

# THOUSAND OAKS CITY COUNCIL



## Supplemental Information Packet

**Agenda Related Items - Meeting of April 21, 2020  
Supplemental Packet Date: April 21, 2020**

**2:30 p.m.**

### **Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed, typically a minimum of two—one available on the Thursday preceding the City Council meeting and the second on Tuesday at the meeting. The Thursday Supplemental Packet is available for public inspection in the City Clerk Department, 2100 E. Thousand Oaks Boulevard, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). Both the Thursday and Tuesday Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2100 E. Thousand Oaks

### **Americans with Disabilities Act (ADA):**

In compliance with the ADA, if you need special assistance to participate in this meeting or other services in conjunction with this meeting, please contact the City Clerk Department at (805) 449-2151. Assisted listening devices are available at this meeting. Ask City Clerk staff if you desire to use this device. Upon request, the agenda and documents in this agenda packet, can be made available in appropriate alternative formats to persons with a disability. Notification at least 48 hours prior to the meeting or time when services are needed will assist City staff in assuring reasonable arrangements can be made to provide accessibility to the meeting or service.

ALL ITEMS IN THIS PACKET ARE  
RELATED TO ITEM 8.A.

From: Forrest Sullenbanger <fsullenbanger@callutheran.edu>  
Sent: Monday, April 20, 2020 5:17 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I'm a resident of Thousand Oaks and am elated at the possibility of being able to pick up CBD/THC products at Leaf's new location and eliminate the need to travel to Port Hueneme all together. I use cannabis/CBD oil droplets when needed to help with my sleep maintenance insomnia and it will be nice to be able to have easier access to those products. I hope the stigma of cannabis use can be put aside for a moment so everyone can have an open and honest conversation about its beneficial health effects that everyone seems to forget about when the topic comes up. If not now, hopefully soon.

Sincerely,  
Forrest Sullenbanger

From: 1sweetdahl <1sweetdahl@gmail.com>  
Sent: Monday, April 20, 2020 5:10 PM  
To: City Clerk's Office  
Subject: Agenda #8A Leaf dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

YES vote in favor ...from Barbara Young ...resident of Thousand Oaks over 40 years.

Sent from my Verizon, Samsung Galaxy smartphone

From: Tryston Harrison <tryston@equleentertainment.com>  
Sent: Monday, April 20, 2020 5:05 PM  
To: City Clerk's Office  
Subject: The Future Training facility

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi

My name is Tryston Harrison. I'd like to express my concern about the weed dispensary going in next door to a training facility called The Future. This should not be happening and here are my reasons why.

The training facility will have young athletic kids going in and out of that area daily along with professional athletes. This is not a good location for the dispensary to be set up. There are also other businesses in that area that give lessons to young kids whether it be balet, baseball, etc. and the dispensary will definitely harm those businesses. That area has a huge community of families and if the dispensary were to go up, the families will be opposed to bringing their children into a training facility or any business around that area.

Thank you for your time,

Tryston Harrison

--

Tryston Alexander Harrison  
Founder/CEO EQULE Entertainment  
5655 Lindero Canyon Rd Ste 102  
Westlake Village, CA, 91361  
805-279-3238

From: 1sweetdahl <1sweetdahl@gmail.com>  
Sent: Monday, April 20, 2020 5:04 PM  
To: City Clerk's Office  
Subject: Agenda #8A leaf dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes vote in favor for those in need for this field of health improvement needs. D. Macfarlane has been known and respected for his depth of wellness for others his whole adult life. Being a resident of Thousand Oaks myself for 40 plus years and knowing him and his wonderful family for 30 years is very heartfelt. Sincerly, Dorothy Swift.

Sent from my Verizon, Samsung Galaxy smartphone

From: Gordy, Rod <RGordy@fnf.com>  
Sent: Monday, April 20, 2020 4:51 PM  
To: City Clerk's Office  
Cc: Brett Harrison  
Subject: Another Cannabis company in Westlake village ??

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

What is wrong with you people ? I have lived in Westlake village for 30 years and I have paid up to 45k a year in real estates and currently pay \$20k a year now . I was a Founder at Oaks Christian school before my kids went to school there . I could of lived in the city but chose to drive into the city every day the last 30 years so I can enjoy no freeway signs , parks , lakes and a safe place to raise my family . A friend of mine is opening up the Future Academy school for athletes that want to excel in high school sports and mindset , he shared with me that you all are considering a Cannabis pot store 10 feet away from his business ? What is going in with our City councils thinking ? This is a no brainer kids versus pot sales on Townsgate road in Westlake Village decline them ! I also understand that there is already one other pot store in Westlake ? I had no idea and I am sure 95 % of the city does not know about it also , but we will get the word out now about it . We don't need another Pot store especially 10 feet away from a new school that has great potential to bring families to our community that can pay more taxes to support our city . We don't need tax money from pot sales . Do the right thing and Vote note NO and decline this license and location to sell pot please .

Rod Gordy  
Senior Vice President, LA County  
Fidelity National Title Company  
5000 Van Nuys Blvd., Suite 500  
Sherman Oaks, CA 91403  
Mobile: 818-437-2775  
Office: 818-758-5709  
#1 Title Company for 21 years in a row !

