

From: [Planning](#)
To: ["Sheila Adolph"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Dispensary at 7901 Hillside Dr, La Mesa
Date: Wednesday, September 15, 2021 5:31:16 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Sheila Adolph [mailto:adolph_sheila@hotmail.com]
Sent: Monday, September 13, 2021 5:17 PM
To: Planning
Cc: SaveLaMesaStreets@gmail.com
Subject: Dispensary at 7901 Hillside Dr, La Mesa

Hello,

My husband and I are residents on Clearview Way, one of the streets/routes that will surely be impacted if plans to build a dispensary on Hillside Dr move forward.

We object to this proposal. Clearview Way is a mix of home owners and apartments. People do depend on the street parking. There is just the right balance of parking for the residents here right now.

We felt the impact that the street work on La Mesa Blvd last winter and spring and have no interest in reliving that experience. Parking was severely impacted. One day, a large truck that had no business going down this narrow, car-lined street rammed our truck. Although we had witnesses, no one was able to retrieve a license plate, and we were unable to pursue compensation. Our 2001 Toyota truck had survived all these many years without any dents. Now the door and panel behind it are crunched. We have no desire to relive scenarios such as these.

ATTACHMENT F

Thank you for reading our concerns. I hope you will give it your most thoughtful consideration for the residents living here.

Sheila Adolph

From: [Planning](#)
To: ["Esmeralda Almanza"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Against the Marijuana dispensary
Date: Wednesday, September 15, 2021 5:29:25 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Esmeralda Almanza [mailto:esme4love.3@gmail.com]
Sent: Wednesday, September 15, 2021 4:02 PM
To: Planning
Subject: Against the Marijuana dispensary

To Whom it May Concern:

We are against the idea of having a Marijuana dispensary in my neighborhood!!!
First, there is already one not too far from 7901 Hillside Dr.
Second, there is already enough car traffic in our area, with the nursing home employees taking up parking.

Third, This is a small quiet place and we would like to keep it that way!!!!

So, NO ON HAVING ANOTHER MARIJUANA DISPENSARY HERE !!!!

THANKS

From: [Planning](#)
To: ["Jennfer Bartindale"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Marijuana Dispensary
Date: Wednesday, September 15, 2021 5:28:19 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F

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

From: Jennfer Bartindale [<mailto:bartguf1015@cox.net>]
Sent: Wednesday, September 15, 2021 1:47 PM
To: Planning
Subject: Marijuana Dispensary

I am opposed to the marijuana dispensary being allowed to locate in my residential area. I am appalled that this would even be a consideration!

This is a family neighborhood! Children play in front of homes, people walk their dogs on the side walks. Out street is so narrow that with cars parked on both sides, I have to pull over to let another car go by.

There is extremely limited street parking for the residents of my neighborhood. As is, the nursing home and assisted living facility personnel already take up most of the daily parking spaces. We are already crowded for street parking.

It is in direct conflict to the law that prohibits marijuana dispensaries to be located within 1,000 feet of each other. There is an existing dispensary directly parallel to the proposed one. The law also prohibits any customer based storefront commercial business to operate out of a residential neighborhood. This is a residential area!

I believe it would increase crime in the area with the introduction of drug addicts in the area. They would be in our neighborhood and if they can't afford their pot, they might resort to breaking into cars and our homes.

Please do not destroy our family friendly neighborhood.

Sincerely,
Jennifer Bartindale
4890 Clearview Way
La Mesa CA 91942
619.251.5042

JB Sent from my iPhone

From: [Planning](#)
To: ["Sarah B."](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: opposition to No. 2017-31(CUP17-88)
Date: Wednesday, September 15, 2021 5:30:00 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Sarah B. [mailto:sarahabosen@gmail.com]
Sent: Wednesday, September 15, 2021 4:55 PM
To: Planning
Subject: RE: opposition to No. 2017-31(CUP17-88)

To the City of La Mesa,

I am writing to state my opposition to approving project No.: 2017-31 (CUP17-88) and am against the building of a dispensary with access and entry through the residential area on Hillside Dr. La Mesa CA.

I object to the project.

This is a neighborhood, and on Hillside Dr. it is an area where kids like to play and ride their bikes. If the proposed establishment is built, it would drastically change the dynamic of the neighborhood in a negative way.

The increase in traffic may spill out onto Guava Ave and El Cajon Blvd, an intersection already causes traffic for those attempting to turn onto Hillside Dr. Within the neighborhood, the increase in traffic would decrease

There are some major concerns regarding safety and privacy of the residents.

This is an area where the neighborhood kids like to ride bikes and play. With the proposed business, the neighborhood kids will no longer have this safe area to play in.

