

From: Ariana Adame
To: Jobi Aceves
Cc: Stephanie Ocasio; William Crew; Michael McDowell
Subject: 4th Opposition Correspondence - FW: Opposition to P21-0273
Date: Tuesday, May 11, 2021 4:52:51 PM
Attachments: image001.png

Hi Jobi,

We have received a 4th opposition correspondence for the same project. Can you distribute this letter in opposition to the proposed project at 7616 Pacific Avenue, Item 5.2 of this week's Planning Commission Agenda:

5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)



From: Sunset Services <sunsetservicesagencyllc@gmail.com>
Sent: Tuesday, May 11, 2021 2:19 PM
To: Ariana Adame <Ariana.Adame@stocktonca.gov>; CC - City Clerk <City.Clerk@stocktonca.gov>
Subject: Opposition to P21-0273

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Commissioners,

It has come to my attention that there is consideration for a new discount cannabis store in the Hammer Ranch Shopping Center. I am writing to encourage DENIAL of another dispensary in this shopping center. Reasonable commercial landlords and commissioners do not put more than one type of business into a shopping center as it reduces revenue and creates price wars with competing businesses in the same shopping center.

Businesses that are subject to competing with their neighbors in the same space often result to discount pricing which drives in less than favorable clientele to the area and reduces the amount of profit these businesses ultimately generate. This will only serve to reduce the revenue that the community and staff will have to benefit from.

Another dispensary will NOT create healthy competition, it will effectively close down an already established dispensary in the center that followed all the required steps to operate in the community which provides jobs and steady tax, licensing dollars to the community. Cannabis is not your average type of business, it needs to be looked at as a liquor store, strip club or discount chain stores. Placing multiple of the same types of the aforementioned businesses drives down the area esthetic, attracts a lower level of consumer, increases vandalism, loitering, littering and crime in any given area. Stockton does not need more of the low price shoppers who always will require more police presence to centers that are geared towards price war discounting and discount shopping. While one liquor store, one dispensary, one gentlemen's club, one discount store is a service for the community multiples have shown to change the dynamic of community in unfavorable ways.

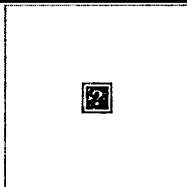
I would ask the commission to think about the types of areas I have mentioned and ask themselves if they want to contribute to this shopping center being a place where it places an EXISTING BY THE BOOK QUALITY business out of business by allowing a discount dispensary to attract bargain basement shoppers from a company that failed seek all the regulatory processes by looking for loopholes and shortcuts for approval and thereby harming an existing business in the local community.

The investment I have made into Zen Wellness Gardens was due to the commitment to follow proper procedures for licensing and approvals. It would be a shame to hear that the commissioners would approve a company who does not have the same commitment and seeks to directly harm an existing business in the community.

Respectfully asking that the commission DENYS the second dispensary in the Hammer Ranch shopping center.

--

Sarah Seigart
Sunset Services Agency LLC
760-953-3072
sunsetservicesagencyllc@gmail.com



Ariana Adame

From: Brandy Renee <brandy.stephens15@gmail.com>
Sent: Tuesday, May 11, 2021 9:12 PM
To: CC - City Clerk
Subject: Dispensary

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I wanted to share my opinion on the dispensary possibly opening in the same lot as Zen Garden Wellness. I find it unnecessary to have two right next to each other, it's unfair to Zen Garden especially since they already have a clientele. There is already another dispensary on Hammer lane, Packs. Having three dispensary's on the same street in that kind of business is out disrespectful.

From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komaneec](#); [Gabriel Searcy](#)
Subject: New eComment for Planning Commission
Date: Wednesday, May 12, 2021 12:28:16 PM
Importance: High

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SpeakUp

New eComment for Planning Commission

Guest User submitted a new eComment.

Meeting: Planning Commission

Item: 5.1 21-0301 REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A SEVEN (7) LOT SUBDIVISION AT THE EXISTING ROBINHOOD PLAZA SHOPPING CENTER AT 5756 AND 5606 PACIFIC AVENUE (APNS 102-270-060; -070; -080; -090; -100) (APPLICATION NO. P20-0237)

eComment: TOO MANY DISPENSARIES IN ONE SHOPPING CENTER!!

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komanee](#); [Gabriel Searcy](#)
Subject: New eComment for Planning Commission
Date: Tuesday, May 11, 2021 8:37:12 PM
Importance: High

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SpeakUp

New eComment for Planning Commission

Guest User submitted a new eComment.

Meeting: Planning Commission

Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: I work inside the shopping center. We do not need additional traffic that will take away from the safe and steady flow we currently maintain. Please deny! What benefit will it be to add an additional dispensary just feet away? Two dispensary's next to each other next to a bank near the post office? Too many things going on...not enough space. Not safe. Not recommended.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komanee](#); [Gabriel Searcy](#)
Subject: New eComment for Planning Commission
Date: Tuesday, May 11, 2021 8:32:29 PM
Importance: High

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SpeakUp

New eComment for Planning Commission

Guest User submitted a new eComment.

