

Brad Croul  
PO Box 933  
Nevada City, CA 95959

December 30, 2016

Commissioners,

I support an ordinance allowing Marijuana dispensaries (I will refer to dispensaries as MJ Stores) within the Nevada City limits.

Do not put a limit on the number of MJ Stores.

We do not put a limit on the number of Mexican restaurants, coffee shops, wine tasting rooms, real estate offices, sushi bars, etc. Why should MJ Stores be treated differently? We have had an ebb and flow of various businesses over time. Back in late 2005, real estate offices had proliferated along Broad St. and were displacing ground-floor retail storefronts to the point that the city council voted to prohibit ground-floor real estate offices downtown.

Fast forward to present day and real estate offices are not considered a problem (and they are back on the ground floors of buildings). If MJ Stores are allowed in general business zoned areas, we might see more than we need at first; but competition between businesses, and supply and demand, will result in the appropriate number of MJ Stores over time. Let the free market work.

MJ Stores should be allowed in any business district as long as it meets state required setbacks from schools, etc.

I believe the idea of keeping MJ Stores in industrially zoned areas came about in the early days of MJ Store regulations in communities that were afraid of the kind of people that would frequent MJ Stores. They decided to allow MJ Stores but did not want to have "those people" in the general business districts. However, we are "those people" - so, what's the problem?

Do not restrict MJ Stores to the light-Industrial zoned properties. There are not enough of those light-industrial properties in town and there are other commercially zoned properties adjacent to, or near, the light-industrial zoned properties that would be equivalent in every respect to the proposed light-industrial area zoned properties.

If the zoning is too restrictive a prospective MJ Store may never be able to open. Don't forget that a landlord has to be willing to rent to a MJ Store. Because landlords are sometimes fearful of renting to an MJ Store, buying a property is sometimes the only practical way to open an MJ Store. Neither commercial nor light-industrial zoned properties often come up for sale which makes it difficult for a business to open if landlords are unwilling to rent to an MJ store.

If there is resistance to the idea of MJ Stores in the historic district, the city could prohibit MJ Stores with entrances that front directly onto public right-of-ways. This would be similar to the restriction we placed on real estate offices in the Historic District back in December 2005. There are a number of commercial spaces downtown located on the 2nd floors in the New York hotel, US hotel, and in other buildings that could house a MJ Store that would be perfectly acceptable and not create an attractive nuisance. There are several locations on Broad, Spring, Main, Railroad, Searls and other streets with commercially zoned properties with ground floor as well as upstairs rental units that do not front directly onto a public sidewalk that could be considered for MJ Stores and would not create attractive nuisances.

Allowing MJ Stores will not result in an Amsterdam-like atmosphere because it is illegal to smoke or otherwise ingest marijuana on the MJ Store premises.

Security guards are not necessary. Omit this requirement. If any business should be required to have a security guard it should be our local bank that has been robbed three times.

A medical MJ Store has a lot in common with a pharmacy, and a recreational MJ Store would be similar to a liquor store.

Keep the ordinance consistent with what you would require of a pharmacy or a liquor store. For example, do we demand background checks, security guards, or place zoning restrictions on pharmacy or liquor stores?

I don't think the existence of MJ Stores in town will result in more people smoking marijuana within the city limits.

When recreational marijuana was legalized in November did we see massive smoke-ins (smoke-outs?) all over town? No, most people around here are 'over it'. Marijuana usage has been around for thousands of years. Nothing is going to change except that we will have more businesses selling merchandise and those tax dollars will be used to support city services.

I urge you adopt common-sense regulations that are consistent with other businesses of a similar nature in town and not over-regulate based on some sort of 'fear factor' or personal bias.

Thank you for considering my comments.

Best Regards,

A handwritten signature in black ink, appearing to be the initials 'JC' followed by a stylized flourish.

Brad Croul