



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/>

May 12, 2014

West of Twin Peaks Central Council
PO Box 27112
San Francisco, CA 94127

To: San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Commissioners,

The West of Twin Peaks Central Council, an organization of twenty neighborhoods, has, since its inception in 1937, worked 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 Council, working closely with the City and neighboring organizations, secured the capital improvements made to Ocean Avenue in 1999 to 2001.

The Planning Commission approved the first Medical Cannabis Dispensary (MCD) on Ocean Avenue in response to statements that patients in our part of the City needed a nearby MCD where they could get their medicine. Now there are two MCDs on Ocean Avenue. Since the reason for approving a local MCD is to serve the neighboring population, and not simply to create another business opportunity, two MCDs on Ocean Avenue is sufficient to serve the needs of patients in the area, which is well served by public transit.

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 would jeopardize the continued development of Ocean Avenue, which is now experiencing a renaissance of new cafes, housing units, and small shops that serve the residents of the area.

The proposed MCD is also less than 500 feet from the new Ingleside branch of the SF Public Library located at 1298 Ocean Ave. This branch has a vibrant program tailored to youth of all ages including after school math and reading tutoring and toddler story and playtime events. The proposed MCD would also be roughly equidistant between Aptos Middle School and Riordan High School. Students from both schools frequent the businesses on Ocean Ave., putting them in daily close proximity to the proposed MCD.

For these reasons, the Council, during its February 24, 2014 meeting, voted unanimously to oppose the issuance of a permit for a third Medical Cannabis Dispensary (MCD) on Ocean Avenue.

We therefore request that you deny the applicant's request for a permit to operate the proposed MCD at 1423 Ocean Avenue.

Sincerely,



Matt Chamberlain

President, West of Twin Peaks Central Council

cc: John Rahaim, Planning Director
Jonas P. Ionin, Planning Commission Secretary
Jessica Look, Planner
Norman Yee, District 7 Supervisor
Westwood Highlands Homeowner's Association
Ingleside Terraces Homes Association
Balboa Terrace Homes Association
Sunnyside Neighborhood Association
Westwood Park Association