

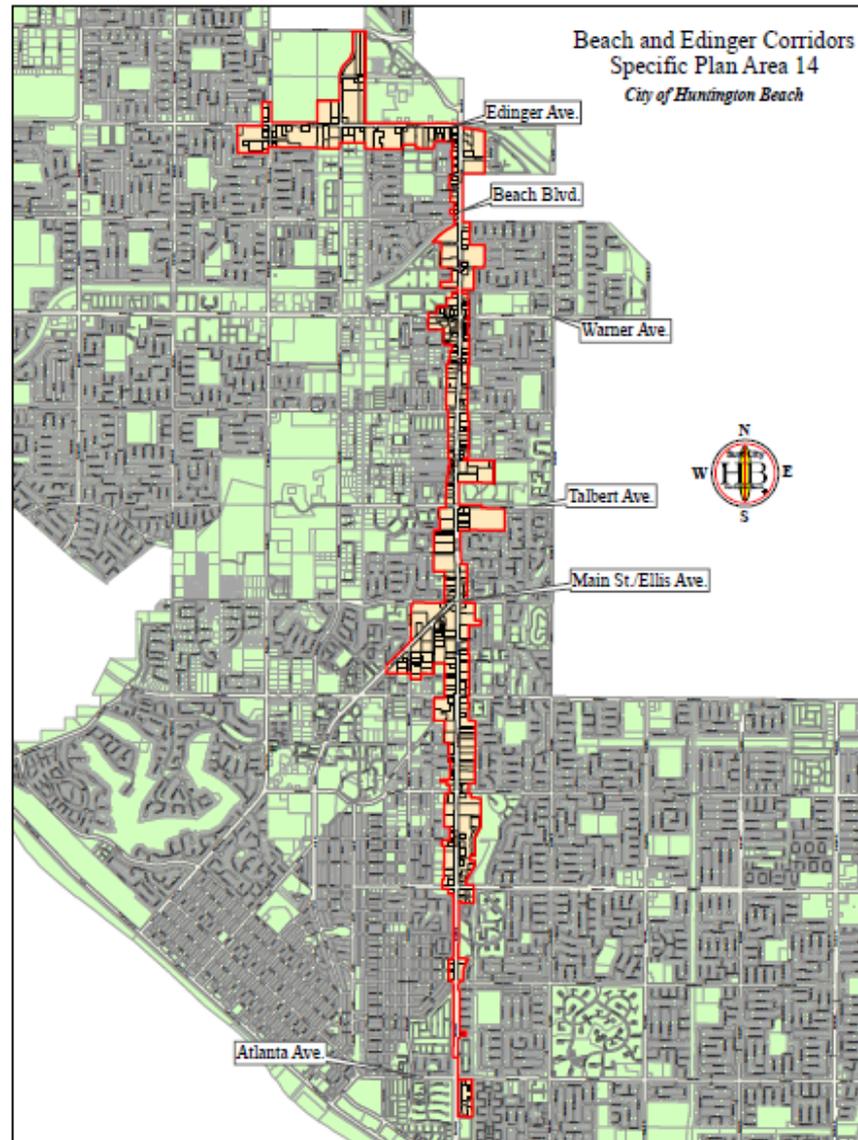
BECSP AMENDMENT

BEACH AND EDINGER CORRIDORS SPECIFIC PLAN
(BECSP)

March 2, 2015 - City Council Study Session

BECSPP

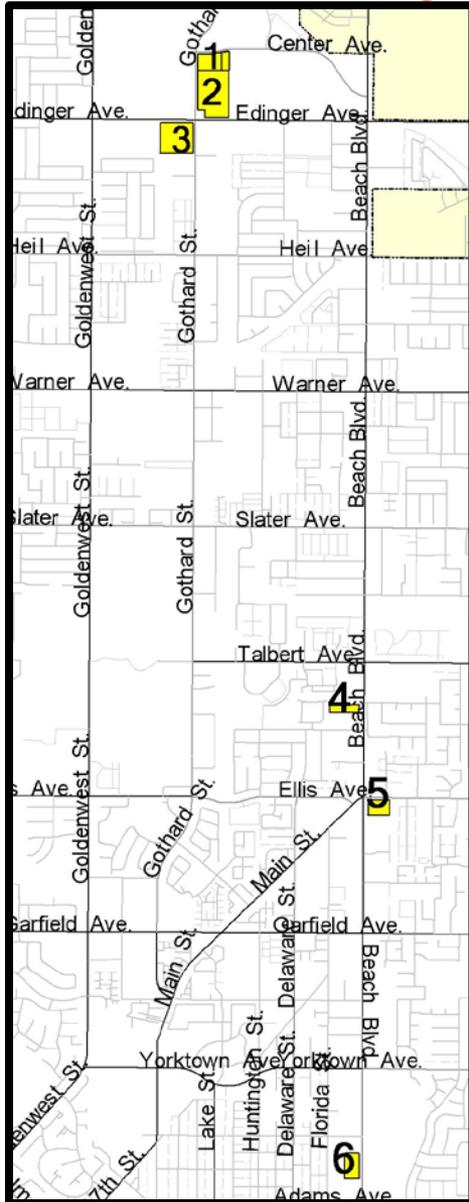
- Beach and Edinger Corridors Specific Plan adopted on March 1, 2010.
- City Council held a study session on 2/2/15 to discuss potential revisions to the Specific Plan with the intent to minimize the impact of development