The proposed plan cannot guarantee that its customers will not use the neighborhood as an area to smoke in- reminder- this is an area where kids live.

Can the proposed business ensure that the odor of the product be detected outside the doors?

Despite all attempts to conceal the odor, they cannot guarantee there will be no odor detection.

Concern over increased criminal activity in the area, even with the inclusion of security. Hillside Dr. is near enough to another dispensary, Cookies. Over the past year, there have been many altercations between security and customers/patrons and/or peoples. These altercations happen enough based on the environment to suppose that it would continue in this new location. What is problematic are the peoples leaving or being kicked out by the security, they may be leaving with anger and/or outrage, they would be kicked out of the dispensary and right onto Hillside Dr. and the neighborhood.

As the hours of operation will be until 9 pm at night, the comings and goings of patrons, especially those trying to get in before closing time will, be a nuisance. Living almost directly across the street from the proposed business will drastically affect quality of life.

I feel my privacy and safety will be diminished as this is going up right across from my house, the same for the other neighbors on the street.

I do not want to be neighbors with a dispensary, and I do not want to cater my life and the lives of my children to it.

La Mesa needs to consider the people who have been living here and raising their children here over that of a business that can easily set up in one of the many empty buildings in the area that are not within a neighborhood.

What kind of message does this send to the people of La Mesa? That its city approves of dispensaries to be placed where children are raised? I expect better of the town that I love.

I am uncomfortable living with the proposed business on the same street. It will decrease quality of life, decrease property values, and I should not have to cater to it.

I will not have a dispensary for a neighbor.

I hope the Zoning Department amends zoning for mixed use parcels on Hillside Dr. East of Clearview St. to allow no commercial access, and limits access to El Cajon Blvd.

Thank you,

Sarah Bosen

La Mesa Planning Commission 9.13.21

I am writing to you about the proposed storefront marijuana dispensary to be built at 7901 Hillside Drive. I am not against dispensaries I am against where they want to put this one. Hillside Drive and the surrounding neighborhoods and streets are a very quiet residential ^{neighborhood} and is not the place to open a commercial business. There is a law prohibiting marijuana dispensaries to be located within 1000 feet of each other. If you allow this dispensary to be built that law will be broken. There is a dispensary on El Cajon Blvd called Cookies that is within 1000 ft if you allow this dispensary to be built. I live on Clearview Way and have lived here for 22 yrs. For the years I have lived here we have had constant parking problems. There is not enough parking spaces for the residents that live here and have to park on the streets daily. The Hillside property has very little if any off street parking for employees or customers which will also impact the residents that have to park on the street daily. If you allow a high impact customer based commercial business it will adversely effect the neighborhood by adding traffic on Hillside Drive, Clearview Way and Culowee St. The streets are so narrow 2 cars have a hard time passing each other at the same time, we usually have to let one or the other car go first. The road/streets were not built for heavy car or commercial traffic. The roads/streets are constantly having to have pot hole filled and this is happening with just the traffic we have now. Clearview Way would be the main road to this dispensary. Cars would have to come down Culowee St/Hill which already has an excess of

speeding cars coming down the hill and then make a quick turn onto Clearview Way. I am afraid that a speeding car is going to jump the corner and come crashing into my garage or bedroom. Hillside Drive is a non-through dead end street which would cause driving and parking congestion that is not needed in this peaceful neighborhood. This dispensary will be open for 14 hours a day which will cause a high volume of street and pedestrian traffic which will effect the quality of life of the neighbors that live in the area and have a right to have a good peaceful quality of life and to be able to enjoy their neighborhood. The City of Lamesa has so many dispensaries on main streets, business and commercial districts. There are so many vacant and boarded up building in The City of Lamesa that they could use, that wouldn't impact the neighbors around them. Why would ~~they~~ you want to approve this proposed dispensary that will only cause animosity and unrest in a peaceful neighborhood when there are so many other more appropriate areas they could and should choose. Why would they want to move into an area that does not want them. For the 22 years I have lived in the area I have never known this Hillside Dr. address to be a commercial business but has only been used as a residence. I fill the Zoning Department needs to amend zoning for mixed use parcels and not allow this on Hillside Drive, Clearview Way or Culowee St. Please take a drive and look at Culowee St, Clearview Way and Hillside Drive and see for yourselves what I am talking about so you can get a clear picture of the devastation this dispensary opening would cause and ask yourselves if you lived in these neighborhoods would you want

this dispensary to open up here. I drive by Cookies on El Cajon Blvd at different times of the day and night and they are always busy with customers parking their cars in the parking lot and the cars spill out onto the street taking up all the parking spaces for quite a distance. There wasn't a parking problem when there was a copy shop there. We don't need the same kind of problem coming to our neighborhood. Thank you for your attention to this matter. I hope this letter helps you come to the correct answer.

