabis Retail | 5 Leland

Digital Open House
Spring 2021



meeting agenda

- ❖ activating the space
- ❖ social impact & support
- ❖ project plans
- ❖ FAQ's
- ❖ virtual public hearing
- ❖ Q & A

meet the team



Nadia Rahman
Activist, Organizer, and
Community Liaison



Rodney Hampton
Community Benefits Director



Luke Coleman
Operations Lead



our mission



Contribute to the economic and community revitalization of the Leland St.
business corridor in Visitation Valley



activating a vacant space



Activating vacant and unused space will be key to our community's economic recovery



Interior Before



Interior After (proposed, pre-design)

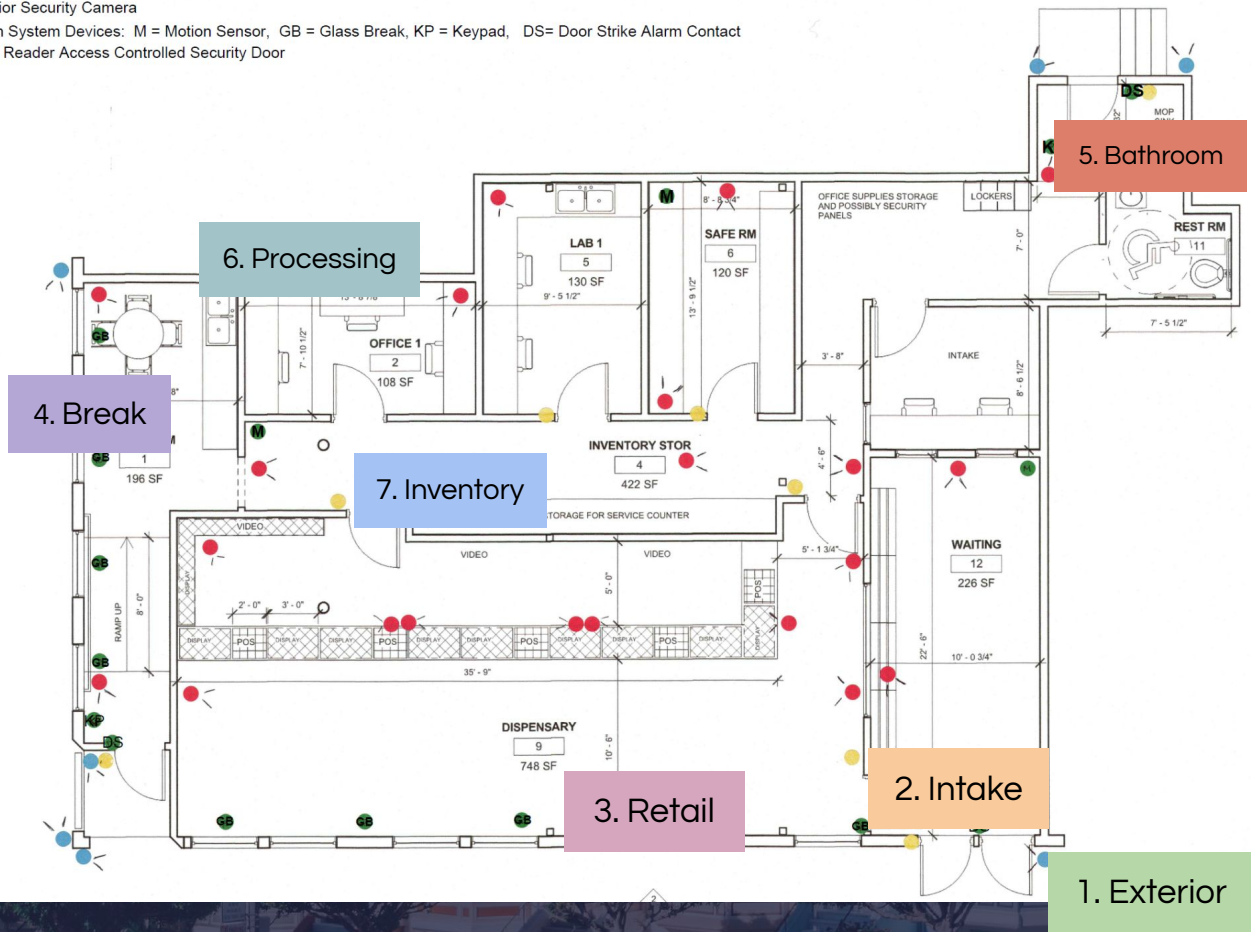
modern cannabis retail



*Examples only these photos do not represent the brand or exact look of the proposed store

f
l
o
o
r
p
l
a
n

- = Interior Security Camera
- = Exterior Security Camera
- = Alarm System Devices: M = Motion Sensor, GB = Glass Break, KP = Keypad, DS = Door Strike Alarm Contact
- = Card Reader Access Controlled Security Door





social impact & support

Community Impact

- ❖ Activating a building that has been empty for over 10 years.
- ❖ Attracting new customers to the commercial corridor.
- ❖ Creating approximately 15 new jobs that we will prioritize for community hiring.
- ❖ Working with other local businesses in a united effort to reactivate the local economy.
- ❖ Providing workforce development training to create pathways to careers in cannabis for the community.



social equity incubation & workforce development



- ❖ Over \$200,000 in funds are being provided for Social Equity Incubation & community benefits
- ❖ Our store will host Equity Pathways, a new workforce development pilot program from Success Centers & the San Francisco Equity Group
- ❖ Equity Pathways will provide Social Equity applicants from our neighborhood paid internships to learn cannabis retail management

community support

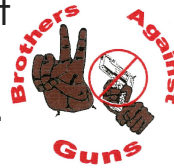
We have engaged in a broad outreach campaign and developed strong support for the project from local groups, merchants, and neighborhood residents.

We currently have support from:

6 - local groups

7 - merchants

28 - neighborhood residents



project plans

Good Neighbor Policy

5 Leland | Vis Valley Partners
Spring 2021

As a part of the community, our team will ensure that we are good neighbors by enacting these measures:

Safety & Service

- ◆ Generate a safe, welcoming store environment that benefits the entire Visitacion Valley community.
- ◆ Hire professional security to secure the area within 50 feet of the store.
- ◆ Have a full-time manager to act as a community liaison for residents and merchants.
- ◆ Communicate and work with all neighborhood groups, merchant groups, community members, SFPD, and City officials. Ensure all questions and concerns are addressed.
- ◆ Install high-quality security cameras inside and outside the store to ensure safety around the store. Discourage illegal, untested cannabis sales in the community.

Community Benefits

- ◆ Support the San Francisco cannabis Equity community by sourcing SF Equity products and hiring members of the Equity community.
- ◆ Hire community residents whenever possible.
- ◆ Work with local suppliers and providers whenever possible.
- ◆ Support local community groups, nonprofits, and events.
- ◆ Workforce Development.

A Clean, Safe Community Space

- ◆ Keep the store, entryway, and sidewalk clean and in good condition. Prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
- ◆ Install and maintain lighting for the sidewalk without disturbing residential neighbors.
- ◆ Install high-quality filtration and a HVAC system to prevent emission of cannabis odors.
- ◆ Install clear, well-lit, and prominent signs at our entrance.
- ◆ Reminding customers to keep the neighborhood peaceful.
- ◆ Prohibiting littering, loitering, and blocking driveways.
- ◆ Advising people that smoking cannabis in public places is prohibited.

Security Plan

5 Leland | Vis Valley Partners
Spring 2021

PROPOSED SAFETY & SECURITY PLAN

The following is a written description of the proposed security plan for Vis Valley Partners cannabis retail store.

Also included is the proposed floor plan of the store with all security devices and security lighting identified.

Prior to opening, this plan will be reviewed by SFPD in conjunction with our 3rd party private security contractor, and any suggestions will be incorporated into the plan.

Please note that the proposed floor plan shows the previously existing, adjacent 6 currently vacant retail spaces of 2400 Bayshore Boulevard and 5 Leland Avenue. These spaces are part of the same building structure and will be combined to create one new space for the proposed store.

General Security System and Security Operations Description:

Vis Valley Partners's overall security plan includes a robust security system combined with onsite security personnel. Onsite security guards will begin their duties 1 hour before the store opens and will remain onsite until the last employee has departed.

Our security personnel will ensure the following:

- Increased safety for our staff, customers, and neighbors
- No customers are creating a public nuisance of any kind. This includes deterring:
 - Double Parking
 - Loitering
 - Littering
 - Cannabis or alcohol consumption
- That our store establishes and maintains a positive reputation and influence in the community by treating everyone with respect
- That our store generally improves the cleanliness, security and safety of the immediate vicinity and surrounding neighborhood

In addition to the onsite security personnel present during the course of the day, a rapid response security monitoring firm (TBO) will be retained and remain on call 24 hours a day 365 days a year. The firm will provide full time monitoring of the security system and will respond and arrive onsite within minutes in any event that an alarm trouble signal is triggered. Triggered alarms will also alert the SFPD, ensuring a timely response to any potential threat.

*Project plans available upon request

frequently asked questions & concerns

- ❖ Do cannabis retail stores result in higher crime rates?
- ❖ Will cannabis retail lower the value of my home or business?
- ❖ Is a cannabis retail business going to encourage more teens to use?
- ❖ Why do we need a second cannabis store in our neighborhood?
- ❖ When do you plan to open?
- ❖ Are cannabis products safe and tested?
- ❖ Do all cannabis products get you high?
- ❖ What will the store look like?
- ❖ Do you have a name picked out yet?



- ❖ Planning Commission Hearing schedule for May 13
- ❖ Time is provided for public comment.
- ❖ This is a remote, virtual hearing.
Information for joining on next slide
- ❖ For more information:
 - 5lelandincubator@gmail.com
 - 415 613-6452



REMOTE HEARINGS

Remote Meeting Call-In

Due to the COVID-19 emergency, in order to protect the health of our Commissioners, staff, and members of the public, Planning and Historic Preservation Commissions, and the Zoning Administrator, will convene remotely as of April 9, 2020 until further notice. Members of the public are encouraged to participate remotely.

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Watch or Listen In to the Planning and Historic Preservation Commission Public Hearing

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Providing Public Comment

Please follow these best practices to improve your call:

- Call from a quiet location
- Speak slowly and clearly
- Turn down any televisions or radios around you
- **For Planning and Historic Preservation Commissions only:** address the Commission as a whole, do not address individual Commissioners
- No electioneering

