



REPORT TO PLANNING COMMISSION City of Sacramento

7

915 I Street, Sacramento, CA 95814-2671

PUBLIC HEARING
September 22, 2011

To: Members of the Planning Commission

Subject: El Camino Wellness Center (P11-046)

A request to operate a 1,871 square foot medical marijuana dispensary located in the Light Industrial (M-1) zone.

- A. Environmental Determination: Exempt (CEQA Guidelines Section 15301, Existing Facilities);
- B. Special Permit to allow a medical marijuana dispensary.

Location/Council District:

2511 Connie Drive

Assessor's Parcel Number: 266-0381-008-0000

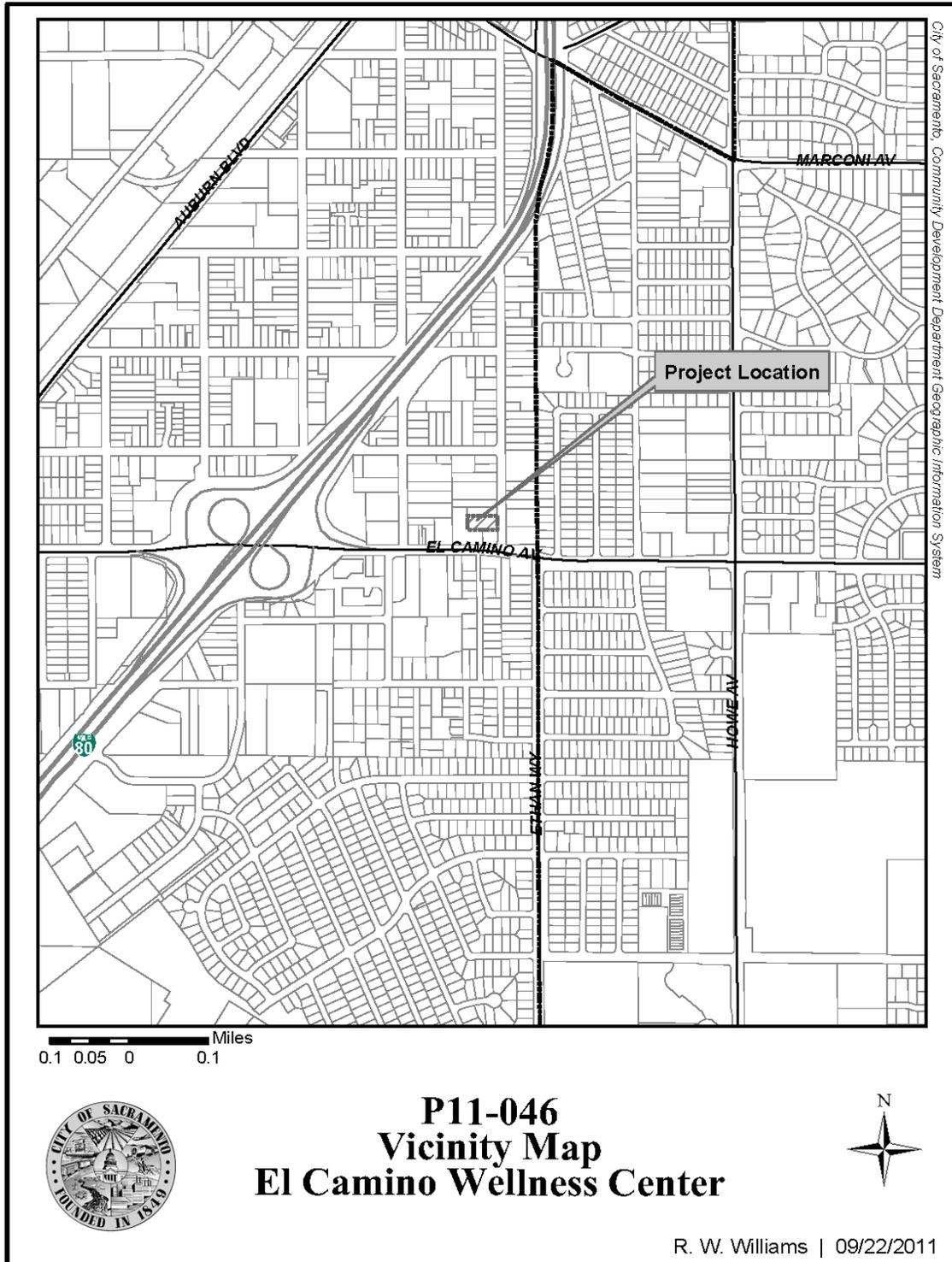
Council District: 3

Recommendation: Staff recommends the Commission approve the request based on the findings and subject to the conditions listed in Attachment 1. The Commission has final approval authority over items A and B above, and its decision is appealable to City Council.

Contact: Robert W. Williams, Associate Planner, (916) 808-7686,
Lindsey Alagozian, Senior Planner, (916) 808-2659

Applicant: Suneet Argawal, El Camino Wellness Center, (916) 320-0746, 2511 Connie Drive, Sacramento, CA 95815

Property Owner: Kim Creedon, Kim's Professional Landscaping (916) 929-3132, 2511 Connie Drive #100, Sacramento, CA 95815.



Summary: The applicant is requesting to operate a 1,871 square foot medical marijuana dispensary at 2511 Connie Drive. The project site is located 100 feet north of El Camino Avenue on the west side of Connie Drive. The site is currently developed with a 3,420 square foot 1-story commercial building located on the rear of the property. The building was constructed sometime after 1968, probably in the 1970's. It contains two tenant spaces, and the other tenancy is a landscaping business. The surrounding neighborhood is composed of industrial, commercial, and residential uses.

At the time of writing this report, the project is considered to be noncontroversial, however staff has received two early notice calls opposing marijuana dispensaries in general.

Table 1: Project Information
General Plan designation: Suburban Center (SCnt) (FAR: 0.25-2.00)
Existing zoning of site: M-1, Light Industrial
Existing use of site: Commercial/Warehouse Building
Property area: 19,000 square feet or 0.44 acres

Entitlement History: The El Camino Wellness Center project was formally submitted on July 6, 2011. The project site is located on the west side of Connie Drive on a block that is mostly zoned Light Industrial (M-1) with General Commercial (C-2) zoning along El Camino Avenue. This subject property and the surrounding area were annexed into the City of Sacramento in 1964. The subject property is located within 300 feet of the edge of the City Limits. Staff is not aware of any prior planning entitlements for the subject site.

