

COLGAN, JULIE

From: Medhat Gorgy <medhat@pyramidlabs.com>
Sent: Thursday, April 7, 2022 4:03 PM
To: PC Public Comments
Cc: Joe Erickson
Subject: Official Public Notice Application No. PA-21-19, PA-21-12
Attachments: Offical Public Notice RE Cannabis Mfg and Dist 040722.pdf

Dear City of Costa Mesa Commission,

Please see my attached Letter of Objection for the use of these facilities.

Best regards,

Medhat



Medhat Gorgy
President and Chief Executive Officer
Tel: (714) 435-9800 x1600
Fax: (714) 435-4010
www.pyramidlabs.com

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April 7, 2022

City of Costa Mesa Planning Commission

RE: Application No. PA-21-12

Site Address: 3595 Cadillac Ave., Unit 102
3590 Cadillac Ave., Unit A

Dear Sir/Madam:

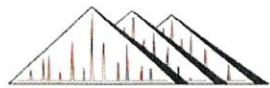
Pyramid Laboratories, Inc. is located at 3598 Cadillac Avenue., Costa Mesa, located at the end of a cul-de-sac between the two (2) properties listed above. Pyramid has been in this location since 2004, and regularly and routinely inspected by the FDA and the EMA (European Medicines Agency).

Pyramid is a manufacturer of Commercial Medicinal injectable drugs. Pyramid's facility has Clean Rooms and major air handlers to assure the cleanliness and quality of the air entering the facility during the manufacturing process. Any air contamination can contaminate the manufactured injectable medicine and can harm the receiving patients.

FDA recommendations always not to have facility like Pyramid near any source of toxic fumes, contaminated air, or even near an antibiotic manufacturer. The contamination can cause severe damage to patients.

In reviewing the Official Public Notice and specially 3595 Cadillac Ave., Unit 102 (Cannabis Manufacturing and Distribution Facility). We voice our objection to the use of these facilities for the following reasons:

- Pyramid has great concern for the exhaust from the air handlers of these buildings to the air adjacent to the Pyramid facility.
- Having a facility next to an injectable drug manufacturer can be a major disaster to tens and thousands of patients.
- In addition, Pyramid has maintained low traffic and high security systems throughout the years.



PYRAMID
Laboratories, Inc.

- We perform Drug testing on all our new hires and on a regular basis as required by the FDA. This may attribute to false results to our employees.

Pyramid has been a Tax contributor to the City of Costa Mesa since 1992. We wish the Commission to reconsider the use of these facilities and help us to maintain the security of our manufacturing facility to save lives.

Please note our loud and clear objection to the use of these facilities.

We wish the company success for many years in a different location not too close to the Pyramid facility.

Respectfully Yours,

Medhat Gorgy
President & CEO
Tel. (714) 435-9800 ext. 1600
medhat@pyramidlabs.com

COLGAN, JULIE

From: Joe Erickson <joe@icmyers.com>
Sent: Friday, April 8, 2022 2:58 PM
To: PC Public Comments
Subject: PA-21-19: 3590 Cadillac Ave., Unit A and PA-21-12: 3595 Cadillac Avenue, Unit 102, Costa Mesa
Attachments: PA-21-19 and PA-21-12.pdf
Categories: correspondence

Dear Planning Department Staff,

Please include the attached letter in the public record for the above Planning Actions to be discussed per the Agenda for the Planning Commission meeting on April 11, 2022.

Thank you.

- Joe Erickson

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ICM-JAE Investments, Ltd. & Redhill-Fischer Business Park c/o

April 8, 2022

Emailed to: PCPublicComments@costamesaca.gov

Chairman Byron De Arakal & City of Costa Mesa Planning Commissioners
77 Fair Drive
Costa Mesa, CA 92626

RE: PA-21-19: 3590 Cadillac Ave., Unit A, Costa Mesa & PA-21-12: 3595 Cadillac Avenue Unit 102, Costa Mesa

Dear Chairman De Arakal and Commissioners:

Thank you for providing notice of the above applications. Please be advised that our company owns and manages the buildings at 3545 and 3598 Cadillac Avenue. Both buildings, with a total size of approximately 84,000 square feet, are in close proximity to 3590 and 3595 Cadillac Avenue.

We entered into long-term leases with Pyramid Laboratories in these buildings, the first of which commenced in 2004 and the second in 2013, both long before the City's "Green Zone" was approved.

Pyramid Laboratories was established in 1988 with services that meet stringent FDA standards for sterile manufacturing services for the pharmaceutical, biotech and medical device industries. The company has made substantial investments in the construction of clean rooms with state of the art air handlers to assure that fumes or other air contaminants do not enter medicine that is injected directly into patients' veins.

The FDA recommends in its continually ongoing certification process that a manufacturer of injectable drugs such as Pyramid Laboratories is not located near a manufacturing or testing facility that releases fumes or contaminants into the air.

Per the Planning Commission staff report of March 28, 2022, when granting a CUP, one of the findings the Planning Commission must make for approval of these uses is, "The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area".

In these Planning Actions, as you consider your vote, please take into account our concern that contaminants these proposed uses may release could impact the ability of Pyramid Laboratories to continue operating in our buildings in the City of Costa Mesa.

Thank you,

JOE ERICKSON
President

AD.320.80(150-7 and 478-A&B)

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