

PARTIDA, ANNA

PH-1

From: mlgleason@aol.com
Sent: Monday, January 23, 2023 10:16 AM
To: PC Public Comments; PLANNING INFO; ACHIS, PATRICK
Subject: Jan 23 2023 Planning Commission Mtg Public Comments - PA-22-32
Attachments: Costa Mesa Planning Commission Comments PA-22-32.pdf

Attached as a pdf, please find our comments in regards to PA-22-32, for inclusion in tonight's meeting.

Would you please confirm receipt?

Thank you,
Maura Gleason

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Costa Mesa Planning Commission

PCPublicComments@costamesaca.gov

Planninginfo@costamesaca.gov

PATRICK.ACHIS@costamesaca.gov

January 23, 2023

RE:

PLANNING APPLICATION 22-32 AND TENTATIVE PARCEL MAP 2022-135 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1592 REDLANDS PLACE

SOUTH FACING WINDOWS

As the owners and residents of the single family residence at 1588 Redlands Place, the adjacent property to the right, the window size and placement will have a significant impact on our privacy and are not consistent with other side facing windows for similar properties in the neighborhood.

The plans for the two homes show five 3'Wx6'H and one 4'Wx6'H second story windows facing our lot, in addition to one smaller 2'Wx3"H (bathroom) window. Of particular impact to our privacy are the three 3'x6' tall windows on the rear unit. The exterior elevation shows the interior height of the second floor to be 9'1', so it appears the windows will span from approx 18-24" from the floor to 12"-18" from the ceiling. This low height from the floor means that occupants will have a broad view of our backyard (and windows along the back of our house).



The three rear unit right side windows face directly into our private and gated backyard, are 6' tall, and as there is a 5' 9 " setback for the right side of the rear unit, the windows provide views of our patio and deck and across the yard. And, as the windows are tall for side facing windows, the angle of viewing leaves no privacy in our yard.



Photo taken Jan 22 2023, estimated window size and positions based on plans and elevations for rear house at 1592 Redlands.



Photo taken January 22 2023, view from existing fence into our backyard.



Photos taken January 22 2023, wide angle view from existing fence into our backyard.

The height of the side facing windows is out of character for the neighborhood and differs from other properties that have been built on similar lots in the last few years.



Google Maps view of 1591 & 1593 Riverside windows overlooking one story single family residence at 1589 Riverside. 1593 Riverside is directly behind 1592 Redlands and 1589 Riverside is directly behind 1588 Redlands.



Google Maps view of 1591 & 1593 Riverside, rear house minimally visible from street. Side yard facing two story multi family property at 1597 Riverside.

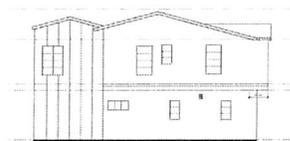


Google Maps view of 1589 & 1589A Redlands Place, side yard facing the driveway and garages of two single story homes at 1593 Redlands. 1589 is directly across the street from 1588 Redlands and 1593 is directly across the street from 1592 Redlands.

Note that the Primary bedroom on the rear unit has a north facing window that is 5' x 6', so the south facing windows are not the only windows in the room. Likewise, bedroom 2 also has a 5'x6' window facing the rear of the property.

The front property has a 5'x6' window and a 3'x6' window in the bonus area and staircase that appear to be in front of our backyard fence and look out onto our driveway and front yard. They are out of character for the side windows in the neighborhood, but as they are not overlooking our backyard, they are of a lesser concern for us.

The 3'x6' window in Bedroom 3 of the front property offers angled views into our gated backyard, and further, appears to be in line with our first floor living room window. Again, as the windows in the new houses are 6' tall and the setback for the front unit is 5', this window will have a good view of our side patio, trash cans and, it appears, into our living room window. (A2.0 Front Floor Plans).



Note further that the landscaping plans show no vegetation or visual barrier between the windows of both houses and our lot. (LP-1 Planting Concept Plan). Further note that the Site Photos, Attachment 5, conceptual photos show existing mature trees on our side of the fence that do not exist. The Conceptual photos do not show any angle of the new homes from the right side of the property.



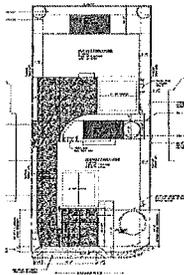
Therefore we ask that the plans be amended to reduce the side window height on the windows facing 1588 Redlands Place to respect our privacy, as well as to keep in character with neighboring properties.

