

**From:** [Mike Lingle](#)  
**To:** [SETHURAMAN, RAJA](#); [CITY COUNCIL](#); [CityManager](#)  
**Cc:** [CITY CLERK](#); [David Martinez](#); [Flo Martin](#); [Jenn Tanaka](#); [Marc Vukceвич](#); [ROSALES, JENNIFER](#); [Ralph Taboada](#); [Russell Toler](#); [THOMAS, BRETT ATENCIO](#)  
**Subject:** CMABS - Resolutions Letter for February 6 City Council Meeting  
**Date:** Monday, February 5, 2024 6:50:57 PM  
**Attachments:** [CMABS Resolutions - CC Meeting February 6 2024 \(Draft\).pdf](#)

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Members of the City Council, City Manager Farrell, Director Sethuraman, and City Clerk Green:

Please find enclosed a letter for inclusion in the public record for the February 6 City Council meeting, regarding CMABS suggestions for 2024 City resolutions for making our streets better for everyone. Thank you for your attention, and we hope you will consider acting on our recommendations.

Thank you,  
Mike Lingle  
On behalf of the Board of the Costa Mesa Alliance for Better Streets

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# COSTA MESA ALLIANCE FOR BETTER STREETS

February 5, 2024  
**Via Email**

Costa Mesa City Council  
Lori Ann Farrell Harrison, City Manager  
Raja Sethuraman, Public Services Director  
77 Fair Drive  
Costa Mesa, CA 92626  
[citycouncil@costamesaca.gov](mailto:citycouncil@costamesaca.gov)  
[citymanager@costamesaca.gov](mailto:citymanager@costamesaca.gov)  
[raja.sethuraman@costamesaca.gov](mailto:raja.sethuraman@costamesaca.gov)

Dear Members of the City Council, City Manager Farrell Harrison and Public Services Director Sethuraman:

As you may recall, we, the Costa Mesa Alliance for Better Streets, sent you a letter on January 17, 2023, setting out our eight goals for Costa Mesa in that year. We write today to review those goals, to congratulate the city for the significant progress it has made, and to highlight the work that still needs to be done to make our streets better for everyone.

- 1. Implement AB 43, especially in school zones.** ✅ Costa Mesa has committed to **seventeen** speed reductions, with more potentially on the way. Great work!
- 2. Expand bicycle patrols and prioritize school zones at pick-up and drop-off times.** 🔄  
Despite impressive raised crosswalk installations near Pomona and Rea Elementary Schools and the crosswalk across Tustin Avenue near Woodlands/Kaiser Elementary Schools, our school zones continue to be chaotic during dropoff and pickup times. They swarm with cars – mostly SUVs – further deterring families from walking or bicycling to school and worsening safety. Therefore, installing physical street-calming measures and, in the meantime, enforcing traffic laws must be a top priority. The CMPD should commit to regular bicycle patrols at drop off/pick up times while our schools wait for real changes.
- 3. Create and implement a comprehensive traffic calming policy.** 🔄 We are thrilled to see the city embrace temporary traffic calming as a method to address resident complaints about speeding and reckless driving. *However*, execution of recent installations needs improvement. The community must be informed of each project, and residents should not feel surprised or confused when these projects appear (or disappear), as is currently the case. See below for our recommendation to adopt a formal policy to address these issues.
- 4. Reinstall bus shelters and review pedestrian facilities around bus stops.** 🔄 We have been incredibly encouraged to see Costa Mesa insist on the Clear Channel living up to its contractual

promises, which has resulted in the repainting many bus shelters around town. We are also delighted to see that the City Council set aside \$300,000 (!) of its budget surplus for new bus shelters. That said, many stops still lack shade or a place to sit, and we understand that the shelters that were removed are gone for good. So let's keep working on this!

5. **Bridge the gaps in our walking and bicycling networks.** 🔄 The remaining gaps occur mostly at intersections, with missing crosswalks and/or inaccessible push buttons. But the gaps are also stretches of non-existent or low-quality sidewalks or bike lanes. The project pipeline continues to look very good with respect to addressing this goal. We look forward to a decent walking and bicycling *network* being prioritized and realized.
6. **Implement the parking permit program that was approved in 2022.** ✅ This goal also appears to be well underway, with several resident meetings held over the summer and implementation starting in the fall. Great job!
7. **Create and implement a comprehensive pop-up bicycle lane and bicycle parking policy for known citywide events.** ✅ A pop-up bicycle lane was used for last year's Concerts in the Park and it was a big hit (again). It's clear that people love bicycling in Costa Mesa when they are provided safe and comfortable means to do so. Let's keep finding opportunities to use our city's pop-up bike and bike corral materials!
8. **Rebalance the transportation budget to prioritize transit and active transportation improvements and maintenance.** ✅ We were very encouraged to see the emphasis placed on active transportation in this year's budget. We will continue to monitor this goal as the CIP projects are checked off, but for now: great work.

Overall we are impressed with the strides Costa Mesa has taken thus far to improve our streets. It's made a LOT of noticeable progress! However, we are only getting started.

#### ***Goals in 2024: fewer plans, more policies and action***

The present City Council has a very narrow window to adopt policies and take actions that will bind future councils before the next election in 2024. Here's what we hope the City Council will enact this year:

1. **Adopt an ambitious and unapologetic Safe Route to School/School Streets policy.** We are keeping a close eye on the federal Safe Streets for All grant that the City was awarded last year (great job!). In addition to producing an action plan for safer routes to school, we hope that this will also lead to a formal *policy* about street design in our school zones. We envision [infrastructure changes](#) that would go hand-in-hand with the work the Costa Mesa has already done to lower speed limits in these areas. Ultimately we would love to see the city experiment with "school streets" – streets adjacent to schools where cars are prohibited all or part of the day – to further bicycling/walking to school and to bring sanity to the pick-up and drop-off experience. These "school streets" [have been successful and popular in Europe](#) as well as in [other cities in California](#).
2. **Reorient the zoning code towards walkable, bikeable neighborhoods.** Our current zoning standards reflect our historically car-oriented nature, but this approach over time has weakened our sense of place, made our streets less safe and less comfortable, and made implementing more efficient transportation options very difficult. To address this, we specifically call on the City Council to: reassess or eliminate [parking minimums](#), emphasize the orientation of new buildings

to the street, encourage the creation of high quality ground-floor environments in new developments, and relax regulations mandating strict use separation, the limitation of dwelling units, and the allowance of building volume being tied to adjacent traffic. Liberalizing land use regulations will allow Costa Mesa to grow organically, while thoughtful design standards will ensure public environments are consistent with our vision for pleasant, walkable neighborhoods.

