



West of Twin Peaks Central Council

A Resource for Neighborhood Organizations West of Twin Peaks in San Francisco since 1936

PO Box 27112
San Francisco, CA 94127

<http://www.westoftwinpeaks.org/>

March 28, 2014

City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Re: Proposed MCD Legislation for Ocean Avenue

Dear Supervisor Yee,

The West of Twin Peaks Central Council, an organization of twenty neighborhoods, has a history of working to maintain and improve quality of life for the residents of its neighborhoods. This work has included efforts to maintain the quality and diversity of businesses in the commercial areas that serve our neighborhoods. The results of these efforts have included a cap on the number of financial institutions on West Portal Avenue and, working with neighboring organizations, the capital improvements made to Ocean Avenue in 1999 to 2001.

We appreciate the concern you have shown for Ocean Avenue by your proposed Medical Cannabis Dispensary (MCD) legislation, which you have advanced as a means of discouraging the clustering of MCDs. However we have the following concerns:

We believe that the mandatory language of the ordinance, providing for a conditional use permit to allow MCDs to locate within five hundred feet of one another, will potentially lead to approval of new MCDs located less than five hundred feet from another MCD. The proposed ordinance provides for this approval, if the Planning Commission's findings are consistent with easily met criteria outlined in the ordinance. Should it make the enumerated findings, the Commission "shall," i.e. is required to, issue conditional use permits for MCDs to be located within five hundred feet of one another.

Furthermore, even if the Planning Commission denied every conditional use application requesting a new MCD to be located within five hundred feet of another MCD, the ordinance does not prevent the location of several MCDs on Ocean Avenue, so long as they are spaced every five hundred feet.

We believe that the addition of a provision restricting the total number of MCDs that can be located on Ocean Avenue between the 280 Freeway and Nineteenth Avenue to two, will achieve our mutual goal of preventing MCD clustering on Ocean Avenue. Two MCDs on Ocean Avenue are more than adequate to serve the needs of medicinal marijuana consumers in the area. Additional MCDs on this corridor would constitute a concentration of MCDs on this neighborhood-serving retail street, crowding out businesses that serve the surrounding residential neighborhoods. Such a concentration will also result in more interaction between the MCDs and young people who walk to the several schools, a library and recreation facilities on the street. The provision of a

cap would be a reasonable measure, in furtherance of the City's obligation to regulate the operation and location of MCDs, as provided by California state law.

The West of Twin Peaks Central Council therefore requests that you add to the ordinance you have proposed, a cap, or limit, on the number of MCDs that can be located on Ocean Avenue, between the 280 Freeway and Nineteenth Avenue to two.

Thank you for your efforts on behalf of our neighborhoods.

Sincerely,

A handwritten signature in blue ink that reads "Matt Chamberlain". The signature is written in a cursive, flowing style.

Matt Chamberlain, President