Calling-In to a Meeting

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访谷合作者
大麻零售 | 利兰街5号

数字参观日
2021 春季



会议日程

- ❖ 活用空间
- ❖ 社会影响及援助
- ❖ 项目计划
- ❖ 常见问题
- ❖ 在线公开听证会
- ❖ 问答环节

认识我们的团队



Nadia Rahman
活动家、组织者、
与社区联络人



Rodney Hampton
社区福利总监



Luke Coleman
运营主管



我们的任务

为访谷利兰街商业走廊的经济与社区复兴做出贡献。



活用闲置空间

活用空置或闲置的空间将是复兴我们的社区经济的关键。

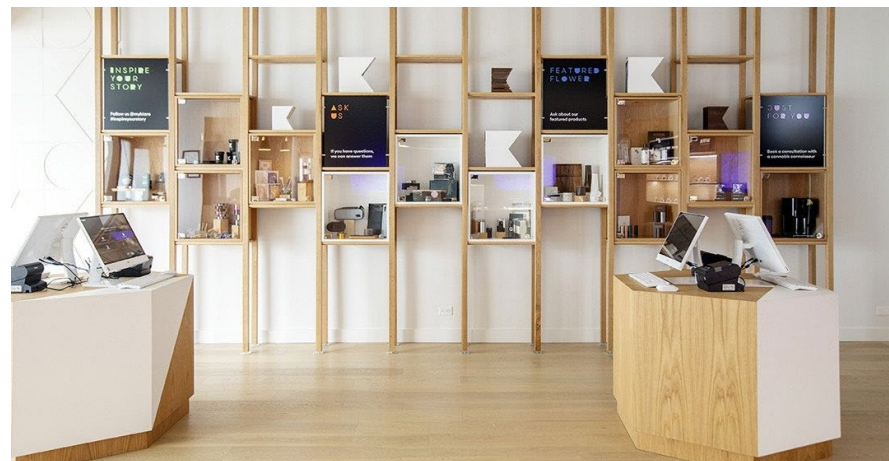


动工前的内部



动工后内景图（拟定图、预设计）

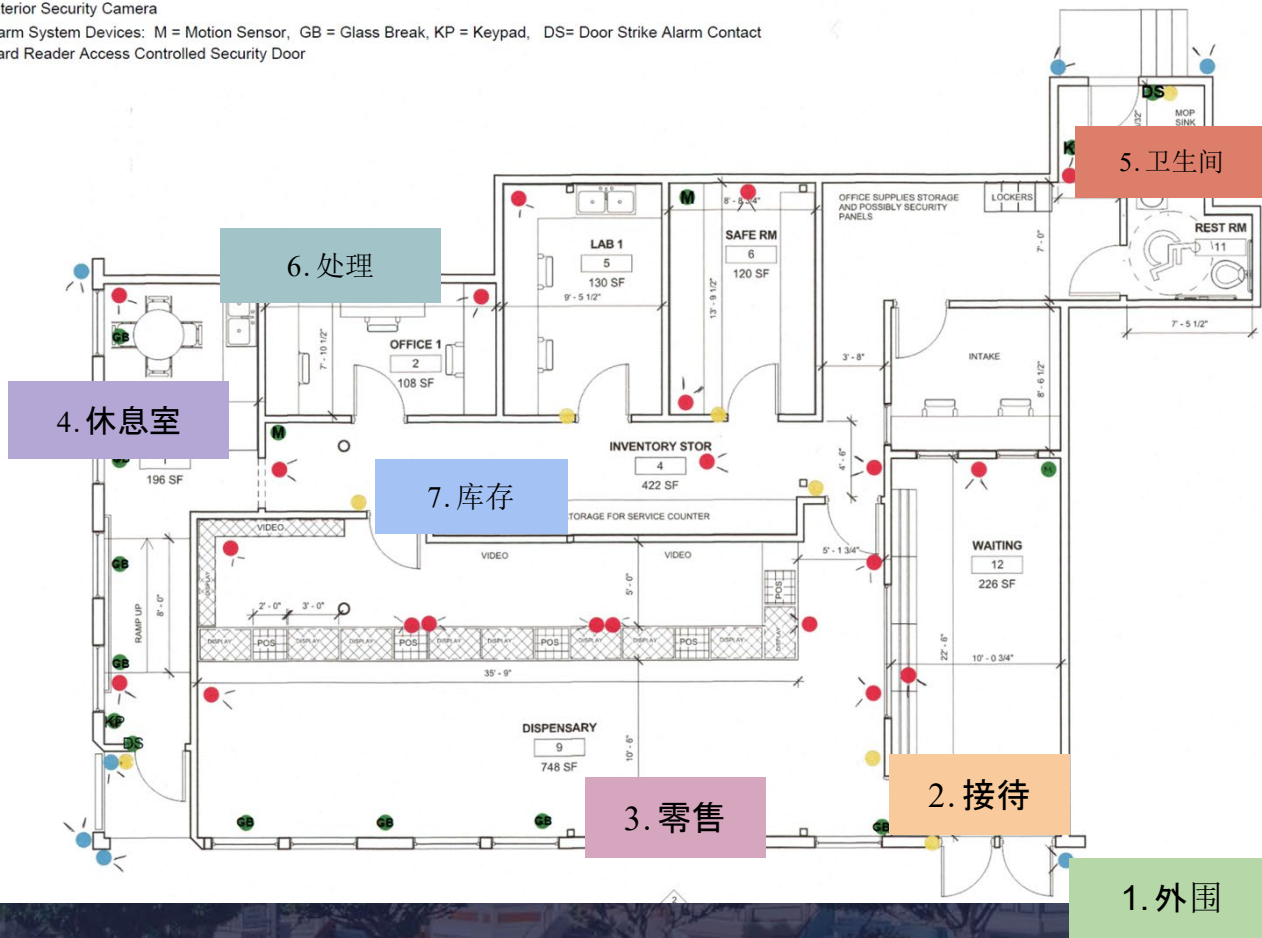
现代大麻零售



*这些照片内的例子不代表本品牌或提议中的店面的确切外观

平面图

- = Interior Security Camera
- = Exterior Security Camera
- = Alarm System Devices: M = Motion Sensor, GB = Glass Break, KP = Keypad, DS = Door Strike Alarm Contact
- = Card Reader Access Controlled Security Door





社会影响与声援

社区影响

- ❖ 活用空置10年以上的空间。
- ❖ 向商业走廊吸引新客户。
- ❖ 创建约15个新职位，并优先从社区内聘用。
- ❖ 与其他地方企业携手合作，致力于恢复地方经济的活力。
- ❖ 提供劳动力发展培训，为社区创建大麻职业途径。



社会平等孵化与劳动力发展



- ❖ 逾\$200,000 的资金将提供给社会**平等孵化**及**社区福利**
- ❖ 我们的店面将主持来自成功中心及旧金山**平等群体**、作为全新劳动力发展领航项目的**公平途径项目**
- ❖ **公平途径项目**将提供来自我们社区的带薪实习的社会公平申请人来学习大麻零售管理

社区声援

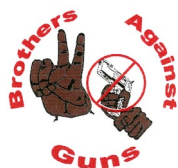
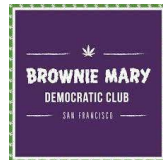
我们参与了广泛的宣传活动，并获得了当地团体，商人和邻里居民的大力支持。

目前为止，我们获得了下列支持：

6 – 本地团体

7 – 商户

28 – 邻里居民



项目企划

Good Neighbor Policy

5 Leland | Vis Valley Partners
Spring 2021

As a part of the community, our team will ensure that we are good neighbors by enacting these measures:

Safety & Service

- ◆ Generate a safe, welcoming store environment that benefits the entire Visitacion Valley community.
- ◆ Hire professional security to secure the area within 50 feet of the store.
- ◆ Have a full-time manager to act as a community liaison for residents and merchants.
- ◆ Communicate and work with all neighborhood groups, merchant groups, community members, SFPD, and City officials. Ensure all questions and concerns are addressed.
- ◆ Install high-quality security cameras inside and outside the store to ensure safety around the store. Discourage illegal, untested cannabis sales in the community.

Community Benefits

- ◆ Support the San Francisco cannabis Equity community by sourcing SF Equity products and hiring members of the Equity community.
- ◆ Hire community residents whenever possible.
- ◆ Work with local suppliers and providers whenever possible.
- ◆ Support local community groups, nonprofits, and events.
- ◆ Workforce Development.

A Clean, Safe Community Space

- ◆ Keep the store, entryway, and sidewalk clean and in good condition. Prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
- ◆ Install and maintain lighting for the sidewalk without disturbing residential neighbors.
- ◆ Install high-quality filtration and a HVAC system to prevent emission of cannabis odors.
- ◆ Install clear, well-lit, and prominent signs at our entrance.
- ◆ Reminding customers to keep the neighborhood peaceful.
- ◆ Prohibiting littering, loitering, and blocking driveways.
- ◆ Advising people that smoking cannabis in public places is prohibited.

Security Plan

5 Leland | Vis Valley Partners
Spring 2021

PROPOSED SAFETY & SECURITY PLAN

The following is a written description of the proposed security plan for Vis Valley Partners cannabis retail store.

Also included is the proposed floor plan of the store with all security devices and security lighting identified.

Prior to opening, this plan will be reviewed by SFPD in conjunction with our 3rd party private security contractor, and any suggestions will be incorporated into the plan.

Please note that the proposed floor plan shows the previously existing, adjacent 6 currently vacant retail spaces of 2400 Bayshore Boulevard and 5 Leland Avenue. These spaces are part of the same building structure and will be combined to create one new space for the proposed store.

General Security System and Security Operations Description:

Vis Valley Partners's overall security plan includes a robust security system combined with onsite security personnel. Onsite security guards will begin their duties 1 hour before the store opens and will remain onsite until the last employee has departed.

Our security personnel will ensure the following:

- Increased safety for our staff, customers, and neighbors
- No customers are creating a public nuisance of any kind. This includes deterring:
 - Double Parking
 - Loitering
 - Littering
 - Cannabis or alcohol consumption
- That our store establishes and maintains a positive reputation and influence in the community by treating everyone with respect
- That our store generally improves the cleanliness, security and safety of the immediate vicinity and surrounding neighborhood

In addition to the onsite security personnel present during the course of the day, a rapid response security monitoring firm (TBO) will be retained and remain on call 24 hours a day 365 days a year. The firm will provide full time monitoring of the security system and will respond and arrive onsite within minutes in any event that an alarm trouble signal is triggered. Triggered alarms will also alert the SFPD, ensuring a timely response to any potential threat.

*可根据要求提供项目企划

常见问题及担忧

- ❖ 大麻零售店是否会带来更高的犯罪率？
- ❖ 大麻零售点是否会降低我的住宅或企业价值？
- ❖ 大麻零售业是否会鼓励更多未成年人使用？
- ❖ 为什么我们需要在街区中增加第二所大麻零售店？
- ❖ 你们计划何时开店？
- ❖ 大麻产品是否安全并经过测试？
- ❖ 所有大麻产品都能使你兴奋吗？
- ❖ 店面会是什么样子的？
- ❖ 你们选定店名了吗？



- ❖ 计划委员会听证会将在五月13日召开。
- ❖ 将提供时间征询公众意见。
- ❖ 该听证为远程、在线听证会。参会信息见下一张幻灯片
- ❖ 更多信息：
 - 5lelandincubator@gmail.com
 - 415 613-6452



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Section 4

Community Outreach Email & April 21st Virtual Community Meeting Invitation



quentin platt <q@access-sf.org>

New Cannabis Project | Visitacion Valley

Community Outreach <5lelandincubator@gmail.com>
Bcc: Q@access-sf.org

Tue, Apr 13, 2021 at 8:25 PM

Hello neighbors, fellow merchants, and community groups,

Hopefully, you've seen our Community Letters, heard about our proposed cannabis dispensary at [5 Leland Ave](#), or happened to stop by the pop up gallery and community space *My Art Gallery*. If not, please check out the attached letter with a description of our project and team or better yet, please come say hello next time you see our doors open at the gallery.

We want to reach out to everyone in the community, answer every question we can, and address any concerns folks have. Rodney is a local leader, Luke is a long time local cannabis retail operator, and Nadia is an activist, organizer, and community liaison. So more than anything, we want our dispensary to serve and strengthen the neighborhood.

COVID has made outreach tricky but we are doing our best. To that end, please join us for an online community meeting on **Wednesday, April 21st at 7:00 PM**. You can submit questions or comments in advance via 5Lelandincubator@gmail.com. And of course, we are available at that address anytime if you can't join us on the 21st.

Please see the zoom invite below and click the link to join or dial in on your phone:

We are scheduled for a hearing with the Planning Commission May 13th. We have the support of fellow residents, merchants, and community organizations and hope to earn your support too.