- 3. Impose a moratorium on the permitting of all new drive-thrus and gas stations<sup>1</sup>.** Let's not waste everyone's time by continuing to allow these car-dependent uses in our city even though they are inconsistent with our vision of it. Cities that allow new drive-thrus and gas stations are decidedly car-oriented and continue to be so. Costa Mesa is a thriving city with a healthy sales tax base, high land values, and nearly insatiable demand to live and/or locate businesses here. In contrast, drive-thrus and gas stations depend on heavy car traffic and car-oriented design – something we are, and should continue to work against. Doing this would also support the city's long-term goals with respect to environmental responsibility and sustainability.
- 4. Identify eligible intersections and introduce “no right turn on red”.** We have been excited to see pedestrian- and bicyclist-friendly improvements added to some of our intersections this year (in particular, LPIs and bicycle readers), but strikes from “right hooks” – where a car looking to to turn right on red focuses on oncoming traffic but not the bicycles and pedestrians advancing from the curb – remain a constant danger. We challenge the City Council to identify intersections with substantial bicycle and pedestrian crossings and eliminate the option for vehicles to turn right on a red light. This was the norm prior to the 1970s oil crisis, which caused policymakers to use all available tools, including “right on red”, to prevent wasteful idling. Obviously we are way past that. Time to put this anachronistic rule to bed and reprioritize safety.
- 5. Partner with OCTA to bring better transit options to Costa Mesa.** Over the last several years, OCTA has cut many bus lines, and, frankly, we question OCTA's desire to increase ridership. We reject the simplistic and dismissive myth that our deteriorating transit service is because “Californians just love their cars.” Rather, we believe Orange County is stuck in a self-fulfilling prophecy of worsening service leading to worsening ridership. Convenient and reliable transit is an indispensable service that a growing Costa Mesa must insist upon. We call on the City Council to promote transit use, explore options to provide local transit service, to do everything the city can to make taking the bus more viable and convenient, and to work closely with OCTA to improve its services.
- 6. Renegotiate the bus shelter contract and direct advertising avenue revenue to bus stops and local pedestrian improvements.** Please continue to keep us informed of negotiations with Clear Channel or any other vendor we select to carry on our bus shelter maintenance contract. We would appreciate being able to contribute to the discussion before the plans for the next ten years are set. Safe, comfortable, and dignified bus stops are key to getting more people to take advantage of our public transportation system, and this is the least we can aim for for those who already use and/or depend on the system. We also think this would be a great opportunity to create a long-term maintenance and improvement fund by setting aside some or all of the contract revenue for bus shelter and local pedestrian improvements. Without the transit riders this source of revenue wouldn't exist, so it is only right that the revenue we receive goes back to supporting transit riders. Other cities, [including most recently the City of Los Angeles](#), have adopted exactly these kinds of dedicated revenue policies, so Costa Mesa would be on the cutting edge if it followed suit.

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<sup>1</sup> Board Member Russell Toler recuses himself from this recommendation #3.

7. **Adopt a policy for addressing excess road space.** We have a growing population but fixed amounts of rights of way. Currently these rights of way prioritize the fast movement of cars; an activity that is antithetical to urban environments that are safe, comfortable, and pleasant. Instead, we envision a policy that continues to tighten up these spaces both so that cars drive more slowly and our public environments are safer and more comfortable. We should narrow lanes whenever restriped (with the excess repurposed) and tighten turning radii (even if only by means of paint, flex posts, and/or textured pavement). And we should work with OCTA to further downgrade the [stroads](#) in our city in the OC Master Plan of Arterial Highways.
8. **Adopt a formal traffic calming policy.** We are once again calling upon the City Council to create a comprehensive traffic calming policy, which should outline how the policy works, how residents can apply for traffic calming for their streets, how traffic calming will be tested and evaluated, what the criteria will be for selecting permanent installations, and the amount of data that will be collected before and after the intervention to ensure the new infrastructure is working as intended. Need an example? [Check out San Diego's traffic calming policy](#). It's probably more extensive than Costa Mesa presently needs but it is a great starting point.
9. **BONUS: participate in a community bicycle ride or walk.** It is impossible to thoroughly understand the challenges to bicycling or walking that we are advocating for without lacing up your shoes or getting on a bike. And the best way to explore a city on foot or by bike is with a group. Reach out and we'd be happy to organize a group walk in your neighborhood. And we highly recommend the community bike rides that set out every Wednesday night at 6:15pm from Lion's Park, where Costa Mesa residents meet to go on a long bike ride through our and neighboring cities. It is a friendly, responsible group, and almost no one wears lycra or clicky shoes. Follow Lillördag on [Instagram](#) to get reminders and see past rides. ***We look forward to seeing you there!***

Best,

**The Board of the Costa Mesa Alliance for Better Streets**

Russell Toler\*  
Mike Lingle  
Flo Martin  
Ralph Taboada  
David Martinez  
Marc Vukceovich  
Jenn Tanaka

CC:

Jennifer Rosales ([jennifer.rosales@costamesaca.gov](mailto:jennifer.rosales@costamesaca.gov))  
Brett Atencio Thomas ([brettatencio.thomas@costamesaca.gov](mailto:brettatencio.thomas@costamesaca.gov))  
Brenda Green ([brenda.green@costamesaca.gov](mailto:brenda.green@costamesaca.gov))

\* As noted above, Mr. Toler joins this letter in all respects except for recommendation #3, regarding a proposed moratorium on drive-thrus and gas stations.

**From:** [Janet Loftus](#)  
**To:** [CITY CLERK](#); [CITY COUNCIL](#)  
**Subject:** 1858 Newport Blvd - CUP Appeal  
**Date:** Monday, February 5, 2024 3:19:39 PM

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Hello City Council Members,

I am a 26 year resident of Eastside Costa Mesa and **I ask you to please uphold the Planning Commission Denial of the Conditional Use Permit for 1858 Newport Blvd.** When cannabis storefronts were approved in Costa Mesa, I assumed that our Costa Mesa leadership would set up a responsible framework for future development, in the best interest of our City. Recently, I've been dismayed to see the highly visible locations of some of the new stores opening up, and was in disbelief when I became aware that there are plans for 4 dispensaries in a row at Broadway and Newport Blvd, just a few blocks from our home. After further research, I've discovered that there is NO required distance between dispensaries, NO required distance from dispensaries to residences, and unbelievably, NO Cap to the number of dispensaries. This apparent lack of foresight as to how this would affect our community is disappointing.

These 4 dispensaries in a row at Newport Blvd and Broadway are right in the heart of our city, across from Triangle Square, where kids walk or ride their bikes from the neighborhood to the movie theater. This is horrible for our city, and this cluster of dispensaries will create a negative perception of the neighborhood, especially for families and individuals who may not be supportive of the cannabis industry. This will deter potential residents, investors, and businesses from wanting to move into or invest in the area. The presence of multiple dispensaries in close proximity will also have a negative effect on property values in the surrounding area. Concerns about increased traffic, crime, and the overall image of the neighborhood could lead to decreased demand for properties.

There are residences just 25' from the back of the proposed Cannabis store at 1858 Newport Blvd. So are we really protecting our children when we require the dispensary to be 1000 feet from their school, yet they come home and it's literally in their back yard?

To address the bigger picture - in addition to the 21 Costa Mesa marijuana dispensaries that have already been approved, there are currently 33 more retail cannabis storefront applications in various stages of review; and of these at least 16 (possibly more) are on Newport Blvd! This is insanity, and will most definitely change the face of our city, as we become the mecca of cannabis sales in Orange County.

We are at a pivotal point right now, and it will be very difficult to get the genie back in the bottle if the cannabis industry is allowed to have free reign in Costa Mesa. **Please deny this appeal in the best interests of the businesses and residences of our neighborhood.**

Thank you,

Janet Loftus

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**From:** [Adrianna Fisher](#)  
**To:** [CITY CLERK](#)  
**Cc:** [PC Public Comments](#)  
**Subject:** 1858 Newport Blvd, Costa Mesa  
**Date:** Monday, February 5, 2024 9:21:39 AM

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My neighbor forwarded me tomorrow's agenda for 1858 Newport Blvd conditional use permit review, we have yet to receive any letters or outreach from the applicant. I thought this was a requirement from the city staff?

I would be very disappointed if our city council continued to approve another dispensary on Newport Blvd when they already approved two. I feel that our public comments are not taken seriously.

I am very dissatisfied with the lack of control of our cannabis ordinance, I still don't understand why we need 20 or 30 dispensaries in our city and next to each other driving through a narrow and dangerous alley.

