

Regional Planning Commission Transmittal Checklist

Hearing Date
Sept. 13, 2010
Agenda Item No. 5

Project Number: R2009-02108-(5)

Case(s): Conditional Use Permit Case No. 200900161

Planner: Phillip Estes, AICP
Principal Regional Planner 

- Factual
- Property Location Map
- Staff Report
- Draft Resolution / Draft Ordinance / 8.5x11 Map (ZC or PA)
- Draft Findings
- Draft Conditions
- Burden of Proof Statement(s)
- Environmental Documentation (Negative Declaration)
- Correspondence
- Photographs
- Aerial Image(s)
- Land Use Radius Map
- Tentative Tract / Parcel Map
- Site Plan / Floor Plans / Elevations
- Exhibit Map
- Landscaping Plans
-
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Reviewed By: Maria Marin 



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6435
PROJECT NO. R2009-02108-(5)
CONDITIONAL USE PERMIT NO. 200900161

PUBLIC HEARING DATE 9-13-10 at 6:30 PM	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT Mr. Leon San Blas	OWNER Olympic 2000 Investment Group, LLC	REPRESENTATIVE N/A
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PROJECT DESCRIPTION
 To establish a medical marijuana dispensary located in the C-2-BE (Neighborhood Business Zone), South Arcadia Zoned District.

REQUIRED ENTITLEMENTS
 Conditional use permit to authorize a medical marijuana dispensary located in the C-2-BE zone, pursuant to Title 22, Sec. 22.56.196.

LOCATION/ADDRESS
 4332 E. Live Oak Avenue, unincorporated Arcadia, CA 91006

SITE DESCRIPTION
 The site plan shows an existing 1,050 sq. ft. one-story commercial building (vacant) and a self-service car wash located on a 0.82 acre, triangular shaped lot. There are 18 parking spaces with one ADA parking space, and landscaping along the southern and western lot lines.

ACCESS E. Live Oak Ave. and S. Mayflower Ave.	ZONED DISTRICT South Arcadia
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ASSESSORS PARCEL NUMBER 8571-001-001	COMMUNITY Arcadia
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SIZE 0.85 Acres / 36,040 sq. ft.	COMMUNITY STANDARDS DISTRICT N/A
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	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant service station and car wash	C-2-BE (Neighborhood Business – Billboard Exclusion)
North	Residence	C-3 (Unlimited Commercial)
East	Residence	A-1 (Light Agriculture), C-1 (Restricted Business)
South	Single-family residence, RV storage, auto salvage/storage	A-1 (Light Agriculture)
West	Residence	A-1 (Light Agriculture)

GENERAL PLAN/COMMUNITY PLAN General Plan	LAND USE DESIGNATION 1 – Low Density Residential	MAXIMUM DENSITY 6 units per acres
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ENVIRONMENTAL DETERMINATION
 Class 3 – New Construction or Conversion of Small Structures

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Phillip Estes (pestes@planning.lacounty.gov)		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

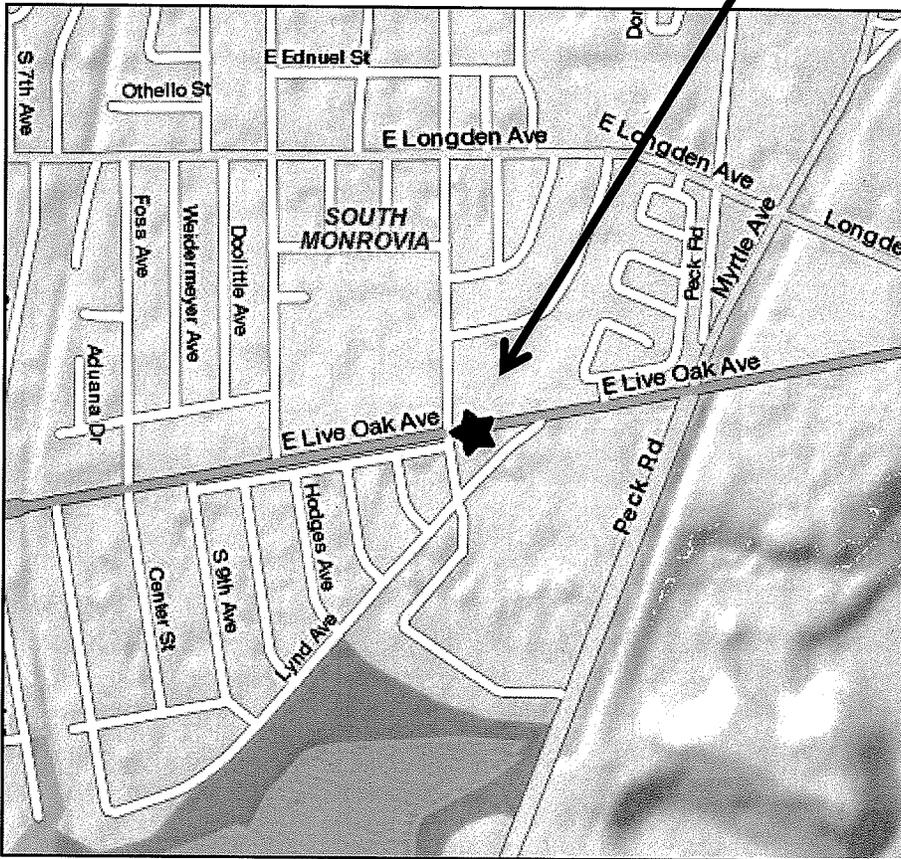
*(O) = Opponents (F) = In Favor

SUBJECT PROPERTY

4332 E. Live Oak Ave., South Arcadia

Project No. R2009-02108-(5)

CUP No. 200900161



VICINITY MAP

STAFF ANALYSIS

PROJECT NO.: R2009-02108-(5)
CONDITIONAL USE PERMIT NO.: 200900116

SUMMARY

The applicant, Mr. Leon San Blas ("Applicant"), has requested a conditional use permit to establish a medical marijuana dispensary ("Project") located in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone in the unincorporated community of South Arcadia, in the South Monrovia Islands.

The state of California Compassionate Use Act of 1996 and SB 420 decriminalized the medical use of marijuana. In 2006, the Board of Supervisors adopted an ordinance amending Title 22 (Planning and Zoning Ordinance) and Title 7 (Business Licenses) to regulate the establishment of medical marijuana dispensaries in the unincorporated area of Los Angeles County. The project proposes to establish a medical marijuana dispensary pursuant to the applicable provisions of Title 22 and Title 7.

The proposed project would be subject to the development standards for uses in the C-2-BE zone (Sec. 22.28.170) and the development standards for medical marijuana dispensaries provided by Section 22.56.196 of the Planning and Zoning Ordinance.

The subject property is located on E. Live Oak Boulevard, S. Mayflower Avenue and Lynd Avenue. There are residential uses within close proximity to the project. The Department of Regional Planning ("Department") has received correspondence from concerned community members. Many residents and property owners in the vicinity have indicated their opposition to the project.

PROPERTY DESCRIPTION

Location: 4332 E. Live Oak Blvd., South Arcadia Zoned District.

Physical Features: The property is a 36,040 sq. ft. triangular-shaped parcel developed with a one-story 1,050 sq. ft. commercial building and a self-service car wash. The car wash is in service and operating. Property access is from each of the three street frontages: E. Live Oak Blvd., Mayflower Ave. and Lynd Ave.

ENTITLEMENT REQUESTED

Pursuant to Sec. 22.56.196 and Sec. 22.28.120, the applicant has requested a conditional use permit to establish a medical marijuana dispensary in the C-2-BE zone.

The proposed use is regulated by the County in accordance with the California Compassionate Use Act of 1996 and SB 420, which permits local governments to regulate the "safe and affordable distribution" of marijuana for medical purposes.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) under the California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to Sections 22.60.174 and 22.60.175 of the zoning ordinance code, the community was adequately notified of the public hearing by mail, newspaper, sign posting, library notice and the Regional Planning department website.

EXISTING ZONING

Subject Property: C-2-BE (Neighborhood Business – Billboard Exclusion) zone.

North: C-3 (Unlimited Commercial), R-3-P (Unlimited Residential – Parking),
R-A (Residential – Agriculture)

South: A-1 (Light Agriculture), City of Monrovia

East: A-1 (Light Agriculture), C-1 (Restricted Business)

West: A-1 (Light Agriculture)

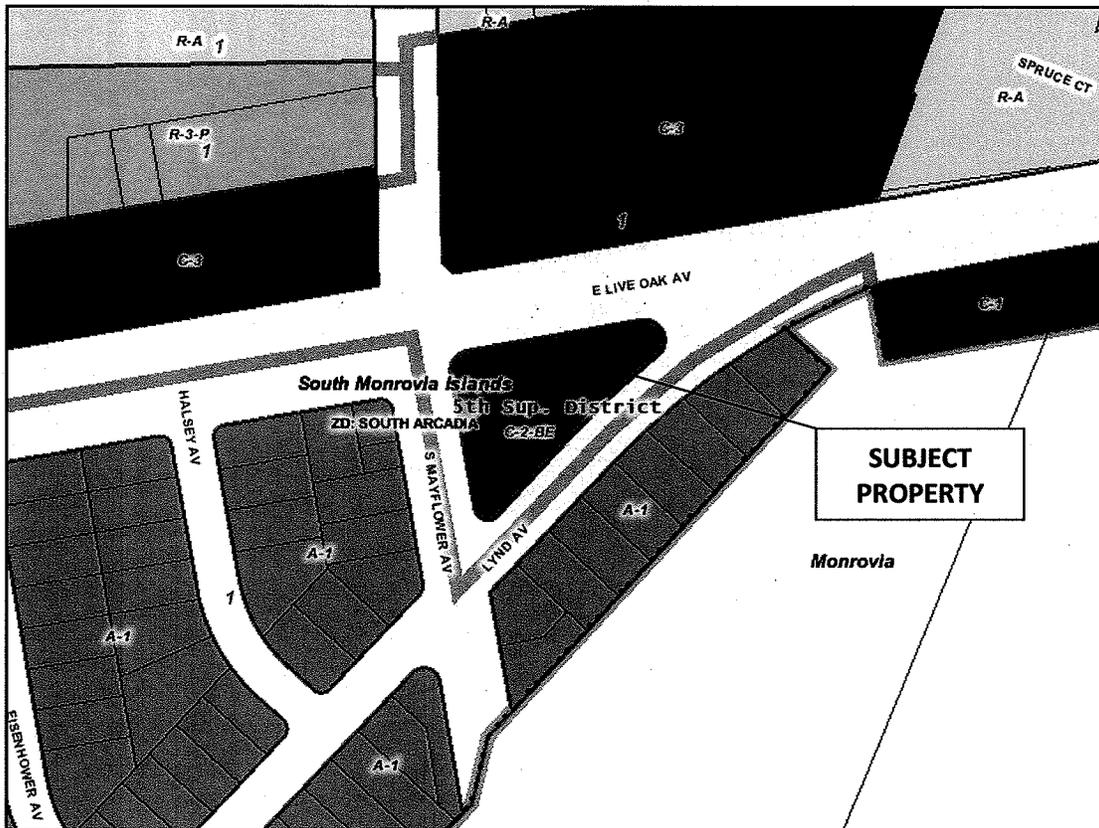


Figure 1 - Zoning and Land Use Plan Map

EXISTING LAND USES

Subject Property: Commercial building (vacant), self-service car wash and parking lot.

North: Commercial, residential mobile home park
South: Residential single-family, RV storage, automobile storage
East: Commercial, residential
West: Residential single-family



Figure 2 - Subject Property

PROPOSED SITE PLAN

The site plan shows an existing 1,050 sq. ft. one-story commercial building (vacant) and a self-service car wash located on a 0.82 acre, triangular shaped lot. The project would be located within the existing commercial building. No new construction is proposed. The car wash is currently in service and operation. There are three diesel gas pumps, currently not in operation.

There are 18 proposed parking spaces and one ADA parking space. There is a landscaped strip with a 3 ft. high block wall along the southern and western lot lines. Access is from E. Live Oak Blvd., S. Mayflower Ave., and Lynd Avenue.

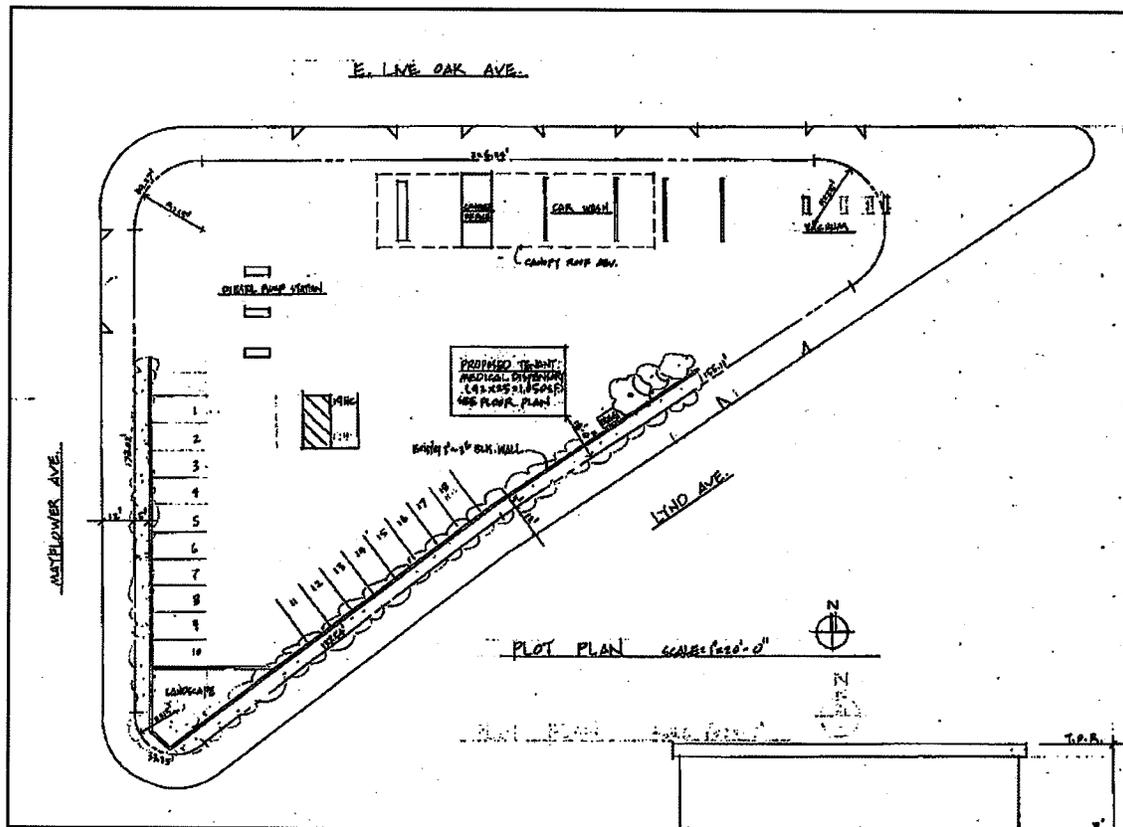


Figure 3 – Proposed site plan

PREVIOUS ZONING CASE HISTORY

Conditional Use Permit No. 92-244 authorized a car wash and service station in 1993. Nonconforming Review Permit No. 94-008 authorized the continued use of diesel fueling station for large vehicles and trucks in 1995.

GENERAL PLAN ANALYSIS

The General Plan land use map identifies the subject property as Low-Density Residential (1), suitable for single-family residential units with a density range of one to six units per gross acre.

The following General Plan land use goals and policies are applicable to the subject property:

Policy: Preserve sound residential areas and protect them from intrusion of incompatible uses.

Due to insufficient buffer distance to adjacent to single-family residences 60 ft. to the south and 80 ft. to the west. The project at the proposed location is not consistent with this General Plan policy. The proposed use is not well-suited adjacent to single-family residences.

Policy: Assure that new development is compatible with the natural and man-made environment by implementing appropriate location controls and high-quality design standards.

Given the adjacent proximity to single-family residences, the proposed use at this location is not sufficiently buffered in distance and is not compatible.

Policy: The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

Given the adjacent proximity to single-family residences to the south and west, the proposed use at this location is not sufficiently buffered in distance and is not suitable with the adjacent residential character.

Policy: To coordinate land use with existing and proposed transportation networks.

The property is located on East Live Oak Blvd., a major thoroughfare with adequate access to existing transportation networks.

Policy: To provide a land use decision-making process supported by adequate information and ongoing citizen participation.

The conditional use permit public notice policy in the Fifth Supervisorial District requires that property owners located within 1,000 ft. of the subject property be notified by mail of a public hearing. The public notice was mailed to property owners located within 1,000 ft. of the subject property, a hearing notice sign was posted at the property and a notice was published in two daily newspapers.

DEVELOPMENT STANDARDS

Pursuant to Section 22.28.120 of the zoning ordinance, a conditional use permit is required to authorize the proposed use in a C-2-BE zone and subject to the following development standards.

Development Standards in the C-2-BE Zone			
Development Standard	Required	Provided / Proposed	Standard Satisfied?
Lot Coverage	90% maximum lot coverage = 32,436 sq. ft. maximum lot coverage.	10% or 3,550 sq. ft. lot coverage.	Yes
Building setback	No building setback required.	18 ft. from south property line.	Yes
Landscaping	10% minimum lot area = 3,604 sq. ft. of landscaping.	5% (+/-) or 1,763 sq. ft. of landscaping.	No
Parking	1 space per 250 sq. ft. of floor area = 4 parking spaces, plus one ADA space.	18, plus 1 ADA parking space.	Yes
Height	35 ft. maximum height.	14 ft.	Yes
Outside Display	All display must be within an enclosed building.	None proposed.	Yes
Outside Storage	Outside storage not permitted.	None proposed.	Yes
Billboards	Billboard advertising is prohibited.	None proposed.	Yes

OPERATING STANDARDS

The proposed use is subject to Section 22.56.196, which provides for operating standards for medical marijuana dispensaries:

Operating Standards for Medical Marijuana Dispensaries			
Operating Standard	Required	Proposed / Provided	Standard Satisfied?
Location	May not be located with 1,000 ft. of a school, playground, park, youth facility, child care facility, place of religious worship or library.	None located within 1,000 ft.	Yes.
Signs	Limited to one wall sign, 10 sq. ft. maximum.	None proposed at this time.	Yes.
Hours of Operation	Limited to 7:00 AM to 8:00 PM.	10:00 AM to 8:00 PM	Yes.
Lighting	To the satisfaction of the Director.	Existing parking lot lighting and exterior	Yes.