In community,

Rodney, Luke & Nadia

Topic: Vis Valley Partners Community Meeting

Time: Apr 21, 2021 07:00 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82284979463?pwd=OWc1MUNHWU5aMWMxemxTaFBENFJEZz09>

Meeting ID: 822 8497 9463

Passcode: 384195

One tap mobile

+16699006833,,82284979463#,,,,*384195# US (San Jose)

+13462487799,,82284979463#,,,,*384195# US (Houston)

Dial by your location

- +1 669 900 6833 US (San Jose)
- +1 346 248 7799 US (Houston)
- +1 253 215 8782 US (Tacoma)
- +1 312 626 6799 US (Chicago)
- +1 929 436 2866 US (New York)
- +1 301 715 8592 US (Washington DC)







Meeting ID: 822 8497 9463

Passcode: 384195

Find your local number: <https://us02web.zoom.us/j/82284979463>

[Quoted text hidden]

6 attachments

-  **VVP Community Letter - ENGLISH.pdf**
92K
-  **VVP Community Letter - TAGALOG.pdf**
93K
-  **VVP Community Letter - SPANISH.pdf**
93K
-  **VVP Community Letter - CHINESE.pdf**
128K
-  **VVP Good Neighbor Policy.pdf**
25K
-  **VVP Safety & Security Plan.pdf**
1995K

Section 5

Project Info Mailer: English, Chinese, Tagalog & Spanish

(Mailed to Community Stakeholders & All Addresses within a 300' Radius of Project)

Vis Valley Partners

5 Leland | Spring 2021

Dear Neighbor,

Vis Valley Partners is working to open a new cannabis retail business in Visitacion Valley at 5 Leland Ave and 2400 Bayshore Blvd. You may have already visited us at My Art Gallery, the pop up gallery and community space we opened at 5 Leland. If you haven't seen the gallery yet, please come say hello next time you see our doors open.

Our Team

Luke Coleman: Operations Lead

- Seasoned operator and cannabis industry vet
- Currently operating other stores located in neighborhoods like Vis Valley
- Understands how to run a safe, welcoming facility
- Co-founder of Connected Cannabis Co
- Named "100 Most Influential Figures in Cannabis" by High Times 2018

Rodney Hampton: Community Outreach Lead

- SF native and community leader
- Social equity advocate
- Also leads community benefits efforts
- CEO of CDXX, a cannabis retail store opening soon on 3rd St in the Bayview
- Curator of My Art Gallery, the pop up gallery currently located at 5 Leland

Impact

This location has been vacant over 10 years. We are excited to permanently activate the space with a business that will:

- create jobs
- generate additional foot traffic for merchants
- increase safety for the entire neighborhood.

Let's Connect!

To join our email list or ask any questions, please send an email to: 5lelandincubator@gmail.com and we will add you to our list. Join us for a virtual community meeting on Zoom Wednesday April 21 from 7pm-8pm to meet our team and learn more about the project.

Meeting ID: 822 8497 9463 <https://us02web.zoom.us/j/82284979463?pwd=OWc1MUNHWU5aMWMxemxTaFBENFJEZz09>
Passcode: 384195 Mobile dial in +16699006833,,82284979463#,,,,*384195# US (San Jose)

We look forward to hearing from you!

Sincerely,

Luke Coleman, Vis Valley Partners

尊敬的社区同仁，

Vis Valley Partners 将于 Visitacion Valley 开设新的大麻零售业务，位于 Leland 大道 5 号和 Bayshore 大道 2400 号。您可能已经来过我们在 Leland 大道 5 号开设的“我的艺术画廊”（My Art Gallery），这是一间快闪画廊及社区空间。如果还未来过，在下次我们营业的期间，请前来打个招呼。

团队简介

业务主管：Luke Coleman（卢克·科尔曼）

- 旧金山本地人及社区领袖
- 经验丰富的经营者和大麻行业资深人士
- 目前在 Vis Valley 等街区经营其他店铺
- 知道管理一个安全、温馨设施的方式
- 互联大麻公司（Connected Cannabis Co）的联合创始人
- 获《High Times》杂志评为 2018 年“最具影响力的 100 位大麻人物”

社区拓展主管：Rodney Hampton（罗德尼·汉普顿）

- 旧金山本地人及社区领袖
- 社会公平的倡导者
- 领导社区福利工作
- CDXX 的首席执行官，一家即将在 Bayview 的 3rd St 开业的大麻零售店
- “我的艺术画廊”的馆长，该画廊目前位于 Leland 大道 5 号，是一间快闪画廊

影响

这个地方已空置超过 10 年。我们很高兴能与其他业务一起，为该空间带来永久的活力，并将：

- 创造就业机会
- 为商家带来更多的人流
- 提高整个社区的安全

让我们联系起来！

若想加入我们的电子邮件列表或咨询任何问题，请发送电子邮件至 5lelandincubator@gmail.com，您将会被添加至我们的邮件列表。请加入我们，参加 4 月 21 日周三晚上 7 点至 8 点，在 Zoom 举行的网络社区会议，认识我们的团队，了解更多有关项目的信息。

会议 ID：822 8497 9463

密码：384195

<https://us02web.zoom.us/j/82284979463?pwd=OWc1MUNHWU5aMWMxemxTaFBENFJEZz09>

手机请拨打 +16699006833,,82284979463#,,,,*384195# US (San Jose)

我们期待您的回复！

祝好！

Vis Valley Partners, Luke Coleman（卢克·科尔曼）

Vis Valley Partners

5 Leland | Tagsibol 2021

Mahal na Kapitbahay,

Nagsisikap ang Vis Valley Partners na magbukas ng bagong cannabis na negosyong tingian na nasa Visitacion Valley sa 5 Leland Ave at 2400 Bayshore Blvd. Maaaring nabisita mo na kami sa My Art Gallery, ang pop up na galeriya at espasyo ng komunidad na aming binuksan sa 5 Leland. Kung hindi mo pa nakita ang galeriya, mangyaring pumunta at mangumusta ka sa sumusunod na panahon na makikita mong bukas and aming mga pintuan.

Aming Pangkat

Luke Coleman: Puno ng mga Operasyon

- Batikan na opereytor at beterano sa industriya ng cannabis
- Kasalukuyang nagtatakbo ng ibang mga tindahan na naroon sa mga barangay katulad ng Vis Valley
- Naiintindihan kung papaano tumakbo ng isang pasilidad na ligtas at malugod ang pagbati
- Isa sa tagapagtatag ng Connected Cannabis Co
- Tinaguriang “100 na Pinakamaimpluwensiyang Pigura sa Cannabis” ng High Times 2018

Rodney Hampton: Puno ng Community Outreach

- Natibo at pinuno ng komunidad sa SF
- Tagapagtanggol ng katarungan sa lipunan
- Namumuno rin sa pagsisikap tungo sa mga benepisyong pangkomunidad
- CEO ng CDXX, isang cannabis na tindahang tingian na magbubukas sa madaling panahon sa 3rd St na nasa Bayview
- Katiwala ng My Art Gallery, ang pop up na galeriya na sa kasalukuyang makikita sa 5 Leland

Bunga

Bakante ang lokasyong ito sa higit na 10 na taon. Kami ay nahihibang na permanenteng gawing aktibo ang espasyo sa pamamagitan ng negosyo na:

- Magbibigay ng mga trabaho
- Makakaengganyo ng karagdagang mamimili para sa mga negosyante
- Magdadagdag ng kaligtasan para sa buong barangay.

Makipag-ugnayan Tayo!

Upang sumali sa aming listahan ng email o magtanong ng kahit anuman, mangyaring magpadala ng email kay: 5lelandincubator@gmail.com at idadagdag ka namin sa aming listahan. Samahan mo kami sa isang birtuwal na pulong ng komunidad sa Zoom sa Miyerkules, ika-21 ng Abril, mula sa 7PM-8PM upang iyong makilala ang aming pangkat at mapag-alaman nang mas mabuti ang proyekto.

Meeting ID: 822 8497 9463 <https://us02web.zoom.us/j/82284979463?pwd=OWc1MUNHWU5aMWMxemxTaFBENFJEZz09>
Passcode: 384195 [Mobile dial in +16699006833,,82284979463#,,, *384195# US \(San Jose\)](https://us02web.zoom.us/j/82284979463?pwd=OWc1MUNHWU5aMWMxemxTaFBENFJEZz09)

Inaabangan naming makarinig galing sa iyo!

Taos pusong,
Luke Coleman, Vis Valley Partners

Vis Valley Partners

5 Leland | Primavera 2021

Estimados vecinos,

Vis Valley Partners está trabajando para abrir un nuevo negocio de venta al por menor de cannabis en Visitacion Valley at 5 Leland Ave y 2400 Bayshore Blvd. Puede que ya nos haya visitado en My Art Gallery, la galería que hemos abierto en 5 Leland. Si aún no ha visitado la galería, por favor venga a visitarnos la próxima vez que vea nuestras puertas abiertas.

Nuestro Equipo

Luke Coleman: Jefe de Operaciones

- Operador experimentado y experto en la industria del cannabis.
- Actualmente dirige otras tiendas situadas en vecindarios como Vis Valley
- Entiende cómo dirigir un establecimiento seguro y acogedor
- Cofundador de Connected Cannabis Co.
- Nombrado como una de las "100 figuras más influyentes del cannabis" por High Times 2018

Rodney Hampton Líder de la Extensión Comunitaria

- Originario de SF y líder de la comunidad
- Defensor de la igualdad social
- También lidera los esfuerzos de beneficios para la comunidad
- Director Ejecutivo (CEO) de CDXX, una tienda de venta de cannabis que abrirá pronto en 3rd St en Bayview.
- Responsable de My Art Gallery, la galería que se encuentra abierta , actualmente en 5 Leland

Impacto

Este local ha estado desocupado durante más de 10 años. Estamos entusiasmados de que el local se convierta permanente en un negocio que haga:

- Crear puestos de trabajo
- generar tráfico peatonal adicional para los comerciantes
- aumentar la seguridad de todo el vecindario

¡Pongámonos en Contacto!

Para unirse a nuestra lista de correo electrónico o hacer cualquier pregunta, envíe un correo electrónico a: 5lelandincubator@gmail.com y le añadiremos a nuestra lista. Únase a nosotros para una reunión virtual de la comunidad en Zoom el miércoles 21 de abril de 7pm a 8pm para conocer a nuestro equipo y aprender más sobre el proyecto.

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Esperamos tener noticias de usted.

Sinceramente,

Luke Coleman, Vis Valley Partners

Section 6

Good Neighbor Policy

Good Neighbor Policy

5 Leland | Vis Valley Partners

Spring 2021

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- ❖ Workforce Development.