Sincerely

Tamelyn Davenport
4890 Clearview Way
Lamesa, CA 91942

619-741-1385

Please feel free to call me if you have any questions or need more information.

From: [Nickolas Del Pego](#)
To: [Michael Fellows](#)
Subject: Re: 7901 Hillside Dr Proposed Marijuana Dispensary
Date: Wednesday, September 8, 2021 10:05:54 AM

Hi Michael,

Thank you for your response. This is a neighborhood we have been in since 1978, where I used to ride my bicycle on the residential streets of Clearview and the upper eastern side of Hillside Drive as I grew up. While the parcels that straddle El Cajon Blvd and Hillside Drive, east of Clearview Way, have been mixed use, they have never impacted the residential homes with commercial traffic. General access to their commercial operations has been through the El Cajon Blvd. side. I'm aware of the zoning and the implications, work professionally in government land use, and from a practical side this would be the first parcel on that East end of hillside to bring in commercial traffic by routing it through the side of the parcel directly adjacent to the residential neighborhood. I do not believe the intent of these mixed use parcels was to do so and they never have before. If approved, this proposal would change the nature of the residential portion of a neighborhood that has been relatively quiet for the past 70 plus years since our neighbor Mr. Hall first built his home on the top of the dirt street.

Best,

Nick Del Pego

Yvonne's Son and co-owner of her home, literally five doors down from the proposed dispensary's parking lot
858-248-9492

On Wed, Sep 8, 2021 at 9:08 AM Michael Fellows <MFellows@cityoflamesa.us> wrote:

Hi Yvonne,

The existing residence at 7901 Hillside Drive would be removed. A new commercial building would be constructed at the ground level of and front upon El Cajon Boulevard. The parking lot for this building would be accessed from Hillside drive and be partially located on the roof of the building . Customer access to the dispensary would be provided via an elevator from the Hillside Drive parking lot.

While staff understands your concern about impacts on the neighborhood, Measure U (approved by voters) specified requirements for dispensaries. Staff has reviewed the application and found it complies with Measure U and development standards for the zone, including the required number of parking spaces for the building.

Please do not hesitate to contact me if you have further questions, Mike

Michael Fellows, AICP

Contract Planner

City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942

Phone: 619.667.1103 | Email: mfellows@cityoflamesa.us | www.cityoflamesa.us

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

From: Hotmail [mailto:yvonne_ellen@hotmail.com]
Sent: Tuesday, September 7, 2021 7:11 PM
To: Michael Fellows
Cc: Nick Del Pego
Subject: 7901 Hillside Dr Proposed Marijuana Dispensary

To: Michael Fellows, AICP, Contract Planner

Please clarify if the “proposed storefront marijuana dispensary in a proposed commercial building” is for a new commercial building to be built on the lower ElCajon Blvd side of the Hillside property or if the proposal is to have the current residential house on that property changed to be considered a commercial building.

My property at 4930 Clearview Way is in very close proximity to the Hillside property. How customers would access the proposed dispensary would make a significant difference. Access from the residential side would hugely impact the significantly limited residential parking. Any additional traffic on the very narrow Hillside, Clearview and Culowee streets would cause additional issues.

Your clarification of what is being proposed is greatly appreciated.

Thank you,
Yvonne Ellen

From: [Planning](#)
To: [Michael Fellows](#)
Subject: FW: Proposed 7901 Hillside Drive Storefront Marijuana Dispensary
Date: Tuesday, September 14, 2021 8:51:08 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Mike,

This came from the Planning email.

Thank you

Tejennia Hargrove

Development Services Technician II

City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942

Phone: 619.667.1348 | Email: THargrove@cityoflamesa.us | www.cityoflamesa.us



From: Yvonne Ellen [mailto:yvonne_ellen@hotmail.com]
Sent: Tuesday, September 14, 2021 12:52 AM
To: Planning
Cc: SaveLaMesaStreets@gmail.com
Subject: Proposed 7901 Hillside Drive Storefront Marijuana Dispensary