Operating Standards for Medical Marijuana Dispensaries			
Operating Standard	Required	Proposed / Provided	Standard Satisfied?
		building lighting.	
Graffiti	Code requires removal within 24 hours of occurrence.	Would be required by a condition of approval.	Yes, as a condition of approval.
Litter	Removal of litter twice daily.	Would be required by a condition of approval.	Yes, as a condition of approval.
Prohibition of Alcohol Sales	The sale of alcoholic beverages is not permitted.	Not proposed.	Yes.
Edibles	Permitted to dispense edible forms of medical marijuana.	Not proposed.	Yes.
On-site Consumption	Permitted if certain standards are met.	Not proposed.	Yes.
Devices for Inhalation	Permitted, in accordance with state law.	Not proposed.	Yes.
Security	Security camera and a licensed security guard required.	Would be required by a condition of approval.	Yes, as a condition of approval.
Cultivation and Cuttings.	Cultivation not permitted. Cuttings may be kept and maintained for distribution.	Would be required by a condition of approval.	Yes, as a condition of approval.
Loitering	Ensure no loitering on premises.	Would be required by a condition of approval.	Yes, as a condition of approval.
Emergency Phone Number	Requires operator to distribute name and emergency contact phone number to those who request it.	Would be required by a condition of approval.	Yes, as a condition of approval.
Minors	Not permitted to persons under the age of 18, unless a qualified patient or is a primary caregiver, pursuant to state law.	Would be required by a condition of approval.	Yes, as a condition of approval.
Liability and Indemnification	Owners and operators must indemnify the County and assume liability.	Would be required by a condition of approval.	Yes, as a condition of approval.

REQUIRED BURDEN OF PROOF AND FINDINGS OF FACT

In addition to meeting the various development standards set forth above, the applicant is also required to substantiate all facts identified by Section 22.56.040 of the zoning ordinance. The Regional Planning Commission must make Findings set forth in Sections 22.56.090 and 22.56.196.D in order to authorize a conditional use permit to establish a medical marijuana dispensary.

BURDEN OF PROOF ANALYSIS

Upon reviewing the merits of this request and the criteria for granting a conditional use permit, staff is of the opinion that the applicant has not satisfied the Burden of Proof, as required by Section 22.56.040.

Conditional Use Permit Burden of Proof Analysis

1. That the requested use at the location will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare.

Applicant's Statement:

"The proposed use will not generate odors, noise, toxic fumes and will not store hazardous substances on-site. The proposed site is not located at "sensitive uses" (like: library, parks, churches, schools) within 1,000 feet." (sic)

Staff Comments:

Due to insufficient buffer distance in relation to nearby residential areas, the requested use is incompatible at this location and would likely adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The closest residential use is located 60 ft. to the south and 80 ft. to the west the proposed dispensary and the site is surrounded on three sides by single-family and other residential uses. There are 12 residences located within 100 ft. of the subject property.

2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Applicant's Statement:

"Live Oak Ave. is secondary highway and connected with FRWY 605 to serve proposed site easily. Other public or private serve facilities are easily access proposed site as well." (sic)

Staff Comments:

Although the size and configuration of the site would allow for the applicant to satisfy the applicable development standards (with the exception of the landscaping requirements,

which are not currently met), the prominent location of the project site at the intersection of multiple streets in the vicinity of residential uses, results in the project being insufficiently integrated into the surrounding area. Due to insufficient buffer to nearby residential uses, the proposed site is inadequate in order to effectively integrate the proposed use with established residential uses in the surrounding area.

3. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

Applicant's Statement:

"The lot size for proposed site is 36,040 S.F with 1,338 bldg. Floor area and carwash/vacuum and diesel fuel pump station. Trees and hedges with a 3' – 6' HT. conc. Clock wall around west and south boundary. Plenty of parking and loading spaces are enough to serve all existing and proposed use." (sic)

Staff Comments:

The size of the parcel is sufficient to accommodate anticipated traffic generated by the proposed use. Sufficient on-site parking is provided. The project will not unduly burden existing water, sewer and other public service facilities.

FINDINGS OF FACT

Section 22.56.090 sets for the findings of fact that must be met for all conditional use permit applications. Section 22.56.196 D. provides for certain additional findings of fact, which are required to be made in order to authorize a conditional use permit to establish a medical marijuana dispensary. The findings of fact required pursuant to Section 22.56.090 are similar to the required Burden of Proof analyzed above, however, for purposes of clarity, they are set forth in their entirety below.

Findings of Fact - Pursuant to Section 22.56.090 Conditional Use Permit

1. That the proposed use will be consistent with the adopted general plan for the area. Where no general plan has been adopted, this subsection shall not apply.

The proposed use at the proposed location is inconsistent with the following General Plan goals and policies:

Policy: Preserve sound residential areas and protect them from intrusion of incompatible uses.

Due to insufficient buffer distance to adjacent to single-family residences (60 ft. to the south and 80 ft. to the west), the project at the proposed location is not consistent with this General Plan policy. The proposed use is not well-suited adjacent to or compatible with single-family residences.

Policy: Assure that new development is compatible with the natural and man-made environment by implementing appropriate location controls and high-quality design standards.

Given the adjacent proximity to single-family residences, the proposed use at this location is not sufficiently buffered in distance and is not a suitable location.

Policy: The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns.

Given the adjacent proximity to single-family residences to the south and west, the proposed use at this location is not sufficiently buffered in distance and is not suitable with the residential character.

2. That the requested use at the location will not:
 - a. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - b. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - c. Jeopardize, endanger or otherwise constitute a menace to the public health, safety of general welfare.

Due to insufficient buffer distance in relation to nearby residential areas, the requested use at this location would likely adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The closest residential use is located 60 ft. to the south and 80 ft. to the west from the proposed dispensary, and the site is surrounded on three sides by single-family and other residential uses.

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Although the size and configuration of the site would allow for the applicant to satisfy the applicable development standards (with the exception of the landscaping requirements, which are not currently met), the prominent location of the subject property at the intersection of multiple streets in the middle of an area developed with residential uses, results in the project being insufficiently integrated into the surrounding area. Due to insufficient buffer distance to adjacent residential uses, the project site is not effectively integrated with established residential uses located in the vicinity.

4. That the proposed site is adequately served:
 - a. By highways or streets of sufficient width, and improved as necessary to carry the kind of quantity of traffic such use would generate, and
 - b. By other public or private service facilities as are required.

The size of the parcel is sufficient to accommodate anticipated traffic generated by the proposed use. Sufficient on-site parking is provided. The project will not unduly burden existing water, sewer and other public service facilities.

Findings of Fact - Pursuant to Section 22.56.196.D Medical Marijuana Dispensary

1. That the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.

Residential uses are located 60 ft. to the south and 80 ft. to the west. Due to insufficient buffer distance to adjacent residential uses, the project site is inadequate in order to effectively integrate the proposed use with established residential uses in the vicinity. The proposed use will adversely affect the economic welfare of the nearby community. The proposed use at the proposed location may negatively impact property values, and therefore, the economic welfare of the nearby community.

2. That the requested use at the proposed location will not adversely affect the use of any property used for a school, playground, park, youth facility, child care facility, place of religious worship or library.

The land use map submitted by the applicant indicates that there are no such uses located within 1,000 ft. of the subject property.

3. That the requested use at the proposed location is sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect said area.

The subject property is located adjacent to single-family residences. It is located within 60 ft. of residential uses to the south and within 80 ft. to residential uses to the west. It is insufficiently buffered in distance to established residential areas and may adversely affect nearby residential areas. Furthermore, the Sheriff has indicated "... numerous and documented instances of violence in and around MMD's.", which would adversely affect the immediate vicinity.

COUNTY DEPTS. AND OTHER JURISDICTIONAL COMMENTS

Los Angeles County Sheriff

Staff received correspondence dated August 5, 2010 from the county sheriff. The correspondence states in part, "store-front medical marijuana dispensaries... pose a significant threat to both public safety and the quality of life in our communities." The Sheriff has indicated "...numerous and documented instances of violence in and around MMD's."

Fire Department

The Fire Department has indicated that a "fire flow availability" approval is required in a letter dated July 13, 2010. A copy of this letter was mailed to the applicant on July 14, 2010 and August 24, 2010. As of the writing of this report, the Fire Department has not cleared the project.

Department of Public Health

The Environmental Health Division requested additional information related to food products, food sales, food preparation and ventilation. The application indicated that on-site consumption would not be permitted.

County Library

In a letter dated July 7, 2010, the county librarian expressed concerns "regarding any land use that could interfere with the community's use of the library."

City of Monrovia

In a letter dated August 4, 2010, the city indicated its opposition to granting this permit. The city indicated that a marijuana dispensary will have an adverse effect on the surrounding business district and residential neighborhoods resulting in public safety issues and economic concerns.

Monrovia Police Department

In a letter dated June 28, 2010 to the Board of Supervisors, the police department requested the Board initiate a moratorium on medical marijuana dispensaries and indicted opposition to granting the requested conditional use permit.

PUBLIC COMMENTS

At the time of this report, staff has received 362 e-mails, letters and telephone calls from persons opposing the project. A summary of the issues raised include fear of increased crime, decreased property values, the legality of medical marijuana, the close proximity to existing residential uses and children residing in the area.

Two e-mail letters were received in support of the project. The supporters advocate for the availability of medical marijuana and its use to help alleviate pain caused by terminal illnesses such as cancer and AIDS.

Monrovia Arcadia Duarte Town Council

In a letter dated August 17, 2010, the town council unanimously voted to "prohibit the approval of this conditional use permit."

SITE INVESTIGATION

Staff visited the site on June 15, 2010 and August 24, 2010. The project site is located on a triangular shaped parcel situated along E. Live Oak Blvd. The vicinity is characterized by low-density, suburban development. This area of East Live Oak Blvd. consists primarily of suburban, low-density residential housing on the south side with a mix of both residential and general commercial uses on the north side. General vehicular traffic was observed in the vicinity. No pedestrians were observed during the site visits.

Directly to the north across E. Live Oak Blvd., there is an existing mobile home park with approximately 51 units, as well as a liquor store and a vehicle smog test station. E. Live Oak Blvd. is a 100 ft. right-of-way and a major thoroughfare, serving both through and local traffic, including the neighboring residential neighborhoods.

The project site is bordered by single-family residences on the two sides of the subject property, which is separated by streets that serve both the project site and the residential neighborhoods.

To the south across Lynd Avenue and to the west across Mayflower Avenue are single-family residences that front on the respective streets and face the project site. Mayflower Avenue is an 80 ft. right-of-way. Lynd Avenue is a 60 ft. right-of-way. Both avenues primarily serve local vehicular traffic to the adjoining residential areas.

STAFF RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony or other evidence presented at the public hearing.

The analysis indicates that the Applicant has not substantiated the required burden of proof for a conditional use permit and, therefore, the required findings of fact cannot be made in order to approve the requested conditional use permit.

Low-density, residential uses are located 60 ft. to the south and 80 ft. to the west of the subject property. The project is not sufficiently buffered in distance to the adjacent residential areas in the immediate vicinity, so as not to adversely affect said area. The project at the proposed location will, therefore, adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

Furthermore, the Sheriff has indicated "... numerous and documented instances of violence in and around MMD's..." which would, therefore, adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area. The analysis indicates that the proposed use at the proposed location will negatively impact property values and the general economic welfare of the community.

Staff recommends DENIAL of Conditional Use Permit No. 200900161.

SUGGESTED MOTION

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION DENY CONDITIONAL USE PERMIT NO. 200900161."

Prepared by Phillip Estes, AICP, Principal Regional Planner
Reviewed by Maria Masis, AICP, Supervising Regional Planner

Attachments:

Draft Findings
Applicant's Burden of Proof Statement
County Dept. and Other Jurisdictional Correspondence
Objectors Correspondence
Supporters Correspondence
GIS Zoning Map
Land Use Map
Photographs
Proposed Site Plan

MM:PE
9/1/10

**DRAFT FINDINGS AND ORDER
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

PROJECT NO.: R2009-02108-(5)
CONDITIONAL USE PERMIT NO.: 200900161

REGIONAL PLANNING COMMISSION HEARING DATE:

September 13, 2010, 6:30 PM at Pamela Park, 2236 Goodall Avenue, Duarte, CA 91010

SYNOPSIS:

The applicant, Mr. Leon San Blas, requested a conditional use permit to establish a medical marijuana dispensary located in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone at 4332 E. Live Oak Avenue, South Arcadia Zoned District, Fifth Supervisorial District.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

September 13, 2010

To be completed after the proceedings.

Findings

1. The applicant, Mr. Leon San Blas, requested a conditional use permit to establish a medical marijuana dispensary in the C-2-BE zone.
2. The subject property is located at 4332 E. Live Oak Avenue, South Arcadia Zoned District, Fifth Supervisorial District.
3. The subject property has a lot area of 36,040 sq. ft. (0.85 acres) and is developed with an unoccupied 1,050 sq. ft. commercial building and a self-service car wash. The proposed use would operate within the existing 1,050 sq. ft. commercial building.
4. The subject property is classified as "1" Low-Density Residential in the Los Angeles County General Plan Land Use Map.
5. The subject property is located in the C-2-BE (Neighborhood Business – Billboard Exclusion) zone.
6. California state law (Compassionate Use Act of 1996 and SB 420) allows the use of marijuana for medicinal purposes. State law encourages local governments to plan for the safe and affordable distribution of marijuana to all patients in medical need of marijuana.
7. The Board of Supervisors adopted an ordinance to regulate the location and development of medical marijuana dispensaries in the unincorporated areas of Los Angeles County in 2006.
8. The Department of Regional Planning has determined that the proposed project would be exempt from the California Environmental Quality Act (CEQA) pursuant to a Class 3 Categorical Exemption.
9. The subject property is not located within 1,000 ft. feet of any school, playground, park, youth facility, child care facility, place of religious worship or library, as indicated on the applicant's land use map.

10. The subject property is located adjacent to Lynd Avenue (60 ft. public right-of-way) and Mayflower Avenue (80 ft. public right-of-way). Single-family residences are located directly across from the proposed use. The project at this location is not sufficiently buffered in distance or sufficiently integrated with the adjoining residential neighborhood and will be detrimental to the community.
11. The proposed use is located 60 ft. from residential uses. There are 12 single-family residences located within 100 ft. of the subject property.
12. The project is inconsistent with the General Plan policy to "Preserve sound residential areas and protect them from intrusion of incompatible uses." Due to insufficient buffer distance to adjacent to single-family residences, 60 ft. to the south and 80 ft. to the west. The proposed use is not well-suited adjacent to single-family uses and residential character.
13. The project is inconsistent with the General Plan policy to "Assure that new development is compatible with the natural and man-made environment by implementing appropriate location controls and high-quality design standards." Given the adjacent proximity to single-family residences, the proposed use at this location is not sufficiently buffered in distance and is not a suitable location with regard to established residential uses in the vicinity.
14. The project is inconsistent with the following General Plan policy, which stipulates, "The proposed use should be located so as not to invade or disrupt sound existing residential neighborhoods nor conflict with established community land use, parking and circulation patterns." Given the adjacent proximity to single-family residences to the south and west, the proposed use at this location is not sufficiently buffered in distance and is not suitable with the established residential character.
15. Staff has received 362 e-mails, letters and telephone calls from persons opposing the project. A summary of the issues raised include fear of increased crime, decreased property values, the legality of medical marijuana, the close proximity to existing residential uses and children residing in the area.
16. Staff received two e-mail letters in support of the project. The supporters advocate for the availability of medical marijuana and its use to help alleviate pain caused by terminal illnesses such as cancer and AIDS.
17. The Monrovia Arcadia Duarte town council submitted a letter dated August 17, 2010, in opposition to the proposed use.
18. The Sheriff's Dept. submitted correspondence dated August 5, 2010 concluding that the proposed use would pose a significant threat to public safety and the quality of life. The Sheriff indicated that there are numerous and documented instances of violence in and around medical marijuana dispensaries. Therefore, the proposed use will be detrimental to the health, peace, comfort or welfare of persons residing or working in the surrounding area.

19. The City of Monrovia submitted a letter dated August 4, 2010, indicated opposition to the proposed use. The city indicated that a medical marijuana dispensary will have an adverse effect on the surrounding business district and residential neighborhoods resulting in public safety issues and economic concerns. Therefore, the proposed use will be detrimental to the health, peace, comfort or welfare of persons residing or working in the surrounding area.
20. The Monrovia Police Dept. submitted a letter dated June 29, 2010, indicating opposition to the proposed use. The police dept. indicated that marijuana dispensaries present significant crime problems for communities. Therefore, the proposed use will be detrimental to the health, peace, comfort or welfare of persons residing or working in the surrounding area.
21. The notice of public hearing was advertised in the *San Gabriel Valley Tribune* and the *La Opinion* newspapers on August 12, 2010. A total of 272 public hearing notices were mailed to property owners located within the 1,000-foot radius of the subject property on August 11, 2010.
22. Case related information material, including the Notice of Public Hearing, Factual Sheet, and proposed Class 3 Categorical Exemption were mailed to the Live Oak Library, 4153 E. Live Oak Ave., Arcadia, CA 91006.
23. Pursuant to Section 22.60.175 of the County Code, the applicant posted the Notice of Public Hearing sign on or before August 13, 2010, thirty days prior to the public hearing date.
24. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Zoning Permits Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use is not consistent with the adopted General Plan for the area;
- B. That the requested use at the proposed location will adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;
- C. That the requested use at the proposed location will be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site;
- D. That the requested at the proposed location use will jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- E. That the proposed site, while adequately in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this title, is not adequately buffered or sufficiently integrated with adjacent residential uses in the vicinity;

- F. The proposed site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities as are required;
- G. That the requested use at the proposed location will adversely affect the economic welfare of the nearby community;
- H. The requested use at the proposed location is not sufficiently buffered in relation to the residential area in the immediate vicinity and will adversely affect the economic welfare of the community;

AND, THEREFORE, the information submitted by the applicant and presented at the hearing has not satisfied the required findings for a Conditional Use Permit as set forth in Sections 22.56.090 and 22.56.196, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact presented above, Conditional Use Permit. No. 200900161 is DENIED.

