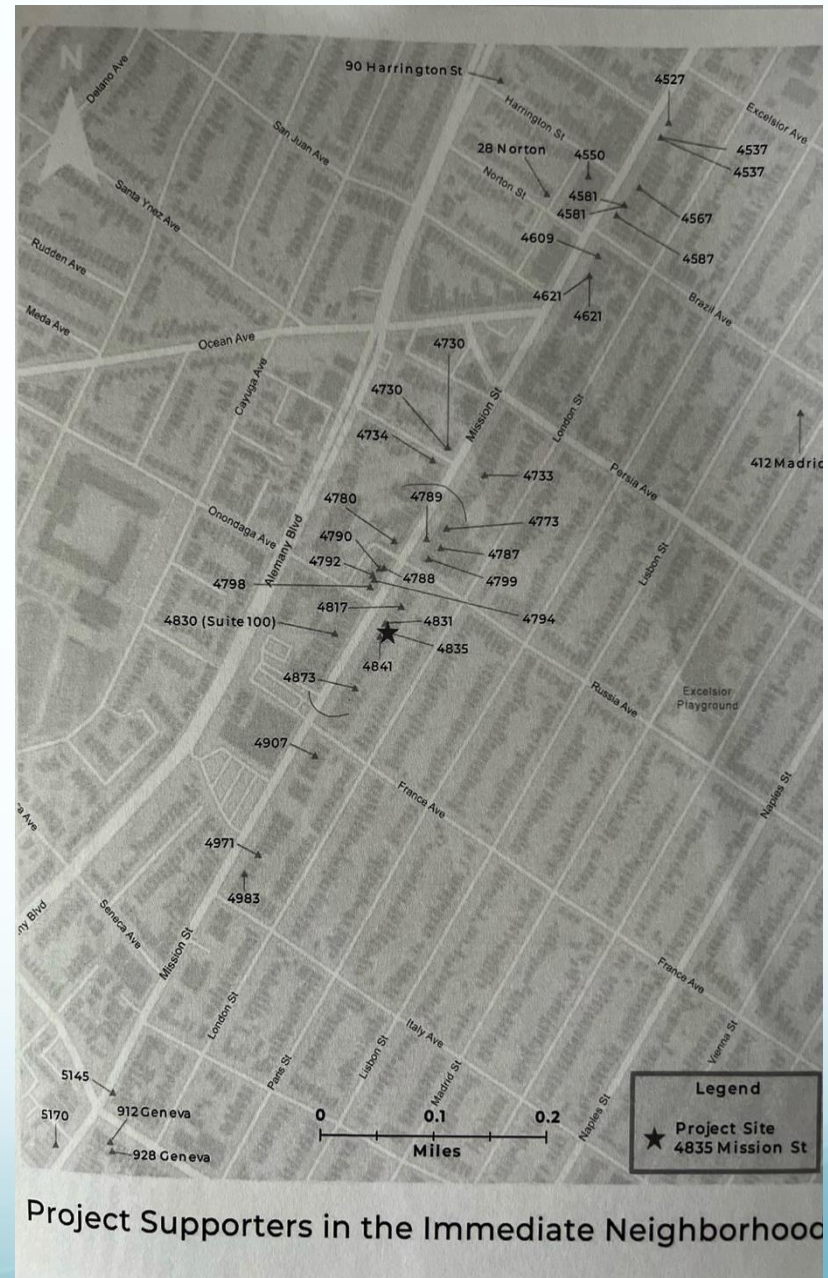


Neighbors Opposed to the
Conditional Use Authorization of
Cannabis Dispensary at 4835 Mission
St.

Community outreach Map

- The sponsor did not complete the requirement of notifying all neighbors within the 300 foot radius.
- The sponsor did not conduct their diligence in inviting all neighbors to the September 8, 2022 community meeting.
- 2 residents at 4790 and 4788 Mission who the sponsor has claimed are 'supporters' did not receive a notice for the community meeting.





2 Support Cards w/ Same Name “Juanita White”

PERRY'S PARTNERS

To help Perry create the best store for our community, he has partnered with **MMD SHOPS**.

