

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2022 OCT 31 PM 3:18

NOTICE TO BOARD OF SUPERVISORS OF APPEAL BY ll
FROM ACTION OF THE CITY PLANNING COMMISSION

Notice is hereby given of an appeal to the Board of Supervisors from the following action of the City Planning Commission.

The property is located at 4835 Mission St SF CA 94112

September 29, 2022
Date of City Planning Commission Action
(Attach a Copy of Planning Commission's Decision)

October 31, 2022
Appeal Filing Date

n/a The Planning Commission disapproved in whole or in part an application for reclassification of property, Case No. n/a.

n/a The Planning Commission disapproved in whole or in part an application for establishment, abolition or modification of a set-back line, Case No. n/a.

☒ The Planning Commission approved in whole or in part an application for conditional use authorization, Case No. 2021-011352-CUA.

n/a The Planning Commission disapproved in whole or in part an application for conditional use authorization, Case No. n/a.

Statement of Appeal:

a) Set forth the part(s) of the decision the appeal is taken from:

Please see attached copy of planning commission decision provided by the SF planning.

b) Set forth the reasons in support of your appeal:

- 1) Violation of Sunshine Ordinance
- 2) Code Violation due to proximity of lunch areas for Balboa High School.
- 3) Planning commissioner Tanner's suggestion that BOS revisit the 600 ft buffer zone.
- 4) Over saturation of similar businesses in the area. Please see attached letter.

Person to Whom
Notices Shall Be Mailed

Name and Address of Person Filing Appeal:

Olinda Mera Vega
Name


Olinda Mera Vega
Name

P.O BOX 885081 SF CA 94188
Address

566 London St SF CA 94112
Address

(415) 312-2401
Telephone Number

(415) 312-2401
Telephone Number


Signature of Appellant or
Authorized Agent

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Appeal signatures
page 1 of 5

BY ll

No. 2021-011352 MA Planning Commission Case

The undersigned declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

If ownership has changed and assessment roll has not been amended, we attach proof of ownership change. If signing for a firm or corporation, proof of authorization to sign on behalf of the organization is attached.

"Verified Tenants" that sign below, hereby declare under penalty of perjury, under the laws of the State of California that the foregoing is true and correct, and that the tenant occupies the entire property or at least one separate unit on the property pursuant to a lease with a term exceeding 32 days.

Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 566 London St	6272/011	Owner	Olinda Mera Vega	
2. 528 London St	6272/004	Owner	Raul Sandoval	
3. 556 London	6272/010	Tenant	A. John Ostun	
4. 532 London	6272/004B	Tenant	Martina Guerrero	
5. 555 LONDON	6273/021	OWNER	KATIA HERASMO	
6. 570 London	6272/012	Owner	Patricia Harman	
7. 538 London	6272/004A	OWNER	Amber Jay	
8. 556 London	6272/010	Tenant	Matt Pipes	
9. 551 London	6273/023	Tenant	ALEX GONZALEZ	
10. 553 London	6273/022	Owner	Albuquerque	
11. 567 London	6273/019	Owner	Raymond Kim	
12. 551 London	6273/023	Tenant	Fredy Soto	
13. 552 LONDON	6272/008	TENANT	Sonja L. Garlick	
14. 528 London	6272/004	Tenant	Jorge Ramos	
15. 4828 Mission #2	6959/032	Tenant	Felicia Madric	
16. 4796 Mission St #116	6956/016	Tenant	Alexandro Peral	
17. 4796 Mission St #206	6956/036	Tenant	Julio Leon	
18. 535 London	6273/024C	Tenant	John Lee	
19. 543 London	6273/024A	OWNER	CHARON GHEA	
20. 543 LONDON	6273/024A	OWNER	TIM SHEA	

(All information provided is subject to public disclosure; personal information will not be redacted.)

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Planning Commission Case
No. 2021-011352 CUA

BY ll

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. Rent 4827 Mission	6272/023	Tenant	Joyce Chan	[Signature] owner
2. Rent 4788 Mission	6956/036	tenant	Emetia C.M.	[Signature]
3. 47 London St	6273/024	tenant	Tommy	[Signature]
4. 4796 Mission #210	6956/036	tenant	ROGER CAMPBELL	[Signature]
5. 4790 Mission	6956/036	tenant	Lisa Hdz	[Signature]
6. 522 London	6272/034	tenant	LISA ENNIS	[Signature]
7. 582 London St	6272/013B	owner	HUAM YING TAO	[Signature]
8. 578 LONDON ST	6272/013A	owner	BRIAN GERRARD	[Signature]
9. 578 LONDON ST	6272/013A	owner	Syrah Grzybowski	[Signature]
10. 519 London	6273/024G	tenant	Yao Shengxi	[Signature]
11. 5396 coast	6273/024B	tenant	Elmer Jones	[Signature]
12. 545 London	6273/024	Tenant	BENJAMIN JORDANO	[Signature]
13. 557 LONDON	6273/020	owner	Hao Mei Mok	[Signature]
14. 571 London St	6273/017A	owner	Ma. Patricia Desales	[Signature]
15. "	6273/017A	"	Cayetano Desales	[Signature]
16. 554 LONDON ST	6272/009	owner	MI LING JUI	[Signature]
17. 550 London St	6272/028	owner	King ng	[Signature]
18. 150 London St	6272/028	owner	Elina Ngo	[Signature]
19. 523 London St	6273/024F	owner	Meimei Zhu	[Signature]
20. 523 LONDON ST	6273/024F	owner	Kwok HUNG GEE	KWOK HUNG GEE

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BY

[Signature]

Planning Commission Case

No. 2021-011352 CUA

page 3 of 5

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 4811 Mission St. #401	6272/031	Tenant	Ingrid Cruz	<i>[Signature]</i>
2. 4811 Mission St. 301	6272/031	Tenant	Gabriela Chacon	<i>[Signature]</i>
3. 4813 Mission St. #101	6272/047	Owner	Fozia Sarwar	Fozia Sarwar
4. 4813 Mission St. #301	6272/047	Owner	Yukiko Retnik	<i>[Signature]</i>
5. 4813 Mission St. #201	6272/047	tenant	Francisco Lara	F.S.
6. 4833 Mission St.	6272/021	Tenant	Eli Odisho	<i>[Signature]</i>
7. 4843 Mission St. #A	6272/019	Tenant	Ramon Serrano	<i>[Signature]</i>
8. 4871 Mission St.	6272/015	tenant	Luis Marquez	Luis Marquez
9. 4830 Mission St. #403	6272/033	tenant	Carla Peron	<i>[Signature]</i>
10. 4825 Mission	6272/033	owner	DALIA ORTEGA	Dalia Ortega
11. 4825 MISSION	6272/033	OWNER	WALTER FRANCO	Walter Franco
12. 510 Paris St	6273/001A	Helen ^{tenant}	HELEN CHEN	<i>[Signature]</i>
13. 522 Paris St	6273/001B	Owner	Simon Woo	<i>[Signature]</i>
14. 579 London St	6273/0178	owner	ADAM ADLUNG	<i>[Signature]</i>
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No. 2021-01135-2 CNA Planning Commission Case

The undersigned ^{ll} declare that they are hereby subscribers to this Notice of Appeal and are owners or "Verified Tenants" of property affected by the proposed amendment or conditional use (that is, owners or "Verified Tenants" of the property within the area that is the subject of the application for amendment or conditional use, or within a radius of 300 feet of the exterior boundaries of the property.

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 522 LONDON	6272/034	OWNER	CHRIS ENNIS	Chris Ennis
2. 579 LONDON	6273/017B	OWNER	CHARMIAN ABANG	Charmian Abang
3. 823 London	6273/024F	TENANT	Susan Huang	Susan Huang
4. 4855 Mission #4	6272/039	OWNER	WALTER LARSEN	Walter Larsen
5. 4855 Mission #5	6272/039	OWNER	EDWARD TAPIA	Edward Tapia
6. 4830 Mission #3	6959/033	Tenant	Meifang Wu	Meifang Wu
7. 554 LONDON ST	6272/009	OWNER	WAI SUN JOE	Wai Sun Joe
8. 15 RUSSELL	6084/019	Tenant	Subho Mohan	Subho Mohan
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SAN FRANCISCO

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2022 OCT 31 PM 3:18

No. 2021-011352 Planning Commission Case CWA

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Street Address, property owned or rent	Assessor's Block & Lot	Owner or Verified Tenant	Printed Name	Original Signature
1. 4867 MISSION ST SF CA 94112	6212/015A	OWNER	ALFREDO DELA ROSA	Alfredo E. delafosa
2. 523 London ST	6273/024F	OWNER	YUN YU ZHANG	Yun Yu Zhang
3. 554 London ST	6272/009	TENANT	Billy Joe	Billy Joe
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(All information provided is subject to public disclosure; personal information will not be redacted.)

October 31, 2022

San Francisco Board of Supervisors
1 Dr Carlton B Goodlett Pl # 244
San Francisco, CA 94102

RECEIVED
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SAN FRANCISCO

2022 OCT 31 PM 3:18

BY

Olinda Vega
566 London St.
San Francisco, CA 94112

Re: Appeal of Approval of Conditional Use of 4835 Mission Record # 2021-011352CUA

Dear Board of Supervisors,

I recently sent in an email request to different members of the BOS to make this appeal themselves, as I have received no response from the BOS I am moving forward to make an appeal myself as today is the deadline to do such.

Regarding the recent approval of the SF Planning Commission decision to approve the above cannabis dispensary on September 29, 2022, I was able to attend the hearing and speak momentarily before I was shut down. I believe there are a few issues at play that should be addressed regarding the hearing and the matter itself.

I am a single mother that lives within the 300 foot radius of the proposed site hence my appeal is not only for myself and my own son but also the students of Balboa High School. English is not my primary language and communicating with SFGOV has been challenging and frustrating.

I, along with a couple of concerned neighbors have been trying for weeks to get a mailing list from the planning department of people notified of the hearing living within a 300 foot radius of the address in question. I received such a list October 25, 2022 around 10:30 pm, due to an inquiry with a Sylvia Jimenez at nearly 9:30 pm. We have been contacting her for weeks with this request. It appears that when we yet once again made the request and also directed that same request to the BOS and specifically Ahsha Safaí that the request was sent within an hour, which we found that to be very interesting. I am concerned as to why the SF Planning Department would not have sent the list earlier.

I am concerned that there may have been a violation of the Sunshine Ordinance. Despite the public notices that were sent out and one sign posted at the site of 4835 Mission (the particular site's sign had only English, and did not appear to be easily understood English). Regarding the mailed notices the non-English languages did not appear to be clear as to the matter at hand, and I recall the foreign languages only instructing to call in for more information but did not even suggest in the slightest that a Cannabis Dispensary was attempting to enter the neighborhood.

Nearly 80% (but closer to 78%), of the neighborhood is comprised of native Asian and Spanish speaking people. The notice was not plain easily understood English. This appears to be the opposite of transparent. I understand easily understood English is a core tenet of the Ordinance. In the SF Planning Commission's public notice I simply saw the word cannabis, I did not see the word marijuana. When I went to collect signatures many people did not know that cannabis is essentially very similar to marijuana, the latter apparently being more easily understood English. The difference to non-primary English speaking people is a significant one.

The Planning Commissioners themselves appeared to have been resolute advocates for Cannabis rather than an impartial board (Commissioner Koppel went on to remark that Thailand was more accepting of Cannabis). The hearing was to decide upon an additional dispensary being added to the neighborhood but appeared to be hijacked into 2 sides: Cannabis Vs. No Cannabis. The majority of neighborhood understands and accepts the existing dispensaries but generally believe that additional such businesses would have a negative impact on the neighborhood. The Commission seemed to be more interested regarding supporters who came from outside the neighborhood, as is the big box business applicant Steve Ashbel of Los Angeles County. Another concern during the hearing was the communication system, for people calling in for comment, who spoke Chinese or Spanish, appeared to not be working clearly. This had the effect of the callers not being able to make their message clearly. In fact it appeared that the city's Spanish Translator left early making it so that the Commission had to call on one of the supporters to translate for a caller. Another person attending the hearing informed me that the impromptu translator's translation was not accurate. I suggest that it was improper to continue in such a manner and was prejudicial.

There appears to be a concern regarding the 600-foot rule and the local high school approximately 800 and 16 odd feet away. Yes, the schools proximity now meets the newer lowered distance requirement, however the school has an off campus lunch period. The primary destination for the students is 2 storefronts away at the Hawaiian restaurant, followed by a Taqueria on either side of Mission St. (approximately 66 and 102 feet away respectively), the primary location being nearly 33 feet from the proposed dispensary. Commissioner Tanner herself stated her concern that the distance of the buffer zone may need to be revisited and suggested that the BOS revisit that very point. Additionally, the primary Muni bus stop for students leaving is 100 feet away where they can easily witness Cannabis Patrons going in and out as well as when the students arrive to school. A gentleman who spoke at the hearing regarding the proposed dispensary stated that when he himself was a teen that he could simply pay an adult stranger to buy him alcohol, however one of the supporters stated that something similar would simply not happen with the dispensary, however there was no explanation offered as to how something similar would be avoided. I would wager that everybody on the BOS is educated enough to know that conceptually a teenager can still do something similar; having a proxy adult buy a particular desired substance. I opine that the

location of the primary off campus eating destinations should be included within the buffer zone and that the buffer zone of 1000ft be reinstated.