The issue is this proposal, if passed, will transform a quiet residential neighborhood into a high impact customer based commercial business area and have a far ranging impact. Those initiating this proposal are attempting to avoid current laws prohibiting marijuana dispensaries to be located within 1,000 feet of each other. If measured in a straight line along El Cajon Boulevard, Cookies marijuana dispensary, located at 7935 El Cajon Boulevard, is only **235 feet** from the El Cajon Boulevard side of the 7901 Hillside Drive property. But if you go to the end of the El Cajon Boulevard block, turn the few feet onto Guava, and immediately turn onto Hillside to the 7901 address, that driving distance is **2,018 feet**. It is a nice trick! But that is why the dispensary entrance must be on Hillside instead of El Cajon Boulevard. That is why there would only be an emergency exit on the El Cajon Boulevard side in the proposed new commercial building. In addition, most marijuana dispensaries, like Cookies, operate from 7 AM to 9 PM seven days a week! If this proposal is allowed to pass, the immediate and long-term result will be 14 hours a day of high-volume street and pedestrian traffic, and street parking issues for the residents of the surrounding neighborhoods that already have extremely limited street parking available. To allow any customer based storefront commercial business to operate out of any existing residential neighborhood destroys the peace and quiet of that neighborhood and the surrounding neighborhoods.

There are numerous residential properties zoned for mixed use throughout La Mesa that abut major thoroughfares. It is unlikely that the intent was ever for those properties to allow the intrusion of high volume, customer based commercial businesses to operate in quiet, established, residential neighborhoods where residents are raising their children and hoping for a little peace and quiet. I

bought my home on Clearview Way in 1978. It is where I have raised my family and enjoyed decades of friendships and the mutual support neighbors give to each other. These neighborhoods should be valued, not destroyed.

Hillside Drive is a short, non-through street. To eliminate the prospect of high volume commercial traffic in our neighborhood, is it feasible for the Zoning Department to amend zoning for the few mixed use parcels on Hillside to limit any commercial access to El Cajon Boulevard and to allow no new commercial access for mixed use properties on Hillside east of the Clearview Way intersection, and anywhere on Clearview Way or Culowee Street?

Respectfully,
Yvonne Ellen
Property Owner of
4930 Clearview Way

Sent from [Mail](#) for Windows

From: [Planning](#)
To: ["Rita Gonzalez"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Clearview Way
Date: Wednesday, September 15, 2021 5:27:21 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Rita Gonzalez [mailto:5krunnerita@gmail.com]
Sent: Wednesday, September 15, 2021 1:15 PM
To: Planning
Subject: Clearview Way

To whom it may concern:

The proposal of placing a dispensary in or close to a quiet neighborhood is unwise and a lack of concern for all residents of La Mesa.

Vehicles already pass through the street at a high rate of speed. There is a special needs home and kids that live on Clearview as well as my grandchildren of which are 2 and 5.

This also imposes on the police department as it will increase the ratio per officer. It increases the risk of more violence and hostility as the riots that have already taken place in our city.

Please listen to the residents of La Mesa and not about the financial aspects.

Thank you for allowing me to voice my concerns.

From: [Planning](#)
To: ["Dwayne I"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: 7901 Hillside Drive Dispensary = NO!
Date: Wednesday, September 15, 2021 5:27:48 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Dwayne I [mailto:ivey021@hotmail.com]
Sent: Wednesday, September 15, 2021 1:40 PM
To: Planning
Cc: Savelamesastreets@gmail.com
Subject: 7901 Hillside Drive Dispensary = NO!

Hello,

We recently became aware of the city of La Mesa considering a marijuana dispensary on Hillside Dr. with the storefront access pointing into the neighborhood at this location.

If you're not aware, the Hitching Post Motel is on that street and currently the residents there fight for street parking on Hillside Drive already as there is LIMITED TO NO PARKING anywhere in our neighborhood and the Hitching Post has few parking spaces which force the occupants to park mostly on Hillside and occasionally spilling onto Clearview Way.

As we bought a home on Clearview Way 8 years ago and we have maintained residence here this entire time, I can personally attest that the occupants that live on Clearview Way have regularly competed for parking the ENTIRE time we have lived here. Simply, there is NO PARKING available for anyone else except those that live in this neighborhood which includes Hillside Drive, Clearview Way and Culowee St.

In fact, it appears those evaluating this proposal are completely unaware even of the limited width of Hillside Drive, Clearview Way AND Culowee St. On both Hillside Drive and Clearview Way, only ONE vehicle can pass thru at a time due to there not being enough space

for two cars to drive past each other in both directions at the same time. Cars are parked daily on each side of the street, as well.

Furthermore, though the city seems to think that it's important to pave and repave Guava, La Mesa Drive and El Cajon Blvd, I know for a fact that Hillside Drive and Clearview Way have NOT been paved by the city in at least 8 years! And now you want to send more traffic our way?! No!