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**From:** [Thien Pham](#)  
**To:** [CITY CLERK; PC Public Comments](#)  
**Subject:** 1858 Newport Blvd, Costa Mesa CUP Review  
**Date:** Sunday, February 4, 2024 6:34:09 PM

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I am writing to express my concerns regarding the proposed cannabis conditional use permit for 1858 Newport Blvd in Costa Mesa. While I understand the potential economic benefits of such businesses, I believe there are valid reasons to deny this permit.

First and foremost, the location in question is in close proximity to two approved cannabis retailers. Allowing another cannabis dispensary in this area could have a negative impact on the safety and well-being of our community's children. We should prioritize their welfare above all else.

Additionally, the increased traffic and potential for public disturbances that often accompany such establishments could disrupt the peaceful atmosphere of the neighborhood. This could lead to decreased property values and a diminished quality of life for residents.

I kindly urge you to consider these concerns when making your decision on the cannabis conditional use permit. I believe that protecting the interests and safety of our community should be the top priority.

Thank you for your time and consideration.

Sincerely,

Thien Pham

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**From:** [Lynn Girvin](#)  
**To:** [CITY CLERK](#)  
**Subject:** Cannabis Dispensary  
**Date:** Monday, February 5, 2024 2:57:41 PM

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Hello,

I am submitting my comment in preparation for the City Council meeting relating to the issue of the proliferating cannabis dispensaries in Costa Mesa.

This trend is extremely troubling. As a mother of three sons, two of whom are still teenagers, I have had to fend off the casual approach to cannabis given the wild proliferation of dispensaries on every block. The cannabis available today is far more easily snuck into bags and smoked during the school day while on campus.

Isn't it the job of adults to ensure a safe and healthy environment for all of our kids? What use is the City Council if it's not there to make responsible decisions for all of its citizens. We have ENOUGH options for where to buy cannabis. More shops on Newport Boulevard and around Costa Mesa are totally not necessary.

It's no secret that the version of cannabis is highly addictive and even causes psychosis in young people. The cannabis addiction is becoming an epidemic. And people from Newport Beach and other cities come to purchase their drugs in Costa Mesa. Do we really want that reputation as being the place to score cannabis? Please do your part and put a limit on this ugly trend.

Kind Regards,

**Lynn K. Girvin, Esq.**

Law Office of Lynn K. Girvin  
3415 Lake Center Dr., Santa Ana, CA 92704  
(714) 619-4145  
<https://www.lynngirvinlaw.com>

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**From:** [Farleigh Patterson](#)  
**To:** [PC Public Comments](#); [CITY CLERK](#)  
**Subject:** DENY 1858 NEWPORT BLVD, COSTA MESA  
**Date:** Sunday, February 4, 2024 10:41:34 PM

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Dear Council Member and Planning Commission

I wanted to share my thoughts on the proposed cannabis conditional use permit for 1858 Newport Blvd in Costa Mesa and respectfully request that you deny this application.

One of my primary concerns is the potential impact on our local business community. Allowing another cannabis dispensary in close proximity to other businesses may deter potential customers and negatively affect their operations. This, in turn, could lead to job losses and economic instability in our area.

Moreover, I am concerned about the message we send to our youth when we permit such establishments in our neighborhood. It may inadvertently normalize cannabis use among young people, which is something we should actively discourage given the potential health risks associated with early cannabis consumption.

I urge you to consider the long-term implications of this decision and the potential harm it could cause to our community's businesses and youth. Please vote against the cannabis conditional use permit at 1858 Newport Blvd.

I am a proud member of the "WE ARE COSTA MESA" community.

Thank you for your attention to this matter.

Sincerely,

Farleigh Patterson

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**From:** [Keith Cohen](#)  
**To:** [CITY CLERK](#)  
**Cc:** [PC Public Comments](#)  
**Subject:** Deny this Cup Application  
**Date:** Sunday, February 4, 2024 10:17:51 AM

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I am a long time resident of eastside Costa Mesa!!!

I don't understand why Mayor Stephens is requesting this review. When are we going to amend our Cannabis ordinance? We are certainly not against Cannabis and its operator; But are against putting cannabis business in every corner of this community. And to think that our council member is considering 3 cannabis stores next to each other is unacceptable.

Would you live on Eastside Costa Mesa?

What are we giving up for cannabis? No national chain business will invest in our community if cannabis is taking over our city.

Keith Cohen

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**From:** COLGAN, JULIE  
**To:** CITY CLERK  
**Cc:** PC Public Comments  
**Subject:** FW: 1858 Newport blvd cannabis retail  
**Date:** Monday, February 5, 2024 2:14:23 PM  
**Attachments:** [Image-1.jpg](#)  
[image001.jpg](#)

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**Julie Colgan**  
Executive Assistant  
Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5270

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**From:** Real Estate <[careinvestor2002@gmail.com](mailto:careinvestor2002@gmail.com)>  
**Sent:** Monday, February 5, 2024 2:07 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** 1858 Newport blvd cannabis retail

It's me Chad Talbert again. My neighbors are telling me this project is being appealed?? I urge we NOT approve it again based on the same reasons mentioned below in my email. My kids play in this alley all the time and it's right outside of our home why would we allow stoned drivers to grab their pot and zoom down the alleyway?? Let's not allow greed to corrupt our city and our minds. Would you want to raise your kids in front of a pot shop? I sure as heck don't!!! Would you want stoners to vroom right by your house where your kids enjoy their outdoors?? This is insanity I don't know how this project got brought up on appeal but please do the right thing and deny again. We still have hope for our beautiful city do the right thing and deny deny deny!!

Begin forwarded message:

**From:** Real Estate <[careinvestor2002@gmail.com](mailto:careinvestor2002@gmail.com)>  
**Date:** December 6, 2023 at 5:59:56 PM PST  
**To:** [pcpubliccomments@costamesaca.gov](mailto:pcpubliccomments@costamesaca.gov)  
**Subject:** 1858 Newport blvd cannabis retail

How is it possible that this can be approved for a retail and delivery cannabis entrance??? Ingress and egress going two way in this residential alley??? Are you trying to have my kids ran over??? Seriously have some morals would you want to raise your family here? You're literally exposing my children to an unsafe environment.

Image-1.jpg



A concerned Costa Mesa resident,  
Chad Talbert

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: 1858 Newport Blvd, Costa Mesa CUP Review, Please DENY  
**Date:** Monday, February 5, 2024 7:58:13 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi,  
Here is another one.

Thank you!



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Costa Mesa is launching a new permit and license processing system called TESSA in August. TESSA will replace our existing system and all land use, building and business license applications currently in process will be transferred to the new system. To learn more about TESSA, visit our FAQ page at <https://www.costamesaca.gov/tessa>.



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Patricia Windsor  
<leanbeefpatty932@yahoo.com>  
**Sent:** Sunday, February 4, 2024 5:48 PM

**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** 1858 Newport Blvd, Costa Mesa CUP Review, Please DENY

I am surprised this conditional use permit that was denied at the last planning commission meeting is up for review.

And more surprising that the reason for request by Mayor Stephens is “To provide the



applicant with a fair de novo hearing based upon the relevant issues under the Costa Mesa Municipal Code.”

Why is this Conditional use approval so unique that Mayor Stephens called for a Review? and not on other denied applications?

What about the citizens of Costa Mesa? We have been voicing our concerns and request for an amendment of the cannabis ordinance, and yet no real actions have been taken. I would suggest that all council members take deep consideration of their community.

Over concentration of pot shops will clearly have a huge impact on the image of our community.

I ask that we entrusted and uphold the decisions that our planning commission denial of this project.

