

ATTACHMENT E
SWEETFLOWER'S FIRST LOCATION MAP SUBMITTAL (June 12, 2019)

RADIUS MAPS

Data Management Services for Government and Business

June 10, 2019

827 E. Colorado Blvd.
Pasadena, CA 91101

Timothy Dodd
Malibu Green
10000 Culver Blvd.
Culver City, CA 91101

Dear Mr. Dodd:

Thank you for choosing **RADIUS MAPS** for your Sensitive Use Study documents.
Our study determined the following:

- The zoning of your proposed cannabis site is: CD-5
- No cannabis retailer or cultivation site was found within 1000 feet of the exterior boundary of the subject site.
- No cannabis testing laboratory was found within 500 feet of the exterior boundary of the subject site.
- No residential zones were found within 600 feet of the exterior boundary of the subject site.
- No childcare center or in-home family day care home was found within 600 feet of the exterior boundary of the subject site.
- One youth-oriented business was identified within 600 feet of the exterior boundary of the subject site:
 - Test Prep Gurus
790 E Colorado Blvd. #900, Pasadena CA 91101
- No church or faith congregation was found within 600 feet of the exterior boundary of the subject site.

- No substance abuse center was found within 600 feet of the exterior boundary of the subject site.
- One school was identified within 600 feet of the exterior boundary of the subject site:
 - Futures Academy (Private School - Grades 6 to 12)
35 N Lake Ave., Pasadena CA 91101
(California Dept. of Education Private School Affidavit #237938)
- No park or library was found within 600 feet of the exterior boundary of the subject site.

Your complete satisfaction is my personal priority and I welcome your feed back on your experience

Sincerely,

Gary Perkins

A handwritten signature in black ink, appearing to read 'Gary Perkins', written over a circular stamp or mark.

RADIUS MAPS

Data Management Services for Government and Business

Sensitive Use Study

Prepared from public records maintained in the Office of
The County Property Assessor of Los Angeles California

For

827 E. Colorado Blvd.
Pasadena, CA 91101

APN: 5723-030-028

Prepared for:

Timothy Dodd
Malibu Green
10000 Culver Blvd.
Culver City, CA 90232

June 11, 2019

JN 19176



Data Management Services for Government and Business

Sensitive Use Study Statement of Methodology

Base maps and record land use descriptions were obtained from the latest available version of ArcGis and the Los Angeles County Property Assessor, within the area described and for a distance of Six Hundred (600) feet from the exterior boundaries of the property located at:

827 E. Colorado Blvd.
Pasadena, CA 91101

APN: 5723-030-028

In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive uses within the study area.

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

A handwritten signature in black ink, appearing to read "Gary Perkins". The signature is written in a cursive style with a large, looped initial "G".

Gary Perkins
June 10, 2019



LAND USE LEGEND

PD	INDICATES PLANNED DEVELOPMENT
CDX	INDICATES COMMERCIAL USE
RM	INDICATES MEDIUM DENSITY RESIDENTIAL USE

SENSITIVE USE NOTES:

- CHURCHES, SCHOOLS, DAYCARE FACILITIES, AND OTHER SENSITIVE USE FACILITIES WERE LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- ONE SCHOOL WAS IDENTIFIED WITHIN 600 FEET OF THE EXTERIOR BOUNDARY OF THE SUBJECT SITE.
- 51 FUTURE ACADEMY PRIVATE SCHOOL - GRADES 1-12
24 N LAKE AVE, PASADENA CA 91101
CITY OF PASADENA APN 910373038
ONE YOUTH-ORIENTED BUSINESS WAS LOCATED WITHIN 600 FEET OF THE SUBJECT SITE.
- 52 TEST PREP COURSE, 796 E. COLORADO BLVD., #90A, PASADENA CA 91101
LIBRARIES - SUBSTANCE ABUSE FACILITIES
NO LIBRARIES OR SUBSTANCE ABUSE FACILITIES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.

RESIDENTIAL ZONES WITHIN 600 FEET OF THE SITE:

- NO RESIDENTIAL ZONES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE.
- THE FOLLOWING RESIDENTIAL PROPERTIES WERE FOUND WITHIN 600 FEET OF THE SUBJECT SITE:

- FOUR UNITS AT PASADENA SENIOR APARTMENTS
775 UNION ST, PASADENA CA 91101
- PHOTO ON LAKE AVE... CONDOMINIUMS
840 GREEN ST, PASADENA CA 91101

CURRENT CANNABIS LC LOCATIONS:

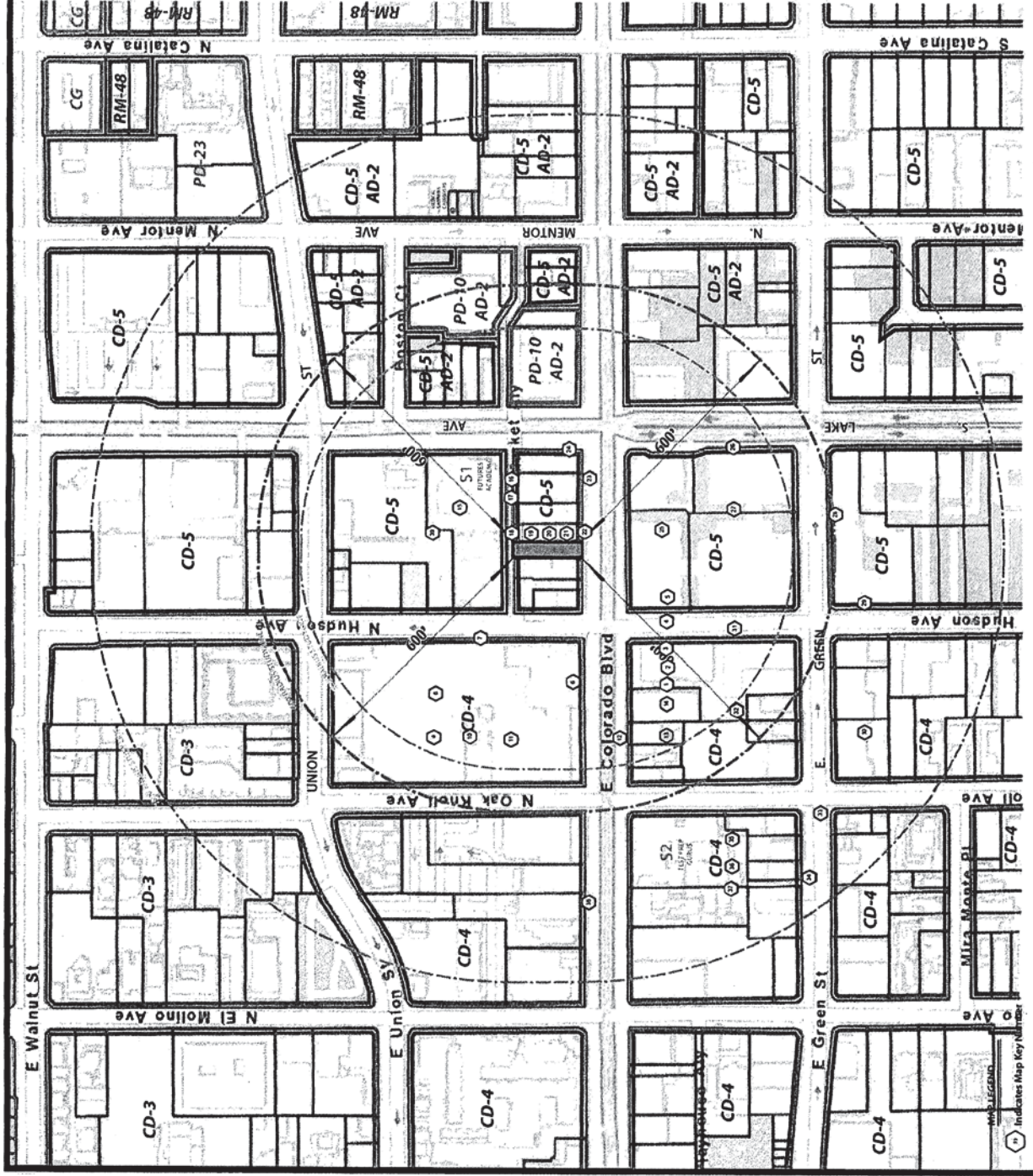
- NO CURRENTLY LICENSED DISPENSARIES OR CULTIVATION SITES WERE LOCATED WITHIN 1000 FEET OF THE SUBJECT SITE. NO TESTING LABORATORIES WERE LOCATED WITHIN 500 FEET OF THE SUBJECT SITE.
- THE NEAREST CANNABIS FACILITIES ARE LOCATED AT:

- TESTING:
ENCORE LABS, 75 VINEWOOD AVE, PASADENA CA 91107
APPROX. 2 MILES
- EDUCATION AND SUPPORT:
CANNABIS CAREGIVERS, 52 N. MENTOR AVE, PASADENA CA 91106
- DISPENSARY:
UNDISPENSARY, 25, 1138 E. GREEN ST, PASADENA CA 91106

Sensitive Use Study

For
827 E. Colorado Blvd.
Pasadena CA 91101
APN 5723-030-028

June 6, 2019
JN 1916



Indicates Map Key Number

ATTACHMENT F
REQUEST FOR APPEAL APPLICATION (July 3, 2019)



