

**From:** brooke cobos <cobos.bbroke@gmail.com>  
**Sent:** Thursday, August 4, 2022 5:58 PM  
**To:** PC Public Comments  
**Subject:** How The Cannabis Industry Changed My Life

To whom it may concern,

Hello, and thank you for taking the time to read my letter about our ever changing cannabis industry. As a Costa Mesa native, I understand the concerns surrounding the new cannabis dispensaries coming into the areas. The thoughts of crime, illegal situations occurring, and the numerous other scenarios that can potentially arise can be stressful and cause concern. However, I would like to give my input on these situations, as a young single mother, active cannabis consumer, and cannabis employee of 10 years. Throughout the years as the industry has continued to progress, the working conditions have as well. With legalization came safer working environments equipped with 24/7 security, a safer crowd of consumers, both medical and recreational, and peace of mind.

The vast majority of the population think of cannabis as this gateway drug into dark, toxic ways of life. Surrounded by criminals, bad decisions, and drugs. But in reality, the recreational cannabis industry has shaped the way active users think, look, and consume this holistic plant medicine. The cannabis industry has allowed me to gain confidence within myself, make life-long friendships, and build a life for my son and I. Currently, I work for a Costa Mesa, women-owned company called Yummi Karma. We are a small company, with incredible work ethics, and owners who strive to create healthy work environments for the entire team. Because this company is legal, I have been able to secure medical benefits for myself, live a life alone with my son, while continuing to work hard, and be present in my son's life. I wake up happy everyday knowing I have a job I love. Motivation to succeed in my career, personal life, and motherhood are embodied within me as I work in an industry I adore. I remember back in the day, going to dispensaries with entrances in the back of the building, hidden, waiting to be buzzed in. Praying cops would not show up, hoping I would not get arrested. Those days were scary, terrifying, and traumatizing for so many young individuals. But now, I am so excited to see all the new, gorgeous dispensaries. The beautiful exteriors, and phenomenal interiors with state of the art technology. These new dispensaries are destination spots for tourists, and give the locals something positive to talk about.

Sex trafficking, crime, and robbery are some of the last things on my mind, when I think about this industry. Especially with shops coming to Costa Mesa. I envision gorgeous buildings, with employees who care about their jobs, finances, and want to give back to the community. I have attended cannabis inspired beach cleanups with locals who strive to make a difference in the world. We want to break the stigma on cannabis and truly show the world how we think, feel, and what we value. Dispensaries coming to Costa Mesa will provide more safe jobs for millenials, and younger generations. We are in an era of technology, and this is our future. Trying to shield our children from this will only cause them to look online for answers which will lead to possible misinformation. Costa Mesa has the opportunity to become the meca for cannabis in Orange County. The city with the most gorgeous shops, highest standards in customer service, cleanliness, and values. This industry keeps becoming more mainstream, and structured. It will profit our community in many positive ways. I would not be who I am today, without working in this industry. I am humbled, blessed, and grateful for my experiences and memories all thanks to cannabis. But not only do I have these experiences to be thankful for, I am also thankful to have the knowledge I do, so I can teach my son about the safety in this industry, and have him grow up with confidence and education surrounding this plant. To have the ability to trust him as he goes out into the world without questioning if this could lead to jail time and heavy crime. I am thankful.

I appreciate you taking the time to read my letter. I hope it helps shed some positive light on this industry. Please consider all the good this will bring to our beloved town.

Respectfully,  
Brooke Cobos

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**PARTIDA, ANNA**

PH-1

**From:** Business Image Printing <sales@businessimageprint.com>  
**Sent:** Friday, August 5, 2022 1:09 PM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27

**Categories:** Yellow Category

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA  
RE: Application No. PA-21-27

To whom it may concern,

As a company that has provided packaging and has had a business relationship with Yummi Karma for more than 5 years, we can attest that the company and the people behind the organization itself are outstanding citizens of the community and society in general.

Since they were one of the first legally licensed cannabis related companies that operates in the City of Costa Mesa, there should be no questions on their business practices. Every product manufactured and sold by Yummi Karma are lab tested and fully legal under current laws governing cannabis related products.

This is not a fly by night operation, everything they do is legitimate and legal. We believe they should absolutely BE APPROVED for a conditional use permit to open and operate a cannabis related store at 1072 Bristol St.

Best Regards,

## **Business Image Printing**

1701 E. Edinger Avenue, Suite #E3  
Santa Ana, CA 92705  
855-771-2831  
[www.BusinessImagePrinting.com](http://www.BusinessImagePrinting.com)

*Packaging inspiration, tips, and more:*  
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**From:** Linda Ranck <linda.ranck@gmail.com>  
**Sent:** Monday, August 8, 2022 8:45 AM  
**To:** PC Public Comments  
**Cc:** John Calvert  
**Subject:** Opposition to Application No. PA-21-27

**Categories:** Yellow Category

Re: Application No. PA-21-27 (“Subject Application”)

Dear Planning Division Commissioner:

The proposed retail cannabis storefront business at 1072 Bristol Street, Suite 100 (“Proposed Location”) presents an imminent danger to residents and visitors in Costa Mesa, including vulnerable groups such as addiction recovery facility residents, elderly residents, and children. The Proposed Location is immediately adjacent to our residential cul-de-sac, The Masters Circle and on a busy one-way Street (Newport Blvd.). the property line of the Proposed Location’s parking lot runs along the property lines of our backyards and less than 100 feet from the front door of the corner house.

We vehemently oppose such a facility being allowed in this location on the following grounds:

1. Increase in traffic and motor vehicle accidents.
  - a. Newport Blvd North approaching Bristol St. is a one-way only street and vehicles have often mistakenly driven in the wrong direction. Opening a retail store of any kind on this corner will increase the incidents of head-on collisions;
  - b. Vehicles are already speeding on Newport Blvd North since it is near the 73 and 55 highways;
  - c. Traffic will be greatly increased by the exiting of 1072 Bristol visitors onto Newport Blvd North with higher traffic loads waiting at the corner traffic light. There will be an additional traffic burden of dispensary delivery trucks in and out of the parking lot 7:00 AM to 10:00 PM daily;
  - d. There is little to no parking in this area, resulting in vehicles and pedestrians lingering on the street;
  - e. There is a great likelihood of Individuals consuming cannabis in the parking lot of the Proposed Location and driving under the influence in their motor vehicles;
  - f. The only way to exit our residential street (The Masters Circle) is on the busy one-way street, Newport Blvd. and the increase in traffic, as well as traffic accidents, will make it next to impossible to exit our street.
2. It is less than 100 feet and is well within walking-distance from a sober-living / addiction recovery home located at 137 The Masters Circle. Furthermore, the only way to exit The Masters Circle is via a one-way street (Newport Blvd.) which makes it impossible for any resident or visitor of The Masters Circle to leave our street without passing the 1072 Bristol Street building.
3. It is within walking-distance to the Costa Mesa Skate Park (children skateboarding), Costa Mesa Bark Park (families and dogs playing), TeWinkle Park (families), and Orange County Fair Grounds). Each of these recreational community locations is frequented heavily by children. Having a cannabis retail storefront so close to these family-friendly locations puts our children, families, and community in danger from the clientele that is attracted by such a retail store.
4. 1072 Bristol is less than 50 feet from Family Care Center and less than 500 feet from Little Healthy Smiles, a pediatric dentist. I strongly urge you to consider the impact on these well-established businesses, as well as other nearby businesses that cater to our children and deny this Subject Application.
5. The other businesses located at 1072 Bristol are professional offices (Choice Plus Insurance Services, Beckerman Anderson Lawyer, Home Brand Properties) and are **NOT** retail stores. These current businesses



located at 1072 Bristol close at 6:00 pm, in time as to not disturb the quiet and safe enjoyment of our backyards. Also, the wall between the parking lot and our homes is not high enough to block our view from seeing the building at 1072 or its parking lot. It is not appropriate to put any type of retail store in this office building, or any of the other office locations, that run along the backyards or our homes. If the professional offices next to our homes are turned into retail storefront businesses, we will no longer feel safe in our own backyards.

6. There are several families with young children and babies that live in the homes at The Masters Circle who will be put a risk should such a retail store be allowed to be opened within 100 feet of their homes.

7. The cost to the City of Costa Mesa for police, emergency workers, and defending lawsuits will far outweigh any potential revenue generated by allowing a cannabis dispensary in our backyards.

For all of the above reasons, we respectfully request that you DENY Application No. PA-21-27.

Thank you for your consideration.