Founded by brothers Steve and Michael Ashbel, MMD has been providing safe, legal cannabis since 2006.



COMMUNITY

- We have robust community investment programs at every location.
- We are good neighbors: transparent, accountable and assessable to our community available 24/7 to address and concerns.
- We hire locally: 90% of staff are local hires and 50% are qualified social equity hires.
- To shop at MMD is to be welcomed into our home and received like family.

HEALTH & SAFETY

- Founded as a Medical collective serving patients with HIV-AIDS, Cancer, PTSD and other debilitating conditions.
- Stringent Youth access prevention no entry for anyone under 21.
- Onsite security 24/7.
- Products are tested, tracked and traced in compliance with state standards.
- In 15 years not a single violation of state or local regulations.

Steve (L) and Michael (R) Ashbel founded MMD Shops and run four stores in Southern CA.

I support the project at 4835 Mission Street

Name: **Juanita White**

Address: **1894 Sunnydale ave**



Email: **whiteJuanita.JW84@gmail.com**

Signature: **Juanita White**

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I support the project at 4835 Mission Street

Name: **Juanita White**

Address: **1894 Sunnydale ave**

Email: **RoseLanisha@gmail.com**

Signature: **Juanita White**

Identical name and address

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I support the project at 4835 Mission Street

Name: Juanita White

Address: 1894 Sunnydale ave

Email: white.juanita.jw84@gmail.com

Signature:

Juanita White

Different email and signature

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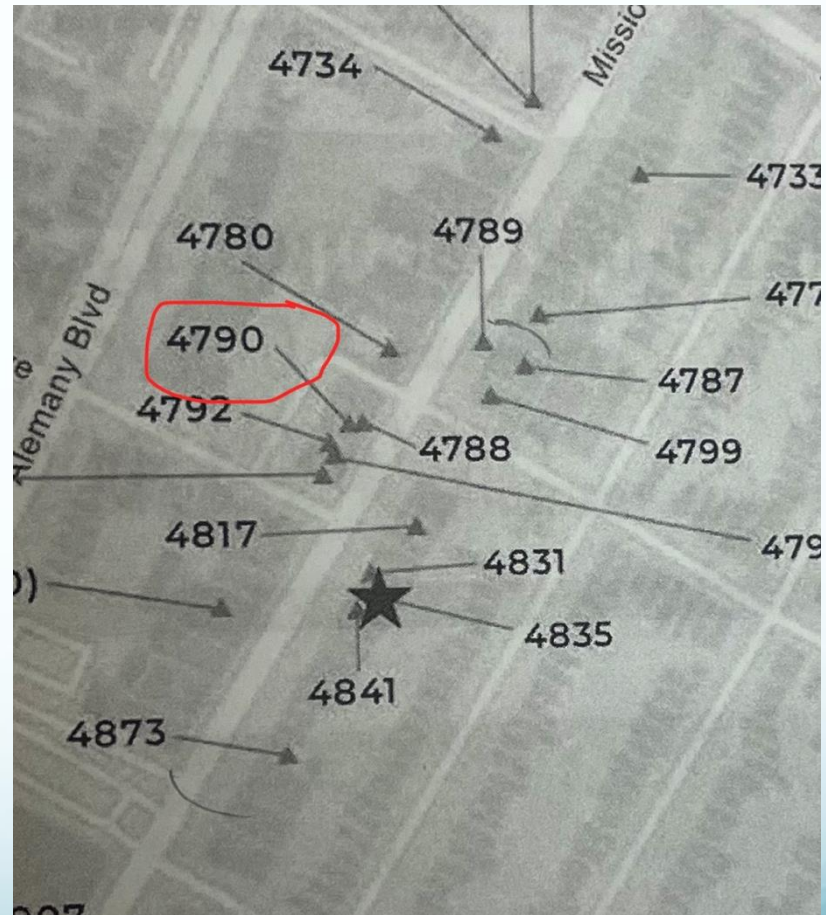
Address: 1894 Sunnydale ave

Email: RoseLanisha@gmail.com

Signature:

Jaime's Beauty Salon 4790 Mission St.

