

From: [Robert Koke](#)
To: [City Clerk Group](#)
Subject: Cannabis
Date: Wednesday, April 10, 2019 9:29:11 AM

Stop the cannabis growing initiative in Goleta. Drove through Carpinteria it's stinks don't wanted in my neighborhood

Sent from my iPhone

From: [Robert Koke](#)
To: [City Clerk Group](#)
Subject: Marijuana growing
Date: Wednesday, April 10, 2019 9:28:14 AM

Don't want it grown in Goleta

Sent from my iPhone

From: Alex Pujo [alex@pujo.net]
Sent: Thursday, April 11, 2019 11:38 AM
To: Charlie Ebeling
Cc: Stuart Kasdin; Kyle Richards; Paula Perotte; Roger Aceves; James Kyriaco
Subject: PW Work Plan priorities

Dear Mr. Ebeling,

Being unable to attend this morning's special Council meeting regarding the City's Public Works priorities, I would like to share Sierra Club's position about transportation projects and impacts. Extensive research indicate a direct link between expansion of road capacity with sprawl and traffic speed, at the detriment of walking and biking –undoubtedly the preferred alternatives from every perspective. Consequently, we must emphasize that pedestrian and bicycle facilities be given the highest priorities and resources in your Work Plan.

As a point of reference, the City of Santa Barbara has not widened any of its streets since 1996, with no plans for any road widening on the horizon. Quite the opposite, Santa Barbara has implemented "road diets" to replace traffic lanes with bicycle lanes on Cliff Drive, upper De La Vina, lower Bath, lower Castillo and lower State below the freeway, with more to come, along with a comprehensive plan to reduce traffic speed on city streets with specific "traffic calming" projects. Improved pedestrian infrastructure, protected crosswalks, crosswalk extensions and street trees contribute to a noticeable increase in the number of pedestrians on Santa Barbara streets.

To improve air quality, address climate change and to enhance the livability of the City are among Goleta's top goals; to increase traffic speed is not one of them. Thank you for your consideration of these important matters when establishing work priorities.

Best regards,

Alex

Alex Pujo
Santa Barbara Group
Sierra Club, Los Padres Chapter
2425 Chapala St., Santa Barbara, CA 93105
(805) 962-3578 (Office)
(805) 637-7384 (Mobile)

From: [kelmetcalf](#)
To: [City Clerk Group](#)
Subject: No pot growers!!!!
Date: Thursday, April 11, 2019 4:13:57 PM

I am 100% against the city or county letting people grow marijuana. I do not want it in our area at all!! It would be very irresponsible to let any growers in. Goleta is a family neighborhood/city! It is NOT THE PLACE TO GROW MARIJUANA!!!!!! Be responsible please. Just say NO!

Kelly Metcalf

Mother of 4 young children

From: Sandra Richter [mailto:srichter@westmont.edu]
Sent: Thursday, April 11, 2019 5:10 PM
To: City Clerk Group <cityclerkgroup@cityofgoleta.org>
Subject: cannabis in Goleta and noLeta

Dear City Council Members,

I am writing to express my concern about current interest in raising cannabis as an agricultural product in our area. I realize that some might see this as an economic gain, but I see it as the exact opposite. I do not want to see our agricultural areas utilized for this crop; I don't want to see the increase of this product in our town. This citizen says "no."

--

Sandra Richter
5420 Agana Drive
Santa Barbara, CA 93111(805) 565-6168

From: sealoch74@aol.com
To: [City Clerk Group](#)
Cc: sealoch74@aol.com
Subject: Cannabis
Date: Thursday, April 11, 2019 5:30:34 PM

To Whom it May Concern

4/11/19

I am a resident of Goleta and would like to register my opposition to the commercial growth of Cannabis in our area. While it may provide a cash cow in the short term, my concern is the long term health, both physically and financially of our neighbors and neighborhood.

The odor is offensive to family vacationers, and the property values will drop as they have in Carpinteria. I would not like to live in an area or raise a family in an area with skunk odor 24/7.

Please consider the long term effects on our community over the short term cash gain.

Thank you for your consideration,

Sally Mobraaten, VMD

From: [Alan Siebenaler](#)
To: [City Clerk Group](#)
Subject: Cannabis
Date: Thursday, April 11, 2019 6:19:49 PM

Dear City of Goleta -

We are residents of the area and we are against cannabis cultivation anywhere even close to a residential area. Carpenteria has its large amount of issues now due to the smell of constant skunk and increased crime. Please lets learn from their mistakes and do not allow the cultivation anywhere close to where we live.

Thank you

Alan and Rachael Siebenaler

From: Fred Duerner [mailto:glenannieranch@yahoo.com]

Sent: Thursday, April 11, 2019 6:38 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>

Subject: Cannabis

To Whom it May Concern,

I represent a number of citizens in the city limits and large property owners who are located very near the City of Goleta. We are adamantly opposed to any and all cannabis operations in and around this area. There has been talk of lawsuits related to potential damages as they relate to cannabis. Please consider not approving any policies related to the future proliferation of cannabis.

Respectfully, Dr. F. C. Duerner

-----Original Message-----

From: Debbie Lloyd [<mailto:thelloydfamily@aol.com>]

Sent: Friday, April 12, 2019 9:39 AM

To: Winnie Cai <wcai@cityofgoleta.org>

Subject: Cannabis use

Dear Mayor and City Council,

Hello. As a concerned and active citizen of Goleta am very concerned about the possibility of so many cannabis shops on Hollister. Our family is hoping to move into the new Winslowe development. Our family is looking forward to being a part of the family community of old town Goleta. Riding our bikes to dinner, enjoying concerts at the community center, being able to walk to the grocery for a gallon of milk, etc. I also want to feel safe having my teenage daughter go by herself. None of this will be possible with 5 to 6 cannabis stores. Having people that overuse pot, mixed with alcohol, driving under the influence on Hollister will ruin this neighborhood community. More than one, two at the most cannabis stores will change the whole feeling of this quaint neighborhood village. The price of rents is already going up because of this issue. Please, please, please do not ruin this neighborhood. Sincerely, Debbie Goodwin

-----Original Message-----

From: SHERRON L PAGLIOTTI [<mailto:pagliotti5@sbcglobal.net>]

Sent: Friday, April 12, 2019 2:12 PM

To: City Clerk Group <cityclerkgroup@cityofgoleta.org>

Subject: Cannibus

This is a horrible idea! I can't believe the city is even considering such a thing. Growing cannibus in this area may be profitable for the city but very unprofitable for the community of people who live here. Bad smell and chemicals to grow the cannibus is bad enough but bringing crime to a safe and quiet community is very poor judgement. I am totally against this ridiculous idea for profit. Shame on our leaders for considering this!!!

Sherron Pagliotti

Resident

Sent from my iPhone

From: [Shared](#)
To: [City Clerk Group](#)
Subject: Pot growing in Goleta
Date: Friday, April 12, 2019 6:18:43 PM

Hi, I own a home in Goleta. I actually voted yes on the marijuana initiative and I am glad I did. Unfortunately, I didn't think about this, "growing near neighborhoods" and the odor and other issues at that time. I depend on, and expect, our elected representatives to handle this in a reasonable way. The growers should be required to be in remote areas. Thank you

Sent from my iPhone

From: [Michelle FitzGerald](#)
To: [City Clerk Group](#)
Subject: Cannabis NIMBY response
Date: Saturday, April 13, 2019 10:15:29 AM

Hi-

I am not sure if I can make the meeting.

Please do not allow the cannabis nightmare to come to the Goodlands. We have many schools sprinkled through our rural/urban areas.

This is a crop that will need to be grown in underdeveloped outlying regions.

Thank you,

Michelle FitzGerald

From: cristism@aol.com
To: [City Clerk Group](#)
Subject: Cannabis growing in the Goleta
Date: Saturday, April 13, 2019 11:34:43 AM

Dear Sir or Madam,

I am writing to request that you deny permitting of cannabis growing operations in the Goleta Valley. As a life-long resident, homeowner and tax payer I am against allowing this industry to gain a foothold in our beautiful community. The odor that emanates from Carpinteria as I drive through on the 101 freeway is enough of deterrent to me.

Please take into consideration the strong feelings of those of us that have taken the time to attend meetings or write letters and know that for every one of us there are hundreds, if not thousands, of others that probably feel the same way but are too apathetic to get involved.

Thank you very much for your time,

Cristi Smith
5671 Stow Canyon Road
Goleta, CA

From: Cecilia Brown [mailto:brownknight1@cox.net]
Sent: Monday, April 15, 2019 11:05 AM
To: Deborah Lopez <dlopez@cityofgoleta.org>; Wendy Winkler <wwinkler@cityofgoleta.org>
Cc: Peter Imhof <pimhof@cityofgoleta.org>; Anne Wells <awells@cityofgoleta.org>; Barb K <barbk77@cox.net>; brownknight1@cox.net; carl and rochelle schneider <carlandrochelle@cox.net>
Subject: Fw: Comments Revised Cannabis Ordinance April 16

Dear Madame Mayor and Council Members.

Please accept the recommendations of your planning commission on the revised ordinance. Their deliberations were detailed, informed, thorough, and sought to provide a better balance in land use regulations for the community than in the proposed ordinance revision. As a resident and concerned citizen about the city's approach to cannabis regulation, I greatly appreciate the planning commission's effort that would be more protective off our community, particularly residential uses. Their recommendations resulted in better and meaningful buffers for sensitive receptors around the Community Center and schools and in reducing overconcentration of storefront retailers in Old Town and for maintaining the permit process in the existing ordinance with an LUP or CUP.

I disagree with the notion in the staff report that moving the permit process for a cannabis business from the cannabis ordinance to the cannabis business license (CBL) provides the same procedural protections for the benefit of the community. The standards in the CBL are devised by the state, I believe, and have "no local flavor." They have nothing to do with neighborhood compatibility or broader community standards or how the location of the business and its activities may impact the adjacent neighbor. Cannaabis is not just another business coming into town. It comes with a lot of baggage, 6 pages of rules to be followed in the CBL. The city should welcome the new resident cautiously and not with open arms. That comes later when they can prove themselves to be a good citizen.

What is needed at the outset is not a streamlined process but one with the ability to assess local conditions, impose standards to mitigate impacts, and have a decisionmaker ascertain whether they are appropriate. I don't believe the CBL standards will provide this. .Also, there can be greater input from the community with a CUP with a unique ability to assess specific conditions, having seen this happen at decisionmaker hearings in the city. This is not a case for a "one size fits all" approach of using the CBL solely as the land use permitting standard. Circumstances will vary from parcel to parcel as I describe below and so the city should retain a land use permit process which allows tailoring to specific and unique circumstances.

For cannabis retail stores located on the north side of Hollister with a rear property line shared with a residential parcel, one standard condition in the CBL is a 4ft barrier, which could be a hedge . The Planning Commission recommended a 6ft wall. It depends upon the location of the cannabis retail store and its relationship to the adjacent residential parcel. This relationship may be different for each parcel. A discretionary review process afforded by a CUP would be more effective in dealing with the appropriate spatial separation to reduce impacts than the CDL would.

Residential parcels south of Hollister are often side by side with commercial uses. I believe there will be greater incapability issues with these residential parcels than for that north of Hollister. Except for restaurants, I will wager that any commercial uses located near residential parcels south of Hollister aren't open until 8pm, like cannabis retail stores will be. Longer opening hours, more street traffic, more foot traffic at night and thus more noise and nuisance issues will occur than what existed before. This could be disruptive and displeasing to the neighbors. Recall, that noise is a class I impact in the Cannabis EIR. The noise mitigation in the CBL, a 4ft hedge or not having the business entrance face the affected parcel, is not effective to mitigate impacts. (see my attached letter regarding buffers.)

It may be the case that cannabis retail store next to a residence might be so disruptive and with so many nuisance issues impacting the quiet enjoyment of the neighbor that only through a discretionary review process would decisionmakers decide that no cannabis retail activity should be allowed. Would the CBL allow that? The best approach is: **Retain the discretionary land use permit (LUP/CUP) your Planning Commission recommended..**

Don't rush to streamline a process before the ink is dry on the ordinance or even before it is implemented. The city needs to have some knowledge of whether the rules they put in place will work. Ground truthing is important.. You won't know whether the rules you have crafted are sufficient until they are implemented and in place for a while. Just because other cities are following this path, doesn't mean it is right for Goleta. Streamlining the process to make it easier for the applicant can occur later when more is known. This ordinance should be about ensuring community standards, not facilitating applicant permit processing.