VOTE

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

MM:PE
9/1/10

R2 09-02108



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed use will not generate odors, noise, toxic fumes and will not store hazardous substances on site.

The proposed site is ^{not} located at "sensitive uses" (like: library, parks, churches, schools) within 1000 feet.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

Live Oak Ave. is secondary Highway and connected with FRWY 605 to serve proposed site easily. other public or private service facilities are easily access proposed site as well.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The lot size for proposer site is 36,040 s.f. with 1338 bldg floor area and car wash/vacuum and diesel fuel pump station.

Trees and Hedges with 3'-6" ht. conc. block wall around west & south side boundary. plenty of parking & loading spaces are enough to serve all existing & proposed use.

R2009-02108

R2009-02109-(5)

CUP 200900161

CORRESPONDENCE

COUNTY DEPARTMENTS AND OTHER JURISDICTIONS

Estes, Phillip

From: Nunez, Joseph B. (Lieutenant) [JBNunez@lasd.org]
Sent: Thursday, August 05, 2010 9:39 PM
To: Estes, Phillip
Cc: Fennell Jr., Joseph F.; Ornelas, Ralph G.; Branuelas, R Chris
Subject: MMD Zoning Permit Application

Importance: High
Sensitivity: Confidential

Phillip,

Thank you for allowing me the opportunity to share some of the current issues surrounding Medical Marijuana Dispensaries (MMD), particularly the Zoning Permit Application for 4332 E. Live Oak Avenue, South Arcadia.



Although we can appreciate the willingness of the applicant to follow the law, there is a litany of law enforcement concerns regarding store-front Medical Marijuana Dispensaries that pose a significant threat to both public safety and the quality of life in our communities. There are numerous and documented instances of violence in and around MMD's.

I hope this information helps you with this endeavor. If additional information is required, I can be reached at (562) 335-8088.

Thank you,

Joe

Joseph B. Nunez, Lieutenant
Narcotics Bureau
(562)946-7125



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040-3027

DATE: July 13, 2010

TO: Department of Regional Planning
Permits and Variances

PROJECT #: CUP R2009-02108

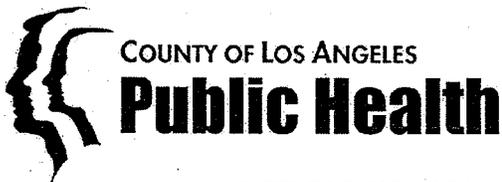
LOCATION: 4332 E. Live Oak Avenue, South Arcadia (Co.)

- The Fire Department Land Development Unit has no additional requirements for this permit.
- The required fire flow for this development is 1500 gallons per minute for 2 hours. The water mains in the street fronting this property must be capable of delivering this flow at 20 psi residual pressure. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- Verify and Flow test 1 6" X 4" X 2 1/2" fire hydrant, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- Comments: THIS PROJECT IS NOT CLEARED BY THE FIRE DEPARTMENT FOR PUBLIC HEARING.
- Water: 1. Verify and flow test the nearest existing public fire hydrant(s) to the property line. Two fire hydrants flowing simultaneously may be used to achieve the required flow if necessary.
- Access: Fire apparatus access is adequate as depicted on the Site Plan dated 07-13-2010.
- Special Requirements: THE FOLLOWING ITEM SHALL BE SUBMITTED TO THE FIRE DEPARTMENT LAND DEVELOPMENT UNIT FOR REVIEW AND APPROVAL PRIOR TO THE PUBLIC HEARING:
1. Completed original Fire Flow Availability form (Form 196).

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office at (323) 890-4243.

Inspector: **SCOTT JAEGGI**

Land Development Unit – Fire Prevention Division – Office (323) 890-4243 Fax (323) 890-9783



COUNTY OF LOS ANGELES

Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, MS, REHS
Acting Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov



BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

June 29, 2010

TO: Philip Estes, AICP
Zoning Permits II Section
Department of Regional Planning

FROM: Ken Habaradas, MS, REHS *KH*
Bureau of Environmental Protection
Department of Environmental Health

SUBJECT: PROJECT NO. R2009-02108, CUP 200900161
LOCATION: 4203 E. LIVE OAK AVE., SOUTH ARCADIA ZONED DISTRICT

- Environmental Health recommends approval of the CUP.
- Environmental Health does NOT recommend approval of the CUP.

This is in response to the Notice of Consultation for the above-referenced project that was forwarded to the Department of Public Health - Environmental Health Division for review and comment. The project involves a CUP to authorize a medical marijuana dispensary located in the C-3 zone, South Arcadia District.

Environmental Health has reviewed the information provided and is unable to recommend approval of the CUP until additional information requested below has been provided for further review:

1. Will the marijuana be sold as a food product (e.g. consumption of marijuana via eating baked products, drinking of tea made from marijuana, etc.)?
2. Will the project involve food sales and/or food preparation?
3. Will the project allow clients to smoke on-site? If so, is there adequate ventilation? Describe the type of ventilation equipment to be used?

If you should have any questions, please call me at (626) 430-5262.

KH:kh

R2009-02108

CUP 200900161

JULY 21, 2010

TO KEN HABARADAS, MS REHS
BUREAU OF ENVIRONMENTAL PROTECTION
DEPARTMENT OF ENVIRONMENTAL HEALTH

FROM LEON SAN BLAS

PROJECT NO. R2009-02108 (CUP 200900161)

LOCATION 4203 E. LIVE OAK AVE.

SOUTH ARCADIA ZONED DISTRICT

① THE MARIJUANA WILL NOT BE SOLD
AS FOOD PRODUCT.

② THEIR WONT BE FOOD SALES, OR
FOOD PREPARATION

③ THEIR IS NO SMOKE ON-SITE.
THEY WILL TAKE IT HOME

LEON SAN BLAS
Leon San Blas

JUL 21 2010

R2009-02108



County of Los Angeles Public Library ■ www.colapublib.org
7400 East Imperial Hwy., Downey, CA 90242 ■ (562) 940-8400



Margaret Donnellan Todd
County Librarian

COPIES: EACH COMMISSIONER
STAFF

Alexander
Morris
Keane
R2009-02108(5)

July, 7, 2010

Regional Planning Commission
150 Hall of Records
320 W. Temple. St.
Los Angeles, CA 90012

Dear Members of the Commission:

I am writing to express my concerns regarding the application for a medical marijuana dispensary (Project Number R2009-02108) which would be located at 4332 E. Live Oak Avenue within in close proximity to the our Live Oak Library located at 4153-55 E. Live Oak Avenue.

The County ordinance prohibits medical marijuana dispensaries from being located near public libraries. The County Public Library's recent experience with the attempt to establish a medical marijuana dispensary next to our Charter Oak Library clearly demonstrated the reasons that the ordinance prohibits dispensaries from locating where children and families are present.

The Live Oak Library is a small but active community library with many programs and activities that attract children, families and teens. It is very important that our library be able to maintain a family friendly atmosphere. Therefore, we have serious concerns regarding any proposed land use that could interfere with the community's use of the library.

Thank you for your consideration of this issue. Should you have questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Margaret Donnellan Todd
County Librarian

MDT:cd

cc: Richard Bruckner, Planning Director



August 4, 2010

Phillip Estes, AICP
Principal Regional Planner
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Project: R2009-02108
Permit: CUP 200900161
Location: 4332 East Live Oak Avenue, South Arcadia Zoned District

Dear Mr. Estes,

The opening of a marijuana dispensary will have an adverse effect on the surrounding business district and residential neighborhoods resulting in public safety issues and economic concerns. The City requests that an immediate moratorium on the establishment of marijuana dispensaries be enacted. Attached is letter from Chief Roger Johnson objecting to the establishment of a medical marijuana dispensary and requesting a moratorium.

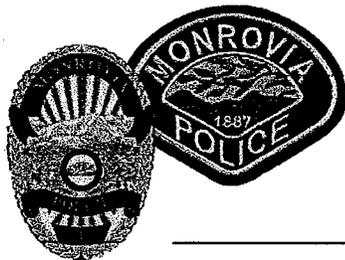
Please enter this and the attached letter in to the public record. If you have any questions, please call me at (626) 932-5525 or contact me via e-mail at agriselle@ci.monrovia.ca.us.

Respectfully,

A handwritten signature in cursive script that reads "Alice G. Griselle".

Alice G. Griselle, AICP
Director of Community Development

cc: Scott Ochoa, City Manager
Roger Johnson, Police Chief



Monrovia Police Department

**140 E. Lime Avenue, Monrovia, CA 91016
(626) 256-8000**

Roger W. Johnson, Chief of Police

June 28, 2010

Supervisor Michael Antonovich
Supervisor Don Knabe
Supervisor Zev Yaroslavsky
Supervisor Mark Ridley-Thomas
Supervisor Gloria Molina

Dear Supervisors:

I am urgently requesting the Board of Supervisors initiate an immediate moratorium on marijuana dispensaries in the unincorporated areas of Los Angeles County.

A recent request for a conditional use permit for opening a marijuana dispensary in the unincorporated area of Arcadia has met with significant opposition from community members living and working in the area. It is my understanding that absent action on the part of the Board of Supervisors to initiate a moratorium on marijuana dispensaries, the likelihood is that the dispensary would be approved.

The concerns of the community are very clear. The opening of a marijuana dispensary will have adverse affects on their neighborhood resulting in public safety issues and economic concerns. The proposed dispensary would be located in unincorporated Los Angeles County near the cities of Arcadia, Monrovia, Duarte, El Monte, and Irwindale. All of these cities have banned marijuana dispensaries in their jurisdictions.

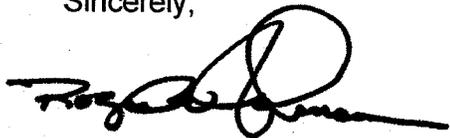
I am sure that you are aware of the many cities and counties throughout California that have banned medical marijuana dispensaries in their communities, and many more that currently have implemented moratoriums.

From the law enforcement perspective and experience, marijuana dispensaries represent significant crime problems for communities. Many dispensaries are criminal enterprises that sell marijuana for profit. Often times, crime in the vicinity of these dispensaries increases as individuals with habituated drug problems must support their personal drug use requirements through criminals acts.

Without an immediate moratorium on marijuana dispensaries the unincorporated areas of Los Angeles County will be flooded with marijuana dispensaries with consequences that will not easily be remedied. Current county ordinances are totally inadequate to protect our communities.

Please move quickly to initiate an immediate moratorium on all marijuana dispensaries in the unincorporated areas of Los Angeles County. Thank you for your support and for your concern for the safety and well-being of our communities

Sincerely,

A handwritten signature in black ink, appearing to read "Roger W. Johnson". The signature is stylized with a large, looped initial "R" and a long horizontal stroke at the end.

Roger W. Johnson
Chief of Police

Monrovia Police Dept.

6-28-10

Pg. 2 of 2

MONROVIA ARCADIA DUARTE TOWN COUNCIL

August 17, 2010

Los Angeles County Board of Supervisors

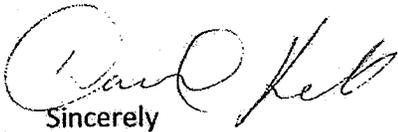
The Monrovia, Arcadia, Duarte Town Council, thanks you for your continued support, in addressing the needs of these communities.

We have been informed that a conditional use permit has been filed with the county for review. This permit is to allow a marijuana dispensary to operate on Live Oak blvd in the unincorporated area of Arcadia.

The Monrovia, Arcadia, Duarte Town Council has unanimously voted with strong support by its communities to prohibit the approval of this conditional use permit.

We passionately request your support in amending the Ban issued by the Board of Supervisors to be retroactive 180 days prior to the issuing of the ban. This action will include any CUP request that may have been filed prior to the Ban being issued. This is a continued effort to keep our communities safe, without the added influx of problems that will arise from a marijuana dispensary.

We The Monrovia, Arcadia, Duarte Town Council thank you for the consideration of this request, and unanimously support your actions to Ban these type of conditional use request.



Sincerely

David Hall

Chairman, M.A.D. Town Council

P.O. Box 893, MONROVIA, CA 91017

AUG 23 2010

R2009-02109-(5)
CUP 200900161

CORRESPONDENCE - SUPPORT

Estes, Phillip

From: Alexanian, Sorin
Sent: Tuesday, June 15, 2010 7:16 AM
To: Estes, Phillip
Subject: FW: Thank you

For cup file and please provide me and Maria with a brief summary of this evening's meeting. Thanks.
Sorin

From: Arthur Duarte [redacted]
Sent: Monday, June 14, 2010 9:47 PM
To: peter@keeparcadiagreat.com
Cc: Alexanian, Sorin
Subject: Thank you

My name is Arthur Duarte and I live on Mayflower Avenue. I want thank you for allowing the possibility of having a marijuana dispensary at 4332 E. Live Oak Avenue. As a medicinal marijuana user, the news couldn't make me any happier. In 2007, I was diagnosed with HIV and placed on medications which made me sick. I was so sick I was vomiting almost every morning due to the toll of the HIV medicine. It was then that I started looking for alternative medicine that would take away the side effects of the HIV medication I must take daily in order to live. That is when I discovered medicinal marijuana. It has changed my life for the better. It saddens me to hear my neighbors brand marijuana users as "cancers" when the reality is that they are not educated regarding the benefits of this plant. There is a town hall meeting tomorrow which I must admit I do not think I will attend as I feel I may be "ganged up" on. However, I simply want to say thank you for allowing the opportunity for this business to thrive. Not only that, but this will make my life so much easier and will free up time to spend with my one year old nephew instead of fighting traffic after being released at 5 PM from work to race to the nearest dispensary before they close. My cell phone number, if needed, is [redacted]

Thank you for your understanding

Arthur Manuel Duarte
[redacted]
Arcadia 91006

Estes, Phillip

From: Jeremy Zachary [REDACTED]
Sent: Thursday, July 22, 2010 10:59 AM
To: Estes, Phillip
Subject: Medical Marijuana Dispensary
Attachments: scan0002.jpg; scan0001.jpg

Mr. Estes,

This petition and ranting email has come across my desk and to my attention. Some facts claimed in this email are so perposterous and out of line that I'd like to clarify a few things this email is baselessly claiming: 1) There is no unbiased statistics available that show whether or not a Dispensary is more or less insightful of violence and crime to a neighborhood than a 7-11 or new bank. 2) The writers claim that banks will withhold a loan is simply erroneous. 3) Property values are no more or less affected than a 7-11 or bank moving into the neighborhood. 4) Bullet proof glass is installed for the workers safety, just as banks, liquor stores and check cashing centers provide for their employees.

Why am I taking the time out of my very busy do to respond to this hooley? Well, it's an attempt to better educate you you Mr. Estes on medical marijuana. While I personally am not a resident of Arcadia, my Mother is. Is this something that I'd want for my Mother...yes, it absolutely is. Should she become ill and need the treatment of medical marijuana as my father did while he was enduring the harsh side effects of chemotherapy before he passed away, it should be available to her. When you're about to die, quality of life becomes an important factor/focus of what little time is left and medical marijuana is able to provide that.

I'd be happy to speak with you at length about this issue as it's very close to my heart and professional career (full disclosure: I am also Publisher of CULTURE magazine, a medical marijuana lifestyle magazine that services the greater Los Angeles region www.freeculturemag.com)

Best,
Jeremy Zachary

From: IE WEEKLY ADS [mailto:ads@ieweekly.com]
Sent: July 22, 2010 9:47 AM
To: Jeremy Zachary;
Subject: Funny

Hello All,

◆◆ Tonight I attended a meeting in regards to the Medical Marijuana Dispensary that may open on Live Oak Ave. and Mayflower◆ just south of us. They are asking ALL neighbors to get involved and send a letter or email or make a call letting the Department of Regional Planning know that we do not want this in our area. Again ALL neighbors are asked to be involved in some way. Attached here you will find all the info to either make the call or email or write to them. They also want us to sign a petition and come to the Hearing when they have it. As of right now they don't have a date for the Hearing, I will keep you posted!!!

◆◆ This has no bearing on how you feel about medical Marijuana but addresses the issues that will arise from having this dispensary in our neighborhoods. At the meeting they talked alot about crime issues. This man who is pushing for his dispensary to open up has said he will install bullet proof glass because he knows there will be violence!!! He also has said that he will deliver the pot himself!!!! Who knows who could be following him and where??? Our property values will go down. Depending upon where you live a bank can withhold a loan if you live near a pot dispensary. Please lets all ban together to keep this from happening. I will be circulating a petition to sign soon. I will eaither walk it door to door or maybe I will be able to have you sign it on line. PLEASE for now, follow the directions on the attached files!!! At least make the call,email, or letter to Phillip Estes. You are very important in this matter!!! When I get the date of the hearing I will let you know becuase we will need as many BODIES as we can get to come to the Hearing.

◆ Even if you don't live in this area your call, email or letter will help us out soooooooooooooooooo much!!! PLEASE pass this along to other neighbors who may not have gotten this email or better yet print it out for them and take it to them!!!

R2009-02109-(5)
CUP 200900161

CORRESPONDENCE - OPPOSITION

August 10, 2010

To: Phillip Estes, AICP
Principal Regional Planner
Zoning Permits II County of Los Angeles

Department of Regional Planning
320 W Temple St.
Los Angeles, CA 90012-3225

Dear Mr. Estes,

My name is Jeff Fairley and I live at 4232 Lynd Ave. in Arcadia, Ca. There has recently been a conditional use permit application for a medical marijuana dispensary to be installed at 4332 E Live Oak Ave. on the triangular corner of Mayflower, Live Oak, and Lynd Ave. (Permit #: R2009-0218, Project #: CUP200900161). I live approximately 750 feet from this medical marijuana dispensary. I am the father of two small children and I profoundly oppose the installation of a medical marijuana facility in my neighborhood. There are many residents who feel similarly and they have indicated their agreement with the arguments presented in this letter by their signatures below. We believe that the installation of a medical marijuana dispensary will substantially increase crime in our neighborhood, presenting danger to our children and a substantial devaluation of our homes.