Background Information: In 1996, California voters passed Proposition 215 (The Compassionate Use Act of 1996) which decriminalized the cultivation and use of marijuana by seriously ill people. The possession, sale, cultivation, or transportation of marijuana is ordinarily a crime under California law, however, Proposition 215 made it possible for seriously ill people to cultivate and use marijuana for medical purposes when recommended by a physician who has determined that the person's health would benefit from the use of marijuana. The Act allows patients and their caregivers to possess and cultivate marijuana upon physician approval.

The Medical Marijuana Program, enacted by the State Legislature in 2003, allows medical marijuana patients ("qualified patients") and their primary caregivers to associate with one another in order to collectively or cooperatively cultivate marijuana for medical use by qualified patients. The co-ops and collectives must require membership applications, verify status as a caregiver or qualified patient and refuse membership to those who divert marijuana for non-medical use. They are to acquire marijuana from and allocate it only to members of the co-op or cooperative. State law allows cities and counties to regulate and tax these co-ops and cooperatives, which are also known as medical marijuana dispensaries.

On November 9, 2010, the Sacramento City Council approved two ordinances which permit “medical marijuana dispensaries”, under certain conditions, in the City of Sacramento. A medical marijuana dispensary is defined as a cooperative or collective of four or more qualified patients and their primary caregivers, who collectively or cooperatively cultivate and distribute marijuana exclusively for use by the qualified patient members for medical purposes.

Ordinance 2010-037 enacted the City’s regulatory permit requirement for medical marijuana dispensaries (administrated by the Revenue Division) and is found in Chapter 5.150 of the Sacramento City Code. One of the conditions is that only the dispensaries that registered with the City of Sacramento by July 14, 2009 are permitted to apply for dispensary permits with the Revenue Division. These dispensaries were required to apply for their Phase I permit by February 7, 2011. Thirty-five of the 39 eligible dispensaries applied by the deadline and of those, 33 have currently met the Phase I requirements and were invited to continue in the application process. These dispensaries are eligible and must apply for a Phase II application with the Revenue Division by October 11, 2011. One of the requirements of the Phase II application is a copy of a valid special permit (City Code 5.150.070). All dispensary permits must be approved by the Revenue Division by January 7, 2012 or the dispensary must cease operation.

Ordinance 2010-038 amended the Zoning Code (Title 17) to allow dispensaries in specified zones subject to special permit review and approval. The Zoning Code requires a Planning Commission special permit in the C-2 zone and a Zoning Administrator’s special permit in the C-4, M-1, M-1S, M-2, and M-2S zones. When the dispensaries were notified in writing that they had completed their Phase I requirements (for the most part in April and May 2011), they were also notified of a planner assigned to their dispensary and encouraged to apply for the special permit. In June a second letter was sent to all dispensaries reminding them of the Phase II deadline and encouraging them to apply for a special permit by July 15, 2011.

The Zoning Code also requires a dispensary to be located a minimum of: 300 feet from a residential zone or use; 600 feet from a park, K-12 school, child care center, child care-family day care home, youth-oriented facility, church/faith congregation, substance abuse center, movie theater/cinema, tobacco store; and 1000 feet from another dispensary; HOWEVER, the location requirements do not apply to a dispensary that registered with the city as of July 27, 2009, is operating and has operated continuously at the location for which the special permit is requested since at least October 26, 2010, is organized as a cooperative or collective, and has not been cited or convicted of maintaining a public nuisance or of a public safety violation relating to the operation of a medical marijuana dispensary. If the registered dispensary location does not meet the location requirements a Planning Commission special permit is required, whether the site is located in the C-2, C-4, M-1, M-1S, M-2, or M-2S zone. In evaluating the special permit staff and the Planning Commission can take into consideration all surrounding

land uses and the proposed dispensary's impact on those land uses whether they are residential, non-residential, one of the land uses listed above or another dispensary.

El Camino Wellness Center is located in the M-1 zone which means that if the dispensary project conformed to all of the other location requirements, a Zoning Administrator special permit would be required. Because the subject site is located within 300 feet of residential zoning or residential usage, the project requires a Planning Commission special permit. El Camino Wellness Center is also located within 1000 feet of another registered dispensary; therefore a Planning Commission special permit is required. El Camino Wellness Center is located approximately 460 feet from One Love Wellness, a medical marijuana dispensary located at 1841 El Camino Avenue. El Camino Wellness Center has been operating at the site since September 2008 and submitted their special permit application on July 6, 2011.

Public/Neighborhood Outreach and Comments: An early notification letter about the dispensary was sent to property owners within 500 feet of the property. Staff received several calls opposing dispensaries in general, but these calls were not specific issues about the subject site. A public hearing notice was sent to property owners within 500 feet of the subject site on September 9, 2011. The site was also posted more than 10 days in advance of the public hearing. At the time of the writing of this report, staff has not received any additional calls about the project.

The applicant has provided staff with several letters from nearby property owners who support the El Camino Wellness Center (Attachment 6).

Environmental Considerations: The Environmental Services Manager has determined the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines (Section 15301). Section 15301 consists of existing facilities involving no expansion of use.

Policy Considerations: The subject site is designated as Suburban Center (SCnt) on the General Plan Land Use and Urban Form Diagram.

2030 General Plan Development Standards

The minimum Floor Area Ratio (FAR) for the Suburban Center designation is 0.25. The site is currently developed with a 3,420 square foot building on a 19,000 square foot parcel. Therefore, the FAR is 0.18 and does not meet the General Plan Development Standards. The project site has probably been in existence since the early 1970's, approximately 30 - 40 years before the current General Plan established the FAR requirement. The applicant is not proposing to make any changes to the footprint of the existing building with this proposal. General Plan Policy LU 1.1.6 allows for renovations or expansions to occur within existing buildings that do not meet the FAR.