Thoughts on odor control, one of the requirements of the CBL. Odor control is a tricky and smelly issue and could be a problem if not adequate. Odor masking is not odor control. This should be a consideration in your ordinance. Unlucky is the adjacent residence next to a cannabis retail store with odor issues or any kind of business next to a cannabis activity with this issue. Does the city have its own standards for measuring odor? Relying on what the applicant proposes may not be adequate. ***The city must have a regulation so that it can revoke the cannabis activity license if external odor is a continuing issue.***

Lastly, please consider my request and those of my fellow residents: **Reduce the total number of retail shops from 15 to 6, what your consultant recommended. At 15, the city has several times more than the city of Santa Barbara (triple the size of Goleta) and twice as many for than the unincorporated area of the county. It is in the city's best interest to have a more reasonable number.**

Thank you for the consideration of my comments.
Cecilia Brown
Goleta resident

Subject: Agenda item A1 March 11 pc hearing Cannabis Ordinance amendments pc hearing

From: Cecilia Brown [mailto:brownknight1@cox.net]

Sent: Monday, March 11, 2019 12:15 PM

To: Deborah Lopez <dlopez@cityofgoleta.org>

Cc: Anne Wells <awells@cityofgoleta.org>; Peter Imhof <pimhof@cityofgoleta.org>; brownknight1@cox.net

Subject: Agenda item A1 March 11 pc hearing Cannabis Ordinance amendments pc hearing

Dear Chair and Planning commissioners,

I was really disappointed to read about proposed Cannabis ordinance amendments deleting any sort of land use permit for retail stores adjacent to residential uses. Elimination of a land use permit means neighbors are never notified or have any way of appealing the permit if the circumstances for their property are unusual such that the conditional buffers can't and won't work out in protecting them. This change only is beneficial to the retail operator and detrimental to the next door resident.

Restore the land use permit so neighbors are notified and have the opportunity to appeal this kind of potentially intrusive and incompatible activity next to a residence.

Instead, the city is recommending imposing some sort of conditional buffer as sufficient protection. A four feet tall hedge, fence, wall is hardly a buffer for any nuisance issues that might arise from a retail store next door. It's not a buffer at all. Maybe a 6ft permanent barrier, but a hedge is ineffective in providing any barrier at all.

There are nuisance issues that a 4ft fence, hedge or wall is wholly ineffective in addressing, like increased night time activity in an adjacent parking lot or on the street at night when none existed before, nighttime lighting in a parking lot used by patrons, and the noise from them and their car. And having no signage or a door facing the residential parcel will do little to address the above issues. It might make some them worse. There needs to be other measures. Perhaps it is the case that a cannabis retail store might just not be appropriate next to a residence. And if this is so, it shouldn't be allowed.

Was there a noticing of this ordinance change to potentially affected residents outside of your standard noticing so they would be aware that their lives would be disrupted by a cannabis store next door? You didn't hear from anybody in Old Town at the last hearing just the cannabis folks, but the city needs to hear from the residents now so they can let you know how they feel. The city needs to protect the residents of Old Town, not enable the cannabis retail operation.

Thank you,
Cecilia Brown

From: Erin Weber [Erin@axiomadvisors.com]
Sent: Monday, April 15, 2019 11:14 AM
To: Paula Perotte; James Kyriaco; Kyle Richards; Stuart Kasdin; Roger Aceves
Subject: Public Comment E1 Cannabis

Honorable Mayor and Councilmembers,

Please see the attached public comment letter regarding item E1 on your agenda tomorrow. Please don't hesitate to contact us with questions in advance of the hearing,

Erin Weber
Axiom Advisors
805-440-9021



Honorable Councilmembers,

We represent several cannabis businesses throughout the supply chain who are eager to start operating in the City of Goleta, and have already made significant investments predicated on the regulatory framework adopted in July 2018. Our clients chose Goleta over other jurisdictions because of the City's thoughtful regulatory framework, reasonable tax rate, availability of commercial real estate, highly skilled local workforce, and overall support for economic development. We have participated in the ordinance development process since 2017 and have attended multiple public workshops, Planning Commission and Council hearings. We are in alignment with the City's goals and objectives to regulate this new industry, encourage business to secure permits and licenses, and eliminate the black market.

Deliberations on Tuesday

We encourage your Council to separate your discussion of storefront retail, and the rest of the cannabis license types, which are less impactful and not open to the public. During the many public hearings and workshops the City has held throughout the past two years, there has been little to no public concern regarding the license categories that are not open to the public (e.g. testing labs, distribution). Only recently has some community concern emerged regarding the potential impacts of storefront retail. We suggest that your Council address the least impactful license types first and separately those issues from policies related to storefront retail.

1. General Plan Amendments

We support the Planning Commission's recommendation from the hearing on March 11th to allow distribution as a primary use in Business Park zones with a limitation of 30,000 square feet per parcel – not per license. Please direct staff to make this change to be consistent with the Planning Commission recommendation. We encourage approval of these amendments on Tuesday, to enable our clients to quickly license and operationalize their existing facility in BP.

2. Business License Ordinance Amendments

We commend the City for a transparent, and robust ordinance development process over the last two years. Since the adoption of the regulatory program over 9 months ago (July 2018), to our knowledge, no applicant has been able to secure both a land use permit and business license, which would allow them to legally operate. This delay is devastating for small, local business start-ups, many of whom are paying premium cannabis lease rates while they wait for local approvals. **Please consider directing staff to issue Business Licenses to applicants in 60 days.**

Santa Barbara
39 E. De La Guerra St.
Santa Barbara, CA 93101

Sacramento
1201 K Street Suite 920
Sacramento, CA 95814

Los Angeles
1240 Rosecrans Ave Suite 120
Manhattan Beach, CA 90266

The City already has an extraordinarily robust and comprehensive Business License Ordinance and application process – which is evidenced by the fact that no applicant has been granted a Cannabis Business License to date. See attached application check list.

We support streamlining the permitting and licenses process to the Business License, and eliminate the Land Use Permitting Requirements, but we have serious concerns about the proposed Business License Ordinance, absent the changes below. In conclusion, we recommend directing staff to

- 1) Make the following minor amendments, and return for a second reading in 30 days, to avoid further uncertainty and delays to the process and regulatory framework;**
- 2) Remove all operating hour restrictions (except storefront retail);**
- 3) Remove requirement to live scan all employees (5.09.080 R.10);**
 - a. *Applicants will Live Scan Owners as Required by the State*
- 4) Remove prohibition on hiring employees until the Police Department has reviewed employee criminal background checks (5.09.080 U.);**
 - a. *Applicants already conduct third party background checks, which can be made available to the City upon request*
- 5) Remove limit of one license per category of Business License (5.09.040 A.1) (except for retail)**
- 6) Process all Business License Applications in 60 days.**

Our clients throughout the supply chain (including testing lab, distributor, manufacturer, microbusiness, delivery) are concerned that the new requirements (such as the criminal background check approval process by the Police Department) will further slow an already onerous licensing process. The prohibition on hiring employees until they have been vetted by the Police Department is a new amendment which was not directed by the Council or the Planning Commission. And the live scan requirement is inconsistent with State law, which only requires live scan for owners– not all employees. Both of these policies could result in significant delays in hiring and additional costs to applicants who are already burdened with excessive taxes and local and State regulations, which is making it extraordinarily difficult to compete with the black market.

Limiting applicants to one license per license category is also a new amendment that was not directed by Council, or discussed with the public. If a businesses can secure a location that is compatible for the proposed use, and can demonstrate compliance with the City’s standards, they should be able to secure more than one license per license category.

Lastly, imposing operating hours of 10am-8pm is arbitrary, unsupported by evidence and logistically infeasible for all of our clients. No other distributor, delivery service, or testing lab, as an example, are limited to operating between 10am-8pm.

Thank you for your consideration,

Erin Weber
Axiom Advisors

From: Jenifer DeBruno [jen@bloomhrsolutions.com]
Sent: Monday, April 15, 2019 11:20 AM
To: James Kyriaco; Roger Aceves; Kyle Richards; Stuart Kasdin; Paula Perotte
Subject: Public Comment E.1 Cannabis

Dear Councilmembers,

I respectfully ask that you read the attached letter from Bloom HR Solutions regarding provisions 5.09.080 R. 10. and 5.09.080 U. in the Business License Ordinance.
Please contact me if you have any questions.

Thank You,



Jenifer DeBruno, SPHR, SHRM-CP, HCS, sHRBP
Human Resources Business Advisor
m: 805-834-0420
w: bloomhrsolutions.com

Honorable Councilmembers,

My name is Jenifer DeBruno Jacques, and I'm the Owner of Bloom HR Solutions. I have 10 years of experience in Human Resources (HR) and extensive experience working with cannabis companies. I represent several local cannabis start-up businesses, some of which are either currently applying for cannabis permits & licenses in Goleta, or intend to do so. We only work with businesses that are committed to full compliance with State and local regulations, best HR practices, including competitive wage and benefit packages for employees.

We are opposed to the following provisions in the Business License Ordinance and ask you to strike these sections entirely.

But first, it's helpful to clarify the difference between a 'live scan' and a 'criminal background check.' A Live Scan takes fingerprints, which are digitalized and transmitted to the Department of Justice (DOJ). It is highly unusual in any other industry to live scan all employees. Since a live scan requires submittal of finger prints into a federal database, this level of review is usually reserved for executives of the business, if required at all.

1. **5.09.080 R. 10. Live Scan Requirement for all Employees;** This is inconsistent with State law which only requires live scan for owners – not all employees
2. **5.09.080 U. Background Checks** which would require applicants to provide background checks for all employees to the Police Department, and wait to hire until the PD has approved the results.

Live Scan: This requirement is inconsistent with State law which requires applicants to live scan only owners – not all employees. Therefore, this requirement is unnecessary and redundant. All cannabis businesses have to secure a State license, which must be renewed annually, which includes conducting Live Scans for owners, managers, and executives. In other words, the State application review divisions already have a robust and defined procedure around collecting, vetting and reviewing these results. The State will deny license applications in which an owner or executive has a substantially related offense, including a felony, on their record. See Bureau of Cannabis Control Regulations Section §5017, §5002.

In my experience, the Live Scan requirement for all employees could result in real challenges in our future recruitment and retention efforts. Many employees of cannabis companies are fearful of federal retribution related to their visitor worker status or related to work in the cannabis industry. It is unprecedented and unsubstantiated to require all employees to submit live scan results into a federal database, to work in a warehouse, as an example. Additionally, the City's proposed amendments are inconsistent with State law, which is overly burdensome for this burgeoning industry and confusing for applicants. The City requires live scans for all employees and the State requires live scan for only owners, directors, managers and executives.

Background Checks: It is onerous to require applicants to turn over background check results to the Police Department, and wait to hire employees until the Police Department has received and reviewed the results. Recruiting and hiring qualified candidates for this industry is already difficult, and adding on an additional layer of requirements will be detrimental for start-up businesses – in both time and money. It's not clear if the Police Department has resources or capacity to review this volume of background checks. Furthermore, this requirement is unnecessary because businesses (including my clients) already conduct third party background checks, and are going above the requirements to also include a social security number trace, national criminal database search, sex offender search, Motor Vehicle Records,

Credit Report and a 4-Panel Drug screening in addition to the State and background check before hiring all employees.

Our reputable third party vendor can process background checks on candidates for hire as quickly as 12 hours. However, waiting for the Police Department to review these results could delay our hiring by weeks or months. At which point candidates will look elsewhere for work. Waiting weeks for a background check to be reviewed by the Police Department would completely hinder our onboarding process and cause great burden to our business. Cannabis companies like ours, are already incentivized to only hire responsible and qualified candidates who do not present a risk to our business or other employees and we will continue to take this extremely seriously and treat this matter as top priority.

We share the City's goal of normalizing this industry. However, these requirements may be based on an assumption that cannabis businesses are more likely to employ dangerous individuals, and therefore need more oversight. This assumption is flawed and inaccurate. Many of my clients are already struggling to compete with the black market and overcome serious challenges related to taxation, permitting costs, etc. I recommend the City remove barriers to permitting and licensing in the City so we can collectively eliminate the black market, and encourage robust participation in the legal supply chain.

Recommendation: We encourage you to remove both the requirement to 1) live scan all employees, and 2) wait to hire employees until the PD has reviewed the criminal background check results. Alternatively, background check results can be made available to the City Police Department upon request, as needed for an investigation.