Issue #1: Maximum Amount of Net New Development (MAND)

- MAND Adopted by City Council in 2010: 4,500 units

Current Projects (Approved and Building Permits Issued)



1. HB Lofts (retail/apartments/live-work)
378 units (100 du/ac; under construction)
2. Boardwalk (mixed use)
487 units (39 du/ac; partial occupancy)
3. Monogram (apartments)
510 units (60 du/ac; in plan check)
4. Oceana (apartments)
78 units (39 du/ac; under construction)
5. Elan (retail/apartments/live-work)
274 units (100 du/ac; under construction)
6. Beach & Ocean (apartments)
173 units (54 du/ac; occupied)

Total Residential Units – 1,900

Potential Residential Projects

Project	Date Submitted	Location	Residential Units/Commercial Square Footage
Project with Formal Planning Application (SPR) Pending Approval			
Urban Art Lofts	12/23/2014	18651-18665 Beach Blvd	172 apartment units (104 du/ac)
Potential Projects – Plans Reviewed/Discussed But No Formal SPR/CUP Application Submitted			
Ellis Condos (PPR)	11/13/2014	8041 Ellis Ave. (NEC of Ellis & Beach – next to Jack in the Box)	51 condo units (53 du/ac)
Beach and Edinger	N/A	16052 Beach Blvd (SEC - Beach & Edinger)	450 apartment units (approx.) (approx. 77 du/ac)
Beach Townhomes	N/A	19432 Beach Blvd (east side, north of Yorktown)	48 condo/townhome units (47 du/ac)
Beach & Warner	N/A	7822-7862 Warner & 17011-17031 Beach Blvd (SWC - Beach & Warner)	200 apartment units (approx.) / rebuild new restaurant (22 du/ac)
Existing Commercial	N/A	809 Indianapolis (Beach & Indianapolis)	109 apartment units (73 du/ac)
Vacant Lot	N/A	Williams/Beach Blvd (West side, north of Yorktown)	100 apartment units (approx.) (80 du/ac)
Progressive Real Estate	N/A	19431 Beach Blvd (NWC - Beach & Main)	20 apartment units (22 du/acre)
Project with Formal Planning Applications Submitted For Consideration into the BECSP			
AMCAL Delaware	11/21/2014	18922 Delaware St.	43 apartment units (43 du/ac)
			Total 1,193 units

Issue #1: Maximum Amount of Net New Development (MAND)

□ BECSP Amendment:

■ Modify MAND

- *Option 1:* 2,100 units (accounts for pending SPR application)
- *Option 2:* 2,800 units (per 10/6/14 CC direction)
- *Option 3:* The MAND can be another number. Once the MAND is reached, no permits can be issued for residential development until the BECSP is amended and environmental review/CEQA is conducted

Issue #2: Entitlement Processing

- BECSP currently requires administrative approval through Site Plan Review process (no public hearing) for residential uses
- Of the 6 current permitted projects, 4 required/were referred by Planning and Building Director to the Planning Commission with a noticed public hearing; all 6 projects were noticed to surrounding properties
- All pending applications and proposed projects are required to be approved by the Planning Commission with a noticed public hearing
- All projects may be appealed by the City Council
- **BECSP Amendment**: Require all residential or mixed use residential/commercial projects to obtain Conditional Use Permit from Planning Commission (appealable to City Council)

Issue #3: Residential Parking

# Bedrooms	Current BECSP Requirement	Current HBZSO/ Citywide Requirement	Coastal Zone Parking	Other Parking Option to consider
Studio/1 BR	1 min.	1 min.	2 min.	2 min.
2 BR	1.5 min.	2 min.	2 min.	3 min.
3 or more BR	1.5 min.	2.5 min.	2.5 min	3 min.
Guest	0.2/unit (2 spaces per 10 units)	0.5/unit (5 spaces per 10 units)	0.25 – 0.5/unit (2.5 – 5 spaces per 10 units)	0.5/unit (5 spaces per 10 units)