Regards,  
Patricia

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: DENY Cannabis store 1858 Newport Blvd, Costa Mesa  
**Date:** Monday, February 5, 2024 7:59:10 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Hi,  
Here is another...

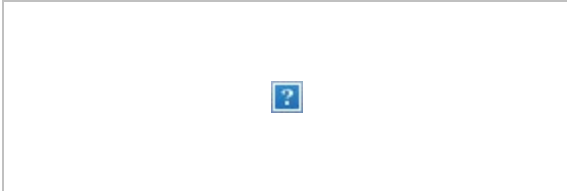
Thank you!



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Malik Pacheco  
<[angelsever5@proton.me](mailto:angelsever5@proton.me)>  
**Sent:** Sunday, February 4, 2024 3:49 PM

**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** DENY Cannabis store 1858 Newport Blvd, Costa Mesa

Feb 4, 2024

To Whom It May Concern

On the last planning commission this CUP was denied, and we were extremely thankful that our leaders have stood up for the residence. I am very concerned that our Mayor is requesting a review on this denied CUP and supporting cannabis business instead of the voice of the community members.

I am a longtime resident of Eastside Costa Mesa and am writing in reference to the proposed Cannabis store at 1858 Newport Blvd, Costa Mesa

I request that the City Council to DENY this cannabis store to be opened at this address, there are already TWO approved cannabis shop within the same corner on Newport and Broadway. This is excessive and unnecessary.

We eastside residents are not interested in becoming the gateway for Drugs distribution on Newport and Broadway.

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: ENOUGH IS ENOUGH – PLEASE STOP THE CANNABIS APPROVAL  
**Date:** Monday, February 5, 2024 7:57:20 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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It doesn't look like you were Cc'd on this email....

Thank you!



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Sara Brighton  
<sara\_usc98@outlook.com>  
**Sent:** Sunday, February 4, 2024 7:45 PM

**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** ENOUGH IS ENOUGH – PLEASE STOP THE CANNABIS APPROVAL

As a resident of Costa Mesa for more than 10 years, I kindly ask that we put a hold on all Cannabis applications. We already have over 20 cannabis approved retail stores, our city does not need 30 cannabis stores.

We are certainly not against cannabis, but we are against the lack of control of cannabis stores.

I have witnessed changes at our planning commission and city council meetings to be flooded with Cannabis reviews and discussion. We are taking away valuable time and resources from more important matters such as housing development, community development, schools and educations.

I agree with the last planning commission comment, what are we giving up in order to collect cannabis taxes and revenue? Let's focus on what's important to our community, Cannabis is certainly NOT one.

PLEASE DENY 1858 NEWPORT BLVD, COSTA MESA CUP REVIEW !!!!

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**From:** [COLGAN, JULIE](#)  
**To:** [CITY CLERK](#)  
**Cc:** [PC Public Comments](#)  
**Subject:** FW: Evolv Herbal – 1858 Newport Blvd, Costa Mesa  
**Date:** Monday, February 5, 2024 2:14:43 PM  
**Attachments:** [image001.jpg](#)  
[image002.jpg](#)

---



**Julie Colgan**  
Executive Assistant  
Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5270

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Have you met...

cid:image001.jpg@01D9C14C.C70A3330



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---

**From:** Lenore Sinnett <lenoresinnett8@gmail.com>  
**Sent:** Monday, February 5, 2024 2:11 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** Evolv Herbal – 1858 Newport Blvd, Costa Mesa

I would ask the city council to uphold the facts in support of the findings for denial by the planning commission dated Dec 11, 2023.

The proposed use would conflict with the necessary mix and balance of commercial goods and services in plan (Policy LU-1.1) Additionally, based on the proposed concentration of similar uses, the proposed use would not “encourage a mix of land uses that maintain the City’s long-

term fiscal health” (Policy LU-6.1), and thereby would be fiscally materially detrimental to the adjunct commercial district.

We kindly ask our city council to continue to recommend DENIAL on 1858 Newport Blvd cannabis retail based on the planning commission decision.

Regards,

Lenore

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: Planning application 22-22. Cannabis CUP  
**Date:** Monday, February 5, 2024 8:06:47 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi again,  
Here is another one City Clerk was not Cc'd on.

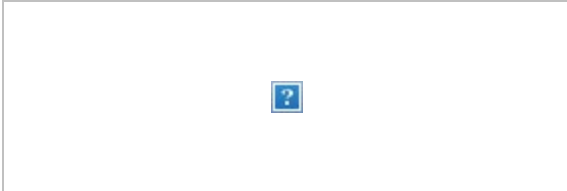
Thank you!



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Moe Althani  
<[summitseven82@outlook.com](mailto:summitseven82@outlook.com)>  
**Sent:** Sunday, February 4, 2024 8:47 AM

**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** Planning application 22-22. Cannabis CUP

Dear Planning Commission,

I just received Tuesday city council agenda; I am shocked to see the previously denied



cannabis application up for review? and why is the review requested by Mayor Stephens when the applicant did not apply for appeal?

I am getting concerned about the amount of cannabis shops still planning to open in Costa Mesa. We already have so many approved retail in our city.

I understand that cannabis is beneficial and helpful to some people, but I don't understand why we need to have so many stores right next to each other.

I assume all the stores offer similar products; I just don't believe the demand in the city meets the supply. We don't need that many stores. I feel the city atmosphere has changed, the cannabis stores have replaced the mom-and-pop stores that gave Costa Mesa its original charm.

We already have two Cannabis store on Newport and Broadway, and I believe there are a couple opening next to it. We do not need a third and fourth store next to each other.

Please reconsider allowing another cannabis store on the same street and consider spreading them out to have a less impact on our community image.

Thank you,

Moe Althani

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: Please stop approval of all Cannabis CUP  
**Date:** Monday, February 5, 2024 8:08:12 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Here is another...

Thank you!



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Kyllian Rue  
<ruekyllian@gmail.com>  
**Sent:** Saturday, February 3, 2024  
7:43 PM

**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** Please stop approval of all Cannabis CUP

Hello,

I am writing to protest the opening of yet another cannabis shop on Newport Blvd. There are too many cannabis shops on Newport Blvd and in Costa Mesa!!! Is this the image you want for our

community?

I assume the tax revenue the city reaps from these stores are the reasons why so many of them are getting approved, but enough is enough!! Costa Mesa is oversaturated with cannabis stores!! Costa Mesa used to be the city of the Arts, now it should be called the City of Cannabis.

Bring back the artistic and creative trades back again!!

It is unacceptable that the leadership we voted to run our city are not concerned about the future image of our community. What are we giving up for the cannabis revenue?

Thanks,  
Kyllian Rue

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**From:** [OOSTERHOF, NAOMI](#)  
**To:** [CITY CLERK](#)  
**Subject:** FW: STOP THIS CANNABIS CUP FROM GETTING APPROVED!!!!  
**Date:** Monday, February 5, 2024 8:10:16 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Hi,  
I believe this is the last one...

Thank you!



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*Naomi Oosterhof*

City of Costa Mesa – Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626  
Office: (714) 754-5245

**From:** Marc Dorris  
<marcanineutube@gmail.com>  
**Sent:** Saturday, February 3, 2024  
1:56 PM

**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** STOP THIS CANNABIS CUP FROM GETTING APPROVED!!!!

I am writing again to stop the opening of 1858 Newport Blvd in Costa Mesa. What has our city become? We already denied this application at the last CUP hearing. Has Greed taken over our community? Are we no longer concerned about the Eastside residence? We have way too many

Weed Shops, Bars, Rehabs. We do not need 3 to 4 Weed Shop next to each other. Please stop this from happening!

