



West of Twin Peaks Central Council

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

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March 25, 2014

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2414

RE: Report to Board of Supervisors concerning Medical Cannabis Dispensaries (MCDs)

Dear President Wu and Commissioners,

The West of Twin Peaks Central Council, an organization of twenty neighborhoods, requests that you take into account the following matters, and that appropriate changes be made to the Planning Commission's Report to the Board of Supervisors concerning Medical Cannabis Dispensaries (MCDs) consistent with the following:

The study does not address the compatibility of MCDs with NCT neighborhoods. In order for high density housing along transit rich corridors where residents take public transportation to work and walk to neighborhood serving retail to be successful, there must be a variety of businesses. This was not adequately addressed in the report.

To address this issue, consideration should be given to the imposition of a limit, or cap, on the total number of MCDs in an NCT corridor and in other Neighborhood Commercial zoned areas.

An example of an NCT zoned area which would benefit from such a cap is Ocean Avenue, west of the 280 Freeway. This area already has two MCDs, which is more than adequate to serve the needs of medicinal marijuana consumers in the area. Additional MCDs on this corridor will result in 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.

In this regard, the report's suggestion of a possible reduction in the separation between MCDs and schools, and the elimination of the buffer around recreational facilities, does not address the resulting greater interaction between young students, MCDs and MCD customers in the vicinity of MCDs. Furthermore, there is no evidence presented by the report to suggest that reducing the distance between MCDs, schools and recreation facilities will result in a decreased concentration of MCDs.

The West of Twin Peaks Central Council therefore requests that the Planning Commission conduct further analysis of these issues and adopt a report to the Board of Supervisors which recommends: caps in the number of MCDs in NCT and other Neighborhood Commercial zoned areas; the preservation or increase in the required distance between MCDs and schools; and a requirement for similar separation between MCDs and libraries, recreation facilities and other facilities serving youth.

Sincerely,

Matt Chamberlain
President, West of Twin Peaks Central Council