Thank You,
Jenifer DeBruno Jacques
Bloom HR Solutions

From: Fermina Murray <ferminamurray@gmail.com>

Sent: Monday, April 15, 2019 11:33 AM

To: Paula Perotte <pperotte@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>; Roger Aceves <raceves@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>

Cc: Dawn Christensen <dchristensen@cityofgoleta.org>

Subject: Cannabis Businesses in Old Town Goleta - Council Meeting 4-16-19

Dear Mayor Perotte and Council Members,

I will be attending your meeting tomorrow night to speak about the Cannabis Businesses proposed for Old Town Goleta. In the meantime please kindly accept the attached letter stating the concerns I will not be able to cover as a public speaker.

Dawn, would you please forward a copy of my letter to Peter Imhof.

Thank you very much,
Fermina Murray
442 Danbury Court
Goleta, CA 93117
Mobile: 805-448-4011

Fermina Murray
442 Danbury Court
Goleta, CA 93117

April 14, 2019

To: City Council of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Subject: Cannabis Businesses in Old Town Goleta

Dear Mayor Paula Perotte and Council Members:

As a local historian who participated in the effort to create Old Town Goleta's Heritage District – the Hollister Avenue corridor between Fairview and Ward Memorial, including the Sexton House – I am writing to urge you to consider some of the negative consequences of concentrating four to six cannabis retail and delivery shops in Old Town Goleta.

Old Town Goleta, comprised of about 5,000 residents, has small retail and light industrial businesses located within a 5.5 - square-mile area. Its demographic profile consists of:

54 percent Latino

37.5 percent White

7.2 percent Asian

1.3 percent African American

The defining character of this community and its continuous history stem from its locally-owned “mom and pop” businesses, grocery stores, restaurants, non-profit used-goods stores, a hotel, airport transport firm, a nursery, small high tech manufacturing and light industries. All these make Old Town an exemplary self-sustaining neighborhood. Most remarkable are its affordable retail and housing, including mobile homes, apartments, single-family homes, and second-and third-generation businesses, all within walking scale. All these qualities are further enhanced by the new Jonny D. Wallis Neighborhood Park, the revitalization work on Hollister to improve pedestrian safety, the San Jose Creek restoration, and other improvements in consideration.

Now Old Town and the City of Goleta are faced with an unprecedented flood of proposed businesses, all selling the same product and many of them eager to locate within the heart of Old Town. The product is a problematic one that public authorities have made subject to high levels of regulation and restrictions – a controversial drug whose merchants

expect high profits, but which has the potential, and a record where it has been legalized, for severe disruptions of residents' communities and unanticipated expenses to local governments that can far exceed tax revenues.

The heavy concentration of recreational cannabis outlets in Old Town cannot be justified. The City of Santa Barbara, with three times the population of Goleta, at this point appears prepared to allow only three recreational cannabis retail shops, all in the commercial zone of town, away from residential neighborhoods. The businesses proposed for Old Town are incompatible with the community's character and vision for its own future as a family-centered community. Demand for the cannabis will not come from the local neighborhood, but from outside. The matter at the core is a social justice issue: how does it happen that Santa Barbara will have three outlets, Montecito none, yet six are proposed for Old Town of the 15 proposed for Goleta as a whole?

The Goleta City Council needs to take several urgent steps. The total of 15 shops authorized for Goleta is grossly in excess of what can reasonably be accommodated by our city. The six shops proposed for Old Town's Hollister Ave. corridor risk turning that heritage district into the Knott's Berry Farm of marijuana. This is not the reputation the historic heart of our city and its residents deserve.

Thank you,

Fermina Murray

From: Dazo.Pat@DOC
To: [City Clerk Group](#)
Cc: Martin.Jordan@DOC
Subject: APN 079-210-056 & Ammendments To Cannabis Land Use Ordinance
Date: Monday, April 15, 2019 11:58:04 AM
Attachments: [image001.png](#)
[APN 079-210-056.pdf](#)
[Ammendments To Cannabis Land Use Ordinance.pdf](#)

Sending on behalf of Pat Abel, Coastal District Deputy.



Pat Dazo

Office Assistant / Division of Oil, Gas, and
Geothermal Resources

California Department of Conservation

195 S. Broadway, Suite 101

Orcutt, CA 93455

O: (805) 465-9602

F: (805) 937-0673

E: Pat.Dazo@conservation.ca.gov



April 12, 2019

VIA U.S. MAIL AND EMAIL

Attn: City Council & City Clerk
City of Goleta
130 Cremona Drive, Suite B
Goleta, CA 93117

Dear City Council,

AMENDMENTS TO CANNABIS LAND USE ORDINANCE AND GENERAL PLAN/COASTAL LAND USE
PLAN, CITY OF GOLETA

The Division of Oil, Gas, and Geothermal Resources (Division) appreciates the opportunity to submit comments on the plan referenced above (Project).

The Division's authority is set forth in Division 3 of the Public Resources Code (PRC), and Title 14 of the California Code of Regulations (CCR). PRC § 3208.1 establishes well re-abandonment responsibility when a previously plugged and abandoned well may be impacted by planned property development or construction activities. Local permitting agencies, property owners, and/or developers should be aware of, and fully understand, that significant and potentially dangerous issues may be associated with development near oil, gas, or geothermal wells.

To assist local permitting agencies, property owners, and developers in making wise land use decisions regarding potential development near oil, gas, or geothermal wells, the Division provides the following information.

The Division categorically advises against building over, or in any way impeding access to, oil, gas, or geothermal wells. Access is considered the ability for a well servicing unit and associated necessary equipment to reach a well from a public street or access way, solely over the parcel on which the well is located. A well servicing unit, and any necessary equipment, should be able to pass unimpeded along and over the route, and should be able to access the well without disturbing the integrity of surrounding infrastructure. Items that can affect well access include, but are not limited to, buildings, housing, fencing, hardscape, landscape, trees, pools, patios, sidewalks, roadways, parking lots, waterways or channels, and decking. Impeding access to a well could result in the need to remove any structure or obstacle that prevents or impedes access. Records and location information for oil, gas, and geothermal wells are available online at <https://www.conservation.ca.gov/dog/Pages/WellFinder.aspx>

Contact the Coastal District - Orcutt Office for a review and recommendation if planned development is near oil, gas, or geothermal wells.

There are no guarantees a well abandoned in compliance with current Division requirements will not start leaking in the future. It always remains a possibility that any well may start to leak oil, gas, and/or water after abandonment, no matter how thoroughly the well was plugged and abandoned. The Division acknowledges wells plugged and abandoned to the most current

standards have a lower probability of leaking in the future, however there is no guarantee that such abandonments will not leak.

Failure to plug and re-abandon a well may result in enforcement action, including an order to perform re-abandonment well work, pursuant to PRC § 3208.1, and 3224.

PRC § 3208.1 gives the Division the authority to order or permit the re-abandonment of any well where it has reason to question the integrity of the previous abandonment, or if the well is not accessible or visible. Responsibility for re-abandonment costs may be affected by the choices made by the local permitting agency, property owner, and/or developer in considering the general advice set forth in this letter. The PRC continues to define the person or entity responsible for re-abandonment as:

1. **The property owner** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and in its current condition does not pose an immediate danger to life, health, and property, but requires additional work solely because the owner of the property on which the well is located proposes construction on the property that would prevent or impede access to the well for purposes of remedying a currently perceived future problem, then the owner of the property on which the well is located shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
2. **The person or entity causing construction over or near the well** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and the property owner, developer, or local agency permitting the construction failed either to obtain an opinion from the supervisor or district deputy as to whether the previously abandoned well is required to be re-abandoned, or to follow the advice of the supervisor or district deputy not to undertake the construction, then the person or entity causing the construction over or near the well shall obtain all rights necessary to re-abandon the well and be responsible for the re-abandonment.
3. **The party or parties responsible for disturbing the integrity of the abandonment** - If the well was plugged and abandoned in conformance with Division requirements at the time of plugging and abandonment, and after that time someone other than the operator or an affiliate of the operator disturbed the integrity of the abandonment in the course of developing the property, then the party or parties responsible for disturbing the integrity of the abandonment shall be responsible for the re-abandonment.

To view PRC § 3208.1 in its entirety, please visit:

<https://www.conservation.ca.gov/index/Documents/DOGGR-SR-1%20Web%20Copy.pdf>

No well work may be performed on any oil, gas, or geothermal well without written approval from the Division. Well work requiring written approval includes, but is not limited to, mitigating leaking gas or other fluids from abandoned wells, modifications to well casings, and/or any other abandonment or re-abandonment work. The Division also regulates the top of a plugged and abandoned well's minimum and maximum depth below final grade. CCR § 1723.5 states well casings shall be cut off at least 5 feet but no more than 10 feet below grade. If any well needs to be lowered or raised (i.e. casing cut down or casing riser added) to meet this regulation, a permit from the Division is required before work can start.

April 12, 2019

CITY COUNCIL, CITY OF GOLETA

AMENDMENTS TO CANNABIS LAND USE ORDINANCE AND GENERAL PLAN/COASTAL
LAND USE PLAN, CITY OF GOLETA

The Division makes the following additional recommendations to the local permitting agency, property owner, and developer:

1. To ensure that present and future property owners are aware of (a) the existence of all wells located on the property, and (b) potentially significant issues associated with any improvements near oil or gas wells, the Division recommends that information regarding the above identified well(s), and any other pertinent information obtained after the issuance of this letter, be communicated to the appropriate county recorder for inclusion in the title information of the subject real property.
2. The Division recommends that any soil containing hydrocarbons be disposed of in accordance with local, state, and federal laws. Please notify the appropriate authorities if soil containing significant amounts of hydrocarbons is discovered during development.

As indicated in PRC § 3106, the Division has jurisdictional authority over the drilling, operation, maintenance, and abandonment of oil, gas, and geothermal wells, and attendant facilities, to prevent, as far as possible, damage to life, health, property, and natural resources, damage to underground oil, gas, and geothermal deposits, and damage to underground and surface waters suitable for irrigation or domestic purposes. In addition to the Division's authority to order work on wells pursuant to PRC §§ 3208.1 and 3224, it has authority to issue civil and criminal penalties under PRC §§ 3236, 3236.5, and 3359 for violations within the Division's jurisdictional authority. The Division does not regulate grading, excavations, or other land use issues.

If during development activities any wells are encountered that were not part of a review, a Division engineer in the Coastal District - Orcutt office is to be notified immediately, and an amended site plan with well casing diagrams for Division review shall be filed. After appropriate review, the District office will send a follow-up well evaluation letter to the property owner, applicant, and local permitting agency.

Thank you for considering the Division's comments. If you have any questions, please contact our District office at (805) 937-7246 or via email at DOGGRCoastal@conservation.ca.gov.

Sincerely,



Patricia A. Abel
Coastal District Deputy

cc: Chrono

From: Michael Palmer <mike@805enterprises.com>
Date: April 15, 2019 at 11:47:01 AM PDT
To: "jkyriaco@cityofgoleta.org" <jkyriaco@cityofgoleta.org>,
"raceves@cityofgoleta.org" <raceves@cityofgoleta.org>,
"krichards@cityofgoleta.org" <krichards@cityofgoleta.org>,
"skasdin@cityofgoleta.org" <skasdin@cityofgoleta.org>,
"pperotte@cityofgoleta.org" <pperotte@cityofgoleta.org>
Subject: Public comment E.1 Cannabis

City of Goleta Councilmembers,

I'm the CEO of Pacific Stone, a local cannabis brand which is State licensed. All our product is locally grown on the Central Coast and it's critical important that we have the ability to work with a local distributor to 1) remit our taxes; 2) coordinate product sampling with an independent testing lab to ensure there are no contaminants, molds, pesticides, etc; 3) verify the compliance of the packaging and labeling; and 4) safely transport our product to licensed retailers. There are not nearly enough compliant distributors locally and we urge your Council to support this important piece of the supply chain. Distributors play a pivotal role in the quality assurance and quality control of the product that is important for consumer health and safety. For example, distributors verify whether or not the label claims on the product packaging match the results from the independent testing lab.

We understand you are considering an amendment to the General Plan to allow distribution in Business Park zones. We ask you to support this amendment, and do not place any square footage limitations on these businesses. Compliant businesses, like ours, in this region need licensed distributors to help get product to market in a legal and safe way.