2030 General Plan Policies:

The following General Plan Policies support the project:

PHS 5.1.7 Healthy Communities. *The City shall encourage the planning of new communities and revitalization of existing urban areas to achieve improvements in overall public health by encouraging a healthier living environment that includes walkable neighborhoods, access to recreation and open space, healthy foods, medical services, and public transit.*

PHS 6.1.12 Safe and Fair Practices. *The City shall maintain safe and fair business operations and ensure the health and safety of the general public through enforcement of State and local health and safety statutes and codes.*

PHS 1.1.7 Development Review. *The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of Crime Prevention through Environmental Design principles.*

Land Use

The applicant proposes to establish a 1,871 square foot medical marijuana dispensary within the Light Industrial (M-1) zone. El Camino Wellness Center has been established at this location since September 9, 2008. This dispensary was properly registered with the city manager pursuant to Ordinance No. 2009-033, and is applying for a special permit for the location from which they have operated continuously since at least October 26, 2010. El Camino Wellness Center is organized as a cooperative or collective, and has not been cited or convicted or maintaining a public nuisance or of a public safety violation relating to the operation of a medical marijuana dispensary. Therefore, this dispensary is exempt from the proximity restrictions that would otherwise apply (Section 17.24.050(85)(d)).

Staff has evaluated the site and has determined that there are at least 53 dwelling units and 15 residentially zoned properties within 300 feet of the proposed medical marijuana dispensary. Located directly across the street at 2508 Connie Drive, there is an 18 unit apartment complex (zoned R-2A). This property is undergoing renovations and is not currently occupied by any tenants. To the north of the apartment complex there are four more residential properties within the 300 foot radius, two separate single family homes, a four unit property (all of these zoned R-2A), and a public housing complex (at least 14 units, zoned R-3-R). Behind these properties to the east outside of the city limits, there are at least eight single family homes along Ethan Way that are within 300 feet of the El Camino Wellness Center property. There is also a two family residential property to the north of the dispensary located on Fianza Avenue (zoned M-1). Finally two properties across El Camino Avenue to the south are within the 300 foot radius including a four unit apartment building and also a vacant parcel (both zoned R-3).

Neither staff nor the applicant has identified any sensitive uses subject to the 600 foot restriction within this radius of the dispensary. There is another proposed dispensary

within 1000 feet of the proposed medical marijuana dispensary, called One Love Wellness. One Love Wellness collective is located at 1841 El Camino Avenue and is approximately 460 feet away from El Camino Wellness. The One Love Wellness dispensary project has not yet come before the Planning Commission.

Staff visited the site and the surrounding area on several occasions and observed the operations of the dispensary. There were security personnel who either greeted qualified patients and caregivers the parking lot entrance or came outside promptly when they pulled into the parking lot. The main entrance to the dispensary building was locked and the inside contained a metal detector which led to a security area for processing of services to members. There is a separated sales area and merchandise counter past the security area. When staff visited, there were several people in the security area being helped and processing paperwork prior to being allowed into the sales area. Once transactions were complete, patrons left the property promptly. The surrounding neighborhood did not have a lot of activity or traffic during staff visits. Staff has observed that the dispensary's operations do not extend beyond the site in which they are located.

The Police Department has reviewed the security plan for El Camino Wellness Center and finds that they have implemented appropriate security measures for this use. The Police Department visited the site, and as a result of this site visit the dispensary staff will be implementing additional security advisory recommendations that have been provided by the Police Department. As an added security measure, the El Camino Wellness Center staff handles their trash with consideration as well. For example, all sensitive materials left over from processing is handled off site by one of the El Camino Wellness Center staff members ensuring that no marijuana remnants are placed into a public trash facility located behind the dispensary. All of their member's information is kept confidential and secure. The lighting within the building and outside of the building provides an added security measure.

According to the applicant, El Camino Wellness Center currently has 9,848 current members registered with their dispensary. Members tend to patronize the dispensary on average about 165 per day and the peak times are 1:00 p.m. to 5:00 p.m. The hours of operation are Monday through Saturday from 9:00 a.m. to 9:00 p.m. and on Sunday from 10:00 p.m. to 7:00 p.m.

In evaluating special permit proposals of this type, the Planning Commission is required to make the following findings:

- a. Sound Principals of Land Use. The special permit for the dispensary shall be granted upon sound principals of land use. The dispensary is located in the M-1 zone and is allowed to apply for a special permit because it has been properly registered with the City prior to the moratorium ordinance adopted on July 14, 2009, and has operated continuously at the subject location since at least October 26, 2010;

- b. Not injurious. The special permit for the dispensary shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The dispensary is located in an area surrounded by commercial and residential uses and operates with a security and business operation plan that takes into consideration the business neighbors;
- c. Must Relate to a Plan. The special permit for the dispensary must comply with the objectives of the general or specific plan for the area in which the dispensary is to be located. The operation of a dispensary (general commercial) is consistent with the types of uses located in Suburban Center (SCnt) General Plan designation;
- d. The dispensary has not generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the dispensary. The Police Department has evaluated the number of calls for police service at the proposed address and the calls do not, currently, indicate that the dispensary has generated an excessive number of calls for police service compared to similarly situated businesses of the same size as the dispensary.
- e. The dispensary has not caused secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, or lewd conduct; and,
- f. The proposed location, size and other development standards of the medical marijuana dispensary are consistent with state law, SCC Chapter 5.150, and the Zoning Code. El Camino Wellness Center operates in compliance with the Medical Marijuana Program, and the 2008 Attorney General Guidelines, in addition to the M-1 zoning requirements.

Staff believes that the Planning Commission can make adequate findings as required to approve the project. Staff does not have any objections to the requested entitlements.

Access, Circulation and Parking

The proposed project site is located within an existing commercial building. The site includes a single driveway access point along Connie Drive, 100 feet north of El Camino Avenue, east of Business 80. The parking ratio for a medical marijuana facility is the same as for a retail use. Since the project is located within the M-1 zone and the tenant space is located on a lot that is less than 5,200 square feet, the parking ratio is 1 space per 400 square feet. This entire building is 3,420 square feet, which requires 9 parking spaces, and there are at least 13 parking spaces on the property. With this application there are no changes to zoning of the site, existing access, circulation, and parking area.

Building design and signage

The existing building is a one story flat roof cinderblock structure and the front is painted red. No exterior modifications or site improvements are proposed as a part of this project. Currently, the dispensary has only one small sign in the window, and they have not proposed any attached or detached signage with this submittal. Any new exterior signage is required to meet the sign code and must obtain a sign permit.

