

MAIN STREET SUPPLY, LLC
2394 MARINER SQUARE DRIVE #119
ALAMEDA CA 94501

January 25, 2019

VIA ELECTRONIC MAIL

Members of the Planning Board
c/o Economic Development Division
City of Alameda
2263 Santa Clara Avenue, Room 120
Alameda, CA 94501-4477

RE: Permit Application Number: PLN18-0410;
1528 Webster Street, Alameda, CA 94501

On July 3, 2018 Main Street Supply (“MSS”) received notice from the City of Alameda (“City”) of the conditional award of the limited privilege to apply for a Cannabis Business Operating Permit (Cannabis Dispensary).

Pursuant to that conditional award, MSS is pleased to provide this application for a Conditional Use Permit for purposes of exercising the conditional award at the property located at 1528 Webster Street in Alameda, California (the “Property”).

PROJECT DESCRIPTION

The parcel comprising the project site is zoned Community Commercial (C-C) and approximately 4,550 square feet. The project will utilize an existing two-story building that was a former credit union. The project is seeking a conditional use permit to allow cannabis retail, as conditionally permitted in the C-C Zoning District (AMC Section 30-10.1(g)4). As stipulated in AMC Section 6-59.10(e) – Operational Radius, the project site is not located within a 1,000-foot radius of a public or private school serving grades K-12 and not located within a 600-foot radius of sensitive uses.

As shown in the project plans, separate rooms are provided for the receipt of supplies and for the distribution of cannabis to recreational users, qualified patients, and/or primary caregivers (AMC Section 6-59.5(a)).

ABOUT MAIN STREET SUPPLY

MSS is a 100% locally-owned and focused organization that is operated by a group of business owners, and cannabis industry and operations experts. Our team is uniquely suited to operate a commercial cannabis business in Alameda, due both to our years of industry operations experience and to our experience as community residents and business owners.

With years of combined cannabis cultivation, processing and retail operations experience, our team understands how to operate a compliant business with strict adherence to regulations, industry standards and best practices, while also maintaining a focus on enhancing customer and patient experience.

Our team members have been key to the legalization of cannabis, authoring the laws and regulations to regulate use in California. We have significant experience operating cannabis businesses across California and specifically in the Bay Area.

INTENDED USE

Pursuant to California B&P Section 26050, we are applying for a Type-10 A and Type-10 M licenses at the local and state level. Under this license, MSS intends to conduct retail sales, delivery and on-site consumption of cannabis to qualified individuals. Per AMC Section 6-59.10(f), on-site consumption will only occur in interior areas of the facility.

LOCAL HIRE PROGRAM

MSS will have a local hire program built upon the fundamental value of recruiting from communities that may be traditionally underrepresented. We are partnering with Alameda Point Collaborative (APC) to work with their job placement program. We are also conducting outreach activities to other potential partners, including veterans' organizations, local colleges and communities that have been disproportionately impacted by the failed war on drugs.

This outreach will occur through multiple platforms, including each organization's existing outreach methods as well as job postings across different channels. Because we know a significant portion of low-income communities access the internet on their cellphones, rather than with a computer, all application materials will be made as user-friendly as possible and be mobile optimized to ensure ease of application.

We plan to scale the total number of employees over the first 5 years to a total of 20 positions and hire 100% local. Given our labor partnership, these employees will receive a living wage and benefits as stipulated by the union.

Our employee estimates are as follows:

- Y1 – 6 full-time and 3 part-time
- Y2 – 8 full-time and 4 part-time
- Y3 – 10 full-time and 5 part-time
- Y4 – 12 full-time and 6 part-time
- Y5 – 14 full-time and 7 part-time

Available Job Pathways:

Our organization is committed to promoting from within and we will strive to matriculate all of our employees from budtender to general manager. This commitment is real, with a clearly articulated pathway that includes ongoing training for all employees, quarterly performance reviews to provide constructive feedback on job performance and opportunities for advancement, and an annual planning meeting for all employees. The goal of this annual all staff meeting is two-fold: (1) to ensure all employees understand the clear job pathways within the company; and (2) to boost motivation and morale by providing them an opportunity to contribute to the process.

Additionally, we plan to offer tuition assistance and to develop a scholarship program that will entirely pay for the cost of tuition to employees who qualify.

COMMUNITY BENEFITS PROGRAM

We share the City's priority of maintaining quality of life for residents. We plan to advance this by reinvesting a percentage of the dispensary's profits into a Community Investment Fund (CIF), resulting in tens of thousands of dollars for community services and programs. Below is a brief summary of planned engagement.

- We are working with the APC to help serve the needs of Alameda's low-income populations. We will allocate approximately 40% of CIF funds to APC. In addition to monetary contributions, we will integrate human resources into APC's programs and partner with APC's job training program to hire employees.
- As a responsible business, it is our obligation to provide education regarding how cannabis affects our bodies. We will allocate approximately 40% of our CIF to empowering parents and teachers with the tools necessary to protect children.
- Our ownership, management, and employees will volunteer time to local causes including APC. Employees will receive an annual allocation of PTO hours for volunteerism. Management will also organize company volunteer days for team bonding and community strengthening.

- We will explore a partnership with the City that allocates CIF funds to local projects and programs that are City priorities.

HOURS OF OPERATION

The hours of operation for MSS will be consistent with AMC Section 6-59.10(n) which states that the hours of operation for all Permittees may be between the hours of 7:00 a.m. to 9:00 p.m. and that for all permitted facilities any delivery distribution or pick up of a substantial amount of cash Cannabis or Cannabis Product shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

PARKING PLAN

Abrams Associates is preparing a trip generation analysis to demonstrate the project will not increase parking demand over the previous bank use of the building.

SECURITY PLAN

MSS has developed an updated Security Plan that addresses the intended use for this project. Due to the sensitive nature of such security operations, MSS would like to submit that information in a manner that will protect the sensitive details from public disclosure as appropriate.

MOVING FORWARD

MSS appreciates that this is the first use permit that the City of Alameda will be issuing for a cannabis use and looks forward to working with the members of the Board and Staff in a collaborative manner in what is the first process of its kind. Please do not hesitate to contact us with any questions. I can be reached via email at dustin@mstreetstrat.com or via telephone at (831) 917-2533.

Sincerely,



Dustin Moore
Chief Compliance Officer
Main Street Supply, LLC