

SANTA BARBARA COUNTY BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING

On Tuesday November 1, 2022, the Board of Supervisors will hold a public hearing to consider Case No. 22APL-00000-00029, an appeal of the County Planning Commission's September 7, 2022, approval of the Roots Cannabis Storefront Retail Project (Case No. 21CDH-00000-00029). The appeal was filed by Steve Kent on behalf of Preserve Access on Santa Claus Lane.

The Proposed Project includes a request for a Coastal Development Permit with Hearing to allow the change in use of an existing commercial structure to a Cannabis Storefront Retail shop. The complete project description is below and also included in the Conditions of Approval.

The request is for approval of Coastal Development Permit with Hearing to allow a Cannabis Storefront Retail (Dispensary) called, The Roots, within an existing commercial space of 3,546 square feet that is currently vacant but was most recently used as an art gallery. The project includes interior building improvements and minor changes to the exterior of the building, including the relocation of doors and windows. Tenant improvements proposed to the interior of the building include a check-in area, a retail area with restroom, a service counter and payment area, a secure cannabis storage room, an office, an employee break area, a janitor's closet, a server room, and a secured cannabis intake area. Windows will be frosted for security and privacy. No new square footage or significant exterior changes are proposed. Site improvements will include accessibility upgrades, a new trash enclosure, and the relocation of the entry gate. Approximately 117 square feet of landscaping is proposed. No grading over 50 cubic yards is proposed. Hours of operation will be from 9 am to 9 pm, seven days a week. Delivery hours will be from 9 am to 9 pm. There will be approximately 8 to 10 employees working during any given shift. The property includes 12 on-site parking spaces. Six parking spaces will be dedicated (by signage posted on site) to on-site Roots employees and customers, as required in Condition of Approval # 31. The remaining six spaces of the total required spaces for all uses on-site can be shared by Roots delivery drivers and patrons, and employees and patrons of the other uses on site.

Security measures will comply with all state and local requirements, including but not limited to security cameras, alarm keypads, security lighting, video surveillance and a glass-break alarm sensor. The entry doors to the storefront will lead directly into a secure, separate check-in area where customer identification will be checked. Only qualified customers will gain access to the retail area where cannabis products will be displayed and sold. Customers will be asked for a government-issued ID and the security guard will use an identification authentication system to check an individual's age and to ensure that the individual is not identified for fraud or excessive purchases. All persons who enter the check-in area will be immediately greeted by the security guard who will verify if the person may remain on the premises. This check-in area will be separated from the retail area by a secure, alarmed door. Any unauthorized person will be denied

access to the retail area. No cannabis will be sold to any person who is not twenty-one years of age or older and in possession of a valid, government-issued identification card. The retail operation within the existing commercial building will be served by the Carpinteria Valley Water District, Carpinteria Sanitary District, Carpinteria-Summerland Fire Protection District, and Sheriff's Department for law enforcement. Vehicular and pedestrian access to the existing building will continue to be provided from Santa Claus Lane. The property is 0.33 acres and is known as APN 005-450-012, zoned Limited Commercial (C-1), located at 3823 Santa Claus Lane in Carpinteria, within the Toro Canyon Community Plan.

For current methods of public participation for the meeting of November 1, 2022, please see page two (2) of the posted Agenda. The posted agenda will be available on Thursday prior to the above referenced meeting for a more specific time for this item. However, the order of the agenda may be rearranged or the item may be continued.

For additional information, please contact Steve Conner, Planner, at: Email: conners@countyofsb.org | Tel: 805-568-2081

If you challenge this project (Case Nos. 22APL-00000-00029 and 21CDH-00000-00029) in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Board of Supervisors prior to the public hearing.

Attendance and participation by the public is invited and encouraged. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact the Clerk of the Board of Supervisors by 4:00 p.m. on Friday before the Board meeting at (805) 568-2240.