Respectfully submitted by: Robert W Williams
ROBERT W. WILLIAMS
Associate Planner

Approved by:

Lindsey Alagozian
LINDSEY ALAGOZIAN
Senior Planner

Recommendation Approved:

Joy Patterson
for Gregory Bitter, AICP
Principal Planner

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Attachment 1
Proposed Findings of Fact and Conditions of Approval
El Camino Wellness Center (P11-046)
2511 Connie Drive

Findings Of Fact

- A. Environmental Determination:** Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the Project, the Planning Commission finds that the Project is exempt from review under **Section 15301 Existing Facilities** of the California Environmental Quality Act because it involves the use of existing facilities without the expansion of use.
- B. The Special Permit** to allow a medical marijuana dispensary is approved subject to the following Findings of Fact:
1. Sound Principals of Land Use. The special permit for the dispensary shall be granted upon sound principals of land use. The dispensary is located in the M-1 zone and is allowed to apply for a special permit because it has been properly registered with the City prior to the moratorium ordinance adopted on July 14, 2009, and has operated continuously at the subject locations since at least October 26, 2010;
 2. Not injurious. The special permit for the dispensary shall not be granted if it will be detrimental to the public health, safety or welfare, or if it results in the creation of a nuisance. The dispensary is located in an area surrounded by commercial and residential uses and operates with a security and business operation plan that takes into consideration the business neighbors;
 3. Must Relate to a Plan. The special permit for the dispensary must comply with the objectives of the general or specific plan for the area in which the dispensary is to be located. The operation of a dispensary is consistent with the types of uses located in Suburban Center (SCnt) General Plan designation;
 4. The dispensary has not caused secondary criminal or public nuisance impacts in the surrounding area or neighborhood, including, but not limited to, disturbances of the peace, illegal drug activity, marijuana use in public, harassment of passersby, littering, loitering, illegal parking, loud noises, or lewd conduct; and,
 5. The proposed location, size and other development standards of the medical marijuana dispensary are consistent with state law, SCC Chapter 5.150, and the Zoning Code. El Camino Wellness Center operates in compliance with the

Medical Marijuana Program, and the 2008 Attorney General Guidelines, in addition to M-1 zoning requirements.

Conditions Of Approval

The **Special Permit** to allow a medical marijuana dispensary is **approved** subject to the following conditions of approval:

Planning:

1. Any modification to the attached plans shall be subject to review and approval by Planning Division staff prior to the issuance of building permits.
2. The applicant/operator of the dispensary shall comply with the security plan on file with the Revenue Division.

Building:

3. After reviewing the floor plan and researching City records, it appears that there was work within this space that was performed without a building permit. All work that has been performed will require a building permit and will be required to comply with the 2010 California Code of Regulations, Title 24.
4. Egress must meet the minimum requirements of Chapter 10 of the California Building Code (CBC).
5. Accessibility for disabled persons must meet the requirements of CBC, Section 1134B for existing buildings.

DOT:

6. The applicant shall repair any deteriorated portions of the existing sidewalk fronting the property along Connie Way to ensure ADA compliance per City standards and to the satisfaction of the Department of Transportation.
7. All driveways shall be designed and constructed to City Standards and shall be ADA-compliant to the satisfaction of the Department of Transportation. The applicant may need to reconstruct the existing driveway if found to be non-compliant with current ADA standards.

Police:

8. Any door used to admit employees or deliveries shall be equipped with a 180 degree viewing device to screen persons before allowing entry.

9. All exterior lighting fixtures shall be maintained and operational.
10. No public telephone/pay phone shall be allowed on the premises.
11. The proprietor or his agent is responsible for reasonably controlling the conduct of persons on or immediately adjacent to the site and shall immediately disperse loiterers in order to prevent nuisance or unreasonable interference with adjacent properties.
12. There shall be no video/arcade machines maintained upon the premises at any time.
13. All dumpsters must be kept locked.
14. The applicant shall be responsible for the daily removal of all litter generated by the business, from the subject site, adjacent properties and streets.
15. Sacramento City Codes prohibit smoking of marijuana in certain locations. All members shall sign a statement showing they understand smoking is illegal in the City of Sacramento:
 - a. Upon or within 1000 feet of the grounds of any school or park;
 - b. In or within 100 feet of any building or facility to which the members of the public have access, except in a health facility or clinic; or Within 100 feet of any other person, other than a "primary caregiver" as that term is defined in California Health and Safety Code Section 11362.5(e).
16. Notwithstanding that the Dispensary may be exempt from the City's entertainment ordinance (i.e., it may be a private club having an established membership where admission is not open to the public) all forms of Entertainment, including but not limited to, Entertainment hosted, promoted, produced or commissioned by the Dispensary or others are prohibited in the "Dispensary building" and "Dispensary area" (as both are defined in SCC section 5.150.020). For purposes of this condition, "Entertainment" means any single event, a series of events, or an ongoing activity or business, occurring alone or as part of another business, to which members of the dispensary or of the public are invited or allowed to watch, listen, or participate or that is conducted for the purposes of holding the attention of, gaining the attention of or diverting or amusing guests, members, or patrons, including, but not limited to:
 - a. Presentations by single or multiple performers, such as hypnotists, mimes, comedians; musical song or dance acts, plays, concerts, any type of contest; sporting events, exhibitions, festivals, carnival, rodeo or circus acts, demonstrations of talent; shows, reviews and any other such activity which

- may be attended by guests, patrons, members of the dispensary or of the public;
- b. Dancing to live or recorded music;
 - c. The presentation of recorded music played on equipment which is operated by an agent or contractor of the establishment, commonly known as a “DJ” or “disc jockey.” Entertainment does not include ambient music provided through the use of a radio, stereo, juke box, music recording machine or other similar device.

Advisory Notes:

Planning:

- ADV1. The applicant must apply for a Phase II Medical Marijuana Dispensary Permit with the City Revenue Division by October 11, 2011. The dispensary permit must be obtained by December 21, 2011 (90 days from the date of special permit approval) or the special permit shall be revoked.
- ADV2. This medical marijuana dispensary is subject to Footnote 85 (m)(ii)(D) through and including (H) due to their exemption from the location requirements. The applicable text is included below for the reader’s convenience:
- (D) The special permit shall be deemed automatically revoked if the medical marijuana dispensary ceases operation at any time, voluntarily or involuntarily, for thirty (30) consecutive days.*
 - (E) The special permit shall be deemed automatically revoked if the medical marijuana dispensary fails to obtain a medical marijuana dispensary permit under Chapter 5.150 and commence operation within ninety (90) days of the date of approval of the special permit.*
 - (F) The special permit shall be deemed automatically revoked upon transfer of ownership or management control of the dispensary to another person.*
 - (G) The special permit shall be deemed automatically revoked upon revocation of the medical marijuana dispensary permit issued under Chapter 5.150.*
 - (H) A special permit modification may not be approved to allow an expansion of the registered medical marijuana dispensary.*

- ADV3. A dispensary shall have a separate and secure area designated for distributing medical marijuana to its members (5.150.130)

Building:

- ADV4. 2010 CBC section 1129B item 3 prohibits accessible parking spaces to be placed in a location where a person with a disability is compelled to wheel or walk behind other parking spaces other than their own. The parking spaces,

(located directly across from the accessible space), brings about this prohibited condition. This code section allows for a bumpers or curbs to mitigate this situation.