Additionally, every time you close Guava and/or La Mesa Blvd, our neighborhood gets slammed with drivers speeding thru our one vehicle able to pass thru at a time street since there is no other way to get to El Cajon Blvd unless you go all the way to Baltimore, or worse, down west toward Parks Ave! You don't put cones up, you do not staff the corners or the streets in our neighborhood with construction personnel to ensure neighborhood safety. No, the drivers just speed their way thru our ordinarily peaceful neighborhood while putting our pets and children's lives in peril. That's another issue, I know, however, since apparently you are not adept to understand the dynamics of this neighborhood someone has to inform you of these issues.

And, adding a ridiculous business that will surely be super busy, constantly, will only compound these issues and completely ruin this neighborhood. Cookies, the marijuana dispensary that recently was allowed to be placed just below this proposed location on El Cajon Blvd already has added additional parking problems in our neighborhood when that business has a sale or special. El Cajon Blvd curbside parking gets filled and everyone then parks in our neighborhood thus clogging the streets and eliminating parking for our residents.

Furthermore, a business with entry into our neighborhood, as is being proposed, will surely REDUCE THE VALUE of our home. So, if you go thru with allowing this business to occupy said space with said entry into our neighborhood, I will tell you to expect lawsuits for the devaluation of our property due to this action. Our home is currently valued at OVER 800k and constantly increasing in value. Allowing this business, or ANY business to enter our neighborhood with neighborhood facing entry only via our streets of Hillside Drive, Clearview Way and/or Culowee will always be unacceptable!

Thank you.

Dwayne Ivey
Sara Backus
And the Backus Estate

From: [Planning](#)
To: [Michael Fellows](#)
Subject: FW: Public Comments - Pot Shop Density; PROJECT NO. 2017-31 (HILLSIDE) - CONSIDERATION OF PROPOSED COMMERCIAL BUILDING WITH A CANNABIS USE
Date: Wednesday, September 15, 2021 5:13:30 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Mike,

This came from the Planning email.

Thank you

Tejennia Hargrove

Development Services Technician II

City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942

Phone: 619.667.1348 | Email: THargrove@cityoflamesa.us | www.cityoflamesa.us



From: Dianne Osterling [mailto:dianne@mosterling.com]
Sent: Wednesday, September 15, 2021 3:44 PM
To: Dianne Osterling; Planning
Cc: Mark Arapostathis; Bill Baber; Jack Shu; Colin Parent
Subject: RE: Public Comments - Pot Shop Density; PROJECT NO. 2017-31 (HILLSIDE) - CONSIDERATION OF PROPOSED COMMERCIAL BUILDING WITH A CANNABIS USE

I just saw that on 9/1/2021 another dispensary was put forth before the Planning Commission for approval at 7584 University Avenue, La Mesa, CA 91941. So make that 17 dispensaries, not including the one proposed at Hillside. Is walkability to a dispensary really a priority? Just saying. Maybe you could encourage having some right at the trolley stations in the middle of La Mesa.

From: Dianne Osterling <dianne@mosterling.com>
Sent: Wednesday, September 15, 2021 3:27 PM
To: planning@cityoflamesa.us
Cc: marapostathis@cityoflamesa.us; bbaber@cityoflamesa.us; Jack Shu <JShu@cityoflamesa.us>; cparent@cityoflamesa.us
Subject: Public Comments - Pot Shop Density; PROJECT NO. 2017-31 (HILLSIDE) - CONSIDERATION OF PROPOSED COMMERCIAL BUILDING WITH A CANNABIS USE

Dear Planning Commissioners & Councilmembers,

La Mesa's website says email comments by 5 pm on the day of a committee meeting. Unfortunately, I just noticed today's meeting was 8:48 a.m., and no link to the proposal was included with the agenda.

On 8/9/2021 Design Review Board Recommended PROJECT NO. 2017-31 (HILLSIDE) –
CONSIDERATION OF PROPOSED COMMERCIAL BUILDING WITH A CANNABIS USE

How many La Mesa dispensaries are enough? 16 exist. I'm not opposed to legal marijuana, but request Council consider pot shop density community impact. THE 7901 HILLSIDE location IS A 4-MINUTE WALK FROM A POT SHOP & IN A RESIDENTIAL NEIGHBORHOOD- apartments West: 4979 Clearview Way & 4951 Clearview Way. Single Family: East @ 7930 Hillside Drive & Northwest @ 7893 El Cajon Blvd. Walks: 1-minute to The Hitching Post, 6-minutes to St. Martin of Tours. It's surrounded by housing, except the backyard. A Pot Shop facing residents, minutes from a Pot Shop doesn't enhance this neighborhood. After listening to the budget discussion at the council meeting last night, I realize the tax from pot sales are bringing in money to the city. However, I ask you to consider the cost to the community. Allowing dispensaries to infringe on residential neighborhoods, just to bring in sales tax is not necessarily good long term community development.