Meeting: Planning Commission

Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: A second large dispensary with such close proximity to the existing one alongside the bank and grocery store will create unnecessary unsafe congestion. The parking area gets congested on a busy Monday let alone Friday with an added dispensary. PLEASE DENY!! Our community doesn't need another dispensary in the same shopping center!

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komanee](#); [Gabriel Searcy](#)
Subject: New eComment for Planning Commission
Date: Tuesday, May 11, 2021 8:28:54 PM
Importance: High

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SpeakUp

New eComment for Planning Commission

Guest User submitted a new eComment.

Meeting: Planning Commission

Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: I live and work in the area, and regularly go to that shopping center. I don't think it is appropriate to have large dispensaries in such close proximity to each other. There's already one there, what possible benefit could a 2nd one bring, other than more cannabis to an area that's already well served. We love Zen Garden Wellness. We don't need another dispensary with such close proximity!!

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komaneec](#); [Gabriel Searcy](#)
Subject: New eComment for Planning Commission
Date: Tuesday, May 11, 2021 8:03:13 PM
Importance: High

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SpeakUp

New eComment for Planning Commission

Guest User submitted a new eComment.

Meeting: Planning Commission

Item: 4. PUBLIC COMMENT*

eComment: Dear counsel please do not consider putting another dispensary in my neighborhood! We as neighbors are trying to stay a nice quiet area & putting another dispensary will put a stop to our efforts. I would not like to visit my local post office or dollar store and have to deal with the negative traffic a dispensary like that would bring. I will not be able to shop at those stores with my children or get my groceries comfortably please reconsider putting another dispensary around my neighborhood!

[View and Analyze eComments](#)

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Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

May 10, 2021

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

Commissioners,

I am a property owner at the proposed site, and a representative of the dispensary business that would be disenfranchised as a result of this project. We are strongly opposed to the location of a new dispensary between our front door, and where customers park. We have worked hard to invest in our location, our community, and our identity; permitting another dispensary to operate from within our parking lot, and around our building, would be confusing to customers, and detrimental to business in the area.

I do not believe the vision of future Stockton should be one of Dispensary superstores lined up next to each other in shopping centers. I have heard Planning Commissioners express dissatisfaction over how many liquor stores had been permitted in the City, and how they preferred a balanced approach to cannabis. Yet in the midst of active Council and Commission conversations to focus that ordinance, Staff asks for a discretionary approval, practically under the roofline of another dispensary, without considering either; (A) community member input, or (B) the nearby serious and substantial opposition to this project.

The above opposition notwithstanding, there are several key issues with findings in the Staff report that should be addressed. These fallacies in the findings also support denial of the use permit.

I am sympathetic to the burden placed on Commission having to sort through project details on the dais. But as significant stakeholders in the area whose voices have not been heard, please carefully consider the following with our request to DENY the use permit for the proposed mega store.



Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

Support AGAINST Findings

Finding 2. The proposed use would NOT maintain or strengthen the integrity and character of the neighborhood;

The proposed use seeks to establish a cannabis mega-store, adjacent an already existing cannabis dispensary. ***You wouldn't put (2) Liquor stores right next to each other, don't do it with dispensaries.*** Doing so would forever pit two Cannabis license holders against one another. This will lead to price wars and unhealthy single-purpose commerce within the small end of a shopping center.

Permanently dedicating large chunks of SF to cannabis retail, right next to each other in the same shopping center does not create a balanced land use. This would result in almost 50% of all leasable SF on this end of the shopping center dedicated as **Cannabis-Only**.



Finding 3. The proposed use would NOT be consistent with the developing policies and land use objectives.

Clustering these uses is something the planning commission has sought to avoid during the permitting process. Approval at this site would set a bad precedent about co-location of these uses, and would forever