Mike Palmer
Pacific Stone

Sent from my iPhone

From: Bonnie Moore <bjgmoore@gmail.com>

Date: April 15, 2019 at 11:59:22 AM PDT

To: <pperotte@cityofgoleta.org>, <krichards@cityofgoleta.org>, <raceves@cityofgoleta.org>, <skasdin@cityofgoleta.org>, <jkyriaco@cityofgoleta.org>

Subject: Dispensaries

After reviewing the listing of addresses of potential cannabis dispensaries in Old Town; I have become increasingly concerned about the activity that these establishments will bring to our part of the city.

The proposal of 5836 Hollister to become a cannabis center creates an extremely large footprint for the city.

The proposed sites are backing into residential homes which could create problems with "drifters" going into and out of our neighborhoods. There are hundreds of minors in the area in question of permit proposals.

Granted these businesses will put monies in the coffers of the city but at what cost to the residents who live and work here.

A number of these applications are too close to residents who already have parking issues, unknown people and the potential of the area reeking of skunk (we deal with enough of that with the wildlife passing through) 5710 Hollister Ave., 5755 Hollister, 5777 Hollister, 5836 Hollister, 5890 Hollister, 5979 Hollister, 5999 Hollister

With Marijuana now being legal and dispensaries wanting to make money, landlords wanting to increase said potential rents; please consider that the neighborhoods which will be impacted by these businesses and your approval.

Please consider allowing these businesses to be in an industrial area, not abutting residents and keep a limit on how many can be in one location/area.

Personally, I would like to see none.

Respectfully submitted,
Bonnie Moore

From: Tenesor Peña Ramirez [<mailto:tpeña@agqlabs.com>]

Sent: Monday, April 15, 2019 12:30 PM

To: Paula Perotte <pperotte@cityofgoleta.org>; Roger Aceves <raceves@cityofgoleta.org>; Kyle Richards <krichards@cityofgoleta.org>; Stuart Kasdin <skasdin@cityofgoleta.org>; James Kyriaco <jkyriaco@cityofgoleta.org>

Subject: Public comment E.1 Cannabis

Dear Councilmembers,

Please see attached the public comment letter from AGQ Labs.

Thank you.

Regards,

--



Tenesor Pena
CEO

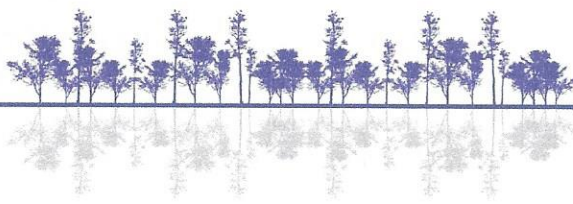
E. tpena@agqlabs.com

AGQ Labs USA
2451 Eastman Avenue Suite 1 Oxnard, CA 93030, USA
P. +1 (805) 981-2972

agqlabs.us.com



Please consider the environment
before printing this e-mail.



April 15, 2019

City of Goleta
130 Cremona Drive
Suite B
Goleta, CA 93117

RE: Public comment E.1 Cannabis

Honorable Mayor and Councilmembers,

We are an operational ag testing lab in Oxnard which conducts advanced analytical testing for a variety of sectors including agriculture, food, environmental, mining and industrial. AGQ is currently pursuing a permit and license for cannabis testing in the City of Goleta.

First, we support the General Plan Amendments, to allow distributors to locate in Business Park zones, with a limitation of 30,000 square feet per parcel, as recommended by the Planning Commission. Our distribution partners are critically important to our ability to successfully test product for harmful contaminants, to protect consumers.

Secondly, we understand that the permitting and licensing process in Goleta is taking longer than originally anticipated by many of our future partners in the region. In some cases, applicants have been in the queue for several months – still with no permit or license or ability to operate. We encourage your Council to do everything you can to streamline and expedite this process for the health and sustainability of the legal cannabis supply chain. Note that we also have to secure a State license – which comes with its own set of robust requirements – to legally operate.

Lastly, we have some reservations about the proposed amendments to the Business License Ordinance, which would require us to live scan all of our employees and prohibit us from hiring until our employee's background checks have been approved by the Police Department. Additionally, we strongly encourage you to remove the operating hour requirements, 10am-8pm. Our existing operation starts early in the morning and imposing an arbitrary start time of 10am is highly unusual for testing labs in any other industry.

Thank you for your consideration,



Tenesor Pena
CEO, AGQ Labs USA
2451 Eastman Ave Suite 1
Oxnard, CA 93030

From: Mike Beaudry <mbeaudry@herbl.com>

Date: April 15, 2019 at 12:44:20 PM PDT

To: "jkyriaco@cityofgoleta.org" <jkyriaco@cityofgoleta.org>, "raceves@cityofgoleta.org" <raceves@cityofgoleta.org>, "krichards@cityofgoleta.org" <krichards@cityofgoleta.org>, "skasdin@cityofgoleta.org" <skasdin@cityofgoleta.org>, "pperotte@cityofgoleta.org" <pperotte@cityofgoleta.org>

Cc: Erin Weber <Erin@axiomadvisors.com>, Jared Ficker <jficker@herbl.com>

Subject: Public comment - E.1 Cannabis

Please see attached public comment letter.

Thank you.

Best, Mike

Mike Beaudry
Founder & CEO
Office: 805-420-1000
Cell: 805.420.2000
www.HERBL.com



Dear Mayor and Councilmembers,

We support the Planning Commission's recommendation from the hearing on March 11th to amend the General Plan to permit distribution as a primary use in Business Park (BP) zones, with a limitation of 30,000 square feet per parcel – not per license (as proposed by staff).

We urge your Council to prioritize adopting the General Plan Amendments on Tuesday, and moving this forward to a second reading, so we can apply for distribution at our existing site in BP. We cannot operationalize our existing facility for distribution until these amendments are adopted so we encourage your Council to effectuate this amendment.

I was formerly the President of UNFI (United Natural Foods Inc), the largest distributor of organic & natural foods in the US. I have been building my business – HERBL Distribution – based on my previous experience with distribution and am very excited for an opportunity to operate in the City of Goleta, in my own backyard near my family.

The City's cannabis consultant HDL, Matt Eaton, testified at the City Council hearing on January 23 that many other local jurisdictions encourage distributors to locate in business park zones because it is often a compatible use. Furthermore, BP zones tend to have pre-existing infrastructure that is turn-key for distributors, which includes high ceiling, roll-up doors, and adequate parking. This also helps encourage use of pre-existing infrastructure, compared to new development, thereby generating less impacts.

A cannabis distribution license type (as defined by the State) simply allows operators to physically transport product between licensed businesses but does not include delivery or direct sales to customers. Cannabis distribution is different from typical "distribution" in other industries. Cannabis distributors use small sprinter vans – not large semi-trucks - and the small nature of the cannabis product allows for less vehicle trips, and far less impacts.

I'm confident that our business will generate real economic benefits for the City of Goleta and its residents in the form of jobs, tax revenue, and more generally, by being a good neighbor and improving the surrounding business corridor. We are hiring local employees and look forward to many new partnerships with other local businesses. HERBL is committed to operating a compliant cannabis business, having excellent neighbor relations, and integration into the Goleta community at large.

Thank you kindly for your consideration,

Mike Beaudry
CEO/Founder
HERBL Distribution

From: [Tim & Linda Gamble](#)
To: [City Clerk Group](#)
Subject: Growing Cannabis
Date: Monday, April 15, 2019 9:12:24 PM

To Whom It May Concern:

I understand the planting of Cannabis is being considered in our North Patterson area and beyond in the open land areas of Goleta. How thoroughly disappointing to hear such horrible news.

It's unbelievable that the city of Goleta would consider such an assault on our beautiful clean environment. The air polluted smell that these plants would bring is disgusting to think about. Look at what has happened to Carpinteria's air smell! It's really disgusting! We enjoy such fresh clean air in this area I can't imagine taking that away from us just for the growth of Cannabis plants! Really? Not to mention the decreased home values, the crime element, and so many environmental concerns.

I have lived here since 1980 and would really hate to see the growth of Cannabis in our clean beautiful area. The planting of Cannabis would be so damaging on so many levels and would be devastating in so many ways to the quality of our lives.

DO NOT LET THIS HAPPEN PLEASE! We have worked so hard to keep our neighborhoods, city and county clean, fresh and beautiful. Please make the right decision and say "NO" on growing Cannabis in the open lands of North Patterson, the foothills of Goleta and any and all open areas that may be considered in Goleta and Santa Barbara County for the growing of Cannabis!

Thank you.

Linda Gamble
Resident of North Patterson/Goleta

From: [Monika Vuchkova](#)
To: [Paula Perotte](#); [Kyle Richards](#); [Roger Aceves](#); [Stuart Kasdin](#); [James Kyriaco](#); [City Clerk Group](#)
Subject: Public Comment E.1 Amendments to Cannabis Ordinance and General Plan
Date: Tuesday, April 16, 2019 1:05:15 AM

Dear Mayor Paula Perotte and Council Members:

I'm the co-owner of a cannabis delivery service that has been doing business in Goleta since 2016 after obtaining a Medical Cannabis Business License from the city of Goleta. Transitioning into the new legal market we are facing a lot of challenges and we are one of a few local delivery services still pursuing a license here. We have been operating in compliance with the state and local regulations, effective at the time and paying state and local taxes for the time we have been in business. Operating as a delivery service leads to a low community impact and direct, individual communication with the end customer in a very discreet and professional manner. There has been no community concern regarding delivery services and this is why I believe the discussion of storefront retail has to be separated from the rest of the businesses like delivery services, distribution, and manufacturing. When we started our business there were over 50 delivery services doing business in the city of Goleta under Prop 215, a lot of them trying to transition into the newly regulated market. Currently, to my knowledge, there are less than 5 left, at the same time delivery services licensed out of Goleta are taking over the market and are not tax-contributing to the City.

Business License Amendment- I recommend eliminating the Land Use Permitting Requirements for the least impactful businesses, but I also have some concerns. If you choose to eliminate the land use permit, I encourage you to:

- remove hours of operation restrictions or extend them for delivery services, distribution, and manufacturing;
- the State doesn't require Live Scan of all employees, but only of the owner, therefore I recommend removing the proposed requirement as well as to remove requirement on hiring employees until the Police Department has reviewed employee criminal background checks
- consider Business License Fees that are in the same range as our neighboring cities. Santa Barbara City and Santa Barbara County

After Reviewing Attachment 8 I want to share my findings:

Cannabis Business License - New Application Fee

\$1,459.99 City of Goleta Fee for Reviewing and Site Inspection

\$3,753.00 Cannabis Consulting Company Fee (Again Review of Application and Site Inspection)

+

Cannabis Business License - Monitoring & Compliance

\$1,352.90 City of Goleta Fee (On-site compliance inspection + Financial audit review)

\$ 7,250.50 Cannabis Consulting Company Fee (Again On-site compliance inspection + Financial audit review)

- Considering each business will be required by the State to implement METRC, which is the State tool to regulate by recording, tracking, and maintaining information about cannabis and cannabis product inventories and activities, I don't find necessary a Financial Audit by a Consulting Company is required as well.

The total amount is \$13,816.39, and after deducting the additional per accessory use cost

\$103.04 we get the final amount for the Cannabis Business License Application Fee: \$13,713.35

So, according to my calculations, in reality, the City of Goleta will only collect \$2812.89 and the rest \$11,003.5 will go to a consulting firm which is mirroring the job done by the city officials!

In conclusion, I would like to stay and do business in Goleta, which might not be possible with the prospect of overregulation and extremely high fees. Take into consideration that consumers (62% of Goleta's population has voted yes on Prop 64) will have less access to the medical and/or recreational marijuana they want and need when businesses have too many financial and regulatory burdens to overcome in order to operate within a municipality.

Monika Vuchkova

From: [Alex ivanov](#)
To: [Paula Perotte](#); [Kyle Richards](#); [Roger Aceves](#); [Stuart Kasdin](#); [James Kyriaco](#); [City Clerk Group](#)
Subject: Public Comment / Cannabis
Date: Tuesday, April 16, 2019 8:49:07 AM

Dear Mayor Paula Perotte and Council Members:

If your goal was to eliminate all of the local small cannabis businesses that have been existing in the city for a while, you are achieving it! Stricter requirements than the State, higher fees than Santa Barbara City and County, this will only lead to killing all the struggling local small businesses and bring big companies that will have low quality and high price products for the community of Goleta.

Well done!