FENCING

The plans call for a block wall fence along our shared property line. We have a trellis and a side gate, as well as vines along the fence. In a recent construction in the neighborhood, a side fence was torn down without notice to the resident. **We ask that the owner/builder coordinate with us in regards to the impacts and timing of any changes to the existing fence.**

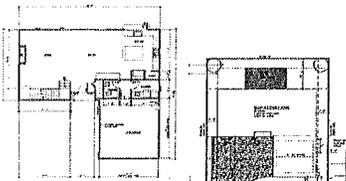
AIR CONDITIONING UNITS

The air conditioning units and water heaters for both houses are sited along the right side setback, with the rear unit's mechanicals appearing to be close to our kitchen windows. We understand that there are decibel limitations to air conditioning units that can be installed, please be **sensitive to placement and decibel impact when determining the final location.**



TRASH CANS

The trash can placement for the rear unit appears to be opposite our dining patio/deck. When the final placements are determined, **please be sensitive to the impacts of placement of the trash cans to our property.**



PARKING

A street parking space is being removed, and parking is already in short supply on Redlands Place.

Sincerely,

Maura and Chuck Gleason
1588 Redlands Place
Costa Mesa, CA 92627

From: Jim Fitzpatrick <jimfitzeco@gmail.com>
Sent: Thursday, January 19, 2023 11:25 AM
To: PC Public Comments
Cc: Cannabis; HALLIGAN, MICHELLE; PARTIDA, ANNA; Chris Glew
Subject: Public Comments : PA-21-36 167 Cabrillo - Native Garden
Attachments: PA-21-36 167 Cabrillo - Native Garden - Vicinity Map of Support Letters.pdf; PA-21-36 - 167 Cabrillo - Native Garden - Letters of Support 1.23.2022.pdf

Please make the attachments part of the Public Record:

1. Vicinity Map of Support Letters - 40+ Properties
2. Support Letters

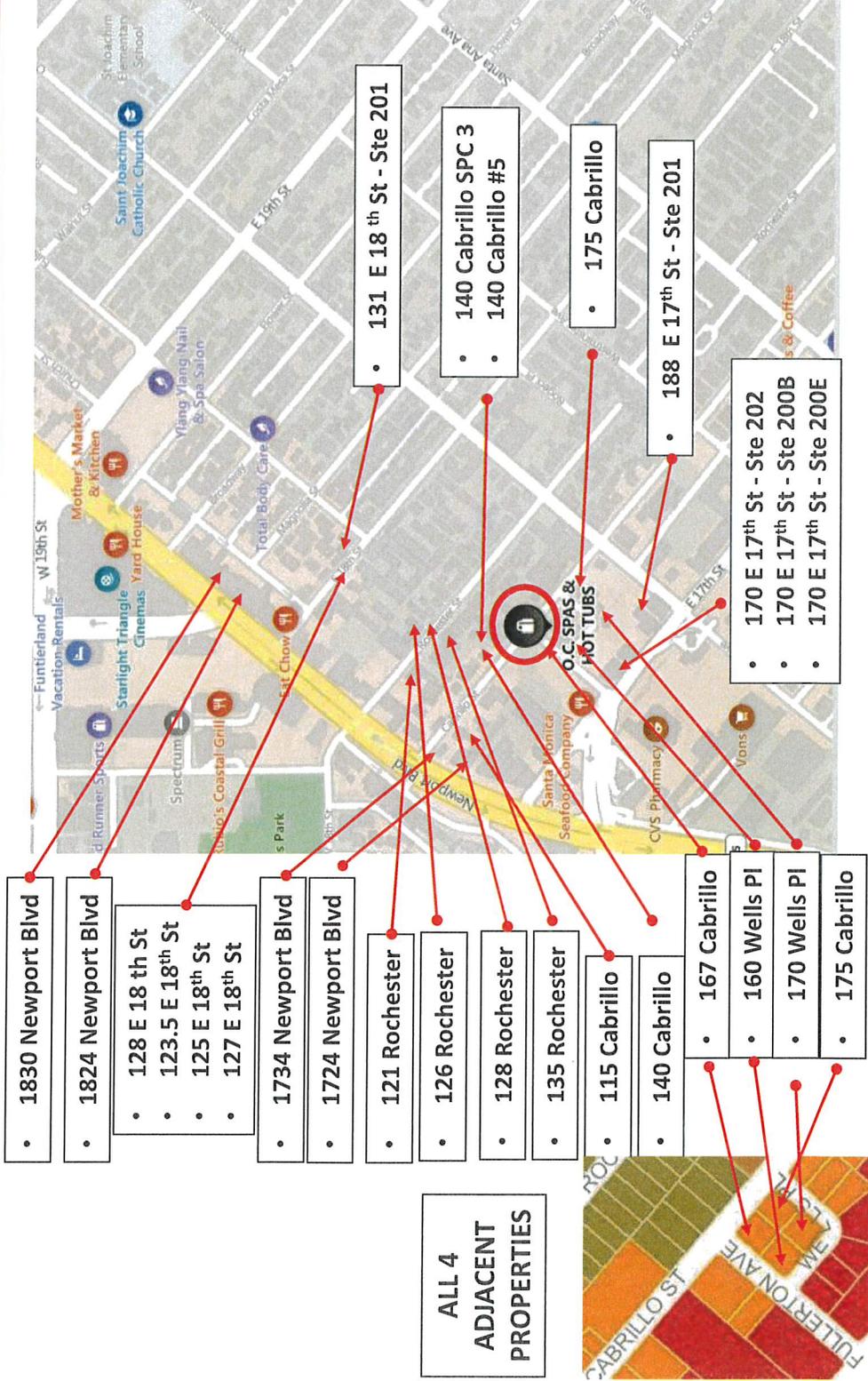
Please confirm receipt of this email and that the documents will be made part of the public record.