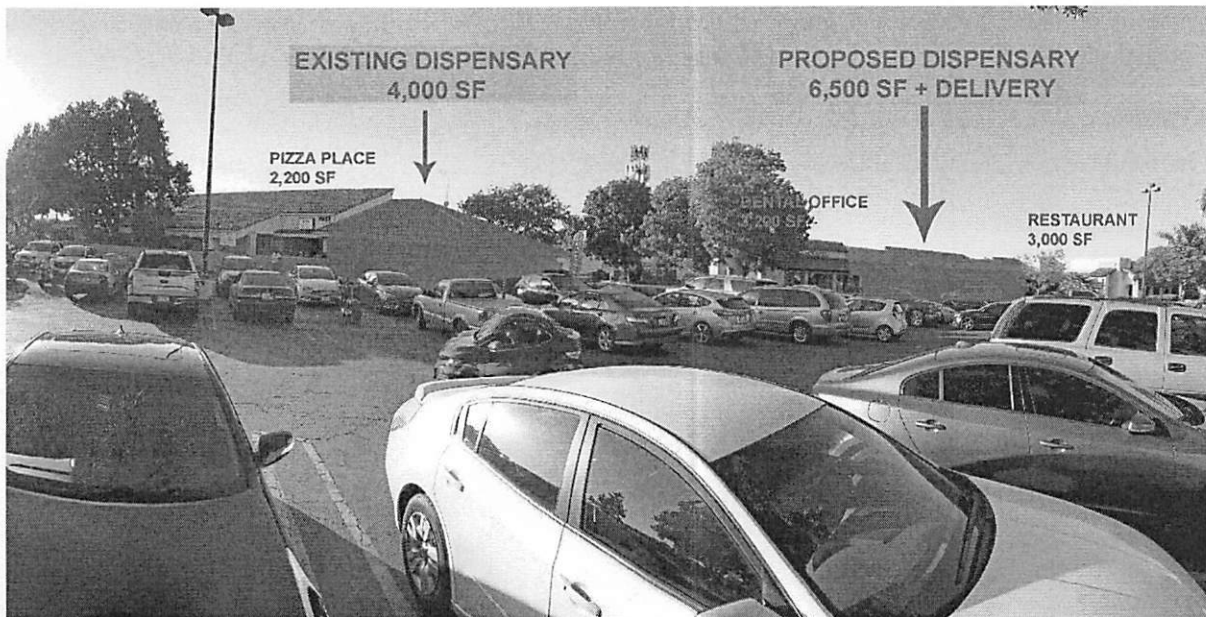
Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

change the character of this shopping center, by locking in such a large and permanent change to the use of retail square footage in this small end of the shopping center. This is all atop the already growing number of dispensaries approved to operate on Hammer lane. This would be the 5th, to locate along the main drag.

Staff recommendation is ignorant of Council and Commission efforts to balance the use and location of these uses in across the City. The majority of business interests in the area oppose this project, and it should not be approved

Finding 4. The site is NOT physical suitable for the type and intensity of use being proposed;

When we located our dispensary at this location just a couple years ago, it was a welcome addition to the center, the area benefitted from additional security, lighting, and commerce in the area. **Doing so now would NOT serve the same benefit.** Parking is already congested, there are other areas of the City that would greatly benefit from an anchor cannabis tenant, but this is not one of them.



Taken 5-7-2021 @ 5pm, Subject Site is NOT suitable for a duplicate intense use in such close proximity.



Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

Cannabis is an intense, special regulated use. Stacking these uses on top of each other, along with the duplicate personnel required to operate them, will create problems in the center. Add to that increased vehicular traffic from a delivery service operating from the center of high retail foot traffic area, and you can count on a detrimental impact to traffic flow and safety.

Additionally, the application does not consider overnight vehicle parking, which isn't allowed in the center, enclosed loading zones, or a traffic analysis. A second dispensary in the parking lot would not serve to increase retail opportunities, but rather intensity and focus a singular commercial element. This would be detrimental to the long-term vitality of an existing healthy shopping center.

Finding 5.6. The establishment of the proposed use at the location is NOT in the best interest, health, safety, peace, or general welfare of persons residing or working in the neighborhood of the proposed use, AND not compatible with EXISTING land uses in the vicinity.

This is not about Cannabis use, this is about the proliferation of these uses in such close proximity to each other. This doesn't offer new or varied retail options to customers, rather it will make serving the existing clientele more difficult. The overflow from parking would result in customers spilling into the surrounding businesses, and a need to travel much farther to and from vehicles with cash and/or cannabis. Security will be more challenging, especially considering most of the parking is not in view of the proposed site.



Low prices = long lines. Dispensary @ 3706 E Hammer Lane.

This type of commerce would not be healthy in one corner of the Hammer Ranch Shopping Center. It would interfere with existing retail, restaurants, bars, and grocery stores.



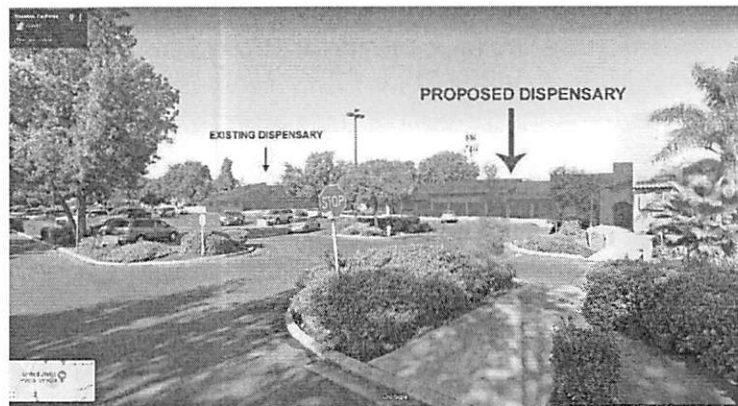
Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

Application was a sham

This process was not inclusive, neither the applicant nor staff engaged whatsoever with the community, or local property owners. There were no floorplans, no substantive discussions, this is just a land grab. No project materials were available for review, and there were no meetings. It seems the approval was decided by staff without regard for nearby stakeholders.