A Clean, Safe Community Space

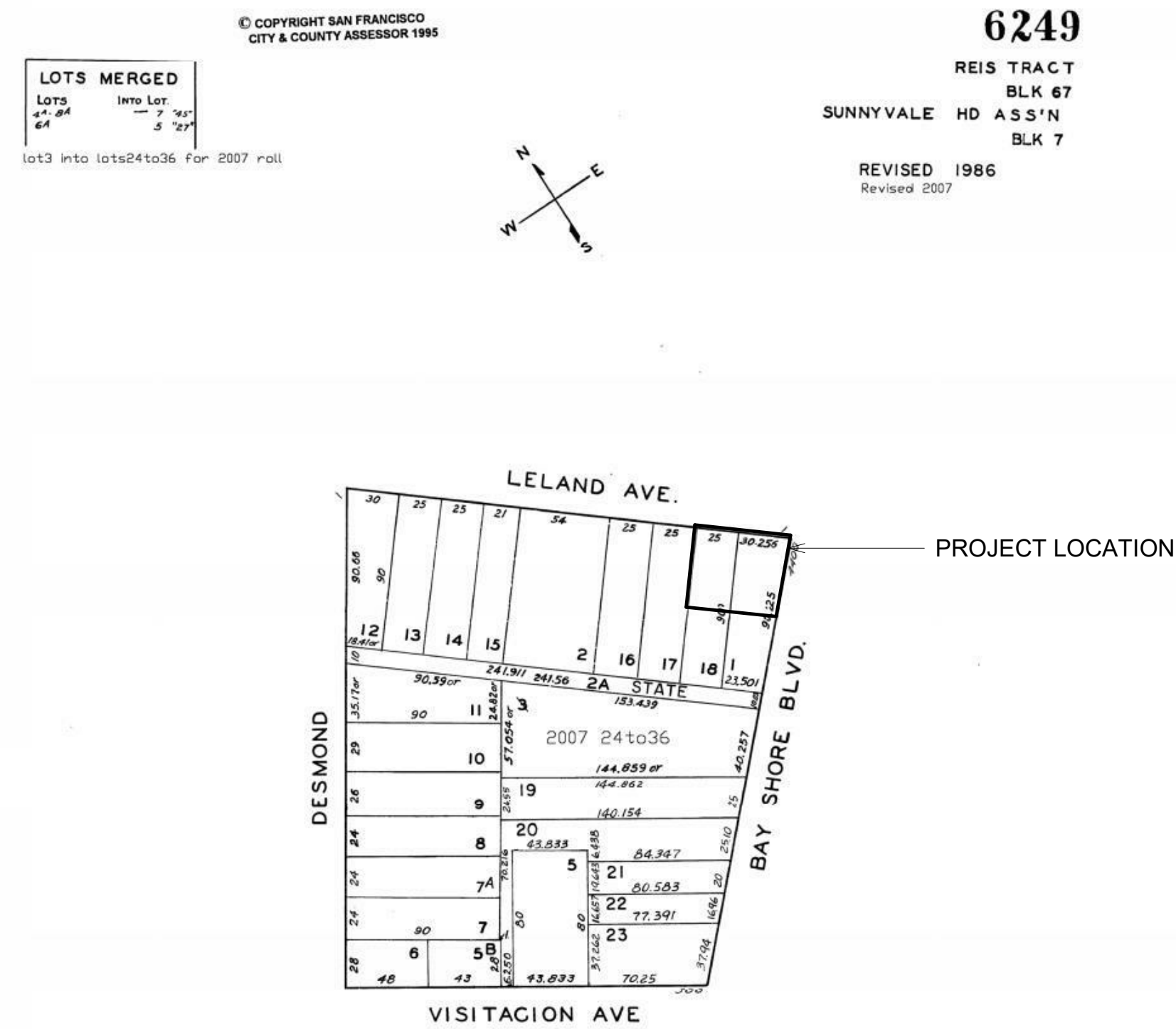
- ❖ Keep the store, entryway, and sidewalk clean and in good condition. Prohibit double parking, blocking driveways, loitering, littering, and cannabis use around the premises.
- ❖ Install and maintain lighting for the sidewalk without disturbing residential neighbors.
- ❖ Install high-quality filtration and a HVAC system to prevent emission of cannabis odors.
- ❖ Install clear, well-lit, and prominent signs at our entrance:
- ❖ Reminding customers to keep the neighborhood peaceful.
- ❖ Prohibiting littering, loitering, and blocking driveways.
- ❖ Advising people that smoking cannabis in public places is prohibited.

CONNECTED SF TENANT IMPROVEMENT

ABBREVIATIONS

&	ANGLE	JAN	JANITOR
∠	AT	J.B.	JUNCTION BOX
—	CENTER LINE	J.T.	JOINT TRENCH
∠	CHANNEL	KIT.	KITCHEN
∠	DEGREES	K.O.	KNOCKOUT
∠	DIAMETER	K.P.	KICKPLATE
+	PLUS / MINUS	LAB.	LABORATORY
∠	POUND NUMBER	LAM.	LAMINATE
±	PROPERTY LINE	LAVS.	LAVATORIES
A.B.	ANCHOR BOLT	LB.	LOAD
A.C.	ASPHALTIC CONCRETE	L.P.	LOW POINT
A.C.	AIR CONDITIONING	L.S.D.	LIQUID SOAP DISPENSER
A.C. TILE	ACOUSTICAL TILE	MAT.	MATERIAL
AD.	AREA DRAIN	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	M.B.	MACHINE BOLT
ADDL.	ADDITIONAL	M.B.	MODIFIED BITUMEN ROOF
A.F.F.	ABOVE FINISH FLOOR	MECH.	MECHANICAL
A.F.S.	AUTOMATIC FIRE SPRINKLER	MET.	METAL
AGGR.	AGGREGATE	MFR.	MANUFACTURER
ALUM.	ALUMINUM	M.H.	MANHOLE
ANOD.	ANODIZED	MN.	MINIMUM
ASPH.	ASPHALT	M.O.	MASONRY OPENING
A.T.	ASH TRAY	M.S.	MACHINE SCREW
		MULL.	MULLION
B/	BACK OF OR BOTTOM OF	N.I.C.	NOT IN CONTRACT
BD/	BOARD	N.S.F.	NET SQUARE FEET
BITUM.	BITUMINOUS	N.T.S.	NOT TO SCALE
BLDG.	BUILDING	(N)	NEW
BLKG.	BLOCKING		
BM.	BEAM		
B.O.J.	BOTTOM OF JOISTS	OBSC.	OBSCURE
BOTT.	BOTTOM	O.C.	ON CENTER
B.U.R.	BUILT-UP ROOF	O.H.	OVERHEAD, OPPOSITE HAND
		OPNG.	OPENING
CABT.	CABINET	OPP.	OPPOSITE
C.B.	CATCH BASKET OR CHALKBOARD	O.D.	OVERFLOW DRAIN or OUTSIDE DIAMETER
CAD. PL.	CADMIUM PLATED	P.A.	PUBLIC ADDRESS
C.D.	CUP DISPENSER	P.B.	PANIC BAR
CEM.	CEMENT	P.C.C.	PORTLAND CEMENT CONCRETE
CER.	CERAMIC	P.D.F.	POWDER DRIVEN FASTENER
C.I.	CAST IRON	P.H.	PHILIPS HEAD
C.J.	CONSTRUCTION JOINT	PL.	PLATE
CL.	CHAIN LINK	PLAS.	PLASTER
CLR.	CLEAR	PLAS. LAM.	PLASTIC LAMINATE
CLG.	CEILING	PLY.	PLYWOOD
C.M.U.	CONCRETE MASONRY UNIT	PNL.	PANEL
C.O.	CLEANOUT	POL.	POLISHED
COL.	COLUMN	PORCLAM. ENAM.	PORCELAIN ENAMEL
COMP.	COMPOSITION	PRCST.	PRECAST
CONC.	CONCRETE	P.S.D.	POWDER SOAP DISPENSER
CONN.	CONNECTION	PT.	POINT
CONT.	CONTINUOUS	P.T.D.	PAPER TOWEL DISPENSER
CONTR.	CONTRACTOR	P.V.C.	POLYVINYL CHLORIDE
C.O.T.G.	CLEAN OUT TO GRADE	Q.T.	QUARRY TILE
CSK.	COUNTERSINK	R.	RISER
C.W.	COLD WATER	R.A.	RETURN AIR
		RAD.	RADIUS
DET.	DETAIL	R.C.P.	REINFORCED CONCRETE PIPE
D.F.	DOUGLAS FIR	RD.	ROUND
D.F.	DRINKING FOUNTAIN	R.D.	ROOF DRAIN
DIA.	DIAMETER	REC.	RECESSED
DIM.	DIMENSION	REINF.	REINFORCING
DN.	DOWN	RES.	RESILIENT
D.O.	DITTO	R.H.	ROUND HEAD
D.S.	DOWNSPOUT	RM.	ROOM
DWG.	DRAWING	RO.	ROUGH
D.S.P.	DRY STANDPIPE	R.O.	ROUGH OPENING
		R.I.W.	RIGHT OF WAY
EA.	EACH	RWD.	REDWOOD
E.I.F.S.	EXTERIOR INSULATING FINISH SYS.	R.W.L.	RAIN WATER LEADER
E.J.	EXPANSION JOINT	S.	SEWER
ELEC.	ELECTRICAL	S.C.D.	SEAT COVER DISPENSER
ELEV.	ELEVATION, ELEVATOR	S.D.	STORM DRAIN
ENCL.	ENCLOSURE	SECT.	SECTION
E.P.B.	ELECTRIC PANEL BOARD	S.F.	SQUARE FOOT / FEET
EQ.	EQUAL	SHT.	SHEET
E.S.	EXPANSION SHIELD	SHTHG.	SHEATHING
E.W.C.	ELECTRIC WATER COOLER	SHVS.	SHELVES
E.W.H.	ELECTRIC WATER HEATER	SIM.	SIMILAR
EXH.	EXHAUST	SK.	SINK OR SKETCH
EXIST., (E)	EXISTING	S.M.	SHEET METAL
EXT.	EXTERIOR	S.M.S.	SHEET METAL SCREW
EXPD.	EXPOSED	S.N.D.	SANITARY NAPKIN DISPOSER
EXP.	EXPANSION	S.N.V.	SANITARY NAPKIN VENDOR
		S.O.V.	SHUT OFF VALVE
F.A.	FIRE ALARM	SPECS.	SPECIFICATIONS
F.B.	FLAT BAR	SQ.	SQUARE
FBRGL.	FIBERGLASS	S.S.	SANITARY SEWER
F.D.	FLOOR DRAIN	STD.	STANDARD
FDN.	FOUNDATION	STL.	STEEL
F.E.	FIRE EXTINGUISHER	STOR.	STORAGE
F.E.C.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURAL
F.H.	FIRE HYDRANT OR FLAT HEAD	ST.STL.	STAINLESS STEEL
F.H.C.	FIRE HOSE CABINET	SUSP.	SUSPENDED
F.F.	FINISH FLOOR	T.C.	TOP OF CURB
F.O.	FINISHED OPENING	T.D.	TOWEL DISPENSER
F.O.C.	FACE OF CONCRETE	T.D.D.	TOWEL DISPENSER & DISPOSAL
F.O.E.I.F.S.	FACE OF EIFS	TEL.	TELEPHONE
F.O.F.	FACE OF FINISH	T & G.	TONGUE AND GROOVE
F.O.M.	FACE OF MASONRY	T.O.P.	TOP OF PAVEMENT
F.O.S.	FACE OF STUD	T.O.P.	TOP OF SLAB
F.S.	FLOOR SINK	T.P.	TOP OF PAVEMENT
FTG.	FOOTING	TR.	TREAD
FRP.	FIBERGLASS REINFORCED PLASTIC	TYP.	TYPICAL
FRPF.	FIBERGLASS REINFORCED PLASTIC FIBERPROOF	T.W.	TYPICAL WALL EXTENT
		UNF.	UNFINISHED
GA.	Gauge	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	UR.	URINAL
G.I.	GALVANIZED IRON	V.C.P.	VITREOUS CLAY PIPE
G.F.R.C.	GLASS FIBER REINFORCED CONCRETE	VERT.	VERTICAL
GRD.	GROUND OR GRADE	VEST.	VESTIBULE
G.S.F.	GROSS SQUARE FEET	V.G.D.F.	VERTICAL GRAN DOUGLAS FIR
G.V.	GATE VALVE	W.	WATER
G.V.C.B.	GATE VALVE IN CONCRETE BOX	W/	WITH
GYP.	GYPSUM	WAINS.	WAINSCOT
		WD.	WOOD
HDR.	HEADER	W.P.	WORK POINT or WATERPROOF
HDWD.	HARDWOOD	W.R.	WATER RESISTANT or WASTE RECEPTACLE
HDWR.	HARDWARE	W.S.	WEATHER STRIPPING or WOOD SCREW
H.M.	HOLLOW METAL	WT.	WEIGHT
HORIZ.	HORIZONTAL	W.W.	WINDOW WALL
H.P.	HIGH POINT	W.W.F.	WELDED WIRE FABRIC
HR.	HOUR		
H.R.C.	HOSE REEL CABINET		
H.S.B.	HIGH STRENGTH BOLT		
HT.	HEIGHT		
H.T.D.	HANDICAP TOWEL DISPENSER		
HTG.	HEATING		
H.W.	HOT WATER		
H.W.D.	HOT WATER DISPENSER		
I.D.	INSIDE DIAMETER		
INSUL.	INSULATION		
INV.	INVERT		
INT.	INTERIOR		