Based on the LA County zoning code for conditional use permits 22.56.040 it is evident that the applicant has the burden of proof to show that the medical marijuana facility will not adversely affect the health, peace, comfort, or welfare of the persons working or living in the surrounding area. It is clear, based on multiple reports from police and law enforcement officials including the California Police Chief's Association report, which can be found at (www.californiapolicechiefs.org/nav_files/medical_marijuana.html), that the presence of medical marijuana dispensaries substantially increase the amount of crime in the surrounding neighborhoods. The Los Angeles Police Department has indicated that there has been a 200% increase in robberies, a 52.2% increase in burglaries, a 57.1% rise in aggravated assaults, and a 130.8% rise in burglaries from autos near cannabis clubs in the city of Los Angeles. For this reason, all of the surrounding incorporated cities in our area including Arcadia, Monrovia, Duarte, El Monte, and Temple City have issued moratoriums or zoning bands that have effectively eliminated the possibility of medical marijuana dispensaries in their cities.

The geographical location has been selected at the corner of the busy intersection of Live Oak, bordered by residential streets of Lynd and Mayflower, which make for an impossible combination of easy access and easy places for criminals who are able to obtain marijuana from the medical dispensary and go into our neighborhoods to distribute, sell, or use marijuana. This presents a deadly combination of illicit drugs, individuals who are buying and selling drugs, and individuals who are looking to obtain marijuana by force that will be taking place in front of our homes, in and around our children, schools, playgrounds, bike paths, walkways and places of worship.

All the available data indicate that the installation of a MMD will adversely affect the health, peace, comfort and welfare of the residents living in the surrounding area.

The second burden of proof is that the intended use will be not be detrimental to the use, enjoyment, or valuation of the properties of other persons located in the vicinity of the site. It is very clear that the increased element of crime would likely result in a substantial reduction in the values of our properties. In addition, there are many businesses that are near the proposed site including restaurants, service shops including nail and hair salons, county library, auto repair and professional services that are dependent on that patronage of the neighborhood residents and customers feeling safe. These establishments would likely see a reduction in the quality and performance of their business as there is a reduction in value and safety and security of our neighborhood.

It is both logical and likely that the installation of a MMD, would function like a crime magnet. Safety, security and serenity are critical components to property values, neighborhood enjoyment and business success that would be harmed if a MMD is allowed to open.

Thirdly, the applicant must demonstrate that the intended use will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare. It is clear from the sheriff and police chief statistics as well as the fact that every other incorporated city has determined that the medical marijuana dispensaries would propose a threat and danger to their citizens and that we as county residents should not be subject to the danger and menace that the other cities have deemed unacceptable to the incorporated residents. **The most recent example is the armed robbery of two MMD's in the city of Los Angeles on June 24, 2010. This resulted in two homicides and another shop worker injured with gun shot wounds.** Additionally, in section 22.56.196 there are specific regulations for medical marijuana dispensaries. Amongst these regulations are the need for 24 hour security and video surveillance. The owner has publically announced for additional safety and security, hat he will be installing **bullet proof glass** to help protect the medical marijuana facility that he intends to open. This in and of itself should be an indication that there is a high likelihood of crime at the facility. Specifically to the 22.56.196 code there are specific findings that must be met. While it is true that the location the owner has selected does not appear to be directly within 1,000 feet radius of schools, playgrounds, parks, libraries, and religious services. This facility is approximately 1,200 feet from Peck Road Water Conservation Park. There are certainly multiple youth organizations within a 1.5 mile radius including Kare Youth League, Arcadia Little League, as well as many churches including New Beginnings Baptist Church, Annunciation Catholic Church, schools including Rio Hondo Elementary, Rio Hondo Prep and Annunciation Catholic School, and a county library facility directly down the street.

Armed robbery and homicides taking place in MMD are menacing acts to a community. While the MMD's may not be at fault, their presence is a magnet that no neighborhood deserves.

Additionally, it is indicated that the proposed location must be sufficiently buffered in relation to any residential area in the immediate vicinity so as not to adversely affect the area. It is impossible to buffer this facility from the residential homes that are on all three sides of this area. There is a large mobile home park directly across the street as well as

single family homes along Lynd and Mayflower avenues that encircle this proposed location. This medical marijuana dispensary poses a substantial threat to increasing the crime in our community. There has already been a documented difficulty with vagrancy along the south side of our properties as we abut the Pick-A-Part and flood control/Peck Road Water Park areas. This is a prime location for individuals to get medical marijuana from this dispensary, walk 100 feet into this unmonitored or patrolled area, and participate in illicit behavior.

I strongly and respectfully request that this conditional use permit be denied as it is clear and obvious that it is impossible to meet the burden of proof that is required of this applicant for the granting of a conditional use permit.

Respectfully submitted,



Jeffrey L. Fairley

Endorsed by concerned neighbors:

Daryl Dittebrand
Tulane Peterson
Asif Sheikh
Tasneem Vazifdar
Susie Osuna
John Martin
Gail Sound

Jean A. Lauman
2644 Treelane Avenue
Arcadia, CA 91006

July 21, 2010

Mr. Phillip Estes
Department of Regional Planning
320 West Temple St., RM #1346
Los Angeles, CA 90012

Dear Mr. Estes:

Re: Opposition to MMD at 4332 E. Live Oak in Arcadia CA

I am joining my neighbors in the unincorporated areas of Monrovia, Arcadia and Duarte in opposing a Medical Marijuana Dispensary (MMD) in our neighborhood. I strongly oppose the current proposed facility at 4332 E. Live Oak Avenue, Arcadia, CA or any other dispensary in our unincorporated community. Like the incorporated cities of Arcadia, Monrovia, Duarte, Irwindale and El Monte that surround our county island and have banned marijuana dispensaries, I believe these dispensaries will negatively impact our peaceful residential neighborhood by introducing new elements of crime, illicit behavior and unwanted traffic.

For example:

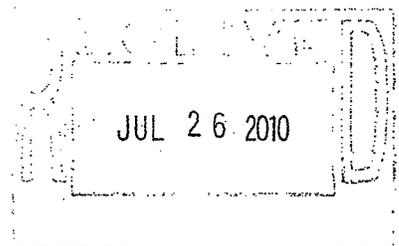
- MMDs have been shown to **increase crime** in the City of Los Angeles, with a 20% increase in robberies, a 52.2% increase in burglaries, a 57.1% rise in aggravated assaults, and a 130.8% rise in burglaries from autos near cannabis clubs according to LAPD.

- MMDs have been shown to **increase violent crimes**, the most recent evidence are the two separate murders on June 24, 2010 in Hollywood and in Echo Park in the course of the armed robberies at the dispensaries.

I am of the opinion that a MMD is a magnet for crime and should not be placed within our community of homes, and amongst our children. The negative effects of a MMD on my community are not just at the store site, but in our residential streets, parks, schools, places of worship and open spaces as secondary drug sales, blatant marijuana use and impaired users wreak their havoc. **alf mile from this proposed MMD? Has no one noticed that a Little League Field, a County Park, a church (Annunciation) and two primary schools (Annunciation and Plymouth) are only one-half mile from this proposed MMD?** I am opposed to the MMD and urge the LA County Planning Commission to **NOT GRANT A CONDITIONAL USE PERMIT.**

Thank you for your help.


Jean A. Lauman



RECEIVED
JUN 28 2010

6/25/2010

Mr. & Mrs. Albert C. Goddard Sr.
3113 Center St.
Arcadia, CA 91006
626-447-3301

Mr. Phillip Estes
County of Los Angeles Dept. of Regional Planning
320 West Temple St. 13th Floor
Los Angeles, CA 90012

Dear Mr. Estes:

This is to inform you of what is going on in our community. We have just returned from a community meeting. The meeting was held at Annunciation church with MAD Town Council, it was a packed auditorium. We were told a Leon San Blas has decided to open a Marijuana parlor right up the street in our neighborhood. Its actually three block from the church where the meeting was held. At this meeting we heard Mr. B. Mejia from the board of Supervisor's office, Ben Garcia from licensing and Phillip Estes Regional planning commission, every time a question was asked they skirted around it never giving a straight answer as to the steps we could take to keep the parlor out of our neighborhood. You could see they didn't care about this community.

We strongly oppose Leon San Blas and his plan to open a marijuana parlor in our community. We feel that the users of Marijuana for medical reasons should purchase it at a pharmacy. Our property value will be forced to go down and the crime rate will go up. Our area has a problem with homeless people coming from other areas and making camps in the Rio Hondo reservoir. There is no room in our neighborhoods for this marijuana parlor. The people who are opening it, have no (none) feeling for what we want! We are going to fight it! **WHATEVER IT TAKES!!** We do not want this thing in our neighborhood!! We are damaged enough with the economy the way it is and we will be taking a double hit if this happens. I deplore opening a marijuana parlor in any neighborhood that has children in the location. You know as well as I what's going to happen. We did not like tattoo parlors opening up in our neighborhood. We sat on our haunches and did nothing about this (tattoo parlors) but a marijuana parlor is ridiculous. If we let this go before long we will have a domino effect. Don't you think it would be better to open it in a commercial area like Irwindale ave. next to the 210 freeway. There are no homes in that area just commercial businesses. Think about it "no homes" or "children". We are very concerned that you will let this go through. We want you to understand that we are watching this very carefully and if you let this marijuana parlor open in our neighborhood, be aware that we have hundreds (100's) of people involved with this!

NAME Winona Thomas
ADDRESS 446 JEFFRIES Ave. #28
CITY, STATE, ZIP MONROVIA, CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

Along with many, many friends, neighbors and family I am imploring you to **URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT** for the current proposed Medical Marijuana Dispensary facility (MMD) at 4332 E. Live Oak Ave., in the county area of Arcadia.

The cities of Arcadia/Monrovia/Duarte/El Monte/ Irwindale have banned all such facilities. We are a residential island surrounded by those communities. We believe new elements of crime, heavy traffic, and other illicit behavior will negatively impact our peaceful residential community as well as the surrounding areas.

This proposed facility is only 60 feet from residential properties where children live and play. We implore you to **URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is only 1/4 mile from two elementary schools. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is in close proximity to three churches. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is within 1/4 mile of a Senior Mobile home Park with over 80 homes occupied by seniors, many of whom are disabled, and/or aged, and have made the decision to live here in their twilight years for safety, quiet and comfort. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

Just 1/4 mile north of the proposed facility lies the Mayflower Village, another very large area of residential homes, with families, children and investments in property, the largest investment a family makes. Property values will be subject to devaluation if a MMD is allowed a conditional permit. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

SIGNED Winona Thomas DATE 7-23-10

NAME Katharon Z. Barrows
ADDRESS 416 Jeffries Ave SP-53
CITY, STATE, ZIP Monrovia, Ca 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME None

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Katharon Barrows DATE 7/24/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Bary Kasner

Address: 103 Esperanza Ave #F

City, State, Zip: Sierra Madre, Ca 91024

Total number in household: 2 Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

I am joining my neighbors in the unincorporated areas of Monrovia, Arcadia and Duarte in opposing a Medical Marijuana Dispensary (MMD) in our neighborhood. I am in opposition of the current proposed facility at 4332 E. Live Oak Avenue, Arcadia, CA or any other dispensary in our unincorporated community. Like the incorporated cities of Arcadia, Monrovia, Duarte, Irwindale and El Monte that surround our county island and have banned marijuana dispensaries, I believe these dispensaries will negatively impact our peaceful residential neighborhood by introducing new elements of crime, illicit behavior and unwanted traffic.

For example:

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Signed: _____

Date: _____

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: JOHN & JANE WILCO

Address: 2315 LEE AVE.

City, State, Zip: ARCADIA, CA. 91006

Total number in household: 3 Total children (minors) in household:

Mail To:

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

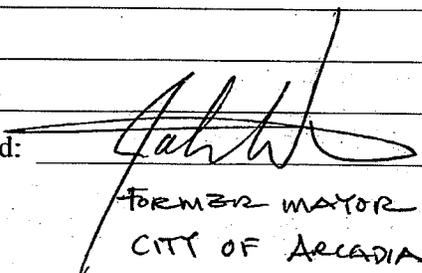
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MR. ESTES: I ONLY ASK YOU TO ASK YOURSELF THIS QUESTION, "IF THIS HAPPENS TO YOUR NEIGHBORHOOD, WHAT IS YOUR REACTION?" I THINK YOU WILL UNDERSTAND HOW WE FEEL TAKEN. THANK YOU FOR PROTECTING OUR SAFETY OF OUR CHILDREN & NEIGHBORHOOD!

Signed: 

Date: 8-13-10

FORMER MAYOR
CITY OF ARCADIA

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: PETER WANG

Address: 223 W WOODCREST AVE

City, State, Zip: ARCADIA CA 91007

Total number in household: 4 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Peter Wang Date: 7/30/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Maria Muratalla
Address: 415 S. First St Apt A
City, State, Zip: Alhambra, CA 91801
Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

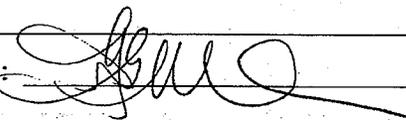
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Please consider the area you are thinking of placing any of these Pot stores. It should be no where near schools or public parks. Plymouth Elementary and the Public library are very close. Keep Arcadia Safe. Please!

Signed:  Date: 7/30/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Johanes Hemawarman

Address: 532 Coyle Ave

City, State, Zip: Arcadia, CA 91006

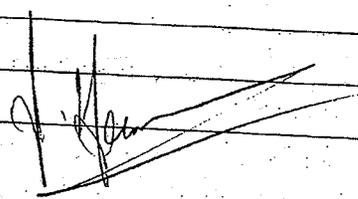
Total number in household: 4 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: 

Date: 8/3/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Gwendolyn M. Highley

Address:

20 E. Foothill Blvd. Ste 105

City, State, Zip:

Arcadia CA 91006

Total number in household:

1

Total children (minors) in household:

0

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

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Signed:

Gwendolyn M. Highley

Date:

7/30/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: YOUNG Ahn

Address: 1808 S. 7th PLACE

City, State, Zip: ARCADIA CA 91006

Total number in household: 3 Total children (minors) in household: 1

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

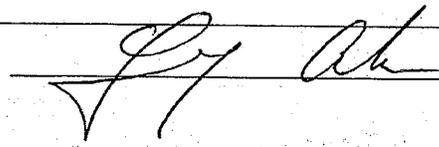
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Signed: 

Date: 7/30/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Mary Ann Petrovich
Address: 2832 Ashmont Ave
City, State, Zip: Arcadia, CA 91006
Total number in household: 1 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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What can you be thinking?

Signed: Mary Ann Petrovich Date: 7/30/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Dorothy Lin

Address: 5606 Lenore Ave

City, State, Zip: Arcadia CA 91006

Total number in household: 3 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Dorothy Lin

Date: 7/23/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Alex Wang
Address: 315 E. Longden Ave
City, State, Zip: Arcadia, CA 91006
Total number in household: 4 Total children (minors) in household: 2

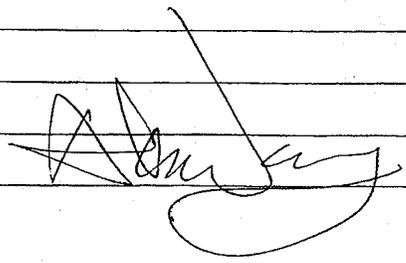
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Signed: 

Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: V. MARQUEZ

Address: 5614 GARYPARK AV

City, State, Zip: ARCADIA, CA 91006

Total number in household: _____ Total children (minors) in household: _____

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

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This program should be handled by the medical field. Hospital or doctors

This is a medical program not a business. When do you put the people and safety first?

This is BAD for children and neighborhoods. Help us get better don't tear us apart!

Do your job FOR THE PEOPLE. - PAIN PATCHES NEED TO COME FROM A DOCTOR everytime - No refills - the same with this med.

Signed: V. Marquez

Date: 7-26-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Susan Maechtlen

Address: 10640 CIVIC Street

City, State, Zip: El Monte Ca 91731

Total number in household: 3 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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It is a great concern that there is even a possibility of a pot dispensary so close to residential properties.

It is in an area, where children walk and play nearby, it jeopardizes the safety of our children and residents.

It puts all in the area at risk, bringing the potential of more crime in the area.

Signed: Susan Maechtlen

Date: 7-25-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Cecilia Hernandez

Address:

2889 S. Ashmont Ave

City, State, Zip:

ARCADIA CA 91006-5517

Total number in household:

3

Total children (minors) in household:

0

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

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Very Close to Our Home - Not safe for
Family's at Young - Lower's Property Value
Raised Crime in Area -

Signed:

Cecilia Hernandez

Date:

7-24-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Betty Johnson
Address: 2812 Halsey Ave
City, State, Zip: Arcadia, CA 91006
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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There are at least two schools very near the planned MMD. How can you justify allowing this business to come into a residential community? Please do not grant a conditional use permit for this MMD business.

Signed: Betty Johnson Date: 7-26-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Christine M. Hunt
Address: 2543 Mayflower Avenue
City, State, Zip: Arcadia, CA 91006-5034
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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My husband and I have lived in our home for 25 years and have worked diligently to increase its' value. We firmly believe, and statistics show, that the proposed marijuana dispensary will decrease the value of our property. We are very much opposed to its' presence in our neighborhood.

Christine M. Hunt

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Victoria Orellana

Address:

2815 Ashmont Ave

City, State, Zip:

Arcadia Ca. 91004

Total number in household:

2

Total children (minors) in household:

1

Mail To:

Phillip Estes

Department of Regional Planning

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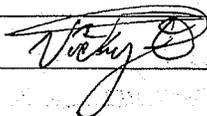
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As a twenty year old, college student, I know that someday I would like to live outside of my parents household. I think about the neighborhood I would like to live in and also about the stores that surround me. I would not like to live in a place where drugs surround my way of living. I would like to live in a nice quiet neighborhood and a place that I know I will be safe.