- Jaime said that the sponsor came to make him sign his support card, which he did thinking it was an extension of our appeal.
- Jaime didn't understand what the sponsor was saying because his English is limited and the sponsor did not provide any information in Spanish.





Support cards from, South San Francisco, Daly City and Antioch

SSF - 94080

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I support the project at 4835 Mission Street

Name: Margu Garcia Address: 370 SUSIE WAY SSF 94080 Signature: [Signature]

Daly City 94014

PERRY'S PARTNERS

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I support the project at 4835 Mission Street

Name: John A. Maldonado Address: 95 Bellevue Ave 94014 Signature: [Signature]

Email: John.maldonado@icloud.com



Antioch Supporter

Antioch

PERRY'S PARTNERS

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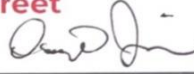
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I support the project at 4835 Mission Street

Name: **DAVID SIMENEZ** Address: **1132 ROCK SPRING ANTIOCH CA** Signature: 


Support cards from other districts


Zip code 94127

PERRY'S PARTNERS

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- Products are tested, tracked and traced in compliance with state standards.
- 100% zero tolerance for any violation of state or local regulations.

I support the project at 4835 Mission Street

Name: *Heissa Aranda* Address: *463 Mangels Ave SF CA 94127*


Email: *arandaheissa@gmail.com* Signature: *[Handwritten Signature]*


Zip code 94110

PERRY'S PARTNERS

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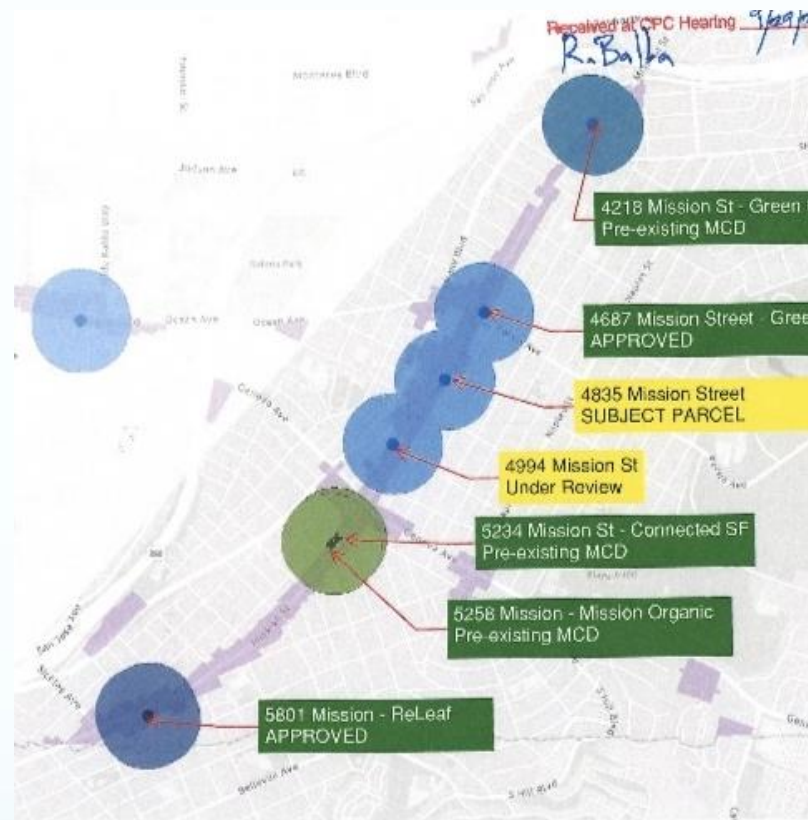
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I support the project at 4835 Mission Street

Name: *Avesha Scott* Address: *2001 Folsom St SF CA 94110* Signature: *[Handwritten Signature]*

District 11 Cannabis Map Oversaturation



Map of Cannabis Storefronts along Mission Street between I-280 and Daly City.