I would like you to advise staff to hire more local help and support the local economy to take the workflow if needed, instead of hiring out of town **unreasonably expensive consulting company**.

Thank you.

From: [Devon Wardlow](#)
To: [City Clerk Group](#)
Subject: City Council Meeting 4/16 Public Comments
Date: Tuesday, April 16, 2019 12:23:06 PM
Attachments: [coastal.png](#)
[Goleta City Council Coastal Remarks 4.16.19 .pdf](#)
[Coastal Goleta Complete Plans 20 August 2018.pdf](#)

To whom it may concern,

Attached are Coastal Dispensary's remarks for tonight's City Council meeting on Cannabis.

Please let me know if you have any questions.

Best,
Devon

--

Devon Wardlow

Director of Public Affairs

devon@coastaldispensary.com \\ 805.637.0558
819 Reddick Street, Santa Barbara CA 93103
COASTALDISPENSARY.COM



COASTAL



TO: Goleta City Council
FROM: Julian Michalowski, Co-Founder, Coastal Dispensary
DATE: April 16, 2019
SUBJECT: Public Hearing - Amendments to Cannabis Land Use Ordinance and General Plan
CONTACT: Devon Wardlow, Director of Public Affairs, Coastal Dispensary;
devon@coastaldispensary.com, 805-637-0558

Members of the Goleta City Council,

Thank you for hosting this important public hearing regarding amendments to the Cannabis Land Use Ordinance and General Plan. We appreciate the City Council hosting this important discussion with the public.

Coastal Dispensary is committed to being a productive partner to the City of Goleta in opening and operating a safe, compliant cannabis retail storefront. We have been engaged in this process since the beginning and look forward to working with the City and the public on the next phase of this process—however the city decides to best move forward. We understand and appreciate the City's deliberation with respect to zoning and sensitive receptors. We too want the best process and zoning to be adopted by the City Council in order to ensure that the best cannabis businesses are operating in the City of Goleta.

We ask the Council to consider the investment and sustained commitment that we, and many of the other cannabis companies here today, have made to the City of Goleta. We ask that, while the City reevaluates the best licensing process, zoning amendments, and cap of cannabis retail businesses moving forward, the City limits the number of applicants eligible to continue through the permitting process. We ask that the eligible applicant pool, for whichever process the City deems will yield the most positive results, be limited to the cannabis operators that have already demonstrated their intent to the City of Goleta through their initial CUP submissions in August 2018. It is critical that the City Council encourages a fair playing field, and that the applicant pool remains limited to those that have already expressed their commitment to operating in the City of Goleta.

Coastal applied for a Major Conditional Use Permit for a Cannabis Retail Storefront in August of 2018. We attended the workshop on January 23, 2019. We attended and voiced our support for adopting *Amendments to Cannabis Land Use Ordinance and*

General Plan: Case No. 18-135-ORD during the March 11th Planning Commission Public Hearing. Today, we are here to voice our support again for the proposed cannabis land use amendments in respect to the Goleta Valley Community Center being considered sensitive receptor, requiring a conditional buffer.

“Storefront Cannabis Retailer - Sensitive Receptor Buffers: Goleta Valley Community Center Buffer. Adopt a conditional buffer to prohibit storefront cannabis retailers on parcels located within 300 feet of the Goleta Valley Community Center property unless the following applies:

1. Neither the frontage nor the entrance nor the signage face Hollister Avenue;
2. Off-street parking is available.”

-----*Quoted from the Amendments to Cannabis Land Use Ordinance and General Plan: Case No. 18-135-ORD, Goleta CA* -----

As noted in the city staff’s recommendations, Coastal’s location at 5710 Hollister meets both requirements to the exception—onsite parking and signage and entrance off of Hollister—to allow Coastal to move forward with our Cannabis Retail Storefront. As noted in our renderings (attached), Coastal’s location will have an easement that provides access to over 25 parking spots located in the back of the building. Coastal’s entrance and primary signage will be located on the side of the building. The signage will in no way represent a cannabis business, but rather a symbolic “wave” as Coastal’s logo. This is important to our customers, our brand, and for Old Town Goleta.

Coastal as the tenant, and the owner of the property as the landlord, are committed to establishing a safe and secure location consistent with community standards and in harmony with other business and operations in Old Town. In reliance on the scope of the original Ordinance in place at the time Coastal submitted its permit application, Coastal incurred in excess of \$100,000 on application fees, city fees, traffic studies, and architectural drawings and design work in anticipation of operating a dispensary at that location.

We understand that the community and public officials are concerned with the concentration of cannabis retail storefronts proposed in Old Town. We too do not want to have an overabundance of cannabis retail storefronts consolidated in Old Town. I want to reaffirm our commitment to working with the City in being as flexible as possible. We ask that if the City does not adopt amendments related to the Cannabis Land Use Ordinance that includes the exception regarding the Goleta Valley Community Center, that the City allow Coastal to continue to look for another suitable property while allowing Coastal to continue to participate in the licensing and permitting process.

We appreciate the City Council's efforts to acknowledge the investments we had previously made into the property and the safety and security measures we are taking. Coastal is heavily invested in the opportunity to do business in Goleta and in Old Town. We are a member of the Goleta Chamber of Commerce and are in the process of joining the Goleta Old Town Community Association. We believe that in order for the City of Goleta to have the most promising results in respect to retail cannabis, that the Cannabis retail operators be as open and transparent with the public and city officials as possible. We believe that Coastal has demonstrated our commitment to community engagement and will be the best actor and partner to the public and the City.

Coastal has taken steps to educate the public, members of the Planning Commission, and the City Council on our plans for Coastal's Retail Cannabis Dispensary located at 5710 Hollister. Coastal has met with all members of the City Council members individually. We have created a reader-friendly summary of our application in respect to our proposed Community Benefits, Public and Employee Education, Security, Odor Safeguards and Neighborhood Compatibility—and distributed to all members of the Planning Commission and the City Council. Additionally, Coastal hosted a public educational meeting on Thursday, February 28th at the Goleta Valley Community Center where we invited the public, city officials. and members of the Goleta Valley Community Center Board to attend a public education meeting where we provided an overview of our plans and opened up the discussion for any questions from the audience. We decided to host this public forum with the goal of providing transparency to the public and city officials in which we serve. We wanted to provide a forum in which individuals from the community could voice questions or concerns where we could directly answer their inquiries.

We believe transparency and education are critical to ensuring the community and public officials are educated on all aspects of our cannabis retail storefront. Transparency and community engagement are very important to Coastal as an integral way in which we conduct business. We will continue to work with the public and the city to ensure a safe and compliant cannabis retail storefront.

Coastal is local to Santa Barbara. We are from Santa Barbara and love our community. Coastal is in the process of opening our cannabis retail dispensary in downtown Santa Barbara, scheduled to open this June. Coastal was the highest scoring applicant in the competitive cannabis business permit process in Santa Barbara. Coastal has also recently earned a Cannabis Retail Storefront Permit in Lompoc as well as a Delivery

Permit in San Luis Obispo. We are committed to serving the central coast, the community we grew up in and live in. We intend to provide the same rigor and thoroughness throughout our application process to our cannabis retail storefront in Goleta.

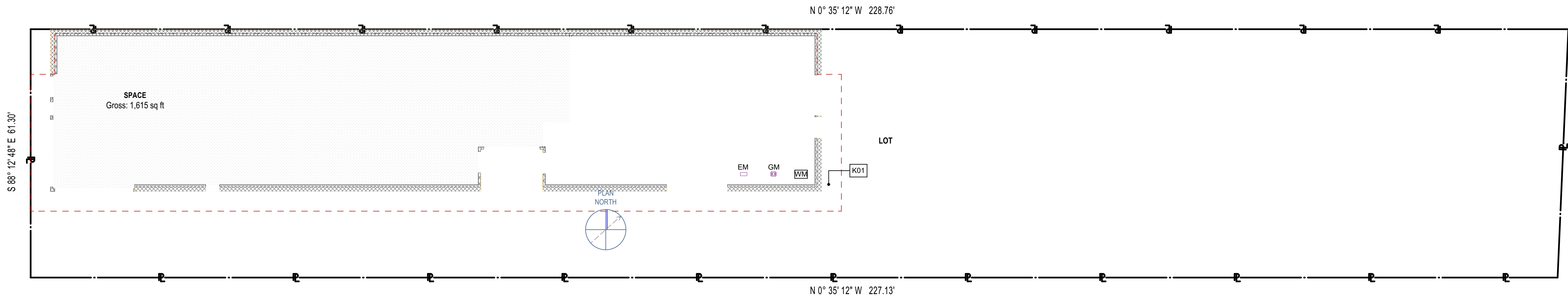
As this process evolves, Coastal plans to continue to have an open dialogue with the public and the City on best practices moving forward. We are more than willing to meet with city officials and answer any questions at any time.

Again, we want to stress our commitment to Goleta. We ask that whichever process the City deems is the best avenue to move forward, that the applicant pool be limited and that all applicants —both existing medical cannabis operators and the applicants that initiated their interest in Goleta through the original process in August of 2018—be the full scope of applicants eligible to move forward in the permitting and licensing process.

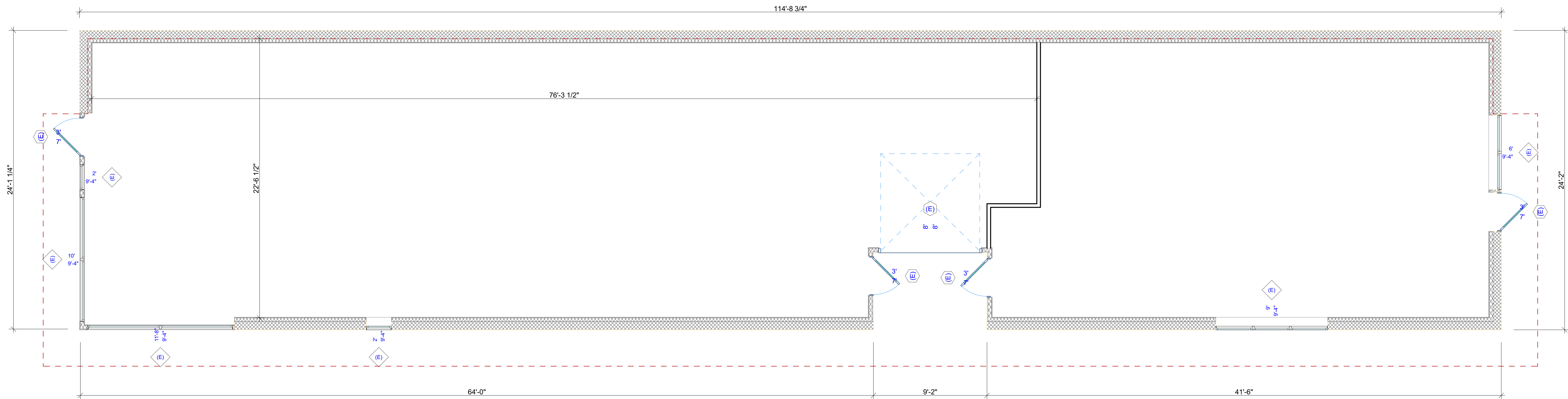
Thank you very much for your time and consideration. We look forward to working with you.