-Marc Dorris

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**From:** [Marc Abelowitz](#)  
**To:** [CITY CLERK](#); [PC Public Comments](#)  
**Subject:** Over Concentration of Cannabis Retail Location.  
**Date:** Saturday, February 3, 2024 9:49:01 PM

---

Costa Mesa City Council,

It has been brought to my attention that another cannabis dispensary on Newport Blvd is requesting to open. My neighbors and I are all in agreement that there simply are too many cannabis retail stores on Newport Blvd and Broadway Junction. We feel that the city needs to slow down the opening of so many dispensaries. Maybe a more extensive application process would be beneficial in making sure these businesses are a good fit for our community. Whatever it is, something needs to be done to prevent so many of these dispensaries from opening so quickly. I do hope you will take into consideration my thoughts and care on this matter.

-Marc Abelowitz

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**From:** [Jared J. Oliver](#)  
**To:** [CITY CLERK; PC Public Comments](#)  
**Subject:** Planning Application 22-22, Deny Cannabis application.  
**Date:** Sunday, February 4, 2024 9:19:50 PM

---

I am also a long time residents of eastside Costa Mesa

I am hoping that my concern will be heard by the council members on this cannabis application review.

One of the key reasons for my opposition is that the presence of cannabis dispensary could negatively impact the image of our neighborhood, making it less attractive to residents and potential new business. Our city deserves to maintain its positive reputation as a safe and family-friendly place to live.

I appreciate your dedication to our community and kindly ask you to consider these concerns when making your decisions on this conditional use permit. Please vote against it to ensure the safety and wellbeing of our residents.

Thank you,

Jared Oliver

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**From:** [Chris T Lambert](#)  
**To:** [PC Public Comments](#); [CITY CLERK](#)  
**Subject:** Please DENY 1858 Newport Blvd (Evolv Herbal)  
**Date:** Saturday, February 3, 2024 11:01:32 AM

---

Members of the City Council,

I am writing to you with frustration and confusion. The community has already spoken and expressed their concern and disapproval of another cannabis dispensary opening on Newport Blvd at the Planning Commission meeting. Members of the Planning Commission carefully listened to and took into consideration our thoughts and concerns regarding the oversaturation of cannabis dispensaries on Newport Blvd along with the entire city of Costa Mesa. They made the proper decision to deny this application from moving forward. I am having a hard time understanding why Mayor Stephens is requesting a review from the City Council. This is unnecessary and a complete disregard of community members' concerns.

- Chris Lambert

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**From:** [Jime Chuck Neider](#)  
**To:** [PC Public Comments](#)  
**Cc:** [CITY CLERK](#)  
**Subject:** Please deny application 22-22 CUP Storefront at 1858 Newport Boulevard  
**Date:** Saturday, February 3, 2024 4:13:30 PM

---

To Whom It May Concern,

It is quite shocking and seriously concerning that the city would allow so many cannabis stores to open in such distance. I support cannabis businesses in Costa Mesa; however, I do not support the influx of shops in such close quarters. It feels like not enough thought is put into deciding which cannabis projects are approved. I see new shops opening all over town. I also hear from neighbors and friends of many future shop openings in the area. Please do not take this lightly. Your residents demand more from you and you reject this proposal.

Best Regards,

Jim Neider

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**From:** [Alexander Haberbush](#)  
**To:** [CITY CLERK](#)  
**Subject:** Please Uphold Planning Commission's Decision on Reference No. PA-22-22  
**Date:** Monday, February 5, 2024 2:22:38 PM  
**Attachments:** [AHH.2.CITY.PLANNING.COMMISSION.PDF](#)  
[ALLEY FACTS \(reduced\).pdf](#)

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Dear Members of the Costa Mesa City Council,

As legal counsel representing concerned homeowners and business operators in Eastside, Costa Mesa, I previously communicated our objections to the conditional use permit under Reference No. PA-22-22, following the Planning Commission's decision which aligns with our stance. This decision is now scheduled for your review on February 6th, at the request of the mayor.

Our objections are rooted in California land use and zoning laws, as well as the Costa Mesa Municipal Code. The proposal to establish an additional cannabis retail store at 1858 Newport Blvd. clashes with these frameworks by:

- Incompatibility with general area developments;
- Negatively impact on health, safety, and general welfare;
- Inconsistency with the General Plan Designation.

These concerns were detailed in our letter to the Planning Commission, a copy of which is attached to this email, along with a PDF fact sheet highlighting issues related to alleyway access behind the proposed location.

The Planning Commission's decision was made after careful deliberation of these points. The mayor's subsequent decision to review this matter, especially in the absence of an appeal by the applicant, is both unusual and concerning. This action brings to light potential issues of impartiality and consistency within the city's decision-making process, reminiscent of past situations like the litigation involving From The Earth, which is currently suing the City for \$50 million. The apparent preferential treatment of this applicant warrants your careful scrutiny.

It is imperative that the City Council considers the Planning Commission's decision with the seriousness it deserves. Upholding the commission's ruling not only supports the integrity of the Eastside community but also affirms the Council's dedication to equitable and consistent governance. As we approach the review date of February 6th, I urge you to reflect on these points and the broader implications of this decision on our community.

Should you wish to discuss this matter further, please do not hesitate to contact me via this email or the information provided in my signature below.

Thank you for your attention to this important issue,

Alexander Haberbush, Esq.

LEX REX INSTITUTE

444 West Ocean Boulevard, Suite 1403

Long Beach, CA 90802

Telephone No. (562) 435-9062

[https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.lexrex.org%2f&c=E.1.8Q3U7ioMHD1DUvjEp--NuAsbgpmh9G\\_F3qPiwqx3yCDEyo6i-h-TbRigGfAAxSUPTM6K32CsbZHtusZafQ1y1pMhc6WBDGam1QThZ2oF3EBC&typo=1](https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.lexrex.org%2f&c=E.1.8Q3U7ioMHD1DUvjEp--NuAsbgpmh9G_F3qPiwqx3yCDEyo6i-h-TbRigGfAAxSUPTM6K32CsbZHtusZafQ1y1pMhc6WBDGam1QThZ2oF3EBC&typo=1)  
<https://linkprotect.cudasvc.com/url?a=http%3a%2f%2fwww.LexRex.org&c=E.1.1J7tcJanlODCOaLLrXHziMBrdW9Bt5XPyEK0T7TEZ1TBOjAPbvn51sCL6Hsdz83B1OzdfLBzbB-Hkfi1IxFRmMDaf1Z-UUcjleK-KommIvcWmY9z60L5Ag.&typo=1>

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# LEX REX INSTITUTE

CONSTITUTIONAL ADVOCATES  
444 WEST OCEAN BOULEVARD, SUITE 1403  
LONG BEACH, CA 90802  
HTTP://WWW.LEXREX.ORG

ALEXANDER H. HABERBUSH, ESQ.  
DEBORAH L. PAULY, ESQ.

TELEPHONE (562) 435-9062  
FACSIMILE (562) 600-7570  
AHABERBUSH@LEXREX.ORG

December 5, 2023

*VIA EMAIL*

adam.ereth@costamesaca.gov  
russell.toler@costamesaca.gov

jon.zich@costamesaca.gov  
johnny.rojas@costamesaca.gov  
angely.vallarta@costamesaca.gov  
karen.klepack@costamesaca.gov  
jimmy.vivar@costamesaca.gov

**Re: Formal Objection to Proposed Conditional Use Permit (Reference No. PA-22-22) for Cannabis Retail Stores at 1858 Newport Blvd., Costa Mesa**

Dear Planning Commissioners,

I write to you as legal counsel representing concerned homeowners and business operators in the Eastside community of Costa Mesa, specifically regarding Reference No. PA-22-22. This communication serves as a formal objection to the proposed conditional use permit for the establishment of an additional cannabis retail store at 1858 Newport Blvd., a location situated at the crucial intersection of Newport and Broadway, directly across from the Triangle. My client has authorized me to appeal to City Council if the conditional use permit is approved.