005-430-011
ZEVO DRIVE HOLDINGS, LLC
8600 RHEEM AVE
SOUTH GATE CA 90280 3333

005-430-015
BAILARD, LAWRENCE N
627 GROVE LN
SANTA BARBARA CA 93105 2449

005-430-019
MERIDIAN VIA REAL, LLC
5360 FOOTHILL RD
CARPINTERIA CA 93013

005-430-032
KING FAMILY TRUST 5/10/07
3796 VIA REAL
CARPINTERIA CA 93013

005-430-056
WUDL FRED/LINDA R TRUSTEES (for) WUDL TR 12/18/98
1022 LADERA LN
SANTA BARBARA CA 93108

005-430-011
OCCUPANT
3892 VIA REAL
CARPINTERIA, CA 93013

005-430-019
OCCUPANT
3920 VIA REAL
CARPINTERIA, CA 93013

005-430-030
OCCUPANT
3920 VIA REAL
CARPINTERIA, CA 93013

005-430-053
OCCUPANT
3892 VIA REAL
CARPINTERIA, CA 93013

005-430-054
OCCUPANT
3890 VIA REAL
CARPINTERIA, CA 93013

005-430-056
OCCUPANT
3700 VIA REAL
CARPINTERIA, CA 93013

005-450-008
KENT, STEVEN JAMES & RIKALO, NANCY ELIZABETH 1993
1201 HIGH RIDGE LN
SANTA BARBARA CA 93103

005-450-008
OCCUPANT
3785 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-450-012
RADIS, PATRICK
897 TORO CANYON RD
SANTA BARBARA CA 93108

005-450-009
OCCUPANT
3805 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-450-013
PUNJ, DONNA TRUST 12/10/09
3812 EL TESORO PL
RANCHO PALOS VERDES CA 90275

005-450-012
OCCUPANT
3823 SANTA CLAUS LN UNIT A
CARPINTERIA, CA 93013

005-460-007
SANDYLAND PROTECTIVE ASSOCIATION
1805 E CABRILLO BLVD F
SANTA BARBARA CA 93108

005-450-013
OCCUPANT
3825 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-460-009
MUSE FAMILY ENTERPRISES, LTD
3131 TURTLE CREEK BLVD 1020
DALLAS TX 75219