Signed:



Date: 07/22/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Elva Salazar
Address: 2815 Ashmont Ave.
City, State, Zip: Arcadia CA 91006
Total number in household: 2 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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I am opposed of the MMD for many reasons:
increase crime of neighborhood
robberies

decrease value of our homes
increase of traffic

I want my neighborhood to continue to be
quiet and safe.

Signed: Elva Salazar

Date: July 25, 2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Vivanie Barrios
Address: 89195 San Gabriel Ave.
City, State, Zip: South Gate CA 90280
Total number in household: 4 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
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As an educator the mmd's are detrimental to any adult and most importantly to students. There are many teenagers that might be tempted to contact any subject who has access to these facilities. I have been a witness of the harm a mmd can do to a community since many of my students have managed to get a hold off/buy/sample items sold in these stores. I strongly oppose to this facility.

Signed: Vivanie Barrios Date: 7/22/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Hazel F. Wiessner
Address: 5656 Garypark Ave
City, State, Zip: Arcadia, Ca 91006
Total number in household: 1 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
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this is too close to schools and churches and the dispensary will endanger our people. It will bring all the addicts and criminals to our neighborhood. With all our cutbacks, who will protect us from the violence that comes hand in hand with these kind of people. Please, I beg you as a mother, Grandma and great Grandma who has seen it all and knows what she is talking about. I am also a retired nurse.

Signed: Hazel F. Wiessner Date: July 25, 2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Yesenia Pulido

Address:

5022 Huddart Ave

City, State, Zip:

Arcadia Ca 91006

Total number in household:

4

Total children (minors) in household:

3

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

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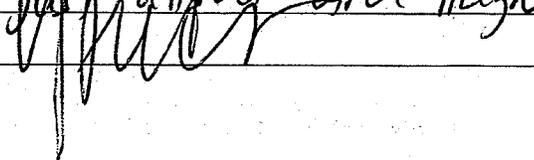
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Even though I reside in an unincorporated area of Arcadia, I oppose such facility. I have young children and I'm a single mother trying to raise my children in this community. We live in a small community, where we know our neighbors and shops at walking distance. As a mother I moved to new home because it is a safe area and pot sales will ~~just~~ attract other illegal narcotics.

Signed:



Date:

7/26/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Ralph, Judy & Josh Selby
Address: 2221 Palm Circle
City, State, Zip: ARCADIA Ca 91007
Total number in household: 3 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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Signed: Judy L Selby Date: 7.26.10
Ralph H Selby 7.26.10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

John Donnelly
2222 Treelane Ave
Monrovia, CA 91016-4946

Address:

City, State, Zip:

Total number in household: 2

Total children (minors) in household: _____

Mail To:

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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Signed: _____

John Donnelly

Date: _____

7/25/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Sze Ming & Emily Chan
Address: 1330 E. Jacaranda Circle
City, State, Zip: Arcadia, CA 91006
Total number in household: 4 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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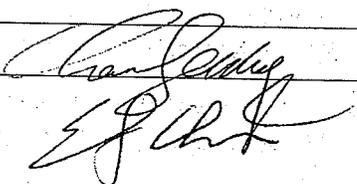
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Signed: _____



Date: _____

7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Paul Pedersen
Address: 3132 S. 9th Ave
City, State, Zip: ARCADIA CA 91006
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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If medical marijuana is for medical purposes
They it should be dispensed at a hospital
- or legitimate pharmacies.

Signed: Paul Pedersen Date: 8-7-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MIDORI MATSUSHIMA

Address: 20 E FOOTHILL BL.

City, State, Zip: ARCADIA CA. 91006

Total number in household: 2 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Midori Estes

Date: 07/30/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Nina Pedersen
Address: 3132 S 9th Ave
City, State, Zip: ARCADIA CA 91006
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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If medical marijuana can only be obtained with a prescription, why can't it be dispensed at existing drug stores by druggists?

Signed: Nina Pedersen Date: 8-7-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: PIV-NAN CHEN
Address: 661 Encinita Ave
City, State, Zip: Temple City, CA 91780
Total number in household: 4 Total children (minors) in household: 2

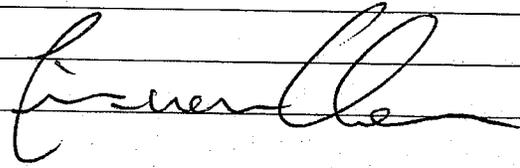
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Signed:  Date: 7/30/16

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: CARMELITA & VINCE AGUIRA
Address: 1049 ENGLISH OAKS DR
City, State, Zip: ARCADIA, CA 91006
Total number in household: 4 Total children (minors) in household: 1

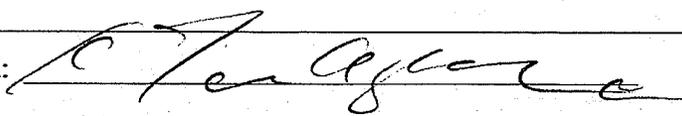
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Signed:  Date: _____

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Olivia Ruiz
Address: 2624 E. Villa
City, State, Zip: Pasadena CA 91107
Total number in household: 8 Total children (minors) in household: 5

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: _____ Date: _____

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: _____

Address: _____

City, State, Zip: _____

Total number in household: _____ Total children (minors) in household: _____

Mail To:

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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*Please do not permit
this MMD to go through.*

*Thank you,
Peggy Wright*

Signed: *Peggy Jean Wright*

Date: *Aug. 8, 2010*

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Lezlie Porter

Address: 1508 N. Los Bobles Ave

City, State, Zip: Pasadena, CA 91104

Total number in household: 3 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Lezlie E. Porter

Date: 08/10/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Bert Porter

Address: 1308 N. Las Robles Ave

City, State, Zip: Pasadena, CA 91104

Total number in household: 3 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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Signed: Bert Porter

Date: 08/01/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Marcia Harris-Luna
Address: 5220 Buttington Rd
City, State, Zip: El Monte CA 91732
Total number in household: 8 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

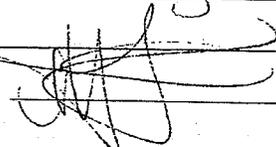
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I also know that those shops get robbed, there have been killings during robberies, as well as murders/theft of the homes of those that run those shops. We don't want this type of business in our community. This would increase gang activity + crime in our neighborhoods!

Signed: 

Date: 8-10-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: JAN OGATA
Address: 3113 DOOLITTLE AVE.
City, State, Zip: ARCADIA, CA 91006
Total number in household: 1 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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I'M A GRANDMOTHER OF SIX YOUNG CHILDREN. I RAISED MY FOUR KIDS ALL IN MY HOME (ARCADIA), I DID NOT ENCOUNTER ANY ACTIVITY SUCH AS WE ARE DEALING WITH NOW. I AM SHOCKED AND CANNOT BELIEVE HOW THE LAW SEEMS TO HAVE TURNED THEIR BACKS ON CITIZENS THAT ARE JUST TRYING TO LIVE AND RAISE THEIR KIDS IN A NORMAL/SAFE PLACE - THEIR OWN HOME/COMMUNITY.

Signed: Jan Ogata Date: 7-24-10

THANK YOU!

WOULD YOU BE OK WITH A MMD OPENING UP IN YOUR OWN BACK YARD?!? PLEASE HELP IN KEEPING OUR COMMUNITIES (ESPECIALLY OUR CHILDREN) SAFE!!!

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: LORRAINE BLACK

Address: 515 COYLE AVE

City, State, Zip: ARCADIA, CA 91006

Total number in household: 1 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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I believe all of the above!

Signed: Lorraine Black

Date: 8/8/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Jacqueline Allred
Address: 415 N. El Molino Ave
City, State, Zip: Pasadena, Ca, 91101
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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Signed: Jacqueline Allred Date: 08-03-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Matthew Eastman
Address: 415 N. El Molino Apt #20
City, State, Zip: Pasadena, CA 91101
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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Signed:

Matthew Eastman

Date:

8/1/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Mr. + Mrs. Robert G. Verboomen

Address: 216 S. Greenwood Ave.

City, State, Zip: Pasadena, Ca. 91107

Total number in household: 2 Total children (minors) in household: NONE

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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pestes@planning.lacounty.gov

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I agree to all the negatives listed above

Signed: Robert G. Verboomen

Date: 9 Aug 10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Sonia Antezana

Address: 2987 Spruce Ct.

City, State, Zip: Arcadia, CA 91006

Total number in household: 4 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

I am joining my neighbors in the unincorporated areas of Monrovia, Arcadia and Duarte in opposing a Medical Marijuana Dispensary (MMD) in our neighborhood. I am in opposition of the current proposed facility at 4332 E. Live Oak Avenue, Arcadia, CA or any other dispensary in our unincorporated community. Like the incorporated cities of Arcadia, Monrovia, Duarte, Irwindale and El Monte that surround our county island and have banned marijuana dispensaries, I believe these dispensaries will negatively impact our peaceful residential neighborhood by introducing new elements of crime, illicit behavior and unwanted traffic.

For example:

- MMD's have shown to increase crime in the City of Los Angeles, with a 200% increase in robberies, a 52.2% increase in burglaries, a 57.1% rise in aggravated assaults, and a 130.8% rise in burglaries from autos near cannabis clubs according to LAPD.
- MMD's have shown to increase violent crimes, the most recent evidence are the two separate murders on June 24, 2010 in Hollywood and in Echo Park in the course of the armed robberies at the dispensaries.

I am of the opinion that a MMD are magnets for crime and should not be placed within our community of homes, and amongst our children. The negative effects of a MMD on my community are not just at the store site, but in our residential streets, parks, schools, places of worship and open spaces as secondary drug sales, blatant marijuana use and impaired users wreak their havoc. I am opposed to the MMD and urge the LA County Planning Commission to not grant a conditional use permit.

We need to protect our children and youth we are working hard to have children with positive goals, going to school, to have a career and good future, somehow to have MMD near to us brought up not only the influence and create risk environment for them and for us, how do you think we will walk freely in our neighborhood? Please DO NOT grant this permit. Thank you.

Signed: Sonia Antezana

Date: 7/28/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: May Bautista
Address: 1388 Jacaranda Circle
City, State, Zip: Arcadia, CA 91006

Total number in household: 5 Total children (minors) in household: 3

Mail To:
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Department of Regional Planning
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Signed: May Bautista Date: 7/26/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: LEONARDO B. VAZQUEZ
Address: 3054 HEMPSTEAD AVE.
City, State, Zip: ARCADIA, CA. 91006
Total number in household: 2 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

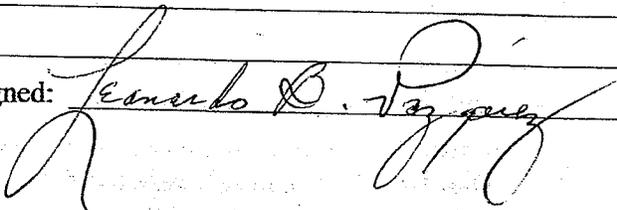
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Signed: _____



Date: 7-24-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: HARTLEY JEEARAJAH

Address: 11303 Freer St.

City, State, Zip: Arcadia, CA 91006

Total number in household: 4 Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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Signed: H. V. Jeerajah

Date: 8/5/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: JOSEPH EGINTON SR

Address: 4329 LYND AVE

City, State, Zip: ARCADIA CA. 91006

Total number in household: 2

Total children (minors) in household: 0

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

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* I would like to add -

CASH OBTAINED FROM THESE ROBBERIES WAS \$11,000.00 AND \$17,000.00 - WITH THIS KIND OF CASH LAYING AROUND (THEY OPERATE ON CASH BASIS) WE KNOW THERE WILL BE HEAVY CRIME. TO PROVE THE POINT - LOOK AT ALL THE CAMERAS THAT HAVE BEEN INSTALLED. THEY WILL BE NO MATCH FOR ROBBERS WEARING "HOODIES". I BEG YOU TO STOP THESE CRIMES FROM HAPPENING BEFORE MORE INNOCENT PEOPLE ARE KILLED.

Signed: Joseph Eginton SR.

Date: 8.7.2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: STEVEN F GLASER
Address: 3040 DOOLITTLE AVE
City, State, Zip: ARCADIA, CA 91006
Total number in household: 4 Total children (minors) in household: 1

Mail To:
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Department of Regional Planning
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MARIJUANA WAS OUTLAWED IN YEARS PASSED,
FOR GOOD REASON. NOW THAT SOMEHOW THE
STATE HAS LEGALIZED IT FOR MEDICAL
PURPOSES (WHICH IS A JOKE), IT WILL
BE MUCH MORE READILY AVAILABLE TO ALL
BECAUSE MOST CITIES HAVE OUTLAWED THE
DISPENSARIES, THAT LEAVES ONLY THE UN-
INCORPORATED AREAS LIKE OURS TO SET
UP ⁹¹⁰⁰ PLEASE DON'T ALLOW THIS.

Signed: [Signature] Date: 7/26/2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Kim & Jeff Erickson

Address: 2215 Fairgreen Ave.

City, State, Zip: Monrovia, CA 91014

Total number in household: 4 Total children (minors) in household: 2

Mail To:
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Department of Regional Planning
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These clinics wreak havoc on communities. I am concerned for my young children & all of those children in that area. Please do not plague our wonderful neighborhood with the violence & crime that follows these MMD's by granting this permit. Leon Blas can go to an individual area to "help" patients. The law abiding citizens in this community should have a louder voice than Leon Blas & his cannabis loving "patients."

Signed: Kim L Erickson Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Kerry Hake
Address: 3149 Hempstead Ave.
City, State, Zip: Arcadia, CA 91006
Total number in household: 6 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
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I fear for the safety of my four children
if this MMD is established in our community.
It is too close to homes, schools, churches, and
a library. This is a quality neighborhood
that should not be invaded by the illegal and
dangerous activities that this shop would surely bring.
Please do not grant a permit for this MMD.

Signed: Kerry K. Hake Date: 7-22-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Annie Wu

Address: 308 Alster Ave

City, State, Zip: Arcadia CA 91006

Total number in household: 5 Total children (minors) in household: 0

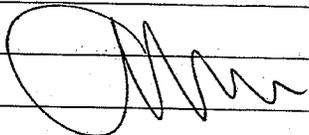
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Signed: 

Date: 7-26-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:



Ms. Linda Ford
416 Jeffries Ave. Spc 29
Monrovia, CA 91016

Address:

City, State, Zip:

Total number in household: 2

Total children (minors) in household: 0

Mail To:

Phillip Estes
Department of Regional Planning
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Not should not be said. However, it's all about the money - the root of all evils.

It will come back to bite you in the end. Shame on you for allowing things like this to happen.

Signed: John Gal

Date: 7/27/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: HIEN M. CAO
Address: 1319 E. JACARANDA CIR
City, State, Zip: ARCADIA, CA 91006
Total number in household: 4 Total children (minors) in household: 2

Mail To:
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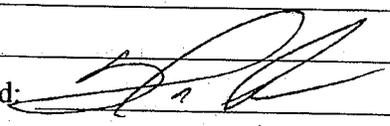
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We are completely opposed to the potential opening of the MMD in our neighborhood. We absolutely believe that the MMD will bring an unwanted element to our neighborhood, which consists of hundreds of families with young children. DO NOT turn our safe, family-friendly community into a haven for drug addicts and criminals. Thank you!

Signed: 

Date: 7/25/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Zhongmin Su

Address: 4396 Lynd Ave

City, State, Zip: Arcadia CA 91006

Total number in household: 6 Total children (minors) in household: 2

Mail To:
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Department of Regional Planning
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Signed: Zhongmin Su

Date: 7/26/2016

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Shirley Williams

Address: 3103 Doolittle Ave

City, State, Zip: Arc Ca 91006

Total number in household: 2 Total children (minors) in household: _____

Mail To:
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Department of Regional Planning
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I have lived here for 48 years, I do not want this near my home, I have grand-children who stay with me off + on. I walk my dog at night. I dont want to be afraid to do this or have to move away. Don't let the MMD move in & ruin our neighborhood and make us all feel unsafe.

Signed: Shirley Williams

Date: 7-25-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: KEITH KIRBY

Address: 713 MOUNTAIN VIEW

City, State, Zip: MONROVIA, CA. 91016

Total number in household: 2 Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
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I am of the opinion that a MMD are magnets for crime and should not be placed within our community of homes, and amongst our children. The negative effects of a MMD on my community are not just at the store site, but in our residential streets, parks, schools, places of worship and open spaces as secondary drug sales, blatant marijuana use and impaired users wreak their havoc. I am opposed to the MMD and urge the LA County Planning Commission to **not grant a conditional use permit.**

Signed: *Keith Kirby*

Date: 7-21-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Alexandria Falcon
Address: 4446 Live Oak Ave
City, State, Zip: Arcadia CA 91006
Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

I am joining my neighbors in the unincorporated areas of Monrovia, Arcadia and Duarte in opposing a Medical Marijuana Dispensary (MMD) in our neighborhood. I am in opposition of the current proposed facility at 4332 E. Live Oak Avenue, Arcadia, CA or any other dispensary in our unincorporated community. Like the incorporated cities of Arcadia, Monrovia, Duarte, Irwindale and El Monte that surround our county island and have banned marijuana dispensaries, I believe these dispensaries will negatively impact our peaceful residential neighborhood by introducing new elements of crime, illicit behavior and unwanted traffic.

For example:

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We should think of our kids cause that's the people of the future. We as the holders of now must protect our future. Do not Add to the strugal of our every day life and times. We do not need or want a "Medical Marijuana Dispensary." This will bring negitave present to our community. We need to have more positive thing in our life and our children.