ADV5. 2010 CBC section 1127B requires that an accessible pedestrian path be provided for from the public street.

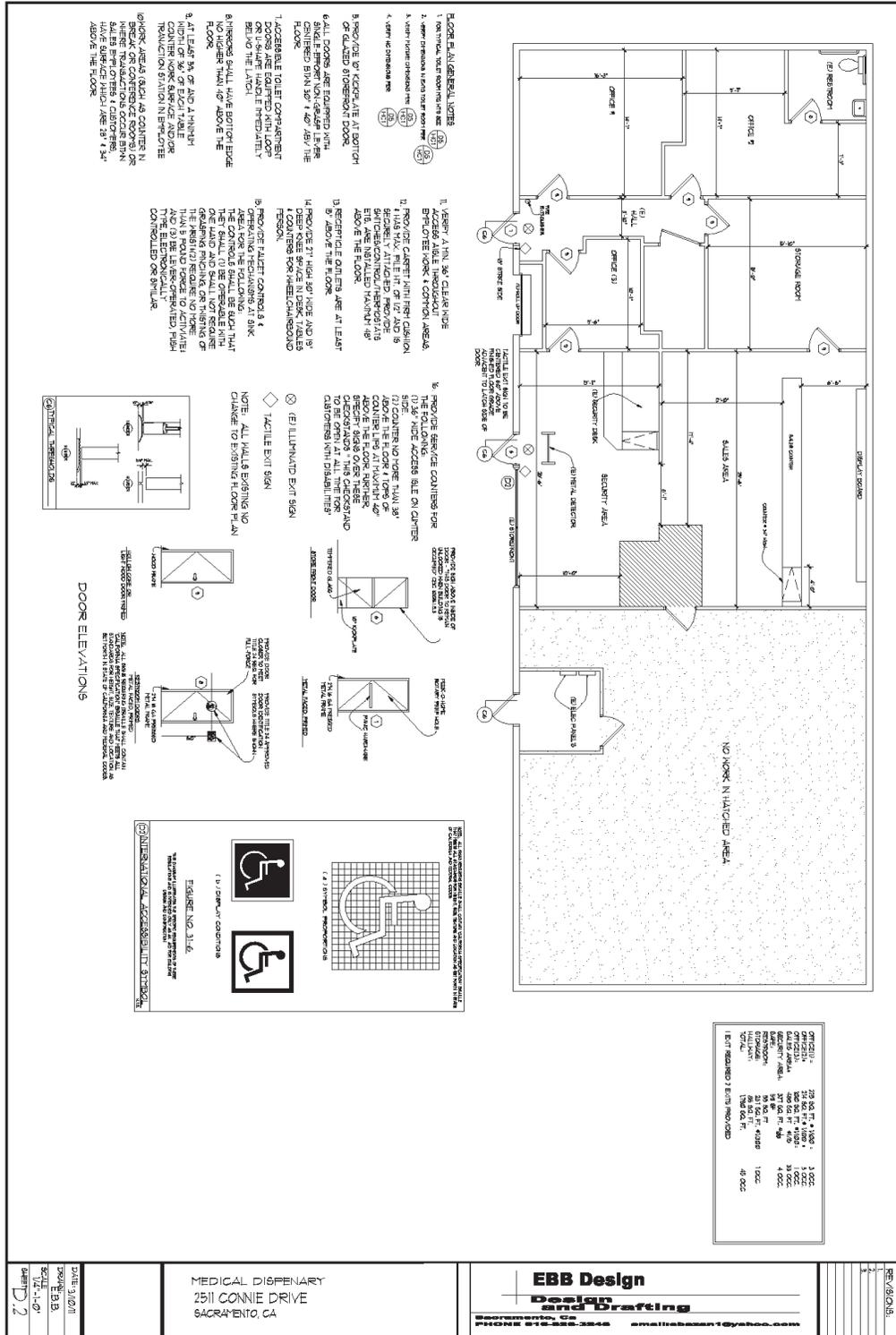
ADV6. It appears from a Google maps photo, that the area noted on the plan as "landscape area" is being used for parking. This condition violates the requirements noted above, having automobile traffic crossing over the accessible path.