1. The Sponsor did not follow the guidelines set by the Office of Cannabis with respect to Outreach

a). Good neighbor policy was not included in the packet until the hearing itself on September 29th at Commissioner Tanner's request, of the policy, as she did not see it in their application packet. At that point MMD offered a single page.

c). More than 2 months after the Planning Commission Hearing we finally received the good neighbor policy, 16 pages, on December 7th by the sponsor during the common ground meeting held by the office of Supervisor Safaí. Only the first page of the policy was translated in Spanish, traditional Chinese but not Tagalog (Filipino).

Planning Commission Motion

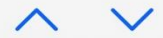
No 21178

- The motion states on item 5. Public Outreach and Comments. "The sponsor conducted outreach under the Office of Cannabis Good Neighbor Policy, which includes providing a mailed notice of the Project to all the property owners and occupants within the 300-feet of the site and conducting outreach meetings".
- The sponsor did not follow the proper Office of Cannabis requirements.
- We understand that law and regulation of OOC 1609 (b) (24) Mandatory Community Outreach requires all materials and notices developed and distributed to the neighbors by the Applicant must be translated into the languages require by the Language Access Ordinance which are English, Spanish, Traditional Chinese and Tagalog.

Email from Office of cannabis

< Inbox

Equity Applicant



----- Forwarded Message -----

From: Office of Cannabis (ADM)

<officeofcannabis@sfgov.org>

To: Pic Vancleef <picvancleef@yahoo.com>

Cc: Office of Cannabis (ADM)

<officeofcannabis@sfgov.org>

Sent: Friday, December 9, 2022, 03:59:24 PM PST

Subject: RE: Equity Applicant

Dear Pic Vancleef:

Thank you for reaching out with your inquiry.

As an important and helpful point of clarification, the Office of Cannabis (OOC) Community Outreach process is separate and distinct from the Planning Department's land use entitlement process. To be in compliance with the OOC requirements, the applicant is required to hold at least one community outreach meeting prior to permit issuance.

With that in mind, the applicant at 4835 Mission Street will need to host at least one community outreach meeting as a part of the OOC permitting process. Before this meeting, the applicant must submit their community outreach materials to the OOC for review and approval purpose. As of now, our office is not aware of any submitted community outreach materials for this location, and accordingly, we are not aware of any community outreach meeting being hosted in the manner consistent with the OOC's [community outreach requirements](#). It is not uncommon for applicants to host their community outreach meetings subsequent to their Planning Commission hearings.

There is a separate set of requirements for community outreach for purposes of the land use entitlement process with the Planning Department. Please contact cpc.cannabis@sfgov.org for information and materials that might help address your inquiry.

Sincerely,

SF- Office of Cannabis

**Mandatory Regulation by
Office of cannabis 1609 of San
Francisco Police Code**

This request must be made by the Applicant in writing and submitted to the Office of Cannabis for approval.

- B. Weeknight meetings shall occur between 6:00pm-9:00pm PT.
 - C. Weekend meetings shall be between 10:00am-9:00pm PT.
2. Prior to holding the community meeting, Applicants must provide neighbors with a notice that includes:
- A. Information associated with the Applicant's proposed neighborhood meeting(s), including date, time and location.
 - B. Alternative ways neighbors may provide input on the content of the Applicant's Good Neighbor Policy if neighbors are unable to attend the Applicant's community meeting. This must include a method for neighbors to convey input in writing to the Applicant.
 - C. The name, phone number and email address of an onsite manager or community relations staff person who may be contacted by neighbors if they experience any problems associated with operation of the establishment.
 - i. If a community relations staff person is not yet designated for the proposed Cannabis Business Permit, the Applicant may provide this information to neighbors at a different time, but the notice must be issued by the Applicant to neighbors prior to application completion and a copy of this notice must be provided to the Office of Cannabis.
3. The Applicant shall share the final date, location and time of this community with the Office of Cannabis and the office of the district Supervisor no less than 272 hours prior to the meeting occurring.
4. All materials and notices developed and distributed to neighbors by the Applicant as part of its Community Outreach Strategy must be translated into the languages required by the Language Access Ordinance, Administrative Code [Chapter 9I](#).