Cheers,

Jim Fitzpatrick

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167 Cabrillo - Vicinity Map - Support Letters - + 40 Properties



- Additional Support**
- 1989 W 19th St
 - 1892 Whittier
 - 1996 Newport Blvd
 - 1984 Newport Blvd
 - 1982 Newport Blvd
 - 1974 Newport Blvd
 - 1970 Newport Blvd
 - 2000 Newport Blvd
 - 2016 Newport Blvd
 - 2020 Newport Blvd
 - 2037 Newport Blvd
 - 144 E Bay
 - 148 E Bay
 - 263 Costa Mesa St
 - 221-A E 20th
 - 221-B E 20th
 - 211 Walnut

PA-21-36

167 Cabrillo – NATIVE GARDEN

LETTERS OF SUPPORT



BEFORE
And
AFTER



Cannabis Application Support Letter

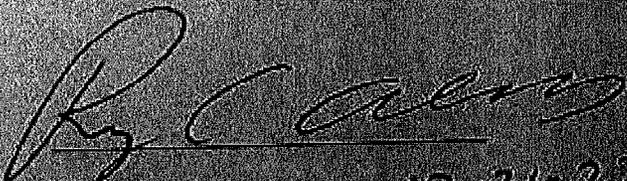
To: Planning Commission

Reference : 167 Cabrillo, Costa Mesa

To the Honorable Commission:

Please accept this letter in reference to the subject property located at 167 Cabrillo in the City of Costa Mesa. I am the current tenant and business operator. I have successfully run a hot tub business at this location and another storefront at 1970 Newport Blvd. I am currently in the process of moving my business to the Newport Blvd location. I have been offered a moving stipend to mitigate the financial impact of this transition.

I fully support the cannabis retail project at 167 Cabrillo. I have met the owner/operators and they will be an excellent addition to the community. I have a long-standing relationship with the property owner and he has always treated me fairly and professionally. Please feel free to reach out to me to discuss this project.



Ryan Abbey

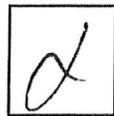
12-21-22



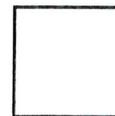
Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:



Business:



NAME:

CONRADO TORRES

Address:

160 Wells Place
Costa Mesa



Native Garden @ 167 Cabrillo

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Resident:



Business:



NAME: Wendy Simas

Address: 140 Cabrillo St. SPC 3

Signature: Wendy Simas



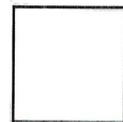
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Resident:



Business:



NAME:

André Neuman

Address:

140 Cabrillo St #5

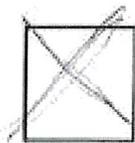
Signature:



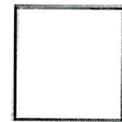
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Resident:



Business:



NAME:

DREW FISHER

Address:

131 E 18th St

Signature:



Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:

Business:

NAME: Jeff Oldend

Address: #200 E 170 E. 17th St.

Signature:

clim@

To: ~~City of Costa Mesa Planning Department~~

Re: Cannabis Dispensary at 167 Cabrillo Street

Date: October 7, 2022

From: Conrad Tona and Stacy Tona at 160 Wells Place

This letter is in support of approval to submit to the Planning Commission the Application for a Conditional Use Permit for a Cannabis Dispensary at 167 Cabrillo Street. The applicant is Cabrillo Community Project, LLC (CCP)

My wife and I want to support the Community Project, LLC company in receiving their conditional use permit for a Cannabis Dispensary next door to my property. The business that is currently located at 167 Cabrillo has for many years violated many city codes and currently is doing so. I believe that this new business will be a welcome addition to our neighborhood as it comes under such tight controls by both the city and the state and will address all the existing code violations.