ASSESSOR'S MAP



LOT	AREA	AREA
24	0.73	0.73
25	7.80	7.80
26	8.31	8.31
27	10.90	10.90
28	9.88	9.88
29	8.31	8.31
30	8.45	8.45
31	8.58	8.58
32	8.45	8.45
33	7.87	7.87
34	7.87	7.87
35	8.25	8.25
36	7.87	7.87

DRAWING LEGEND

	GRID LINE NUMBER OR LETTER		DELTA SEE DESCRIPTION BLOCK ON SAME SHEET FOR DATE & DESCRIPTION		DRAWING REVISION
	DETAIL NUMBER SHEET WHERE DETAIL IS DRAWN. SAME DISCIPLINE		KEYED NOTES SEE DESCRIPTION LIST ON SAME SHEET		KEYNOTE
	SECTION NUMBER SHEET WHERE SECTION IS DRAWN. SAME DISCIPLINE		FILLED LINE INDICATES PLAN NORTH DASHED ARROW INDICATES TRUE NORTH		NORTH ARROW
	WALL TYPE				

WALL LEGEND

EXISTING WALL TO REMAIN	
EXISTING WALL TO BE DEMOLISHED	
NEW NON-RATED WALL	
NEW ONE HOUR FIRE RATED WALL	
STRUCTURAL BEARING WALL	

PROJECT DATA

PROJECT NAME:
CONNECTED SF TENANT IMPROVEMENT

PROJECT DESCRIPTION:
INTERIOR TENANT REMODEL AT GROUND FLOOR OF EXISTING 2 STORY MIXED USE BUILDING. REMOVAL OF INTERIOR NON STRUCTURAL PARTITIONS, CEILINGS AND DOORS, FULL INTERIOR REMODEL INCLUDING NEW WALLS, CEILINGS AND DOORS, NEW ADA COMPLIANT RESTROOM, NEW BREAK ROOM WITH NEW MILLWORK, ETC. INTERIOR BEARING WALL TO BE REPLACED WITH NEW BEAM AND COLUMNS. EXTERIOR WORK INCLUDES REPLACEMENT WINDOWS TO MATCH EXISTING AND RESTORATION OF PARTIAL ELEVATION TO MATCH EXISTING ADJACENT WINDOWS. NEW EXTERIOR DOORS AND RELOCATION ON ONE EXTERIOR TO COMPLY WITH ADA REQUIREMENTS FOR INGRESS/EGRESS.

PROJECT LOCATION:
5-7 LELAND AVENUE + 2400 BAYSHORE BOULEVARD, SAN FRANCISCO, CA

BLOCK/LOT:
6249/001

ZONING:
NC-3 MODERATE SCALE NEIGHBORHOOD COMMERCIAL DISTRICT 3

OCCUPANCY GROUP:
EXISTING B - BUSINESS
PROPOSED B - BUSINESS (UNCHANGED) MEDICAL CANNABIS DISPENSARY

CONSTRUCTION TYPE:
EXISTING - VB
PROPOSED - VB

SPRINKLERS:
EXISTING - NONE
PROPOSED - NONE

GOVERNING CODES:
ALL WORK SHALL BE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, INCLUDING THE FOLLOWING:
2013 CALIFORNIA BUILDING CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA PLUMBING CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA MECHANICAL CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA ENERGY CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA GREEN BUILDING CODE, INCLUDING SAN FRANCISCO AMMENDMENTS
2013 CALIFORNIA FIRE CODE

AREA OF WORK:
+/- 2198 SF

NUMBER OF FLOORS:
EXISTING - 2
PROPOSED - 2 (NO CHANGE)

PROJECT DIRECTORY

BUILDING OWNER:
RASM N. ZEIDAN
6955 SKYLINE BOULEVARD
HILLSBOROUGH, CA 94010
650-464-6494

TENANT:
CONNECTED PATIENT SERVICES
LUKE COLEMAN
2831 FRUITRIDGE ROAD, SUITE 1
SACRAMENTO, CA 95820
415-936-3015

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

DRAWING INDEX

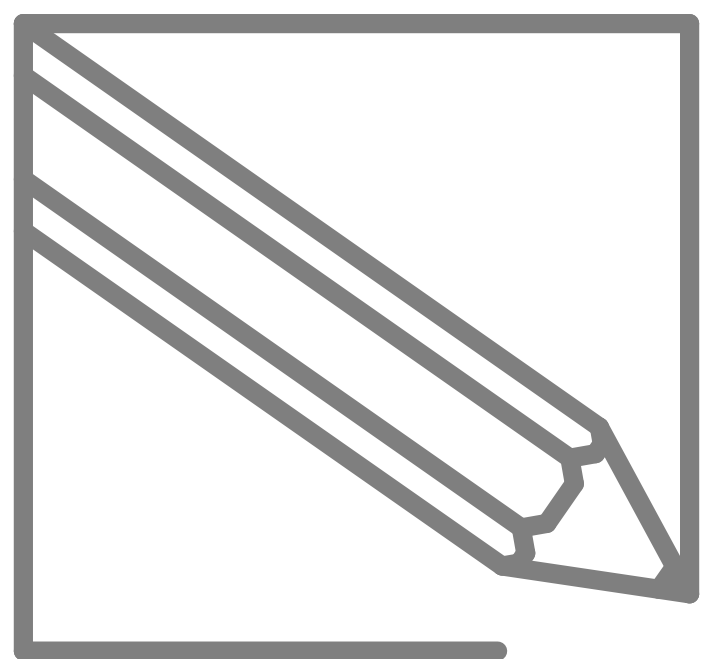
- G-01 COVER SHEET
- G-02 PLOT PLAN
- A-01 FLOOR PLANS, EXISTING AND NEW (AT AREA OF WORK)
- A-02 ELEVATIONS, EXISTING AND NEW (AT AREA OF WORK)
- A-03 ELEVATIONS, OVERALL BUILDING

VICINITY MAP

5-7 LELAND AVENUE
+ 2400 BAYSHORE BOULEVARD



JURISDICTION IDENTIFICATION STAMP



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415-699-5953

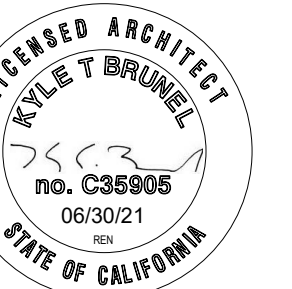
DOUBLE-D STRUCTURAL ENGINEERING, INC.
72 OTIS STREET
SAN FRANCISCO, CA 94103
WWW.DOUBLEDEENGINEERING.COM
415-551-5150

I & A ENGINEERING
1610 BLOSSOM HILL ROAD, SUITE "A"
SAN JOSE, CA 95124
408-268-9337

CMG
CONNECTED SF
5 LELAND AVE AND 2400
BAYSHORE BLVD

Key Plan

Seals and Signatures



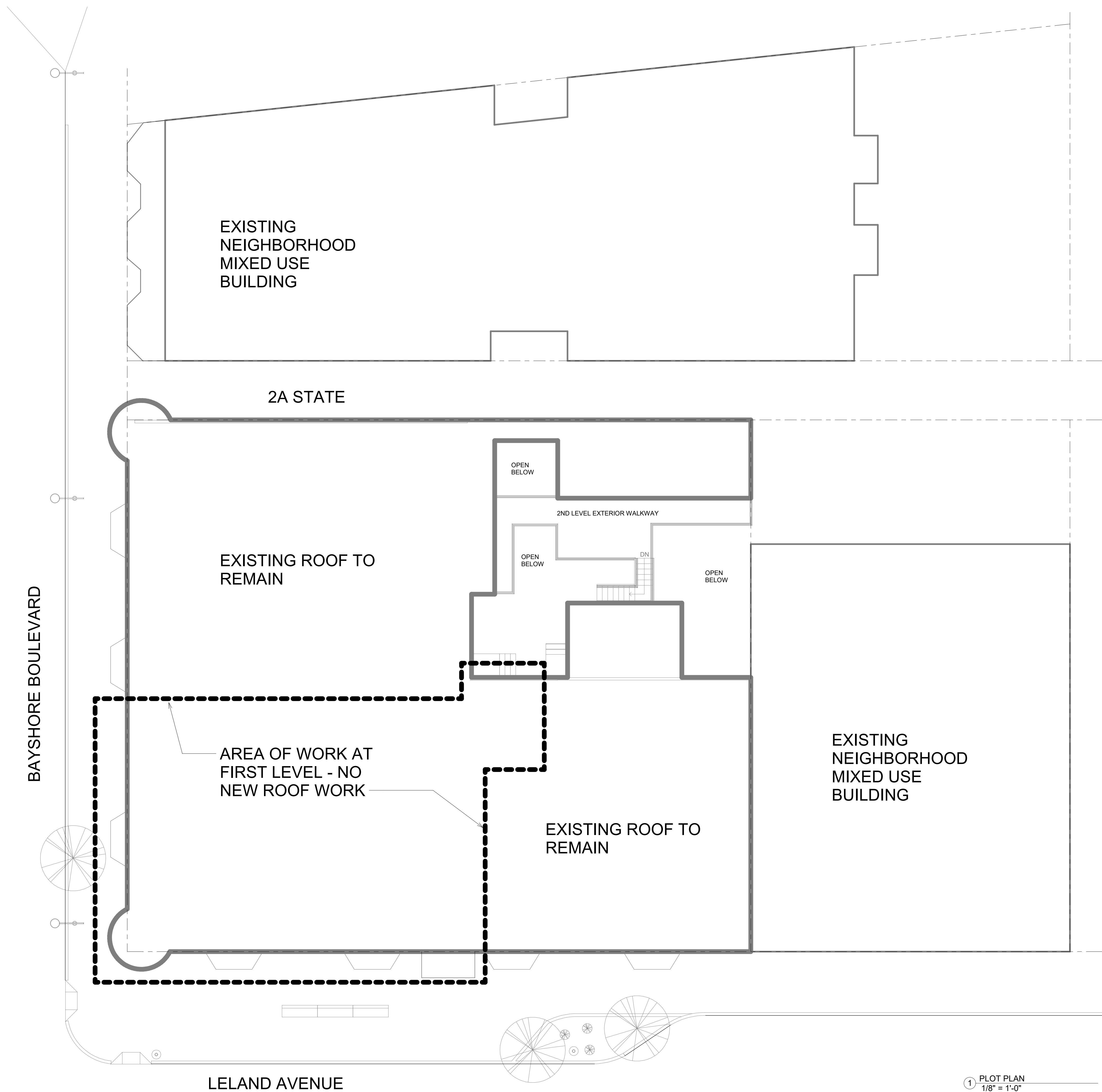
Issued for	Rev	Date
CJA DRAWING SET		05-04-2021