Equity as a substitute for land use?

We are informed, the army of lawyers and consultants running this project, will present the commission with a story about equity, and the applicant, who has been a ghost during this process. The stark reality- this group is a chain operator from San Francisco who will be hurting a locally Stockton owned business.



If equity is to be a component of review for this project, it should be noted, the owners of the existing dispensary are also rooted in equity, ***with a substantial portion of our company owned by both men and women of color, from Stockton.*** We support the applicant's desire to start their own business in the City, but would ask they pursue commercial opportunities outside of our parking lot.

We are local business owners who have made our employees, our reputation, and our City a priority. We have been good partners, and have delivered on the promises we made to the Commission at our hearing. We must rely on that same commission again, to be steadfast in that support, and DENY this project. Please do not disenfranchise existing local operators to bring in a mega-store next door.

Respectfully Submitted,



Corey Travis
Director, Zen Garden Stockton
corey@zen209.com

Abdallah Law Group, P.C.

May 11, 2021

Sent FedEx and Email

City of Stockton
Planning Commission
425 N. El Dorado Street
Stockton, CA 95202
Ariana.adame@stocktonca.gov
City.clerk@stocktonca.gov

RE: Application No. 21-0273

Dear Commissioners:

On May 13, 2021, the Commission will consider applicant Heng Heung's Retail, Non-Storefront Cannabis Business containing 6,500 square feet of commercial space located at 7616 Pacific Avenue, Unit A5 (the "Project"). For the reasons set forth below, we believe the Commission should deny the application.

Discussion: Spatial Buffer Between Dispensaries

Environmental interventions are, at their core, designed to change the locations where social problems occur and reduce negative outcomes. Because these approaches are so inherently tied to the places where these problems happen, location must be explicitly included as part of the strategy for evaluating the effectiveness of such interventions. Thus using spatial methods for the study of environmental methods is integral for determining if such approaches work. This has become especially true for evaluating policies regulating the proliferation of marijuana dispensaries since some argue that they increase crime, youth access to marijuana, and recreational marijuana use (*California Police Chiefs Association, 2009*).

A variety of environmental approaches have been enacted by states and local jurisdictions in an attempt to regulate the supply and distribution of marijuana, including restrictions on density and zoning of dispensaries. These location-based approaches are designed to prevent negative social problems that are perceived to occur around these dispensaries. Thus understanding the effects of these regulatory approaches on these problems are tied closely to empirically studying those environments where these problems transpire.

Municipalities are instead implementing a variety of regulations to limit the problems perceived to occur in and around these marijuana dispensaries (*California Police Chiefs Association, 2009*). These include environmental interventions limiting density of dispensaries

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May 11, 2021
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based on population, land use ordinances, building codes and permits, and hours of operation. Despite regulating dispensaries through many of these environmental interventions, no empirical studies have examined how the characteristics of these dispensaries and their environmental contexts are related to increased crime.

Further, despite the increasing number of states legalizing marijuana for medical and adult use purposes, there remains a dearth of research examining the effects of these policies on local communities. In California's case, regulating the dispensaries has been tasked to local jurisdictions. Throughout the state of California, cities and counties are struggling with developing ordinances to regulate dispensaries through land use policies or taxation through business permits. Yet, the lack of empirical research means that the effects of these policies on reducing problems thought to be associated with cannabis dispensaries (CDs) are largely unknown.

Distance Buffers

Distance buffers are designed to limit geographic availability of marijuana as well as reduce problems typically assumed to co-occur in proximity to dispensary locations, such as crime. The majority of states with licensing programs mandate distance buffers ranging from 300 feet to 1,000 feet between CDs and places associated with children, such as schools. Local jurisdictions have imposed similar distance buffers around residential zones (*Los Angeles Ordinance No. 181069, 2010; Phoenix Ordinance G-5573, 2010; Sacramento Ordinance 2010-038, 2010*) and/or places where children and families frequent, such as parks, youth-oriented facilities, cinemas, and places of worship (*La Paz County Ordinance No., 2011-02, 2010; Sacramento Ordinance 2010-038, 2010; The Lynn and Erin Compassionate Use Act, 2010*). Buffers are also set around establishments with potentially high-risk clientele, such as other CDs, alcohol outlets, and drug treatment facilities (*Denver Council Bill No. 34, 2015; La Paz County Ordinance No., 2011-02, 2010; Los Angeles Ordinance No. 181069, 2010; Sacramento Ordinance 2010-038, 2010*). Phoenix has the most conservative buffer, requiring 5,280 feet (~ a mile) between CDs. Similarly, San Francisco requires a 600 foot buffer between dispensaries and Los Angeles, a 700 foot buffer between dispensaries.