Sincerely,

John Calvert & Linda Ranck  
150 The Masters Circle  
Costa Mesa, CA 9262

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**From:** Claudia Tebbs <cmtebbs@yahoo.com>  
**Sent:** Monday, August 8, 2022 9:34 AM  
**To:** PC Public Comments  
**Subject:** Opposition to PA-21-27 Public Hearing 8/8/22  
**Attachments:** Attachment A.jpg; Attachment B.jpg; Attachment C.docx; Attachment D.jpg; Planning Com Aug 8.docx

**Categories:** Yellow Category

**Please Approve & have Attachments A,B,C,& D available to present at the 08/08/22 hearing.**

Hello, my name is Claudia Tebbs. I live on the Masters Circle in Costa Mesa. I oppose the opening of the Proposed Retail Cannabis store opening at 1072 Bristol (PA 21-27).

I read the Outreach pamphlet the applicant left in my mail box & I attended the Meet & Greet held Aug 3. The applicant tried to address our concerns, but there are issues they will not be able to mitigate because of the close proximity to our homes, the hours they will conduct business, and the fact it's a cash business.

**1. Noise**

- They address Noise by having Security Personnel.
- The Storefront is less than 100 ft. from my property, the parking lot is adjacent to my patio, and my daughter's bedroom overlooks the parking lot. See Attachment A & B.
- They will not be able to control the noise from people talking loud, motorcycles driving in and out, people gunning their engines, and car doors slamming. This will happen every single day of the week until very late at night.
- Proposed hours of operation are 10am to 10pm, 7 day a week
- They anticipate 200-300 customers per day, with peak hours in the evening
- This will be in violation of Costa Mesa Municipal Code 13-283 Loud, Unnecessary Noise. Please see Attachment C.

**2. Security**

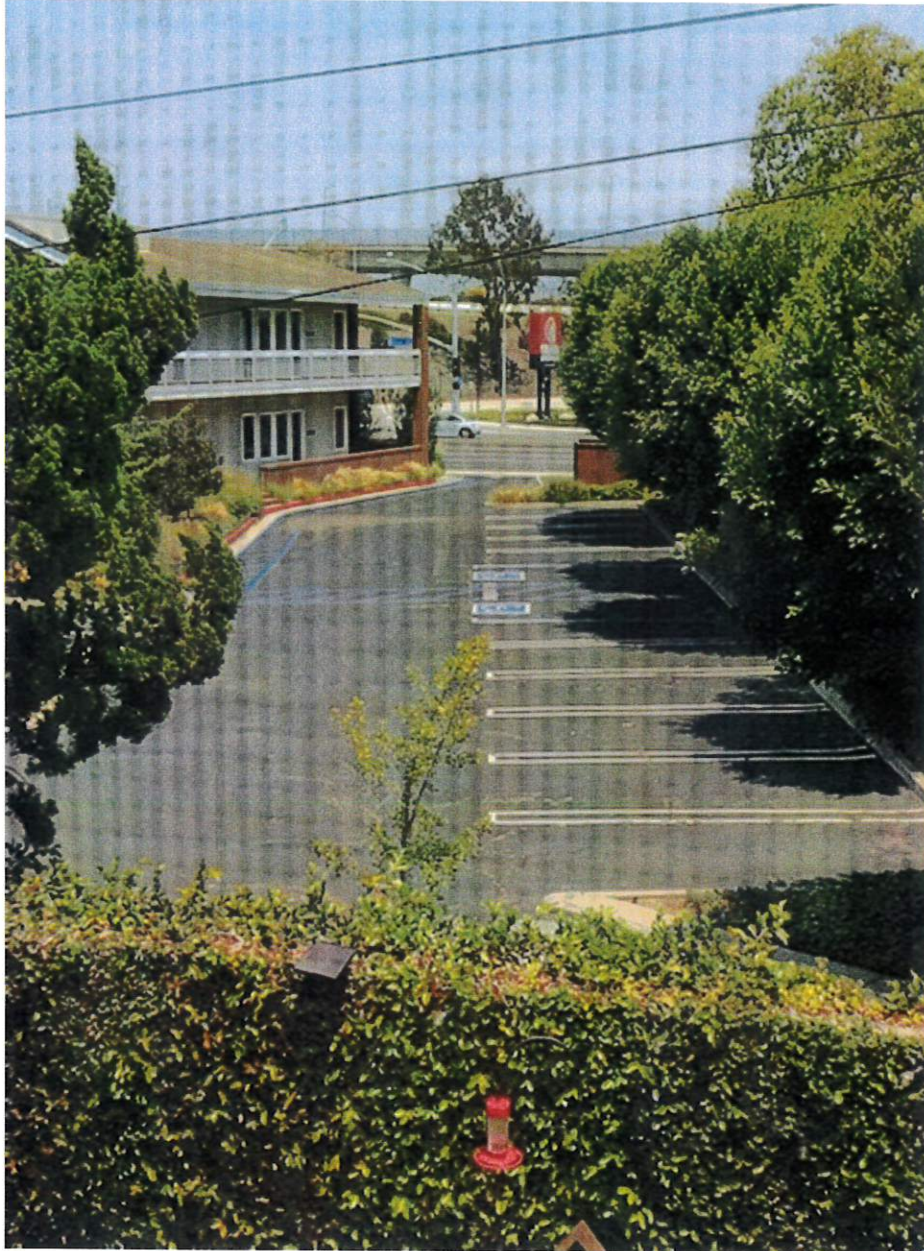
- They address Security by having Patrolling & Armed Security Guards

- This is a cash business and crime is up. A robbery attempt is highly likely. If there is a robbery, the criminal is not going to run to the middle of Newport Blvd or Bristol Street, they're going to run to our backyards & through our properties. We already had an incident where someone tried to break into a shed in the parking lot, the guy scaled the fence and ran through my neighbor's property.
- If there is a shooting will it be in the direction of our homes, my daughter's bedroom? They can't control this.

**We voted to pass Measure Q to regulate & protect our neighborhoods. Please protect our neighborhood. Thank You. (See attachment D)**

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ATTACHMENT A





ATTACHMENT B



# ATTACHMENT C

## Costa Mesa, California Municipal Code Title 13 Planning, Zoning and Development Chapter XIII. Noise Control

### 13-283. Loud, unnecessary noise.

It is unlawful for any person to willfully make or continue, or cause to be made or continued, any loud, unnecessary and unusual noise which disturbs the peace or quiet of any neighborhood or which causes discomfort or annoyance to any reasonable person of normal sensitiveness residing in the area, regardless of whether the noise level exceeds the standards specified in section 13-280, Exterior noise standards, and section 13-281, Interior noise standards. The standard which may be considered in determining whether a violation of the provisions of this section exists may include, but not be limited to, the following:

- (a) The level of noise;
- (b) Whether the nature of the noise is usual or unusual;
- (c) Whether the origin of the noise is natural or unnatural;
- (d) The level and intensity of the background noise, if any;
- (e) **The proximity of the noise to residential sleeping facilities;**
- (f) The nature and zoning of the area within which the noise emanates;
- (g) The density of the inhabitation of the area within which the noise emanates;
- (h) **The time of the day and night the noise occurs;**
- (i) **The duration of the noise;**
- (j) Whether the noise is recurrent, intermittent or constant;
- (k) Whether the noise is produced by a commercial or noncommercial activity; and
- (l) The density of the inhabitation of the area affected. (Ord. No. 97-11, § 2, 5-5-97)

[https://library.qcode.us/lib/costa\\_mesa\\_ca/pub/municipal\\_code/item/title\\_13-chapter\\_xiii](https://library.qcode.us/lib/costa_mesa_ca/pub/municipal_code/item/title_13-chapter_xiii)



# Ballot Measures-Q

Section  
**11**



## City of Costa Mesa, The City of Costa Mesa Retail Cannabis Tax and Regulation Measure

Shall an ordinance authorizing, regulating, taxing retail sales/deliveries of cannabis; limiting locations of cannabis establishments to protect neighborhoods, schools, children; requiring security; imposing a gross receipts tax of 4% to 7% on retail cannabis businesses until ended by voters; raising approximately \$3,000,000 annually for maintaining 911 response, fire/public safety protection, parks, youth/senior services, addressing homelessness, retaining small businesses, other general services; requiring public disclosure, funds controlled locally; be adopted?

### What your vote means

YES	NO
<p>A "yes" vote would allow the City to permit storefront cannabis in the commercial zone, and cannabis delivery businesses in the commercial and Green zones, subject to minimum safety requirements, 1000 foot separation from sensitive uses, compliance with state and local laws, a gross receipts tax of between four percent (4%) and seven percent (7%), with an annual published audit, if adopted by ordinance with a two-thirds vote of the entire City Council.</p>	<p>A "no" vote would continue the existing prohibition on retail and delivery of cannabis in the City.</p>

### For and against

FOR	AGAINST
<p>Tom Arnold Retired Firefighter</p> <p>Dr. Jason Kurtz Physician</p> <p>Ryan Johnson Attorney</p> <p>Salina Mendoza Director of Product Management</p> <p>Charlene Ashendorf Parks, Arts, Community Services Commission</p>	<p>No argument against this measure was submitted.</p>



# Ballot Measures-Q

Section  
**11**

Full Text of Measure Q  
City of Costa Mesa

The City Council for the City of Costa Mesa submits the following measure to the voters of the City for approval and enactment.



