

July 27, 2021

Mr. Corey Blake  
Department of Cannabis Regulation  
City of Los Angeles  
[Corey.Blake@lacity.org](mailto:Corey.Blake@lacity.org)

Attachment "G"

Department of Cannabis Regulation  
City of Los Angeles  
[Cannabis@lacity.org](mailto:Cannabis@lacity.org)

Re: Application for Cannabis Storefront Retail Permit at 2323 Roscomare Road, Los Angeles, CA 90077

Dear Mr. Blake,

The subject location, 2323 Roscomare Road, consists of an empty area which used to house the Bel Air Foods market, another area which housed Peekaboo Playland, a children's play and party facility (the current status of which is not known), and a bakery which is still operating. Across the parking lot at 2337 Roscomare Road, is a small building which houses a few small local neighborhood businesses such as a mailroom, laundry and cleaners (now closed), nail salon, a tailor, a realtor, and a couple of other small offices. The Bel Air Hills Association, representing Roscomare Road and the surrounding community, is very strongly opposed to the issuance of a cannabis retail sales permit for 2323 Roscomare Road for many reasons including the following:

- **Extreme fire danger.** This area is classified as a Very High Fire Hazard Severity Zone, the highest designation for such, and is posted throughout as a no smoking area and has streets that are "Red Flag Streets" on days with Santa Ana winds. In November of this year we will also be subject to cancellation of our fire insurance policies since the State of California is no longer able to require insurance companies to offer it due to the terrible wildfires of the last few years. The community is concerned that patrons of the dispensary would not wait to get home before sampling their purchases and might smoke in or near the canyons. This location is directly abutted at the end of the parking lot by Hoag Canyon, a 230+ acre wild area with extremely dense and dry vegetation that has not burned since the big Bel Air Fire that started on November 6<sup>th</sup>, 1961 and destroyed 484 homes and burned 16,900 acres. A fire here could easily cause tens if not hundreds of millions of dollars in damages and could spread down to Sunset Blvd and north to Ventura Blvd in a matter of minutes again like it did in 1961. If the City were to permit this type establishment here it will be at a high degree of liability.
- **Road safety.** Roscomare is a narrow, winding canyon road. It would not be able to handle the exodus that would be required if a big fire occurred. When the Skirball Fire evacuations took place a few years ago the gridlock for leaving the area took over 1.5 hours and at that time fire engines were not trying to come into the area which they

would be if a fire started here. Additionally, customers under the influence would present a danger to other drivers and pedestrians on our narrow winding roads.

- **Children.** This location is just beyond the legal minimum for sensitive uses such as Roscomare Road Elementary School which is approximately 1000 ft to the north. Located directly behind the market building is a condo complex where many children live and between the market area and the school are three additional condo buildings with many children who walk to school. Additionally, the parking lot of this location is where many drivers from farther away park to walk their children to school because Roscomare Road is too narrow to accommodate the traffic that backs up and thus becomes dangerous near the school. There are no other streets that go to the school, so there is no way to walk on a different block. After school (before Covid) lots of the children would walk to the bakery next door to the old market to get snacks and go to play at Peekaboo Playland, the other establishment that is/was located there.
- **Crime.** Cannabis dispensaries are a high cash business, 97% according to our local LAPD Head Detective of Vice, who also noted that LAPD response time to this location is slow due to the location deep in the hills. Having such a business near young children and in an area not well positioned for police response would be very detrimental to the neighborhood.
- **Residential neighborhood.** Other than the building at 2323 Roscomare Road, and the building across the parking lot at 2337 Roscomare Road and Roscomare Road Elementary School approximately 1000 feet to the north, this area is entirely residential for 5 miles from Sunset Blvd. to Mulholland Drive and for another 2 miles to the north of that to Ventura Boulevard. The conditions of use for the very small commercial zone in our neighborhood are prescribed by Ordinance 160609 (please see the attached file) which is very restrictive because they are located in an otherwise entirely residential area. Please see condition 7 of Ordinance 160609: "No liquor store or bar shall be permitted. Liquor sales shall be limited to beer and wine, and only when such use is incidental to a restaurant and is permitted as a Conditional Use by a Zoning Administrator" and also please see conditions 5, 6, 9, 15 and 16 to get a feeling for the type of commercial zone that was approved to operate in this location. Cannabis is not mentioned since it was illegal at the time Ordinance 160609 was written, but it seems clear that it would not have been allowed. We are aware that the permit process in California is different for alcohol and cannabis and that although liquor sales are generally allowed throughout the US, that cannabis is still considered illegal in most states and cannot be sold.

The residents of the Bel Air Hills are very strongly opposed to having a business of this type in the area for all the reasons listed above. We thank you very much for considering our position and the safety of our neighborhood when you review the application for a cannabis retail permit at 2323 Roscomare Road.

Sincerely,  
Wendy Morris  
President, Bel Air Hills Association