Location restrictions, such as zoning codes and distance buffers, have long been used to segregate activities and control for negative externalities. More recently, zoning restrictions have been used to protect residential populations from secondary effects such as crime and increased availability of unfavorable or controversial products associated with businesses that sell alcohol, tobacco, firearms, fast food, and pornography (*Ashe, Jernigan, Kline, & Galaz, 2003; Holder, et al., 2000; Papayanis, 2000*). In a multi-component community trials intervention, *Holder et al. (2000)* observed a decrease in high risk drinking and alcohol-related injuries when zoning regulations and distance buffers between alcohol outlets and public places, such as schools and parks, effectively limited alcohol access.

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Here, the most glaring issue regarding this Project is an unbalanced land use. In July of 2018, the cannabis dispensary, Zen Garden Wellness, opened in the Hammer Ranch Center at 7632 Pacific Ave, Stockton, CA 95207, which is the same shopping center and immediately adjacent to the proposed Project. Additionally, the City has since approved three more dispensaries, for a total of four on Hammer Lane.

Moreover, the Project would be the fifth on Hammer Lane; and with a population of over 300,000, pigeon-holing another CD adjacent to an already thriving CD has the hallmarks of clustering, as in a red light district. To be sure, clustering another very large CD into the same shopping center with restaurants and grocery stores will undoubtedly increase unnecessary safety concerns, let alone, diminish the commercial viability of Zen Garden Wellness by oversaturation and cannibalization of each other. You would not allow two major grocery retailers to go in side by side; thus, that same principle should apply here.

Conclusion

The undue concentration of CD's within a close proximity to each other may give rise to increased crime, high risk cannabis use and cannabis-related injuries. A majority of largely populated cities in California allowing CD's have imposed a spatial, geographic buffer between the locations of dispensaries to avoid undue impacts on other retail businesses in the community and eliminate clustering of cannabis retail businesses. Thus, the City of Stockton's willingness to allow retail cannabis dispensaries to be located within in the same geographical area without a measurable buffer may likely lead to:

1. increased community harm, i.e., crime, cannabis abuse, and cannabis related injuries; and
2. Co-locating may give rise to the need for increased police presence in that part of the community while decreasing police resources in others.

Therefore, it is respectfully requested that the Commission reject the application by critically considering the potential negative impact on the community's health and safety that the Project will bring due to its very close proximity to an existing cannabis dispensary.

Sincerely,

ABDALLAH LAW GROUP, P.C.



MITCH ABDALLAH

cc: Constance Carter
Dwight Buchanan

C.A.P.S Pizza & Tap House
7628 Pacific Ave.
Stockton, CA 95207

May 11, 2021

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

Planning Commissioners:

My name is Tyler, my wife and I own and operate a Pizza place in the shopping center, directly next door to the proposed project. We have been here for 3 years, and have worked hard through the COVID pandemic to stay open in wake of so many restaurant closures.

We share a parking lot with a dispensary, a retail store, and a dentist that services children and families. We also provide a family fun environment. While we appreciate our 1 dispensary tenant, and the security they brought to the area, we fear that dropping more of the same, into an already congested, area of the parking lot, will actually make it difficult to serve our customers.

We have seen the lines at other dispensaries in Stockton, like the one on Hammer Lane and 99, that kind of activity may work in large supercenters like Home Depot, but they don't in shopping centers where small business rely on customer traffic to survive.

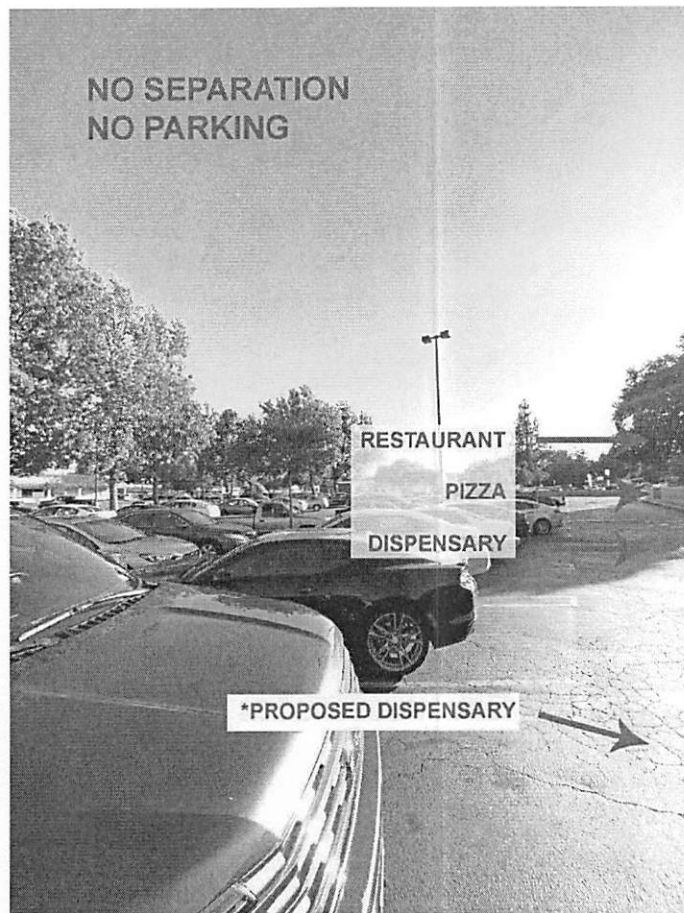
We have in-restaurant dining, curbside pickup, and a drive through bank that feeds into our lot. I can barely find a space for myself, wedging another dispensary into the same corner of our parking lot would hurt our business and overshadow the existing business owners who have been operating in good harmony.