City planner Michael Christensen stated that there were merely 4 comments of opposition when we appear to have at least 19 at the time of the hearing. Additionally, there were nearly 140 signatures of opposition on the petition that the Planning Commission took no apparent interest in taking into their record despite commenting that they appreciate that it took some work to produce such. Today, at this very point, we have over 200 signatures.

A supporter of the proposed conditional use hearing, Sarah Dale of MMD, boasted of the extensive outreach that was performed in the neighborhood in regard to the project. As I recall, she spoke of extensive outreach, of knocking on doors well up to 1000 feet of the proposed site. I received no such knocking on of doors as was suggested. I spoke to my surrounding neighbors and they were also unaware of any alleged contact. In fact, I reviewed my security system which can record in excess 6 months at a time, yet still I did not detect anyone attempting to contact me for such. I am dubious as to if the “extensive outreach” actually occurred. I am doubtful if Sarah Dale did in fact meet the intended requirements of the good neighbor policy.

On 9/21/21 at the BOS hearing for 5801 Mission Cannabis Appeal supervisor Safaí acknowledged that crime increased related to cannabis and our district neighborhood having, then, three existing cannabis dispensaries was adequate. The approval for 5801 eventually made it through. Now, we are debating the 6th Cannabis site. It was brought up that historically San Francisco does have a cap system in place, i.e. liquor stores, yet for some reason cannabis is now able to not have a cap, which appears to be a precarious behavior. Then, Commissioner Fung recognized many of the associated problems with over saturation; it appears that over saturation is indeed happening right now.

While I was collecting signatures I noticed something that resounded in me personally, and that is the fear of retaliation. I come from a Spanish speaking country with a history of human rights abuse. Many of the Spanish and Chinese speaking people I encountered appeared to hold a similar sentiment in regards to one's own government with a rich history in human rights abuse. The fear for many for many of these people has carried on to become part of their personality. I would liken it to PTSD. I have determined that the majority of people who did not sign our petition, despite the fact that they would prefer to, was due to fear of retaliation. Despite this, I believe those people should have a voice anyway, we exist, we pay taxes, we help our community continue to function due to our own participation in its economy. I am considering victims of human trafficking whom of which we pass laws to protect as many have gone down a path so far that it is extremely difficult for them to help themselves without support of the community. There is a similar mentality working here, our neighborhood wants protection, we need it, and we deserve it, our city government should recognize our need and act on it accordingly.

I believe that this transmission conveys and implies many concerns that suggest there were many flaws in the hearing of the planning commission. I will also include other relevant documents I urge the BOS to address this important matter for themselves.

Thank you for your attention into this matter,

Olinda Vega

SAN FRANCISCO PLANNING COMMISSION



Meeting Minutes

Commission Chambers, Room 400
City Hall, 1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Thursday, September 29, 2022
1:00 p.m.
Regular Meeting

COMMISSIONERS PRESENT: Moore, Braun, Diamond, Imperial, Koppel, Ruiz, Tanner
COMMISSIONERS ABSENT: None

THE MEETING WAS CALLED TO ORDER BY VICE PRESIDENT MOORE AT 1:05 PM

STAFF IN ATTENDANCE: Aaron Starr, Miriam Chion, Shelley Caltagirone, AnMarie Rodgers, Danielle Ngo, Monica Giacomucci, Michael Christensen, Trent Greenan, Liz Watty – Director of Current Planning, Rich Hillis – Planning Director, Jonas P. Ionin – Commission Secretary

SPEAKER KEY:

- + indicates a speaker in support of an item;
- indicates a speaker in opposition to an item; and
- = indicates a neutral speaker or a speaker who did not indicate support or opposition.

A. CONSIDERATION OF ITEMS PROPOSED FOR CONTINUANCE

The Commission will consider a request for continuance to a later date. The Commission may choose to continue the item to the date proposed below, to continue the item to another date, or to hear the item on this calendar.

B. COMMISSION MATTERS

1. Consideration of Adoption:
 - [Draft Minutes for August 25, 2022](#)

SPEAKERS: Speaker – 45 Bernard motion, due process not provided, roof deck
Lindsay Huston – 45 Bernard, ex-parte communication, was not afforded
due process
ACTION: Adopted
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

- [Draft Minutes for September 8, 2022](#)

SPEAKERS: None
ACTION: Adopted
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

- [Draft Minutes for September 15, 2022](#)

SPEAKERS: Ozzie Rohm – Comments are not reflected adequately in minutes.
Anastasia Yovanopoulos – Minutes - Capture what was said for the record
ACTION: Continued to October 6, 2022
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore

2. Commission Comments/Questions

Vice President Moore:

I would like to first welcome a full Commission again. Indeed, some of us have never met before but simultaneously I would like to welcome our new Commissioners, Commissioner Tanner and Commissioner Braun. It is great to be back here and it's almost being in a new room and a new experience. We're trying to make the best out of it. But before we get into Commission Comments, and I call on my other fellow Commissioners, please join me in the land acknowledgment that we read into the record every week.

The Planning Commission acknowledges that we are on the unceded ancestral homeland of the Ramaytush Ohlone, who are the original inhabitants of the San Francisco Peninsula. As the indigenous stewards of this land and in accordance with their traditions, the Ramaytush Ohlone have never ceded, lost, nor forgotten their responsibilities as the caretakers of this place, as well as for all peoples who reside in their traditional territory. As guests, we recognize that we benefit from living and working on their traditional homeland. We wish to pay our respects by acknowledging the Ancestors, Elders, and Relatives of the Ramaytush Ohlone community and by affirming their sovereign rights as First Peoples.

Commissioner Tanner:

I just want to say I'm glad to be back here. It's good to see everyone in person. Definitely missed being here with you all so just very very excited to be back and have a really great robust agenda today of matters to take up. One item that did come up during the hearing process at the Rules Committee was the discussion of the role between the Commission Secretary and the Commissioners. And I just wanted to, for the record, state that Mr. Ionin and I did talk a little bit about that role and so, Supervisor Peskin had asked for that. So, we have had a conversation and I think it was really helpful for both of us. Just want to commend Mr. Ionin for his really great work and service to the Commission and I think this

has been just wonderful to have you shepherd us through a very, very, very challenging and uncharted territory. And I know that you continue to serve us admirably and I want to thank you for your service to the Commission.

Vice President Moore:

Secretary Ionin, I had a conversation and came onto a very good understanding that ultimately the subtlety of words matters and while we may have some ambiguity in our past motion making, we will pay attention that we all agree on every word that is being used in order to avoid confusion. We come with very different backgrounds, use language quite differently and that is for in a motion which is basic as semi-legal statement about a conclusion of this body, we need to be as precise as possible. And sometimes it involves using the advice from the City Attorney and specific expressions to avoid or to insert. All we need to pay attention to particular professional acronyms and words like architectural terms that are important to be properly used in our motions. We will try our best and I think we have a good understanding to cooperatively work together to bring that forward and avoid lengthy conversations which prolong, unnecessary prolong our meetings. I'm sure you would agree with what I said, Secretary Ionin. I'd like to ask that we please schedule for next week's meeting the Election of Officers. We need to elect a President. And I'm not sure that includes reaffirming the role of the Vice President but we need to elect a new President. So, if you could schedule that perhaps for next week Secretary Ionin, that would be appreciated.

Jonas P. Ionin, Commission Secretary:

Is there a consensus from the Commission? Okay, seeing no opposition, I will schedule the Election of Officers for next week's hearing.

Vice President Moore:

Thank you.

Commissioner Diamond:

I just wanted to explain the use of the head set in case any of you were wondering. I'm not listening to music on this side. I'm hearing impaired and I wear hearing aids and find the closed captioning to be delayed and not very useful and I want to make sure that I am hearing everything that everybody has to say. I found that on Zoom, the quality of the sound was so much better. And I'm working with the tech department and Mr. Ionin to try to come up with a solution in the hearing chambers that allows me to hear every word. So, we are trying a head set clipped into a loudspeaker that allows the mics to be fed directly into my ears. And so far, it is a big improvement. I just wanted to provide you all with that explanation.

Jonas P. Ionin, Commission Secretary:

Thank you. Commissioner Diamond. If there are no other Commissioner comments, there is one more housekeeping item I wanted to address the Commission on. The Castro Theatre was scheduled to come before you next week. We've received a request to continue that item into December. And after conversations internally, we thought it might be prudent for us to sort of consolidate our resources and allow the public to make a single comment on one day. And so, what I'm asking is, would you be available for a joint hearing with the Historic Preservation Commission at 10 a.m. on December 8th? I polled the Historic Preservation Commissioners. We are able to assemble a quorum. They will actually

have back-to-back hearings on their regular day on Wednesday and then join us here on Thursday morning, December 8th at 10 a.m. We do expect a very, very large number of speakers on that matter. I think the indication through the number of e-mails we have been receiving associated with this project indicates strongly that a large number of people. So, to really prevent that members of the public to have to queue up twice in a row on 2 days, we thought we might see if we could accommodate them and hold a Joint Hearing on that matter? And then we would set a time specific for your remainder calendar after that. We might bleed over but at least we could do that. So, if we can get a quorum for 10 a.m., and if we all agree here to do that, we can get that going. And that way the public will know as well.

Vice President Moore:

Do you want to just nod for us to nod or do you want to ask anybody individually.

Jonas P. Ionin, Commission Secretary:

Well, I just, if anyone I think it'd be easier if someone said they can't make 10 a.m. on Thursday, December 8th, that would be easier. If not, I will assume that you all can. Okay, fantastic. Thank you for that, Commissioners.

3. [2021-009977CRV](#) – Remote Hearings – Consideration of action to allow teleconferenced meetings and adopting findings under California government code section 54953(e) to allow remote meetings during the COVID-19 emergency; continue remote meetings for the next 30 days; direct the Commission Secretary to schedule a similar resolution [motion] at a commission meeting within 30 days.

SPEAKERS: Austin Yang – Response to comments and questions
ACTION: Adopted
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
RESOLUTION: 21174

C. DEPARTMENT MATTERS

4. Director's Announcements

Rich Hillis, Planning Director:

Good afternoon, Commissioners. No formal announcements but welcome Commissioner Braun, happy to have you with us. And welcome back Commissioner Tanner.

5. Review of Past Events at the Board of Supervisors, Board of Appeals and Historic Preservation Commission

Aaron Starr, Manager of Legislative Affairs:

Good afternoon, Commissioners. Welcome back everyone. It's unusual to see you all out here. So, this week's Land Use Committee was cancelled. However, last week they did hold one and you weren't here.

Land Use Last Week

- 220643 Planning Code - Tenderloin Neon Special Sign District. Sponsors: Preston; Peskin and Melgar. Staff: V Flores

First on last week's land use agenda was the Tenderloin Neon Sign District, sponsored by Supervisor Preston. Commissioners, you heard this item on August 25 and voted to recommend approval with modifications. Those modifications included:

1. Strike Neon Sign provisions that are more restrictive than existing sign regulations.
2. Allow legal, noncomplying Neon Signs to be physically removed from the building and returned for maintenance purposes.
3. Amend the proposed Code language to change "blade signs" to "Projecting Signs".
4. For Residential Hotels, clarify that: 1) these signs are considered Identifying Signs and 2) Projecting.

All your amendments were included in the revised version of this ordinance on September 12th and the item was then continued one week to September 19th. On the September 19th hearing the revised ordinance was heard again. This time there were no public commentors and the item was forwarded to the Full Board as a committee report.

- 220041 Planning Code, Zoning Map - Production, Distribution, and Repair Uses. Sponsor: Walton. Staff: Shaw

Next was Supervisor Walton's ordinance that would remove the Industrial Protection Zone so that the underling PDR controls would govern the land use in that area. The ordinance would also Social Service and Philanthropic uses to exceed 5,000 sq. ft. Commissioners, you heard this item on March 24th of this year and voted to recommend approval with modification. That modification was to allow a grandparenting clause for Self-Storage Facilities. This amendment was added to the final ordinance at the Land Use Committee. During the hearing, there were no public commenters, and the item was forwarded to the Full Board with a positive recommendation.

- 210866 Planning, Administrative, Subdivision Codes - Density Exception in Residential Districts. Sponsors: Mandelman; Melgar. Staff: Merlone 220997 Planning Code; Zoning Map - Rezoning Residential Districts] Sponsors: Mandelman; Haney

Last but certainly not least, the Committee again considered Supervisor Mandelman's four-plex ordinance. As you probably recall, the mayor vetoed the original ordinance that would have rezone all RH-1 districts to RH-2 and allow four units on interior lots and six units on corner lots. This density exception also came with limitations though. Applicants had to have owned the property for 5 years before they could take advantage of the density bonus. This is one reason why the mayor vetoed the ordinance, as it significantly limited the number of housings units the city would get out of the program. Also at issue was the rezoning from RH-1 to RH-2 to avoid SB9. While rezoning would technically allow the same number of units as SB9 without subdivision, it did not come with any process improvements. Projects maximizing density would still be subject to Planning Code

Section 317 and DR's, while projects under SB 9 would not. If you recall, Planning Staff and the Planning Commission recommended rezoning from RH-1 to RH-2 and included process improvements to avoid Section 317. The Board however did not take this recommendation.