Issue #3: Residential Parking

□ BECSP Amendment:

▣ Modify minimum residential parking requirements

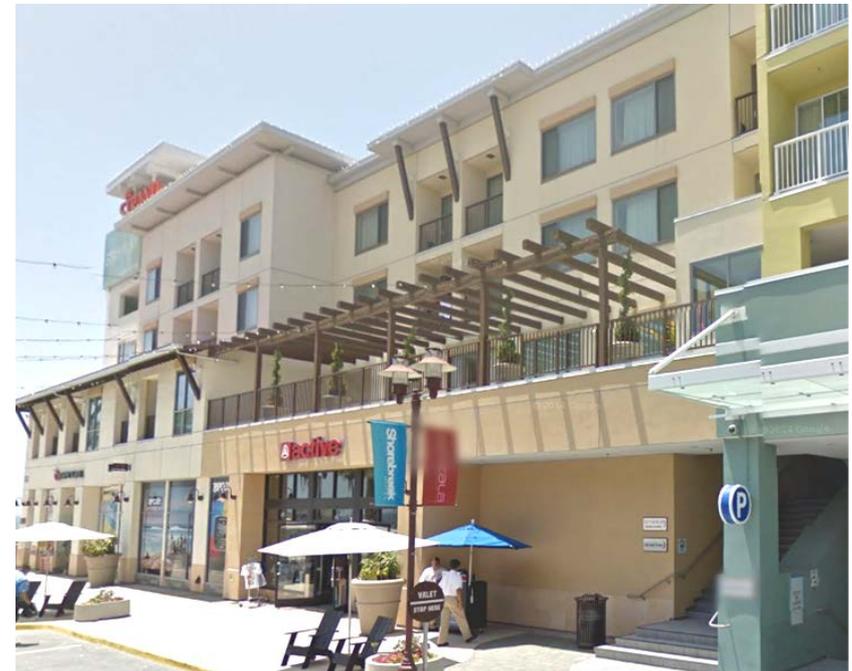
	<u>Option 1</u> HBZSO/Citywide	<u>Option 2</u> Coastal Zone	<u>Option 3</u> Other Parking Option
Studio/1 BR	1 min.	2 min.	2 min.
2 BR	2 min.	2 min.	3 min.
3 or more BR	2.5 min.	2.5 min	3 min.
Guest	0.5/unit (5 spaces per 10 units)	0.25 – 0.5/unit (2.5 – 5 spaces per 10 units)	0.5/unit (5 spaces per 10 units)

Example Project: 50 units (10 S/1BR; 30 2BR; 10 3 BR)

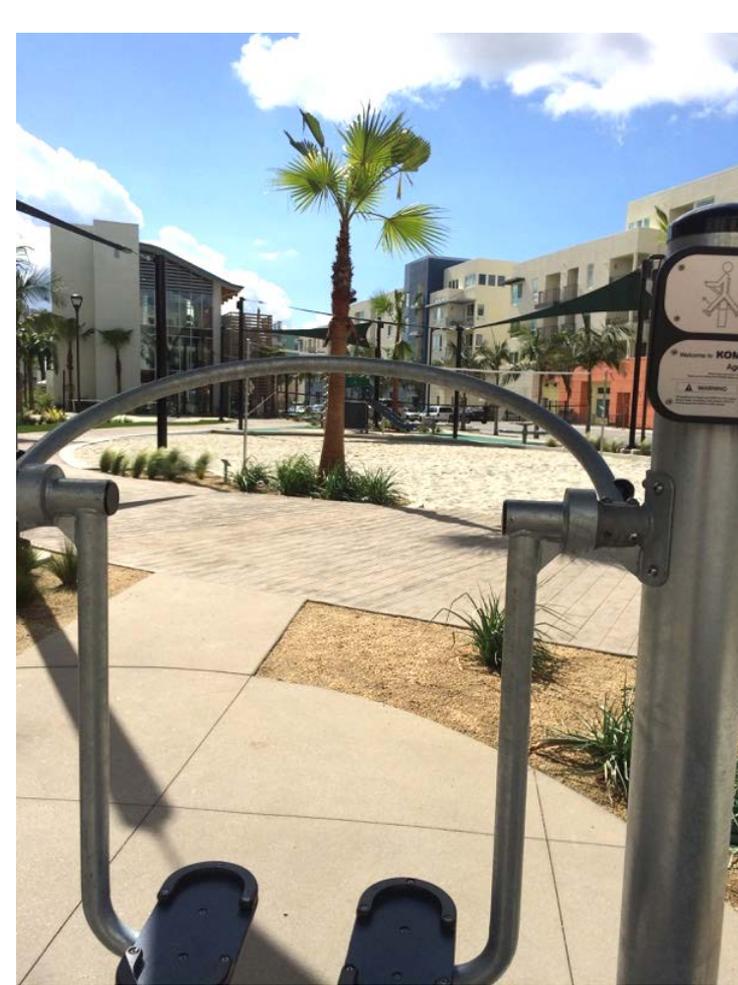
Total Parking Spaces Req.	Option 1 120 spaces	Option 2 118-130 spaces	Option 3 165 spaces
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Issue #4: Building Setbacks