Attachment C

C.A.P.S Pizza & Tap House
7628 Pacific Ave.
Stockton, CA 95207

Please support existing local business owners who have been here in good faith, and DENY this project.

Below is a photo of our parking lot. This middle aisle is adjacent my front door, and where my customers park. Adding a second dispensary which would operate in the same lot, would adversely affect our business, which is hard enough already.



Sincerely,

Tyler Wejmar

CAPS Pizza

Twejmar@gmail.com



Zen Garden Wellness
7632 Pacific Ave.
Stockton, CA 95207

May 12, 2021

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

Planning Commissioners,

My name is Melody and I am the General Manager of Zen Garden Wellness. I have been with Zen Garden since opening day and for 3 years, have worked hard through the COVID pandemic to control our site, build relationships with our clientele, and serve them well in our area seven days a week.

We share a parking lot with a retail store, Pizza place and a family dental office. I fear that allowing another large dispensary with such close proximity will strain our shopping center's accessibility, safety and damage the relationships we've built in good faith with our clientele through our 3 years.

We are concerned when we hear rumors of a major discount retailer like Cookies wanting to open within our parking lot. While we welcome healthy competition, placing a mega store next to a small business that is founded by an industry that's powered by supporting the community in a holistic approach, is not supporting our community's best interest. Allowing this to pass would make it really hard to survive, and effectively control our site and serve existing clientele in a safe, clean and organized manner.

This decision raises major flags, the most important is safety of both employees and surrounding businesses as there will be an increase of product transportation, delivery vehicular traffic, and loitering due to increased long lines and overall congestion within the shopping center. A mega store would completely change the area, and destroy our business.

I love my job, my team and the city of Stockton. Please don't ruin our business to start another, we've only been here a short time, and are recovering from working through the pandemic. A shock like this would be really hard on our community.

Please support existing local business owners who have been here in good faith, and DENY this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Melody Nouanhchanh', with a stylized, cursive script.

Melody Nouanhchanh

General Manager, Zen Garden Wellness

melody@zen209.com

05/13/21

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Re: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

I am writing to share why I oppose the approval of an additional cannabis dispensary within the Hammer Ranch Shopping Center.

I run a candle company with my sister out of my house right behind the post office off of Inglewood Avenue. I go to the post office in the Hammer-Ranch Plaza at least three times a week to get shipments out to my customers or to pick up my shipping labels. I was upset to learn about a potential dispensary opening up IN ADDITION to the one that is currently there. I know we have had Zen Garden Wellness there for a few years now and although they have brought reasonable life back into Hammer Ranch, any more than that will cause unsafe traffic, an overabundance of people and product vans carrying cannabis products.

WE NEED MORE DISPENSARIES BUT NOT IN THE SAME CENTER!

We should prioritize cleaning up or utilizing the area in a different more productive way. We still have a homeless population in the area and believe this move would benefit Stockton.

Would love to use the space in the neighborhood for anything else but another dispensary.

I OPPOSE.

Best,
Michelle Laud

May 12, 2021

Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

Planning Commissioners:

My name is Fabian Ordaz, I grew up in the area and live nearby. As the Assistant Manager of Zen Garden, the existing dispensary at the proposed location, I have some concerns about this project. Having worked at this site in the past 3 years we have worked hard to create a safe and welcoming location within the center. Placing another dispensary in and around our building, will cause us to lose control of our own property and will put our business at risk.

In the past we have seen what happens to sales when new dispensaries open in the City , opening a mere few feet away will be detrimental to business and staff. Already fighting through a pandemic the last thing we need is to compete for customers with our next door neighbors.