At Land Use, Supervisor Mandelman split his ordinance into two pieces, one to allow four-plexes and one to allow the density bonus program, in the hope that this would allow the density bonus to receive a veto proof majority at the Board.

The Committee added language to the ordinance's findings expressing concern about speculative development and discussed whether they should eliminate or reduce the 5-year holding period. In the end the item was continued to October 3rd to allow further conversations on this point.

Full Board This Week

- 220643 Planning Code - Tenderloin Neon Special Sign District. Sponsors: Preston; Peskin and Melgar. Staff: V. Flores. PASSED SECOND READ
- 220654 Planning Code - Landmark Designation - City Cemetery. Sponsors: Chan; Melgar, Peskin and Mar. Staff: Ferguson. PASSED SECOND READ
- 220041 Planning Code, Zoning Map - Production, Distribution, and Repair Uses. Sponsor: Walton. Staff: Shaw. Passed First Read
- 220905 Mayoral Reappointment, Planning Commission - Rachael Tanner. Sponsor: Mayor. Staff: N/A. Adopted 220906 Mayoral Appointment, Planning Commission - Derek Braun. Sponsor: Mayor. Staff: N/A. Adopted

Full Board Last Week

- 220895 Interim Zoning Controls - Extending and Modifying Requirements for Large Residential Projects in RC, RM, and RTO Districts. Sponsors: Peskin; Chan. Adopted

That concludes my report and I'm happy to take questions.

Jonas P. Ionin, Commission Secretary:

The Board of Appeals met last night. JR Eppler attended his first hearing, replacing Commissioner Tina Chang on the Board.

The Board heard one case of interest to the Planning Commission - an appeal to a 2019 permit for 945-947 Minnesota Street.

The permit is to replace damaged front stairs, windows, and exterior siding. The permit is to also infill the open area beneath an existing three-story rear extension and construct a new roof deck. The property is a contributing structure in the Dogpatch Landmark District.

The appellant is the neighbor to the rear and his concerns are about legality of the existing three-story rear extension. He believes the extension needs to be torn down since there is no building permit found for it.

The Discretionary Review and Rear Yard Variance requests for the project were heard on October 22, 2020. The Planning Commission voted to not take Discretionary Review and approved the project. The Zoning Administrator approved the Variance on December 2, 2020.

The neighbor/DR requestor/appellant subsequently appealed the Variance to the Board of Appeals. On January 27, 2021, the Board of Appeals voted to deny the appeal and uphold the ZA's issuance of the Variance.

Since then, unpermitted work has taken place on the property. Joint site inspections between Planning and DBI revealed that the three-story rear extension has been illegally removed and rebuilt. DBI has issued a Stop Work Order for the property.

At the appeal hearing last night, Board took the Department's recommendation and voted 4-0 to grant the appeal and revoke the permit on the basis that the permit was improperly issued.

The permit and plans contained inaccurate information. There is also evidence of excessive demolition as confirmed by the site inspections.

Moving forward, the project will require a new Certificate of Appropriateness, a new Rear Yard Variance, and a new permit to capture all of the unpermitted work done and new work proposed on the property.

Commissioners, I mentioned that the Historic Preservation Commission did not meet yesterday but we did not have a hearing on the 22nd and they did meet on September 21st so I will give you that briefing now. They adopted a resolution supporting the board of supervisor's resolution urging that the San Francisco Rec and Park develop and install and interpretative signage regarding the dark history at Sharp Park. They also adopted recommendations for approval for a number of legacy business registry applications - Blazing Saddles Bike and Rental Tours on Hyde Street, the Mariposa Hunter's Point Yacht Club on Terry Francois Boulevard, the Larkins Brothers Tire Company on South Van Ness Avenue, Hotel Bohème on Columbus Avenue, Café La Bohème on 24th Street, Club Deluxe on Haight Street. And that concludes those updates and reports.

D. GENERAL PUBLIC COMMENT

SPEAKERS: Georgia Schuttish – Section 317 timeline
Ozzie Rohm – Consider an appointee from BOS for Commission President
Sue Hestor – Difficulty with hearing and understanding comments
Anastasia Yovanopoulos – Derek Braun - tenant rights and cultural equity
Tes Welborn – Preserving rental housing stock

E. REGULAR CALENDAR

The Commission Hearing Procedures provide for presentations by staff; when applicable, followed by a presentation of the project sponsor team; followed by public comment. Please be advised

that the project sponsor team includes: the sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

6. [2020-0094600TH](#) (M. CHION: (628) 652-7437)

CENTERING PLANNING ON RACIAL AND SOCIAL EQUITY – Informational Presentation – Staff will update the Commission on the Department’s progress on the implementation of the June 11, 2020, Planning Commission’s Equity Resolution. Staff will provide an overview of the key progress and deliverables from Fiscal Year 2021-2022, and an overview of the Department’s current fiscal year equity priority projects and programs, several of which will be presented more in-depth at various Fall 2022 Planning Commission hearings. These projects include the 2022 Housing Element, Sunset Forward, and in-depth update of the status of the Racial & Social Equity Action Plan, Communication and Community Engagement Strategies, Cultural Districts, and the Tenderloin Community Action Plan.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Rich Hillis - Introduction
- = Miriam Chion – Staff presentation
- + Mary Travis-Allen – Equity Council
- + William Ortiz-Cartagena – Equity Council
- Ozzie Rohm – Measurable goals, affordable housing, rent control, tenants
- Speaker – What gets built and for whom, thorough analysis, real changes
- Janthal Labarinto – No substantive changes, community-based land use plans
- Pria – Housing sustainability areas
- + Lorraine Petty – State laws on housing
- Keith - Scrutinize the housing element
- Anastasia Yovanopoulos – Equity impact analysis
- + Theresa Flandrick – Look at specific examples of Planning project

ACTION: Reviewed and Commented

7. [2019-016230CWP](#) (S. CALTAGIRONE: (628) 652-7425)

HOUSING ELEMENT – Informational Presentation – The Housing Element 2022 Update of the General Plan is San Francisco's first housing plan centered on racial and social equity. This plan will express the city’s collective vision and values for the future of housing in San Francisco. It will also identify priorities for decision makers, guide resource allocation for housing programs and services, and define how and where the City should create new homes for San Franciscans, or those who want to call this city home. This update is due late 2022 and it will need to accommodate the creation of 82,000 units by 2031, a target set by State and Regional Agencies that has been tripled compared to the city’s current targets. This hearing will allow SF Planning to share a brief update on the Housing Element review process with the California Department of Housing and Community Development (HCD). SF Planning plans to publish the next draft Housing Element packet to HCD in early October, which will include a 7-day public review period.

Preliminary Recommendation: None – Informational

SPEAKERS:

- = Shelley Caltagirone – Staff report
- Georgia Schuttish – Constraints of lot sizes in San Francisco
- Speaker – Silencing community voices, rubberstamping market rate
- Charlie Siamas – Put affordable first

- Jake Price – Schedule in January not March, status quo is not equitable
- Jessica – Schedule earlier to be in compliance
- Tes Welborn – Where's affordable housing money and land banking?
- Anastasia Yovanopoulos – Where's the money from, affordable housing first
- Robert Frutchman – In dire straits, revise schedule for recertification
- Zack Weisenberger – Put affordable first, commit to land use/resource plan
- = Scott – Let Commissioner Moore draft the next housing element version
- = Rich Hillis – Response to comments and questions
- = Austin Yang – Response to comments and questions

ACTION: Reviewed and Commented

RECUSED: Braun, Ruiz

8. [2018-004217GPA](#) (D. NGO: (628) 652-7591)
2022 SAFETY & RESILIENCE ELEMENT UPDATE – Consideration of **Approval of Amendments** to the San Francisco General Plan – Pursuant to San Francisco Charter Section 4.105, Planning Code Section 340(d) and Section 306.3, the Planning Commission will consider a resolution adopting amendments to the General Plan, including adopting the 2022 Safety & Resilience Element, making Planning Code Section 101.1 findings, and recommending that the Board of Supervisors adopt an Ordinance approving the amendments. On July 21, 2022, the Planning Commission passed Resolution No. 21147 to initiate amendments to the General Plan. If the Planning Commission adopts the amendments, the Commission will forward the proposal to the Board of Supervisors for consideration of adoption.
Preliminary Recommendation: Approve
 (Continued from a Regular hearing on September 15, 2022)

SPEAKERS: = AnMarie Rodgers – Staff presentation
 = Danielle Ngo – Staff presentation
 + Brian Strong – Resilience & Capital Planning
 + Cindy Comerford – Department of Environment
 = Speaker – Functional recovery
 - Georgia Schuttish – Preserving smaller homes, demo calcs
 - Eileen Boken – Damage cost directly and indirectly by earthquake
 - Lorraine Petty – Confuse and dismayed with core intentions
 = Rich Hills – Response to comments and questions
 ACTION: Adopted a Resolution Approving Amendments
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
 RESOLUTION: 21175

9. [2016-010626CUA](#) (E. SAMONSKY: (628) 652-7417)
6227 3RD STREET – east side between Hollister and Gilman Avenues; Lot 022 in Assessor's Block 4941 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 303, 317 and 712 to remove an unauthorized dwelling unit at the ground floor of a two-story single-family residence within a NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04](#)(h).

(Continued from a Regular hearing on September 8, 2022)

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
 + Miriam – Project sponsor report
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
 MOTION: 21176

10. [2021-011698CUA](#) (E. SAMONSKY: (628) 652-7417)
[424 TEXAS STREET](#) – west side between 19th and 20th Streets; Lot 005 in Assessor's Block 4066 (District 10) – Request for **Conditional Use Authorization** pursuant to Planning Code Section 209.1, 303 and 317 to demolish a two-story, 1,625-square-foot single-family residence and construct a four-story, 3,638-square-foot residential building containing a dwelling unit and an accessory dwelling unit (ADU),) within a RH-2 (Residential-House, Two Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

(Continued from a Regular hearing on September 8, 2022)

Preliminary Recommendation: Approve with Conditions

SPEAKERS: = Monica Giacomucci – Staff report
 + Tom Tunney – Project sponsor presentation
 + Beverly Tso – Design presentation
 - Karen – Impacts of the demolition to her house, loss of light
 - Darlene – Impact to young families, changing atmosphere
 + Speaker – Helps families stay in the city
 + Connor Johnston – Irony
 + Ken Wong – Increase the housing stock and parking
 + Andrew – Condition of building
 + Helen – No shadow impact
 + Speaker – Minimal change
 + Richard Benderwood – Will benefit to the new construction
 + James Garner – Support families to live and stay in the community
 + Speaker – Response to comments and questions
 ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
 MOTION: 21177

11. [2021-011352CUA](#) (R. BALBA: (628) 652-7331)
[4835 MISSION STREET](#) – southeast side between Russia and France Street; Lot 021 in Assessor's Block 6272 (District 11) – Request for **Conditional Use Authorization** pursuant to Planning Code Sections 202.2, 303, and 720, to establish an approximately 1,300 square-foot Cannabis Retail use within the ground floor commercial space of the existing two-story mixed-use building, with no on-site smoking or vaporizing of cannabis products within the Excelsior Outer Mission Street NCD (Neighborhood Commercial District) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).

Preliminary Recommendation: Approve with Conditions
 (Continued from a Regular hearing on September 15, 2022)

SPEAKERS: = Michael Christensen – Staff report
 + Perry Gabriel Jones – Project sponsor report
 + Steve Ashbel – Project sponsor report
 + Miguel Ynares – Help farmers, will provide extra security
 + Angela White – Safer space and will create generational wealth
 - Speaker – List of opposition signatures, residents not properly informed
 + Sergio Guevarra – Support
 - Speaker – Was not aware, did not receive any notice
 - Speaker – Armed security, high volume of kids, Balboa High School
 - Speaker – Feels that neighborhood's voice is not heard
 + Speaker – Kids are not allowed in the store, property value, safety
 - Francisco DaCosta – No proper outreach
 + Corey Smith – Regulated and legal
 = Harry – Labeling should not be too attractive for kids
 - Speaker – Too many dispensaries in their neighborhood
 - Speaker – The neighborhood has a lot of young children
 + Katherine – Controlled legalize store, decrease crimes, security
 - Speaker – Notice not available in Chinese and Spanish, 600 ft radius
 + Speaker – Safe and protected, kids are not allowed to go to the store
 - Speaker – Some are unable to voice concerns due to language barrier

ACTION: Approved with Conditions
 AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
 MOTION: 21178

F. DISCRETIONARY REVIEW CALENDAR

The Commission Discretionary Review Hearing Procedures provide for presentations by staff; followed by the DR requestor team; followed by public comment opposed to the project; followed by the project sponsor team; followed by public comment in support of the project. Please be advised that the DR requestor and project sponsor teams include: the DR requestor and sponsor or their designee, lawyers, architects, engineers, expeditors, and/or other advisors.