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hereby notified to: (i)  
delete the message and all copies; (ii) do not disclose, distribute or use the  
message in any manner; and  
(iii) notify the sender immediately.

From: Sherry Litt <sherryivory@hotmail.com>  
Sent: Monday, April 20, 2020 4:48 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 Hearing, Agenda Item - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

I am a resident of Thousand Oaks and have had to use medical cannabis in the past to help alleviate residual cancer pain. I have had to go out of the county to obtain medical cannabis in the past and would greatly appreciate having a location close to home. Leaf Dispensary's location on Townsgate Road will offer comfort to me physically and emotionally; I support Leaf Dispensary on Townsgate Road!

Thank you,  
Sherry Litt  
Thousand Oaks Resident

Sherry Litt  
(818) 731-1827  
sherryivory@hotmail.com

From: Samantha Kirkpatrick <samantha@samanthakirkpatrick.com>  
Sent: Monday, April 20, 2020 4:40 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net; Samantha Kirkpatrick  
Subject: April 21 Hearing, Agenda Item - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

I support the council approving the Leaf Dispensary on Townsgate Road. I have

known Dave

MacFarlane for more than 30 years and have never met anyone more passionate about helping other

people. He has shown over and over again his commitment to aiding those facing debilitating

illnesses. With this commitment to others, along with his lengthy experience in this field, it would be a

comfort to me and my family to know that he is at the helm of this important addition to our

community.

I eagerly look forward to hearing that the City Council has awarded this dispensary to Dave MacFarlane,

Paul Burns and Leaf Dispensary on Townsgate Road.

Respectfully yours,

Samantha Kirkpatrick | Thousand Oaks Resident

(805) 660-4563 | samantha@samanthakirkpatrick.com

From: Claudia Bill-de la Peña <claudia4slowgrowth@gmail.com>  
Sent: Monday, April 20, 2020 5:59 PM  
To: City Clerk's Office  
Subject: Fwd: Medicinal Cannabis Ordinance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Begin forwarded message:

From: LEAF GROUP <info@calileaf.com>  
Subject: Medicinal Cannabis Ordinance  
Date: April 20, 2020 at 5:34:28 PM PDT  
To: "aadam@toaks.org" <aadam@toaks.org>, "claudia4slowgrowth@roadrunner.com" <claudia4slowgrowth@roadrunner.com>, "bengler@toaks.org" <bengler@toaks.org>, "ejones@toaks.org" <ejones@toaks.org>, 'Patrick Hehir' <phehir@toaks.org>, "apowers@toaks.org" <apowers@toaks.org>  
Cc: Paul Burns <paul.burnspacific@verizon.net>

Dear City Council and Staff:

November 14, 2017, City Council approved the Cannabis Ordinance including but limited to stringent guidelines, conditions, and location of any medicinal cannabis facility within Thousand Oaks.

A historical ordinance for City Council to bring safe access to medicinal cannabis to its 100,000+ citizens.

Despite limited opposition – City Council decided to move forward for the best interest of its citizens.

September 10, 2019, City Council voted 5-0 to include Leaf Dispensary in its medicinal cannabis plan.

Today in 2020, City Council has the opportunity to further this progress:

Approve Leaf Dispensary’s location at 2360 Townsgate Road.

Per Staff report, Staff and HdL vetted and confirmed the Townsgate Road location meets all technical ordinance criteria, and the 1 voiced opposition by The Academy does not require business separation: “The Academy is described by the owners and on the business’s web site (<https://futureeliteacademy.com>) as a physical fitness and academic training facility for youth and adults. As such, the business is not a “youth center” for the purposes of the Cannabis Ordinance and

therefore no separation between the businesses is required. The ordinance defines youth center as having the same meaning in California Health and Safety Code Section 11353.1”

If you recall, Leaf’s first proposed location on Willow Lane shared a building with another gym (Athletic Society); a gym with thousands of adult and youth members - THERE WAS NO OBJECTION.

13 years operating Santa Barbara Care Center (medicinal cannabis facility) -THERE HAVE BEEN ZERO complaints from neighbors, community, church, or law enforcement.

Nearly 2 years operating Leaf Lompoc (Santa Barbara County’s first recreational cannabis facility) - THERE HAVE BEEN ZERO complaints from neighbors, community, church, or law enforcement.

I cannot stress the private nature of operating a medicinal cannabis dispensary:

Our 2360 Townsgate location is not accessible to the public; one must be qualified to enter and agree to our code of ethics. No loitering or hanging out would ever occur; there is NO on-site cultivation, there is NO on-site consumption; and all products come from state-licensed distribution in sealed, child-resistant packages eliminating odor. Customers will leave with discreet, sealed, opaque exit bags.

While there may be limited opposition, Leaf and City Council should move forward and take the final steps to bring this essential business and benefit to the residents of Thousand Oaks.

Paul Burns and I respectfully request your approval.