COVER SHEET

Date: MAY 4, 2021
Scale: AS NOTED

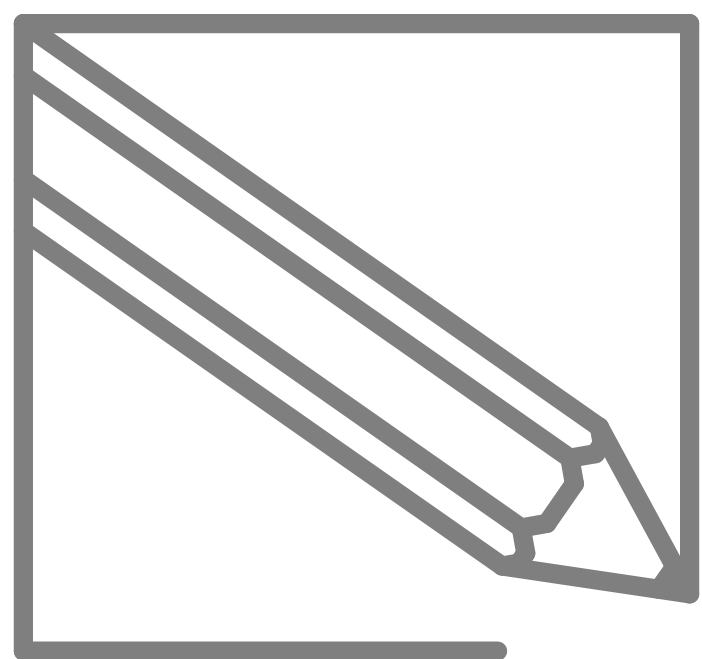
G-01

Project number: 2016-03



1 PLOT PLAN
1/8" = 1'-0"

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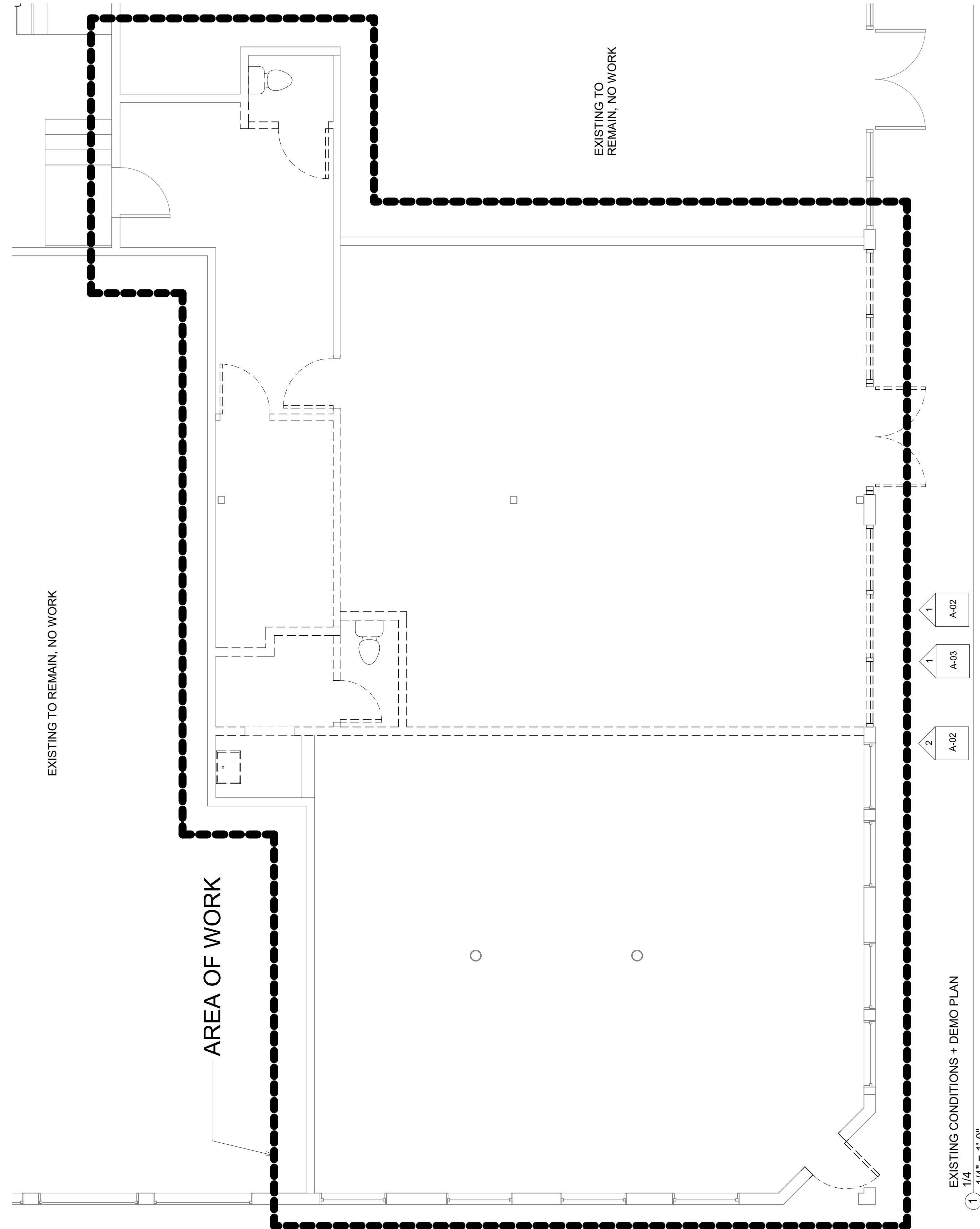
Issued for	Rev	Date
CJA DRAWING SET		05-04-2021

PLOT PLAN

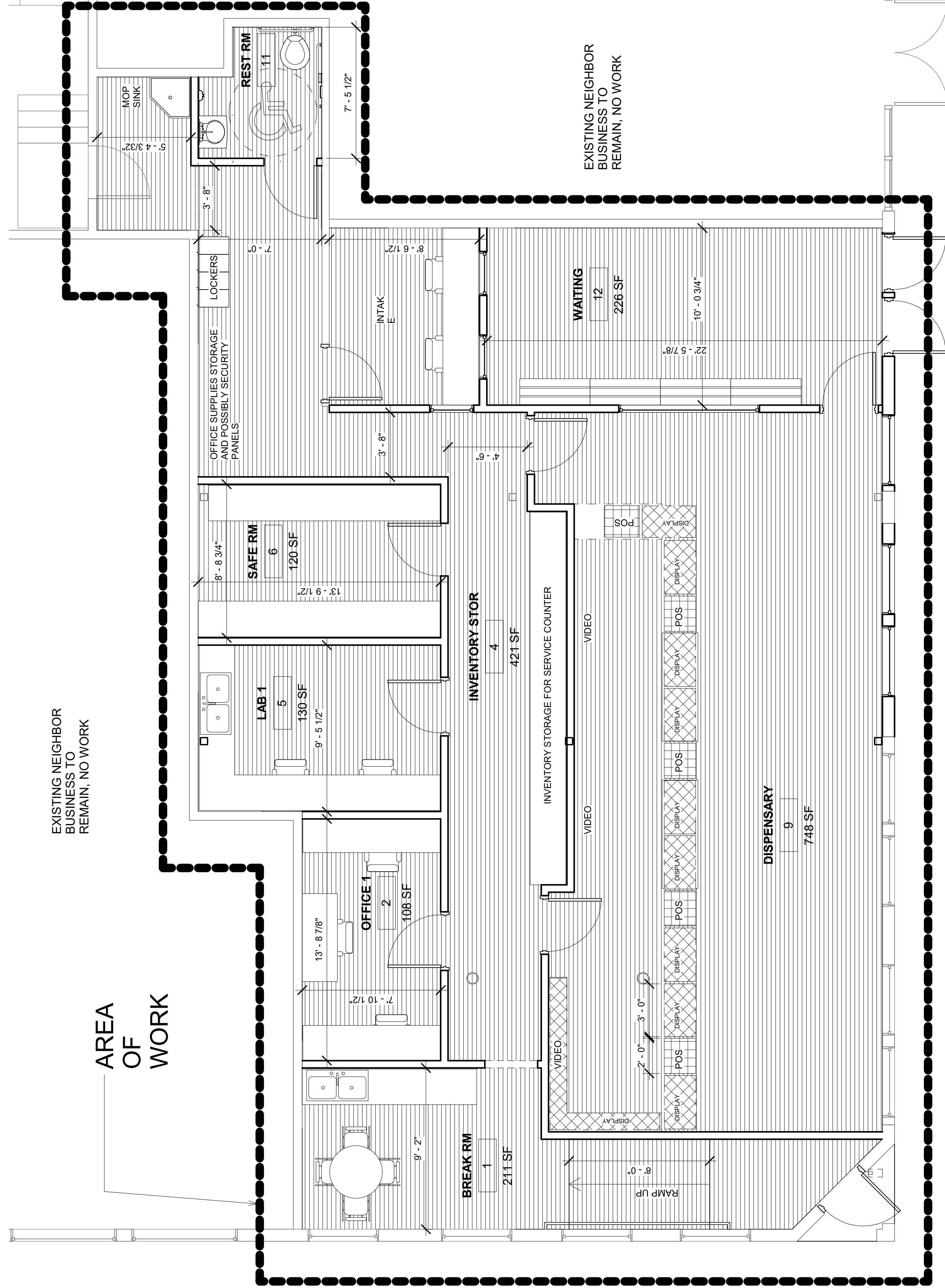
Date: MAY 4, 2021
Scale: AS NOTED

G-02

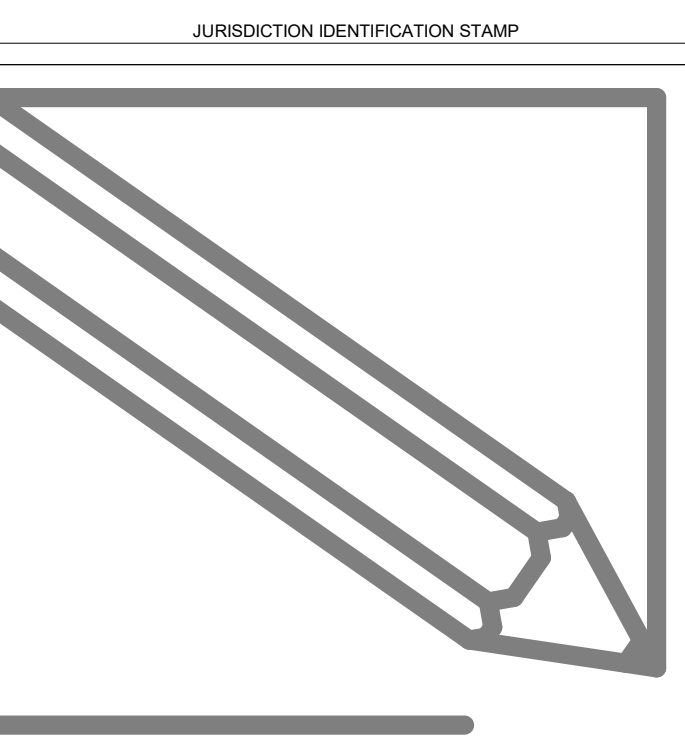
Project number: 2016-03



1 EXISTING CONDITIONS + DEMO PLAN
1/4" = 1'-0"



2 GROUND FLOOR
1/4" = 1'-0"



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5 LELAND AVE AND 2400
BAYSHORE BLVD

Key Plan

Seals and Signatures



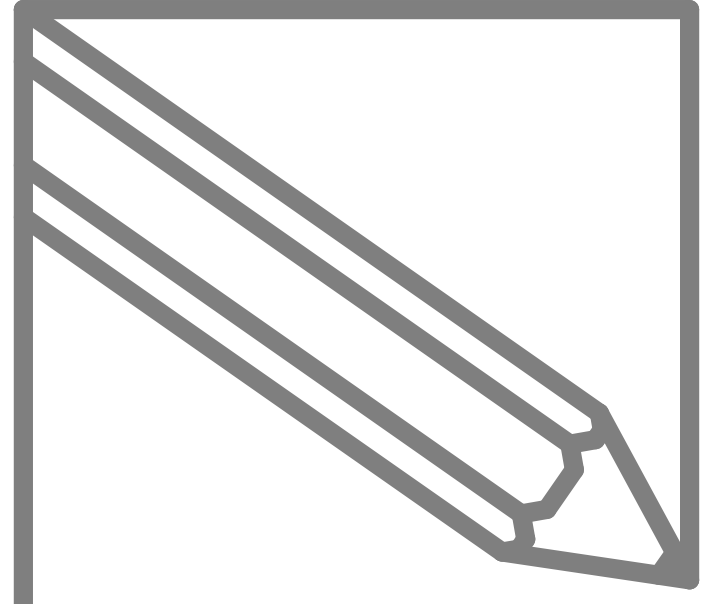
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FLOOR PLANS EXISTING & NEW