Standard	Current BECSP Requirement	Current HBZSO Requirement
Front yard setback	Ranges from 0' – 30'	R districts: min. 10'-15' C districts: min. 0'-50'
Upper story setback	N/A (offsets and notches required)	min. 10' average



Issue #4: Building Setbacks



Issue #4: Building Setbacks

□ BECSP Amendment:

- Front setback: minimum 15'-30' with landscaping and public open space
 - 30' on Beach Blvd. and Edinger Avenue
 - 15' all other public streets
- Upper story setback: minimum 10' along front and around sides (for 100') for all facades above 3 stories

Issue #5: Retail/Commercial Uses



Issue #5: Retail/Commercial Uses

- Current BECSP retail/commercial is permitted but not required with residential projects
- BECSP Amendment: Require retail/commercial uses in all projects proposing residential uses
 - ▣ Ground Floor/Street level commercial/retail uses are required along Edinger Avenue and Beach Boulevard
 - ▣ Commercial/retail uses are permitted but not required along all other streets at street level

Issue #6: Auto Dealer Standards



Issue #6: Auto Dealer Standards

- Current BECSP requirement: all new construction and additions of 20% or more must comply with standards of BECSP (includes auto dealerships)
- BECSP Amendment: Allow greater flexibility for auto dealers to build/remodel consistent with traditional auto dealership site layout and design
 - ▣ Modify specific standards for auto dealer uses (e.g. – allow surface parking in front of building; no public open space requirement; no frontage coverage requirements; no frontage type or top/base requirements)

Issue #7: Existing Commercial Uses

- Current BECSP requirement: all new construction and additions of 20% or more must comply with standards of BECSP
- BECSP Amendment: Increase maximum percentage of addition to allow existing commercial centers to remodel without triggering additional BECSP requirements
 - ▣ All new construction and additions of 25% or more must comply with standards of BECSP

Issue #8: Residential Density

- BECSP does not currently set maximum residential densities
- Densities of approved (permitted and/or entitled) projects range from 39 du/ac to 100 du/ac
- Densities of potential projects range from 22 du/ac to 104 du/ac
- Residential density recommended by BECSP consultant: 55-60 du/ac

Issue #8: Residential Density



Example of 39 du/ac project



Example of 54 du/ac project

Issue #8: Residential Density



Example of 100 du/ac project



Example of 60 du/ac project

Issue #8: Residential Density

- BECSP Amendment:

- *Option 1:* Establish a maximum residential density
- *Option 2:* Effectively manage density through revised development standards (e.g. – setbacks, parking)
 - Reduces potential densities by approximately 10%-20%

Issues Matrix

Issue	Current Req.	BECSP Amendment		
		Option 1	Option 2	Option 3
1. MAND	Up to 4,500 units	2,100 units	2,800 units	Another #
2. Entitlement Processing	SPR – Staff Approval	CUP – PC Approval		
3. Parking	<u>BECSP</u> S/1BR: 1 min. ≥ 2BR: 1.5 min Guest: 0.2/unit (2 per 10 units)	<u>HBZSO</u> S/1BR: 1 min. 2BR: 2 min. ≥ 3BR: 2.5 min. Guest: 0.5/unit (5 per 10 units)	<u>Coastal</u> S/1BR: 2 min. 2BR: 2 min. ≥ 3BR: 2.5 min. Guest: 0.2-0.5/unit (2 - 5 per 10 units)	<u>Other Option</u> S/1BR: 2 min. 2BR: 3 min. ≥ 3BR: 3 min. Guest: 0.5/unit (5 per 10 units)
4. Front Setback Upper-Story Setback	Ranges from 0' – 30' N/A	Min. 15'-30' 10' over 3 stories	30' min. - Beach and Edinger	15' min. – all other streets

Issues Matrix (continued)