**From:** Cole F. Morgan <cmorgan@stuartkane.com>  
**Sent:** Sunday, August 7, 2022 7:33 PM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27; 1072 Bristol St. Comment

**Categories:** Yellow Category

To Whom it May Concern:

I have worked with OC Beauty Manufacturers, LLC (dba Yummi Karma and High Gorgeous) (“Yummi Karma”) as their legal counsel for the past seven years. During my time working with them, Yummi Karma has demonstrated the highest level of compliance, safety, care for their community, and integrity. I am writing in support of the conditional use permit related to Application #PA-21-27 for a retail dispensary located at 1072 Bristol Street, Costa Mesa (“Dispensary”).

Cannabis and cannabis retail dispensaries have traditionally carried a stigma of crime and bad influence. That may be true with respect to illegal operators or businesses that attempt to attract customers that participate in illegal ventures; however, Yummi Karma and its intended Dispensary would likely lower crime and attract a much different customer. Firstly, plenty of studies have shown that cannabis legalization has reduced violent and property crimes. Stating that crime would increase is simply false. Secondly, security would be installed and hired which would deter and prevent loitering and crime in the area. Thirdly, Yummi Karma’s business is women-owned and its primary products include tinctures and beauty products that mainly target women and medical customers (not the stereotypical “stoner”).

As an example, one of Yummi Karma’s tinctures includes Drift Away, a popular sleep aid. A wife of a partner in my law firm who is 65 years old regularly purchases Drift Away to help her sleep. Another friend of mine used Drift Away as a replacement to Ambien (a pharmaceutical drug that created dangerous habits for my friend). Here is a picture of the product to show what type of women/medical customers it is intended to attract:



Some citizens have concerns that children may walk in the area. This point is not accurate or fair for a few reasons: (1) There are few children in the area, (2) to the extent there are children, they would never be allowed to access the Dispensary; (3) no products are advertised to children and it is illegal to do so; and (4) there is plenty of alcohol on Bristol and the Dispensary would not significantly increase the level of temptation of illegal use of products for those under 21.

Yummi Karma acknowledges that there are drug rehabilitation or related centers near the intended location. However, not in all cases, but in some cases, cannabis is used to treat drug addiction. For example, opioids may have the largest volume of addicts and that addiction may stem from pain; cannabis can be used to relieve pain and replace the much more dangerous and addictive opioid-based drugs. Additionally, as mentioned above, there is plenty of alcohol on Bristol and fairly easy to have cannabis delivered to your doorstep—the Dispensary would not significantly increase the



level of temptation of cannabis use to those that may be addicted and is not in their direct line of vision from such centers.

Yummi Karma has been a long-time compliant cannabis manufacturer in Costa Mesa, worked hard to find this Dispensary location, and applied as early as possible to get to this point. There are very limited sites for a dispensary and if the Dispensary application were rejected, Yummi Karma may not be able to find another suitable location.

Lastly, if Yummi Karma were granted its permit to operate the Dispensary, it would bring revenue to the city that could be used to promote the city's wellbeing. It is understandable that nearby citizens may be concerned with change, but it is my belief that the Dispensary would actually improve the area in many ways.

Thank you,

**Cole F. Morgan, Esq.**

## Stuart Kane LLP

620 Newport Center Drive, Suite 200

Newport Beach, CA 92660

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**From:** Nitaya Chapman <nitaya@yummikarma.com>  
**Sent:** Monday, August 8, 2022 10:16 AM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27

**Categories:** Yellow Category

Dear City of Costa Mesa Planning Commission,

There seems to be an attack occurring from the residents behind the proposed cannabis facility that is to be built soon. I wanted to make my objections known for your consideration.

Regarding children:

The presence of cannabis stores causes no harm to children. Children are not allowed in dispensaries. They are less accessible than a liquor store because you absolutely may not enter if you are under 21. Security is on watch at all times.

Regarding traffic safety - Directions will be extremely clear for people coming to the shop in an attempt to lessen traffic mistakes and accidents. Customers will be instructed NOT to park in residential areas and there will be a security guard working the entire time the shop is open to prevent customers parking in residential areas.

Regarding liquor stores being compared to dispensaries - Circle K, and 7-eleven are not the same type of businesses as cannabis dispensaries. First, liquor and tobacco are not considered medicinal. Most people consume cannabis as a medicine. Second, dispensaries have many security cameras and strict security guards that are required to prevent lingering or consuming on site. This means there will not be people just hanging around the establishment. Cannabis workers are professionals as well and desire for their parking lot and surrounding work area to feel safe, just as the residents of the community do.

Let's stop letting manic statements obscure the truth on cannabis stores. Dispensaries absolutely do NOT result in homelessness but rather the opposite by providing jobs in the area for residents as cannabis dispensaries have historically given jobs to people who might otherwise have trouble finding work.

Let's stop stigmatizing cannabis workers and consumers with false claims as "dangerous", it's extremely offensive. No cannabis consumer is any more dangerous than those who choose to consume coffee. It's simply a medium used by regular people to help get them through the day.

Many complaints stem around the OPINION that people do not consider this as a normal retail business and that is untrue and unfair.

Please understand that the cannabis industry is here to stay. Opposing it will only suffice for so long, as the nation is embracing cannabis and federal legalization is inevitable.

The stereotypes about cannabis consumers are outdated and simply false. We deserve a right to our businesses, businesses that have saved many of our lives, and insinuating that what we use to help our lives be better will make the residents of the city's lives worse is untrue.

Assumptions about a negative impact on the neighborhood and increased crime are simply unproven. This is all hearsay.

Cannabis stores are not "hang out" locations for addicts.

In my 11 years of serving thousands of cannabis consumers, one thing I can say without a doubt is the amount of good people, law abiding citizens, who seek out and use cannabis to help their ailments and enhance their daily life. An overwhelming majority of people who visit cannabis stores are truly just people who need help and have found relief in cannabis.

I cannot, in good conscience, stand by while members of a community that I love continue to stigmatize and bash an industry that has raised me and my peers and elevated us beyond where we thought was possible. I will fight for cannabis because I believe cannabis is what is right.

I work for Yummi Karma, the first licensed manufacturer in Costa Mesa. Working for this company has been incredible for my growth as a professional and awarded me the opportunity to become a Costa Mesa resident for 3 years now at this point. We have always gone above and beyond what is expected of a cannabis company to keep compliant with safety at the top of mind.

I think it is important to consider all the real-life positive aspects that cannabis has brought to people's lives, which far outweigh the negative assumptions and opinions of those who are uneducated on this important topic.

*Sincerely,  
A Costa Mesa resident*

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**From:** Jennifer L Wright <jwright88@mail.fresnostate.edu>  
**Sent:** Monday, August 8, 2022 10:35 AM  
**To:** PC Public Comments  
**Subject:** PA-21\*27 at 1072 Bristol

**Categories:** Yellow Category

To whom it may concern:

I am writing to express my support for application PA-21\*27 at 1072 Bristol.

Having worked in Cannabis for almost 5 years, I can confidently say that having a dispensary near a home and/or other office buildings does not have the negative impact on it's surroundings as one would think.

Dispensaries are required to have security cameras as well as a security guard during business hours. This alone will prevent increased crime, loitering, and transients. Due to California law, unless that dispensary received a certain permit, all cannabis use must be done off the property. This specific proposal does not include that permit, so one will not need to worry about people consuming cannabis in or around the building. All packaging is child resistant and must be carried out in a bag, so it's not so obvious that someone is walking around the area with cannabis. I truly do not believe it will attract the type of unwanted attention that it seems people are worried about. Consumers will come to get their medicine and will be on their way.

In regard to parking, dispensary transactions tend to be very quick. I know from experience of having been in them for years. The consumer usually comes in with a specific brand and item in mind, and if not, they at least know what type of product they are looking for (flower, edible, vape, etc) and it's a quick recommendation from the budtender and they are on their way. The customer turnover is so rapid, I imagine it won't affect parking that much. Dispensaries also offer in store pick up, which can also expedite the time someone is in the parking lot.

I have family that live down the street from a dispensary, and they haven't had any trouble at all. They said they actually take peace in knowing there is extra security around the corner and have never felt unsafe or that there were unwanted people there. I love visiting them and walking down the street to pick up my cannabis, then grabbing a quick bite to eat, iced coffee, and maybe a stop at the local bookstore. I think people would be surprised once they see the type of people walking in to purchase cannabis- people of all ages, backgrounds, income levels. The plant is so beneficial, I am so thankful we have the access that we do, I can only hope that other people will start to recognize how great it is for people in need, and their overall communities.