005-460-009
OCCUPANT
815 SAND POINT RD
CARPINTERIA, CA 93013

005-460-011
SANDYLAND PROTECTIVE ASSOCIATION
1332 DE LA VINA
SANTA BARBARA CA 93101

005-460-024
FITZPATRICK FAMILY TRUST
809 IRWIN CT
HILLSBOROUGH CA 94010

005-460-024
OCCUPANT
791 SAND POINT RD
CARPINTERIA, CA 93013

005-460-025
HTH SAND POINT LLC
270 BUTTERFLY LN
SANTA BARBARA CA 93108 2445

005-460-025
OCCUPANT
821 SAND POINT RD
CARPINTERIA, CA 93013

005-460-026
KRISCHER LIVING TRUST 6/18/97
835 SAND POINT RD
CARPINTERIA CA 93013 1107

005-460-027
SEAMAN FAMILY TRUST 3/17/20
805 SAND POINT RD
CARPINTERIA CA 93013 1107

005-460-040
IGR, LLC
5400 ISLAND FOREST PL
WESTLAKE VILLAGE CA 91362

005-460-041
AOYAMA LIVING TRUST 7/7/00
2134 MISSION RIDGE RD
SANTA BARBARA CA 93103

005-460-042
ERSCHEN, OLIVIA & STARKEY, STEVE LIVING TRUST
775 SAND POINT RD
CARPINTERIA CA 93013

005-460-043
755 SP ROAD LLC
1005 MARK AVE
CARPINTERIA CA 93013

005-600-001
865-867 SAND POINT, LLC
210 PENNY LN
SANTA BARBARA CA 93108

005-600-004
SBB VILLAS LLC
7195 LAMAR LOOP
CASTRO VALLEY CA 94552

005-460-038
OCCUPANT
863 SAND POINT RD
CARPINTERIA, CA 93013

005-460-040
OCCUPANT
845 SAND POINT RD
CARPINTERIA, CA 93013

005-460-041
OCCUPANT
841 SAND POINT RD
CARPINTERIA, CA 93013

005-460-043
OCCUPANT
755 SAND POINT RD
CARPINTERIA, CA 93013

005-600-001
OCCUPANT
865 SAND POINT RD
CARPINTERIA, CA 93013

005-600-002
OCCUPANT
867 SAND POINT RD
CARPINTERIA, CA 93013

005-600-004
OCCUPANT
871 SAND POINT RD
CARPINTERIA, CA 93013

005-600-005
FARBSTEIN, JAY
219 14TH ST
SANTA MONICA CA 90402

005-600-005
OCCUPANT
873 SANDPOINT RD
CARPINTERIA, CA 93013

005-600-006
DONOHOE 1994 FAMILY TRUST 6/23/94
3353 PADARO LN
CARPINTERIA CA 93013

005-600-006
OCCUPANT
875 SANDPOINT RD
CARPINTERIA, CA 93013

005-600-007
AMER 1994 FAMILY TRUST
PO BOX 5685
SANTA BARBARA CA 93150

005-600-007
OCCUPANT
877 SANDPOINT RD
CARPINTERIA, CA 93013

005-600-008
TULI FAMILY TRUST 3/18/03
19248 ALLANDALE DR
TARZANA CA 91356

005-600-008
OCCUPANT
879 SAND POINT RD
CARPINTERIA, CA 93013

005-600-010
CASA BLANCA PROJECT LENDERS LP
219 14TH ST
SANTA MONICA CA 90402

005-600-012
CALIFORNIA STATE LANDS COMMISSION
PO BOX 1237
GOLETA CA 93116

005-600-017
LOVE LAMBS II, LLC
222 N LA SALLE ST 800
CHICAGO IL 60601

005-600-017
OCCUPANT
869 SAND POINT RD
CARPINTERIA, CA 93013

005-600-018
CASA BLANCA BEACH ESTATES OWNERS ASSOC
1805 E CABRILLO BLVD F
SANTA BARBARA CA 93108

005-450-014
MCCOLM SEAHOUSE LLC
535 SAN ONOFRE RD
SANTA BARBARA CA 93105 3743

005-450-014
OCCUPANT
3735 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-450-006
LAS OLAS TRUST
820 E MASON ST A
SANTA BARBARA CA 93103

005-440-007
TILT ELEANOR S TR EST/OF
79 BELLEVUE
BELVEDERE CA 94920

005-440-008
SLP6 LLC
919 SIR FRANCIS DRAKE BLVD 203C
KENTFIELD CA 94904 1534

005-440-014
SLP6 LLC
919 SIR FRANCIS DRAKE BLVD 203C
KENTFIELD CA 94904 1534

005-450-007
MOREHART LAND CO
PO BOX 1209
CARPINTERIA CA 93014

005-430-029
CHAVEZ, LINDA ANNE
3802 VIA REAL
CARPINTERIA CA 93013

005-450-006
OCCUPANT
3749 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-440-014
OCCUPANT
849 SAND POINT RD
CARPINTERIA, CA 93013

005-450-007
OCCUPANT
3765 SANTA CLAUS LN
CARPINTERIA, CA 93013

005-430-029
OCCUPANT
3802 VIA REAL
CARPINTERIA, CA 93013

005-430-067
CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT
1140 EUGENIA PL
CARPINTERIA CA 93013 1998

005-430-067
OCCUPANT
3806 VIA REAL
CARPINTERIA, CA 93013

005-730-005
BARENS, JEFFREY C
14380 S CADDIS CT
JACKSON WY 83001

005-430-068
OCCUPANT
3804 VIA REAL
CARPINTERIA, CA 93013

005-730-005
OCCUPANT
3719 SANTA CLAUS LN UNIT B
CARPINTERIA, CA 93013

005-730-004
OCCUPANT
3719 SANTA CLAUS LN UNIT A
CARPINTERIA, CA 93013

005-730-001
OCCUPANT
3719 SANTA CLAUS LN UNIT C
CARPINTERIA, CA 93013

<p>Law Office of Marc Chytilo PO Box 92233 Santa Barbara, CA 93190</p>	<p>City of Carpinteria Attn: Nick Bobroff Principal Planner 5775 Carpinteria Avenue Carpinteria, CA 93013</p>