Issue	Current Req.	BECSP Amendment		
		Option 1	Option 2	Option 3
5. Retail/ Comm.	No Req.	Require all res. projects to have retail/ commercial at street level	Encourage all res. projects to have retail/ commercial at street level	
6. Auto Dealers	Must comply w/ BECSP standards for new dealerships and additions >20%	Modify Req. to allow deviation to BECSP req. for auto dealers		
7. Existing Commercial	Must comply w/ BECSP req. for new construction and additions >20%	New construction and additions of 25% or more must comply with BECSP req.		
8. Density	N/A	Establish Max. Density	Control through dev. standards	

Next Steps

- Prepare Draft Ordinance and Amendment to BECSP per City Council direction
- City Council Confirms amendments and directs staff to move forward: March 16
- Distribute Draft Ordinance to PC and CC: March 17
- Planning Commission Study Session: March 24
- Planning Commission Public Hearing: April 14
- City Council Public Hearing: May 4
- Ordinance Effective: June 17

Esparza, Patty

From: Flynn, Joan
Sent: Monday, March 02, 2015 7:46 AM
To: Esparza, Patty
Subject: Fwd: stop high density!

Joan Flynn, City Clerk
Huntington Beach

Begin forwarded message:

From: stephanie stichka <stephanie.stichka@gmail.com>
Date: March 1, 2015 at 12:11:22 PM PST
To: "city.council@surfcity-hb.org" <city.council@surfcity-hb.org>, "jflynn@surfcity-hb.org" <jflynn@surfcity-hb.org>
Subject: stop high density!

the residents of huntington beach are pleading with our elected city council to stop the current madness of high density in our beloved city. it's a drain on city resources, environmental resources, and a myriad of other concerns. we no longer want to shop or dine in HB because driving on beach blvd is currently a nightmare. we used to go to bella terra to shop at costco (we now go to the one in FV), go to the movies (we now go to costa mesa), and dine (we now go to newport) and our family and friends all do the same. our future generations are counting on you to make the right decisions and high density is not the answer!

thank you,
steven & stephanie stichka
8371 castilian drive
HB 92646

SUPPLEMENTAL COMMUNICATION

Meeting Date: 3/2/2015

Agenda Item No. SS #1

Esparza, Patty

From: Surf City Pipeline [noreply@user.govoutreach.com]
Sent: Sunday, March 01, 2015 9:21 PM
To: CITY COUNCIL; Agenda Alerts
Subject: Surf City Pipeline: Comment on an Agenda Item (notification)

Request # 21432 from the Government Outreach System has been assigned to Agenda Alerts.

Request type: Comment

Request area: City Council - Agenda & Public Hearing Comments

Citizen name: geri von freymann

Description: This city has been a beautiful place for me to live in and rear my family. Fresh ocean air and green space has been all important. Once land is gone, it is gone for good. In reading the qualities that enable a city to be included in the lists of most desirable places to live, those qualities include parks and open spaces. This city has a remarkably high ratio of people to open space and it is shrinking continuously, Set backs, and open spaces should be mandated for all new construction before all the land is gone and we lose one of the most important indicia of a community with a high quality of living.

Expected Close Date: March 2, 2015

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/2/2015

Agenda Item No. SS #1

From: HBNews1@aol.com [mailto:HBNews1@aol.com]
Sent: Monday, March 02, 2015 11:38 AM
To: Domer, Ken
Cc: Fritzal, Kellee
Subject: Re: PowerPoint for BECSP Amendment Discussion

To: Ken Domer -Assistant City Manager
Kellee Fritzal - Economic Development
Fr: Bob Miller - President, HB Auto Dealers Assoc
Re: PowerPoint for BECSP Amendment Discussion

I have authorized our Business Manager to communicate the response from our Board of Directors.

Thank you for including the 10 New Car Dealers and their special needs in the review of the Beach Edinger Corridor Specific Plan. They market a product that requires visual appeal and storage / display area as important design elements.

Also, as they continue to remodel...previous to these suggested modifications, policy required them to be in compliance with components of the existing plan that worked negatively against increasing new and used vehicle sales. These suggestions reduce the need to move closer to the curb, giving up less of our valuable display area and positively effecting a number of design issues otherwise curtailing the ability of the dealers to more aggressively market their product.

Again, we do not have a Auto Mall in HB and the 10 New Car Dealers are in some cases several miles from each other. Our Reader Board Sign has a dramatic positive impact on overall auto sales...but on site display, the front line and other existing compliance issues in the current BECSP were not looked at as advantages locally.

We applaud staff for taking the lead and responding to some of the issues we brought forward during the study process. Also, we encourage the Mayor and City Council to adopt your recommendations.