Thank you,



Jennifer

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Jennifer Wright-Leal  
Mobile: 559-410-1301

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**From:** Lizzy Brooks <lizzy@yummikarma.com>  
**Sent:** Monday, August 8, 2022 10:34 AM  
**To:** PC Public Comments  
**Subject:** Application PA-21-27

**Categories:** Yellow Category

A new store is coming to your neighborhood that is causing you and your neighbors to have a lot of questions and anxiety. Change can be scary if you let it. I'm here to tell you, we already are your neighbors whether you are aware or not, and there's nothing to fear. Hi, my name is Lizzy & I was born and raised here in OC. I'm 33 and work in the marketing department at Yummi Karma, a legal cannabis tincture manufacturer. I have a medical condition that led me to seek out plant alternatives to pharmaceutical medications that were giving me side effects that almost killed me, twice. Since leaving the beauty industry and entering the legal cannabis industry during the pandemic, I have had the pleasure of helping countless women, over the age of 50 in neighborhoods like Coto de Caza, the Newport peninsula, Laguna Beach, Huntington Beach, and Orange Park Acres. Please hear me when I say, we are already your neighbors and we are here to help the community, not take away from. After reading through the concerned letters, the biggest point I personally would like to make is that of safety. First and foremost, cannabis businesses are HEAVILY regulated by the state of California, and it helps to be educated on those regulations- you can check them out by googling the DCC or reach out to our team and we will help point you in the right direction! So, storefronts are all legally required by the state to hire a security staff. In my 2+ years of visiting over 40 dispensaries in CA and WA, I have never seen a single homeless person loitering in the area. As a single female in 2022, trust me I look. This includes places like Seattle and downtown LA where it is statistically very dangerous in comparison to OC. The security staff does not allow any nonsense, especially loitering, consumption in the area or any kind of crime really. I feel safer at these stores than going to the grocery store or the bank. The security is always stern but friendly and offer a lot of peace for the customers, staff, and surrounding neighbors. In addition, per state regulations, every person who enters the stores' identity is checked, securely filed, and with tons of cameras and a security staff, it makes it extremely difficult, borderline impossible get away with any kind of crime. Therefore, sex trafficking is a completely unfounded fear that is more likely to happen somewhere like Wal mart where no ID is checked and there is heavy foot traffic. In fact, the more opposed communities are to legal cannabis storefronts, the more at risk they become for illegal cannabis pop up stores to enter their area and wreak havoc. Those illegal shops typically take a few months to be shut down by the authorities, offer no safety and attract a different demographic. As I mentioned before, the demand is there so it is up to communities to decide whether they prefer legal shops who give back to the community or illegal shops because the delivery services simply cannot meet the demand in the area.

In closing, legal brands and stores truly care about our community. In addition to creating products that help people heal, we are involved in monthly Beach cleanups, have donated over 20,000 feminine hygiene products to women in need in SoCal and are caring members of the community who never miss a Costa Mesa City Council meeting. Keeping our communities safe, healthy and friendly is our biggest goal and we look forward to meeting each of you in person and shaking your hand. I truly hope this meeting helps bring you and your family's peace of mind. Thank you for your time.

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**From:** Shelbie Vasquez <shelbie@yummikarma.com>  
**Sent:** Monday, August 8, 2022 9:53 AM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27

**Categories:** Yellow Category

To whom it may concern,

My name is Shelbie Vasquez, I work in the cannabis industry for Yummi Karma. Our company is women-owned, and the first to get a license in Costa Mesa for manufacturing cannabis-infused products. I was born and raised in Palm Springs, and working for the cannabis industry has granted me the opportunity of being able to move, live, and work in Costa Mesa. It has been a dream come true for me. Our company has been involved in the Costa Mesa Chamber of Commerce and I am lucky to get to know the community in this way. I have health care benefits, paid vacation, and sick time. I was able to work during the pandemic because the cannabis business was essential. I love working in this industry because cannabis has helped so many people in my life, and I am grateful to share knowledge of its benefits with others in order to help them in their daily lives.

We would like for the residents of Costa Mesa to have safe access to their cannabis products. These products can be medicine for most. People rely on our products to help them with anxiety, depression, appetite, sleep, pain, and the list goes on. Cannabis is a great way to keep people connected and share common interests as well. Cannabis retail does not allow indecent situations to occur. There is always security staff on premises making sure customers, employees, and those nearby are all safe. They do not allow loitering. Cannabis retailers must adhere to strict guidelines by the state and city. They adhere to local ordinances regarding sound, traffic, design, etc.

I hope the city makes a beneficial choice to allow cannabis retail for its upstanding residents. The choice will make a great outcome for the community of Costa Mesa.

Thank you,



**Shelbie Vasquez**

TRADE MARKETING & PR MANAGER

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**From:** Tatev Oganyan <tatev@theoganyanagency.com>  
**Sent:** Monday, August 8, 2022 11:12 AM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27; 1072 Bristol St. Comment

**Categories:** Yellow Category

Dear Councilmembers, City Staff and Concerned Costa Mesa Residents and Businesses:

I have worked with OC Beauty Manufacturers, LLC (dba Yummi Karma and High Gorgeous) (“Yummi Karma”) as their regulatory counsel and during my time working with them, Yummi Karma has demonstrated the highest level of compliance, safety, care for their community, and integrity.

I am writing **in support** of the conditional use permit related to Application #PA-21-27 for a retail dispensary located at 1072 Bristol Street, Costa Mesa (“Dispensary”).

I serve as California licensing and regulatory counsel to leading, vertically integrated private and public cannabis companies. Our clients make up a consciously selected portfolio of cannabis brands, such as Yummi Karma, that positively impact communities and prioritize corporate social responsibility. Most of our clients are big tax contributors to counties and cities which in turn benefits community programs, which is allocated to libraries, park improvements, and youth services.

I have introduced Yummi Karma products to retailers and customers throughout California because Yummi Karma strives to provide the best quality products available at competitive prices and with compassion.

The cannabis plant is a plant that builds communities today. I have seen this first-hand as in-house and outside counsel to commercial cannabis licenses of all types and sizes since 2016. We are proud of the progress of the cannabis industry in California, but current local regulations and decision-making must be sound, simplified and streamlined. Revenues from the cannabis industry were crucial during the pandemic throughout California, despite the myriad hurdles our businesses face.

Here are some highlights on the **societal impacts of cannabis dispensaries according to Fact Sheets provided by NORML**, one of the largest cannabis advocacy groups in the US. All these points are supported by an abundance of research and evidence:

1. Retail cannabis facilities are not positively associated with increased criminality
2. By contrast, dispensary closures are associated with increases in crime
3. Retail cannabis facilities are associated with rising housing values
4. Dispensary clientele tend to be older, value access to specific strains of cannabis, and tend to require greater quantities of cannabis to treat their therapeutic condition
5. The prevalence of cannabis dispensaries is not positively associated with increased teen use
6. Cannabis retailers are not selling to minors and their products are not being diverted to the underage market
7. Retail cannabis access is associated with reduced opioid consumption by the general public

Yummi Karma has been a long-time compliant cannabis manufacturer in Costa Mesa, worked hard to find this Dispensary location, and applied as early as possible to get to this point. There are very limited sites for a dispensary due to the City’s zoning rules and if the Dispensary application were rejected, Yummi Karma may not be able to find another suitable location.

Yummi Karma’s business is women-owned. Despite the great progress that has been made in the cannabis industry, we still have a lot more work to do to achieve gender parity in this industry. I too am a businesswoman in cannabis as the owner and operator of my own law practice. According to this report in Entrepreneur, less than 25 percent of cannabis businesses are run by women. What can be done to support greater gender parity moving forward? Local jurisdictions must understand that providing cannabis retail opportunities to women will only help the industry balance and grow. Adding or expanding on a women’s perspective will allow cities and companies to tap into new ideas, markets, and opportunities, which help drive innovation and sales.

Please take this opportunity to build and uplift Costa Mesa by working with operators passionate about creating an environment where cannabis consumers and those interested in cannabis have equal access to science-backed products and education regarding the medicinal benefits of cannabis.

Best regards,

Tatev Oganyan, Esq.  
Founder & CEO  
818-237-7867

**OGANYAN**

**The Oganyan Agency**  
theoganyanagency.com

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**From:** Jerilyn Favia <jerilyn@yummikarma.com>  
**Sent:** Monday, August 8, 2022 11:31 AM  
**To:** PC Public Comments  
**Subject:** PA-21-27

To Whom It May Concern:

I am writing to express my support for Application PA-21-27 at 1072 Bristol.

I live in Costa Mesa, work in this city, and pour my dollars into this community like everyone else here. I also work in cannabis. I am the COO for Yummi Karma, the group partnering on this project.