Sincerely,

David MacFarlane  
Leaf Dispensary

From: e lee <elee616@yahoo.com>  
Sent: Monday, April 20, 2020 6:02 PM  
To: City Clerk's Office  
Subject: Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk and City Council,

I do support the city in its decision to consider the LEAF Dispensary and other new types of business. I live in the Conejo Valley and have worked in Woodland Hills for the past 15 years. During that time the ELEVATE dispensary has opened with a negative effect on the surrounding area. There is increased crime and many people no longer patronize the nearby restaurants and businesses for safety reasons. This would be tragic in our community.

I do not support the application of the LEAF Dispensary located on 2360 Townsgate Rd. due to the Future Elite Academy youth training center where my young student-athlete will be taking advantage of the after school training programs.

The LEAF Dispensary should choose an alternative location for the safety and well being of our young student-athletes.

Thank you.

Elizabeth Lee, MD

Sent from my iPhone

From: Bill Bagnard <wwbagnard@hotmail.com>  
Sent: Monday, April 20, 2020 6:12 PM  
To: City Clerk's Office  
Subject: April 21, 2020, Agenda Item 8A, Proposed location for Leaf Cannabis

Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council- City of Thousand Oaks  
2100 Thousand Oaks Blvd  
Thousand Oaks, CA 91362

RE: April 21, 2020, Agenda Item 8A; Hearing on proposed new location for Leaf Cannabis  
Dispensary and adverse impacts to Youth Center neighbors

Dear City Council Members,

I write to express my opposition and concern for the above referenced proposal to locate a cannabis dispensary at 2360 Townsgate Road in Westlake Village.

The proposed location for the Leaf Cannabis Dispensary is problematic on many fronts. First of all, it would be located right next door to the Future Elite Academy, a 12,000 square foot Youth Center which holds educational and athletic programs for over 200 minors and young athletes each day. In addition, the proposed location is also next door to the Shepherd Church at 2348 Townsgate Road. If that isn't bad enough, consider the fact that two other neighbors in the immediate vicinity include a Sylvan Learning Center and a Ballet Academy, both of which provide instruction and tutoring to minor aged children. It is hard to imagine any more dramatic conflicts than to locate a cannabis dispensary right in the middle of a Youth Center, a Church, a Ballet Academy and a Tutoring Center; all of which have minor children coming and going seven days a week.

Westlake Village prides itself as a family community and the protection and welfare of children in the area is our greatest concern. There are City and County Ordinances which prohibit

cannabis facilities from being operated in close proximity to schools and centers frequented by young children. Surely, Leaf Cannabis can find a number of alternative locations that would not create such an egregious conflict.

I urge you all to reject the proposed location for Leaf Cannabis and urge them to consider other locations that would not negatively impact and influence the youth of the area.

Respectfully,

William W. Bagnard

310.776.1199 voice

310.454.1854 fax

From: Josiah Bellia 'student' <josiah.bellia@pepperdine.edu>  
Sent: Monday, April 20, 2020 6:29 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council:

I support Leaf Dispensary's proposed location on Townsgate Road.

Thank you,

Josiah Bellia, resident of Tarzana

From: dan kozlowski <kozmor8@yahoo.com>  
Sent: Monday, April 20, 2020 6:56 PM  
To: City Clerk's Office; info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item - Support for Leaf Dispensary

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To: City Council

I am a resident of Moorpark though I grew up in Thousand Oaks. Putting a medical marijuana dispensary in Thousand Oaks is a great aid for those suffering pain who normally would have to travel at least a half hour to get to another dispensary. Townsgate is a great location and all in the east part of Ventura County should embrace this step forward.

Following the progress of Leaf Dispensary, I am waiting eagerly for approval and for the day the medical marijuana dispensary is finally opened. It as been too long in coming.

Daniel Kozlowski  
Moorpark, California

From: Katie Urbach <akaktdid2@gmail.com>  
Sent: Monday, April 20, 2020 9:00 PM  
To: City Clerk's Office  
Subject: Re: Leaf Dispensary

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Dave MacFarlane

Sent from my iPhone

> On Apr 19, 2020, at 10:01 AM, KT's email <akaktdid2@gmail.com> wrote:  
>  
> Leaf Dispensary would be a great benefit to our community . I believe  
> in supporting the local businesses in the City of Thousand and keeping  
> my Tax dollars here, and should not have to drive out of our city for  
> medical Cannnabis I have been fortunate to have known Dave Mac  
> Farlane for over 10 years and consider him to be a man of the highest  
> integrity Thank you, Katie Haynes-Urbach Westlake Village  
>  
>  
>  
>  
>  
>  
>  
> Sent from my iPad

From: Myrna Kirkpatrick <madimomi13@yahoo.com>  
Sent: Monday, April 20, 2020 11:08 PM  
To: City Clerk's Office  
Subject: AGENDA#8A Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