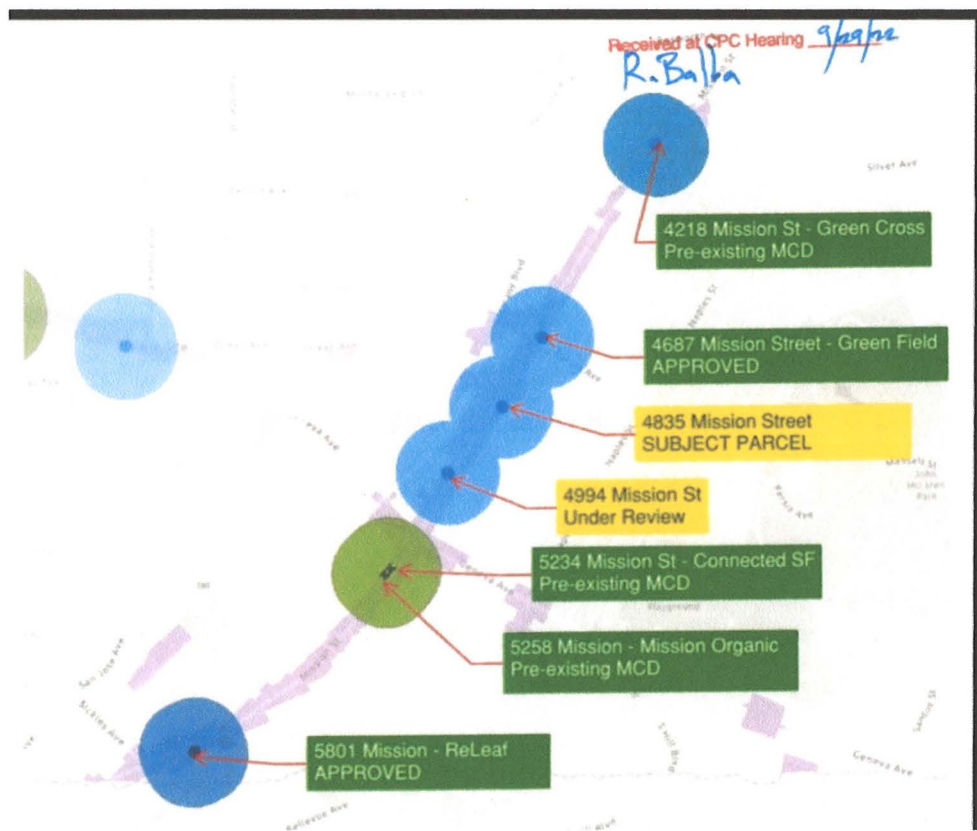
12. [2021-005053DRP](#) (D. WINSLOW: (628) 652-7335)
1334 12TH AVENUE – east side between Judah and Irving Streets; Lot 038 in Assessor's Block 1766 (District 7) – Request for **Discretionary Review** of Building Permit 2021.0506.9906 to construct a three-story rear horizontal addition to a three-story single-family dwelling within a RH-2 (Residential House, Two-Family) Zoning District and 40-X Height and Bulk District. This action constitutes the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section [31.04\(h\)](#).
Preliminary Recommendation: Do Not Take Discretionary Review and Approve as Modified

SPEAKERS: = Trent Greenan – Staff report
 - Nancy Wong – DR presentation
 - John Wong – DR presentation
 + Eric Hall – Project sponsor presentation
 + Speaker – Architect presentation

- Speaker – Light
= Liz Watty – Response to comments and questions
ACTION: No DR
AYES: Braun, Ruiz, Diamond, Imperial, Koppel, Tanner, Moore
DRA: 797

ADJOURNMENT 7:01 PM
ADOPTED OCTOBER 13, 2022

District 11 Council's Map



SEC. 67.7-1. PUBLIC NOTICE REQUIREMENTS.

(a) Any public notice that is mailed, posted or published by a City department, board, agency or commission to residents residing within a specific area to inform those residents of a matter that may impact their property or that neighborhood area, shall be brief, concise and written in plain, easily understood English.

(b) The notice should inform the residents of the proposal or planned activity, the length of time planned for the activity, the effect of the proposal or activity, and a telephone contact for residents who have questions.

(c) If the notice informs the public of a public meeting or hearing, then the notice shall state that persons who are unable to attend the public meeting or hearing may submit to the City, by the time the proceeding begins, written comments regarding the subject of the meeting or hearing, that these comments will be made a part of the official public record, and that the comments will be brought to the attention of the person or persons conducting the public meeting or hearing. The notice should also state the name and address of the person or persons to whom those written comments should be submitted.

(Added by Ord. 185-96, App. 5/8/96; amended by Proposition G, 11/2/99)



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
San Francisco, CA 94103
628.652.7600
www.sfplanning.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-aprobahang 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.

中文詢問請電

Para Información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550



San Francisco Planning

49 South Van Ness Avenue, Suite 1400
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**

中文詢問請電

Para información en Español llamar al

Para sa impormasyon sa Tagalog tumawag sa

628.652.7550

Objection emails on the day of the hearing September 29, 2022

4835 Mission St

Record No: 2021-011352CUA

From office of Supervisor Ahsha Safai



cannabis retail use-4835 Mission street, SF , Record#: 2021-011352CUA

1 封邮件

Buckley, Jeff (BOS) <jeff.buckley@sfgov.org>

2022年9月29日周四 (下午12:10)

收件人: yunyuz18@gmail.com <yunyuz18@gmail.com>

Dear

Thank you for contacting us about the proposed cannabis dispensary at 4835 Mission Street. Although Supervisor Safai cannot take a position on matters before the Planning Commission because those items may be appealed to the Board of Supervisors, we value your input and will keep your thoughts in mind at the appropriate time.

This item will be considered today at the Planning Commission (see agenda [here](#)). We encourage you to contact the Planning Commission here. We have also forwarded your message to the Planning Department staff to ensure it will be included in the record.

Our office will continue to monitor this situation and will ensure that the voice of the community is included in all future discussions. Please keep in touch when we can be of assistance in the future.

Sincerely,

Office of Supervisor Ahsha Safai

From: Yun yu Zhang < >

Sent: Saturday, September 17, 2022 3:25 PM

To: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>

Subject: cannabis retail use-4835 Mission street, SF , Record#: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

[引用文字已隐藏]



cannabis retail use-4835 Mission street, SF , Record#: 2021-011352CUA

一封邮件

Yun yu Zhang <yunyuz18@gmail.com>

2022年9月17日周六 (下午3:24)

收件人：Ahsha.Safai@sfgov.org

Dear Ahsha Safai,

I Strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record number: 2021011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This Clustering creates a disproportionately detrimental land use impact on our district and residents. We already deal with existing cannabis stores. As has been often reported many businesses selling cannabis draw crimes and have crimes and have been subject to shooting, break-ins, robberies and assaults. The Excelsior outer activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there is cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community. We raise concerns for our personal community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to the project.

I even tried to email the Commision Secretary the email address (commissions.secretary@sfgov.org) was blocked, that is not right. There are big objections about this issue. Our community heard about this. This needs to be community hearing for this cannabis retail use store, our community is concerned.

Thank you very much,

Have good day!



ms ma <msma2345@gmail.com>

OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

ms ma <msma2345@gmail.com>

27 September 2022 at 23:50

To: commissions.secretary@sfgov.org, sylvia.jimenez@sfgov.org, ahsha.safai@sfgov.org

Dear Commission,

We, the undersigned, strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (**Record No.: 2021-011352CUA**). There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. Additionally, recent approvals for Cannabis Retail were granted for locations at 5801 Mission Street and at 4687 Mission Street, just 2 blocks away! There are other applications pending in the pipeline, such as the one at 4994 Mission Street. We object to this saturation of **selling of cannabis** in our neighborhood!

We understand having businesses to create job opportunities and tax revenue for San Francisco are important and needed. However, this clustering of cannabis stores in our neighborhood creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. Elderly and other vulnerable residents have to contend with second-hand smoke and other unhealthy impacts from open cannabis users. We are certain members of the Planning Commission would similarly not want to have to live with these undesirable conditions from such a concentration of cannabis retail in their own neighborhood.

We live under constant fear and stress from rising crime rates throughout the city and in our neighborhood. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and other stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. There were previous regulations requiring for cannabis stores to be at least 1,000 feet away from schools. That has been reduced to 600 feet, which is just less than 2 blocks in distance and clearly not enough to adequately protect our children and youth. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two short blocks away. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school. How can this be adequate protection to minimize cannabis access and exposure to our impressionable youth?

There are many in the community who are fearful of having so many cannabis stores in our neighborhood. Many do not speak English well, or at all, and are fearful of voicing their concerns and objections due to possible retributions. There are many families with young children, and disabled and elderly residents who need to and deserve to live in a healthy and safe community! We are disproportionately and negatively impacted by the concentrated numbers of already existing cannabis stores. There is need to reinstate the prior SF Board of Supervisors Ordinance to limit the number of cannabis retail in our district to 3 stores.

There are more than enough existing stores in this area and plentiful online cannabis offerings to provide for the needs of those who want and medically need this product. We are also tax paying citizens and, similar to the members of the Planning Commission and other residents throughout San Francisco, we just want to live in our homes and neighborhood without fear for our personal and community safety! We implore the Planning Commission and other local representatives to do what is right by and for the citizens in this district and to keep us safe!

We raise concerns for our personal and community safety and for youth access and exposure to cannabis. We again strongly object to the conditional authorization and to this project. Also, we strongly object to any further approvals for anymore cannabis stores in our district. The Planning Commission must make the right and responsible decision to deny any further cannabis retail business applications and protect all residents of this district!

Please see attached 2 pages of Objection signatures.

Thank you for your attention to this issue!

 **OBJECTION SIGNATURES -2 pages.pdf**
32K

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

Ai Hong Kuang

Xing Chen

WY Chen

Na Heng Xu

Jose Rodriguez

MARIA TERESA FORTUS

Mai Xia Ho

Mauro C. Dominguez

Ann G

Chen A

Chen in

VMM

OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

Mr. [unclear]

LUCIA ACOSTA

[Signature]



Cannabis Retail use -- 4835 Mission Street, SF, Record#:2021-011352CUA

1 message

Mei Mei Zhu <mzhcafe@gmail.com>

Sat, Sep 17, 2022 at 12:49 PM

To: Sylvia.Jimenez@sfgov.org

Dear Sylvia. Jimenez,

I Strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record number: 2021011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This Clustering creates a disproportionately detrimental land use impact on our district and residents. We already deal with existing cannabis stores. As has been often reported many businesses selling cannabis draw crimes and have crimes and have been subject to shooting, break-ins, robberies and assaults. The Excelsior outer activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there is cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community. We raise concerns for our personal community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to the project.

Thank you for your attention to this issue!

Have a Blessed day !

Resident Neighborhood (We care about our community)



Cannabis Retail use -- 4835 Mission Street, SF, Record#:2021-011352CUA

1 message

Mei Mei Zhu <mzhcafe@gmail.com>

Sat, Sep 17, 2022 at 1:05 PM

To: Ahsha.Safai@sfgov.org

I Strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record number: 2021011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This Clustering creates a disproportionately detrimental land use impact on our district and residents. We already deal with existing cannabis stores. As has been often reported many businesses selling cannabis draw crimes and have crimes and have been subject to shooting, break-ins, robberies and assaults. The Excelsior outer activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there is cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community. We raise concerns for our personal community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to the project.

I even tried to email the Commision Secretary the email address (commissions.secretary@sfgov.org) was blocked, that is not right. There are big objections about this issue. Our community heard about this. This needs to be community hearing for this cannabis retail use store, our community is concerned. Please do your job, you are supposed to represent the citizens and residents.

Thank you for your attention to this issue!

Have a Blessed day !

Residential Neighborhood (We care about our community)



Cannabis Retail use-4835 Mission Street, SF, Record #: 2021-011352CUA

1 封邮件

Kwok Hung Gee <kwokhung003@gmail.com>

2022年9月17日周六 (下午2:02)

收件人: Ahsha.Safai@sfgov.org

Dear Assha Safai,

I Strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record number: 2021011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This Clustering creates a disproportionately detrimental land use impact on our district and residents. We already deal with existing cannabis stores. As has been often reported many businesses selling cannabis draw crimes and have crimes and have been subject to shooting, break-ins, robberies and assaults. The Excelsior outer activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there is cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community. We raise concerns for our personal community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to the project.

I even tried to email the Commision Secretary the email address (commissions.secretary@sfgov.org) was blocked, that is not right. There are big objections about this issue. Our community heard about this. This needs to be community hearing for this cannabis retail use store, our community is concerned.

Thank you for your attention to this issue!

Resident

Have a great day!

From: [CPC-Commissions Secretary](#)
Cc: [Feliciano, Josephine \(CPC\)](#)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Friday, September 09, 2022 2:13:26 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: ms ma <msma2345@gmail.com>
Sent: Friday, September 9, 2022 1:14 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No.: 2021-011352CUA).

