

PLANNING COMMISSION MEETING

THURSDAY, MAY 9, 2019

DOCUMENTS RECEIVED AFTER PUBLISHED AGENDA

PUBLIC COMMENTS
ITEM #2 PUBLIC HEARING
19-030

PROPOSED COMMERCIAL CANNABIS
RETAIL DISPENSARY, HAYWARD STATION



May 8, 2019

Planning Commission
City of Hayward
777 B Street
Hayward, CA 94541

**Planning Commission Consideration of PH 19-030 on May 9, 2019
Proposed Commercial Cannabis Retail Dispensary at 1004 B Street
Use Permit Application No. 201806005**

Dear Commissioners:

We very much appreciate Planning Staff's hard work in processing our application and the Planning Commission's consideration of our project on May 9, 2019.

As you know, we have worked very hard on developing the proposed Hayward Station project proposal to help revitalize downtown, restore and rehabilitate one of Hayward's signature buildings, and provide an important source of tax revenue for the City with a fastidiously diligent eye on compliance with all laws and ensuring the health, safety, and welfare of the neighborhood. We were, therefore, disappointed to see that one letter of generalized opposition to the project was submitted to the Planning Commission.

The letter argues that there is a "correlation between the location of dispensaries and adolescent cannabis use" and that, therefore, the Hayward Station project should move to a less "family friendly" part of town. We strenuously disagree.

First, we note that the project opponent's own citation to the 2018 San Francisco Study: "Cannabis Legalization in San Francisco A Health Impact Assessment," concedes that the scientific literature examining the impacts of cannabis retailers on cannabis use by minors is "extremely limited" and provides "mixed findings." Further, we note that the project opponent chose to only selectively (and deceptively) quote from the San Francisco study. That same study goes on to say: "Conversely, some studies have also found no association between the density of medical cannabis dispensaries and specific issues such as violent or property crimes, recent cannabis use by certain adolescents groups (12th graders), or lifetime cannabis use." Further, the San Francisco study cited by the project opponent specifically finds with concern that many California jurisdictions are disproportionately locating dispensaries in lower-income communities and communities of color. Ironically, instead of supporting the location of Hayward Station downtown, the project opponent advocates locating Hayward Station in a less "family friendly" part of town.

**Hayward Station, Inc.
562 14th St.
Oakland, CA 94612**

Second, we note that numerous other studies have found no correlation between the establishment of cannabis dispensaries and upticks in youth consumption. For example, a study published in Preventative Medicine, Volume 91 (October 2016),¹ found that the availability of medical marijuana dispensaries was not associated with use of marijuana among adolescents.

Third, we take offense to the notion that the Hayward Station project is somehow inconsistent with a “family friendly” part of town. Hayward Station is a local business, owned and operated by six people, each of which is devoted to family and community. The fact that our project will not be open to or sell products to minors does not make it inconsistent with the wholesomeness of the downtown area. Trader Joe’s, Whole Foods, Safeway, and all the rest sell alcohol to those over 21-years of age, and the significant adverse effects of alcohol are very well known, yet no reasonable person would consider these establishments hostile to “families.”

Fourth, Hayward Station will do a much better job than Trader Joe’s, Whole Foods, Safeway, and all the rest at shielding minors from exposure to products intended solely for adults. In consultation with a professional security company, we developed a detailed security plan which was reviewed by the City’s Police Department and incorporated into the project conditions of approval. No minors whatsoever will be admitted into the building. No person under 21 years of age will be employed at the business. At least two security guards will be on site at all times. At least one guard will be stationed at the entrance to check identification cards for all individuals seeking entry into the building to ensure that they are 21 years or older (and 18 years or older with a medical marijuana card). ID scanners will be used to verify authenticity of IDs for all patrons. Other security measures include approximately 20 CCTV cameras, detailed background checks for all employees, and detailed source to sale tracking of all cannabis products to ensure that nothing gets unlawfully diverted.

For all of these reasons, we ask the Planning Commission to dismiss the inappropriate suggestion that Hayward Station will, somehow, correlate to an uptick in the unlawful consumption by minors of cannabis products and that it should, therefore, be excluded from a “family friendly” part of town.

Sincerely yours,



Sid Afshar
CEO, Hayward Station, Inc.

¹ <https://www.sciencedirect.com/science/article/pii/S0091743516301918?np=y>

PUBLIC COMMENTS
ITEM #3 PUBLIC HEARING

19-043

CAVALLO HEIGHTS

Damon Golubics

From: Bryan Chan <chan_bk@yahoo.com>
Sent: Wednesday, May 8, 2019 9:06 PM
To: Damon Golubics
Subject: Re: Cavallo Digital Files

CAUTION: This is an external email. Do not click on links or open attachments unless you know the content is safe.

Dear Mr. Golubics,

Thanks for sending me this link regarding the Cavallo Highlands project. I'm currently opposed to this project for several reasons. One of my main concerns is how this new development will affect the view from the existing homes in Stonebrae. I did not find any sort of rendering or cross sectional elevation of the new development in these files. Specifically, they should provide cross sectional elevations of their development (before and after) in relation to the existing properties that will overlook them. Many of these "view lots" from Stonebrae could be adversely affected if the aesthetics changes. For example, at prior meetings, the new developer stated that they will plant a row of trees maturing to 50 feet tall for privacy, but if so, this would completely block the view of the Bay from existing homes in Stonebrae.

It would be really helpful to have this for us to better understand the impact of the new homes.

In addition, there still is a glut of new housing in the Hayward Hills that is negatively impacting sales in the community. It doesn't make sense to authorize yet another developer to build more houses in an area that is already in oversupply causing existing home prices to fall.

Thanks,
Bryan

On Monday, April 8, 2019, 10:08:01 AM PDT, Damon Golubics <Damon.Golubics@hayward-ca.gov> wrote:

Mr. Chan:

Per your March 28, 2019 email, listed below is a link to the latest Cavallo Highland's development plans:

<https://www.dropbox.com/sh/up0vfpyfg0e9933/AAAHwAiPavt2XVKxNOIfYW5fa?dl=0>

If you need anything else, please let me know.

Best regards,

Damon Golubics

Senior Planner

City of Hayward - Development Services Department

Planning Division – Lobby Level

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PERMIT CENTER HOURS: Our Permit Center will be closed on Fridays. The closure will allow for additional staff training and process improvements to better serve our customers. Regular Permit Center business hours are from 8am-5pm Monday through Thursday where City staff is available to assist you.