



Vis Valley Partners
Project Appeal Presentation

Today's Speakers



Gaynor Siataga



Joseph Reiss

Representing Vis Valley & SF

11 community leaders

10+ grassroots organizations

35+ Social Equity Applicants

1k+ residents in the community

**5,000+ yrs of incarceration by
the “War On Drugs” (collectively)**

project history



Project Start

Re-Application as Equity Incubator

Planning Hearing

Board Appeal

0%

Community
Ownership

0%

Community
Ownership

30%

Community
ownership

Path to 100%
ownership for the
community

\$0

Social Equity
Contribution

\$160k

Social Equity
Incubation Plan

\$160k

Social Equity
Incubation Plan

\$160k

SE Incubation Plan

Workforce
Development Training

Workforce
Development Program

Local Ownership & Representation

- We have a path to 100% new ownership in a business for 11 individuals, all of which are
 - ◆ Community leaders
 - ◆ From San Francisco
 - ◆ Minorities
 - ◆ Verified Equity Applicants
- Residents in the neighborhood for over 100 years (collectively)
- Created 10+ local grassroots organizations
- Secured over 10,000 jobs for residents
- Represents wide cultural diversity in ownership
- Over 150 years of community service collectively

Planning Commission Decision to Deny

4 AYES : Chan, Fung, Imperial, Moore

3 NAYS: Tanner, Diamond, Koppel

“The Project is, on balance, not consistent with the following Objectives and Policies of the General Plan”

“The Commission hereby finds that approval of the Conditional Use Authorization would not promote the health, safety and welfare of the City”



**San Francisco
Planning**

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PLANNING COMMISSION MOTION NO. 20925

HEARING DATE: MAY 27, 2021

Record No.: 2021-000603CUA
Project Address: 5 Leland Avenue / 2400 Bay Shore Boulevard
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial District) Zoning District
55-X Height and Bulk District
Visitation 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

ADOPTING FINDINGS RELATING TO THE DENIAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 190(B), 202.2, 303, AND 712, REQUESTING 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").

Findings - 9. General Plan Compliance

9. **General Plan Compliance.** The Project is, on balance, not 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.

Over \$160k in funds are being provided for Social Equity Incubation & community benefits

Our plan is to employ 10 - 15 Individuals from the community

Our plan is to generate capacity and train 10 - 15 Individuals per year for cannabis careers

We are launching the first hands on paid cannabis retail internship program in SF

Findings - 9. General Plan Compliance

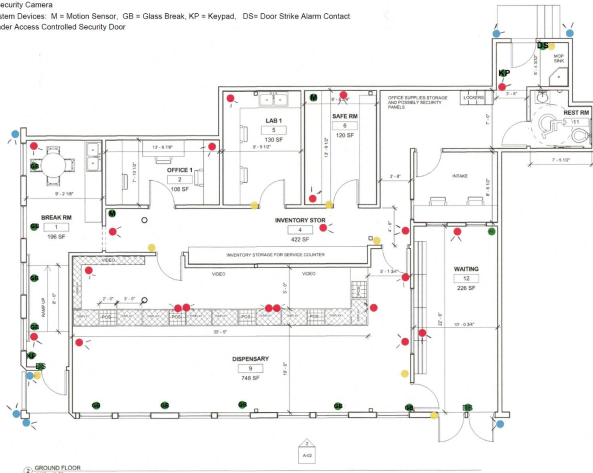
OBJECTIVE 4

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.

- 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



2400 Bayshore Blvd & 5 Leland Avenue Security Device Plan 12.20.2016

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 (TBD) 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.

Findings - 9. General Plan Compliance

“it would create an undue concentration of cannabis retail uses on the subject block, limiting the availability of commercial space for store’s & services which primarily serve the need of nearby residents”

“However no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents ”

OBJECTIVE 6

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

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Objective 6, Policy 6.1 of the Commerce and Industry Element of the General Plan establishes guidelines for all uses in the City. Such guidelines include:

- The use should contribute to the variety of uses in the district and avoid an undesirable concentration of one type of use in a certain location. In low-intensity districts, a balanced mix of various neighborhood-serving uses, with no concentration of a particular use, is desirable. In higher-intensity districts with a special orientation to one type of use (such as antique stores), clustering of such specialty uses may be appropriate. However, one type of use should not occupy an entire block frontage.*
- In small-scale districts with limited amounts of commercial space, priority should be given to retail stores and services which primarily serve the needs of nearby residents. Larger-scale districts may include some larger or more specialized uses which serve a broader citywide or regional clientele in addition to convenience-oriented businesses. However, no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents. The appropriate size of an individual use may vary depending on the type of merchandise or service offered and the volume or intensity of customer activity it generates.*

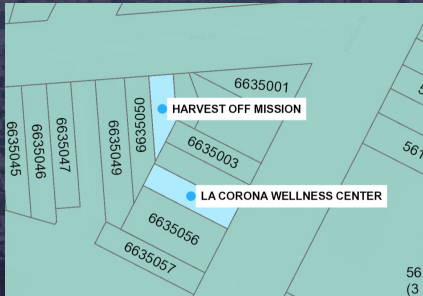
The Commission finds that the proposed use is not consistent with these guidelines, in that it would create an undue concentration of Cannabis Retail uses on the subject block, limiting the availability of commercial space for stores and services which primarily serve the needs of nearby residents.