My name is Myrna Kirkpatrick, I live in Westlake Village with my husband and our 16yr old daughter. My husband and I are 100% for Leaf Dispensary to open in our neighborhood! Growing up I have always viewed marijuana (or now know as cannabis for its medical properties) to have a stigma for drug users or anyone without any inhibition BUT that all changed in 2011 when my mother in law had CANCER and passed... If I had not seen it first hand what a significant affect it had on her I probably would still have the same view as before. Anyone that has had to watch a beloved one slowly die with this horrible disease knows their body can not absorb internally or externally at one point, even with 100 fentanyl patch(narcotic), zofran(nausea), dilaudid(narcotic) and morphine(narcotic). Pain has such an affect on our demeanor that I never realized how much pain she was in until I saw her smoke. She laughed for the first in a long time and actually slept alittle more at ease.. The education we received on what, when and how to use this for her was beyond anything I have once know to be true. Cannabis is now a real medication with a variety for different ailments We can not THANK Dave enough for RELIEF he gave our family!! Thank You for your time,  
Sean and Myrna Kirkpatrick

From: Rob Bueschen <rbueschen@gmail.com>  
Sent: Monday, April 20, 2020 9:15 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear TO city council,

I, Robert Bueschen, support Leaf dispensary opening at the proposed location off Townsgate.

Cheers,  
Robert Bueschen  
Oak Park resident

From: brian borowski <borowski59@yahoo.com>  
Sent: Monday, April 20, 2020 11:21 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The fact that there is a hearing for the opening of Leaf Dispensary is ridiculous. You awarded another group the license to open in 2019 yet it is now April of 2020. Instead of playing Politics, allow Leaf the right to open immediately. They should have been awarded the license to open at the original hearing but you awarded it to a group that doesn't have the ability or know how to open or run a Medical Marijuana Dispensary. Do the right thing and give the community what it wants and needs.

Thank you,

Brian Borowski

From: Bill Hamner <bill@dentlogic.com>  
Sent: Monday, April 20, 2020 11:58 PM  
To: City Clerk's Office  
Cc: info@calileaf.com  
Subject: April 21 hearing, agenda item - support for leaf dispensary

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City Council

I support the purposed location for Leaf Dispensary on Townsgate Road.

From: sheri overkleeft <sherio178@gmail.com>  
Sent: Tuesday, April 21, 2020 6:45 AM  
To: City Clerk's Office  
Subject: April 21 hearing, Agenda item-Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

I am a Registered nurse working for a home health agency servicing patients from Simi Valley to Agoura Hills, CA. I have seen firsthand how medical cannabis helps my chronic pain and cancer patients with easing and controlling their pain, nausea, increasing their appetite and allowing them to sleep through the night. I support the opening of a medical cannabis shop and the Leaf Dispensary new location on Townsgate Road. Medical cannabis is legal in the state of California, so what is the delay? Please approve ASAP, my patients in the community need this business close to their homes.

Thank you,  
Sheri Overkleeft RN

--  
Sheri A. Overkleeft RN, LMT, LZBT

From: Dawn <beachblooms@gmail.com>  
Sent: Tuesday, April 21, 2020 7:35 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; Paul Burns  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As a lifetime resident of Thousand Oaks I would like to encourage the approval of Leaf Dispensary at the Townsgate Road location. The benefits of medicinal cannabis for pain and anxiety relief for cerebral palsy and many other disorders are highly documented. CBD oils are on the rise for our pets health as well. Being able to purchase products locally will be beneficial to many people in our community.

Thank you,  
Dawn Bloom  
50+ year Conejo Valley Resident

From: Krystle Currie <krystle\_currie@yahoo.com>  
Sent: Tuesday, April 21, 2020 8:05 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; Paul burns  
Subject: April 21 hearing, Agenda item 8.A - support for leaf dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Counsel,

I am in favor of approval for the dispensary on Townsgate Road. Leaf dispensary will bring good things to this community I have lived in for thirty years!  
Krystle Currie  
Thousand Oaks

Sent from my iPhone

From: C P <chrisplummer@gmail.com>  
Sent: Tuesday, April 21, 2020 8:51 AM  
To: City Clerk's Office; Al Adam; claudia4slowgrowth@roadrunner.com; Bob Engler; Ed Jones  
Subject: note about dispensary location

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Clerk and City Council,

I have a son (age 14) who will be training for baseball next door to a proposed marijuana dispensary. I do support the city in its decision to consider the Dispensary and other new types of businesses in order to raise taxes and support local initiatives.

However, I do not support the proposed location of the Dispensary located on 2360 Townsgate Rd.

The Dispensary should choose an alternate location for the safety and well being of our young student-athletes.

With Sincere Thanks for your Consideration,

Chris Plummer  
Resident, Thousand Oaks

From: Julie Harrison <julz4tz@gmail.com>  
Sent: Tuesday, April 21, 2020 8:24 AM  
To: City Clerk's Office  
Subject: Leaf Dispensary disapproval

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom this May Concern,

I am writing to you today regarding my complete disapproval of a Leaf Dispensary trying to go in in Westlake Village next door to a church, a youth academy and youth training center and music studio. This is actually absurd that this might even be a question. Children of this community will be spending their days and after school programs right next door. As a mom of four I am completely against any pot, marijuana or weed of any kind being next door to my children as they learn, study, train, sing in the studio and work to become the best version of themselves. My kids will be there everyday. At no time in the day is it okay to have a leaf dispensary next door to these kids.

The safety alone that this brings into question. Absolutely against any leaf dispensary near children.