Sincerely,

Julian Michalowski
Co-CEO, Coastal Holding Company



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

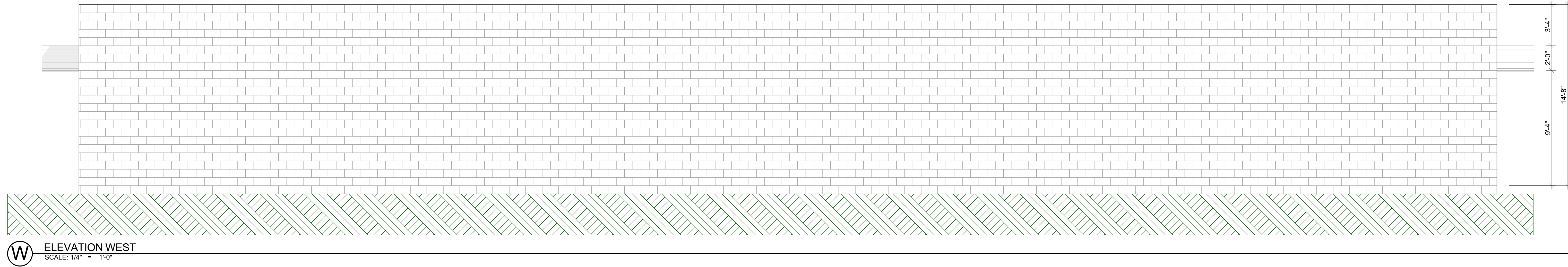
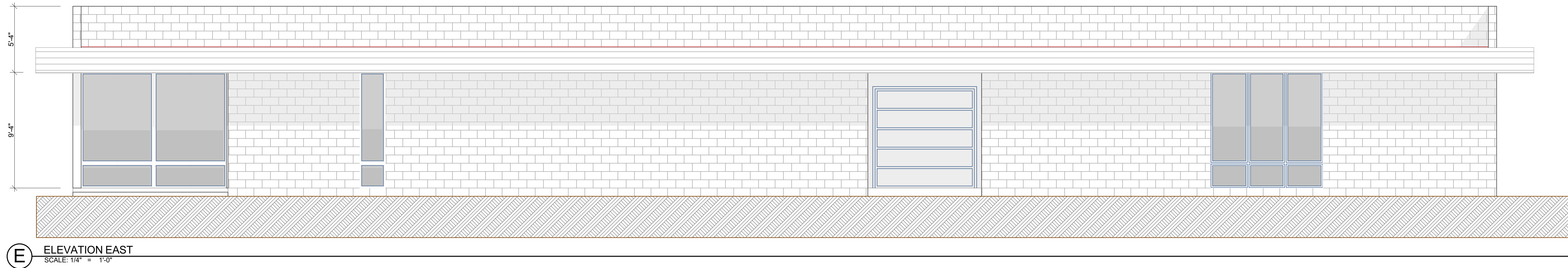
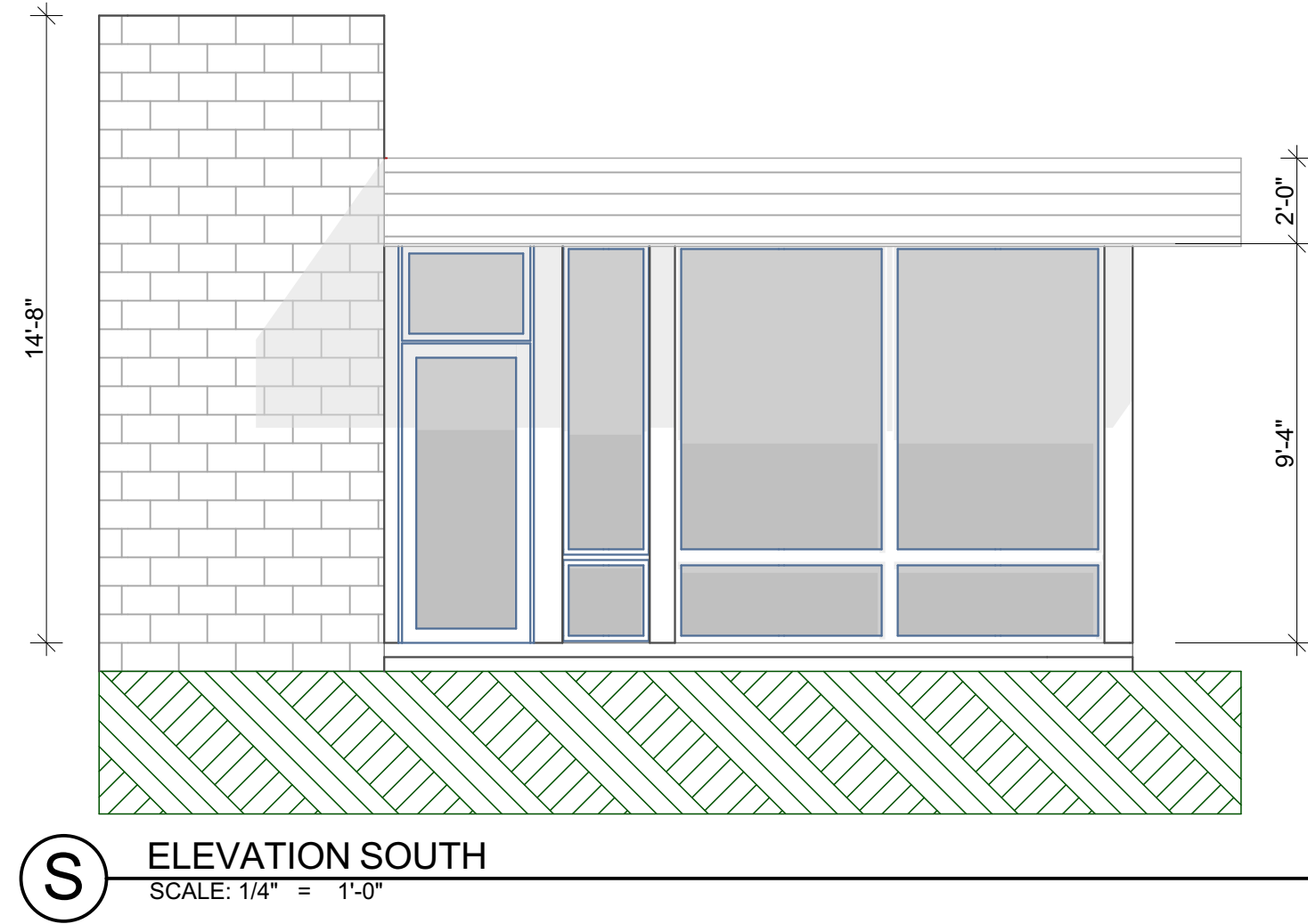
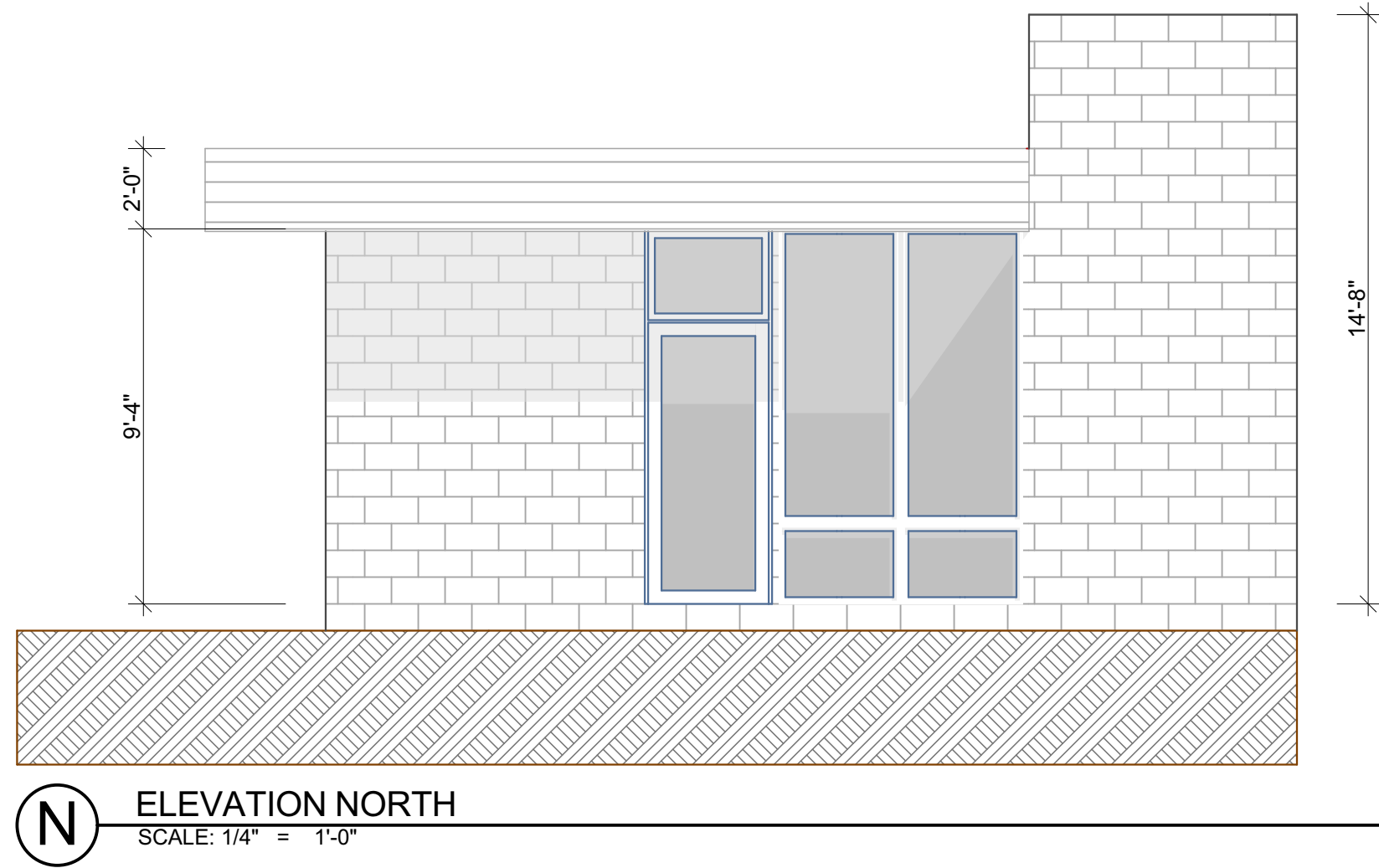


2 1ST-STRY DEMO
SCALE: 1/4" = 1'-0"

SITE PLAN LEGEND

	AREA OF ADDITION
	AREA OF REMODEL
	AREA OF OPEN YARD
AD	AREA DRAIN
BP	BACKFLOW PREVENTION
BV	BALL VALVE
△ △ △ △ △ △	BIO RETENTION BASIN
BRI	BIO RETENTION INVERT
BRO	BIO RETENTION OVERFLOW
CB	CATCH BASIN
	CHANNEL/TRENCH DRAIN
CO	CLEANOUT
CMU	CMU
CUT	CUT
	DECOMPOSED GRANITE
DD	DECK DRAIN
	DEMOLISH
	DETENTION ZONE (DZ)
DZI	DETENTION ZONE INVERT
DS	DOWNSPOUT
→	DRAINAGE SLOPE
	DRIP IRRIGATION
	EASEMENT
EM	ELECTRIC METER
XXX	ELEVATION (DEMO)
XXX	ELEVATION (E)
XXX	ELEVATION (N)
	ELECTRIC/PHONE/CATV
	EXCAVATE & COMPACT (E&C)
EX	EXCAVATION DEPTH
FR 12.0	FIBER ROLL
+	FILL
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
FH	FIRE HYDRANT
FB	FREEBOARD
GM	GAS METER
G	GAS PIPE
GV	GROUND VAULT
HH	HANDHOLE
	LANDSCAPE
LOD	LIMIT OF DISTURBED AREA
OVRI	OVERFLOW INVERT
OVHDD	OVERHEAD WIRES
	PAVER
PAP	PER ARCH PLAN
PLP	PER LANDSCAPE PLAN
PI	PIPE INVERT
PP	POWER POLE
PL	PROPERTY LINE
RP	REDUCED PRESSURE
RPBP	REDUCED PRESSURE/ BACKFLOW PREVENTION
	RIP-RAP TO PREVENT EROSION
	SELF RETAINING
	SELF TREATING
	SETBACK
SMH	SEWER MANHOLE
SS 4.00	SEWER SANITARY
SV	SHUTOFF VALVE
	SIDEWALK
SLT	SILT FENCE
→	SLOPE OF GRADE 5% MIN FOR 10-FT AT FOUNDATION
SI	SPILLWAY INVERT
SE XXX	SPOT ELEVATION (E)
SE XXX	SPOT ELEVATION (N)
SDMH	STORM DRAIN MANHOLE
SW 4.00	STORMWATER (E)
SW 4.00	STORMWATER (N)
SG	SUBGRADE
TOC	TOP OF CURB
TOD	TOP OF DECK
TOP	TOP OF FENCE
TOG	TOP OF GRATE
TOP	TOP OF PAVEMENT (BWT, CONC, TULE, ETC)
TOW	TOP OF WALL
UDS	UPPER DOWNSPOUT
	UNLESS NOTED OTHERWISE
WM	WATER METER
CW 1.00	WATER SUPPLY PIPE COLD
HW 1.00	WATER SUPPLY PIPE HOT
WD 4.0	WALL DRAIN
WI	WETTED INVERT