La Mesa Dispensary Density a MAP: <https://weedmaps.com/dispensaries/in/united-states/california/east-san-diego>

1. Lit La Mesa Dispensary	7729 University Ave, La Mesa, CA 91942	https://litlamesa.treez.io/onlineMenu/?customerType=ADULT
2. Wellgreens	8160 Parkway Dr, La Mesa, CA 91942	https://wellgreens.store/locations
3. Wellgreens	5301 Lake Murray Blvd, La Mesa, CA 91942	https://wellgreens.store/locations
4. The Grove	8155 Center St, La Mesa, CA 91942	https://thegroveca.com/
5. Urbn Leaf La Mesa Dispensary	7339 El Cajon Blvd, La Mesa, CA 91942	https://urbnleaf.com/dispensaries/ca/la-mesa/
6. Cookies	7935 El Cajon Blvd, La Mesa, CA 91942	https://www.cookieessandiego.com/location
7. Emjay - La Mesa	7180 University Ave, La Mesa, CA 91942	https://heyemjay.com/cannabis-delivery-san-diego/?utm_source=google&utm_medium=gmb&utm_campaign=sd
8. The Reserve	8744 La Mesa Blvd, La	https://www.reservesd.com/home

	Mesa, CA 91942	
9. EMBR Dispensary	8300 Center Dr, La Mesa, CA 91942	https://embr.us/
10. Exotic Meds	\$Mount Helix, La Mesa, CA 91941	https://www.yelp.com/biz/exotic-meds-la-mesa
11. Hotbox - San Diego	8260 Parkway Dr La Mesa, CA 91942	https://www.yelp.com/biz/hotbox-san-diego-la-mesa
12. Holistic Daze Delivery	8130 La Mesa Blvd, La Mesa, CA 91942	https://www.yelp.com/biz/holistic-daze-delivery-la-mesa
13. Merry Jane Collective	Mount Helix – La Mesa, 91941	https://www.yelp.com/biz/merry-jane-collective-la-mesa-2
14. CMC	7364 El Cajon Blvd Ste 203, La Mesa, CA 91941	https://www.yelp.com/biz/cmc-la-mesa
15. Dr. Greenthumb's	8760 Campo Rd La Mesa, CA 91941	https://www.sandiegodgt.com/
16. East County Cooperative	7200 Parkway Dr Ste 101,102 La Mesa, CA 91942	https://www.yelp.com/biz/east-county-cooperative-la-mesa
17. La Mesa Medicinal Marijuana	8851 Ctr Dr Fl 7th Ste 701, La Mesa, CA 91942	(Apparently this is a place to get a medical MJ license)

Yelp's "Top 10" La Mesa Pot Dispensaries: https://www.yelp.com/search?cflt=cannabisdispensaries&find_loc=la+mesa%2C+CA

From: [Planning](#)
To: ["cyrusrust"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Proposed Hillside Drive Marijuana Dispensary
Date: Wednesday, September 15, 2021 5:33:52 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: cyrusrust [mailto:cyrusrust@yahoo.com]
Sent: Tuesday, September 14, 2021 12:20 PM
To: Planning
Subject: Proposed Hillside Drive Marijuana Dispensary

Hello,

I am a resident on Culowee Street in the City of La Mesa. I am writing to voice my objection to the proposed marijuana dispensary at 7901 Hillside Drive.

The nearby Cookies Dispensary at 7935 El Cajon Blvd has created a very noticeable increase in both vehicle and pedestrian traffic for that area. I frequently see pedestrians jaywalking across El Cajon Blvd to get to this dispensary because of the insufficient business parking this dispensary provides or illegally parking in the nearby apartment complex. This occurs even with the already available street parking along El Cajon Blvd. This is a concern that would be exasturbated by another dispensary being placed in the immediate area.

The permit request is not clear if access to the proposed 7901 Hillside Drive storefront marijuana dispensary would be from Hillside Drive or El Cajon Blvd. If it is Hillside Drive this is an absurd request that clearly has no regard for the impact a marijuana dispencery would have being placed in a residential neighborhood, let alone the negative effect these types of businesses have in general when in/near

residential neighborhoods. Armed private security with bullet proof vests are outside the front of every dispensary in La Mesa. Bringing these types of businesses into residential areas should be avoided for this reason alone. If this permit is requesting a storefront on El Cajon Blvd I believe the lack of parking in the area for additional businesses of this type needs to be addressed first.