There are already three cannabis stores located in a half mile radius to this subject property along Mission Street. We object to the saturation of the selling of cannabis in this neighborhood. This clustering creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and associated issues such as undesirable odors, loitering, and traffic congestion caused by existing cannabis businesses. As has been often reported, many businesses selling cannabis draw crime. The Excelsior and Geneva Avenue areas of San Francisco already experience many incidents of criminal activities. The local Walgreens and stores have closed down due to thefts and unsafe environments. We do not want to further worsen the conditions in this neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds in close proximity to the subject property. Three elementary schools are in a half mile radius, the nearest center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there is a bus stop approximately 100 feet away from the premise where youths will be exposed to cannabis as they get on and board buses to and from school.

There are many families with young children, and disabled and elderly residents in this neighborhood who need to and deserve to live in a safe community! We raise concerns for our community safety and for youth access and exposure to cannabis. I again object to the conditional authorization and to this project.

1

From: CPC-Commissions Secretary
Cc: Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Monday, September 12, 2022 8:06:14 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: King Ma <sfpt379@hotmail.com>
Sent: Saturday, September 10, 2022 10:21 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No.: 2021-011352CUA). There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This clustering creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community! We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to this project.

Thank you for your attention to this issue!

Sent from my iPhone

From: CPC-Commissions Secretary
Cc: Westhoff, Alex (CPC); Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Monday, September 12, 2022 8:08:12 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Andy Leung <andeethebest@gmail.com>
Sent: Sunday, September 11, 2022 9:22 PM
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No.: 2021-011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This clustering creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community! We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to this project.

Thank you for your attention to this issue!

Sincerely,
Andy

Sent from my iPhone

From: CPC-Commissions Secretary
Cc: Westhoff, Alex (CPC); Felldane, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Monday, September 12, 2022 8:08:50 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfpplanning.org
[San Francisco Property Information Map](#)

From: Ian Huang <antsfo168@gmail.com>
Sent: Sunday, September 11, 2022 9:38 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No.: 2021-011352CUA).

There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This clustering creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school. There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community! We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization

and to this project.

Thank you for your attention to this issue!

Ian Huang

Neighborhood Resident

From: CPC-Commissions Secretary
Cc: Westhoff, Alex (CPC); Jimenez, Sylvia (CPC); Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Monday, September 12, 2022 8:15:51 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Yu Xian <imyuhyeon_emoking@hotmail.com>
Sent: Sunday, September 11, 2022 9:44 PM
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No.: 2021-011352CUA). There are already three cannabis stores within a half-mile radius of this location, all along Mission Street. We object to the saturation of the selling of cannabis in our neighborhood. This clustering creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies, and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and other stores have closed down due to constant thefts and unsafe environments. We do not want to worsen further the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. Three elementary schools are within a half-mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school.

There are many families with young children, and disabled and elderly residents who need to and deserve to live in a safe community! We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to this project.

Thank you for your attention to this issue!

Sean

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Olinda Vega <olivegam@yahoo.com>
Sent: Monday, September 12, 2022 6:32 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Objection to Cannabis Retail use at 4835 Mission St. San Francisco, CA. Record no 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissions Secretary,

I strongly object to the conditional authorization for the project to establish a Cannabis retail space at 4835 Mission St. San Francisco, CA 94112 - record no 2021-011352CUA.

There are already 3 cannabis stores on mission st. We already deal with open cannabis usage in our neighborhood. I strongly opposed to this project for various reason:

1. As I live next door to this address, the open cannabis usage gives me headaches and makes me nauseated. The opening of this store would aggravate my condition.
2. There is a school, Balboa school, 2 blocks from the subject property. Also, there are 2 pre-schools within 1-3 blocks from the address. In other words, my kids would be exposed to cannabis and would probably lead to early consumption.
3. Our community would be more exposed to robberies, vandalism and crime.

Our community deserves a healthy environment, our community deserves a healthy new generation and our community deserves a crime-free environment.

Please consider my objection.

Best,

Olivegam

Sent from my iPhone

From: CPC-Commissions Secretary
Cc: Balba, Ryan (CPC); Feliciano, Josephine (CPC)
Subject: FW: Objection to Cannabis Retail use 4835 Mission Street record No. : 221-011352CUA
Date: Wednesday, September 14, 2022 8:17:52 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfpplanning.org
[San Francisco Property Information Map](#)

From: Pic Vancleef <picvancleef@yahoo.com>
Sent: Wednesday, September 14, 2022 7:27 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Ahsha.Safai@sfgov.gor
Subject: Objection to Cannabis Retail use 4835 Mission Street record No. : 221-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources

Dear Commission,

I live on the block of the proposed site for the Cannabis store. I strongly request that you do not go forward in allowing such to be allowed on this block. To my knowledge there are already 4 within walking distance and there is one slated to be on Mission and Persia. I have noticed cannabis stores to greatly reduce the quality of life for residence. I believe San Francisco has record high car break in numbers.

I am curious if anyone on the commission is truly familiar with the site other than on paper or an occasional drive by. There is already a huge problem, that is not addressed, by way of traffic congestion. I cite this because my experience is that cannabis shops often have patrons who I have witnessed often park illegally (double parking, and especially parking in the red zone at that location) and that of the actual sight. I have frequently seen city vehicles do the same, usually the type of pickup truck that accompanies a street sweeper truck and actual police cars. I have even done in to the taquerias to verify that they were there as patrons and not there on a service call. To be perfectly honest there is no remedy for city vehicles to do such as there is no accountability for such. So in theory, to add to this existing problem that the city does not care to acknowledge a Cannabis store proposed. It's ironic it is almost as if someone is trying to think of a type of business to install that is the worst fit for a neighborhood.

As for the neighborhood, there is a high school 2 blocks away. If anyone is actually familiar with the neighborhood they know and realize that during the lunchbreak at the school this intersection of the proposed sight becomes flooded with kids. I invite the commission to come and witness it for themselves. I believe we all know how this works, people who can not buy cannabis for themselves have others buy it for them before they return to school. And where would such product be consumed? Not on Mission in full sight, but in the doorways of

residential homes in the surrounding neighborhood or possibly in some friends vehicle inviting impaired driving. I would imagine that people living in the homes would not even want to confront cannabis users doing such. I am sure there are laws and rules regarding where the products are to be used , But who would enforce such. The police do not appear to care and should one bring it to a police officers attention the police get a bruised ego and respond with hostility that they are being told what to do. I had this experience with a Officer Coverson star 1680 who is being investigated by the Department of Police Accountability. However, due to my understanding of police misconduct, as is the case with sexual abuse, most instances are never reported and even when reported less than 2% of cases lead to sustained findings, and even with sustained findings the usual remedy is a slap on the wrist. Hence, there is no accountability with real teeth when an officer chooses not to confront an issue, and frankly why would an officer want to make an issue in a neighborhood where the officer has carte blanche to park in a red zone and enjoy a burrito.

I personally don't care for the wafts of smoke that strike me as I walk with my 4 year old and I have to explain to him why people do such. I should not have to be subjected to this yet I have been.

The neighbors I have spoken to do not care for a cannabis sight on the proposed block. If for some reason it is decided that one should be allowed I believe before approving of such further engagement and analysis with the neighborhood is needed.

Pic VanCleaf

From: CPC-Commissions Secretary
Cc: Feliciano, Josephine (CPC)
Subject: FW: Objection to Cannabis Retail at 4835 Mission Street, San Francisco. Record no 2021-011352CUA
Date: Wednesday, September 14, 2022 1:55:59 PM
Attachments: Scannable Document on Sep 14, 2022 at 1 09 50 PM.pdf

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfpplanning.org
San Francisco Property Information Map

From: Olinda Vega <olivegam@yahoo.com>
Sent: Wednesday, September 14, 2022 1:25 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Cc: Balba, Ryan (CPC) <ryan.balba@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: Objection to Cannabis Retail at 4835 Mission Street, San Francisco. Record no 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commissions,

We strongly object to the conditional authorization for the project to establish a cannabis retail store at 4835 Mission street in San Francisco.

I had attached the signatures collected over the weekend by myself. The people who had signed are parents that are against having another cannabis store in our neighborhood. As parents we are worry about our children exposed to open cannabis usage.

The opening of this store will only bring strangers, robberies, vandalism and crime to our neighborhood.

As I mentioned before, open cannabis usage gives me headaches and nausea. I'm afraid that my health will be impacted.

Please revised and consider consider our objection.

Best,

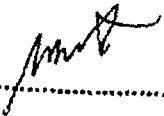
Olinda

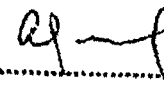
10
OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

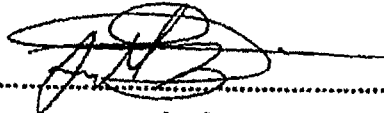
Records No.: 2021-011352CUA


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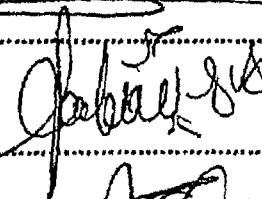
Wig mini Barner
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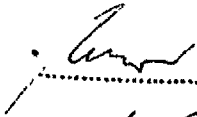
Alonso Aguilera
.....


OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA



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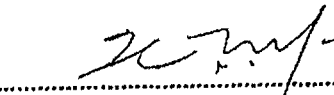

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M. P. Rodriguez
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Delia Selzer
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Harriet M. ...
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Amir ...
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OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

~~Dina Baguedo~~

Liliana Baguedo

Cristina Estrada

ORIEL MARQUEZ

Yoselin Baguedo

Balacup

~~Olivia~~

CHUS

~~Sam~~

Olivia

~~Glória~~

Daniel Musni

Glória Guevara

From: CPC-Commissions Secretary
Cc: Balba, Ryan (CPC); Jimenez, Sylvia (CPC); Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Monday, September 19, 2022 8:10:18 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: zu fang <zufang2015@yahoo.com>
Sent: Sunday, September 18, 2022 6:45 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

Please find attached the details of our objections.

Thank you.

22

Please send OBJECTION to
Jimenez, &
3. District 11 Supervisor Ah
addresses: SEP.....
commissions.secretary@sfgov.org
Sylvia.Jimenez@sfgov.org
Ahsha.Safai@sfgov.org

Subject:
OBJECTION TO: Cannabis
011352CUA

Dear Commission,

From: CPC-Commissions Secretary
Cc: Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No. 2021-011352CUA
Date: Monday, September 26, 2022 12:55:17 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfpplanning.org
[San Francisco Property Information Map](#)

From: Lynne Yu <lynneyu@att.net>
Sent: Monday, September 26, 2022 12:11 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No. 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at **4835 Mission Street, San Francisco, CA 94112 (Record No. 2021-011352CUA)**. There are already **three** cannabis stores located in a half mile radius to this location, all along Mission Street. Additionally, recent approvals for Cannabis Retail were granted for locations at **5801 Mission Street** and at **4687 Mission Street**, just less than 2 blocks away! There are other applications pending in the pipeline, such as the one at **4994 Mission Street**. We object to this saturation of selling of cannabis in our neighborhood.

We understand having businesses to create job opportunities and tax revenue for San Francisco are important and needed. However, this clustering of cannabis stores in our neighborhood creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores.

We live under constant fear and stress from rising crime rates throughout the city and in our neighborhood. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue area of San Francisco already experience many incidences of such criminal activities. The local Walgreens and other stores have closed due to the constant thefts and unsafe environments. We do

not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. There were previous regulations requiring for cannabis stores to be at least 1,000 feet away from schools. That has been reduced to 600 feet, which is less than 2 blocks in distance! Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school. How can this be adequate protection to minimize cannabis access and exposure to our impressionable youth?

There are many in the community who are fearful of having so many cannabis stores in our neighborhood. Many do not speak English well, or at all, and are fearful of voicing their concerns and objections due to possible retributions. There are many families with young children and disabled and elderly residents who need to and deserve to live in a healthy and safe community! We are disproportionately and negatively impacted by the concentrated numbers of already existing cannabis stores. There is need to reinstate the prior SF Board of Supervisors Ordinance to limit the number of cannabis retail in each district to three stores. We are also tax paying citizens and like other residents throughout San Francisco, we just want to live in our homes and neighborhood without fear for our personal and community safety. We implore the Planning Commission and other local representatives to do what is right by and for the citizens in this district and to keep us safe!

We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to this project. Also, I strongly object to any further approvals for anymore cannabis retail businesses in our district!

Thank you for your attention to this issue!

From: CPC-Commissions Secretary
Cc: Feliciano, Josephine (CPC)
Subject: FW: Too many Cannabis dispensaries
Date: Monday, September 26, 2022 3:55:07 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7343 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Aldo Ibarra <aldoibarra@rocketmail.com>
Sent: Monday, September 26, 2022 3:13 PM
To: Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>;
CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Too many Cannabis dispensaries

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112 (Record No. 2021-011352CUA). There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. Additionally, recent approvals for Cannabis Retail were granted for locations at 5801 Mission Street and at 4687 Mission Street, just less than 2 blocks away! There are other applications pending in the pipeline, such as the one at 4994 Mission Street. We object to this saturation of selling of cannabis in our neighborhood.

We understand having businesses to create job opportunities and tax revenue for San Francisco are important and needed. However, this clustering of cannabis stores in our neighborhood creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores.