Seeing the emails submitted just prior to the cut off from the planned 7/25/22 meeting surrounding this application were saddening.

Here are my challenges to the opposed:

The assumption presented surrounding the homeless issue. To believe this will attract more people who are homeless, is ludicrous. The lighting, increased maintenance, and mere presence of more people will inevitably deter campers.

Cannabis retail outlets are not targets for **\*more\*** crime. The "pot shops" of the past are not what people believe they are today. We attempted to dismantle this way of thinking during an open house that was held on 8/02/2022 at the proposed location. Sadly, not many people showed up and those who did expressed they simply do not want us there. Some do not have a problem with cannabis as a whole but a problem with cannabis – right – there (1072 Bristol). Here's what's wrong with this attitude: It is discriminatory, it is prejudice and wrong. The cannabis industry is one of the most diverse group of amazing people and our presence should be celebrated, not reduced to garbage only acceptable in a landfill.

The regulations and rules we must follow should be adopted in other more threatening industries (maybe, healthcare?). We want to protect everyone and thanks to this city, your city, my city, there's no reason to not feel safe.

The City of Costa Mesa has done a phenomenal job navigating this industry. We work very, very closely with people from City Hall and value the relationships we've built.

We work in this industry because we believe in it. However, we have been judged, we have lost family and friends due to the decision to work in cannabis. We have had to hide, we couldn't get loans to buy property, we couldn't get a personal bank account, we have had to lie to protect our children.. the



stories I could tell. We don't have to do that anymore and I will be damned if anyone tries to push us back into the shadows.

The standing belief that cannabis is a gateway drug is downright depressing and as we know today, simply not true. The Gateway Drug Theory is outdated, extremely discriminatory and it was introduced in 1975. It's almost 2023, a lot has changed since 1975. Cannabis is described by many as a tool used to break free from prescription medications or even used as an aid for someone struggling with withdrawals from heroine or methamphetamines. It is an unaltered plant that is grown from the earth, not by big pharma with millions in the bank.

Concerns as a parent:

As a parent of children under 10 years old, I am concerned for the safety and well-being of them 24 hours a day. I am concerned for their future, when they leave for school, when they're sick – just like every other parent.

I have worked in the cannabis industry for over 5 years, my husband has been in this industry for over 20 years – I've seen the good, bad and ugly. I worked my way up the ladder over these last handful years with one goal in mind: Better my family's lives. Prior to my leap into cannabis, my career in insurance spanned 16 years, I didn't need to make this move – I wanted to. Last year, 2021, we finally bought a property for our family to grow roots and that's right here in Costa Mesa. Prior to moving to this city we spent most of our lives in Huntington Beach. Buying a property, finally, this was one of the most emotional moments for my family and it's thanks to cannabis that it even happened.

Back to the kiddos: We have always had open and honest conversations with our children. We talk about why someone may be homeless when we see them. We talk about recreational and prescription drugs and the consequences of abusing these substances. We talk about what we do for work and the many rules we must follow to keep ourselves, workers and our neighborhoods safe. When I have taken them to fill an antibiotic prescription or pick up an over-the-counter medication, I use the pharmacy as an example of how careful we have to be in the cannabis industry. Just as I can't climb over the counter and go dig through the pills, I also can't buy NyQuil unless I'm over 21 years old. I am also a consumer of cannabis, and my children know this and there's no stigma as it's far better than cigarettes or alcohol. What I want my children to know is that cannabis, like anything else, has its place in our community.

As a parent, I am proud to work in this industry.

The amazing group of people I work with, has literally poured blood, sweat and tears into these projects. We are not sitting back collecting and rolling in mountains of cash on a bear skin rug here. We work hard and we deserve the same respect in the community as you would your neighborhood insurance agent.

I spoke to a handful of real estate agents I know, not one of them agrees that the location of this project will negatively impact property value.

Thank you,



## Jerilyn Favia

Chief Operations Officer

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**PARTIDA, ANNA**

PH-1

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**From:** Colette Kim <coletteatwork@gmail.com>  
**Sent:** Monday, August 8, 2022 11:37 AM  
**To:** PC Public Comments  
**Cc:** Coletteatwork@gmail.com  
**Subject:** PA 21-27 Aug 8, 2022 hearing  
**Attachments:** PA 21-27.docx  
  
**Categories:** Yellow Category

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Sent from Colette



August 8, 2022

Colette Kim  
173 The Masters Circle  
Costa Mesa, CA 92627

City of Costa Mesa  
Planning department  
77 Fair Dr.  
Costa Mesa California

RE: PA 21-27 Dispensary retail 1072 Bristol St

Dear Planning commission,

I would like to address the issue of the C1 zoning for this building including the parking. According to Costa Mesa's commercial development standards, the 1072 Bristol is a mix of retail and offices. The building size is 11,880 ft.<sup>2</sup> The proper parking ratio for that space should be 4 spaces per 1000 ft.<sup>2</sup> therefore the requirement is 45 spaces. The current application states there will be 34 regular parking spaces and 2 handicap parking spaces, total of 36 which is significantly less than what is required.

The setbacks for the main buildings and structures state " if the side or rear property line is adjacent to a residential zone all buildings shall maintain a rear or side setback of two times(2x) the building height at all locations". The building also does not meet this requirement.

Considering the aforementioned, it could be concluded that there would not be sufficient parking therefore the adjacent businesses and residential streets (Masters Circle) would suffer from the overflow of cars parking in front of homes, walking with their newly purchased marijuana products in front of our children playing in the street.

The building set back restrictions are put in place for multiple reasons. Some of which are to ensure home security, privacy, environmental protection, building lighting intrusion, ventilation and noise nuisance.

In closing, by adding the marijuana dispensary in suite 100 and marijuana delivery business proposed in suite 201 at the same location by the same group is a huge burden for the community.

The city of Costa Mesa has a responsibility to protect the public health and welfare of its residents and businesses while preserve the peace and quiet of the neighborhoods, in which, these businesses may operate.

Sincerely,

Colette Kim

**PARTIDA, ANNA**

PH-1

**From:** Meagan Dihom <meagan@yummikarma.com>  
**Sent:** Monday, August 8, 2022 11:38 AM  
**To:** PC Public Comments  
**Subject:** PC Public Comments

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA Application No. PA-21-27

To whom it may concern,

My name is Meagan and I've been in the Cannabis Industry for 8 years. I focus heavily on the medicinal aspect of Cannabis due to my father's death from Cancer 6 years ago. Cannabis is medicine to many and has been extremely beneficial in treating a variety of different types of Cancers, fibro, MS, anxiety, depression, and more. You can find a tone of research and data backing up this claim. There is a podcast called "Cannabis Health Radio Podcast" where people from all over the world has used cannabis as a medicine to treat illness ranging from depression/anxiety to aggressive cancers. I have been an athlete my entire life and have used cannabis to treat my inflammation and pain. The stigma behind cannabis is quite sad and people correlate drug abuse and crime with Cannabis when it's a plant that can't even kill you.

I've worked in dispensaries for over 5 years. I've encountered PLENTY of consumers looking to use cannabis as a medicine. What I have noticed, dispensaries have made areas much safer. For instance, The Circle in Long Beach California by the Traffic Circle. Before The Circle was built, the crime rate was higher, the homeless rate was higher, and robberies were common. Now, the rate is at its all-time low. Dispensaries have guards during store hours and sometimes overnight. The constant presence of law enforcement patrolling the areas. If anything, dispensaries make the area safer.

As far as concerns regarding traffic and safety concerns, correct signage and guidance will prevent drivers to turn on the wrong streets. Dispensaries have raised money to open up preschools and daycares for children. The moral of the story, licensed dispensaries do not increase the crime rate, sex trafficking, or illegal drug activity. If anything, it reduces it and I'm living proof.

Best,  
Meagan



## Meagan Dihom

CLIENT SUCCESS MANAGER

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**From:** Neeloufar Mahrouyan <neeloumahrou@gmail.com>  
**Sent:** Monday, August 8, 2022 11:53 AM  
**To:** PC Public Comments  
**Subject:** Re: Opposition of Reference Application No. PA-21-27  
**Attachments:** petition\_signatures\_jobs\_34091977\_20220808183241 (1).pdf; petition\_comments\_jobs\_34091977\_20220808184832.pdf

**Categories:** Yellow Category

Attached is a PDF for the signatures and comments received. To actually view the petition itself, you will have to click on the link. Please let me know if you have any questions.

Thank you.

On Mon, Aug 8, 2022 at 11:42 AM Neeloufar Mahrouyan <[neeloumahrou@gmail.com](mailto:neeloumahrou@gmail.com)> wrote:

On Mon, Aug 8, 2022 at 11:39 AM Neeloufar Mahrouyan <[neeloumahrou@gmail.com](mailto:neeloumahrou@gmail.com)> wrote:  
Dear Costa Mesa City Council,

The Master's circle neighbors have created a petition opposing Application No. PA-21-27. We currently have 192 signatures from members of the public just within less than 1 week and will likely continue to receive more.