The current business sells Spa's. The owner of the business is a renter. He planted Palm trees right next to my garage, on my property. These trees began to rub against my garage and tear off the fascia board. I have complained many times and finally a few days ago he cut the trees down but he replaced them with Spa covers which are now leaning up against my garage. I cannot see if he stump ground these trees out of the ground as the Spas he placed there are completely covering that section of the ground.

A fence was built by the renter's parents and it is on my property. This same fence blocks my sight when backing out of my garage.

An 18 Wheeler Rig periodically pulls up in front of my garage, blocking it, and uses the area as an unloading zone for the Spas. The business owner drives a Forklift on Fullerton Street to unload the Spa's and stacks them on the parking lot. The Spa's are stacked way above the height of my garage which is a hazard and a liability. The City is aware of these problems.

The owner uses orange cones to block off a whole section of Fullerton Street to save parking for him. He sometimes leaves his trailer on the street unattached to a vehicle to help block the area. There is no on-site parking as the Spa's take up all the space of the old parking lot.

There are Spa chemicals left onsite and next to my garage. These are highly flammable and should be kept inside a fire proof metal container and stored out of sight of any children.

The business owner was living on the property for about 15 years but he has moved out and someone else appears to be living on the property now. There is someone in the house after dark and after the owner has closed his business and gone home.

~~The above are just a few reasons why I have taken careful consideration in writing this letter. I know the City is aware of all of the above violations but nothing has been done at this point~~

We want the Planning Department and Commission to know that we approve of the Cabrillo Community Project, LLC to have a Cannabis Dispensary located at 167 Cabrillo Street. We believe they will clean up the property and rid the neighborhood of all the liabilities and hazards that exist on this property today. We also think that we will have a safer neighborhood due to the security the Cannabis companies are required to have 24 hours, 7 days a week.

Please approve their application and let this move forward to the Planning Commission. Also, please forward our letter to the Planning Commission. Thank you.

Conrad and Stacy Tona

C. Tona

Stacy L. Tona

To: ~~City of Costa Mesa Planning Department~~

Re: Cannabis Dispensary at 167 Cabrillo Street

Date: October 6, 2022

From: Lorraine Lambeth, CPA at 170 Wells Place

APPROVAL REQUEST:

This letter is in support of approval to submit to the Planning Commission the Application for a Conditional Use Permit for a Cannabis Dispensary at 167 Cabrillo Street. The applicant is Cabrillo Community Project, LLC (CCP)

INTRODUCTION:

I recently spoke with the CCP attorney and two of the CCP members at length, wherein I asked many, many questions. Each CCP member was very congenial and didn't hesitate to give me clear, concise, and honest answers. I'm a Tax Accountant and my whole career has consisted of asking questions, dealing with people, and following government rules and regulations. Needless to say, I asked a full gamut of questions and also researched CCP online to satisfy myself that this was a viable business that could fit into our very unique neighborhood. The three people representing CCP were professional, always polite, and indicated a deep concern for the neighborhood. They have already spent much time in an effort to develop a good working relationship with the neighbors.

BUFFER ZONE:

34 years ago, when I first bought my property at 170 Wells Place, I was told by a City employee that this small area, where my office building is located, is meant to be a "noise buffer zone" from the busy traffic and noise on 17th Street and the quiet residential area on Cabrillo Street. This "noise buffer zone" idea made complete sense to me (and still does) so I kept this in mind when talking with the Cannabis retailers and also while researching the rules and regulations for Cannabis dispensaries online.

WHAT IT TAKES TO BE A CANNABIS COMPANY IN CALIFORNIA:

The members of CCP are a team of businessmen who are well versed in the expertise required to successfully run a Cannabis dispensary. They have several facilities in Oregon and California, all of which are successful. The Cannabis industry is probably the most scrutinized business in the state of California. Both city and state governments oversee and regulate these businesses. Most all other businesses are required to merely acquire a license and each year pay a fee to renew it, nothing more. The Cannabis businesses are held to a much higher standard. They must follow stringent rules and regulations and are required to prove they have adhered to the strict rules of the City in a time-frame of six months or up to every two years. They must also renew their state license every year and follow similar stringent rules.

