



Dear City Council Members and City Staff:

Thank you for your hard work in creating the new cannabis ordinance! We, the West Alameda Business Association (WABA), see the economic potential of cannabis businesses not only for the West End but for the entire City of Alameda.

At the most recent planning board meeting held on September 24th, Community Development Director, Debbie Potter, presented data which indicated that a City could support 1 dispensary for every 15,000 residents. With the recent approval of Mix-Use Developments such as Site-A and Encinal Terminals, the population is expected to grow by the thousands. As the ordinance reads today, the City of Alameda is allowing only 2 retail dispensaries. We see this as an issue due to the current population of 79,000~ residents (and growing) here on island not including the additional residents as a result of approved Developments. We'd like to encourage the City Council to increase the number of retail dispensary permits to 4 total. This would allow for at least 1 more dispensary here on the West End which we believe will better serve the community and provide a positive impact on the Economic Development of Webster Business District.

With this increase in the number of dispensaries, we see the 1-mile dispersion as an issue especially with 1 location already approved here on Webster St. Given the limited amount of retail spaces available, the 1-mile dispersion would essentially block out the entire Webster Business District from potential dispensary operators. We encourage the City to follow the Planning Board's recommendation of removing the 1-mile dispersion as it is not conducive to creating opportunities in this emerging industry.

Lastly, WABA fully supports adding Adult-Use in to the ordinance. Maintaining the medicinal-only language in the ordinance will only limit the number of residence that will be able to enter into a retail dispensary. We understand neighboring cities such as: Oakland and Berkeley have adopted adult-use and we would like to give our operators a fighting chance to compete in such a competitive market.

We appreciate your consideration and cooperation.

Linda Asbury, Executive Director

West Alameda Business Association
Linda@westalamedabusiness.com
510.523.5955

Harbor Bay Business Park Owners Association

c/o GS Management
5674 Sonoma Drive
Pleasanton, CA 94566

October 15, 2018

Honorable Mayor and Members of the Alameda City Council
Attn: City Clerk, Alameda City Hall, 2263 Santa Clara Avenue
Alameda, California 94501-4477

**RE: City Council Meeting of October 16, 2018, Agenda Item 6-G
File 2018-6060: Proposed Regulations for Cannabis Retail Businesses
Recommendations of the Harbor Bay Business Park Association**

Dear Mayor and City Council Members:

At the Annual Meeting of the members of the Harbor Bay Business Park Association held on August 21, 2018, the members were informed that the City of Alameda was considering policies that would allow the expansion of Cannabis-related uses in the City to include cannabis retail businesses and dispensaries in the C-M Commercial-Manufacturing Zoning Districts of the City, including in the Harbor Bay Business Park which is zoned C-M-PD, and that the City's Economic Development Manager has asked for feedback from the Harbor Bay Business Park property and business owners on this proposed policy and changes to the City's Zoning Code. In the meeting, many property owners in the Harbor Bay Business Park expressed that they strongly preferred not to have such uses allowed to operate in the Business Park and that cannabis retail operations and dispensaries would not be compatible with the existing businesses and institutions in the Harbor Bay Business Park and could bring on security problems. On September 17, 2018, the Harbor Bay Business Park Association sent a letter to the Alameda Planning Board urging the Planning Board to recommend against Zoning Text Amendments that would allow cannabis dispensaries to locate and operate within the CM-PD zoned Harbor Bay Business Park. A copy of that letter was included in your packet for the October 16, 2018 Meeting.

After reviewing the Staff Report, the Fee Study, the Map of Zones, and the draft Resolution and Ordinances for Agenda Item 6-G on the Council's October 16, 2018 Meeting Agenda, the Board of Directors of the Harbor Bay Business Park Association authorized and directed its President Joseph Ernst to send this follow-up letter to the City on behalf of the Harbor Bay Business Park Association expressing the concerns of the Association's members about allowing cannabis retail businesses or dispensaries in the Harbor Bay Business Park.

The Harbor Bay Business Park Association acknowledges that the City is pursuing legitimate policy objectives in making the City's Municipal Code and Zoning Code comply with State laws that regulate cannabis businesses and in structuring new regulatory fees to cover the anticipated costs the City will incur in processing applications for permits and approvals of proposed cannabis business operations. However, our Association that represents the property owners and businesses in the Harbor Bay Business Park is very concerned that cannabis retail businesses and dispensaries are incompatible with the business operations currently in the Business Park --- offices, research and development, advanced manufacturing, life science laboratories, schools, day care centers, churches, institutions, and

hotels ---- and the plans for development of the remaining vacant parcels as part of a high quality community of businesses. The draft Ordinance amending the Municipal Code for Cannabis Businesses recognizes that commercial cannabis business operations may well adversely impact nearby businesses with offensive odors, trespassing, theft, violent encounters over attempted stealing of plants, fire hazards, increased crime in and about dispensaries, robberies, nuisance problems, and other negative impacts on nearby businesses. We do not have commercial retail outlets in the Harbor Bay Business Park, and our Association is strongly opposed to the City enacting regulations that would permit the retail distribution, transportation or sale of medical and recreational cannabis in the Harbor Bay Business Park.

The Harbor Bay Business Park Association strongly recommends that the City Council in its voting on this matter not approve “Adding Medical Dispensary” on the Zoning Map for the C-M Zone of the Harbor Bay Business Park, and also make specific exceptions for the Harbor Bay Business Park in the draft Resolution and Ordinances amending the Alameda Municipal Code and certain portions of the Zoning Ordinance to conditionally permit cannabis retail businesses in the C-M Commercial-Manufacturing Zoning Districts.

Sincerely,



JOSEPH ERNST
President of the Harbor Bay Business Park Association

LARA WEISIGER

From: Alan Teague <alan@alameda.morphdog.com>
Sent: Sunday, October 14, 2018 9:28 AM
To: Trish Spencer; Malia Vella; Frank Matarrese; Jim Oddie; Marilyn Ezzy Ashcraft
Cc: City Clerk
Subject: Item 6-G Clarification of Definition for Cultivation

Mayor, Vice Mayor and Council Members,

As you will be amending the Regulatory Ordinance, please take this opportunity to correct one definition in this ordinance:

6.59-3 Definitions

j. "Cultivation" means the production of clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of Cannabis to mature plants. It shall not include any activity involving the planting, growing, harvesting, drying, curing, grading, trimming, or processing of Cannabis, which is prohibited.

To match what is in the existing Zoning Code:

30-10.1 Commercial Cannabis Uses

c. Permitted uses

4. Cannabis cultivation means the production of clones, immature plants, seeds, and agricultural products used specifically for the propagation and cultivation of cannabis to mature plants. Except as provided for in the preceding sentence, cannabis cultivation shall not include any activity involving the planting, growing, harvesting, drying, curing, grading, trimming, or processing of cannabis, which is prohibited.

Recommended change to Regulatory Ordinance:

Amend 6.59-3 Definitions as follows:

j. "Cultivation" means the production of clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of Cannabis to mature plants. **Except as provided for in the preceding sentence, cannabis cultivation** ~~It~~ shall not include any activity involving the planting, growing, harvesting, drying, curing, grading, trimming, or processing of Cannabis, which is prohibited.

Thank you for working on this very important issue,

Alan Teague
Alameda Resident