Signed: Alexandria Falcon Date: Aug 4, 2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Brendan Ramer

Address:

20 E Foothill Blvd

City, State, Zip:

Arcadia CA - 91006

Total number in household:

2

Total children (minors) in household:

3

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

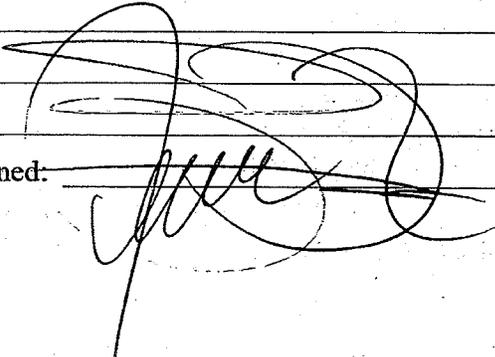
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Signed:



Date:

07/29/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MARSHALL LY
Address: 1338 JACARANDA CIRCLE
City, State, Zip: ARCADIA, CA 91006
Total number in household: 3 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Marshall Ly Date: 7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: ELVIRA VALDERAMA
Address: 268 S. NOBLE PL
City, State, Zip: AZUSA CA ~~91001~~ 91702
Total number in household: 1 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Elvira Valderama Date: 7-22-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Mary Jo Poague
Address: 253 W. Atara Street
City, State, Zip: Monrovia, CA 91016
Total number in household: 3 Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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Signed: _____

Mary Jo Poague

Date: _____

7-27-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Katuleen Burke
Address: 4950 McCintock Ave
City, State, Zip: Tempe City CA 91780
Total number in household: 6 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

RECEIVED
JUL 22 2010

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Everyone knows MMDs bring ↑ crime and ↑ in violent activities. They cause illegal secondary sales as well as attract other illegal narcotics sales and illicit activities. If someone is really sick and finds the helpful then it should be dispensed in capsule formula by the common pharmacy. NO POT STOPS in our neighborhoods! PLEASE! Do not grant cond. use permit!

Signed: Katuleen J. Burke Date: 7/22/2010

How would you like it in your neighborhood? Own a home? Have children? Like to take a walk around the block after dinner? **(MMD)!**

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Michael Lee

Address: _____

City, State, Zip: Arcadia, CA 91006

Total number in household: 3 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Due to all of the above statistics I am opposed to
having a MMD in my community.

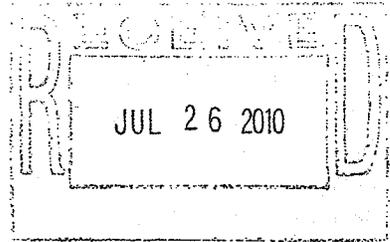
Signed: Michael Lee

Date: 7/20/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Edward Yang
Address: 1138 ALTURA TERRACE
City, State, Zip: ARCADIA CA 91007
Total number in household: 4 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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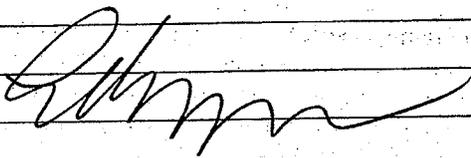


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Signed:  Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MR + MRS E. HORTON
Address: 113 GENOA ST
City, State, Zip: ARCADIA, CA 91006
Total number in household: 6 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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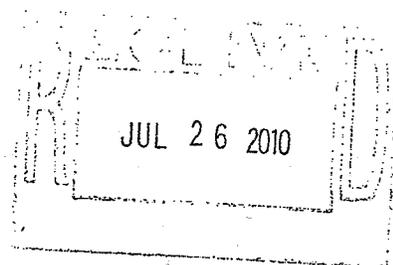
Sir:

We worry about our children who walk and play in our city. We do not need added danger, traffic, parking, and risks to their safety. Put the dispensary next to a hospital, police station or other appropriate facility, if it is necessary, not a residential area

Signed: Mrs. E. Horton

Date: July 22, 2010

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM 1346
Los Angeles CA 90012



Please submit this letter in the stack of those who oppose the issuance of a conditional permit to allow a "Medical Marijuana Dispensary" in my unincorporated neighborhood, Arcadia, Monrovia, and Duarte.

I have owned a home in this area for over 40 years and have seen many changes take place, but nothing like this. We have a quiet peaceful neighborhood and many of us have worked hard to keep our homes looking clean and well kept. This has been a safe place to raise our children and maintain a respectful family life.

In areas where these "dispensaries" have cropped up there has been increased crime and lowered property value not to mention the elements that frequent these types of places and of safety issues that follow.

I know there is a need for medicine; those in need should take their prescriptions, written by a professional doctor, to a pharmacy and have them filled by a properly educated pharmacist and have them filled in a proper drug store. I have seen the dispensaries with people waving signs "The Doctor is in" and the lines in the waiting areas to get their prescriptions written and filled.

Thank you for reading my letter and opposing the issuance of this conditional permit for the "MMD" in my neighborhood.

Charles E Lewis
4120 Daines Dr
Arcadia CA 91006
Clewis3499@aol.com

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: NANCY A. BURCH
Address: 3008 HALSEY AVE
City, State, Zip: ARCADIA, CA 91006
Total number in household: 1 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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What are they thinking, we residents of this area are trying to upgrade our homes and neighborhood! Do place a MMD right next door will totally change that. Do you realize that lower Monrovia crime is already bad enough, and El Monte is right close.

Find a spot in the desert somewhere
Signed: Nancy Burch *not near nice homes & families* Date: 7/24/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MARIGEL CRUZ

Address: 1214 S. IVY

City, State, Zip: MONROVIA CA 91016

Total number in household: 2 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Maribel Cruz

Date: 7-22-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: NOEL FUNDORA

Address: 1214 S. 104

City, State, Zip: MONROVIA CA 91016

Total number in household: 2 Total children (minors) in household: 0

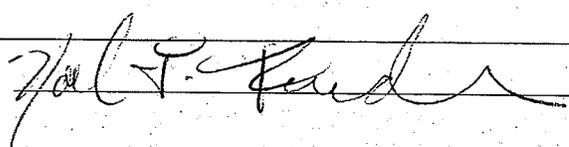
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320 W. Temple Street RM # 1346
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Signed: 

Date: 7-22-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MARIELA VILLALTA

Address: 215 E. Cherry Ave

City, State, Zip: MONROVIA CA 91016

Total number in household: 2 Total children (minors) in household: NO

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Mariela Villalta

Date: 7-22-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Steve Ho

Address:

924 E Winnie Way

City, State, Zip:

Arcadia, CA 91006

Total number in household:

4

Total children (minors) in household:

2

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

AUG 11 2010

I am joining my neighbors in the unincorporated areas of Monrovia, Arcadia and Duarte in opposing a Medical Marijuana Dispensary (MMD) in our neighborhood. I am in opposition of the current proposed facility at 4332 E. Live Oak Avenue, Arcadia, CA or any other dispensary in our unincorporated community. Like the incorporated cities of Arcadia, Monrovia, Duarte, Irwindale and El Monte that surround our county island and have banned marijuana dispensaries, I believe these dispensaries will negatively impact our peaceful residential neighborhood by introducing new elements of crime, illicit behavior and unwanted traffic.

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Signed:

Steve Ho

Date:

8/7/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Amy Chang

Address: 246 Sharon Rd

City, State, Zip: Arcadia, CA 91007

Total number in household: 4

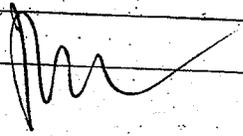
Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: 

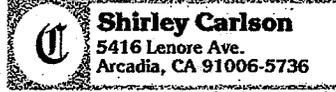
Date: 8/8/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: _____

Address: _____

City, State, Zip: _____



Total number in household: 1

Total children (minors) in household: _____

Mail To:

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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Signed: Shirley N Carlson

Date: 9-24-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: CARMEN S. VAZQUEZ

Address: 3054 HEMPSTEAD AVE.

City, State, Zip: ARCADIA, CA. 91006

Total number in household: 2 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Carmen S. Vazquez

Date: 7-24-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Pastor John G Wilson
Address: 5700 LENOX AVE
City, State, Zip: ARCADIA CA 91006
Total number in household: 5 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Dear Mr. Estes,

I already sent a personal email (gerwil@SacGlobal.net) to voice my opposition to this pot dispensary. I request that opposition here again & ask that your office do all you can to protect the citizens of our community from the dangers of such an unsavory enterprise.

Signed: John G Wilson

Sincerely,
Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Mr. Anthony Green

Address: 1024 Royal Oaks M. #1320

City, State, Zip: Monrovia, Calif 91016

Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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IT HAVE A SON I FEEL WE DO NOT NEED ANY KIND OF DRUGS ANYWHERE I HAVE A 12 YR OLD SON WHO IS EXPOSED TO ENOUGH IN SCHOOL AND OTHER KIDS

Signed: Mr Anthony Green

Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name:

Miss Tammy McEcker

Address:

4332 Royal Oaks Dr #1320

City, State, Zip:

Monrovia, Calif 91016

Total number in household: 2

Total children (minors) in household: 1

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

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I lost my Brother and my daughter
to murder because of Drugs. Keep them out.

Signed:

Miss Tammy McEcker

Date:

7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Richard Ortega
Address: 4241 E. Live Oak Ave #7
City, State, Zip: Arcadia CA 91006
Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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My wife lost 2 children to drug use and it was just handed to families keep them out

Signed: Richard Ortega Date: 7/25/20

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: JUAN E. FULGONIA
Address: 4241 E. LIVE OAK AVE #7
City, State, Zip: ARCADIA, CALIF 91006
Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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*A Space Children that did Drugs of different
Sources and have last time to Murder regarding
drugs They were both murdered by Drug dealers
I believe no use for any especially in our
neighborhood or anywhere.*

Signed: Mrs Juan Fulgonia

Date: 1/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Kim Fullerton
Address: 11362 Rockfield Dr
City, State, Zip: Arcadia, CA 91006
Total number in household: 7 Total children (minors) in household: 4

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Please DO NOT let a medical
marijuana shop go in our
neighborhood. I do not want any
more crime here than already is.
I think it is still too close to
the schools in the neighbor hood.

Signed: Kim Fullerton Date: 8/3/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Mike & Colleen Velarde
Address: 2564 Doolittle Ave
City, State, Zip: ARCADIA CA 91006
Total number in household: 2 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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NO WAY TO DRUGS

Signed: Mike Velarde Date: 7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Ophelia Velderrain

Address: 2025 So 8th Ave

City, State, Zip: ARCADIA CA 91006

Total number in household: 3 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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(213) 974-6435
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At a time when there is so much drug activities in our schools, parks, or wherever kids congregate, we do not want to have more temptation. We are in a constant battle trying to talk to our kids about drugs. So to put a "ston" down the street of my home is absolutely not a good idea. We have enough drunk drivers and people under the influence as it is. Do NOT approve!

Signed: Ophelia A. Velderrain

Date: this application!

8-4-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: WU, JACK & LO, MICHELLE (HUSBAND & WIFE)
Address: 2983 SPRUCE CT.
City, State, Zip: ARCADIA, CA. 91006
Total number in household: 5 Total children (minors) in household:

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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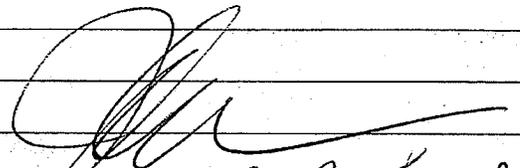
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WE ARE OPPOSED / NO PERMIT.
TO GRANT PERMIT
TO SELL POT. *Jen*
ML

Signed: 
Michelle Lo

Date: 7-27-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Marcellina Walls
Address: 3550 N. VINELAND AVE.
City, State, Zip: Baldwin Park, CA. 91706
Total number in household: 2 Total children (minors) in household: 1

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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I, AS A CITIZEN OF THIS STATE OPPOSE

The MMD is our community. Further more, not one person or Doctor has found that Marijuana is a medicine. People get stupid and do dumb things on this drug. My opinion for what it's worth!

Signed: Mrs. Marcellina Walls Date: 7-31-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: SHUYUN LIN
Address: 5602 MARSHBURN AVE
City, State, Zip: ARCADIA, CA 91006
Total number in household: 1 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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(213) 974-6435
pestes@planning.lacounty.gov

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- POT DISPENSARIES BRING CRIME & PUTS THE PUBLIC AT RISK
- POT DISPENSARIES CAUSE ILLEGAL SECONDARY SALES IN OUR COMMUNITY
- PATRONS USE POT ON SITE & DRIVE THROUGH OUR NEIGHBORHOODS UNDER THE INFLUENCE
- POT SALES ATTRACT OTHER ILLIGAL NARCOTIC SALES & OTHER ILLICIT ACTIVITIES
- POT DISPENSARIES REDUCE PROPERTY VALUES
- POSSESSION & DISTRIBUTION OF POT FOR ANY REASON IS PROHIBITED UNDER FEDERAL LAW
- POT DISPENSARIES JEOPARDIZES THE HEALTH & SAFETY OF OUR CHILDREN WHO WALK & PLAY IN THE AREA
- POT SHOULD NOT BE SOLD & DISTRIBUTED IN CLOSE PROXIMITY TO A RESIDENTIAL NEIGHBORHOODS

Signed: [Signature] Date: 8/1/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Ralph & Charlene Martinez

Address: 124 W. Palm Dr

City, State, Zip: Arcadia, CA 91007

Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

Monrovia

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My wife & I strongly oppose the MMD proposal

We ask you to deny this permit.

Signed: Ralph & Charlene Martinez

Date: 8-3-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Henry Rodriguez

Address: 21 Bonita st #2

City, State, Zip: Arcadia CA 91006

Total number in household: 2 Total children (minors) in household: 1

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

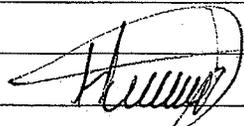
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- 1- I was in the Jury Duty for a case of armed robbery to a ^{pot} shop. so that means we get more criminals with guns
- 2- ~~some~~ Few days ago it was on the news about other armed robbery where two people were kill
- 3- We live in Arcadia because is a good city to raise kids; we don't want to bring crime to our city,

Signed: 

Date: 8-1-10

Name:

Johnny & Shirley Juarez

Address:

1909 South Seventh Ave.

City, State, Zip:

Arcadia, CA 91006

Total number in household: _____

Total children (minors) in household: _____

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

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We are totally opposed to the Permit approval for the opening of the Medical Marijuana Dispensary in our neighborhood. We live a few blocks from this location and we have seven (7) Grandchildren that visit us regularly.

Signed:

Shirley Juarez

Date:

8-13-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Tamara Kato
Address: #7625 Elevado
City, State, Zip: Arcadia CA 91006
Total number in household: 4 Total children (minors) in household: 2

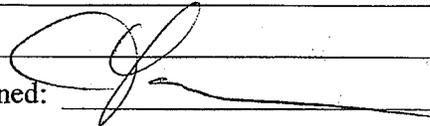
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Signed:  Date: 8/10/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Taylor Ray Wheeler
Address: 2453 S. PRIMROSE
City, State, Zip: MONROVIA, CA 91016
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
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Signed: Taylor Ray Wheeler Date: 8/10/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: _____

Address: _____

City, State, Zip: _____

Total number in household: _____ Total children (minors) in household: _____

Mail To:

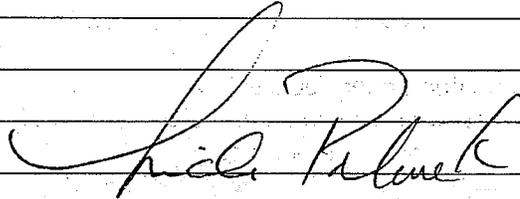
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Signed: 

Date: 8-10-10

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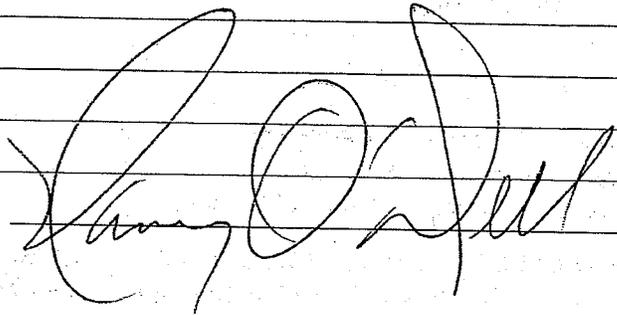
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Signed: _____



Date: _____

8-10-10

To all concern,

June 25, 2010

RECEIVED
JUN 30 2010

I am writing this to you with a heavy heart with concern for our community allowing a Marijuana dispensary.

On Tuesday June 15th I attended a meeting in regards to putting a marijuana dispensary at 4332 Live Oak Ave. Arcadia. Right in the middle of a residential area.. This concerns myself as well as many others. I have Grandchildren that come and stay with me a lot that are going into their teens. This kind of traffic in our neighborhood along with a liquor store right across from this area plus a bar within one block would be a boom waiting to go off at anytime.

This dispensary or others should not be where children and adults live. I would like to ask you a honest question "Would you like one of these marijuana dispensary going in your neighborhood"? It's a very simply question "yes or No"?

Why not put them by banks in business areas or in hospitals. Where they can be watched closely. Since you claim marijuana is for pain. A few day ago I was talking to a Major about this concern. He said " why not put the marijuana dispensaries in the City of Industries where business only are".

For the sake of children who have not yet been born, for children who are living, Grandchildren, Great Grandchildren, plus adults :PLEASE DON'T PUT MARIJUANA DISPENSARY IN RESIDENTIAL AREAS.

When I was a child (which I just turned sixty) I would here adults say " we will destroy ourselves". I didn't understand then but I sure do know, " PEOPLE MAKE BAD THINGS HAPPEN"NOT GOD PLEASE,DECIDING ON THIS GO INTO YOUR HEARTS NOT FOR MONEY. Thank you,

Thora Askins
626 4456849



PROTECT OUR COMMUNITY!

STOP POT

AT 4332 E. LIVE OAK AVE.
ARCADIA, CA 91006

Community Meeting

Tuesday July 20th, 2010

Annunciation Hall

1307 East Longden Avenue,

Arcadia, CA 91006

7:30-8:30 PM

Please attend and find out how our community can stand together and effectively oppose the Pot Dispensary in our neighborhood.

Take this opportunity to voice your opposition to the Pot Dispensary by emailing Phillip Estes at the LA County Department of Regional Planning.

pestes@planning.lacounty.gov

or call 213-974-6435

- **Update** on the Pot Dispensary Process
- Be part of the **action plan** to oppose the dispensary
- **Support** our community with your time, skills and funds to fight Pot in our neighborhood.