SHEET INDEX



THE GOOD LAND
5710 HOLLISTER AVE
GOLETA, CA 93117

COASTAL DISPENSARY
5710 HOLLISTER AVE
GOLETA, CA 93117

A101	SITE
A102	DEMO PLAN
A201	ELEVATIONS



DATE _____

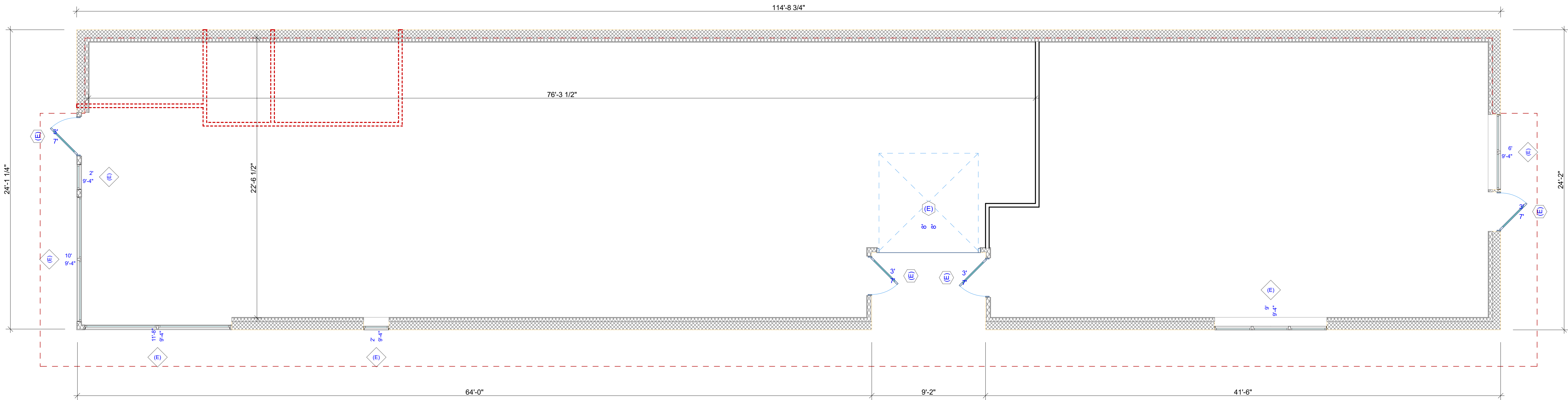
A101

424 OLIVE STREET
SANTA BARBARA, CA 93101
T: 805.845.6601
E: INFO@WINDWARDENG.COM

PROJECT
THE GOOD LAND
5710 HOLLISTER AVE
GOLETA, CA 93117

CLIENT
COASTAL DISPENSARY
5710 HOLLISTER AVE
GOLETA, CA 93117

SHEET INDEX	
A101	SITE
A102	DEMO PLAN
A201	ELEVATIONS



1 1ST-STRY DEMO
SCALE: 1/4" = 1'-0"

DATE: 8/18/2018

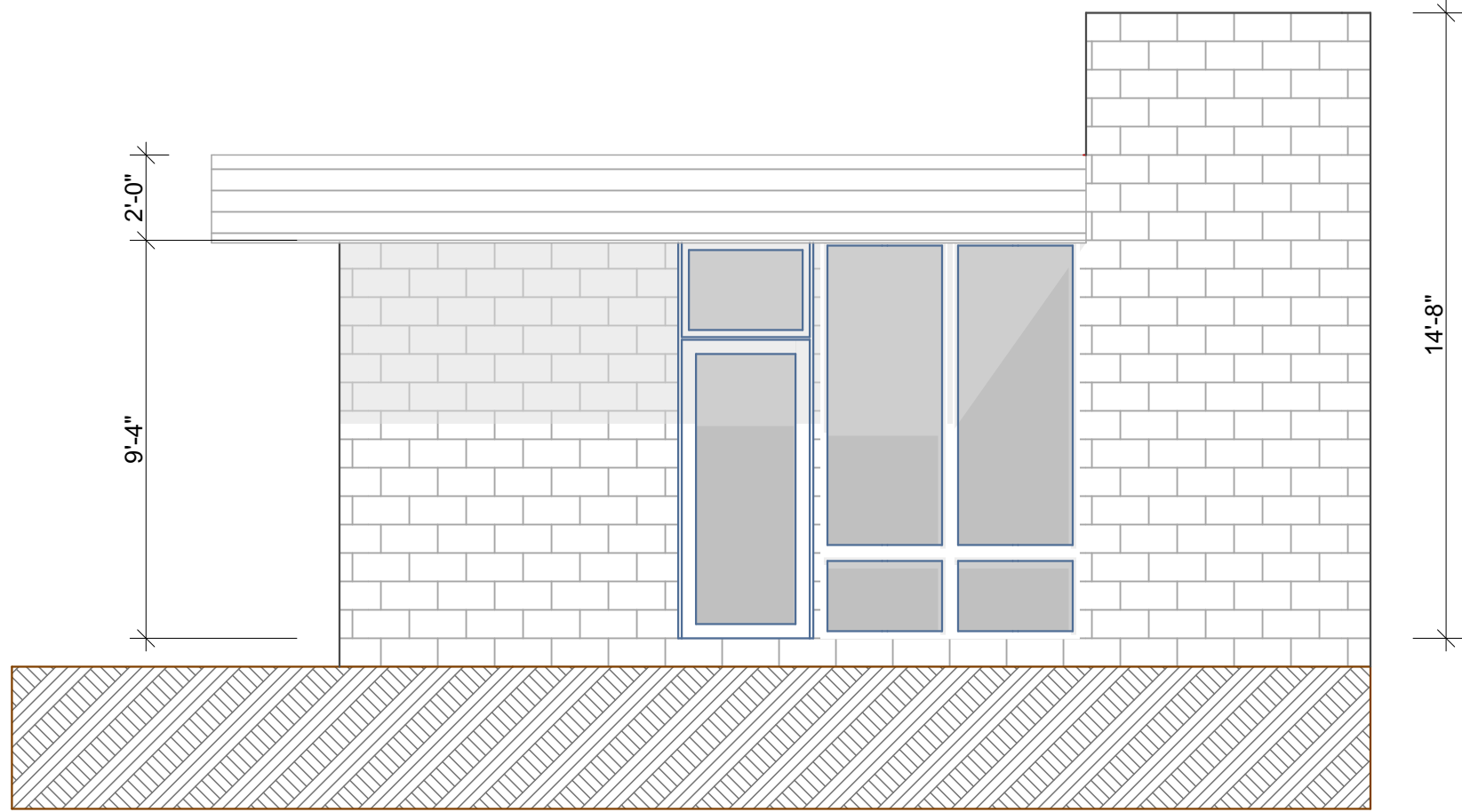
DATES
8/18/18 INITIAL

SCALE AS NOTED

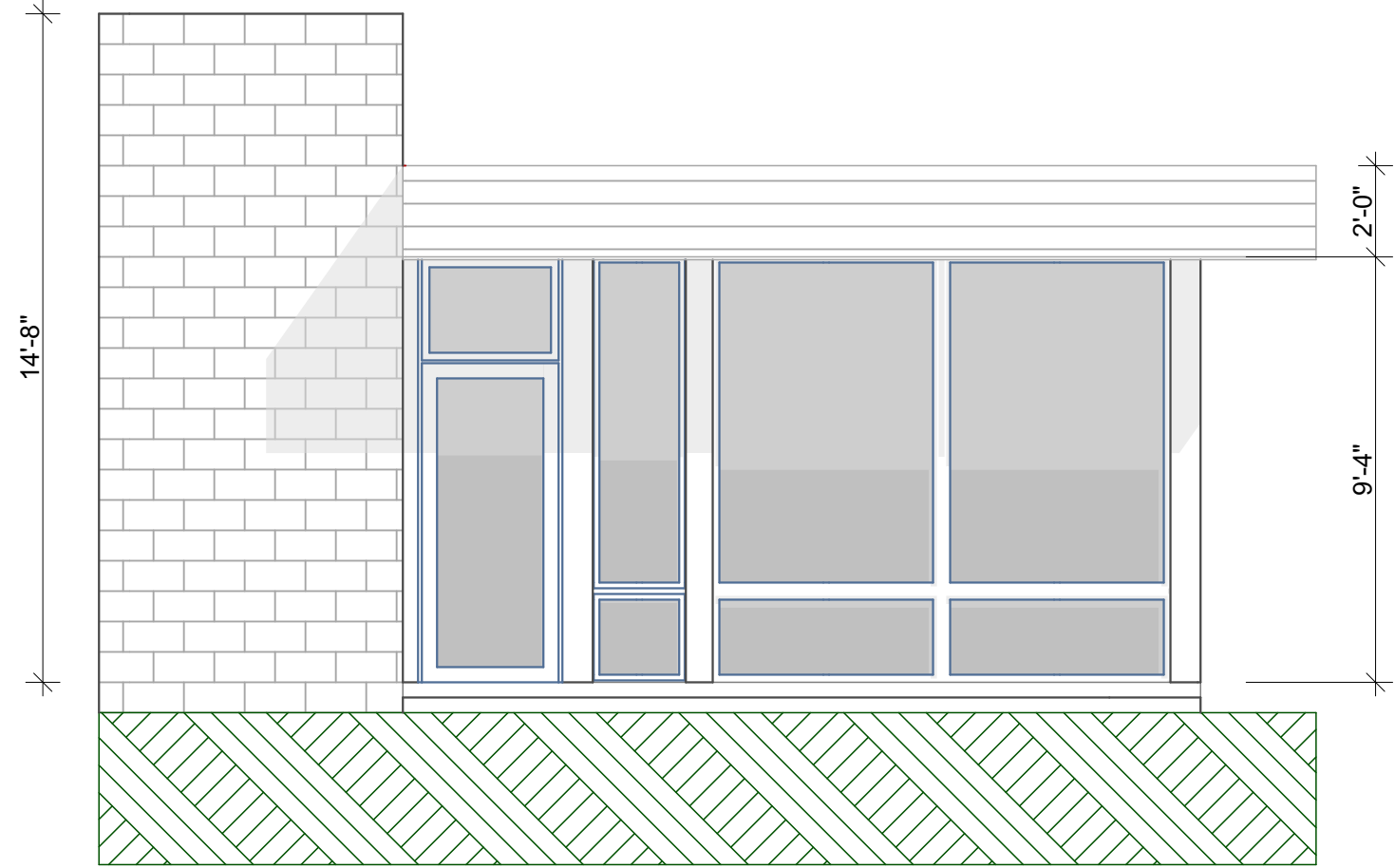
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SHEET
DEMO PLAN

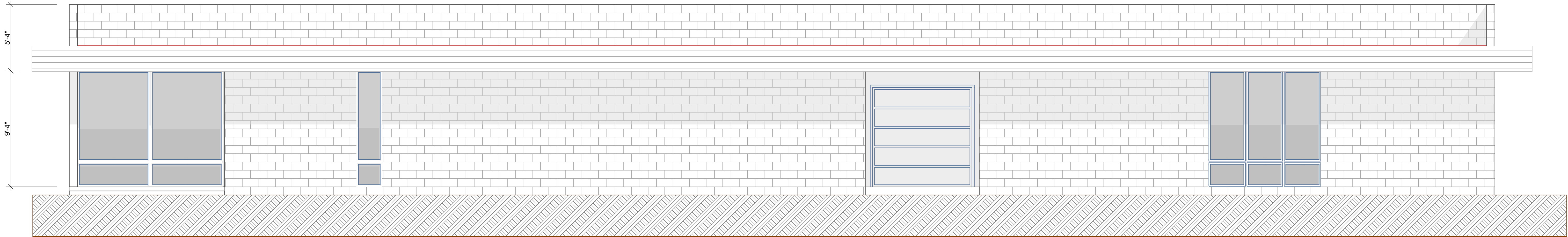
A102



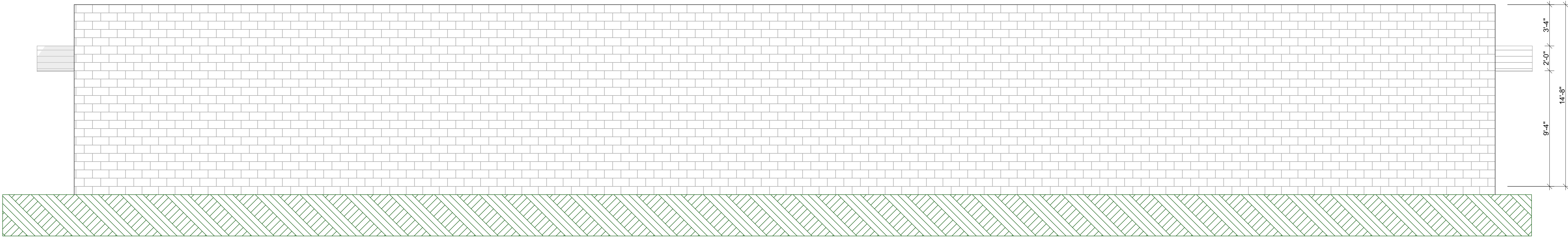
N ELEVATION NORTH
SCALE: 1/4" = 1'-0"



S ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



E ELEVATION EAST
SCALE: 1/4" = 1'-0"



W ELEVATION WEST
SCALE: 1/4" = 1'-0"

1 2 3 4 5 6 7 8 9

A

B

C

D

E

F

A

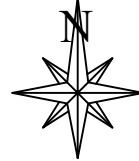
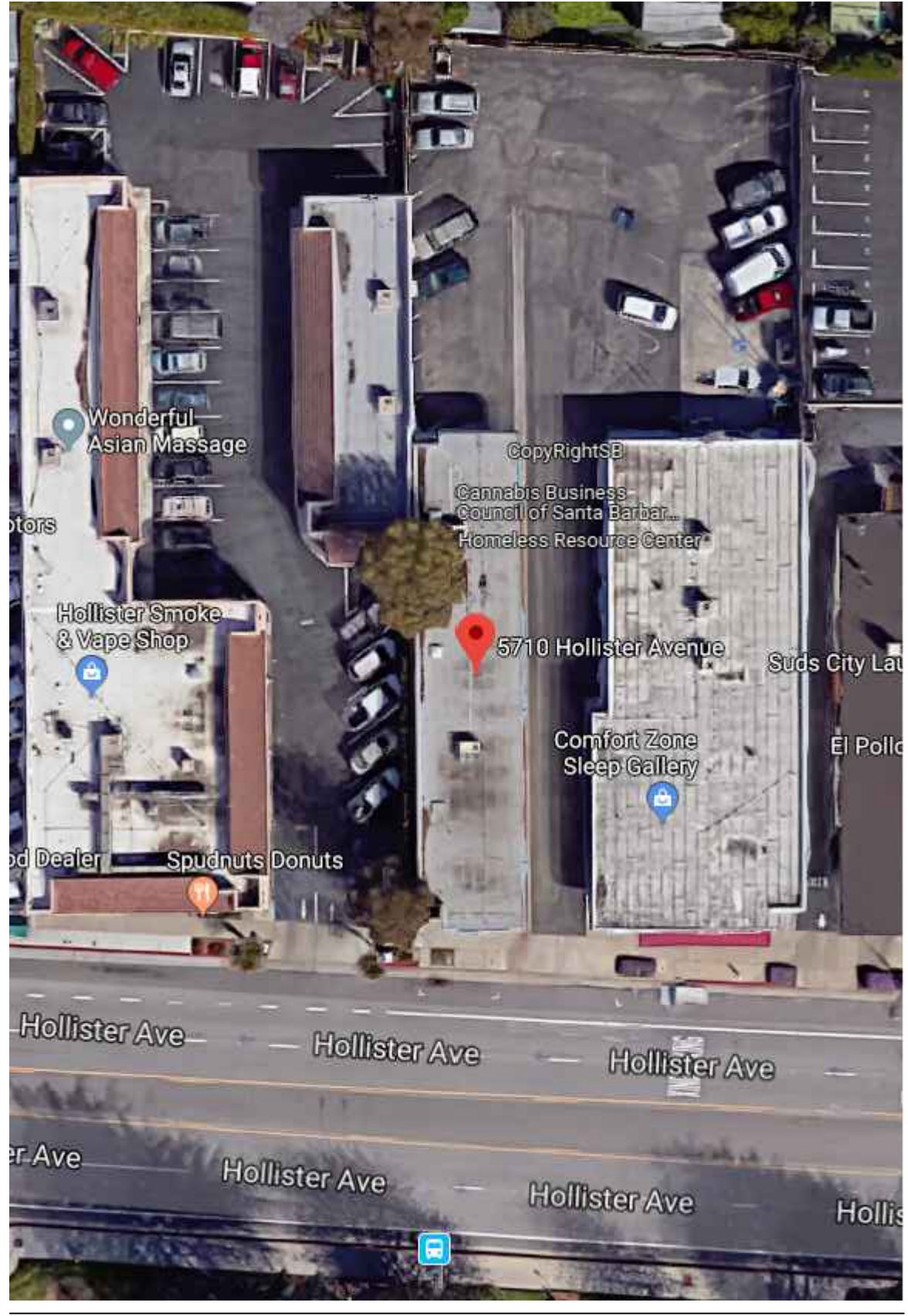
B

C

D

E

F



EXISTING SITE
SCALE: N.T.S.

HOLLISTER AVE

SIDEWALK

PROPOSED DISPENSARY LOCATION
Gross: 1,615 sq ft

ADJACENT TENANT

COMMERCIAL

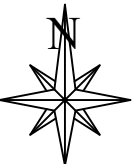
FENCED PARKING LOT

PROPERTY LINE

PARKING

ALLEY

COMMERCIAL



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

KEYNOTES:

- 1 EXTERIOR MOTION-SENSOR LIGHT; FULLY SHIELDED, DIRECTED DOWNWARD, DARK SKY COMPLIANT
- 2 ODOR EXHAUST - INTAKE
- 3 ODOR EXHAUST - OUTPUT

REV. NO.	DATE:	DESCRIPTION:	DRAWN BY:	APPROV BY:	CLIENT:
0	8/20/18	DRAWINGS FOR APPROVAL	RS	MS	

PROPOSED SITE PLAN

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3C

Comprehensive Cannabis Consulting

DRAWN BY: RS

PROJECT MANAGER: BC

PROJECT ENGINEER: MS

NICET OR PE REVIEW:

CLIENT:

DATE: 8/20/18

DATE: 8/20/18

DATE: 8/20/18

DATE:

DATE:

COASTAL DISPENSARY

5710 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93117

SCALE: AS SHOWN

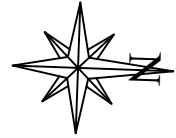
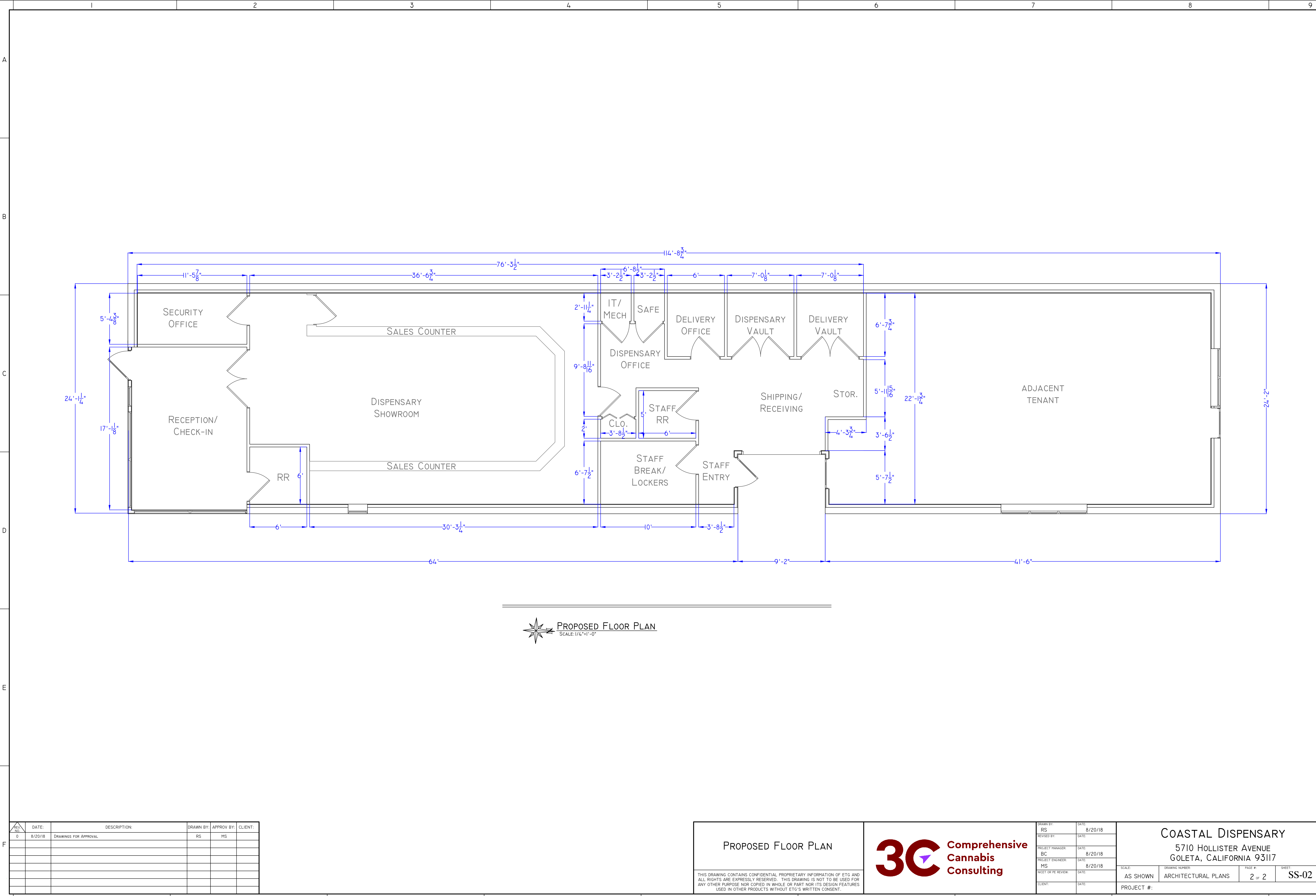
DRAWING NUMBER: ARCHITECTURAL PLANS

PAGE #: 1 of 2

SHEET: SS-01

PROJECT #:

1 2 3 4 5 6 7 8 9



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

REV.	DATE:	DESCRIPTION:	DRAWN BY:	APPROV BY:	CLIENT:
0	8/20/18	DRAWINGS FOR APPROVAL	RS	MS	

PROPOSED FLOOR PLAN

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3C

Comprehensive Cannabis Consulting

DRAWN BY:	RS	DATE:	8/20/18
REVISED BY:		DATE:	
PROJECT MANAGER:	BC	DATE:	8/20/18
PROJECT ENGINEER:	MS	DATE:	8/20/18
NICET OR PE REVIEW:		DATE:	
CLIENT:		DATE:	

COASTAL DISPENSARY

5710 HOLLISTER AVENUE

GOLETA, CALIFORNIA 93117

SCALE:	DRAWING NUMBER:	PAGE #:	SHEET:
AS SHOWN	ARCHITECTURAL PLANS	2 of 2	SS-02
PROJECT #:			

From: [Brian Larinan](#)
To: [City Clerk Group](#); Jkyraco@cityofgoleta.org; [Kyle Richards](#); [Paula Perotte](#); [Roger Aceves](#); [Stuart Kasdin](#)
Subject: 4/16/19 City Council Meeting Agenda Item E.1, Cannabis Land Use Ordinance
Date: Tuesday, April 16, 2019 5:30:49 PM

Dear City Council members:

I have three requests regarding the Cannabis Land Use Ordinance to be discussed at the 4/16/19 City Council meeting:

- 1) Mandate that a Cannabis Retailer shall not be located within 600 feet of the Goleta Valley Community Center. Be consistent with state recommendations and put our children and community values first.
- 2) Allow no exceptions to the 600 foot buffer area around the Goleta Valley Community Center. A buffer is a buffer. The location of the entrance/signs or the amount of onsite parking are issues totally unrelated to the importance of a buffer zone around our community center.
- 3) Reject staff recommendation to waive further reading of any ordinance or regulation being read for the first time at the meeting. The lengthy staff report (181 pages) was not released earlier enough to provide reasonable time for review. What is the urgency?

The proposed ordinance provides a picture of our evolving Old Town that is disturbing. Is the vision we want for Hollister Avenue a row of businesses with only fire exits along the street and all signage hidden on the side of the buildings? This does not seem like beautification of Old Town to me.

Respectfully,
Brian Larinan
644 Wakefield Rd
Goleta, CA