Coastal View News

CARPINTERIA'S PLACE FOR NEWS

In the matter of: **County of Santa Barbara**

SANTA BARBARA COUNTY BOARD OF SUPERVISORS NOTICE OF PUBLIC HEARING 22APL-00000-0029

PROOF OF PUBLICATION

State of California
County of Santa Barbara

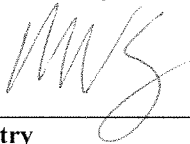
I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above entitled matter.

I am the Publisher of the Carpinteria-Summerland Coastal View, a newspaper of general circulation, printed and published weekly in the County of Santa Barbara, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Santa Barbara, State of California, under date of November 17, 1995, Case Number 210046, that the notice herein mentioned was set in type not smaller than nonpareil, describing in general terms the purport and character of the notice to be given; that the notice, of which annexed is a printed copy, has been published in each regular issue of said Carpinteria Summerland Coastal View on the following dates, to-wit:

October 20, 2022

I hereby certify (or declare) under penalty that the foregoing is true and correct.

Executed this **20th day of October 2022** at Santa Barbara County.



Michael VanStry

Coastal View News

CARPINTERIA'S PLACE FOR NEWS

Coastal View News • Carpinteria, California

**COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS
NOTICE OF PUBLIC HEARING
Tuesday, November 1, 2022
In Santa Barbara
The meeting starts at 9:00 a.m.**

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Please see the posted agenda and staff reports available on the Thursday prior to the meeting at <http://santabarbara.legistar.com/Calendar.aspx> under the hearing date or contact the Clerk of the Board at (805) 568-2240 for alternative options.

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Witness my hand and seal this 11th day of October 2022.

Mona Miyasato
CLERK OF THE BOARD OF SUPERVISORS
Sheila de la Guerra, Deputy Clerk

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

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10/16/2022
US POSTAGE \$000.57⁰

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041M12254351

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2022 OCT 27 A 8:33
COUNTY OF SANTA BARBARA
CLERK OF THE BOARD OF SUPERVISORS

005-430-053
OCCUPANT
3892 VIA REAL
CARPINTERIA, CA 93013

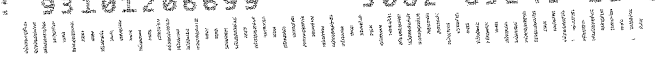


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Santa Barbara, CA 93101

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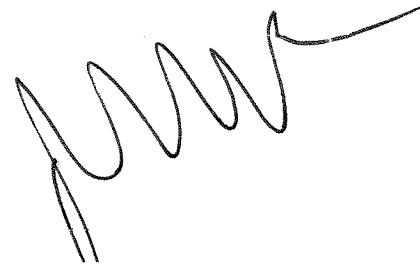
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CARPINTERIA, CA 93013



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COUNTY OF SANTA BARBARA
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005-460-024
OCCUPANT
791 SAND POINT RD
CARPINTERIA, CA 93013

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County of Santa Barbara
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Santa Barbara, CA 93101

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COUNTY OF SANTA BARBARA
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005-450-014
OCCUPANT
3735 SANTA CLAUS LN
CARPINTERIA, CA 93013

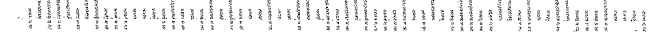
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County of Santa Barbara
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Santa Barbara, CA 93101

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COUNTY OF SANTA BARBARA
CLERK OF THE
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CARPINTERIA, CA 93013

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CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
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Santa Barbara, CA 93101

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COUNTY OF SANTA BARBARA
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005-430-068
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3804 VIA REAL
CARPINTERIA, CA 93013

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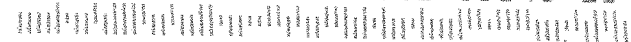
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CARPINTERIA, CA 93013