The surrounding businesses and residents will not have to worry about CCP following the rules as they must pay large sums of money to just start an application for licensing and conditional use permits along with paying heavy taxes and other fees when in business. The cost of rehabbing the property and bringing it up to code will be horrendous. They have so much invested; it would never be in their best interest to not follow even the smallest rule or regulation. The City can basically end their business

~~operations overnight but that is not true for any other type of business.~~ A Cannabis company such as CCP has so much at stake monetarily that they will make a much better neighbor than most any other type of business. They walk a tightrope all the time, whereas most all other businesses are left alone.

BEING A GOOD NEIGHBOR:

Because the CCP members are well established in the Cannabis business, they have created good relationships in every neighborhood they have entered throughout Oregon and California. They know exactly what it takes to make a safe and desirable neighborhood to work for everyone. They are so in tune to this that they have already spent money to reach out to the neighborhood by sponsoring a "get-to-know-us" neighborhood party. I personally was surprised to see the flyer and thought this is a great idea because I have had my business in this neighborhood for 34 years and I still don't know everyone so I will look forward to meeting other neighbors. No one else has ever done this for our neighborhood! The CCP members want everyone in the neighborhood to feel free to ask questions or express concerns so they can address them. They want to be completely transparent as they want to be a good neighbor. All of the above is what I discerned from my lengthy conversations with the CCP members.

CLEAN UP THE NEIGHBORHOOD EYE-SORE AND CREATE PARKING:

CCP's plan to beautify the property is a gift from the gods!! This will be such an added asset to the community. The current condition of the property, to say the least, is unsightly and hazardous. If you don't believe me, please just do a drive-by. The neighbors look forward to this unbelievable benefit.

The CCP parking plans are much needed as the current business owner, employees, and its customer's park on the street as they have no on-site parking. The CCP will have onsite parking ample for its customers and employees. They will remove the unsightly gray tarps that run from Fullerton Street to Cabrillo Avenue. These tarps hang from metal poles and stretch from one end of the property to the other and wrap around the back side of the building. Also the large unsightly structure attached to the building will be removed which will open up additional parking along with room to add drought resistant plants to dress up the area. The entrance will be moved to the Fullerton Street side, away from the residential property on Cabrillo.

My property at 170 Wells Place is contiguous to one corner of the 167 Cabrillo property. It will be such a pleasure to have the site cleaned up and not have to look at the old gray tarps anymore. Also, the Spas are stacked several feet higher than the neighbor's garage which is a hazard and a City liability that will disappear. The forklift, always parked on the sidewalk by Fullerton Street, is what insurance company's call an "attractive nuisance." This liability will also be removed. I am very excited to have a highly regulated business that is willing to make our neighborhood much more attractive and much safer than it is currently.

SECURITY ALL DAY, EVERY DAY:

All Cannabis company's must have 24/7 security which will definitely be welcomed by all of us in the area. That is another big plus that our neighborhood will benefit from: the requirement of high level security regulations.

BACK TO THE NOISE BUFFER:

The noise "buffer zone", that I mentioned in the beginning of my letter, would be adhered to by CCP. In fact, with CCP as a neighbor, they will be much quieter than the current neighbor who has Spa motors running in the backyard, noise from the Forklift running back and forth lifting Spas to either stack onsite or load onto a truck, plus the noise of a large 18 wheeler that delivers Spas and uses Fullerton Street as a delivery off-loading zone; thereby blocking the road. In addition, there is daily noise from the sales people transacting business in the backyard, rather than inside the building as required by the code. None of this would occur with the Cannabis Dispensary. CCP's customers are only allowed on the premises long enough to acquire a product. In fact, the customers are patrolled into and out of the property in a quick and orderly fashion with NO NOISE! The Cannabis business will reinstitute the "noise buffer zone" that the four contiguous properties are meant to be, according to the City.

INCREASED REVENUE:

Lastly, please take into consideration the fact that this Cannabis business is a huge source of revenue for the City of Costa Mesa which will ultimately benefit all Costa Mesa neighborhoods. Our neighborhood is depending on the support of the Planning Department to not only help our neighborhood acquire a responsible neighbor but also the added monetary benefit to all of the neighborhoods in Costa Mesa.

MORE OR LESS DISPENSARIES IN AREA vs COMPETITIVE PRICING:

I realize there will be many Cannabis Dispensaries in Costa Mesa, and even near this location, but every Economist will tell you that "Competition is Good." So, because this business is well established, run by highly professional individuals well versed in the industry, I believe this business will not only survive and prosper but also have competitive pricing. We must strive to not create a monopoly for any particular Cannabis Dispensary as we need to ensure fair pricing to the public or lose customers to an adjoining city. CCP will be a win-win situation monetarily for not only the City but also for the public as well; their competitive pricing fits perfectly with the idea that "Competition is good."