Thank you for your time,

Cyruss

Sent via the Samsung Galaxy S20 5G, an AT&T 5G smartphone

From: [Planning](#)
To: [Michael Fellows](#)
Subject: FW: No To Marijauna Dispensary on 7901 Hillside Dr.
Date: Thursday, September 16, 2021 2:15:50 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Mike,

This came from the Planning email.

Thank you

Tejennia Hargrove

Development Services Technician II

City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942

Phone: 619.667.1348 | Email: THargrove@cityoflamesa.us | www.cityoflamesa.us



From: Matthew Stevens [<mailto:mateo1903@gmail.com>]
Sent: Thursday, September 16, 2021 12:43 PM
To: Planning
Subject: No To Marijauna Dispensary on 7901 Hillside Dr.

Hello,

Please do not approve the location of the proposed dispensary at 7901 Hillside Dr. I live a couple of blocks away from that site and I know how it is already very competitive for residents to find their own parking spots. Plus added commercial traffic will make the surrounding neighborhood even more unsafe for pedestrians and children at play. Please put the quality of life for La Mesa's residents ahead of the potential tax revenues from yet another dispensary.

Thank You for your consideration.

--

Cheers,

Matthew D. Stevens
(619) 961-7091
8038 Culowee St, La Mesa, CA 91942.

From: [Planning](#)
To: [Michael Fellows](#)
Subject: FW: Project No. 2017-31 (CUP 17-88) (Hillside)
Date: Tuesday, September 14, 2021 9:02:14 AM

Hi Mike,

This came from the Planning email.

Thank you
Tejennia Hargrove
Development Services Technician II
City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942
Phone: 619.667.1348 | Email: THargrove@cityoflamesa.us | www.cityoflamesa.us

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

From: Bill Stilwell [<mailto:billstilwell2@gmail.com>]
Sent: Sunday, September 12, 2021 10:29 PM
To: Planning
Subject: Project No. 2017-31 (CUP 17-88) (Hillside)

La Mesa Planning Commission,

Regarding the proposed Dispensary at 7901 Hillside Dr.

My wife and I have owned the property and lived at 4938 Clearview Way since January 1996. In that time the neighborhood has gone from about 50% rental property to about 80% rental. With that has come an increase in traffic and street parking. Clearview Way and Hillside drive are narrow streets. Cars traveling in opposite directions can not pass without one of them pulling over out of the way. This is extremely evident when Guava is closed and traffic detoured through Clearview and Hillside.

Our objection is to the vehicle access and parking lot on Hillside Drive.

Any business proposed for the mixed use lots on Hillside need to have vehicle access from El Cajon Blvd. Clearview Way and Hillside Drive can not handle any commercial traffic safely. These are narrow residential streets. Many times I have encountered kids playing in the street on Hillside when driving to my house. Add that to the narrow streets where cars can not pass in opposite directions at the same time and you can see why parking and vehicle access for a retail business on Hillside Drive is a bad idea.

Thank You,

Bill Stilwell

Sent from my iPad

From: [Planning](#)
To: [Michael Fellows](#)
Subject: FW: Proposed dispensary - 7901 Hillside drive -project # 2017-31(CUP 17-88) - neighbor concerns - Ken Vollmer
Date: Tuesday, September 14, 2021 9:59:10 AM
Attachments: [image002.png](#)
[image003.png](#)

Hi Mike,

This came from the Planning email.

Thank you

Tejennia Hargrove

Development Services Technician II

City of La Mesa | 8130 Allison Avenue | La Mesa, CA 91942

Phone: 619.667.1348 | Email: THargrove@cityoflamesa.us | www.cityoflamesa.us



From: Ken Vollmer [<mailto:kvollmer2005@gmail.com>]
Sent: Tuesday, September 14, 2021 9:52 AM
To: Planning
Cc: Ken Vollmer
Subject: Proposed dispensary - 7901 Hillside drive -project # 2017-31(CUP 17-88) - neighbor concerns - Ken Vollmer

Dear Planning Commission:

As a resident of the neighborhood where this business is proposed to be located, I have major concerns with this proposal. My address is 4935 Clearview Way.

Most importantly, I'm very concerned about the increase in traffic that this would bring. There are several small children very nearby that play near the street and, even though their parents are watching closely, they sometimes wander into the street. As a resident in this neighborhood, I know to drive slowly on Hillside Drive and Clearview Way. However, I'm sure you'd agree that a non-resident that is driving down these streets to get to a business may not be so careful. I believe the risk of a terrible accident would be too high and the dispensary should not be allowed to open here.

