

Ocean Avenue Association
Executive Director's Report
March 20 to April 16, 2014

1. Ocean-Phelan Garden Recovery On two Saturdays in March, a group of neighborhood volunteers planted about 45 new plants. The irrigation system enhancement work has been completed by the bus turnaround contractor and all of the new plants have been connected. New wood chips are needed to cover the exposed irrigation lines. A tool shed will be installed nearby to store tools required for volunteer maintenance activities.

2. Medical Cannabis Dispensaries Two MCDs on Ocean Avenue will be the subject of a series of hearings in the next month. On April 21, a BOS committee hearing will consider Supervisor Norman Yee's proposal for a 500 ft Conditional Use requirement. This legislation was prepared in response to the third MCD proposed for the Ocean Avenue retail district marijuana Green Zone. Currently only a Discretionary Review process is required to permit MCDs on Ocean Avenue. On May 1 at noon, the Planning Commission will consider the application of BACH to open an MCD at 1423 Ocean Avenue. On May 14 at 2:00 pm, the Department of Public Health will consider approving a proposed ownership change for Waterfall Wellness, 1545 Ocean, and the application of BACH for start-up approval. OAA has adopted a position on MCDs for the corridor, attached to this report, and posted on our website.

3. Ocean Avenue SF Shines The SF Shines project for Ocean Avenue moved forward this month with the acceptance of all required paperwork for Top Nail, 1326 Ocean. A total of 5 businesses have been approved so far.

4. Ocean Avenue Corridor Public Workshop The 2nd of 3 planned Public Workshops will be held on May 14, 6:00 pm at Lick Wilmerding High School. See the project website at: <http://oceanavenue.sfplanning.org>

5. Retail Business Development The Street Life Committee will have a business development walking tour of the retail corridor to explore opportunity sites for new or expanded businesses, on Saturday, May 10, 2pm, starting at The Fog Lifter Cafe. All board members are encouraged to attend this brain-storming session.

6. Ocean Avenue Mobile Parklet Project The parklet design/build process has been going on at 1410 Ocean Avenue, thanks to the leaseholder and future Ocean Avenue small business owner, Raymond Yu. Out of Site has created a Pop-Up workshop for the design and build activities, the first Pop-Up on Ocean Avenue. The design/build activity will continue into May. Also, a new first location is being selected because the City has raised issues with the Fog Lifter site.

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Ocean Avenue Association Statement on Medical Cannabis Dispensaries

March 25, 2014

The Ocean Avenue Association, a San Francisco Community Benefits District, supports strong and successful businesses. We want to see businesses that share our mission and contribute to the Ocean Avenue community by attending OAA board meetings or the Street Life and Public Safety committee meetings, helping with monetary or volunteer labor contributions for our marketing or greening initiatives, or organizing their own events to promote the Ocean Avenue commercial district.

OAA recognizes that a diverse mix of useful retail businesses serves the community better than a concentration of similar businesses. Clustering does not provide the variety of retail services that are the backbone of a successful neighborhood commercial corridor that meets the needs of its residents. OAA therefore supports anti-clustering policies for the Ocean Avenue commercial corridor. OAA believes that no more than two Medical Cannabis Dispensaries are needed to provide full service on the Ocean Avenue commercial corridor.

A well-run MCD would be an asset in the district. A well-run MCD should have a written set of operating and emergency policies and procedures based on best practices to operate its business. These policies should be presented at a public meeting to provide important public comment. A significant aspect of a well-run MCD is the enforcement of city and state laws and regulations by the business. Also, an MCD should be able to properly conduct its business without intruding on other nearby businesses or the public right-of-way. The design and maintenance of the storefront is important to the successful operation of an MCD in the Ocean Avenue retail district. (See the recent Department of City Planning report on this subject for more details.) To sum up, an Ocean Avenue MCD, like any other business in the retail district, should strive to be a good neighbor and an active participant in the community.

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