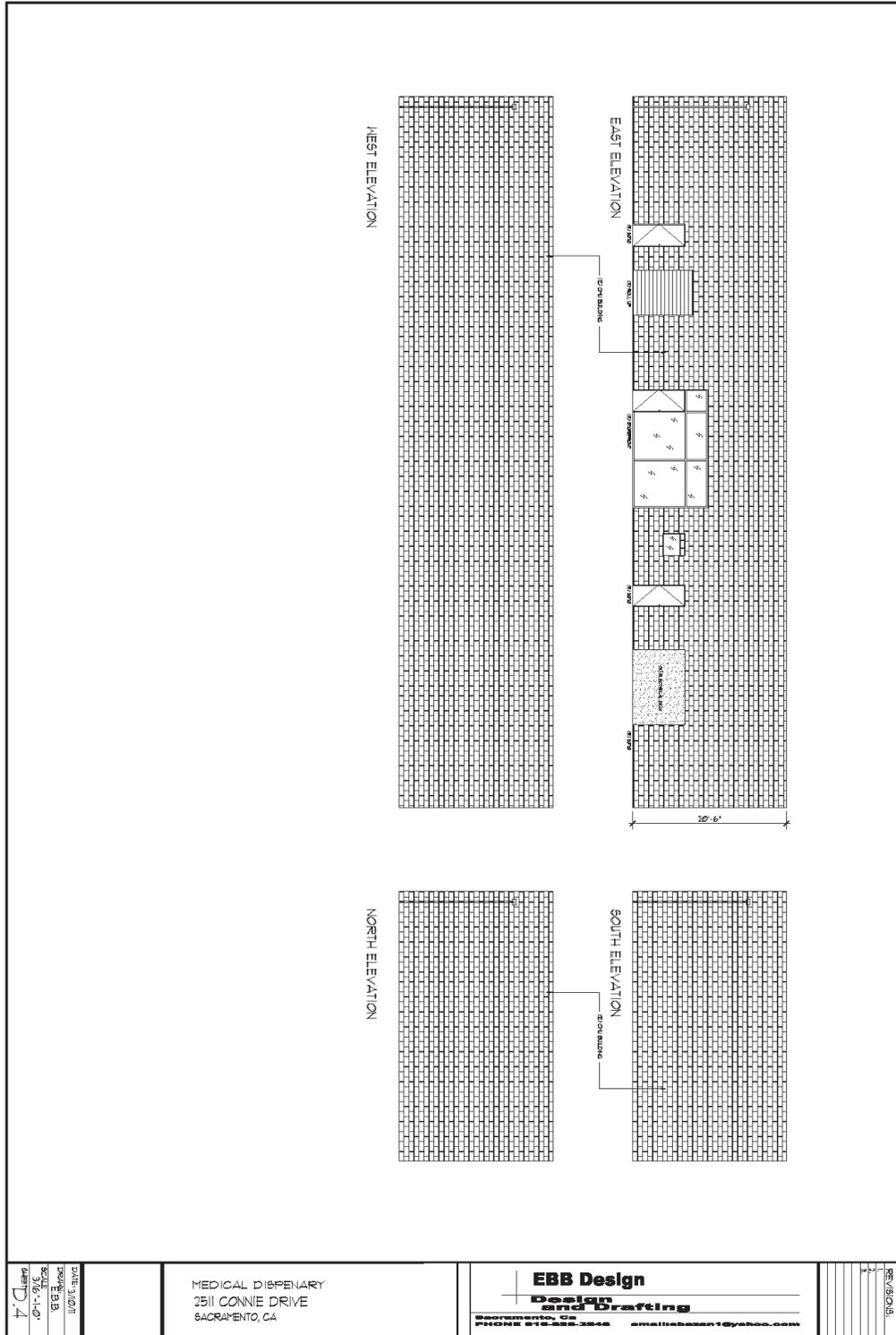
Fire:

ADV7. Existing electric gate shall be provided with an approved Knox.

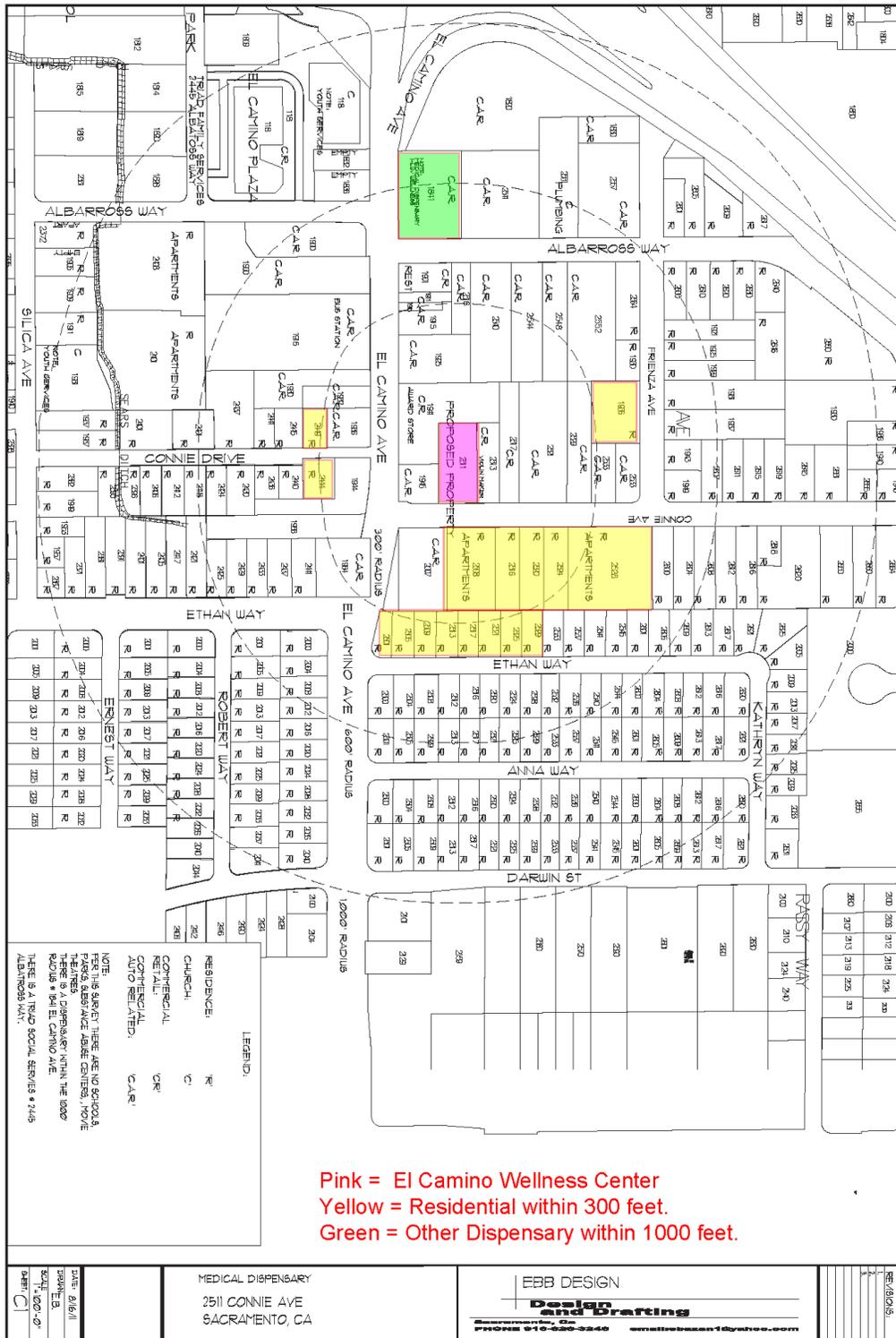
Parks:

ADV8. Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$1,300. This is based on 3420 square feet of Commercial Retail at the Standard Rate of \$0.38 per square foot. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