I'm also concerned about the likely overcrowding of parked cars on the nearby streets. As it is, our streets are very narrow and sometimes 2 cars going in opposite directions cannot even pass each other when cars are parked on both sides of the street. Also, several of the people that work in the assisted living home in our neighborhood currently park on my street. This is not an issue right now but these essential workers will likely have much more difficulty finding available parking if this business were to open.

Please consider my comments as you decide whether or not to approve this proposal.

Thank you,

Ken Vollmer
kvollmer2005@gmail.com

From: [Planning](#)
To: ["Robert Brinkmeier"](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Hilldale Marijuana Dispensary
Date: Wednesday, September 15, 2021 5:34:31 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Robert Brinkmeier [mailto:rbrinkmeier927@gmail.com]
Sent: Tuesday, September 14, 2021 3:40 PM
To: Planning
Subject: Hilldale Marijuana Dispensary

To the La Mesa Planning Commission,

My wife and I (20+ year home owners on Culowee Street) are STRONGLY OPPOSED to having a Marijuana Dispensary on Hillside Drive for the following reasons;

1. This is a residential neighborhood with limited main street access, narrow streets and extremely limited parking. The addition of a dispensary would make our parking and any guests we have over nearly impossible as well as for my live at home college student son and his girlfriend when she visits.
2. There is already another dispensary on El Cajon Blvd not more than 500 feet or so down the hill. I thought the minimum requirement was the dispensaries were to be located at least 1,000 feet apart.
3. This is a residential neighborhood with several families with small children. The increased traffic will put those young lives at risk due to the expected increase in traffic traveling to the dispensary. People already use Culowee Street as a "shortcut" due to all the construction in the area. I can only imagine the impact a dispensary will have on Culowee Street traffic.

Plainly and simply this neighborhood is not set up for high volume traffic businesses, it was designed for people to live in a nice QUIET neighborhood which is why we bought a house here!

If you have any questions please feel free to contact me.

Mr. & Mrs Robert Brinkmeier

From: [Planning](#)
To: ["Calvin Gipson, Gipson.Assoc."](#)
Cc: [Kerry Kusiak](#); [Michael Fellows](#)
Subject: RE: Project No 2017-31 (CUP 17-88)
Date: Wednesday, September 15, 2021 5:28:45 PM

Good Afternoon,

Project No. 2017-31 (CUP 17-88), which is listed on tonight's Planning Commission agenda, will be continued to a date certain of October 6th.

Thank you for your interest in the City of La Mesa.

Sincerely,
Cheryl

Cheryl Davis ▪ Administrative Coordinator ▪ Community Development ▪ 619.667.1190 P ▪ 619.667.1380 F



From: Calvin Gipson, Gipson.Assoc. [mailto:bcgipson2000@yahoo.com]
Sent: Wednesday, September 15, 2021 3:07 PM
To: Planning
Cc: SaveLaMesaStreets@gmail.com
Subject: Project No 2017-31 (CUP 17-88)

To the members of the La Mesa Planning Commission,

In all my years as a Professional Architect and Planner, I have never seen any project so horrendous and inappropriately proposed.

If this CUP application (CUP 17-88) proposes to allow a commercial, 14 hours a day operation; to occur at 7901 Hillside Dr. with its commercial entrance on Hillside Dr. (a residential dead end street, with limited vehicular access and parking) it appears intuitively obvious to me, that this is a terrible idea. And for the planning commission; whose task it is to provide for the general welfare and good city planning for its citizenry, to approve this would be a horrific performance of that duty.

As it is, to access that portion of Hillside Dr. from Clearview Way, due to narrowness of the street, on many of occasions, one has to stop and pull over or back up to allow opposite flowing traffic to pass. So no, this is not a good idea.

And to reiterate, this is a dead end residential street, one in which some of the neighborhood children use as an area to play, seeing as the opportunity for outdoor

play in this area is also very limited. This poses a considerable safety challenge. So no, this is not a good idea.

Dear Commissioners, assuming you live in a residential area (and I hate to make assumptions cause you know what that means) would any of you want an operation like this on the block where you reside? Does this make sense? Maybe to have access on El Cajon Blvd., maybe, but not Hillside Dr. Seriously?

Please consider your recommendations carefully and it's impact on this neighborhood and future neighborhoods.

This is a "Conditional Use Application". The appicate is asking for conditions that don't make sense at this location and are certainly not an example good city planning.

Il urge you in your infinite wisdom, do not approve this application.

Thank you, for your time and consideration

Calvin E. Gipson,
Residential and Commercial Architect
Resident of 7939 Hillside Dr. La Mesa, CA 91942 Ph (619) 540-2237