Findings - 9. General Plan Compliance



“However no district should include so many specialty stores that space is not available for businesses which serve the needs of nearby residents ”

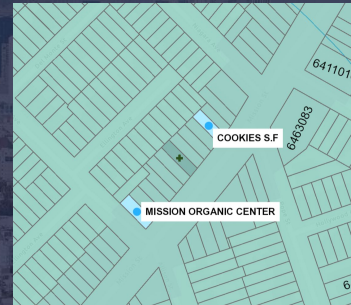
Findings - 9. General Plan Compliance



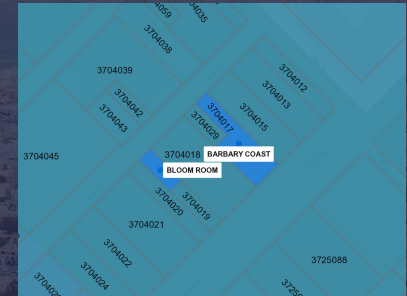
Outer Mission



Mission



Bernal Heights



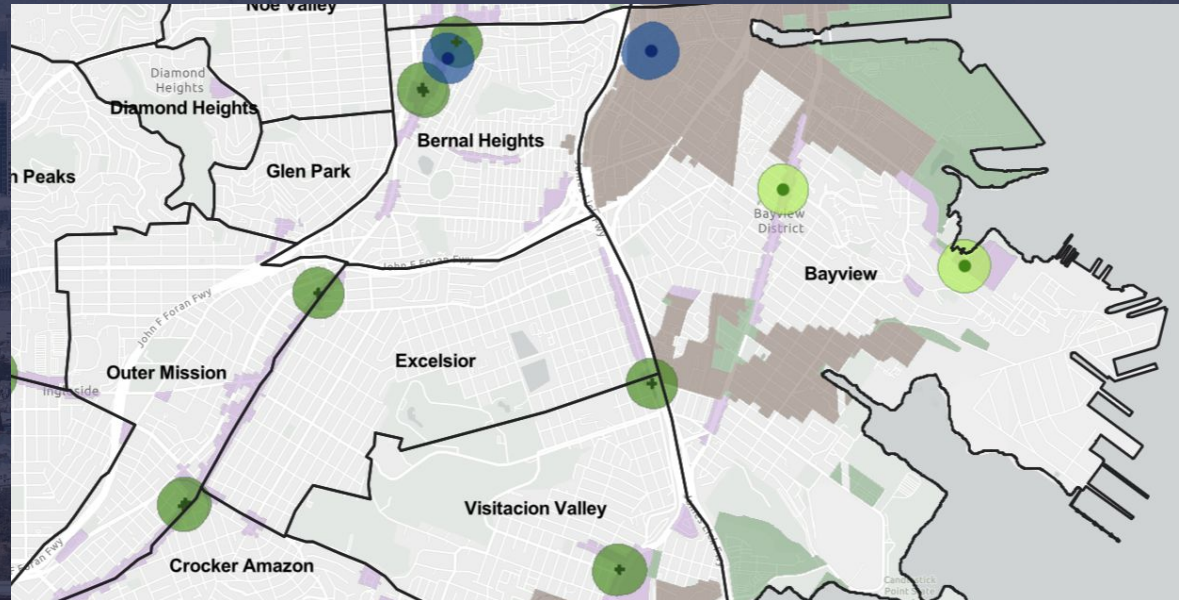
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Examples of Current SF Cannabis retail stores with concentration within 600'

“It would create an undue concentration of cannabis retail uses on the subject block”

Findings - 9. General Plan Compliance

<u>Neighborhood</u>	<u>Population</u>	<u>Current Retail</u>
Vis Valley	42,418	2
Excelsior	84,707	0
Crocker Amazon	11,902	0
Bay View	35,747	3
Total	184,286	5



“It would create an undue concentration of cannabis retail uses on the subject block”

Findings - 10. Planning Code Section 101.1(b)

“the project would not contribute to the character & stability of the neighborhood and would not constitute a beneficial development”

“The Commission hereby finds that approval of the Conditional Use Authorization would not promote the health, safety and welfare of the City”

→ 11. The Project is not consistent with and would not promote the general and specific purposes of the Code

San Francisco
Planning

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Motion No. 20925
May 27, 2021

RECORD NO. 2021-000603CUA
5 Leland Avenue / 2400 Bay Shore Boulevard

provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.

→ 12. The Commission hereby finds that approval of the Conditional Use Authorization would not promote the health, safety and welfare of the City.

Findings - 10. Planning Code Section 101.1(b)

Our organizations have served thousands from the community for decades!

- All Islanders Gather as One
- San Francisco South Pacific Islanders
- Living in Peace
- SF Tongans Rise Up
- T.U.R.F
- United Playaz
- Brothers Against Guns
- Real Alternative Programs



“the project would not contribute to the character & stability of the neighborhood and would not constitute a beneficial development”

Findings - 10. Planning Code Section 101.1(b)

Individuals leading this project have lead events & provided programming across the community, district & city for 150 yrs

- Peace Rallies & Gun Buybacks
- Family Services & Toy Drives
- Educational Workshops
- Workforce Development Training
- Public Safety Education
- Violence Prevention & Crisis Response
- Re-entry Services
- Leadership Development
- Homelessness
- Domestic Violence

“The Commission hereby finds that approval of the Conditional Use Authorization would not promote the health, safety and welfare of the City”

Based on new developments we ask that supervisors support us today

- Planning determined this project will not promote health safety and welfare in the community
- The organized opposition refused to meet with the new owners
- People in opposition told us to bring this back to Sunnydale
- They have attacked our character, slandered our names and left us hate messages

Please Support Us!

- Support a path to 100% ownership for 11 leaders from the community
- Support additional resources for organizations saving lives
- Support Social Justice & Racial Equity
- Support Restorative Justice & Social Equity
- Support Economic empowerment for our people