

Harborside San Leandro  
1965 Marina Blvd.  
San Leandro, Ca. 94577

## **Introduction**

Harborside San Leandro is an affiliate company of Harborside Health Center (HHC). Harborside Health Center was one of the first medical cannabis dispensaries licensed by the City of Oakland, the first city in the United States to license medical cannabis distribution. Since its opening, Harborside has earned a worldwide reputation for establishing the gold standard for medical cannabis dispensaries and been granted numerous awards and honors. We now seek to bring our distinctive patient and community-centric approach to the City of San Leandro.

Harborside San Leandro (HSL) is seeking a Conditional Use Permit for the operation of a medical cannabis dispensary in the city of San Leandro, the first of its kind. Having already secured the only dispensary license issued by the City, HSL is ready to begin the process of tenant improvements at 1965 Marina Blvd. The proposed site is zoned IG and currently has a variety of accepted uses, Retail, Warehouse, and Manufacturing, to name a few. Pending City approval, HSL intends to improve the industrial appearance, refresh the façade, install state-of-the-art security equipment, complete site upgrades, and provide general support for the neighborhood through our good-neighbor practices.

## **Location**

Harborside San Leandro will be located at 1965 Marina Blvd., a multi-unit/tenant building. Other on site businesses include a tile and stone warehouse and a work apparel online retail store, both of which are friendly to our use. The overall size of the building is approximately 45,000 square feet, of which 15,000 square feet will be occupied by HSL. The facility's main point of entry will be on the South East side of the building, located on Verna Court, with its own storefront entrance and parking lot.

Parking at the site is currently vastly under-utilized as most tenants have very little traffic. The site has 68 parking stalls available for use, of which 44 are designated to HSL. Additionally, approximately 620 linear feet of street parking is available adjacent to the property on Verna Court. The neighboring properties are a variety of light industrial/commercial businesses situated in large multi-tenant projects.

There will be no structural changes to the building exterior; its appearance will be low key and consistent with neighboring businesses. Aesthetic improvements will include new paint, landscaping, improved parking, lighting, and signage. Exterior signage will be used to guide patients to the correct entrance and will be subject to approval by the city.

Harborside San Leandro will maintain a minimum of three licensed security guards on duty during all business hours and one during off-hours. A local security contractor will be hired to provide (unarmed) uniformed guard support to the HSL

Security team, and to assist in perimeter patrols as well as afterhours alarm monitoring. The building, and all rooms contained within, will be in strict compliance with fire, building, and health department code and requirements for fire alarm, suppression systems, and fire extinguishers. Consumption of medical cannabis, sale of alcohol and food, and congregation areas will not be allowed on premises. HSL will implement its good-neighbor policy, this includes the aforementioned, as well as daily trash clean up extending from the premises to Verna Ct. and along Marina Blvd. The overall impact of HSL on its immediate surroundings is expected to be overwhelmingly positive.

## **Operations**

Harborside San Leandro will operate similarly to a retail store, offering the same selection of reliable, lab-tested cannabis medicines and patient services that has made Harborside Health Center the most respected dispensary in the Bay Area. There will be no medicine intake, processing, or packaging on site. These critical functions will be handled by HHC in Oakland. This arrangement will allow HSL to operate more efficiently, reduce costs, and improve security by eliminating patient-cultivators entering and exiting the site with medicine in bulk. These transfers will instead take place at HHC, which has a spotless nine-year safety record.

HSL's proposed operating hours will be within 9am and 8pm. We anticipate an average of 25 patients per day in the initial months of operations. Patient visits are expected to grow gradually over an 18-month ramp-up period until reaching a steady average of 200 visits per day. The average patient visit is 10-15 minutes, depending on the individual needs or services being used. As has been the case with its Oakland dispensary, HSL expects that patient flow will be busiest on the weekends and in the evenings (after 6pm) during the workweek. This is optimal for the neighborhood as most surrounding businesses are most active during weekday hours.

HSL anticipates a starting staff of 15-18 employees, of which 12 are expected to be on site at any given time during operating hours. As with our other locations, staff will be encouraged and incentivized to carpool and use public transportation. Staff will be able to use the Links shuttle which stops at the corner of Marina and Verna Ct. Bus service is also available within 1.5 city blocks via Line 75.

Strict adherence to local regulations and state law will be a part of HSL's daily operations.