Currently we share a parking lot with multiple surrounding businesses and already see heavy traffic making it difficult for staff and patrons to find a spot. Having 2 security companies, 2 sets of customers, 2 sets of employees, and only 1 small parking lot, along with increased vendor/delivery activity, traffic will be overwhelming to all in the Hammer-Ranch Plaza. This could be especially difficult for major retailer days and seasons when activity spikes.

Our team has cultivated a culture here that has challenged the stigma behind cannabis by offering a service based on knowledge and educating the public on every visit. We are driven by competition but strongly believe that placing multiple retailers within the same shopping center will not be healthy for our industry or community.

Sincerely,



Fabian Ordaz

Assistant Manager, Zen Garden Wellness

fabian@zen209.com

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

My name is Matt Kelley and I am writing to you to represent myself and family against your proposal to allow an additional dispensary and delivery service in the Hammer Ranch Shopping Center.

As a Stocktonian with multiple generations residing in Stockton, I am here to share why I oppose your proposal. Do us a favor and don't open up another cannabis shop. Amongst the many reasons such as Cannabis use, product transportation and medicated shoppers/DRIVERS, you will be increasing those conflicts by allowing an additional set of cannabis users and its clientele next door.

I have seen the one on E Hammer Lane and was disheartened to learn we are supporting that type of business. This type of business is not the kind of future Stockton I would like to see. I was under the impression Stockton placed a hold on allowing licensing to cannabis dispensaries yet here we are with four dispensaries, many delivery services (licensed and non) as you're trying to stack two large dispensaries next door to each other?

I do not feel comfortable raising my family in a city that allows an abundance of Cannabis use. I avoid the Hammer Ranch Center at all costs but have to go there at least once a week because my disabled brother's P.O. Box is there.

It's such a pain to see a nice shopping center with HUGE potential just handing the land off to the homeless, pit stop for truck drivers and security companies guarding cannabis next to a family dental office.

DENY! DENY! DENY!

Matt Kelley

05/13/2021

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Re: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

George Chen here writing you this letter is to express my opposition for the proposed additional cannabis dispensary and delivery service development located at 7616 Pacific Ave.

Current resident at Palms Apartments, I am quite fond of my ability to visit the Hammer Ranch just by walking. The ease of picking up last minute items at the Save Mart, late night Carl's Jr runs and the daily visit to my family's all time favorite restaurant Shogun Japanese Restaurant. This has been a routine of mine for years.

I am confident that the applicant's proposal is an unnecessary component of Hammer Ranch's continued success. An increase in the number of residents walking near a main street, businesses and bank means red flags for safety. I foresee trouble getting in and out of the shopping center with a proposed 2nd large dispensary place in an already compact lot.

Based on the quality of the dispensary on 3706 E Hammer Lane, Pack's, coupled with its need for a much larger shopping center than Hammer Ranch, these customers will likely cause havoc in the small sized shopping center.

In conclusion, I urge you to DENY this project. SAVE HAMMER RANCH CENTER FROM FAILING!

Sincerely,
George Chen

Planning Commissioners
Stockton Planning Commission
425 N El Dorado Street
Stockton, CA 95207

Subject: Opposition to P21-0273

NO to Multiple Dispensaries @ Hammer-Ranch Shopping Center

My name is Christina Norm,

I am writing to you to express my concerns about multiple dispensaries at Hammer Ranch Shopping Center.

I am writing to share with you that I only go to Zen Garden Wellness and have been doing so since they opened. I do not believe it to be a wise decision for our community to allow another dispensary to open next to an existing one. I appreciate what they do for me every time I go there. I am disabled and travel throughout the city running my errands in my electric scooter. I chose this dispensary because of the healthy foot traffic (I'm scared of getting robbed or followed as I have my personal items with me, on the side of my chair), the nice area, fellow customers and Zen's ability to make me feel healthy again. I avoid crowds, loud and unsafe areas and Zen is not one of those places. Although they do get real busy, the parking lot is just right for this one dispensary and surrounding businesses.

If you allow another dispensary with their delivery service to operate within feet from each other, I will have to stop coming to this shopping center all together. There will be too many cars, people, longer lines. I avoid Packs on E Hammer lane for those same reasons. The other two dispensaries are too far for me. This place is just right, why ruin this business and the healthy relationship we have with them? I'm happy we're getting another dispensary, but maybe a different part of Stockton or a few miles up? I'd love to visit the potential new spot, just not right next door and definitely not shut Zen down.

Please, please deny this! It is not good for anyone. Why do it? Shouldn't fix what's not broken.

Cheers,

Christina Norm

From: noreply@granicusideas.com
To: [Eliza Garza](#); [Katherine Roland](#); [Allison Lambertson](#); [Geoffrey Aspiras](#); [Miranda Komanee](#); [Gabriel Searcy](#)
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Meeting: Planning Commission

Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: Another dispensary is not needed in this area. Traffic getting in and out of that area is already hard, the homeless in the area more and more prominent and hard to eject, and it would ultimately cause more of a "show" if another store is erected. It makes no sense being in such proximity to the post office, either. The existing clientele at the existing shop seem to keep to themselves and stay respectful. Why risk the peace?