Julie Harrison  
julz4tz@gmail.com

From: Katie Rice <katielaubscher@me.com>  
Sent: Tuesday, April 21, 2020 8:57 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 Hearing, Agenda Item 8.A-Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

City Council:

I support Leaf Dispensary's proposed location on Townsgate Road.

Thank you,

Katie Rice, Resident of Thousand Oaks

From: Kylie Page <kyliempage@yahoo.com>  
Sent: Tuesday, April 21, 2020 9:08 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 Hearing, Agenda Item 8.A - Support for Leaf Dispensary

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To Whom it May Concern:

My name is Kylie Page and I am a resident of Camarillo. I would gladly welcome the opportunity to have a legal dispensary nearby with team members that I trust. This will not only help me, but many residents surrounding Thousand Oaks to manage their pain effectively and efficiently. Opening Leaf's new location will help to better the community in many ways and I fully support this decision.

Cheers,  
Kylie Page

Sent from Yahoo Mail for iPhone

From: Erik Thiele <tatethiele@me.com>  
Sent: Tuesday, April 21, 2020 9:32 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

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City Council:

I currently live in Newbury Park and support the opening Leaf's medical dispensary. I know many who would greatly benefit from Leaf being approved and becoming a locally supported and accessible location their medical needs.

Thank you all for your time in considering this improvement to our city.

-  
Erik Richard Thiele

From: Mark Carlson <mcc@carlsonlawgroup.com>  
Sent: Tuesday, April 21, 2020 10:00 AM  
To: City Clerk's Office  
Cc: LEAF GROUP; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item, Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have assisted Dave MacFarlane in the past with issues involving locations of his facilities within other municipalities. I know from those interactions that other cities, particularly Goleta, regard Mr. MacFarlane as a good partner in bringing medical cannabis to its residents. In my professional assistance to Mr. MacFarlane, I have viewed his Goleta facility and know that it has the appearance of any other business.

As a real estate attorney with many clients who are landlords, I know the difficulties of finding a suitable location that complies with the myriad of laws and regulations relating to cannabis operations. My understanding of the proposed location for Leaf Dispensary is that it is nearly perfect.

As the City of Thousand Oaks has approved Leaf Dispensary as an operator, it should take the next step and approve this location as Staff has recommended.

Mark Carlson

Mark C Carlson  
6300 Canoga Avenue, Suite 1300  
Woodland Hills, CA 91367  
Tel: 818-996-7800  
Fax: 818-884-4285  
www.CarlsonLawGroup.com

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From: Lisa McCann <lisaloveschevy@gmail.com>  
Sent: Tuesday, April 21, 2020 10:26 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 Hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

I support the City Council's decision to open medical cannabis dispensaries here in Thousand Oaks.

I am a resident of Westlake Village and I support Leaf Dispensary's location on Townsgate Rd.

Respectfully submitted,

Lisa McCann, resident of Westlake Village

From: Nicole N <nicole@thefutureelite.com>  
Sent: Tuesday, April 21, 2020 12:41 PM  
To: City Clerk's Office  
Cc: Brett Harrison; Jeff McCann

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To whom it may concern,

I am writing in regards to the desire to establish the second weed dispensary location in Thousand Oaks. It's 2020 and today we are a country allowing many things we never imagined would be acceptable years ago. Although I am an advocate for many advancements, I think all must be integrated appropriately for the wellbeing of our communities and most importantly, our youth. As our youth is tomorrows leaders, I find it especially important to create a pure and wholesome childhood experience for our children. Therefore, my question is this, why expose our children to something that just so recently was considered illegal? A recent passing of a law doesn't discredit the substance and its negative associations, just as liquor being legal doesn't mean it can't be used in harmful ways and lead to negative lifestyles and habits. I understand that opening establishments that promote marijuana is unpreventable, but when it is located in communities that are completely family driven, I find such confliction.

I work directly with The Future Elite Academy on their branding and marketing. Over the past few months I have learned all the ins and outs of their brand model, mission, and most importantly have witnessed their immense passion. I speak from a standpoint of concern and question why community leaders would condone and allow something that was deemed harmful and illegal so recently to coexist near an athletic youth academy, Sylvan learning center, a church and a ballet school. Are these not all businesses promoting the greater good and success of our youth? It seems odd to insert a business of direct confliction next door.

I don't have children and my knowledge of sports is near to non-existent, so I write this completely unbiased. What I do know, is I have first-hand witnessed this group of individuals (parents, athletes, coaches and more) work endlessly and tirelessly devoting their time and effort to develop what is to be one of the greatest businesses for not only your community and the athletic world but for the greater good of youth, teens and young adults. The Future Elite Academy will not only have an academic center for youth, but a fully integrated modern-day curriculum called Game After the Game for all those looking to enhance their mindset past standardized textbook material. Enrichment programs such as financial literacy, real

estate, lessons on taxes, mortgages and investment, public speaking, interview skills, mindfulness, meditation and more will all be integrated into the walls and teachings at The Future Elite Academy. No where do I imagine teaching and condoning the use of marijuana or other drugs in those lessons. Unfortunately, having a weed dispensary next door is a direct conflict of the lessons being taught. By allowing the weed dispensary next door communicates to me that community leaders may not care about the youth as much as they may preach. The Future Elite Academy is a business only bringing positive opportunities and should be able to set forth on their mission as intended without a detrimental conflict banging at its walls.