Mandatory Cannabis Business Permit Application Submissions

- b. The Applicant must attest that the Applicant has engaged in a Community Outreach Strategy to advise residential and commercial neighbors of its intent to apply for a Cannabis Business Permit, and to solicit input on the Applicant Entity's Good Neighbor Policy.
- c. The Applicant must provide to the Office of Cannabis all material documents demonstrating the required outreach was done, including but not limited to:
 1. Any written notice provided to neighbors informing them of the Applicant's intent to open a cannabis business
 2. Sign-in sheets
 3. Minutes
 4. Copies of any materials provided to neighbors
 5. The list of neighbors to whom the meeting notice, including names and addresses
 6. If the Applicant provided neighbors with the name, phone number and email address of an onsite manager or community relations staff person via a separate notice pursuant to rule (a)(2)(C)(i) of this Rule, the applicant must provide the Office of Cannabis with a copy of this notice

Community Outreach Strategy

Background

Pursuant to Section 1609 of the San Francisco Police Code, every Cannabis Business Permit Applicant is required to conduct community outreach to notify neighbors of the Applicant Entity's intent to seek Cannabis Business Permit(s) and to inform the development of the Applicant Entity's Good Neighbor Policy.

The following rules apply to the Community Outreach Strategy and further outline application requirements.

Definitions

Where these rules use terms defined in Article 16 of the Police Code, the Article 16 definitions of those terms shall also apply to these rules.

"Neighbors" means property owners and tenants within 300 feet of the proposed Cannabis Business Permit premises.

Rules

Mandatory Requirements for Community Outreach Strategy

- a. Cannabis Business Permit Applicant's Community Outreach Strategy must, at a minimum, include the following strategies:
 1. Applicants must hold a minimum of one noticed community meeting with neighbors to seek input on the Applicant's Good Neighbor Policy.
 - A. The meeting should be conducted at the project site or within a one-mile radius.
 - i. Applicants may request to host their community meeting at an alternative location. This request must be made by the Applicant in writing and submitted to the Office of Cannabis for approval.
 - B. Weeknight meetings shall occur between 6:00pm-9:00pm PT.
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 2. Prior to holding the community meeting, Applicants must provide neighbors with a notice that includes:
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 - B. Alternative ways neighbors may provide input on the content of the Applicant's Good Neighbor Policy if neighbors are unable to attend the Applicant's community meeting. This must include a method for neighbors to convey input in writing to the Applicant.
 - C. The name, phone number and email address of an onsite manager or community relations staff person who may be contacted by neighbors if they experience any problems associated with operation of the establishment.

Mandatory Regulation

3. The Applicant shall share the final date, location and time of this community with the Office of Cannabis and the office of the district Supervisor no less than 272 hours prior to the meeting occurring.
4. All materials and notices developed and distributed to neighbors by the Applicant as part of its Community Outreach Strategy must be translated into the languages required by the Language Access Ordinance, Administrative Code [Chapter 91](#).

Mandatory Cannabis Business Permit Application Submissions

- b. The Applicant must attest that the Applicant has engaged in a Community Outreach Strategy to advise residential and commercial neighbors of its intent to apply for a Cannabis Business Permit, and to solicit input on the Applicant Entity's Good Neighbor Policy.
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President Tanner's statement during Sep 29th hearing



President Tanner's suggestion to revisit the buffer zone

- 600 feet buffer zone too close
- Concerns around saturation of cannabis dispensaries throughout the city