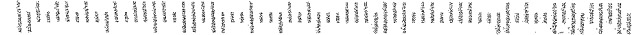
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CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

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2022 NOV -2 A 10: 50

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

005-460-011
SANDYLAND PROTECTIVE ASSOCIATION
1332 DE LA VINA
SANTA BARBARA CA 93101

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SANTA BARBARA CA 93101

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

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2022 NOV -2 A 10: 50
COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

005-600-012
CALIFORNIA STATE LANDS COMMISSION
PO BOX 1237
GOLETA CA 93116

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ZIP 93110
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quadrant FIRST-CLASS MAIL
10/18/2022
US POSTAGE \$000.579

NIXIE 91199 10/23/2022

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
ATTEMPTED NOT KNOWN
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

RECEIVED

2022 NOV -2 A 11: 04

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

005-430-019
OCCUPANT
3920 VIA REAL
CARPINTERIA, CA 93013

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RC: 931012206699 *3062-05247-18-57

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FIRST-CLASS MAIL

10/18/2022



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RETURN TO SENDER
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UNABLE TO FORWARD

POSTNET barcode

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

RECEIVED

2022 NOV -2 A 11: 04

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

005-430-030
OCCUPANT
3920 VIA REAL
CARPINTERIA, CA 93013

CALL: 93270000365430

ENCLOSURE

quadrant

FIRST-CLASS MAIL

10/18/2022

POSTAGE \$000.57



ZIP 93110
041M12254861

NIXIE

911 DE 1

0910/28/22

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 93101206699

43062-05248-18-37

POSTNET barcode

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

Return to Sender

005-430-015
BAILLARD, LAWRENCE N
627 GROVE LN
SANTA BARBARA CA 93105 2449

*NOT AT THIS ADDRESS
SINCE 1998*

9319582449 DC
9319510156054

ANK

SANTA BARBARA CA 93101
21 OCT 2022PM 3 L
US POSTAGE



RECEIVED
COUNTY OF SANTA BARBARA
CLERK OF THE BOARD OF SUPERVISORS
2022 DEC -9 P 2:50
NIXIE 910 7ES 1
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 93101605407 *3062-05

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

OT 1381085

quodient FIRST-CLASS MAIL

10/16/2022
US POSTAGE \$000.57

ZIP 93110
041012254851

RECEIVED

2023 FEB -7 P 4: 00

COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

005-450-012
OCCUPANT
3823 SANTA CLAUS LN UNIT A
CARPINTERIA, CA 93013

NIXIE 911 DE 1 0002/04/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
MESSAGE TO SENDER

3823 SANTA CLAUS LN UNIT A
CARPINTERIA, CA 93013

22-00913

CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

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2023 MAR 30 A 11:00

COUNTY OF SANTA BARBARA
BOARD OF SUPERVISORS

005-460-040
OCCUPANT
845 SAND POINT RD
CARPINTERIA, CA 93013

quodient

FIRST-CLASS MAIL

10/18/2022

US POSTAGE \$000.57



ZIP 93110
041M12254351

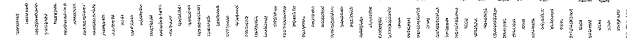
NIXIE 911 SE 1 7204/02/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF

BC: 93101206699 *3062-05276-18-97

930 998 0157 0660



CLERK OF THE BOARD OF SUPERVISORS
County of Santa Barbara
105 East Anapamu Street, Room 407
Santa Barbara, CA 93101

quadi'ent FIRST-CLASS MAIL

10/16/2022
US POSTAGE \$000.579



ZIP 93110
041M12254351

RECEIVED

2023 MAR 36 A 11:00

COUNTY OF SANTA BARBARA
CLERK OF THE BOARD OF SUPERVISORS

005-600-001
OCCUPANT
865 SAND POINT RD
CARPINTERIA, CA 93013

NIXIE 911 SE 1 7264/01/23

RETURN TO SENDER
NO MAIL RECEIPTABLE
UNABLE TO FORWARD

9309990107066

BC: 93101205696 *3062-05279-18-37