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eComment: I oppose to the second dispensary near the north side Pacific in Hammer Lane! My family and children live on this side of town and I believe that it will cause too much negative traffic in this area! We already have another sketchy dispensary on the northside & we don't want that type of traffic! We need to put more playground and fun activity centers over here for the children instead of cannabis clubs think of the children think of the citizens you have here! There is already enough! Thank you

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Meeting: Planning Commission

Item: 4. PUBLIC COMMENT*

eComment: I oppose to the second dispensary near the north side Pacific in Hammer Lane! My family and children live on this side of town and I believe that it will cause too much negative traffic in this area! We already have another sketchy dispensary on the northside & we don't want that type of traffic! We need to put more playground and fun activity centers over here for the children instead of cannabis clubs think of the children think of the citizens you have here! There is already enough! Thank you

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Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: I not only live near this facility but I also work around it too. Being that there is already one dispensary in the area, I do not feel that it is necessary to have a dispensary within feet of another one, Regardless of it being a delivery facility. Zen garden wellness has done a great job keeping its area clean, safe, and accessible to all the neighboring areas around it and I do not Believe that adding an additional dispensary would benefit the neighborhood.

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eComment: I don't think we need another dispensary in the hammer ranch shopping center. It will not benefit the community having two dispensary in the same location we already have a high volume of traffic as is.

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eComment: No need for second dispensary in same lot already packed parking lot. Zen garden already contributes to this location. Does not make scents. Competition is always good but not at same location.

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eComment: There are schools all over the area that you guys are considering please do not put a dispensary by my child's school thank you

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eComment: This would be an absolute terrible frustration not only for other shops in the plaza but also for consumers and employees. As an employee within The Hammer Ranch Shopping Plaza I DO NOT support this notion for a second dispensary directly next door to an existing dispensary. I think this would also increase crime rates within the area.

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eComment: There is no need to open a 2nd dispensary in the same lot at zen. It would be an inconvenience to park and the long lines.

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eComment: The Hammer-Ranch Plaza is not in need of another dispensary. The one currently there supports the community well. I believe it is out of pocket to try and put two right next to each other. The area will become too congested and a nuisance.

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Meeting: Planning Commission

Item: 5.1 21-0301 REQUEST FOR APPROVAL OF A TENTATIVE MAP TO CREATE A SEVEN (7) LOT SUBDIVISION AT THE EXISTING ROBINHOOD PLAZA SHOPPING CENTER AT 5756 AND 5606 PACIFIC AVENUE (APNS 102-270-060; -070; -080; -090; -100) (APPLICATION NO. P20-0237)

eComment: Please do not put another dispensary in Stockton and we have too many already. That is such a nice shopping center please don't destroy it with another cannabis club.

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Meeting: Planning Commission

Item: 4. PUBLIC COMMENT*

eComment: There is already too many dispensaries in our city! I oppose to this decision!

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Item: 5.2 21-0273 COMMISSION USE PERMIT TO ESTABLISH A RETAIL STOREFRONT CANNABIS BUSINESS AND AN ADMINISTRATIVE USE PERMIT TO ESTABLISH A RETAIL NON-STOREFRONT (DELIVERY ONLY) CANNABIS BUSINESS - ALL CONCERNING A 6,500 SQUARE FOOT COMMERCIAL SPACE AT 7616 PACIFIC AVENUE, UNIT A5 (APPLICATION NO. P20-0693)

eComment: I oppose. As a resident of the community I do not feel that adding an additional dispensary and delivery service with such close proximity to the other is practical. I will not have a place to park and easily access my meds. Traffic minimizes my ability to safely and efficiently travel through the shopping center I visit daily.

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eComment: Open the dispensary miles away from this one. Why have two big dispensary's right next to each other? That is unsafe, too much traffic, next to a bank, limited parking. Too close. I oppose.

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eComment: Not that location!! We need a different dispensary in a different location! Not next to an existing one! PLEASE DENY THIS!! THAT IS TOO CLOSE.

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eComment: I live and work in the area, and regularly go to that shopping center. I don't think it is appropriate to have large dispensaries in such close proximity to each other. There's already one there, what possible benefit could a 2nd one bring, other than more cannabis to an area that's already well served.

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eComment: As a resident of Stockton and worker in the shopping center, I oppose this. The area will be intensified with increased security and over populated small parking space. This makes me uneasy that we will be bombarded by increased cars and foot traffic just to go to work, shop for meds or bring my family to the pizza shop. One dispensary in the shopping center is all we need, it can get real busy as is.

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eComment: This is not practical. Two dispensaries shouldn't be so closer together. This area will be too congested..

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