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Leon Che
Address: 178 W. Pamela
City, State, Zip: Arcadia CA 91007
Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Leon Che Date: 7/29/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: VIVIEN CHEN

Address: shiaoov@yahoo.com

City, State, Zip: _____

Total number in household: 3 Total children (minors) in household: _____

Mail To:
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Department of Regional Planning
320 W. Temple Street RM # 1346
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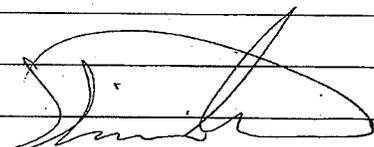
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I am against the opening of mmd in my
neighborhood !!

Signed: 

Date: 7-29-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Lulu Wu

Address: 310 W. LAS FLORES AVE.

City, State, Zip: ARCADIA, CA 91007

Total number in household: 7 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
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Signed: 

Date: 7-24-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Patty Hsu
Address: 1225 S. 3rd St.
City, State, Zip: Alhambra, CA 91801
Total number in household: 3 Total children (minors) in household: 1

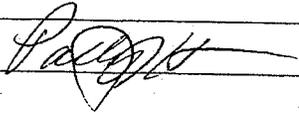
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Signed: 

Date: July 24, 2018

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: CHRIS KANE

Address: KCMKANE@YAHOO.COM

City, State, Zip: _____

Total number in household: 3 Total children (minors) in household: 1

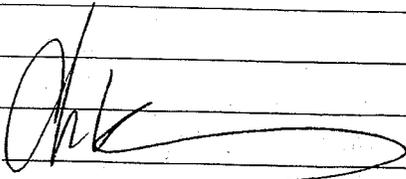
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Signed: 

Date: 7/24/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Jennifer Yean

Address: yayayean@yahoo.com

City, State, Zip: _____

Total number in household: 4

Total children (minors) in household: 2

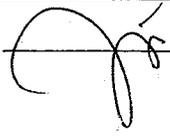
Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: 

Date: 7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Michael Chung

Address: michael1624@shcglobal.net

City, State, Zip: _____

Total number in household: 4 Total children (minors) in household: 2

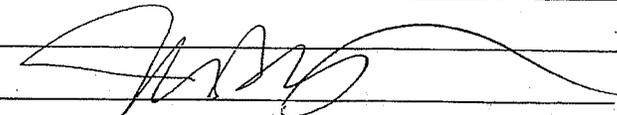
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Signed:  Date: 7-24-2012

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Eveline Hsu

Address: evelinehsu@yahoo.com

City, State, Zip: _____

Total number in household: 3 Total children (minors) in household: 1

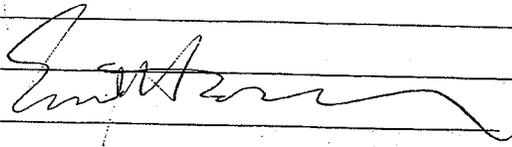
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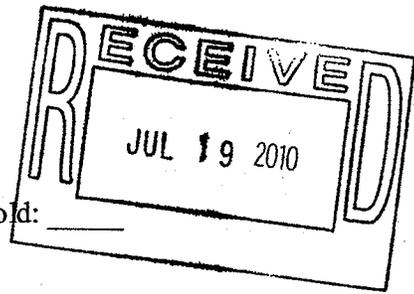
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Signed: 

Date: 7/24/10

Name: Michele Cazares
Address: 2432 Rochelle Ave
City, State, Zip: Monrovia, CA 91016



Total number in household: 5 Total children (minors) in household: 3

To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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You will be putting our children @ risk we
have very little patrol as it is already
from The Temple City Sheriff Dept. and
adding this to the burden is too much

Signed: Michele Cazares Date: 7/14/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: FLORA MAGANA

Address: 3709 GIBSON RD

City, State, Zip: El Monte 91731 (CA)

Total number in household: _____ Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Flora Magana

Date: 7-23-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: PHONG TRON
Address: 4305 - E. LIVE OAK AVE
City, State, Zip: ARCADIA CA 91006
Total number in household: 03 Total children (minors) in household:

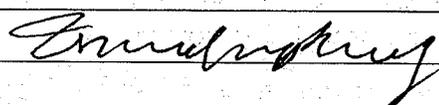
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Signed:  Date: 7-23-16

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MARIA MAGANA

Address: 2661 DOREEN AVE

City, State, Zip: EL MONTE 91733 (CA)

Total number in household: _____ Total children (minors) in household: _____

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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Signed: Maria Magana

Date: 7/23/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: ROBERT & LILIA ALVAREZ

Address: 2444 E. LIVE OAK AVE

City, State, Zip: ARCADIA, CA - 91006

Total number in household: 7 Total children (minors) in household: 5

Mail To:

Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Robert Alvarez & Lilia Alvarez

Date: 7-23-2010

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MR & MRS RAUL A. GOMEZ

Address: 9533 Pentland St.

City, State, Zip: Temple City CA 91780

Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

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Signed: Raul A. Gomez
Veronica M. Gomez

Date: 7/22/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: OSCAR F MENA

Address: 2256 CALLE LISETA

City, State, Zip: SAN DIMAS CA 91773

Total number in household: 2 Total children (minors) in household: 0

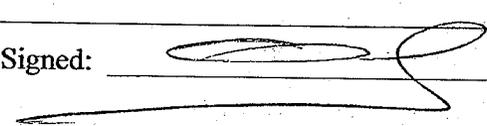
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Signed: 

Date: 7-21-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: ALEJANDRO A. BETHENCOURT

Address: 955 DEERFLATS DRIVE

City, State, Zip: SAN DIMAS, CA. 91773

Total number in household: 4 Total children (minors) in household: 2

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
(213) 974-6435
pestes@planning.lacounty.gov

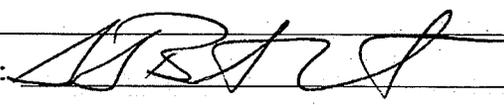
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I Am AGAINST THE LEGALIZATION OF MARIJUANA.

Signed: 

Date: 7/21/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Wilson Chen
Address: 4308 E. Live Oak Ave
City, State, Zip: Arcadia, CA 91006
Total number in household: 1 Total children (minors) in household: 0

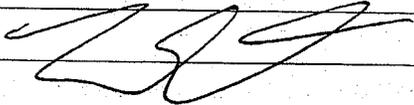
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Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
Los Angeles, CA 90012
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Signed:  Date: 7/20/10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: Jerry Doones

Address: 11429 Hemlock St

City, State, Zip: El Monte, Ca 91732

Total number in household: 2 Total children (minors) in household: 0

Mail To:
Phillip Estes
Department of Regional Planning
320 W. Temple Street RM # 1346
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Signed: Jerry Doones

Date: 7-21-10

LETTER IN OPPOSITION TO THE PROPOSED MEDICAL MARIJUANA DISPENSARY IN ARCADIA

Name: MARY MARGARET MAILE

Address: 2420 ROCHELLE AVE

City, State, Zip: MONROVIA CA 91016

Total number in household: 1

Total children (minors) in household: _____

I have 15 grandchildren and want to protect them.

Mail To:

Phillip Estes

Department of Regional Planning

320 W. Temple Street RM # 1346

Los Angeles, CA 90012

(213) 974-6435

pestes@planning.lacounty.gov

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NAME BEVERLY SchoLES
ADDRESS 416 JEFFRIES Ave. #79
CITY, STATE, ZIP Monrovia, CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME _____

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Beverly Scholes DATE 07/26/10

NAME DORIS OGILVIE
ADDRESS 416 JEFFRIES AVE. SP. 71
CITY, STATE, ZIP MONROVIA CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME —

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Doris Ogilvie

DATE 7-23-10

NAME Antoinette Thomas
ADDRESS 416 Seffries Ave
CITY, STATE, ZIP Monrovia, Ca. 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME grandkids 5

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED

Antoinette Thomas

DATE _____

NAME Richard Thomas
ADDRESS 416 JEFFRIES AVE
CITY, STATE, ZIP Monrovia Calif. 91006
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Richard Thomas DATE 7/24/10

NAME Thelma A. Lepine
ADDRESS 416 Jeffries Ave #11
CITY, STATE, ZIP Monrovia, Ca. 91016
TOTAL NUMBER IN HOME 3 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Thelma A. Lepine DATE 07/25/10

NAME Walter DIETER
ADDRESS 416 Jeffries Ave. Spc. 15 MONROVIA CA. 91016
CITY, STATE, ZIP _____
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Walter Dieter DATE 7/25/10

NAME Christa Stearns
ADDRESS 416 Jeffries Av #4
CITY, STATE, ZIP Monrovia CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME _____

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED Christa Stearns DATE 7/25/10

NAME Dorothy Bragg
ADDRESS 416 Seffries Ave - #5 - Monrovia, 91016
CITY, STATE, ZIP Monrovia, CA, 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
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SIGNED Dorothy Bragg DATE 7-25-10

NAME Sheila A. Murphy
ADDRESS 416-10 Jeffries
CITY, STATE, ZIP Monrovia, CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED

Sheila A. Murphy

DATE

July 25, 2010

NAME Melvinia Conaway
ADDRESS 416 Jeffries Ave #14
CITY, STATE, ZIP Monrovia CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
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Los Angeles, CA 90012
(213) 974-6435

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SIGNED

Melvinia Conaway

DATE

7/26/10

NAME Lily R. Diaz
ADDRESS 416 Jefferson Ave #16
CITY, STATE, ZIP Monrovia Ca. 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED Lily Diaz DATE 7/26/2010

NAME MARY MARANO
ADDRESS 416 JEFFRIES AVE #6
CITY, STATE, ZIP MONROVIA, CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME NONE

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED

Mary Marano

DATE

7/26/10

NAME LEONARD W. BARRONS
ADDRESS 416 Jefferson Ave SP-53
CITY, STATE, ZIP Monrovia, Ca 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME NONE

TO: Phillip Estes
Department of Regional Planning
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SIGNED Leonard W. Barrons DATE 7/29/10

NAME JAMES RASMUSSEN
ADDRESS 416 JEFFRIES AVE SP 49 FF 49
CITY, STATE, ZIP MONROVIA CA
TOTAL NUMBER IN HOME 3 TOTAL MINORS IN HOME 20

TO: Phillip Estes
Department of Regional Planning
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SIGNED James Rasmussen DATE 7/23/10

NAME Norma Rasmussen
ADDRESS 416 JEFFRIES AVE. # 49
CITY, STATE, ZIP MONROVIA, CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Norma Rasmussen

DATE 7-23-10

NAME MIKE PAUL
ADDRESS 416 JEFFRIES # 31
CITY, STATE, ZIP MONROVIA CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Mike Paul DATE 7/23/10

NAME Linda Ford
ADDRESS 416 Teppies #29
CITY, STATE, ZIP Monrovia, CA 91011
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Linda Ford

DATE 7/23/10

NAME Mabel Fischer
ADDRESS 416 Jeffries Ave. # 57
CITY, STATE, ZIP Monrovia, CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Mabel Fischer

DATE 07-23-10

NAME Rafael Ramirez
ADDRESS 416 S. Jefferson #29
CITY, STATE, ZIP Monrovia, CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED *John Galvan* DATE 7/23/10
Rafael Ramirez

NAME WANDA JONES
ADDRESS 416 JEFFRIES AVE #51
CITY, STATE, ZIP MONROVIA CA 91016
TOTAL NUMBER IN HOME 1 TOTAL MINORS IN HOME N/A

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED

Wanda E. Jones

DATE

7/23/10

NAME Floyd Carper
ADDRESS 416 JEFFRIES Ave #80
CITY, STATE, ZIP MONROVIA CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Floyd Carper DATE 7/22/10

NAME Frances Carper
ADDRESS 416 JEFFRIES AVE. # 80
CITY, STATE, ZIP MONROVIA, CA 91016
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
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Los Angeles, CA 90012
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SIGNED Frances J. Carper DATE 7/23/10

NAME Manuel Montoya
ADDRESS 844 Beckwith St.
CITY, STATE, ZIP Duarte, CA 91010
TOTAL NUMBER IN HOME 4 TOTAL MINORS IN HOME _____

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Manuel Montoya DATE 7-24-10

NAME Belen Magaña
ADDRESS 624 N. Taylor Ave #214
CITY, STATE, ZIP Montebello, Ca, 90640
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 1

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Belen Magaña

DATE 7/24/10

NAME MARCO A. MAGANA
ADDRESS 624 N. TAYLOR AVE #214
CITY, STATE, ZIP Montebello, Ca 90640
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 1

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED Marco A. Magana DATE 7/24/10

NAME Vanessa Martinez
ADDRESS 819 Beckville St
CITY, STATE, ZIP Duarte CA 91010
TOTAL NUMBER IN HOME 4 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
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SIGNED Vanessa Martinez DATE 7-24-10

NAME FRANK BRION
ADDRESS 2539 DOOLITTLE AVE
CITY, STATE, ZIP ARCADIA CA 91006
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED

Frank Brion

DATE

7/21/10

NAME ARLENE BRION
ADDRESS 2539 Doolittle Ave
CITY, STATE, ZIP ARCADIA, Ca 91006
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 0

TO: Phillip Estes

Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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The cities of Arcadia/Monrovia/Duarte/El Monte/ Irwindale have banned all such facilities. We are a residential island surrounded by those communities. We believe new elements of crime, heavy traffic, and other illicit behavior will negatively impact our peaceful residential community as well as the surrounding areas.

This proposed facility is only 60 feet from residential properties where children live and play. We implore you to **URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is only 1/4 mile from two elementary schools. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is in close proximity to three churches. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

This proposed facility is within 1/4 mile of a Senior Mobile home Park with over 80 homes occupied by seniors, many of whom are disabled, and/or aged, and have made the decision to live here in their twilight years for safety, quiet and comfort. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

Just 1/4 mile north of the proposed facility lies the Mayflower Village, another very large area of residential homes, with families, children and investments in property, the largest investment a family makes. Property values will be subject to devaluation if a MMD is allowed a conditional permit. We implore you **TO URGE THE L.A. COUNTY PLANNING COMMISSION NOT TO GRANT A CONDITIONAL USE PERMIT FOR SUCH A FACILITY.**

SIGNED

Arlene Brion

DATE

7/21/10

NAME Rose Martinez
ADDRESS 844 Beckville Street
CITY, STATE, ZIP Duarte CA 91016
TOTAL NUMBER IN HOME 4 TOTAL MINORS IN HOME 0

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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SIGNED Rose Martinez DATE 7/23-10

NAME Maria Khanzadian
ADDRESS 750 W Camino Real
CITY, STATE, ZIP Arcadia CA 91007
TOTAL NUMBER IN HOME 2 TOTAL MINORS IN HOME 1

TO: Phillip Estes
Department of Regional Planning
320 W. Temple Street RM#1346
Los Angeles, CA 90012
(213) 974-6435

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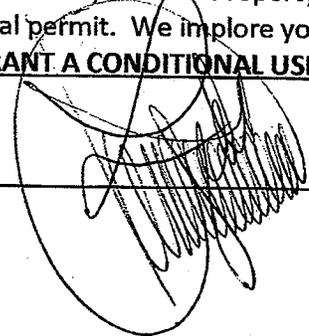
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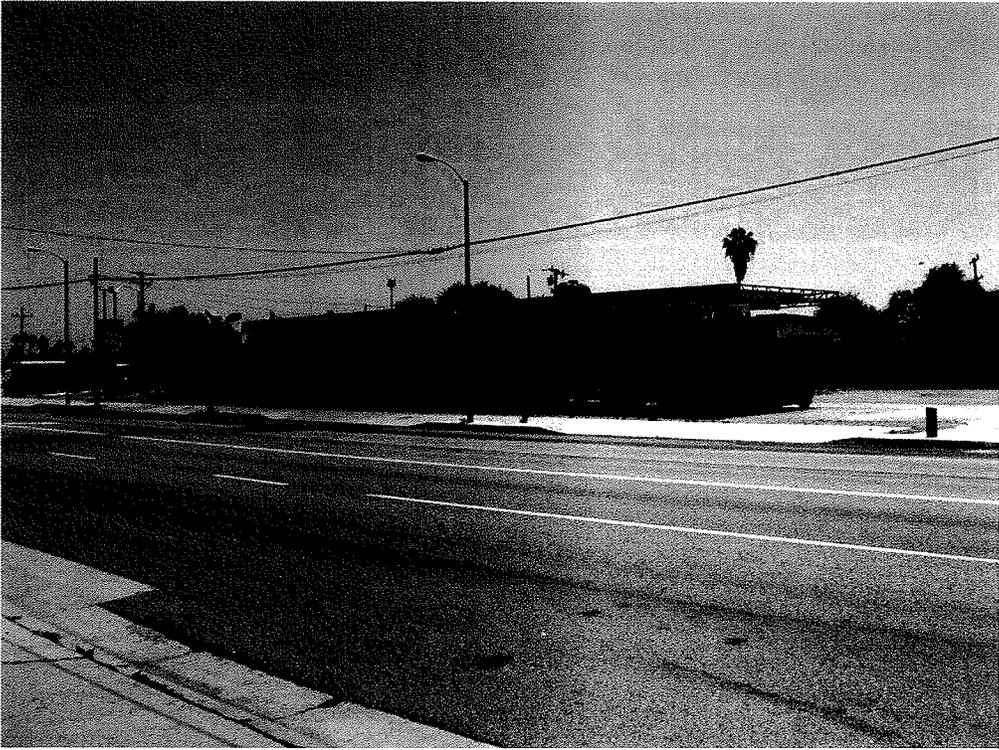
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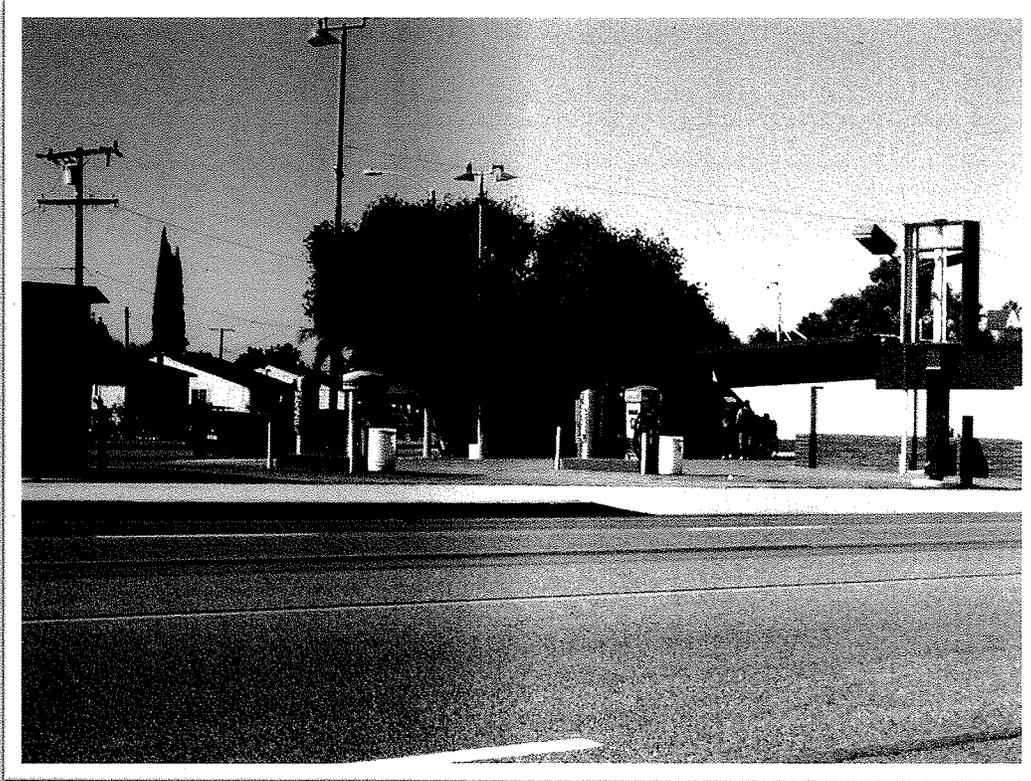
SIGNED 