We live under constant fear and stress from rising crime rates throughout the city and in our neighborhood. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue area of San Francisco already experience many incidences of such criminal activities. The local Walgreens and other stores have closed due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the

crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. There were previous regulations requiring for cannabis stores to be at least 1,000 feet away from schools. That has been reduced to 600 feet, which is less than 2 blocks in distance! Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away, less than 1,000 feet in distance. Additionally, there are bus stops approximately 100 to 200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school. How can this be adequate protection to minimize cannabis access and exposure to our impressionable youth?

There are many in the community who are fearful of having so many cannabis stores in our neighborhood. Many do not speak English well, or at all, and are fearful of voicing their concerns and objections due to possible retributions. There are many families with young children and disabled and elderly residents who need to and deserve to live in a healthy and safe community! We are disproportionately and negatively impacted by the concentrated numbers of already existing cannabis stores. There is need to reinstate the prior SF Board of Supervisors Ordinance to limit the number of cannabis retail in each district to three stores. We are also tax paying citizens and like other residents throughout San Francisco, we just want to live in our homes and neighborhood without fear for our personal and community safety. We implore the Planning Commission and other local representatives to do what is right by and for the citizens in this district and to keep us safe!

We raise concerns for our personal and community safety and for youth access and exposure to cannabis. I again strongly object to the conditional authorization and to this project. Also, I strongly object to any further approvals for anymore cannabis retail businesses in our district!

Thank you for your attention to this issue!

Sent from Yahoo Mail on Android

From: CPC-Commissions Secretary
Cc: Balba, Ryan (CPC); Jimenez, Sylvia (CPC); Feliciano, Josephine (CPC)
Subject: FW: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA
Date: Tuesday, September 27, 2022 11:41:30 AM
Attachments: [objection signatures.pdf](#)

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: ms ma <msma2345@gmail.com>
Sent: Tuesday, September 27, 2022 9:23 AM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: OBJECTION TO: Cannabis Retail use - 4835 Mission Street, SF, Record No.: 2021-011352CUA

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

(resend with Subject Line)

Dear Commission,

We, the undersigned, strongly object to the conditional authorization for the project to a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco 94112 (**Record No.: 2021-011352CUA**). There are already three cannabis stores to half mile radius to this location, all along Mission Street. Additionally, recent approval Cannabis Retail were granted for locations at 5801 Mission Street and at 4687 Mission Street, 2 blocks away! There are other applications pending in the pipeline, such as the one at 4835 Mission Street. We object to this saturation of selling of cannabis in our neighborhood.

We understand having businesses to create job opportunities and tax revenue for San Francisco is important and needed. However, this clustering of cannabis stores in our neighborhood is disproportionate detrimental land use impacts on our district and residents. We already have open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. Elderly and other vulnerable residents have to contend with second-hand smoke and other unhealthy impacts from open cannabis users. We are certain that members of the Planning Commission would similarly not want to have to live with the undesirable conditions from such a concentration of cannabis retail in their own neighborhood.

We live under constant fear and stress from rising crime rates throughout the city and in our neighborhood. As has been often reported, many businesses selling cannabis draw crime. These areas have been subject to shootings, break-ins, robberies and assaults. The Excelsior Outer Mission and Geneva Avenue areas of San Francisco already experience many incidences of such crime.

activities. The local Walgreens and other stores have closed down due to the constant of unsafe environments. We do not want to further worsen the conditions in our neighborhood the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to subject property. There were previous regulations requiring for cannabis stores to be at least 1000 feet away from schools. That has been reduced to 600 feet, which is just less than 2 blocks distance and clearly not enough to adequately protect our children and youth. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, a High School is just two short blocks away. Additionally, there are bus stops approximately 200 feet away from the premise where youths will be exposed to cannabis as they get on board buses to and from school. How can this be adequate protection to minimize cannabis use and exposure to our impressionable youth?

There are many in the community who are fearful of having so many cannabis stores in our neighborhood. Many do not speak English well, or at all, and are fearful of voicing their concerns and objections due to possible retributions. There are many families with young children, disabled and elderly residents who need to and deserve to live in a healthy and safe community. We are disproportionately and negatively impacted by the concentrated numbers of already existing cannabis stores. There is need to reinstate the prior SF Board of Supervisors' limit the number of cannabis retail in our district to 3 stores. There are more than enough stores in this area and plentiful online cannabis offerings to provide for the needs of those who want and medically need this product. We are also tax paying citizens and, similar to those of the Planning Commission and other residents throughout San Francisco, we just want to live in our homes and neighborhood without fear for our personal and community safety! We urge the Planning Commission and other local representatives to do what is right by and for the residents of this district and to keep us safe!

We raise concerns for our personal and community safety and for youth access and exposure to cannabis. We again strongly object to the conditional authorization of this project. Also, we strongly object to any further approvals for anymore cannabis stores in our district. The Planning Commission must make the right and responsible decision to deny any further cannabis retail business applications and protect the residents of this district!

Please see attached 9 pages of hundred of objection signatures.
Thank you for your attention to this issue!

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

Maria Geronzo

Cecilia Abasco

Dan' A. [Signature]

Fanny [Signature]

[Signature]

Patricia Murphy

Don Murphy

Chad [Signature]

[Signature]

HUI HUA MY

Liliana Guadalupe

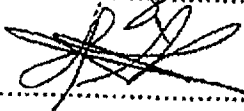
Leonio S. [Signature]

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
 Project Address: 4835 Mission Street SF, CA 94112
 Case Type: Conditional Use-Cannabis Retail Use
 Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11



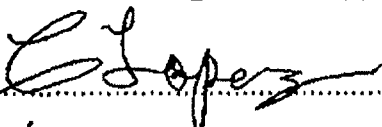
Robert



Teren

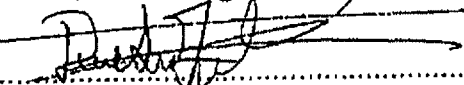
Virginia

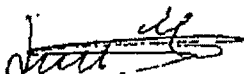
Lucia He



Mariana Tanager

Rosa G. Maldonado





Hong Kong

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
 Project Address: 4835 Mission Street SF, CA 94112
 Case Type: Conditional Use-Cannabis Retail Use
 Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11

Superv

Jan Hyan

~~Superv~~ Superv

Jim Jim

Li Chan Huang

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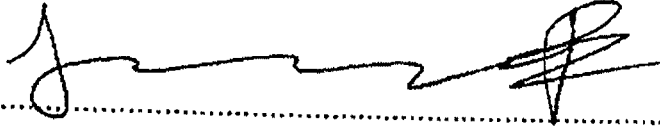
Jim Huang

PON BAN VIE


Ma Jun Hao

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

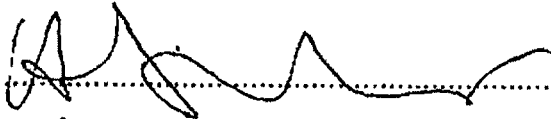
*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11



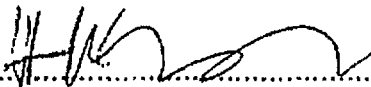


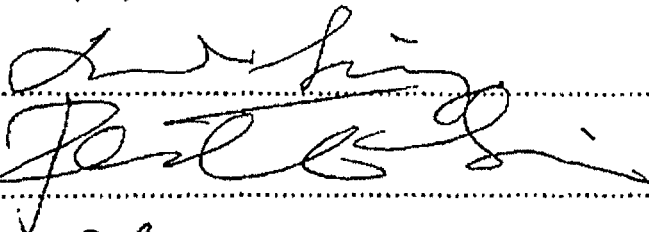




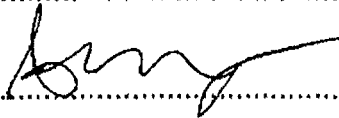


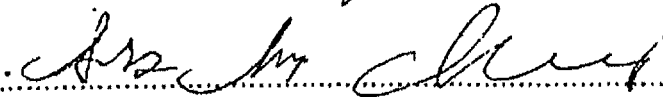












*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
 Project Address: 4835 Mission Street SF, CA 94112
 Case Type: Conditional Use-Cannabis Retail Use
 Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11

[Signature]

Yun Yu Zhang

[Signature]

Kwok . H . G

Erin Lofthouse

[Signature]

Marina Guerrero

ZHIJIAN WU

MING YU

Guang Li

Guo Ma

Ringman

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

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Don Li

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Harry Wong

W.D. Doherty

Wong

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Guillermo Martinez

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
 Project Address: 4835 Mission Street SF, CA 94112
 Case Type: Conditional Use-Cannabis Retail Use
 Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11

Bob Chen

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2021-011352

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Joan Wang

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[Signature]

OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

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Teressa Chen

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Paul

Eric

YAN KAM YEE

Wing Hong Ip

Ment

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

David Star

Regina Greene

Paul Jones

Robert Green

James

Steve

Don

Matt

From: CPC-Commissions Secretary
Cc: Balbo, Ryan (CPC); Feliciano, Josephine (CPC)
Subject: FW: OBJECTION FOR PROJECT AT 4835 MISSION ST. (2021-011352CUA)
Date: Wednesday, September 28, 2022 7:54:55 AM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
[San Francisco Property Information Map](#)

From: Billy Joe <billy888joe@gmail.com>
Sent: Tuesday, September 27, 2022 7:38 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Fwd: OBJECTION FOR PROJECT AT 4835 MISSION ST. (2021-011352CUA)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

----- Forwarded message -----

From: Billy Joe <billy888joe@gmail.com>
Date: Tue, Sep 27, 2022 at 9:57 AM
Subject: OBJECTION FOR PROJECT AT 4835 MISSION ST. (2021-011352CUA)
To: <commissions.secretary@sfgov.org>, <sylvia.ilmenez@sfgov.org>, <ahsha.safai@sfgov.org>

Hi,

My name is Billy Joe and I am a member of the community in the Excelsior.

I would like to express my concerns for the proposed project on 48356 Mission St. I have included news articles below that show the correlation of crime and pot dispensaries. I know in the letter that was sent out the business said there would be armed security guards to protect the area. I do not want my toddler to walk and see guns throughout Mission St. because a lot of these dispensaries are hiring armed security to protect their business. This neighborhood is improving for the better but I think by adding another pot dispensary it will not help the community.

There is a stretch of pot dispensaries on Mission St. from Mt. Vernon to Silver street that is getting out of hand. It seems like there is a dispensary at every block. With the approval of 4994 Mission St./Italy (Basanova) and 4687 Mission St./Persia this is only adding to the

issue. How many dispensaries are needed in a community? When is enough enough?

Schools are located near this stretch of corridor:

James Denman Middle School

Balboa High School

Child Day Care - 4750 Mission St.

The proposed space is centrally located where kids will grab lunch or something to eat after school. It is located between Hawaiian Drive In, El Farolito and Subway. The last thing I want to see is another robbery where a shootout happens in a crowded area.

Below are some articles that have shown the increase of robberies that occur at pot dispensaries.

1)

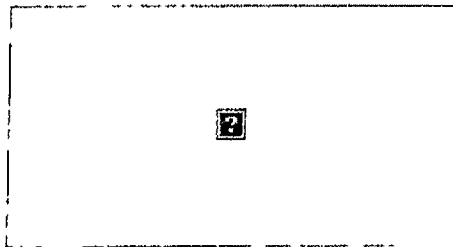
<https://sfstandard.com/business/cannabis-tax-dispensaries-burglaries/>

Among the businesses affected in San Francisco were Mission Organic at 5258 Mission St., ConnectedSF at 5234 Mission St., The Green Cross at 4218 Mission St. and BASA Collective at 1326 Grove St.

3 of those businesses are within blocks of the proposed project.