I know we cannot protect our children from everything in the world that will hurt them, will, but why expose them to it earlier than needed? Let them keep their purity for as long as they can.

Thank you for your time and I look forward to seeing what the city council does with their power.

--  
Nicole Nahabedian  
Marketing and Branding Director  
P: 1 (401) 580-8121

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From: Mark Sellers <MSellers@jacksontidus.law>  
Sent: Tuesday, April 21, 2020 12:34 PM  
To: City Clerk's Office  
Cc: Brett Harrison (brettactive@gmail.com)  
Subject: Letter For Council Meeting Agenda  
Attachments: Opp Letter Leaf Dispensary.pdf

Importance: High

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please make sure the attached letter is forwarded to the City Council for tonight's public hearing regarding Agenda item 8A - Leaf Dispensary

Mark Sellers  
Senior Counsel

msellers@jacksontidus.law  
D: 805.418.1914

2815 Townsgate Road, Suite 200  
Westlake, CA 91361  
O: 805.230.0023  
F: 805.230.0087  
www.jacksontidus.law

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Jackson Tidus is a recognized Partner in ABA-EPA's Law Office Climate Challenge

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April 20, 2020

Direct Dial: 805.418.1914  
Email: msellers@jacksontidus.law  
Reply to: Westlake Village Office  
File No: 6986.116565

**VIA E-MAIL TO: [cityclerk@toaks.org](mailto:cityclerk@toaks.org)**

City Council  
City of Thousand Oaks  
2100 Thousand Oaks Boulevard  
Thousand Oaks, CA 91362

**Re: April 21, 2020, Agenda Item 8A; Hearing on Proposed New Location for LEAF Dispensary And Adverse Impacts to Neighbors.**

Dear Honorable City Council Members:

We represent Harcan Enterprises, Inc. the owner and operator of the Future Elite Academy at 2382 Townsgate Road Westlake Village, CA, that was launching its operations when the stay at home lockdown was imposed. The Future Elite Academy is a unique approach to both education of minors and youth sports training and is located in a 12,000 square foot state-of-the-art facility. At the Academy around 200 minors or young athletes per day will participate in various activities. The Future Elite Academy is a “youth center” or a private facility primarily used to host recreational or social activities for minors as youth centers are defined in Health & Safety Code §11353.1.

The Future Elite Academy investors have spent so far \$1,000,000.00 on securing and improving this site and in the process of spending about another \$500,000.00 on local marketing. CBS LA just did an interview at the Future Elite Academy Townsgate road facility with Darnay Holmes, a former UCLA cornerback being drafted this week, who is also involved with the Future Elite Academy in opening the Darnay Holmes Mentorship Program at the Academy for our local youth. Investors and owners include Jeff McCann an assistant football coach and the Head Strength Coach at Westlake High School, Rod Gordy SVP of Fidelity National Title, a Sherwood resident, Mikey Spanos whose family owns the LA Chargers, Bill Bagnard and others.

The LEAF distribution use, as a commercial cannabis business, is proposed to be right next door in the same building at 2360 Townsgate Road, Westlake Village. Based on comments the owners have heard from most parents about this proposed federally illegal use next door only a few feet away will have an adverse impact on the Future Elite Academy’s business and chances for success. The Future Elite Academy’s owners, investors, board members, athletic coaches, and the parents of the young attendees are extremely adamant about not being next to a cannabis dispensary for very valid and logical health, parental and adverse impact reasons. The Future

Irvine Office  
2030 Main Street, 12th Floor  
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Westlake Village, California 91361  
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Elite Academy wants to create a positive and wholesome environment that is inconsistent with this weed shop and its unwholesome environment.<sup>1</sup>

1. Procedural Due Process Issues.

While we do not question the Governor's emergency orders and the need for waiving of certain Brown Act requirements, a waiver that may be fine for Departmental reports, awarding contracts or City operational matters, and we note the March 31, 2020 Zoom Council meeting was just department reports and consent agenda with no public hearings. However, that order did not erase due process principles that require both reasonable notice to neighbors and a meaningful hearing with an opportunity to be heard before a city can grant a discretionary land use entitlement that may have a deprivation of a significant property interest of any neighbor. *Horn v. County of Ventura* (1979) 24 Cal.3d 605, 615. Due process ultimately requires that proceedings “ ‘ “be tailored, in light of the decision to be made, to ‘the capacities and circumstances of those who are to be heard,’ [citation] . . . to insure that they are given a meaningful opportunity to present their case.” ’ ” (*Doe v. Regents of University of California*, supra, 5 Cal.App.5th at p. 1078.)