SUMMARY:

The above mentioned items are just a few reasons why I am respectfully requesting that the Planning Department approve the Cabrillo Community Project LLC as a candidate to go forward to the Planning Commission for a Conditional Use Permit. I am also respectfully requesting that you include this letter in your documentation to the Planning Commission.

I know the Planning Department has been working overtime to address all the concerns regarding Cannabis. So I want you to know that I very much appreciate your time and consideration in this matter. Please know that the neighborhood is depending on your support for our community along with your ability to create an added monetary benefit to all the neighborhoods in Costa Mesa. Thank You.

ATTACHED: The attachment is very interesting as the "myths" around marijuana are all coming to the forefront and being debunked. According to the statistics, this Cannabis Dispensary will save lives, if it diverts people from alcohol and/or cigarettes which are both killers and health hazards.

Lorraine Lambeth, CPA at 170 Wells Place



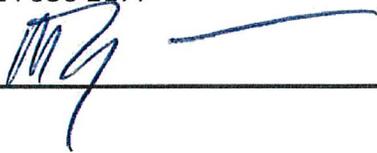
Dear Costa Mesa City,

My name is Mike Penjoyan and I currently operate a small business in Costa Mesa which was founded in 1969. Our family currently owns 2000 newport blvd, 2016 newport blvd, 2020 newport blvd, 2037 newport blvd, 144 east bay street and 148 east bay street. I reside in Costa Mesa and have raised my daughters locally with my wife of 20 plus years. I am supportive of a retail cannabis dispensary doing business at 167 Cabrillo Street.

Sincerely,

Mike Penjoyan

714 356 2177



~~Dear Costa Mesa City,~~

My name is Jeff Tanner and I own 125 and 127 Cabrillo Street. I approve a retail dispensary located at 167 Cabrillo.

Thank you,

Jeff Tanner

A handwritten signature in black ink, appearing to read "Jeff Tanner", written over a horizontal line.

~~Dear Costa Mesa City,~~

My name is Kevin Sand and I own multiple bars and property on Newport blvd between Rochester and Broadway Street. I currently reside on 20th street between Santa ana ave and Orange. I am in favor of a retail dispensary located at 167 Cabrillo.

Thank you,

Kevin Sand

949-378-1194

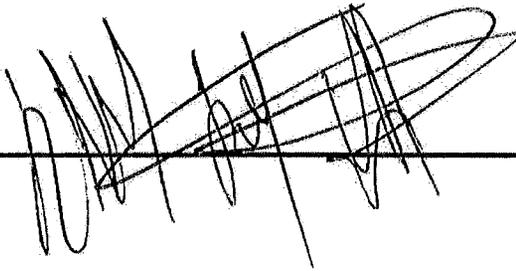


~~Dear Costa Mesa City,~~

My name is Jeff Wright and I currently own 126 Rochester, 128 Rochester, 123 E 18th street, 123.5 E 18th street, 125 E 18th Street and 127 E 18th Street. I also live in my residence of 30 years in Santa Ana Heights. I have been notified of the possible retail cannabis storefront located at 167 Cabrillo. I am in favor of this business use.

Thank you

Jeff Wright

A handwritten signature in black ink, appearing to read 'Jeff Wright', is written over a horizontal line. The signature is somewhat stylized and overlaps the line.

714 620 4140

October 4 2022

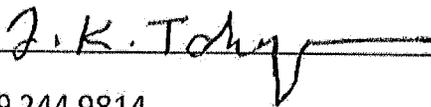
Dear Costa Mesa City,

My name is John Thaglasian and reside at 115 CABRILLO Street in Costa Mesa. I have lived at this current address for 20 plus years. I have been notified of a possible cannabis dispensary planning to operate at 167 Cabrillo, a few units away from me, and I wanted to communicate that I am in favor of this business being added to our street.

Thank you.

Sincerely,

John Thaglasian



949 244 9814

~~October 5, 2022~~

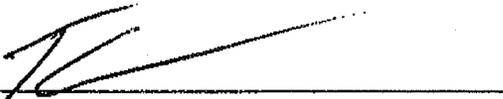
Dear Costa Mesa City,

My name is Travis Castro and I live at 180 Cabrillo street, unit 11b, in Costa Mesa. I have lived in this area most of my life and support the ever changing business climate we are encountering in our area with the recent approval of cannabis sales. I walk my dogs daily on Cabrillo Street daily, frequent all nearby restaurants, and shop locally every chance I get. I am supportive of the recent request of 167 Cabrillo to operate a limited hours dispensary. I do feel it will be a good addition to our community for multiple reasons.