2)

https://www.sfexaminer.com/archives/bay-area-pot-shops-face-mob-robberies-get-little-help/article_a81532dd-3b2a-5eb8-8a39-c4b6ab6a68d2.html



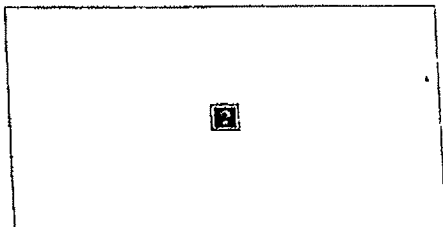
[Bay Area pot shops face
mob robberies, get little
help | Archives |
sfexaminer.com - San
Francisco Examiner](https://www.sfexaminer.com/archives/bay-area-pot-shops-face-mob-robberies-get-little-help/article_a81532dd-3b2a-5eb8-8a39-c4b6ab6a68d2.html)

The boarded-up storefront at The Green Cross cannabis dispensary following a November robbery attempt. Thieves have targeted the Excelsior District dispensary numerous times over the past year ...

www.sfexaminer.com

3)

<https://www.nbcbayarea.com/news/local/san-francisco/caught-on-camera-thieves-target-san-francisco-dispensary/2740732/>



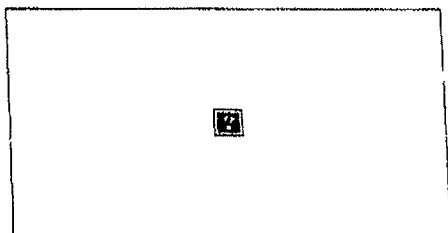
Caught on Camera: Thieves Target San Francisco Dispensary

On Nov. 16 at 5:37 a.m., video shows the first suspect exit the dispensary with a bag in hand, then get into the suspected getaway car.

www.nbcbayarea.com

4)

<https://www.ktvu.com/news/thieves-make-off-with-cannabis-and-security-guards-firearm-in-sf-dispensary-robbery>



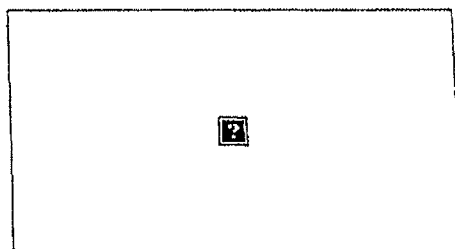
Thieves make off with cannabis and security guard's firearm in SF dispensary robbery - KTVU FOX 2

It's happened again. An organized group of robbers overwhelming security and stealing from a San Francisco business. This time it was a cannabis dispensary.

www.ktvu.com

5)

<https://mjbizdaily.com/new-rash-of-california-cannabis-robberies-threaten-survival-of-some-businesses/>



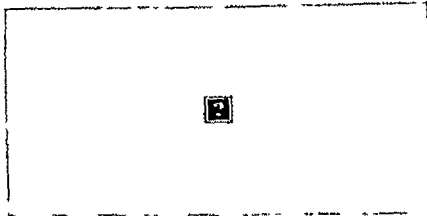
New rash of California marijuana robberies threaten survival of businesses - MJBizDaily

A spate of violent robberies targeting marijuana businesses in the San Francisco Bay Area last month have thrown into question the survival of

several small businesses, with the
combined losses of those operators
mjbizdaily.com

6)

<https://www.cannabisbusinesstimes.com/article/armed-robbers-take-millions-cannabis-mayhem-in-oakland/>



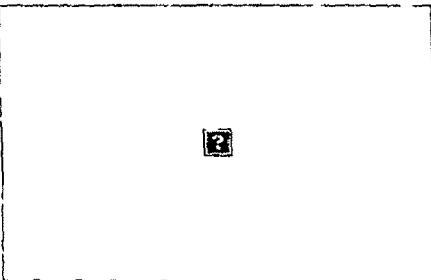
**Bay Area Cannabis
Mayhem: 175 Shots
Fired, Products Worth
Millions Stolen - Cannabis
Business Times**

J. Henry Alston Jr., co-founder and
chief operating officer at James Henry
SF, a Black-owned cannabis equity
brand in California, called the events in
Oakland "heartbreaking." Alston's
company employs 14 people who have

www.cannabisbusinesstimes.com

7)

<https://www.sfchronicle.com/politics/article/Merchants-worry-about-SF-s-Excelsior-12285904.php>



**Merchants worry about
SF's Excelsior
neighborhood going to
pot - San Francisco
Chronicle**

1 of 9 Vic Perkins, (left) a private
security guard in front of the El Pollo
Supremo restaurant along Mission St.
near Geneva in San Francisco, Ca. as
seen on Thurs. Sept. 28, 2017. SF
Cookies , a ...

www.sfchronicle.com

1
From: CPC-Commissions Secretary
To: Lynch, Laura (CPC); Banales, Julian (CPC); CTYPLN - COMMISSION SECRETARY
Subject: FW: Request for Language Service
Date: Tuesday, September 27, 2022 2:39:18 PM

Please see request for translation of the item below. Thank you.

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: ms ma <msma2345@gmail.com>
Sent: Tuesday, September 27, 2022 12:33 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Request for Language Service

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

Might need language assistance interpreter for: Chinese (Cantonese)/Spanish:
Record No. 2021-011352CUA -4385 Mission Street

Thank you.

200 feet away from the premise where youths will be exposed to cannabis as they get off or wait to board buses to and from school. How can this be adequate protection to minimize cannabis access and exposure to our impressionable youth?

There are many in the community who are fearful of having so many cannabis stores in our neighborhood. Many do not speak English well, or at all, and are fearful of voicing their concerns and objections due to possible retributions. There are many families with young children, and disabled and elderly residents who need to and deserve to live in a healthy and safe community! We are disproportionately and negatively impacted by the concentrated numbers of already existing cannabis stores. There is need to reinstate the prior SF Board of Supervisors Ordinance to limit the number of cannabis retail in our district to 3 stores. There are more than enough existing stores in this area and plentiful online cannabis offerings to provide for the needs of those who want and medically need this product. We are also tax paying citizens and, similar to the members of the Planning Commission and other residents throughout San Francisco, we just want to live in our homes and neighborhood without fear for our personal and community safety! We implore the Planning Commission and other local representatives to do what is right by and for the citizens in this district and to keep us safe!

I raise concerns for our personal and community safety and for youth access and exposure to cannabis. We again strongly object to the conditional authorization and to this project. Also, I strongly object to any further approvals for anymore cannabis stores in our district. The Planning Commission must make the right and responsible decision to deny any further cannabis retail business applications and protect all residents of this district! Thank you for your attention to this issue!

Sent from my iPhone

From: CPC-Commissions Secretary
Cc: Balbo, Ryan (CPC); Feliciano, Josephine (CPC)
Subject: FW: object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco
Date: Wednesday, September 28, 2022 7:57:22 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfplanning.org
San Francisco Property Information Map

-----Original Message-----

From: Baoyi Zhu <lingduc@icloud.com>
Sent: Tuesday, September 27, 2022 11:03 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; Safai, Ahsha (BOS) <ahsha.safai@sfgov.org>
Subject: object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Commission,

I, strongly object to the conditional authorization for the project to establish a Cannabis Retail space at the subject property located at 4835 Mission Street, San Francisco, CA 94112. There are already three cannabis stores located in a half mile radius to this location, all along Mission Street. Additionally, recent approvals for Cannabis Retail were granted for locations at 5801 Mission Street and at 4687 Mission Street, just 2 blocks away! There are other applications pending in the pipeline, such as the one at 4994 Mission Street. We object to this saturation of selling of cannabis in our neighborhood!

We understand having businesses to create job opportunities and tax revenue for San Francisco are important and needed. However, this clustering of cannabis stores in our neighborhood creates disproportionate detrimental land use impacts on our district and residents. We already deal with open cannabis usage and are impacted by undesirable odors, loitering, and traffic congestion caused by existing cannabis stores. Elderly and other vulnerable residents have to contend with second-hand smoke and other unhealthy impacts from open cannabis users. We are certain members of the Planning Commission would similarly not want to have to live with these undesirable conditions from such a concentration of cannabis retail in their own neighborhood.

We live under constant fear and stress from rising crime rates throughout the city and in our neighborhood. As has been often reported, many businesses selling cannabis draw crimes and have been subject to shootings, break-ins, robberies and assaults.

The Excelsior Outer Mission and Geneva A venue areas of San Francisco already experience many incidences of such criminal activities. The local Walgreens and other stores have closed down due to the constant thefts and unsafe environments. We do not want to further worsen the conditions in our neighborhood with the crimes that can come with selling cannabis.

Of particular concern, there are numerous schools and public playgrounds located close to the subject property. There were previous regulations requiring for cannabis stores to be at least 1,000 feet away from schools. That has been reduced to 600 feet, which is just less than 2 blocks in distance and clearly not enough to adequately protect our children and youth. Three elementary schools are in a half mile radius, a childcare center is down the street within 500 feet, and Balboa High School is two blocks away. Additionally, there are bus stops approximately 100 to

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From: [CPC-Commissions Secretary](#)
 To: [Balboa High School \(CPC\)](#); [James Denman \(CPC\)](#); [Catherine Josephine \(CPC\)](#)
 Subject: FW: Oppose the Cannabis Dispensary 4835 Mission Street
 Date: Wednesday, September 28, 2022 11:45:59 AM

Commission Affairs
 San Francisco Planning
 49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
 Direct: 415.652.7600 | commissionaffairs@sfgov.org
[San Francisco Property Information Map](#)

From: Jacqueline Dela Rosa DDS <drjackiedelarosa@gmail.com>
 Sent: Wednesday, September 28, 2022 11:42 AM
 To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
 Subject: Fwd: Oppose the Cannabis Dispensary 4835 Mission Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources

To Whom It May Concern:

I am afraid for my business and my pediatric and adult and elderly patients. My patients will no longer feel safe coming here on this block if you allow this cannabis dispensary. Look at Geneva and Mission where the other cannabis dispensary is located. Constant robbery, constant police, constant harassment of victims, and double parked and speeding cars. You will not see children walking that area anymore.

I am the pediatric dentist located at 4867 Mission Street and we have a relationship with all the vendors here on this block. From the furniture store to Taqueria Guadalajara to Hawaiian Drive Inn, I have been sending our parents and pediatric patients to get their drinks, snacks, and food because they deserve a neighborhood that knows each other.

When the owners or renters of 4835 Mission Street came to my office and mentioned that they will have security guards patrolling this block 24/7, I became scared for my pediatric patients.

Why would a security guard patrolling the block for the cannabis dispensary be necessary?

Is it because this block will no longer be safe? Is it because there will be multiple speeding cars who will double park getting their addiction fix?

Medical cannabis can be obtained from pharmacies. Let's have a pharmacy instead of a recreational drug store that's only for age 21 and over.

We have a free medical clinic next door and a chiropractic clinic in addition to this dental practice.

We do NOT need people littering this block with a security guard making sure our businesses are not being threatened by people walking to get their recreational drugs.

I have patients walking from James Denman and Balboa High School and SF Community School and the Consortium Day Care. They do not need to be tempted or to be curious about the THC Gummies and candies laced with THC or even the Fentanyl candies on the streets.
 PLEASE. KEEP THE YOUTH OF EXCELSIOR AND THE HEALTHCARE SERVICES AND OUR PEACEFUL NEIGHBORHOOD SAFE.

There is already 2 cannabis retails south of us and 1 north of us. Within walking distance those streets that my patients avoid walking to

Jacqueline Dela Rosa, DDS
 Board Certified Pediatric Dentist
 A.R. Dental Care, Inc.
 Clinical Professor, UCSF School of Dentistry

From: CPC-Commissions Secretary
Cc: Balboa, Ryan (CPC); Jimenez, Sylvia (CPC); Feliciano, Josephine (CPC)
Subject: FW: No Cannabis store in our block and let's keep it classy!
Date: Wednesday, September 28, 2022 1:11:21 PM

Commission Affairs

San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfpplanning.org
[San Francisco Property Information Map](#)

From: Alnette Dela Rosa <alnettedds@yahoo.com>
Sent: Wednesday, September 28, 2022 1:04 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>; Jimenez, Sylvia (CPC) <sylvia.jimenez@sfgov.org>; ahsha.safai@sf.gov.org
Subject: No Cannabis store in our block and let's keep it classy!

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To Whom It May Concern,

Please do everything in your power to prevent a cannabis store from opening on this block. This will create so many problems. This cannabis store will be a magnet for many bad things (drugs, sex trafficking, porn, sex offenders, addicts and more crimes.) I already don't like having to keep cleaning up all the graffiti our business from those kids that have nothing better to do and I don't like having to keep calling the police to move the homeless that sleep in front of my business. I can already picture the future if this happens and it does not look good. There's already a cannabis store a few blocks away from here. We need to limit the number of cannabis store in this neighborhood.

I am a mother and have two daughters 8.5yo and 11 yo and I work on this block. I bring my daughters to work and we like to walk down the street to get food or snacks or go to the park. I don't want them to be exposed to that bad environment. They will feel unsafe. Balboa high school students and Denman students and charter school students walk home and frequent this area for food or to take the bus and they don't need to be exposed or lured into doing bad things. There's a childcare center nearby. Please make it safe for my kids and the youth in this neighborhood.

Please keep this area classy and professional. There's a dental office, chiropractor and medical office. What we need in this neighborhood is another pharmacy, restaurants or family and kid friendly places.

Thank you,

Alnette

From: CPC-Commissions Secretary
Cc: Bulfinch, Ryan (CPC); Brimicombe, Steven (CPC); Hollister, Roseanna (CPC)
Subject: Oppose the Cannabis Dispensary 4835 Mission Street
Date: Thursday, September 28, 2022 7:27:28 AM

Commission Affairs

San Francisco Planning
20 South Van Ness Avenue, Suite 1400 San Francisco, CA 94101
Phone: 415 376 5900 www.sfdemolition.com
San Francisco Property Information Map

From: Alfredo Dela Rosa <aljun81@gmail.com>
Sent: Wednesday, September 28, 2022 4:56 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Oppose the Cannabis Dispensary 4835 Mission Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I am opposing the cannabis dispensary for the location at 4835 Mission Street. There are already two other cannabis retailers within half mile. How many more? Our community does not need this dispensary as it will have no benefit to the well being of our residents and children.

What it will do is create more traffic and crime. It will take away money from our disenfranchised community.

What we need are more senior citizen centers, hospital facilities, and at-risk youth centers.