Below is the link to the petition. I have also attached a spreadsheet listing the name of individuals (who have chosen to make their names publicly available) who have signed the petition.

<https://chnq.it/tztbF58R>

Thank you,

--

**Neelou Mahrouyan**

--

**Neelou Mahrouyan**

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Name	City	State	Postal Code	Country	Signed On
Marianne C	Costa Mesa	CA	92626	US	8/2/2022
Neeloufar I	Costa Mesa	CA	92627	US	8/2/2022
Vida Mahr	Pico Rivera	CA	90660	US	8/2/2022
Harvey Gur	Costa Mesa	CA	92627	US	8/2/2022
sophia tebl	Costa Mesa	CA	92626	US	8/2/2022
Claudia Tebbs				US	8/2/2022
Lizabeth M	Costa Mesa	CA	92626	US	8/2/2022
Colette Kir	Costa Mesa	CA	92626	US	8/2/2022
Denise Gra	Newport B	CA	92663	US	8/2/2022
Omeed Ma	Costa mesa	CA	92626	US	8/2/2022
Dennis Roll	Costa Mesa	CA	92627	US	8/2/2022
Natalie Yaf	Costa Mesa	CA	92626	US	8/2/2022
Faysal Yafi	Los Angeles	CA	90063	US	8/2/2022
Matthew N	Costa Mesa	CA	92626	US	8/2/2022
Linda Mart	Newport B	CA	926660	US	8/2/2022
Matt Mont	Costa Mesa	CA	92626	US	8/2/2022
Shirin Bhag	Los Angeles	CA	90006	US	8/2/2022
Elmira Ziae	Laguna Nig	CA	92677	US	8/2/2022
Camellia St	Los Angeles	CA	90043	US	8/2/2022
Elika Ziaei	Laguna Nig	CA	92677	US	8/2/2022
Nazila Pgh	Costa Mesa	CA	92626	US	8/2/2022
Blyth Neitz	Apple Valle	CA	92307	US	8/2/2022
Shahrzad Y	Irvine	CA	92618	US	8/2/2022
doria wosk	miami	FL	33116-335	US	8/2/2022
Chrystie Gr	Costa Mesa	CA	92883	US	8/2/2022
Skye Selins	Bell Garder	CA	90201	US	8/2/2022
Jeri Willian	Easley	SC	29640	US	8/2/2022
Deb Jones	Spring	TX	77380	US	8/2/2022
Jim Thoma	Newport B	CA	92663	US	8/2/2022
Ellen Hans	Costa Mesa	CA	92627	US	8/2/2022
Felipe Garz	Houston	TX	77036	US	8/2/2022
David Walk	Costa Mesa	CA	92626	US	8/2/2022
Charles Cla	Costa Mesa	CA	92627	US	8/2/2022
Daniel Piet	Yorba Lind	CA	92886	US	8/2/2022
Melissa Pie	Yorba Lind	CA	92886	US	8/2/2022
Kathie LeC	Costa Mesa	CA	92626	US	8/2/2022
Bob LeCour	Costa Mesa	CA	92626	US	8/2/2022
Anne Schw	Placentia	CA	92870	US	8/2/2022
Tracie Keol	Placentia	CA	92870	US	8/2/2022
Alison Dow	Anaheim	CA	92805	US	8/2/2022
Julie Farley	Placentia	CA	92870	US	8/2/2022
Diana D. Li	Irvine	CA	92620	US	8/2/2022
Georgia Fal	Costa Mesa	CA	92626	US	8/2/2022
Amy Stach	Sacrament	CA	95864	US	8/2/2022
Virginia Kei	Costa Mesa	CA	92627	US	8/2/2022
Allison Mc	Los Angeles	CA	90006	US	8/2/2022



Chase McE Costa Mes: CA	92626 US	8/2/2022
Leslie Galin Orange Co: CA	92627 US	8/2/2022
Christophe Santa Ana CA	92707 US	8/2/2022
Janeth Cruz Costa Mes: CA	92626 US	8/3/2022
Patrick Och Laguna CA	91761 US	8/3/2022
Julie Deck Costa Mes: CA	92626 US	8/3/2022
Cita Grabe: Costa Mes: CA	92626 US	8/3/2022
joe miracle Costa Mes: CA	92627 US	8/3/2022
Ernest Sav: Riverside CA	92505 US	8/3/2022
Richard Ro: Costa Mes: CA	92627 US	8/3/2022
Rudy River: Costa Mes: CA	92626 US	8/3/2022
William Gle: Costa Mes: CA	92626 US	8/3/2022
Patricia Rei Santa Ana CA	92704 US	8/3/2022
Vivian Rive Costa Mes: CA	92626 US	8/3/2022
cathy do Costa Mes: CA	92627 US	8/3/2022
Marie birm Costa Mes: CA	92627 US	8/3/2022
Harrison Sa: Costa Mes: CA	92627 US	8/3/2022
Carole Tayl Costa Mes: CA	92627 US	8/3/2022
Maura Sek: Costa Mes: CA	92627 US	8/3/2022
Nicole Sum La Puente CA	91744 US	8/3/2022
Kathy Herz: Los Angele: CA	90057 US	8/3/2022
emy bowm Costa Mes: CA	92627 US	8/3/2022
Kelly McCa Costa Mes: CA	92626 US	8/3/2022
pamela har Palo Cedro CA	96073 US	8/3/2022
Karen Han: Newport B: CA	92663 US	8/3/2022
Ramia Gho Santa Ana CA	92704 US	8/3/2022
Robert Red Costa Mes: CA	92627 US	8/3/2022
Dorothoy M Newport C: CA	92657 US	8/3/2022
Stacey Pau Costa Mes: CA	92626 US	8/3/2022
Lynn Orave Costa Mes: CA	92627 US	8/3/2022
stephanie I Newport B: CA	92663 US	8/3/2022
Lind Allred Costa Mes: CA	92627 US	8/3/2022
Jennifer Hu: Costa Mes: CA	92626 US	8/3/2022
Chuck Sch: Tustin CA	92780 US	8/3/2022
Kandi Taylc Corona CA	92879 US	8/3/2022
Timothy Bc Costa Mes: CA	92627 US	8/3/2022
Stephanie ! Newport B: CA	92660 US	8/3/2022
Elisabeth H Newport B: CA	92663 US	8/3/2022
Jessica Bus: Los Angele: CA	90011 US	8/3/2022
Lynn Kozlo: Costa Mes: CA	92626 US	8/3/2022
John Peter: costa mesa CA	92627 US	8/3/2022
Kandi Taylc Corona CA	92879 US	8/3/2022
Paul Fuchs Costa Mes: CA	92627 US	8/3/2022
Erika Hiller Costa Mes: CA	92627 US	8/3/2022
Stefan Deit Newport B: CA	92660 US	8/3/2022
Yejoo Lee Los Angele: CA	90006 US	8/3/2022
Marianne F Irvine CA	92603 US	8/3/2022

Michael Pe Irvine	CA	92603 US	8/3/2022
Brian Kuhn La Puente	CA	91746 US	8/3/2022
Hayley Nes Newport Br	CA	92662 US	8/3/2022
Ceca Smud Brainerd	MN	56401 US	8/3/2022
Lisa Kauch Newport Br	CA	92663 US	8/3/2022
James Orr Santa Ana	CA	92799 US	8/3/2022
Olivia Craig Costa Mes	CA	92626 US	8/3/2022
Linda Uphc Irvine	CA	92614 US	8/3/2022
Jana Clarke Denver	CO	80210 US	8/3/2022
Dionne Roc Costa Mes	CA	92626 US	8/3/2022
Linda McG Newport Br	CA	92660 US	8/4/2022
Michael Cr Parker	CO	80134 US	8/4/2022
Avon Chen Irvine	CA	92620 US	8/4/2022
Juan Aceve Yorba Lind	CA	92887 US	8/4/2022
Sandbar Or Costa Mes	CA	92627 US	8/4/2022
Lulu Gaspa Costa Mes	CA	92626 US	8/4/2022
Robert and Birmingham	AL	35242 US	8/4/2022
Brendan Gr Irvine	CA	92614 US	8/4/2022
Denise Clar Costa Mes	CA	92626 US	8/4/2022
brett hamil Costa Mes	CA	92626 US	8/4/2022
Jm Pavusa Santa Ana	CA	92703 US	8/4/2022
Stephanie t Chino	CA	91710 US	8/4/2022
Matt Chen Long Beach	CA	90804 US	8/4/2022
Jack Emery Costa Mes	CA	92626 US	8/4/2022
Chelsea Re Houston	TX	77082 US	8/4/2022
Jaclyn Brun Yorba Lind	CA	92886 US	8/4/2022
Stephanie i Long Beach	CA	90802 US	8/4/2022
Ari Drosma Anaheim	CA	92825 US	8/4/2022
Bridget Hill Costa Mes	CA	92627 US	8/4/2022
Kaylee Cas Los Angele	CA	90068 US	8/5/2022
Kara Sahot Sydney	CA	90503 US	8/5/2022
Paige Hiller Vancouver	WA	98684 US	8/5/2022
Steve Stilge Costa Mes	CA	92627 US	8/5/2022
Linda Ranc Costa Mes	CA	92626 US	8/5/2022
Jahira Pegu Stockton		95204 US	8/5/2022
Florence M Costa Mes	CA	92626 US	8/5/2022
Jay Payton Orange	CA	92868 US	8/5/2022
Hedy Paytc Orange	CA	92867 US	8/5/2022
John Payto Orange	CA	92504 US	8/5/2022
John Calvei Costa Mes	CA	92627 US	8/5/2022
Maria Guti Costa Mes	CA	92626 US	8/5/2022
Mary Oote Denver		80202 US	8/5/2022
Julia Mccar Newport Br	CA	92660 US	8/5/2022
Susan Burk Los Angele	CA	90063 US	8/5/2022
John McCa Santa Ana	CA	92701 US	8/5/2022
Kerry McCa Tustin	CA	92780 US	8/5/2022
Lloyd Patte Costa Mes	CA	92627 US	8/5/2022