On behalf of the HB Auto Dealers:

F/ Bob Miller, President

Respectfully,

David P. Garofalo,
Business Manager - HB Auto Dealers Assoc.

Main Street West
630 Main Street
Huntington Beach, Ca 92648
(714) 914.9797
HBNews1@aol.com
www.MyHBGold.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/2/2015
Agenda Item No. SS #1



City of Huntington Beach

INTER-DEPARTMENT COMMUNICATION

TO: Honorable Mayor and City Council

FROM: Joan L. Flynn, City Clerk *JLF/rl*

DATE: March 2, 2015

SUBJECT: REVISED EXHIBIT FOR THE CITY COUNCIL MARCH 2, 2015 AGENDA
PACKET ITEM NO. 1

The attached document replaces the exhibit submitted for Agenda Item No. 1 – Approve Amendment to City Council Boards and Commissions' Liaison Appointments List 2015.

Att. Page 4 – Community & Regional Agencies and Committees (Appointed by Mayor)

c: Fred Wilson, City Manager
Department Heads
File

SUPPLEMENTAL COMMUNICATION

Meeting Date: 3/2/2015

Agenda Item No. 1

COMMUNITY & REGIONAL AGENCIES AND COMMITTEES (Appointed by Mayor)

	Name of Agency/Committee	Appointee	Meeting Times
1.	California Coastal Coalition Board	Hardy, Peterson	2-3 meetings/year, various places
2.	HB Chamber Legislative Affairs Committee	Posey, Katapodis	4 th Wed. 8:00 a.m., Chamber of Commerce office, 2134 Main St., Suite 100
3.	Visit Huntington Beach Board Meeting	Delgleize, Peterson (Alternate)	Last Tuesday of Month, 4:00 p.m. (Location changes to different hotels)
4.	League of California Cities, Coastal Cities Group	Katapodis	Monthly as scheduled by the State League. May go to bi-monthly
5.	Orange County Coastal Coalition	O'Connell	(Day & Month – TBD), 9 a.m., Newport Beach Library, 1000 Avocado Ave.
6.	O.C. Council of Governments OCCOG (OCTA Coordinates)	Katapodis	4 th Thurs, 10:30 am, Monthly at the OCTA Headquarters
7.	O.C. Sanitation District \$212.50 per meeting	Katapodis, Peterson (Alternate)	4 th Wed, 6:30 p.m., Sanitation District, Fountain Valley, (Plus Committee assigned by Chair)10844 Ellis Ave., FV
8.	O.C. Vector Control District \$100 per meeting	Carchio (through term); Sullivan (next)	3 rd Thurs, 3:00 p.m.,13001 Garden Grove Blvd.
9.	OCTA - 405 Project Committee	Posey, Delgleize (Alternate)	TBD
10.	Public Cable Television Authority (PCTA)* * \$100 per meeting	Delgleize, Posey	3rd Wednesday, 8:30 am Fountain Valley City Hall
11.	Santa Ana River Flood Protection Agency (SARFPA)	Delgleize, O'Connell (Alternate)	4 th Thurs, 4 p.m., O.C. Water District Office, 18700 Ward St., FV - Executive Committee Mtgs: January 22, March 26, May 21, July 23, September 24. Full Agency Meetings: June 25, November 19.
12.	Southern California Association of Governments (SCAG) District 64 Delegate* \$120 per meeting	Delgleize, O'Connell (Alternate)	1 st Thurs, SCAG Offices, Downtown L.A., 9:00 am – 2:00 pm
13.	West O.C. Water Board (WOCWB) \$100 per quarterly meeting	Hardy, Sullivan	3rd Wednesday, 4:00 p.m., (January, April, July and October), Utilities Operations Building, 19001 Huntington St.

Proposed
Massage Business Moratorium
Interim Ordinance #4046

Background

- ▣ Current number of massage businesses in Huntington Beach around 70

- ▣ The massage business establishment and licensing process currently touches multiple departments
 - Police
 - Planning
 - Finance

Background

- ▣ Several local and State attempts to regulate the massage industry have failed
- ▣ 2008: State limited local control
- ▣ 2009: Huntington Beach adopted rules to try and prevent proliferation of illicit massage establishments
- ▣ 2013 Huntington Beach made minor changes in the municipal code to try and close loop holes
- ▣ 2014: State law changed again allowing for more local control (AB1147)

Problem

- ▣ The number of massage establishments in Huntington Beach went from 8 or 9 in 2009 to a high of 74 in 2014.
- ▣ Many of the businesses engage in illicit activity where money is exchanged for sexual activities and some have engaged in human trafficking
- ▣ Effective regulation has been difficult/nonexistent

Moratorium Considerations

- ▣ New licensing rules will be brought forward during the 45 days and can be enacted before the moratorium expires. Zoning changes would follow the expiration of the moratorium. (unless extended).
- ▣ The Police, Finance, and Planning Departments will be working with the City Attorney's Office to propose new rules for licensing and zoning for massage establishments.