Sincerely,
Alfredo Dela Rosa
Resident of 1131 Geneva Avenue, San Francisco, CA 94112

From: CPC-Commissions Secretary
Cc: Baiba Ryan (CPC); Ameriey Salas (CPC); Ferdinand Josephine (CPC)
Subject: FW: Oppose the Cannabis Dispensary 4835 Mission Street, Regarding: 2021-011352CUA: 4835 MISSION STREET
Date: Thursday, September 29, 2022 7:46:56 AM

Commission Affairs

San Francisco Manning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628 652 7600 | www.sfmanning.org
San Francisco Property Information Map

From: Sarah <sturner0287@gmail.com>
Sent: Wednesday, September 28, 2022 4:57 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Oppose the Cannabis Dispensary 4835 Mission Street, Regarding: 2021-011352CUA: 4835 MISSION STREET

 This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I can't agree with putting cannabis store in this area. I live in this neighborhood. I do grocery shopping in this area. My family lives here. This neighborhood is already disadvantaged to begin with lots of minorities. To put a cannabis store here will take advantage of the limited resources these people have and make the community worse. There is a grade schools, day care, and high school nearby and this will set a poor example in this area. There will be more people double parking as seen on the other 3 cannabis stores. It will make the traffic already worse. There are already 3 cannabis stores within 0.5 mile of this area and a fourth one is not needed in this community. We need a pharmacy, learning centers, and senior centers.

There will be no benefit to the residents of this community and it will make the community worse.

Sarah Turner
Cell 4159880484



99 of 1588

From: CPC-Commissions Secretary
Cc: Belba, Ryan (CPC); Jimenez, Sylvia (CPC); Enidana, Josephine (CPC)
Subject: FW: Oppose the Cannabis Dispensary 4835 Mission Street
Date: Thursday, September 29, 2022 7:30:46 AM

Commission Affairs
San Francisco Planning
49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103
Direct: 628.652.7600 | www.sfpplanning.org
[San Francisco Property Information Map](#)

From: Alfredo Dela Rosa <delarosa@archstoneoralsurgery.com>
Sent: Wednesday, September 28, 2022 5:00 PM
To: CPC-Commissions Secretary <commissions.secretary@sfgov.org>
Subject: Oppose the Cannabis Dispensary 4835 Mission Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

To whom it may concern,

I am opposing the cannabis dispensary for the location at 4835 Mission Street. I am an oral surgeon at 4867 Mission Street. We don't need marijuana in this area. I provide anesthesia to our patients and I have to routinely give 50% more anesthesia to our patients using marijuana

Research has proven that marijuana use requires more anesthesia.

It is not safe for our patients.

What we need are more senior citizen centers, hospital facilities, and at-risk youth centers.

Sincerely,
Alfredo Dela Rosa
Oral surgeon at 4867 Mission Street



Office of Alfredo A. Dela Rosa, Jr, DDS, MD, MBA
A Professional Corporation
6063 Mission Street, Daly City, CA 94014

Phone: (415) 963-4121 Fax: (415) 963-4171
Website: <https://www.archstoneoralsurgery.com>

Personal Data - Privacy Act of 1974 (PL 93-579)

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Objection Signatures on the day of the hearing September 29, 2022

4835 Mission St

Record No: 2021-011352CUA

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

Maria Gamero

Cecilia Abasco

Jodi Acosta

Fanny An

~~Amelia~~

Patricia Murphy

Don Murphy

Abraham

Jose M. E.

HUIHUA MA

Lidia Guadalupe

Mano S. Lopez

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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Records No.: 2021-011352CUA

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Outer Mission District 11



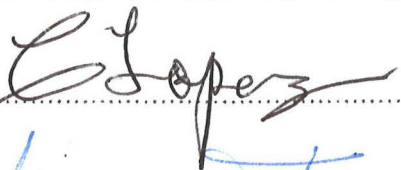
Robert



Teran Ma

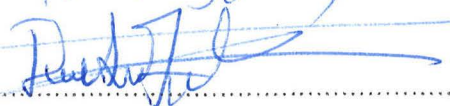
Virginia

Lucia H e s



Mariana Tamayo

Ross G. Malin



Hong Yng Tan

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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 Case Type: Conditional Use-Cannabis Retail Use
 Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11

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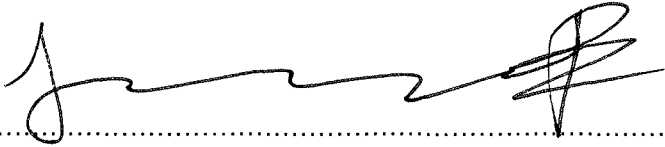
QIM HONG

PON BAN NIE

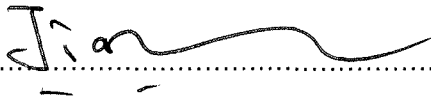
Ma Jan Ma

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

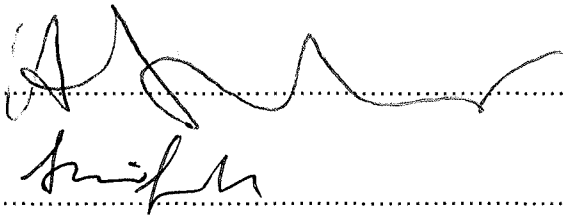
*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

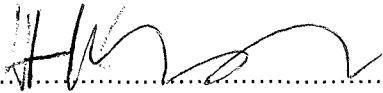


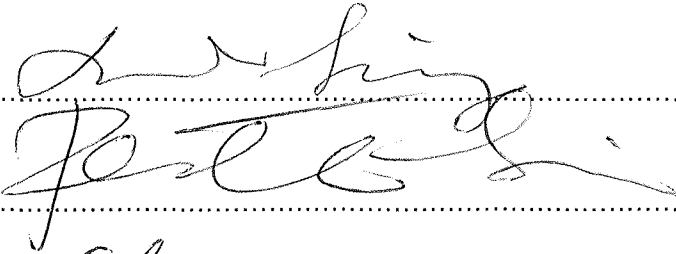




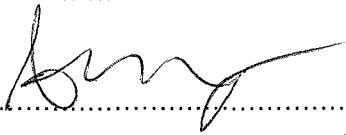


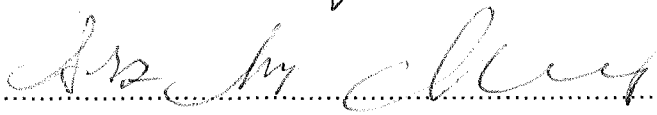












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Case Type: Conditional Use-Cannabis Retail Use
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*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

Yan Yu Zhang

Yan Yu Zhang

Meg Mee

Kwok, H. G

Erin Lofthouse

Anna for

Marina Guerrero

Zhiyi Jia / Wu

Ming Yu

Hector Garcia Li

Guo Ma

Rui Li

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
 Outer Mission District 11

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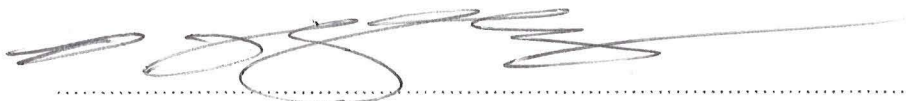
*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

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OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

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*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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Case Type: Conditional Use-Cannabis Retail Use
Records No.: 2021-011352CUA

*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

John Doe

Diana Rivera

Head of

California

San Francisco

San Francisco

San Francisco

San Francisco

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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Case Type: Conditional Use-Cannabis Retail Use
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*OBJECTION TO: Any Further Authorization to Cannabis Retail Use in Excelsior
Outer Mission District 11

Ai Hong Kuang

Xing Chen

WY Chen

Chang Hu

Jose Rodriguez

MARIA TERESA FORTIS

Mai Xia

Naimo C. Dominguez

Ann G

Chen

Chen

Chen

OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

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Mr Ly - Lee
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Anna Gene
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Lidia Zamora
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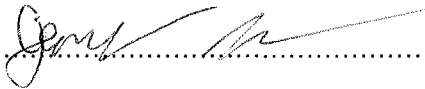
John F. Garcia

LUCIA A COSTA

Yes

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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 Case Type: Conditional Use-Cannabis Retail Use
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 Outer Mission District 11



Li, Jie Tang

Shi Qiang L

Min Wu

Danni

Song



Amy Tran

Nguyen

Judy Xu

Shin Min Thant

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
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Outer Mission District 11

Ren Wei
HUI XIAN

Yan Quan Chen

Brian

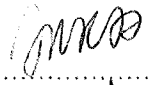
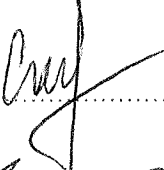
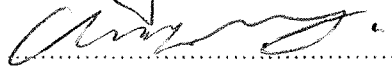

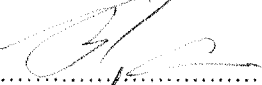
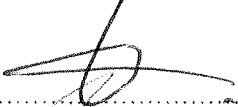
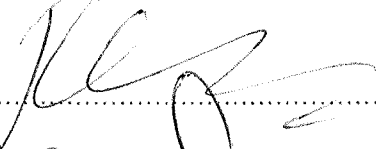
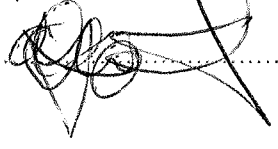
Camille

Jonas Song

Ramona Ramirez

*OBJECTION TO: Cannabis Retail use at 4835 Mission Street
Project Address: 4835 Mission Street SF, CA 94112
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Outer Mission District 11



Sophie

Larry Miranda

Jim A. M.

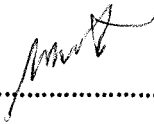
Camille

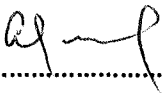
OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA


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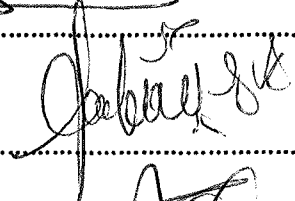
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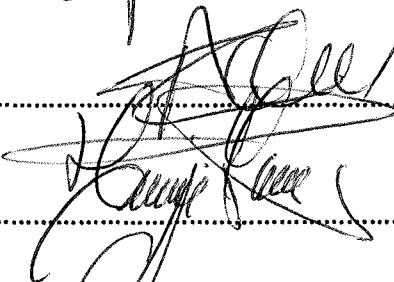
Williams Lopez
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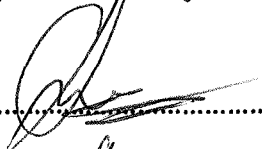

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Gland Regordano

OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

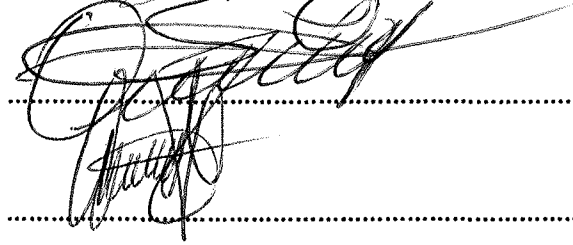
Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use


Records No.: 2021-011352CUA


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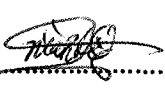

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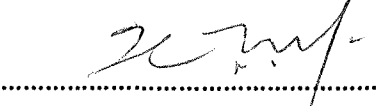

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M. P. Rodriguez
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Edgar Salazar
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Lari Hernandez
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Amir J.
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OBJECTION TO: Cannabis Retail Use at 4835 Mission Street, S.F.

Project Address: 4835 Mission Street, S.F., CA 94112

Case Type: Conditional Use – Cannabis Retail Use

Records No.: 2021-011352CUA

Dina L Baquedano

Lili Am Baquedano

Cristina Estrada

OMRI L. MARQUEZ

Yoselin Baquedano

Palacios

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Daniel Musni

Glória Guevara

INSTRUCTIONS TO CHAIRMAN: Please use the following format for the list of names.
 Project Address: 4000 Main Street, Suite 100, Los Angeles, CA 90012
 Case Type: Commercial Real Estate
 Revision No.: 2022-09-29-001

PLEASE DO NOT ADD ANY OTHER INFORMATION TO THE LIST OF NAMES IN THIS LIST.
 Chair Name: [Redacted]

P19

- | | |
|-----------------------------|--------------------------|
| 1. <u>Michael</u> | 16. <u>John</u> |
| 2. <u>[Redacted]</u> | 17. <u>Kevin Hammett</u> |
| 3. <u>[Redacted]</u> | 18. <u>[Redacted]</u> |
| 4. <u>[Redacted]</u> | 19. <u>[Redacted]</u> |
| 5. <u>[Redacted]</u> | 20. <u>[Redacted]</u> |
| 6. <u>[Redacted]</u> | 21. <u>[Redacted]</u> |
| 7. <u>Vin Wong</u> | 22. <u>[Redacted]</u> |
| 8. <u>[Redacted]</u> | 23. <u>[Redacted]</u> |
| 9. <u>[Redacted]</u> | 24. <u>Samuel Khoo</u> |
| 10. <u>[Redacted]</u> | 25. <u>[Redacted]</u> |
| 11. <u>Exborah Mok</u> | 26. <u>[Redacted]</u> |
| 12. <u>Tammy [Redacted]</u> | 27. <u>[Redacted]</u> |
| 13. <u>Mary</u> | 28. <u>[Redacted]</u> |
| 14. <u>Jan Lee</u> | |

OLINDA L MEZA VEGA
566 LONDON ST
SAN FRANCISCO, CA 94112

135

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10/31/2022

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