

COLGAN, JULIE

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

Dear Planning Department Staff,

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

Thank you.

- Joe Erickson

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

April 8, 2022

Emailed to: PCPublicComments@costamesaca.gov

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

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

Dear Chairman De Arakal and Commissioners:

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

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

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

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

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

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

Thank you,

JOE ERICKSON
President

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