

Molinar, Tess

From: Laura Stetson <lstetson@migcom.com>
Sent: Sunday, April 26, 2020 4:12 PM
To: Nunez, Guille
Cc: Reyes, David; Paige, Jennifer; Suzuki, Takako; Madison, Steve
Subject: Conditional Use Permit: Cannabis Retailer Application #6788:

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Ms. Nunez.

Please forward the following comments to the Planning Commission for the hearing on April 29, 2020. This is regarding the CUP application for a cannabis business at 536 S. Fair Oaks Avenue.

I am a Pasadena resident (487 S. Euclid Avenue) and the co-owner of a business located at 537 S. Raymond Avenue, Pasadena. The parking lot of my business shares an alley with the proposed location for the cannabis business. I am strongly opposed to the establishment of the business at this location for the reasons enumerated below.

1. This alley currently experiences issues of vagrancy, trash accumulation, and excessive speeds (cut-through traffic between California and Del Mar). While the office currently occupying the subject cannabis location is non-intrusive, a cannabis business can be expected to significantly affect use of the alley and exacerbate the adverse conditions that exist today.
2. The vagrancy issues largely can be attributed to the proximity of the Union Station homeless shelter, located at 412 S. Raymond Avenue, just around the corner from the proposed cannabis business location. While Union Station does a great job of serving those in need, many people who come to the facility cannot access those services because they are not enrolled in self-help programs. Consequently, unsheltered individuals frequent the alley mentioned above, as well as doorways of businesses along Fair Oaks Avenue immediately north of the proposed cannabis location. The cannabis business can be expected to attract some homeless persons with substance abuse issues, who may linger in the alley if they are not allowed enter the business. This will create perceived unsafe conditions for employees who park in the alley.
3. Kids Club, a day care center and summer camp, is located at 380 S. Raymond Avenue, about 1,000 feet (via Bellevue to Fair Oaks) from the proposed cannabis business location. The center is busy from early morning to evening with parents dropping off and picking up their children. While Municipal Code Section 17.50.066.D.5.d establishes a minimum distancing requirement for cannabis businesses of 600 feet from child care centers, the proximity to a very large and busy center needs to be considered. I believe the 600-foot distance in the ordinance needs to be revisited, but that is not the immediate topic at hand. (As an aside, I am a land use planning consultant and have worked with cannabis regulations in other communities which have much greater distancing standards from so-called sensitive land uses.)
4. Condition #16 in the staff report allows the business to be open from 8:00 a.m. to 10:00 p.m. every day of the week, with deliveries allowed to begin at 6:00 a.m. These hours of operation extend beyond those of most businesses located along Fair Oaks Avenue in the immediate vicinity and along Raymond Avenue as well. The nature of the cannabis business is not in keeping with the characteristics of this business district.
5. The U-Haul business located at the northeast corner of California and Raymond, just around the corner from the proposed cannabis business, serves as an informal day laborer gathering place. Every day from my office window I see

many people congregating along the sidewalk on both sides of Raymond Avenue hoping to get work for the day. While most are honest, hard-working individuals, it is not uncommon to see groups of men sitting on the curb drinking beer and listening to loud music. My office mates and I have seen several fights and police calls during the five years we have been at our location. Having a cannabis business right around the corner certainly will not improve conditions.

In closing, I am not opposed to cannabis businesses in Pasadena. However, the proposed 536 S. Fair Oaks Avenue location does not represent good planning, will be a detriment to the business district, and potentially will create unsafe conditions for my employees and others. I ask that you deny the CUP application.

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Laura R. Stetson, AICP

Principal

she/her/hers



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