In alignment with California land use and zoning laws, and as stipulated in the Costa Mesa Municipal Code, Chapter V (2023), it is imperative that any new development be substantially compatible with existing developments in the area and not materially detrimental to adjacent properties. The proposed plan, involving the establishment of three consecutive cannabis retail stores, fails to meet these critical criteria. This overconcentration significantly disrupts the diverse and balanced character of the Eastside Neighborhood, undermining the intended image for this key gateway area.

To approve the permit, the this Commission must affirmatively find the following:

- A. The proposed development is substantially compatible with the developments in the same area and will not be materially detrimental to other properties.
- B. Granting the permit will not be materially detrimental to the public's health, safety, and welfare or injurious to property or improvements in the neighborhood.
- C. The permit will not allow a use, density, or intensity not in accordance with the general plan designation and applicable specific plan for the property.

None of these three criteria can be met.

**A. Compatibility with General Area Developments**

The proposed development of three consecutive cannabis retail stores at this location creates an overconcentration of similar businesses, fundamentally incompatible with the diverse and balanced character of the Eastside Neighborhood. This clustering of cannabis retailers disrupts the image and essence of a gateway to our community, disregarding the importance of maintaining a varied economic landscape. Moreover, the applicant has not conducted any outreach to neighbors, failing to gauge community understanding or address their concerns. This lack of engagement is a critical oversight in the planning process and speaks to the project's disconnect with community interests.

**B. Impact on Health, Safety, and General Welfare**

The effects of overconcentration of cannabis retailers are well-documented. Areas with a high density of cannabis businesses tend to experience increased rates of crime, including disturbances and public safety incidents. This places a considerable strain on local law enforcement resources and erodes the community's sense of security. Beyond the potential rise in crime, the overconcentration of these retailers leads to significant quality of life issues. The presence of multiple cannabis shops in close proximity causes increased traffic, noise, and loitering, thereby impacting the overall tranquility and residential nature of the neighborhood. Furthermore, the proliferation of cannabis retailers in such a concentrated area can deter potential homebuyers and investors, leading to a decline in property values. This not only affects individual homeowners but also has broader implications for the economic stability and attractiveness of the neighborhood.

**C. Inconsistency with General Plan Designation**

The establishment of three consecutive cannabis retail stores at this location is not in

December 5, 2023

Page 3

accordance with the general plan designation, intensifying the area in a manner inconsistent with city planning. This overconcentration disrupts the intended balanced use of the area and the alley servicing the location is not equipped to handle the cumulative impacts of an additional store. The development, therefore, stands in direct conflict with the city's general plan and specific plans for the area, which are designed to ensure harmonious land use and community development.

Moreover, the displacement of existing businesses for additional cannabis retail establishments, particularly in an area like the Eastside community, represents a detrimental shift in both the economic and social fabric of the neighborhood. This is contrary to the spirit of community development upheld by local and state regulations.

### **Conclusion**

In light of these concerns, it is clear that the proposed development under Reference No. PA-22-22 fails to meet the necessary criteria for the granting of a conditional use permit as stipulated by the Costa Mesa Municipal Code. We strongly urge the City Council to deny this application to preserve the integrity and welfare of the Eastside community. We trust that the Council will consider these points with the gravity they deserve and act in the best interests of the Costa Mesa community.

Very truly yours,

**LEX REX INSTITUTE**

By: 

\_\_\_\_\_  
Alexander H. Haberbush, Esq.

# **ATTENTION COSTA MESA RESIDENTS**

## **WE NEED YOUR HELP NOW!!!**

### **STOP THE OVERCENTRATION OF THREE CANNABIS STORES SIDE BY SIDE BY SIDE**

The reason for this Mailer is to inform you that next Monday, 12/11/23 at 6pm the city planning commission is about to approve another cannabis retail store at 1858 Newport Blvd, making three Cannabis Retail shops side by side by side.

Many neighbors have expressed concern that this is not the image we want for the community and the gateway to the Eastside residents. This is a residential access point on Broadway. The Business is accessed through a residential alleyway that is very small and a safety hazard. More importantly we do not need three side-by-side-by-side Cannabis Stores in a residential area.

With so many cannabis stores in a row, will this increase crime?  
How do we know until it is too late?

Most of us neighbors are not against cannabis but enough is enough. Please help support a reduced impact and safer Costa Mesa by sharing your concerns in person by attending the city planning hearing on Monday and please email your concerns and comments to the Planning Commission.

**Planning Commission Meeting** - Monday December 11, 2023 starts at 6pm

**Location** - 77 Fair Drive, City Hall, in City Council Chambers 1st Floor

**Watch** - ZOOM or City Channel on Yoube

**Email Comments** - [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)

**Email no later than noon on Monday 12/11/23**

**Reference address to be Deny** - Cannabis Store at 1858 Newport Blvd, Costa Mesa

### **HOW YOU CAN HELP!!! PROTECT YOUR COMMUNITY IMAGE**

**Reference address to be Deny** - Cannabis Store at 1858 Newport Blvd



**1860 NEWPORT BLVD**  
**APPROVED**

**1858 NEWPORT BLVD**  
**PENDING**

**1854 NEWPORT BLVD**  
**APPROVED / OPEN**

**1848 NEWPORT BLVD**  
**PENDING**



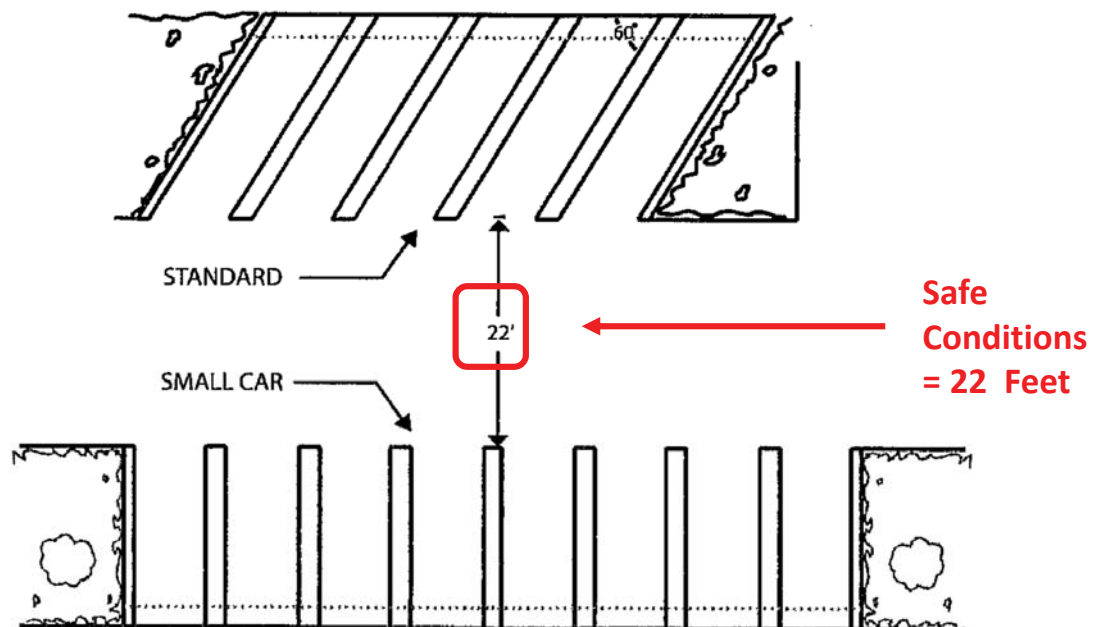
*City of Costa Mesa*

# **PARKING DESIGN STANDARDS**

(All Zones except R1)

