

1 [1939-1945 Ocean Avenue Medical Cannabis Dispensary]

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Resolution urging the City Attorney to diligently pursue code enforcement actions in order to address a medical cannabis dispensary at 1939-1945 Ocean Avenue which is in violation of the Planning Code.

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WHEREAS, Substantial construction activities appear to have taken place at 1939-1945 Ocean Avenue (hereinafter "Property") in the past three months; and,

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WHEREAS, No building permits have been sought at the Property since March of 2002, when the occupancy of the property was described in City records as "food and beverage handling"; and,

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WHEREAS, Concerned neighbors of the Property contacted various City agencies in mid-March 2005 to allege that the Property was being converted for use as a medical cannabis dispensary; and,

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WHEREAS, On March 21, 2005, Staff from the San Francisco Planning Department (hereinafter "Planning Department") verified that the Property did not contain any operating business of any kind but that recent improvements to the Property, indicative of a new potential tenancy, were visible; and,

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WHEREAS, The San Francisco Planning Department (hereinafter "Planning Department") issued a "Notice of Alleged Violation" on March 22, 2005, alleging that the property was being converted for use as a medical cannabis dispensary without the required permits; and,

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1 WHEREAS, The San Francisco Board of Supervisors (hereinafter “Board of
2 Supervisors”) adopted Urgency Ordinance 64-05 which imposed an interim 45-day zoning
3 moratorium on all new medical cannabis dispensaries on March 29, 2005; and,

4 WHEREAS, The Board of Supervisors adopted Urgency Ordinance 98-05 on May 17,
5 2005, extending that moratorium by an additional six months; and,

6 WHEREAS, The Planning Department has received no response from the owner of the
7 property that would indicate the allegations made in the Notice of Alleged Violation were
8 erroneous; and,

9 WHEREAS, A commercial medical cannabis dispensary has opened for business at
10 the Property following the enactment of the moratorium; and,

11 WHEREAS, Neighbors of the Property as well as members of the Ocean Avenue
12 merchant and residential communities have reported incidences of marijuana smoking on
13 adjacent sidewalks and in the broader neighborhood, loitering, double parking, the blocking of
14 nearby driveways, the resale of medical cannabis to non-medical clientele by establishment
15 customers, and patronage of the facility by large groups of energetic, outwardly healthy young
16 males; and,

17 WHEREAS, The Planning Department transmitted relevant information to the Office of
18 the City Attorney on June 3, 2005 requesting assistance in remedying the aforementioned
19 violation of the Planning Code; and,

20 WHEREAS, The continued violation has a significant adverse effect on the quality of
21 life of residents, merchants, and visitors to the immediate and broader areas; and,

22 WHEREAS, The proximity of the dispensary to two pre-existing medical cannabis
23 dispensaries may contribute to an over-saturation of such uses in the neighborhood; and,

24 WHEREAS, The proximity of the dispensary to three schools in the immediate area
25 poses an immediate concern to the well-being of the City’s school-age population; and,

1 WHEREAS, The owner of the Property has been unresponsive to enforcement efforts
2 made by the Planning Department; now, therefore, be it

3 RESOLVED, That the Board of Supervisors urges the San Francisco City Attorney's
4 Office to diligently pursue an investigation and any appropriate enforcement actions required
5 to adequately address this violation of the Planning Code; and,

6 FURTHER RESOLVED, That the Board of Supervisors urges Jeffrey and Sophie Lau,
7 the owners of the Property, to cooperate with the Office of the City Attorney and Planning
8 Department and to comply with all applicable City codes and regulations; and,

9 FURTHER RESOLVED, The Clerk of the Board of Supervisors will send written
10 communication of this resolution to Mr. And Mrs. Lau.

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