Date MAY 4, 2021
Scale: AS NOTED

A-01

Project number 2016-03



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CONNECTED SF
5 LELAND AVE AND 2400
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Key Plan

Seals and Signatures



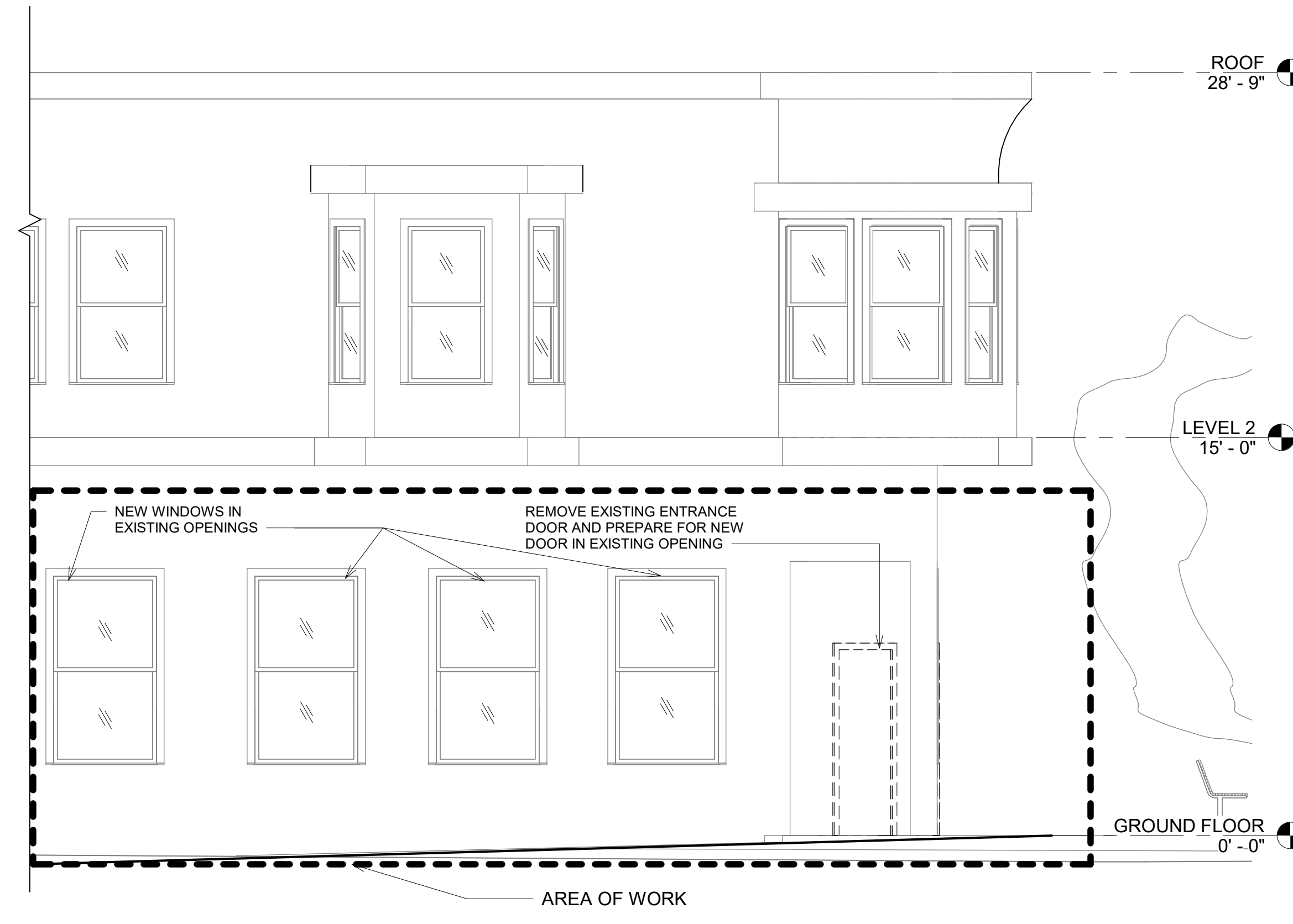
Issued for	Rev	Date
CUA DRAWING SET		05-04-2021

ELEVATIONS EXISTING AND NEW

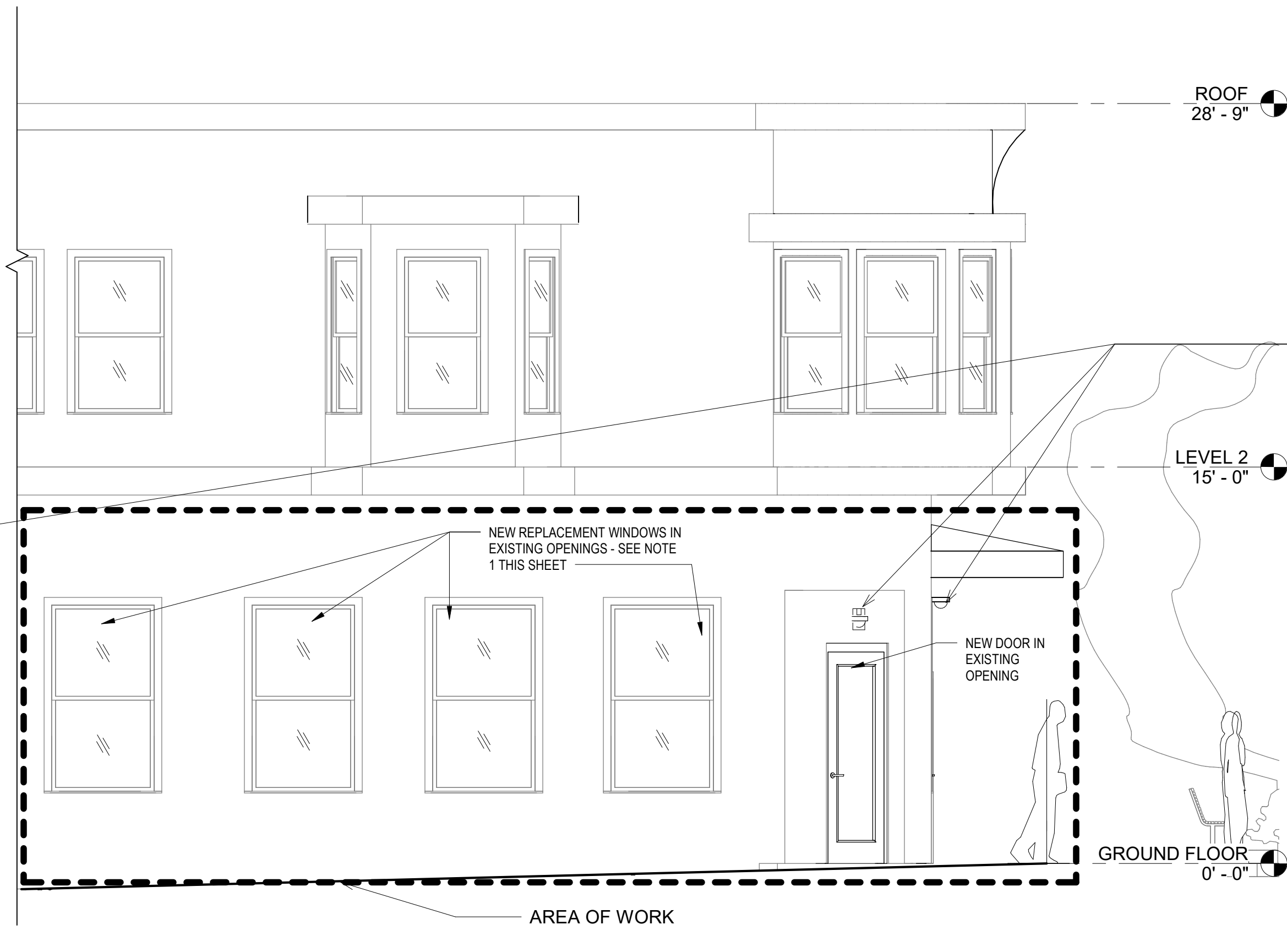
Date MAY 4, 2021
Scale AS NOTED

A-02

Project number 2016-03



3 - West EXISTING
1/4" = 1'-0"



4 - West NEW
1/4" = 1'-0"