Sincerely,

Travis Castro

949 697 9420





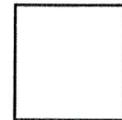
Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:



Business:



NAME: Evan Show

Address: 180 Cabrillo St Apt B22

Signature:

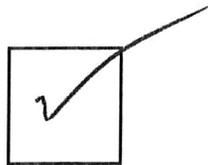
Evan Show



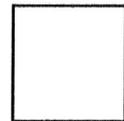
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Resident:



Business:



NAME: Tim Lynch

Address: 135 Rochester St.

Signature:



Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:

Business:

NAME: JIM FITZPATRICK

Address: 170 E 17TH ST SUITE 202

Signature:

10 YEARS OFFICE ACROSS THE STREET

Email:



Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:

Business:

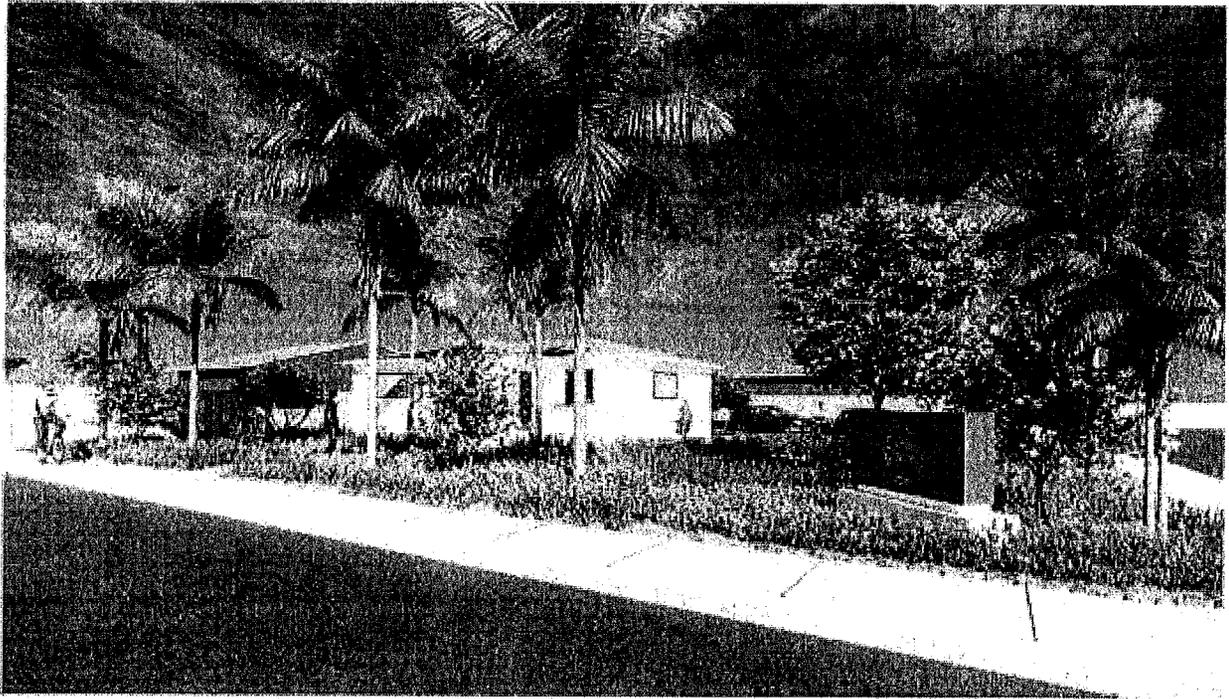
NAME:

Sean Radian

Address:

188 E. 17th St. Ste 201
Costa Mesa Ca 92622

Signature:



Native Garden - Cannabis @ 167 Cabrillo

I support Cannabis at this location. The store will be neighborhood oriented with a community based holistic cannabis practice. (Think complimentary to yoga, Organized Walks and Retreats. How to integrate cannabis into a healthy lifestyle) The operation will have reduced hours, 24 hour security, a substantial renovation to modernize the site and bring the property up to today's codes and standards. We support local businesses.

Resident:

Business:

NAME: Nicole Corona

Address: 170 E 17th St #2003 Costa Mesa

Signature:

From: D J <dietrichtj@gmail.com>
Sent: Monday, January 23, 2023 9:50 AM
To: PC Public Comments
Subject: Support for Planning Commission file #23-1007

Planning Commission,

I am writing this in support of the proposed retail cannabis storefront at 167 Cabrillo st.