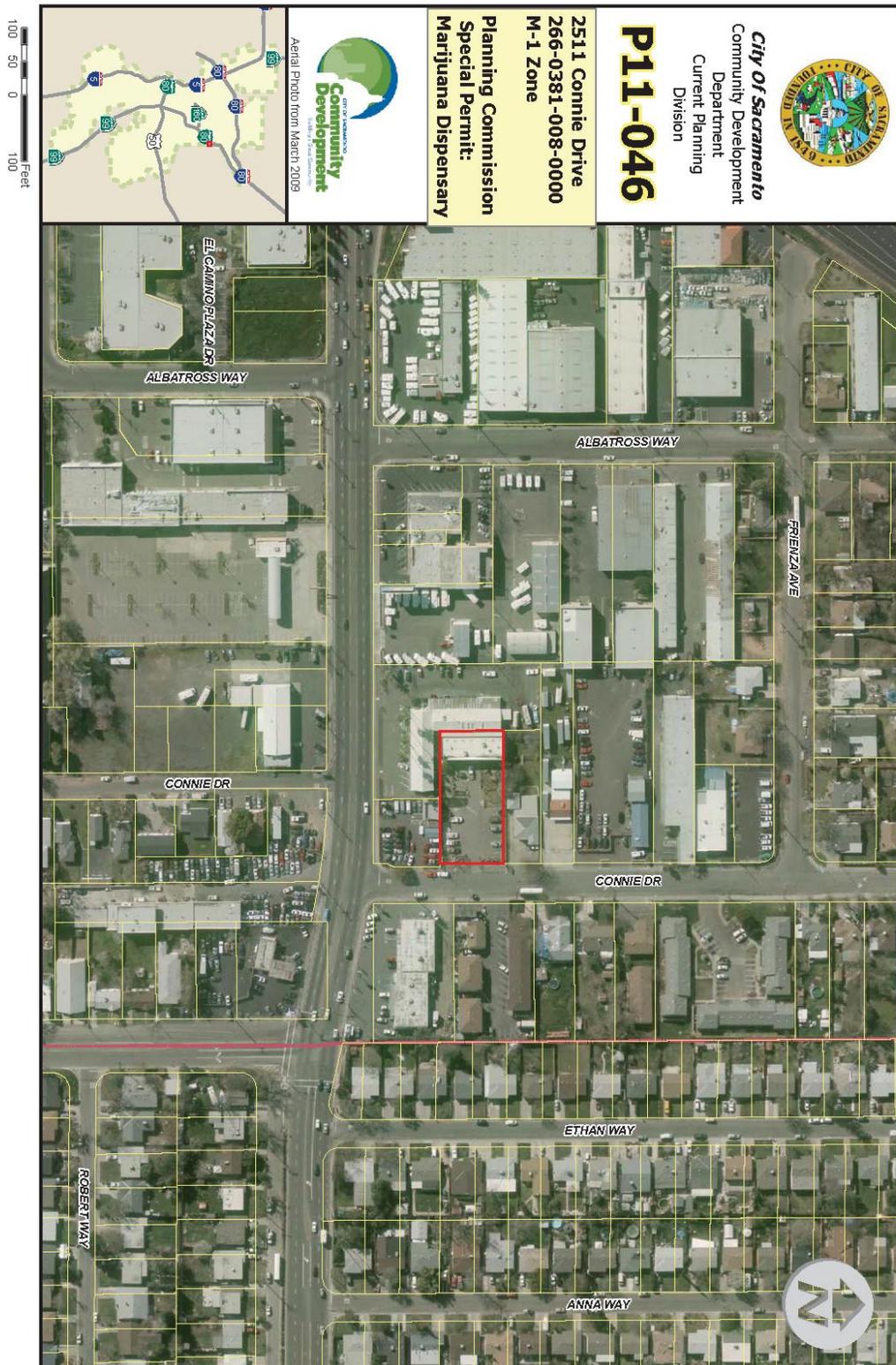




Attachment 3: Sensitive Use Radius Map



Pink = El Camino Wellness Center
 Yellow = Residential within 300 feet.
 Green = Other Dispensary within 1000 feet.



Attachment 5: Photos



Attachment 5: Photos (cont.)



Attachment 5: Photos (cont.)



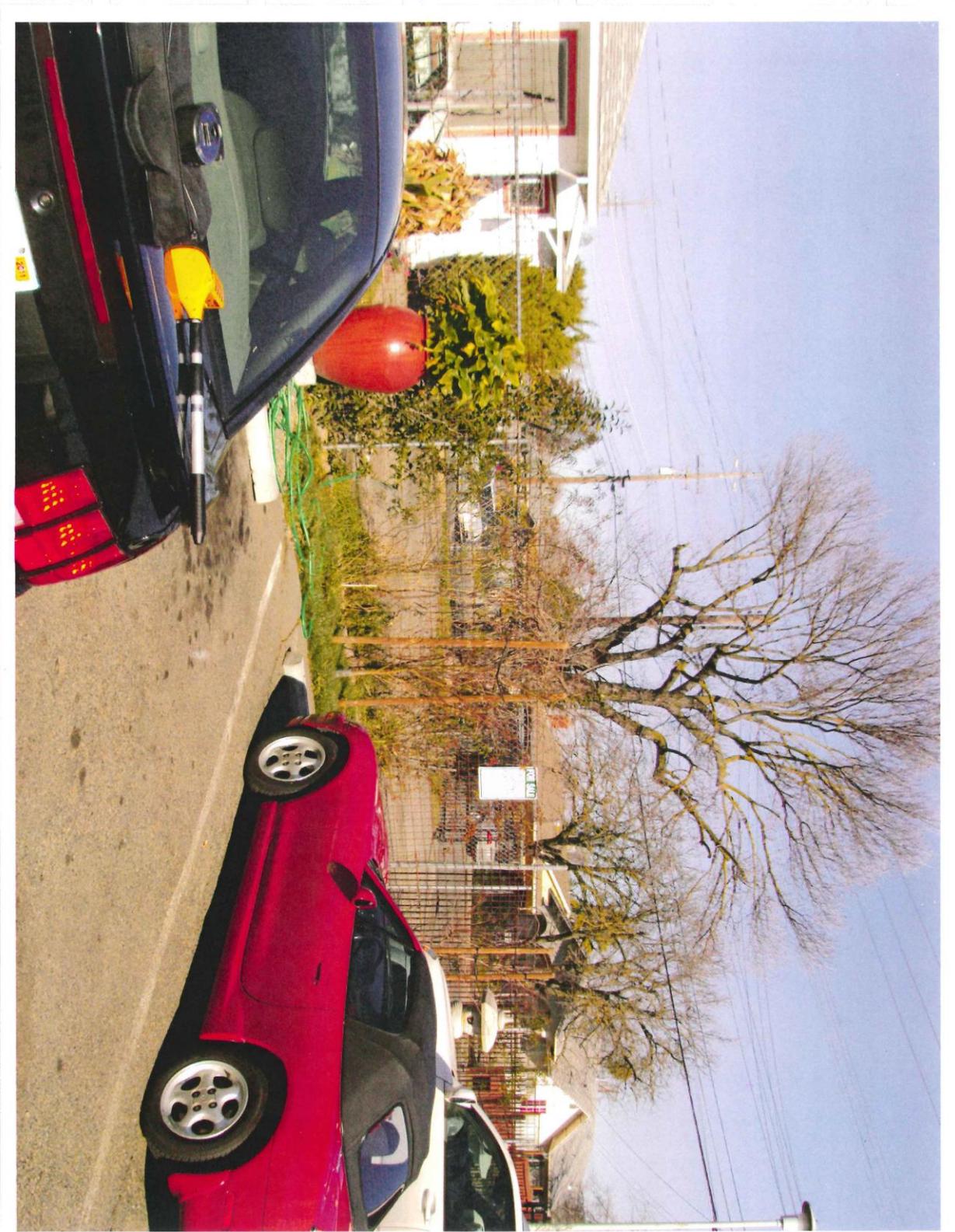
Attachment 5: Photos (cont.)