Moratorium Considerations

- ▣ Allows us to prevent further growth of illicit massage establishments while the rules are being reworked
- ▣ Allows further engagement of stakeholders
- ▣ Initial moratorium covers 45 days

Fikes, Cathy

From: Bobbi Ashurst [bobbiashurst@rocketmail.com]
Sent: Friday, February 27, 2015 2:48 PM
To: Fikes, Cathy
Subject: Email distribution to city council
Attachments: Letter to Barbara D feb 2015.docx; Letter to Dr Sullivan feb 2015.docx; Letter to eric peterson feb 2015.docx; Letter to Jill Hardy feb 2015.docx; Letter to Jim Katapodis feb 2015.docx; Letter to Mike Posey feb 2015.docx; Letter to O'Connell feb 2015.docx

Hi Cathy,

I just spoke with you regarding the attached letters to each of our council members. Thank you for offering to distribute. The letters are in regards to an agenda item coming up this Monday so I would appreciate that they receive them prior to the proscribed deadline.

Thank you so much!
Best regards,

Bobbi Ashurst
ph - 714-969-6400
fx - 714-969-0549
cell- 714-287-7302
bobbiashurst@rocketmail.com

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/2/2015

Agenda Item No. 11

2/25/2015

• • •

Bobbi Ashurst
208 Indianapolis Ave
Huntington Beach, CA 92648

Dear Barbara DelGleize,

I am writing to you regarding Agenda Item # 11 introduced by council person Jim Katapodis regarding Medical Marijuana Collectives and dispensaries.

I implore you to vote no on this ordinance as it not only disallows Medical Marijuana dispensaries and collectives from doing business here but also bans delivery services. That targets directly the housebound and infirmed, the most vulnerable of patients.

As it stands, a group of patients as diverse as Veterans, diabetics, chronic pain sufferers, PTSD sufferers, chronic migraine and digestive issues, and cancer patients and families of all mentioned, have been meeting with council members advocating for an ordinance allowing for collectives and dispensaries. We have a sample ordinance that is PAC proof, (federal enforcement) and modelled after the Anaheim ordinance drafted after they lost their lawsuit attempting to deny citizens medical treatment.

I will not be able to speak at the Council meeting as I will be in Bishop celebrating my father's 90th Birthday.

So let this letter speak for me. Do not deny medical patients the medicine they need! Do the morally right thing!

Respectfully,

Bobbi Ashurst
714-287-7302

Fikes, Cathy

From: Steve Farnsworth [hazmn54@gmail.com]
Sent: Friday, February 27, 2015 2:01 PM
To: CITY COUNCIL
Cc: Fikes, Cathy
Subject: City Council Agenda Item 3/1/15 regarding Medical Marijuana Dispensaries
Attachments: Dispensary Letter to HBCC.docx

Honorable Mayor and HB City Council Members,

Attached please find a document for your consideration during Monday's council meeting.

Thank you,

Steve Farnsworth

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/2/2015
Agenda Item No. 11

Steven Farnsworth



18401 Goodwin Ln. • Huntington Beach, CA 92646 • Phone: 714-975-1038 •
E-Mail: hazmn54@gmail.com

February 27, 2015

Honorable Mayor and City Council Members of Huntington Beach

Dear Mayor and City Council Members:

I am writing this in opposition of Council Member Katapodis' recommendation to express/strengthen the wording of the city's prohibition of medical marijuana dispensaries within the city limits of Huntington Beach.

Although Federal law has not yet recognized the legitimate use of medical marijuana as a medical substitute for pills, the State of California has. That should be reason enough to consider allowing a predetermined number of dispensaries within Huntington Beach that is mutually agreed upon by the council and City Attorney. I'm not asking for these to be on every street corner, but the citizens of Huntington Beach that can't travel far and don't care to go to Santa Ana or other surrounding cities to purchase medical marijuana, oils, edibles should be able to purchase locally.