The owners and staff of The Future Elite Academy did not become aware of the April 21, 2020, Council hearing on the LEAF dispensary until recently and after the state had imposed a stay at home lock down. Obviously, the LEAF dispensary has been organizing and manufacturing its support for months, while residents in opposition, on a stay at home lock down, is just starting. Last week I called the City Clerk and was told the staff was still working on how this meeting will be structured and how the public will have any access and input and that those instructions will be rolled out just five (5) days prior to this electronic or remote Zoom hearing. Rather than the City waiting a couple of months for the current health crisis to stabilize, the City is rushing to this electronic or virtual public hearing on a controversial matter, and a new and incompatible land use, under an untested Executive Order N-29-20 by the Governor. Ram-rod-rod-rod the consideration of this highly contentious issue under an untested and unfamiliar electronic or Zoom meeting format, while perhaps technically in compliance with the Governor's Brown Act waivers, makes for horrible community relations between the City and its residents.

Requiring the public to know of and then complete a NEW Online Form by some set time to and wait to be called is not tailoring the process under present limited wireless capacities and stay at home circumstances assuring those who are to be heard are given a meaningful opportunity to present their case.

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<sup>1</sup> Medical Cannabis sales? Customers allegedly being just persons 18 years of age who possess a physician's recommendation is a sham as quick look over the internet shows that physician recommendations are quite easy to get for a small fee. Seems absurd to allow this use that encourages young people to put unnatural substances into their lungs when we are in the middle of a respiratory disease pandemic.

2. *Noncompliance With City Codes and an Incompatible Use With Neighboring Uses.*

Under TOMC Sec. 5-29.24 (b)(1)(ii) a commercial cannabis business cannot be located within 600 feet of any school providing instruction K-12, public or private. Under TOMC Sec. 5-2924(b)(1)(iv), a commercial cannabis business cannot be located within 600 feet of any youth center. The Future Elite Academy operations are like a school and clearly is a private facility primarily used to host recreational activities for minors as a youth center. The distance is measured in a straight line from property line to front door of the commercial cannabis business facility. The LEAF dispensary will be right next door in the same building, only a few feet away, and will not be in compliance with TOMC Sec 5-2924 (b)(1). (See picture attached.)

In addition, the Sylvan Learning Center has a main entrance on Townsgate Road within 600 feet of the LEAF dispensary. Sylvan is the largest private employer of certified K-12 teachers in the world and conducts personalized tutoring programs for minors of almost any age. Minors will be coming to and leaving this schooling facility in afternoons, evenings and on weekends. On the right side and next door of the cannabis dispensary is a ballet academy where minors are provided ballet instructions.

The City Council should keep in mind that under the State's Cannabis Medical Regulation and Safety Act (Bus. & Prof. Code §26000, *et seq.*) "the protection of the public shall be the highest priority for all licensing authorities," such as the City, "in exercising licensing, regulatory, and disciplinary functions under this division. Whenever the protection of the public is inconsistent with other interests sought to be promoted, the protection of the public shall be paramount." Bus. & Prof. Code §26011.5. In other words, the Council's zoning discretion and police powers are preserved and you can find the LEAF site is incompatible with sound land use planning, and deny this application.

This City telegraphic public hearing process is new, untested, and confusing, so we feel it is a huge mistake for the City to force a consideration of this controversial use under the current harsh circumstances. Therefore, this hearing should be continued. In any event, this application should be denied as it is not in compliance with the City's regulations, and also as an incompatible use with our client's youth center, the ballet school and the tutoring operations for minors now established in the immediate area.

Sincerely,



Mark G. Sellers

MGS/sh

cc: Future Elite Academy



Future Elite Academy door is on left and the Leaf door on the right just a few feet away.

1483765.1

From: Rhonda Tonderum <rh14@aol.com>  
Sent: Tuesday, April 21, 2020 12:07 PM  
To: City Clerk's Office  
Subject: Agenda #8A Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are in support of Leaf Dispensary. The area needs place where people can get the medicine they need and the medicine they choose. From our own personal experience it calms anxiety and keeps so many from using pills which is an epidemic in this country. Please VOTE YES ON LEAF. There is no reason so many people should have to travel out of the area to get what can be offered right here in our county.

Rhonda and Kyle Tonderum  
Ventura County Resident  
Simi Valley

From: Tatum Aleksa Harrison <Tatum.Harrison@colorado.edu>  
Sent: Tuesday, April 21, 2020 11:23 AM  
To: City Clerk's Office  
Subject: Opposing Marijuana Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whoever it may concern,

My name is Tatum Harrison. I am college student planning on interning at the Future

Elite Academy in Westlake Village, CA this summer and I would like to address the negative impact a local dispensary will have on the facility if placed next door. If this is allowed it will completely undermine the purpose of the academy which is to help young athletes grow into the best humans they can be. It not only directly impacts the kids enrolled but also the employees and families involved. I, and many others, strongly oppose the location of this establishment.

Sincerely,  
Tatum Harrison

From: Paul Sepetjian <paulsepetjian24@gmail.com>  
Sent: Tuesday, April 21, 2020 11:08 AM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item 8.A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi City Council:

I have been following Leaf's journey since 2018, and I have always supported the opening of medical cannabis locations here in Thousand Oaks.

It's time to approve Leaf's new address on Townsgate Road.

Leaf has met and complied with all city ordinances, so let's take the next step to get them open here in the City.