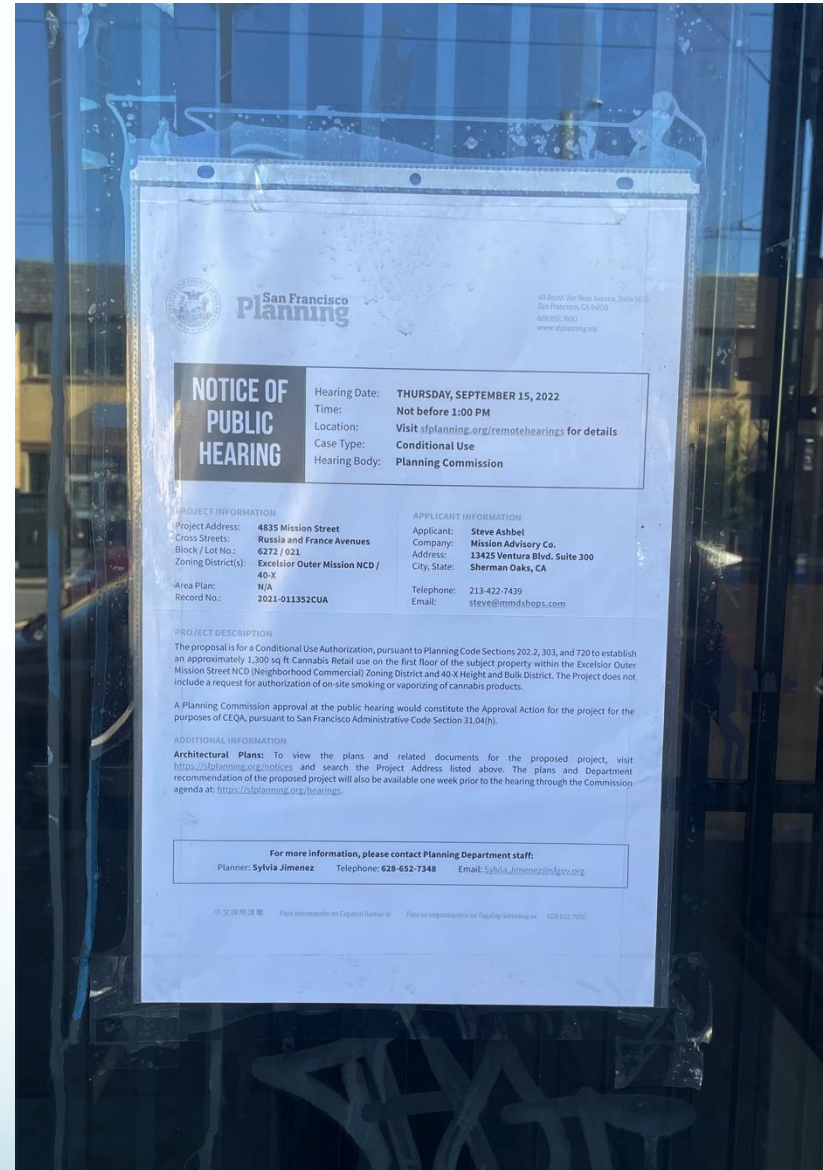
Balboa High School Open Campus Lunch

- Balboa High School is just 2 short blocks away from the premises.
- Students go to lunch next to the premises for example their favorite place to go is Hawaiian Drive Inn where they hang out outside the restaurant. They also go to Subway, TY Sandwiches, taqueria farolito, and they go to freshito for ice cream.
- There are bus stops on either side of mission approx. 100 ft. from the premises. Students will be exposed to cannabis as they get off or wait for the bus to board from and to school.

Sunshine Ordinance Violation

Notice was not in plain and easily understood English due to medical term.

Foreign language from Planning Department did not notify of the subject matter on any level.



Sunshine Ordinance violation

- General information about procedures was not posted

General Information About Procedures

GENERAL INFORMATION

Upon receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or an interested party on record with the Planning Commission. You are not required to take any action. For information regarding the proposed work, or to express concerns about the project, please contact the Applicant or the person listed on this notice as soon as possible. Additionally, you may wish to discuss the project with your neighbors or neighborhood association as they may already be aware of the project.

You may be advised that due to the COVID-19 emergency, the Planning Commission may be required to conduct this hearing remotely. Additional information may be found on the Department's website at www.sfplanning.org.

Members of the public are strongly encouraged to submit their comments in written form via email to planning.comments@sf.gov by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing. Hearing location information can be found by visiting www.sfplanning.org. Comments received at planning.comments@sf.gov after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

Members of the public are not required to provide personal identifying information when they communicate with the Department or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311, the Building Permit application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. This notice covers the Section 311 notification requirements, if required.