Although there is concern that not all patrons of these facilities require the use of medical marijuana and obtain licenses illegitimately, those same people would end up just buying it from a local dealer they know or go hang out at the pier and buy some there anyway. The issue is that elderly citizens or ill persons that due indeed use marijuana for medicinal purposes most likely don't know their local "pot" dealer and truly don't have the access that the younger generation has. For this reason alone, Huntington Beach should seriously consider not strengthening the language against medical marijuana dispensaries, but limit the number of them, establish an age limit (e.g. 21 years of age) and perform periodic inspections of the operations of such dispensaries.

You may not believe this now, but eventually marijuana will be legalized in California at which time it will probably end up being sold on every street corner. In the mean time, as a citizen of Huntington Beach I am asking you to not strengthen, but loosen up the city's zoning code and just keep a watchful eye on things.

Thank you for your consideration in this matter.

Sincerely,

Steven D. Farnsworth

Dombo, Johanna

From: +17147172865@tmomail.net
Sent: Wednesday, February 25, 2015 7:35 PM
To: CITY COUNCIL

.....

Please, please consider medical marijuana shops in the industrial area of HB. There are quote a few, me included, that use medical pot for quality of life. I have COPD, and Rheumatoid Arthritis I do use medically prescribed drugs but they are killing my body. Medical pot that is edible is one of the only things on the market that takes my pain away and allows me to breathe like a normal person. It is very hard for me to go to Garden Grove or Santa Ana to get my supplies. I do not use for recreation, that what Jack Daniels is for. I use it to feel and have quality time

T-Mobile

This message was sent to you by a T-Mobile wireless phone.

**SUPPLEMENTAL
COMMUNICATION**

Meeting Date: 3/2/2015

Agenda Item No. 11

Esparza, Patty

From: Flynn, Joan
Sent: Monday, March 02, 2015 1:30 PM
To: Esparza, Patty
Subject: FW: Agenda Item 11

**SUPPLEMENTAL
COMMUNICATION**

Joan L. Flynn, City Clerk
City of Huntington Beach
714-536-5404

Meeting Date: 3/2/2015
Agenda Item No. SS#1 #11

Please consider the HB City Clerk's office for your passport needs

From: Janice Ugland [mailto:janugland@aol.com]
Sent: Monday, March 02, 2015 1:10 PM
To: CITY COUNCIL
Cc: Gates, Michael; Flynn, Joan
Subject: Agenda Item 11

Dear Respected Council Members:

I broke the law (almost daily) for two years straight. This was way back when I was a sophomore at Marina High School; a good student, athlete and one that respected authority and rules. But during that time, the choice I made was reasoned by me as a matter of life versus possible death. I hope going forward and while you consider the "language" of Agenda Item 11 this evening that you'll perhaps, just perhaps, think about my story.

I was chosen back then to represent our school's modeling class on the runway at a regal event in Newport Beach. Most teen girl's dream, right? Well, unfortunately, not quite this time. What transpired was a nightmare. And although most nightmares are fleeting, this was a permanent one from which I was physically maimed for life and emotionally both shattered and isolated. You see, I had never worn make-up before and part of this gig was, of course, full make-up, hair and clothes; the works. I was unrecognizable. Proud. Excited. Preened the runway like a pro, all the while not realizing that come morning... I'd be unrecognizable but in a hellish way.

The heavy stage make-up caused a skin reaction which burned the most sensitive cheek areas on my face. Blood blister left side 3"x1" and one on right side, 2"x2". This is what I awoke to in our bathroom mirror. It took nearly a year of weekly dermatology visits before I was even close to being near presentable to be seen in public. I can't even describe it. The trauma, pain, fear, anxiety, depression and isolation. I didn't have the coping skills to acclimate myself back

into my peer group. My parents knew nothing back then of therapy nor did we have insurance to even cover all the procedures I endured.

Administrators and the Principal gave me a "stay" and passed me through my sophomore year even though I did not attend. They had compassion. But, come my Junior year, I had to go back. This is when marijuana and I met. I self-medicated and it worked. I was able to slowly ease myself back into society. A society that often holds one's appearance in such high regard. A society that so many show no mercy to imperfections. Facial imperfections, you can't hide from them. Marijuana helped me to shine again in the sun, on the waves, shredding on my skateboard, smiling with my family and friends.

I graduated. Even got nominated for a Golden Shields Award for Athletics. Started college, met Tom, quit marihuana (never looked back), married, had children. Forever scarred but always in support of marihuana in a medicinal sense. It works. It helped me to get to womanhood.

"The City Council should also consider expressly stating that any mobile medical marijuana dispensary is likewise prohibited."

"Should also consider..." Mr. Katapodis is correct in those words. Each of you should compassionately consider the quality of life issues and lessening of the suffering so many average, law-abiding residents gain from what's simply a weed.

**Always,
Janice E. Uglund
714 846-6865**