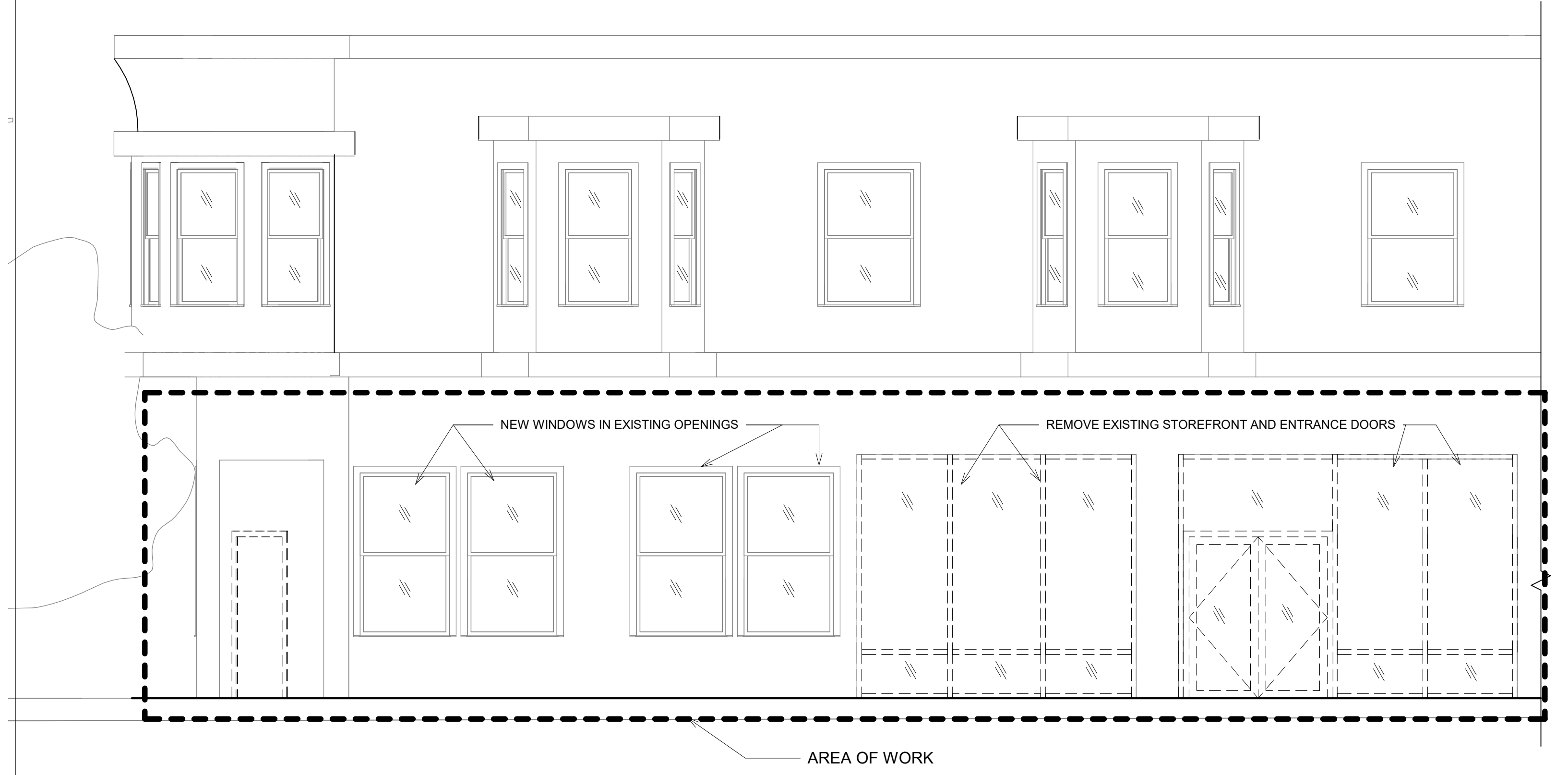


SURFACE MOUNTED SECURITY CAMERA

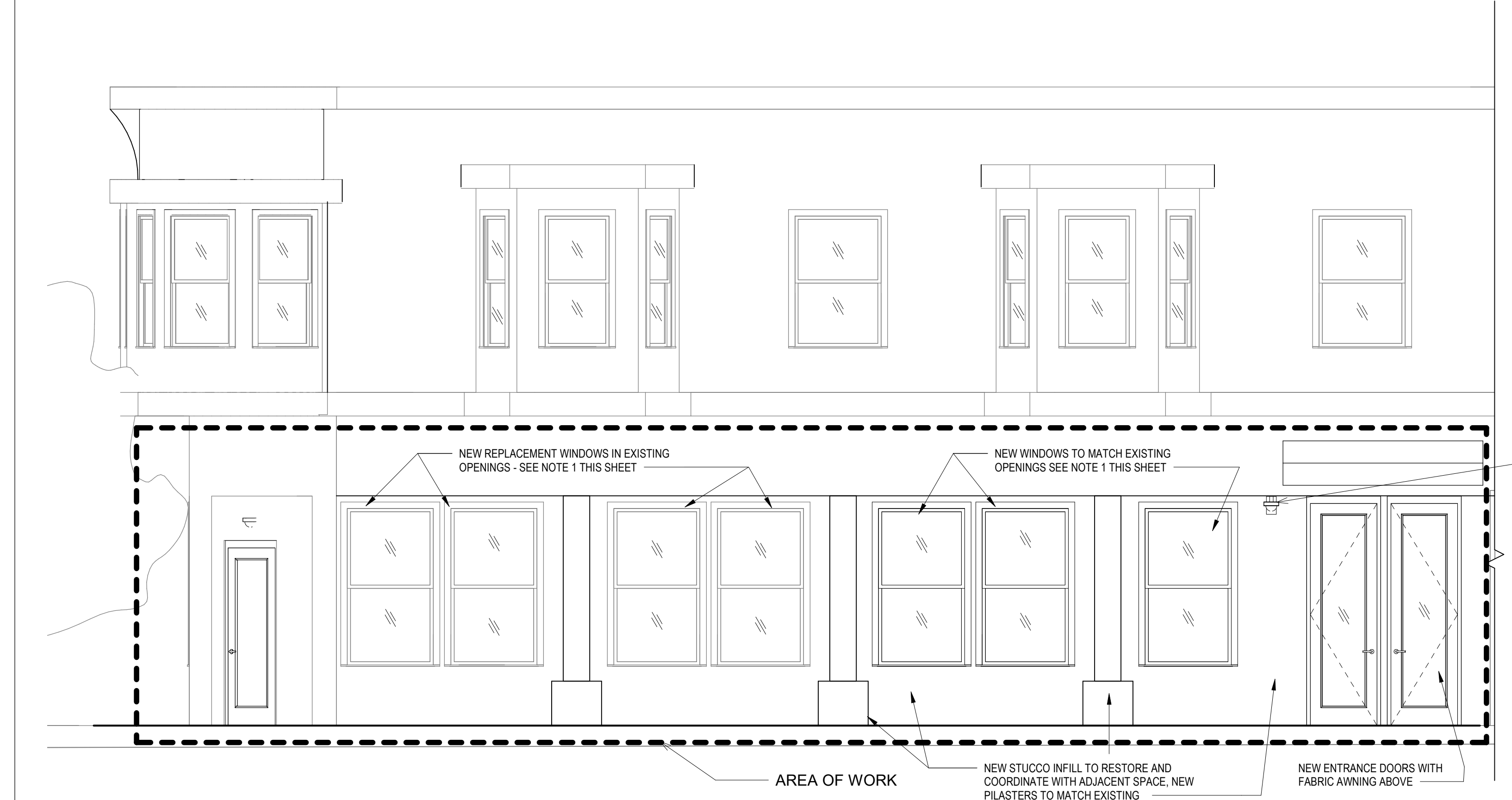
CMIP7223-S
2.0MP VF IR Dome Network Camera

Model	CMIP7223-S
Resolution	2.0MP (1920x1080)
Viewing Angle	3.6°
Color	Color
Light Source	1x IR LED
Power	12VDC
Weight	0.15kg
Dimensions	45x45x110mm
Material	ABS
Finish	White
Mounting	Wall Mount
Installation	See manual
Warranty	1 Year

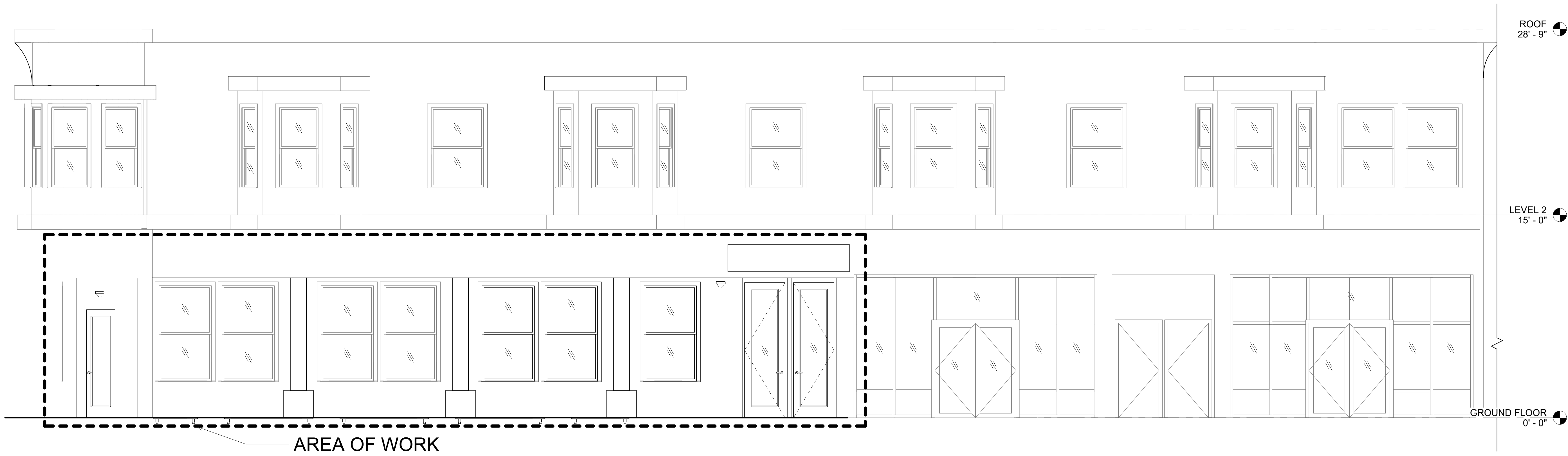
SHEET NOTES:
1. ALL NEW WINDOWS AT AREA OF WORK TO BE ALUMINUM CLAD WOOD WINDOWS WITH 2" SET BACK FROM THE EXTERIOR FACE OF THE BUILDING FACADE TO THE GLASS WINDOW PANE.



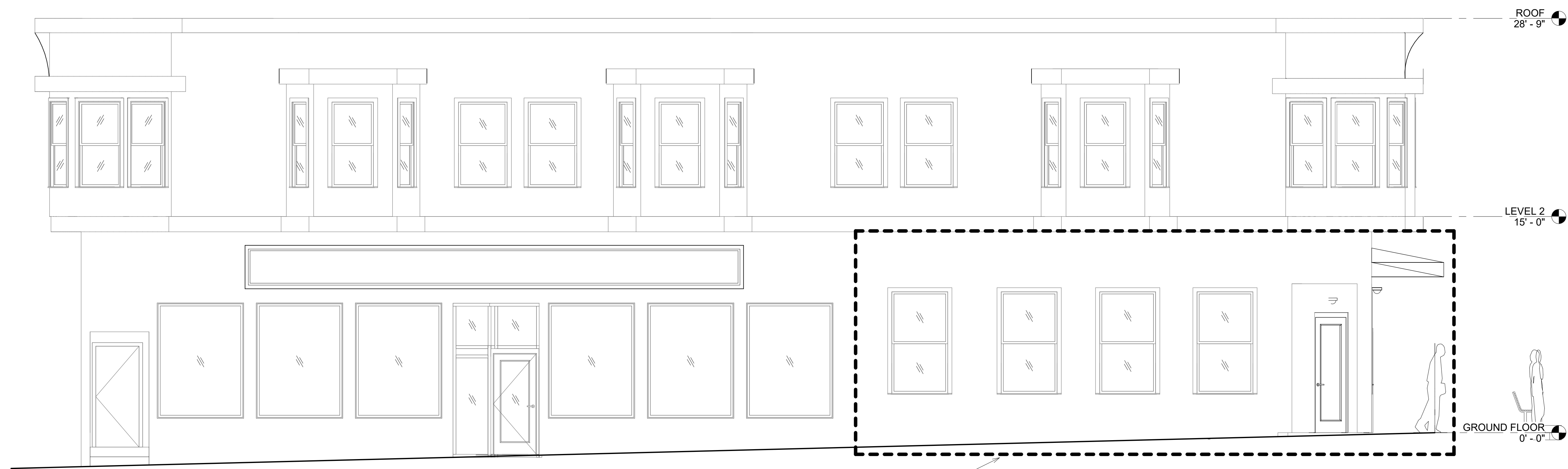
1 - South EXISTING AND DEMO
1/4" = 1'-0"



2 - South NEW
1/4" = 1'-0"

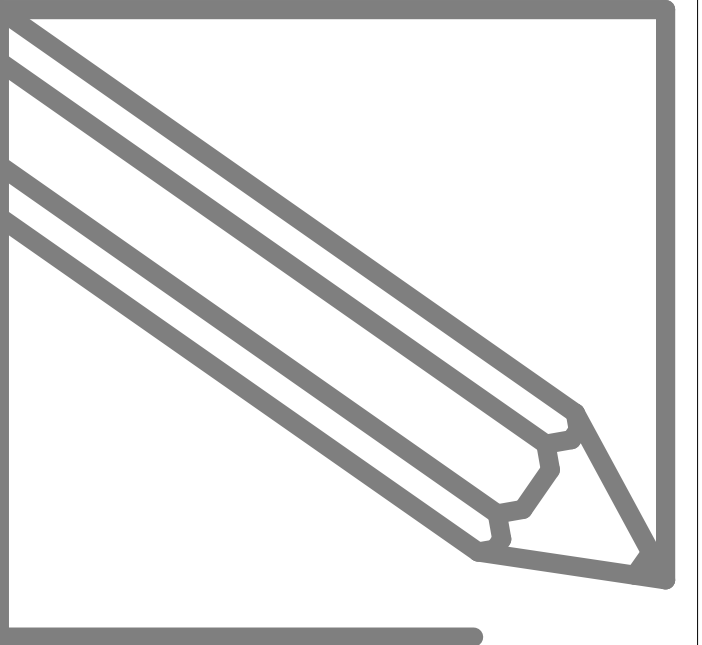


① SOUTH NEW OVERALL BUILDING
1/4" = 1'-0"



② WEST NEW OVERALL BUILDING
1/4" = 1'-0"

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CMG
CONNECTED SF
5 LELAND AVE AND 2400
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Key Plan

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OVERALL NEW
ELEVATIONS

Date: MAY 4, 2021
Scale: AS NOTED

A-03

Project number: 2016-03