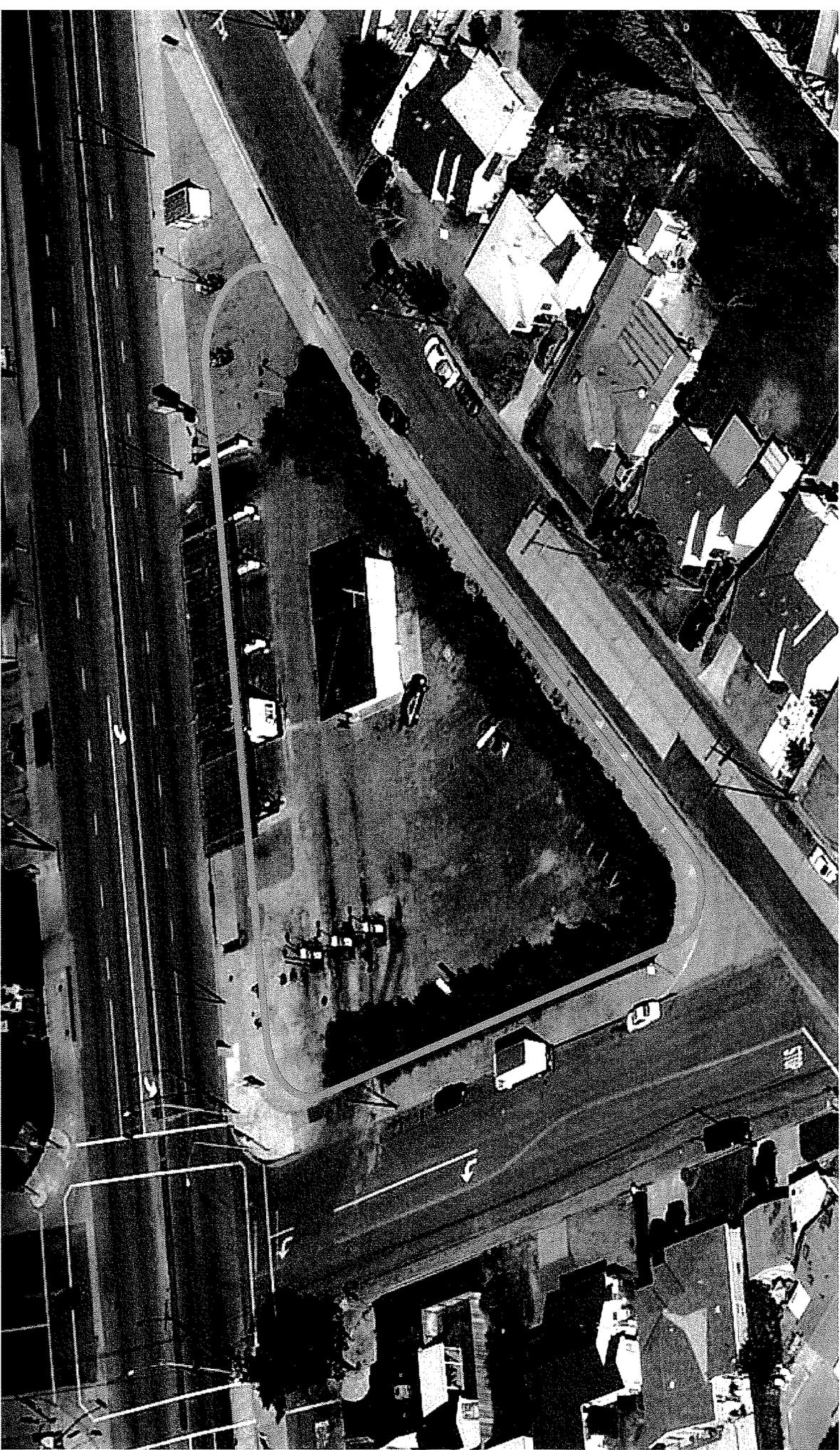
DATE 7/22/2010

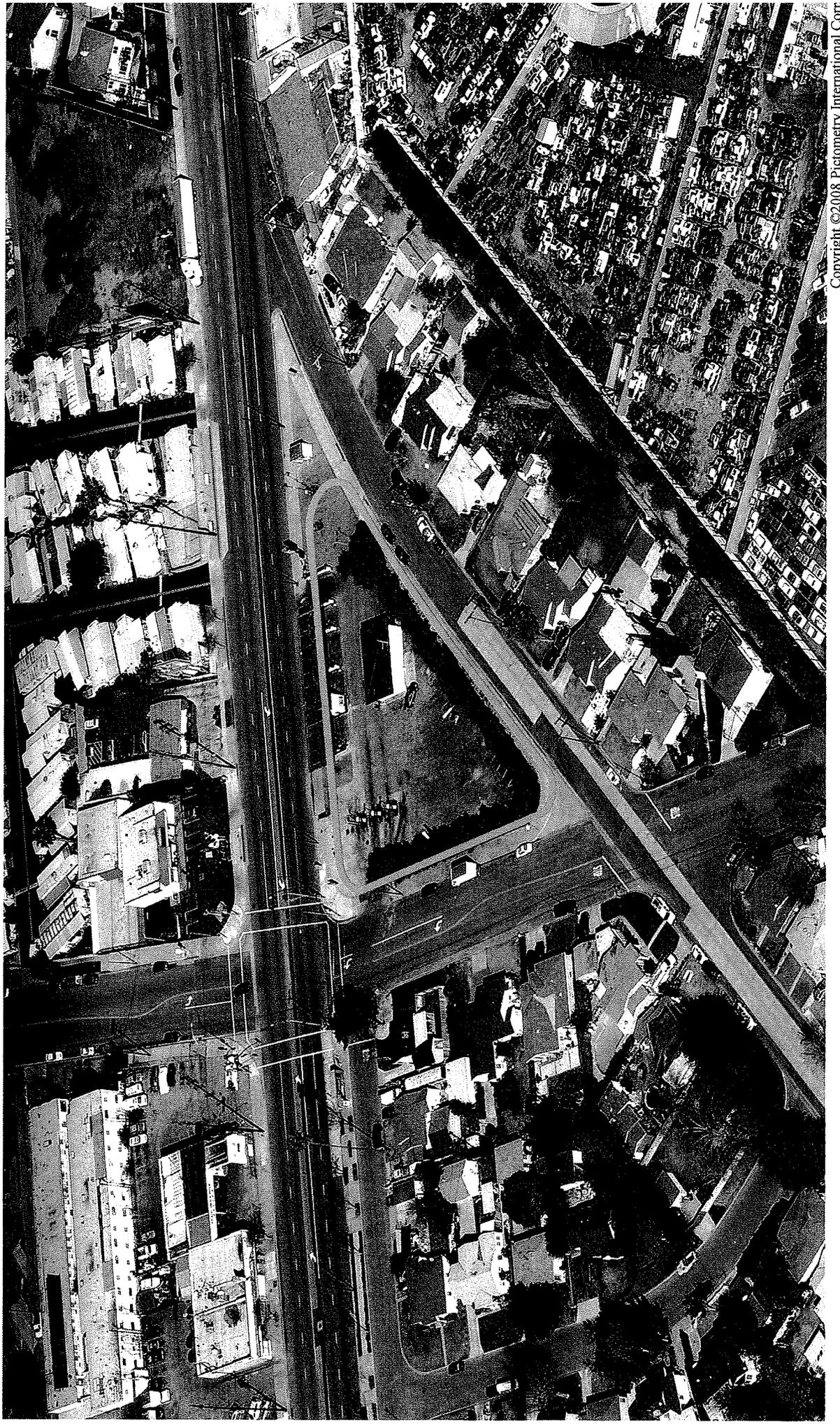
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R2009-02108-(5) CUP 200900161



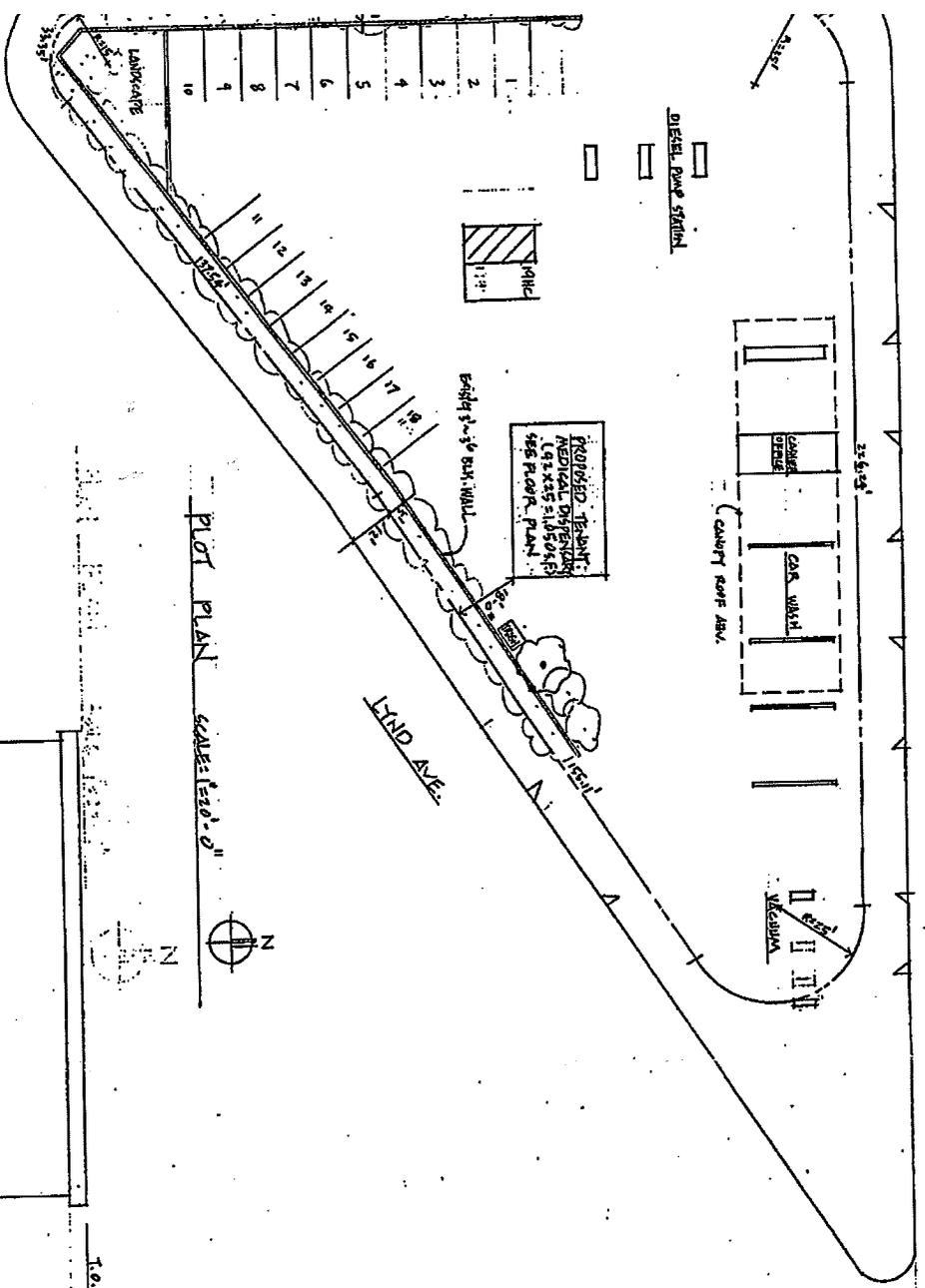
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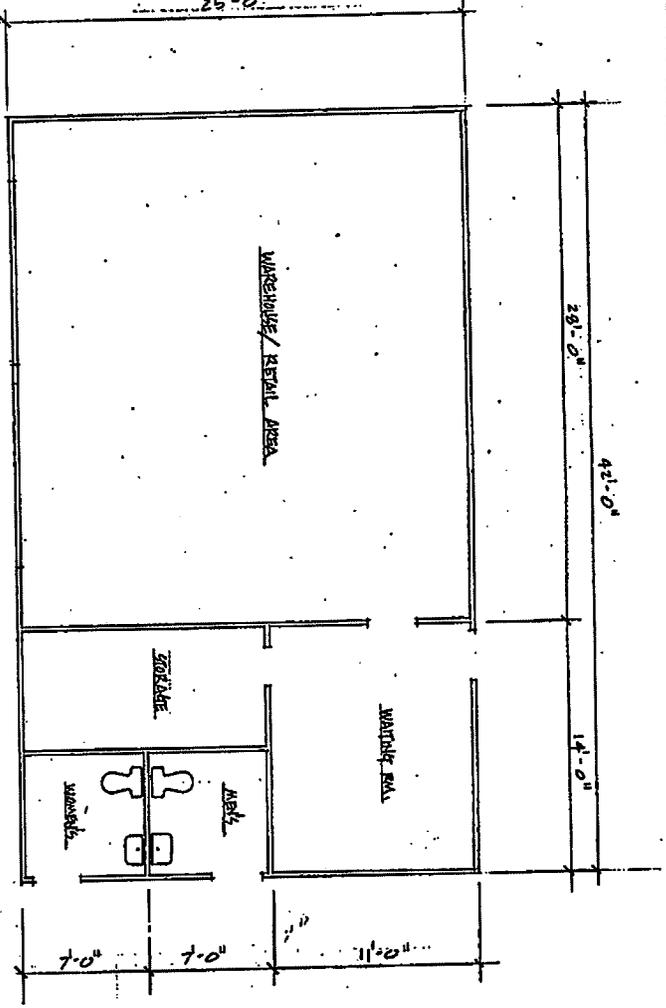
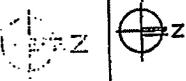




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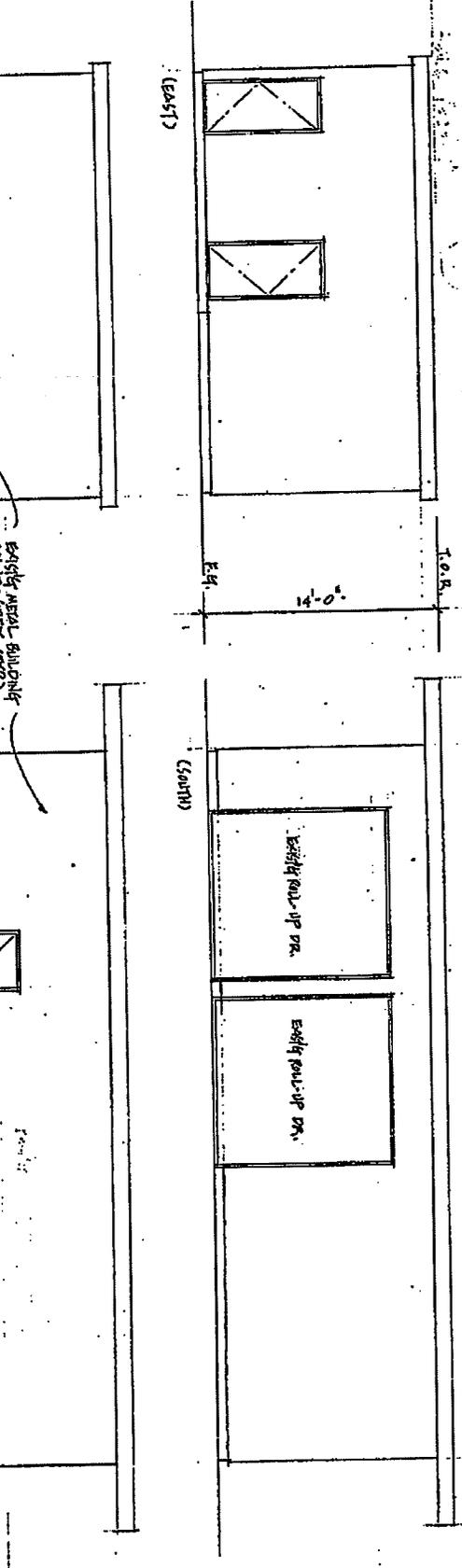
LOT PLAN SCALE: 1/8" = 1'-0"



FLOOR PLAN SCALE: 1/8" = 1'-0"



PROJECT DESCRIPTION:
 TENANT: MEDICAL DISPENSARY
 4332 E. LIVE OAK AV. ARCADIA, CA 91006
 APN #: 9571-001-001
 CONTACT PERSON: LEON SAN BLAS, TEL: 626-483-1620
 626 S. ARCADIA AVE. MONROVIA, CA 91016
 BLDG. AREA: 1,050 SQ. FT.



EXISTING METAL BUILDING