Liam Roger Levittown	19054 US	8/5/2022
Michele Bir Tustin CA	92780 US	8/6/2022
A'Marrie Lc Louisville	40204 US	8/6/2022
Kath6 Murj West Roxbr MA	2132 US	8/6/2022
Sean Walsr Costa Mesr CA	92627 US	8/6/2022
Nji Kennetl Lanham	20706 US	8/6/2022
George Tol Panama City Beach	32407 US	8/6/2022
Larry Birkei San Jose CA	95116 US	8/6/2022
Art Perry Costa Mesr CA	92626 US	8/6/2022
Brigid Haas Oak Harbor WA	98277 US	8/6/2022
Beth Byrwæ Costa Mesr CA	92627 US	8/6/2022
Ray Markley	US	8/6/2022
Katelyn Sar Anaheim CA	92807 US	8/6/2022
Bruce Stjer Costa Mesr CA	92627 US	8/6/2022
Joshua Cur Peterborough	PE7 US	8/6/2022
Maia <3 Gc Plant City	33565 US	8/6/2022
James Titcl Costa Mesr CA	92627 US	8/6/2022
Luzvianeth Irvine CA	92606 US	8/6/2022
Miori Carta Chicago	60618 US	8/7/2022
Kelly Couzr Newport Br CA	92660 US	8/7/2022
Katie Parrir Santa Ana CA	92704 US	8/7/2022
Erika Burk Signal Mountain	US	8/7/2022
Gina Keave Cleburne	76033 US	8/7/2022
Mac Posey Costa Mesr CA	92627 US	8/7/2022
John McLur Costa Mesr CA	92626 US	8/7/2022
jason brum Costa Mesr CA	92626 US	8/7/2022
Alicia Luecl New Orleans	70118 US	8/7/2022
Toni Hamilr Detroit	48 US	8/7/2022
Rehan Simr Westbury	11590 US	8/7/2022
Hector Palr Anaheim CA	92825 US	8/7/2022
Stephanie l San Dimas CA	91773 US	8/7/2022
Heather Bu Costa Mesr CA	92626 US	8/7/2022
Edward Do Huntingtor CA	92646 US	8/7/2022
Claire Robr Newport Br CA	92660 US	8/7/2022
Jan Lloyd Plano TX	75074 US	8/7/2022
Christophe Newport Br CA	92663 US	8/8/2022
Lily Downe Dallas	75220 US	8/8/2022
Ignacia Gar Costa Mesr CA	92626 US	8/8/2022
Josh Montr Arboles	81121 US	8/8/2022
Coven Herr Albertville	35950 US	8/8/2022
April Kim Costa Mesr CA	92626 US	8/8/2022

Name	City	State	Postal Code	Country	Comment
Claudia Tebbs				US	8/2/2022 "I don't want a Cannabis dispensar
Elmira Ziae	Laguna Nig	CA	92677	US	8/2/2022 "I won't feel safe in that area anyn
Julie Deck	Costa Mesa	CA	92626	US	8/3/2022 "I don't feel neighborhoods are th
Ray Markley				US	8/6/2022 "The retail operation will adverseh
Christophe Newport	B	CA	92663	US	8/8/2022 "Let's make this a community for f



y affect wrongful entry into the office park next to the pot retail store."  
amilies and a place to raise children...not a druggies hang out.. get real !!"

**PARTIDA, ANNA**

PH-1

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**From:** Colette Kim <coletteatwork@gmail.com>  
**Sent:** Monday, August 8, 2022 11:59 AM  
**To:** PC Public Comments  
**Cc:** Coletteatwork@gmail.com  
**Subject:** PA 21-27