APPEAL INFORMATION

An appeal of the approval (or denial) of a Conditional Use application and/or building permit application associated with the Conditional Use application may be made to the Board of Supervisors within 30 calendar days after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). During the Shelter in Place Order, appeals can be submitted by email at bos.legislation@sfgov.org. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a building permit application by the Planning Commission may be made to the Board of Appeals within 15 calendar days after the building permit is issued (or denied) by the Director of the Department of Building Inspection. During the Shelter in Place Order, appeals can be submitted by phone or email. Please email julie.rosenberg@sfgov.org and alec.tomaway@sfgov.org, or leave a voice message at (628) 652-1150. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (628) 652-1150.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination will be prepared and can be obtained through the Exemption Map at www.sfplanning.org prior to the approval action. An appeal of the decision to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184. Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Notice of Public Hearing did not state the subject matter of Cannabis or Marijuana in any of the foreign languages

San Francisco, CA 94103
628.652.7600
www.sfplanning.org

NOTICE OF PUBLIC HEARING

Hearing Date: **THURSDAY, SEPTEMBER 15, 2022**
Time: **Not before 1:00 PM**
Location: **Visit sfplanning.org/remotehearings for details**
Case Type: **Conditional Use**
Hearing Body: **Planning Commission**

PROJECT INFORMATION
Project Address: **4835 Mission Street**
Cross Streets: **Russia and France Avenues**
Block / Lot No.: **6272 / 021**
Zoning District(s): **Excelsior Outer Mission NCD / 40-X**
Area Plan: **N/A**
Record No.: **2021-011352CUA**

APPLICANT INFORMATION
Applicant: **Steve Ashbel**
Company: **Mission Advisory Co.**
Address: **13425 Ventura Blvd. Suite 300**
City, State: **Sherman Oaks, CA**
Telephone: **213-422-7439**
Email: **steve@mmdshops.com**

PROJECT DESCRIPTION
The proposal is for a Conditional Use Authorization, pursuant to Planning Code Sections 202.2, 303, and 720 to establish an approximately 1,300 sq ft Cannabis Retail use on the first floor of the subject property within the Excelsior Outer Mission Street NCD (Neighborhood Commercial) Zoning District and 40-X Height and Bulk District. The Project does not include a request for authorization of on-site smoking or vaporizing of cannabis products.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION
Architectural Plans: To view the plans and related documents for the proposed project, visit <https://sfplanning.org/notices> and search the Project Address listed above. The plans and Department recommendation of the proposed project will also be available one week prior to the hearing through the Commission agenda at: <https://sfplanning.org/hearings>.

For more information, please contact Planning Department staff:
Planner: **Sylvia Jimenez** Telephone: **628-652-7348** Email: **Sylvia.Jimenez@sfgov.org**

Date: **8/26/2022**

The attached notice is provided under the Planning Code. It concerns property located at **4835 Mission Street - (2021-011352CUA)**. A hearing may occur, a right to request review may expire or a development approval may become final by **9/15/2022**.

To obtain information about this notice in Spanish, Chinese, or Filipino, please call **628.652.7550**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。
此通告是與位於 **4835 Mission Street - (2021-011352CUA)** 的建築計劃有關。如果在 **9/15/2022** 之前無人申請聽證會來檢討這一個建築計劃，這計劃最終會被核准。

如果你需要用華語獲得關於這通告的細節，請電 **628.652.7550**。然後，請按“8”及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務，此項服務不會提供額外的權利或延伸任何要求檢討的期限。

El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **4835 Mission Street - (2021-011352CUA)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **9/15/2022**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **628.652.7550**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **4835 Mission Street - (2021-011352CUA)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprohang pagpapatayo ay malapit nang ipagtibay sa **9/15/2022**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **628.652.7550**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

Board of Supervisor's Mission



The Board of Supervisors responds to the needs of the people of the City and County of San Francisco, establishes city policies, and adopts ordinances and resolutions.

Customer Satisfaction Survey

We want to hear from you.



HIGHLIGHTS

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