Revised November 1, 1999 per Resolution #99-74

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# Standard Parking Stall is 9 feet wide

Residential



10 Foot Choke Point  
Drive Aisle

Pot Shop

Residential Bollard Defense System  
indicates a safety issue

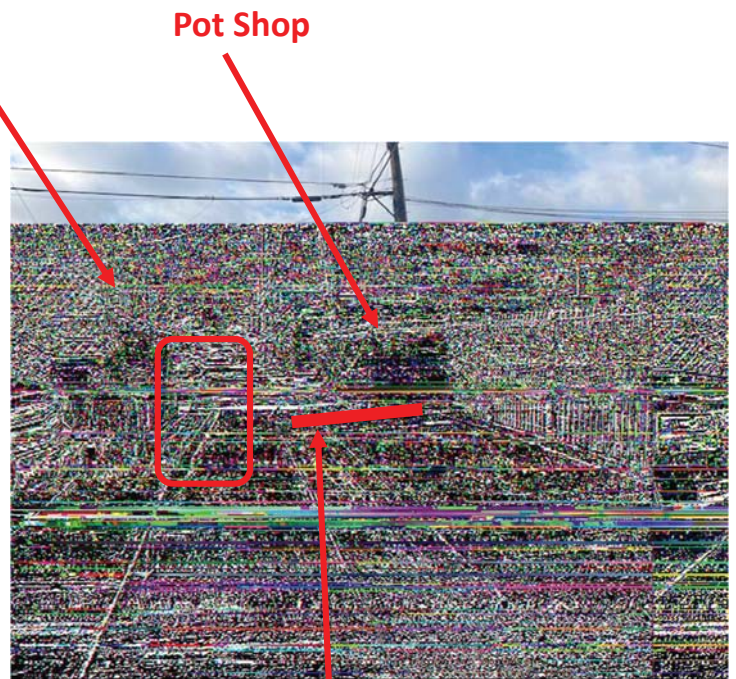
Pot Shop

Alley Intersection

## Standard Parking Stall is 9 feet wide



10 Foot Choke Point Drive Aisle



10 Foot Choke Point Drive Aisle

**From:** [john upton](#)  
**To:** [CITY CLERK](#)  
**Subject:** Pot shop appeal hearing February 6  
**Date:** Monday, February 5, 2024 12:02:20 PM

---

To city counsel members:

I am a homeowner in your district and my sentiments are shared by many of my neighbors. I have an attorney, Alex Haberbusch, who is retained to prevent our community from deteriorating into a pot corridor. We understand the rights of businesses and most of us are ok with having some pot shops. However, none of them signed up for having four pot shops side by side by side. I am not a land use expert, but I do believe this to be the very definition of overconcentration. I read the findings and agree with the language cited indicating that the proposed use will conflict with the necessary mix and balance of commercial goods and services in consideration of the needs of the business community, as stipulated by the General Plan Policy LU-1.1.

I am also a voter and so are many of my neighbors that are affected by these potential 4 cannabis shops at the entrance to our community. I am very disappointed that the elected representative of our community who is up for reelection, has not taken a hard line position to protect us. I am also very concerned that my attorney attempted multiple times to reach out to you to discuss this specific issue and you failed to respond at all. This issue is very important to the residents of your district and it would be nice to have some dialog with our elected representative. We have a Change.orgpetition with over 200 signatures supporting us as well.

All residents of the Eastside understand cut through traffic and its impact. I hope you have personally driven this alley to see the potential impacts. I cannot believe you would allow this to further impact our residential neighborhood.

19th and Newport Blvd is the center piece of our town, can we try to keep it somewhat respectable.

Thank you for your time. Respectfully, John Upton

Sent from my iPhone

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**From:** [Jayson Simmons](#)  
**To:** [PC Public Comments](#); [CITY CLERK](#)  
**Subject:** Protect our community (Planning Application 22-22 1858 Newport Blvd)  
**Date:** Sunday, February 4, 2024 1:22:08 PM

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Dear Costa Mesa City Council,

Please do not approve and allow another cannabis dispensary on the corner of Newport and Broadway. The number of dispensaries open and soon to open is getting out of hand. I am angry and very unhappy with these decisions to allow so many cannabis businesses to take over our city. I think the city needs to be listening to its people and what they are saying. We have made it loud and clear to the planning commission that we do not want any more cannabis shops in our city.

-Jayson Simmons

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**From:** [Donavan McNamer](#)  
**To:** [PC Public Comments](#)  
**Cc:** [CITY CLERK](#)  
**Subject:** Public hearing 2/6/2024 for 1858 Newport Blvd Cannabis cup  
**Date:** Saturday, February 3, 2024 12:34:51 PM

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Dear Planning Commission,

As a parent and resident of Costa Mesa, I would like to voice my concerns about the possibility of another shop opening on Newport Blvd. The image of 3 cannabis stores on our busiest intersection is unacceptable.

I grew up in Costa Mesa and loved the safe, quaint, uniqueness of the city. I had hoped to provide the same environment and lifestyle for my children. It is clear to me that that is now a pipe dream.

There are at least 5 plus cannabis stores within 10-15 minutes of each other. I don't feel comfortable letting my preteens ride their bikes and wander the neighborhood. I am not against cannabis per se, but I do not like the idea of my children having exposure to cannabis stores so early on. Cannabis, though legal, is still a substance that alters your state of mind. I know I can't control my children forever and they will be adults and make their own decisions, but I think it is the responsibility of the parents and joint effort with the community to guide children to make smart choices. I don't want my children to learn to be so nonchalant about a drug, legal or not.

What does it say about our city that we are pushing for cannabis stores rather than parks and libraries? We already have so many stores as is, how does opening more benefit the community?

Please put yourself in so many concerned parents' shoes, please have empathy.

Thank you,

Donavan McNamer

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**From:** [Diana Elizabeth Wolder](#)  
**To:** [PC Public Comments](#); [CITY CLERK](#)  
**Subject:** 1858 Newport Blvd Costa Mesa  
**Date:** Monday, February 5, 2024 5:14:47 PM

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The reason for this email is to oppose another cannabis retail store on Newport Blvd, making it 4 in a row.

Many neighbors have expressed concerns to me about this being a bad image for our city. I can tell you that the voters do not want this image for the gateway to the Eastside. Four shops in a row creates an over concentration of cannabis stores. Would we ever want 4 liquor stores all in a row in such a high visibility location? Of course not.

Many neighbors have expressed concern about things like intensifying a sleepy use, open only 9 am to 5 pm, and closed nights and weekends. How will the small alley with telephone poles handle the increased traffic?

Where will employees park? Is there enough parking for customers? Will parking spill into the streets of our neighborhood?

With so many cannabis stores in a row, will this increase crime? How do we know until it is too late?

Most of the neighbors are not against cannabis.

The neighbors are concerned that we have too many cannabis stores, all in a row and that is not what we want on the Eastside.

Diana Wolder

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**From:** [Sean Loftus](#)  
**To:** [CITY CLERK](#)  
**Cc:** [CITY CLERK](#)  
**Subject:** Against Cannabis store at 1858 Newport Blvd.  
**Date:** Monday, February 5, 2024 5:07:20 PM

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I am having trouble understanding the need for an abundance of cannabis stores all over Newport Boulevard and throughout Costa Mesa. I know there was a vote that approved these storefronts, however, it was trusted to the city council to do it in a respectful manner to the citizens of our city.