**Categories:** Yellow Category

Attachment for discussion

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

## DESCRIPTION

Two-story office building at signalized  
Well maintained, on-site management

Located at the corner of Bristol and Ne

## TRAFFIC

COLLECTION STREET

CRC

Bristol St N

New

Newport Blvd

Mas

Corona Del Mar Freeway

-

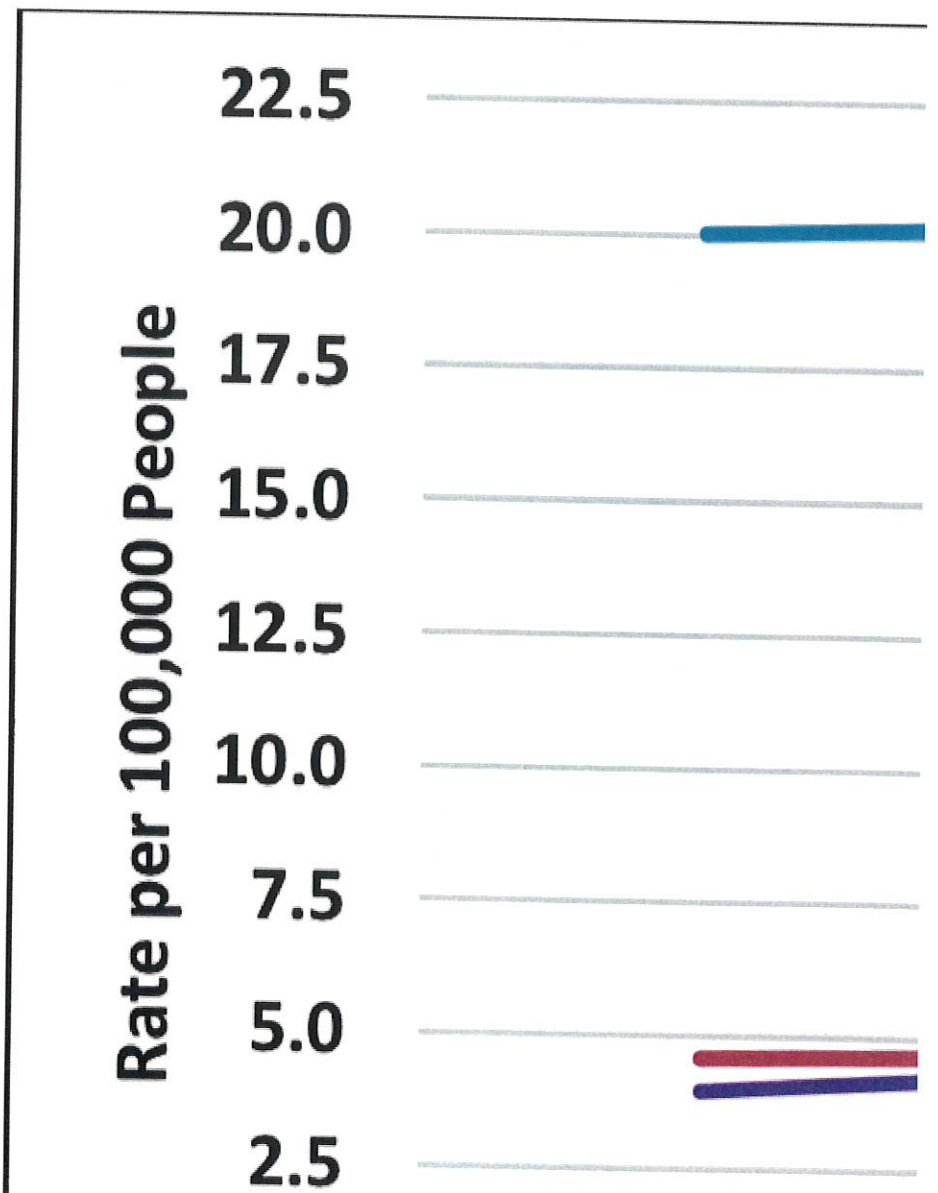
73

Cos





**Figure 16: Vehicle Injury-**



Sent from Colette

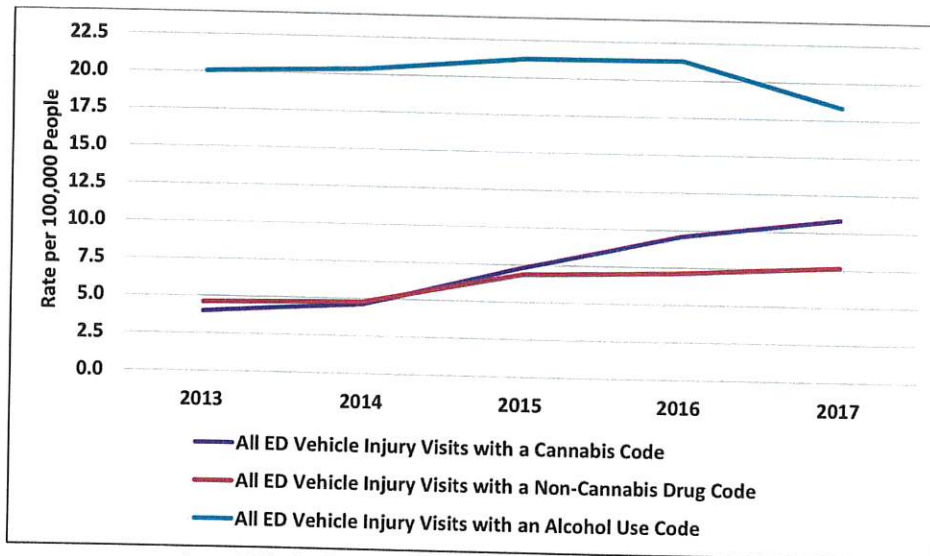
### DESCRIPTION

Two-story office building at signalized corner location. Newly renovated. Well maintained, on-site management office. Ste 209 will be granted use of one panel of monument sign. Located at the corner of Bristol and Newport - close to 55, 73 & 405 Freeways.

### TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Bristol St N	Newport Blvd	23,954	2022	0.00 mi
Newport Blvd	Masters Cir	5,945	2022	0.14 mi
Corona Del Mar Freeway	-	120,824	2020	0.18 mi
73	Costa Mesa Fwy	173,737	2022	0.18 mi
73	San Joaquin Hills Trans Corr	124,171	2022	0.19 mi
Newport Blvd	Presidio Dr	7,926	2022	0.21 mi
Bristol St	Control Channel	24,641	2022	0.25 mi
Newport Blvd	Arlington Dr	158,728	2022	0.33 mi
Bristol St N	Santa Ana Ave	22,337	2022	0.36 mi
Red Hill Ave	Corona del Mar Fwy	18,057	2022	0.40 mi

Figure 16: Vehicle Injury-Related ED Visits with Cannabis, Other Drug, and Alcohol-Related Codes Los Angeles County, 2013 to 2017



Source: California Office of Statewide Health Planning and Development (OSHPD)

\* The three categories are not mutually exclusive.

**PARTIDA, ANNA**

PH-1,2,3

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**From:** Schellie Walsh <schelliewalsh555@gmail.com>  
**Sent:** Monday, August 8, 2022 11:59 AM  
**To:** PC Public Comments  
**Subject:** Attachments for 8/8/22  
**Attachments:** attachment 1.pdf; attachment 1.pdf; attachment 1.pdf  
**Categories:** Yellow Category

Please approve my 3 attachments and have it available for me to present at the meeting tonight, Aug 8, at 6pm.

Thank you  
Schellie Walsh

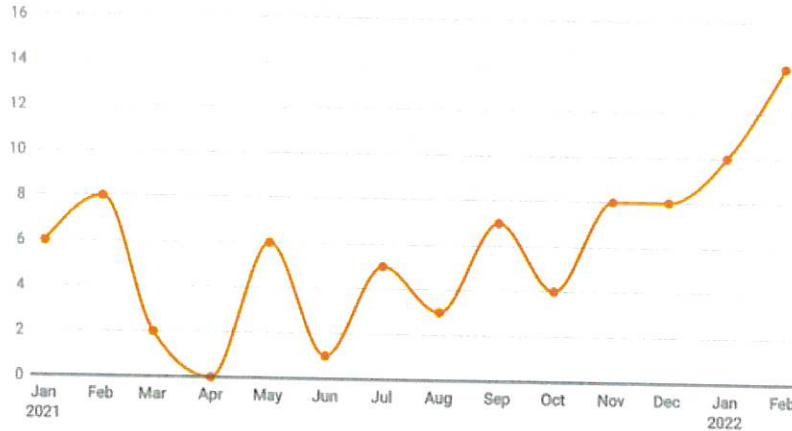


Over the past four months, there have been more reports of robberies, burglaries, assault with a deadly weapon and other crimes at Los Angeles dispensaries than during any other stretch since cannabis became available for retail sale four years ago. In the month of February, there were 14 reported crimes, the highest ever since 2018. January had 10 crimes, while November and December had eight each. In previous years, the average monthly number of crimes never reached five.

### Crime Tracker

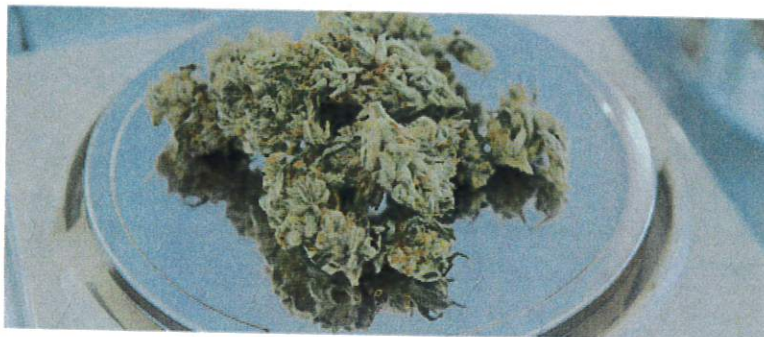
**CrashMap**  
 Monthly updates on crime trends in the 1  
**Map**  
 Search by address  
 Search by location  
 Search by date range  
 Search by crime type  
 Search by neighborhood  
 Search by police station  
 Search by crime category  
 Search by crime sub-category  
 Search by crime severity  
 Search by crime status  
 Search by crime type  
 Search by crime sub-category  
 Search by crime severity  
 Search by crime status

### Crime in cannabis dispensaries, Jan. 2021-Feb. 2022



Source: LAPD Crime Dataset

## Do marijuana dispensaries increase neighborhood crime?



2/20/19- CU Denver Today

"We found that neighborhoods with one or more medical or recreational dispensary saw increased crime rates that were between 26 and 1,452 percent higher than in neighborhoods without any commercial marijuana activity," Lorine Hughes, CJRA Expert.

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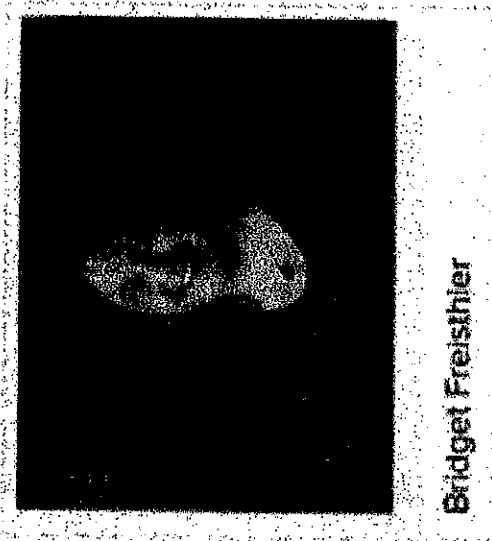
April 27, 2017

COLUMBUS, Ohio – Legal marijuana shops are linked to higher levels of property crime in nearby areas, according to a nearly three-year study in Denver.

Researchers found that crime isn't higher in the area immediately surrounding marijuana outlets. But adjacent areas saw about 84 more property crimes per year than neighborhoods without a nearby marijuana store.

In Denver, no significant increase in violent crime was seen as a result of marijuana sales.

The results show that legal marijuana sales come with a cost, said Bridget Freisthler, lead author of the study and professor of social work at The Ohio State University.



Bridget Freisthler

PHOTO COURTESY OF THE OHIO STATE UNIVERSITY. FREISTHLER IS A PROFESSOR OF SOCIAL WORK AT THE OHIO STATE UNIVERSITY.