REQUEST FOR APPEAL

APPLICATION INFORMATION

Project Address: 827 East Colorado Blvd., Pasadena, CA
Case Type (MCUP, TTM, etc.) and Number: Conditional Use Permit: Cannabis Retailer Application-No number assigned
Hearing Date: None Appeal Deadline: July 7, 2019

APPELLANT INFORMATION

APPELLANT: SweetFlower Pasadena, LLC Telephone: [310] 995-2299
Address: 10000 Culver Blvd. Fax: [] None
City: Culver City State: CA Zip: 90232 Email: tim@sweetflower.com

APPLICANT (IF DIFFERENT):

I hereby appeal the decision of the:

- Hearing Officer
- Design Commission
- Historic Preservation
- Zoning Administrator
- Director of Planning and Development
- Film Liaison

REASON FOR APPEAL

The decision maker failed to comply with the provisions of the Zoning Code, General Plan or other applicable plans in the following manner (use additional sheets if necessary):

Erroneous determination by Planning and Community Development Department that Conditional Use Permit application is incomplete because location of use does not comply with distance requirements set forth in Municipal Code Section 17.50.066(D)(5).


Signature of Appellant
Artin N. Shaverdian, Attorney for Appellant
Nossaman LLP, 777 S. Figueroa Street, 34th Floor, Los Angeles, CA 90017
Telephone: 213.612.7800

July 3, 2019
Date

OFFICE USE ONLY		
PLN # _____	CASE # _____	PRJ # _____
DESCRIPTION _____		
DATE APPEAL RECEIVED _____	APPEAL FEES \$ _____	RECEIVED BY _____

ATTACHMENT G
DECISION LETTER FOR BOARD OF ZONING APPEALS HEARING
(August 8, 2019)



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

August 8, 2019

Artin N. Shaverdian
Nossaman, LLP
777 S. Figueroa Street, 34th Floor
Los Angeles, CA 90017

**Re: Appeal of Planning Director Decision
PLN2019-00386**

Dear Mr. Shaverdian:

Your Appeal application on the **Planning Director's Decision** that the *Conditional Use Permit: Cannabis Retailer* application submitted by SweetFlower, LLC was incomplete because the application did not include a required submittal item (a location map prepared by a licensed surveyor) was considered by the **Board of Zoning Appeals on August 7, 2019**.

The Board of Zoning Appeals decided to **uphold** the decision of the Planning Director that the June 12, 2019 *Conditional Use Permit: Cannabis Retailer* determining was incomplete because the application did not include a required submittal item (a location map prepared by a licensed surveyor).

You are hereby notified that, pursuant to Pasadena Municipal Code Chapter 17.72, any person affected or aggrieved by the decision of the Board of Zoning Appeals has the right to appeal this decision. In addition, a member of the City Council may stay the decision and request that it be called for review to the City Council. An appeal or a request for a call for review of this decision shall be within ten days, the last day to file an appeal or a request for a call for review is **Monday, August 19, 2019**. Appeal applications must cite a reason for objecting to a decision and should be filed with the City Clerk. Without any call for review or appeal, the effective date will be **Tuesday, August 20, 2019**. There is no fee for the appeal application submission.

This action has been determined to be exempt from CEQA pursuant to State CEQA Guideline Section 15061(b)(3); the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there

is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

For further information regarding this case please contact **Guille Nunez** at **gnunez@cityofpasadena.net**