Attachment 5: Photos (cont.)



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Attachment 5: Photos (cont.)



Attachment 5: Photos (cont.)



08/26/2011

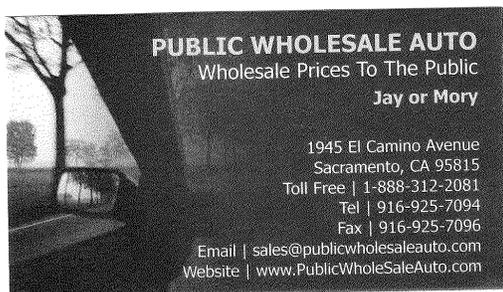
To Whom It May Concern:

I am the owner of Public Wholesale Auto, located next door from El Camino Wellness Center. In the time that they have been located there, they have not given me nor my customers any cause for complaint. In fact, if I didn't know they were there, I might not have noticed them at all (as I suspect many of my customers do not). The security guards they keep posted seem to reduce crime in the neighborhood, and definitely make me feel more secure. Their grounds are always clean, and they never cause a disturbance. I wholeheartedly support their endeavor to get a license from the City—I can't imagine what more would be required from a dispensary.

Jay



*Public Wholesale
1945 El Camino Ave.
Sacramento, CA 95815*



Attachment 6: Letters (cont.)

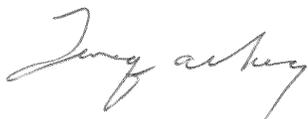
08/26/2011

To Whom It May Concern:

I recently bought property across the street from El Camino Wellness Center at 2506-2512 Connie Dr. When I made the purchase, I had no idea who my neighboring businesses were. It could have turned out very badly, but my relationship with El Camino has been quite mutually beneficial—their security staff keeps an eye on my property for me, and I'm considering hiring their safety manager as an apartment manager for the building. I found one of my contractors because he was the father of a security guard at El Camino. They keep the neighborhood clean and safe, and are extremely helpful whenever I need anything. I urge the City to give them whatever is needed to continue operating their business.

Thank you,

Mike



916 - 667 - 2239

Attachment 6: Letters (cont.)

08/26/2011

To Whom It May Concern:

My family has lived across the street from El Camino Wellness Center since its inception. Their operation is so low-key that, until they reached out to us, we had no idea that it was a medical cannabis dispensary! The presence of their safety staff not only keeps the neighborhood safer; they even help clean to clean up trash. Their parking lot is always clean and orderly, and their staff is always polite. None of us are medical cannabis patients, so we never frequent the dispensary, but we could scarcely ask for better neighbors.

Анатолий Николаевич
Александр

Attachment 6: Letters (cont.)



To whom it may concern,

The El Camino Wellnes Center has been an asset to the community in this area and we are happy to have them as a neighboring business.

Robert Mattarolo

Attachment 6: Letters (cont.)



October 27, 2009

To Whom It May Concern,

This letter is in regards to a business located at 2511 Connie Drive in Sacramento Ca 95815 named El Camino Wellness Center. I am the owner of the property located at 2508 Connie Drive which is just across the street from the above mentioned property.

I am writing to inform you that the neighborhood has had nothing but positive influence since the arrival of El Camino Wellness Center. I have personally noticed a decreased activity in relation to drugs, graffiti, theft and violence in the area. I find this to be a direct cause of great security and a continued effort of the owner and his staff to clean up the streets and improve the community.

The owner of the business has helped our continued effort against crime and blithe in the area. It was all but a lost cause prior to his arrival. Please feel free to call me for any additional information and questions in regards to this matter. Thank you.

Yours Truly,

A handwritten signature in black ink that reads 'Vujadin Jovic'.

Vujadin Jovic RE Broker lic# 01703374
LOA Properties Inc.
Shortsales, Loan modifications
Fax (916)441-0104
Ph. (916)952-6579



August 9, 2010

To Whom it may concern,

Rocky Mountain WindowTint at 2001 El Camino Ave.
Sacramento, CA. 95821 has no problem having the
El Camino Wellness Center in our neighborhood.

Regards,
David Kurokawa
Owner

Attachment 6: Letters (cont.)



To Whom it may concern:

The El Camino Wellness center Has been a positive addition to our area. It has brought additional customers not only to our business but the surrounding businesses as well. We have had no problems in the past or present with the dispensary. When I heard of the dispensary going in across the street from our business that has been in this location for 33years, I was skeptical. But after meeting with sunet and talking he showed me the grounds and explained how they work. The property is the best looking and most well maintained in the area. The establishment is professionally ran and I am proud to have them as neighbors.



General Manager
John Grasty