Respectfully,

Paul Sepetjian, resident of Westlake Village

From: ANGIE COLETTA FRABASILIO <aaaangiebaby@aol.com>  
Sent: Tuesday, April 21, 2020 1:23 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; Paul.burnspacific@verizon.net  
Subject: April 21 hearing agenda item 8.A - support for leaf dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am in support of the dispensary proposed location on Townsgate Road, in Westlake Village. As a residence, I feel it would be nice to have dispensary in our city, especially for people who have health issues and have found that this helps with their health issue.

Sincerely,  
Angie CF

From: Eddy McGilvra <eddy@thefutureelite.com>  
Sent: Tuesday, April 21, 2020 12:49 PM  
To: City Clerk's Office  
Subject: 8a Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

This message is to the city council members and other voting members in regards to the consideration of the approval of the new location for LEAF dispensary at 2360 Townsgate Road. In full disclosure this is not challenging the California state law of marijuana use and/or the legality of the sale of the product this is a challenge of choice of land use from an extremely concerned father and resident of the Thousand Oaks community.

I have been a football coach in the community for 7 years now. Training players in the youth from ages 7-14 and up through HS, college as well as professionals. The location under approval is going to put major temptations to youth athletes while they attend the youth center/youth athletic academy. All though I am all for the business of what LEAF brings I cannot accept it being within 600 ft do the academy and surrounding those youth athletes with marijuana and no education on the medicine itself.

Thank you for your time!  
Eddy McGilvra

From: Nicole N <nicole@thefutureelite.com>  
Sent: Tuesday, April 21, 2020 12:47 PM  
To: City Clerk's Office  
Subject: AGENDA 8A LEAF DISPENSARY

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I am writing in regards to the desire to establish the second weed dispensary location in Thousand Oaks. It's 2020 and today we are a country allowing many things we never imagined would be acceptable years ago. Although I am an advocate for many advancements, I think all must be integrated appropriately for the wellbeing of our communities and most importantly, our youth. As our youth is tomorrow's leaders, I find it especially important to create a pure and wholesome childhood experience for our children. Therefore, my question is this, why expose our children to something that just so recently was considered illegal? A recent passing of a law doesn't discredit the substance and its negative associations, just as liquor being legal doesn't mean it can't be used in harmful ways and lead to negative lifestyles and habits. I understand that opening establishments that promote marijuana is unpreventable, but when it is located in communities that are completely family driven, I find such confliction.

I work directly with The Future Elite Academy on their branding and marketing. Over the past few months I have learned all the ins and outs of their brand model, mission, and most importantly have witnessed their immense passion. I speak from a standpoint of concern and question why community leaders would condone and allow something that was deemed harmful and illegal so recently to coexist near an athletic youth academy, Sylvan learning center, a church and a ballet school. Are these not all businesses promoting the greater good and success of our youth? It seems odd to insert a business of direct confliction next door.

I don't have children and my knowledge of sports is near to non-existent, so I write this completely unbiased. What I do know, is I have first-hand witnessed this group of individuals (parents, athletes, coaches and more) work endlessly and tirelessly devoting their time and effort to develop what is to be one of the greatest businesses for not only your community and the athletic world but for the greater good of youth, teens and young adults. The Future Elite Academy will not only have an academic center for youth, but a fully integrated modern-day curriculum called Game After the Game for all those looking to enhance their mindset past standardized textbook material. Enrichment programs such as financial literacy, real

estate, lessons on taxes, mortgages and investment, public speaking, interview skills, mindfulness, meditation and more will all be integrated into the walls and teachings at The Future Elite Academy. No where do I imagine teaching and condoning the use of marijuana or other drugs in those lessons. Unfortunately, having a weed dispensary next door is a direct conflict of the lessons being taught. By allowing the weed dispensary next door communicates to me that community leaders may not care about the youth as much as they may preach. The Future Elite Academy is a business only bringing positive opportunities and should be able to set forth on their mission as intended without a detrimental conflict banging at its walls.

I know we cannot protect our children from everything in the world that will hurt them, will, but why expose them to it earlier than needed? Let them keep their purity for as long as they can.

Thank you for your time and I look forward to seeing what the city council does with their power.

--  
Nicole Nahabedian  
Marketing and Branding Director  
P: 1 (401) 580-8121

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From: Jessica Nilson <jnilsonyoga@gmail.com>  
Sent: Tuesday, April 21, 2020 1:46 PM  
To: City Clerk's Office  
Cc: info@calileaf.com; paul.burnspacific@verizon.net  
Subject: April 21 hearing, Agenda Item #8A - Support for Leaf Dispensary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council,

People who use Cannabis are not criminals. I take great offense when people say this. Have you ever had a loved one suffer from cancer or debilitating disease? These people that need cannabis are loving citizens of our community. My grandmother was not a weed addicted criminal. She had cancer and needed it for pain. My I support Leaf's location. Future Elites perception is wrong. The people coming and going from the dispensary will be no different from people coming and going from Rite Aid or CVS pharmacy. Plus, Future Elite has another entrance they can use, far enough from Leaf's entrance.

Please vote YES on Leaf Dispensary location.on Townsgate.

Sincerely,  
Jessica Nilson  
Simi Valley, CA