I feel as if I am living in a destination city for all those interested in cannabis. I don't think any Costa Mesa resident or those in neighboring cities want that moniker. I certainly do not.

Four dispensaries clustered together across from Triangle square is ridiculous. They are not the same as restaurants or retail shops... they all sell marijuana. Medical marijuana is still marijuana by the way.

Costa Mesa runs the risk of becoming the butt of jokes, and seen as an undesirable location to live and do business.... We don't want to be known as Ganja Mesa, Cannibas City, Mesa Jane, or the most embarrassing of all; "you know, that place with a cannabis shop on every corner."

Please act now before it is too late.

Sean Loftus

Costa Mesa Resident

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**From:** [COLGAN, JULIE](#)  
**To:** [CITY CLERK](#)  
**Cc:** [PC Public Comments](#)  
**Subject:** FW: 1858 Newport Blvd - PUT A STOP TO THIS!!!  
**Date:** Tuesday, February 6, 2024 8:15:37 AM

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**Julie Colgan**  
Executive Assistant  
Economic & Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5270

*“The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community.”*

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**From:** Ralph Owen Patterson <thewedge657@outlook.com>  
**Sent:** February 5, 2024 11:53 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** 1858 Newport Blvd - PUT A STOP TO THIS!!!

Council-

I am a long-time resident, and I drive through the alley behind the location at least once a week. How that alleyway is allowed to be a public access road is beyond comprehension. There is no way a person should ever attempt to add more traffic to that usage. So many times, I get stuck with oncoming traffic and must back out or hope the other person does. This creates a very unsafe condition and if this location has regular traffic, it will make that alleyway impassable. Please do a study and figure this out in advance not after the fact. There is no way two or three cannabis retail shops can use that alleyway for customer traffic. Go drive over there and see it firsthand. You will be amazed anyone allows that tiny congested one-way alleyway to exist for public access. I am not a traffic engineer, but you do not need to be, to see this hazardous condition.

I hope you can provide some analysis to the voters/residents to justify this.

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**From:** [HAUSER, JANET](#)  
**To:** [GREEN, BRENDA](#); [TERAN, STACY](#)  
**Subject:** FW: Evolv Herbal - Strong Opposition - Planning Application 22-22  
**Date:** Tuesday, February 6, 2024 11:15:28 AM

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Please see below.



**Janet Hauser**

Executive Assistant to Council  
City of Costa Mesa  
77 Fair Drive | Costa Mesa | CA 92626 |  
P (714) 754-5107 M (714)949-3693

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**From:** Alexis Hadley Dunlap <alex.imagine@gmail.com>  
**Sent:** Tuesday, February 6, 2024 11:01 AM  
**To:** CITY COUNCIL <CITYCOUNCIL@costamesaca.gov>; STEPHENS, JOHN <JOHN.STEPHENS@costamesaca.gov>; CONSTITUENT SERVICES <constituentservices@costamesaca.gov>; Tim Dunlap <napalmfsr33@yahoo.com>  
**Subject:** Evolv Herbal - Strong Opposition - Planning Application 22-22

Mayor Stephens and members of City Council -

My name is Alexis Dunlap. I live at 3198 Sicily Ave. I am strongly opposed to another Cannabis shop in Costa Mesa. This item is being reviewed at City Council tonight via resolution 5-55. I am an attorney and my husband is a detective for the Riverside County Sheriff Department and was recently released from a special marijuana task force. I understand the city has laws and ordinances it must follow with regard to new applications for cannabis storefronts conditional use permits and must not prejudice one applicant over another. However, I would like to strongly suggest that the city enact a separation requirement between any new Marijuana shops as the city of Costa Mesa is already overpopulated with this use. The separation requirement should be significant; we don't need a new shop every mile or 1/2 mile. I know the city is aware that there is overwhelming evidence showing that the presence of more marijuana shops has a direct correlation to violent crime and felonies. My husband Tim Dunlap will confirm that he is called through emergency services to aid and assist with violent crime at cannabis shops multiple times per week.

The primary goals of the city's municipal code are to protect the health and safety of the residents of the city; another Cannabis shop would be in direct opposition to that goal.

I am strongly opposed to another marijuana shop in Costa Mesa and request that city council uphold the resolution of the planning commission and deny this application.

Sincerely,

Alexis Dunlap, Attorney at Law  
949-838-7313

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**From:** [COLGAN, JULIE](#)  
**To:** [CITY CLERK](#)  
**Cc:** [PC Public Comments](#)  
**Subject:** FW: PLEASE DENY!! 1858 Newport Blvd, Costa Mesa  
**Date:** Tuesday, February 6, 2024 8:15:47 AM

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**Julie Colgan**  
Executive Assistant  
Economic & Development Services Department  
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5270

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**From:** Shawn Hamilton <bogey8311@yahoo.com>  
**Sent:** February 5, 2024 10:19 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** PLEASE DENY!! 1858 Newport Blvd, Costa Mesa

Dear City Council-

Please accept my letter in regard to the cannabis retail shop on Newport Blvd. I am not a supporter of cannabis and I do not want our streets concentrated with cannabis shops. I did not support this originally and a lot of my neighbors did. I understand they voted and now we have shops. However, it has been some time and we now see them popping up all over town. Now those same neighbors that supported cannabis mostly all agree with me that enough is enough. I do not want a full review of cannabis but please act with some respect for your citizens. No four shops side by side, Please!

With Regards,

Shawn Hamilton

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**From:** [Mike Palmer](#)  
**To:** [CITY CLERK](#)  
**Subject:** Non-Support of Public Hearing of permit appeal for 1858 Newport Blvd.  
**Date:** Monday, February 5, 2024 6:56:38 PM

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Dear City Council Members,

We are writing today as concerned citizen of Costa Mesa. I was born in Newport Beach and I have been a resident and homeowner of Costa Mesa for the past 29 years. Over the years there have been various issues concerning decisions the city council has been involved with, but none more troubling than the recent approvals of Marijuana dispensaries. It boggles my mind that our city leaders think it prudent to approve such a huge number of dispensaries! As we understand, we currently have 10 dispensaries operating, 11 more that are approved, and a whopping 33 more that are pending approval! This makes a staggering 54 possible dispensaries within a very small radius! While we understand the concept of wanting to welcome new small businesses, this seems ridiculous! On one block of Newport Blvd. there are literally 4 in a row!

First and foremost, this is not what we want our community to be associated with. Why would we want to be known as the city that is the Mecca for Marijuana Dispensaries? Costa Mesa has always been a family friendly community with a well respected school system, cultural diversity, and a flourishing Arts Community. Do you really want the number one thing that people think about our community to be that we have dispensaries on every corner?

My family and friends have personal experience with the damage that drugs can do to our loved ones. We have watched firsthand as our family members and friends have suffered through drug addiction from these "legal" drugs. We personally know people who have suffered addiction, psychosis, homelessness, incarceration, and even suicide caused by Marijuana and other drugs. We are surprised that Costa Mesa wants to back these businesses so strongly.

We wonder why our Mayor, John Stephens, feels so strongly about supporting such questionable businesses. Is there some kind of incentive for him to approve all of these dispensaries? Is there some kind of an incentive for our city council to support so many of these questionable businesses?

As registered voters, we will definitely not be supporting this city council in the upcoming election if these remaining 33 dispensaries are approved.

Sincerely,

Michael Palmer  
Tina Palmer  
402 E. 18th  
Costa Mesa, CA 92627

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