Board of Zoning Appeals, by



David Reyes
Director of Planning & Community Development

DR:gn

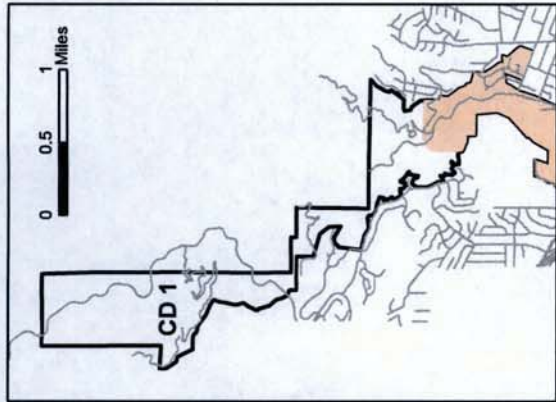
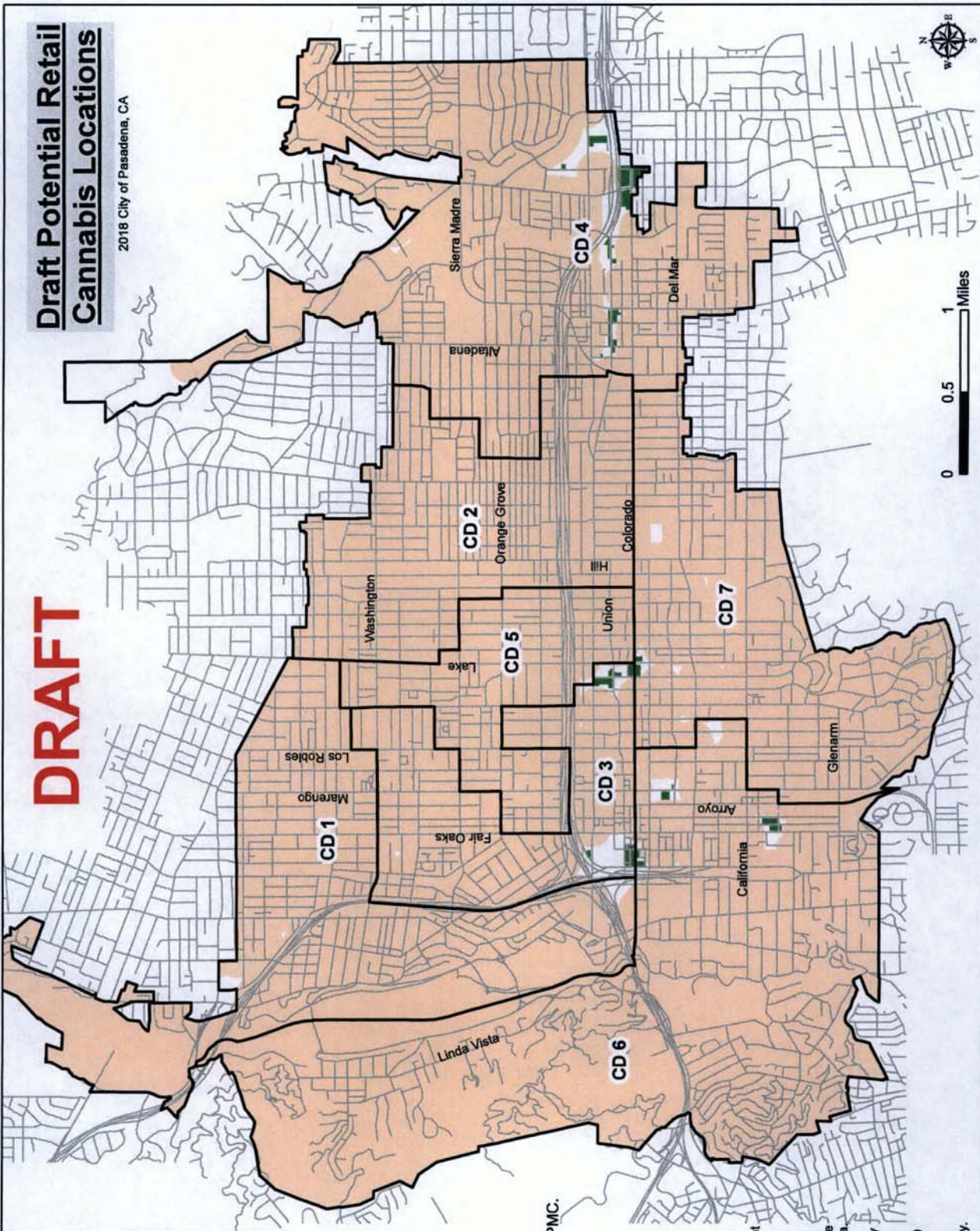
xc: City Clerk, City Council, Case File, Decision Letter File, Planning Commission (9)

**ATTACHMENT H
DRAFT CANNABIS MAP**

Draft Potential Retail Cannabis Locations

2018 City of Pasadena, CA

DRAFT



This is a **DRAFT MAP**. Any proposed location will need to be analyzed to ensure it meets all required distance separation requirements per Section 17.50.066 of the PMC.

Legend

- Potential Sites (Verification required)
 - Lighter Parcels for Retail
- Sensitive Use Areas

- * This map DOES NOT include mixed-use parcels with residential uses or youth-oriented facilities.
 * The data used to create this map is limited and may not be comprehensive.
- Limitations on locations and the number of retailers:
1. No more than six (6) retailers may operate within the City at any time and no more than six (6) permits shall be issued for retailers to operate within the City of Pasadena.
 2. No more than one (1) retailer may operate within a city council district at one time.
 3. No retailer shall be established or located within 1,000 feet measured from the nearest property lines of each of the affected parcels, of any other cannabis retailer or cultivation site, or within 500 feet of any testing laboratory.