My family and I have owned businesses and property in Costa Mesa for over 50 years. Our property is within 500 feet of 167 Cabrillo.

The surrounding businesses and neighborhood would benefit from the Planning Commission's approval.

Sincerely,

Dietrich Jewell

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.

From: Justin Bird <168cabrillo@gmail.com>
Sent: Monday, January 23, 2023 10:08 AM
To: PC Public Comments
Subject: OPPOSE Planning App 21-36

Good morning,

I oppose this measure. As a new homeowner/resident on cabrillo street I write to strongly oppose the "conditional use permit" for cannabis coming into our neighborhood.

I'm concerned it's less than 75ft from a my house and other single family homes(I understand the school will be shutdown). Moreover, I'm concerned amount of added traffic this will bring resulting in even more accidents. The city already is aware how busy and dangerous cabrillo is with commuters hauling shortcuts speeding down the st every day. I've seen many serious accidents in front of my home.

The added traffic, people, and undesirables this will bring will also add more trash and less parking on an already busy street.

Kids(schools)do not need to be ANYWHERE close to this nor do residential housing. This will obviously devalue all real estate and make it a less safe place to live.

I highly oppose this measure for the reasons stated above.

Sent from my iPhone

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From: Fritz Howser <fritz@fhcdevco.com>
Sent: Monday, January 23, 2023 10:22 AM
To: PC Public Comments
Subject: PA-21-36 - 167 Cabrillo St - Proposed Cannabis Use

Dear Planning Commission,

I regret my inability to attend the upcoming Planning Commission Hearing on 1-23-23 due to conflicting pre-scheduled travel plans.

I am the owner of 175 Cabrillo St (which is immediately next door to 167 Cabrillo St.), and I am "opposed" to the proposed Cannabis use at 167 Cabrillo for the following reasons:

1. Adequate Cannabis Facilities "already approved in the area"

- there is no need for additional facilities with the following "other approved cannabis locations":
- 170 E. 17th Street (barely 100 yards away)
- 126 E. 17th Street (within 200 yards)
- 1687 Orange - Just behind Chevron on corner of 17th & Orange (within 200 yards)
- 128 Cabrillo (more toward Newport Blvd)

2. Not compatible with Residential Uses in the Immediate Area

- there are existing Residential Uses immediately next door to the proposed facility (which is immediately diagonal to my property as well)
- there are several Residential Uses existing on the other side of Cabrillo Street almost the entire length of Cabrillo St. from Orange to Newport Blvd.

3. Property Devaluation Concerns

- having a "Cannabis Business" next door is not perceived as a "positive" for any properties in the area
- Common complaints are Cannabis customers tend to buy product and use in their cars in the neighborhood
- Presence of Armed Security Guards don't indicate an area most people want to do

4. Use Incompatibility

- I currently have a "kid camp use" in my property and an adjacent cannabis use is not compatible
- While my tenant and the City have ongoing differences or opinion (and an ongoing dispute), but that doesn't change the fact the use is clearly incompatible

While I am aware the "use of Cannabis" was approved by CA voters, the areas of the actual Cannabis Locations need to "fit the neighborhoods" and this proposed Cannabis Use clearly does not fit for the area/neighborhood for the above outlined reasons.

Please be reasonable and deny this application to maintain the character of our neighborhood in the fine City of Costa Mesa.

Thank you,

Fritz Howser
175 Cabrillo St. Owner
(949) 566-9155

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.

From: Jim Fitzpatrick <jimfitzeco@gmail.com>
Sent: Monday, January 23, 2023 11:25 AM
To: PC Public Comments
Cc: HALLIGAN, MICHELLE; Chris Glew
Subject: PA-21-36 167 Cabrillo - Support Letters
Attachments: PA-21-36 - 167 Cabrillo - Native Garden - Letters of Support 1.23.2022 (167 Cabrillo Current Tenant).pdf; PA-21-36 - 167 Cabrillo - Native Garden - Letters of Support 1.23.2022 (170 Cabrillo Current Tenant - Camp Lila).pdf

Please make the attached support letters a part of the public record and please provide a copy in the Commissioners folder for tonight's meeting.

Please confirm receipt of this email

Letters of Support :

- 167 Cabrillo - Current Tenant - OC Hot Tub & Spa
- 170 Cabrillo - Current Tenant - Camp Lila

Cheers,

Jim Fitzpatrick
Solutioneer

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.

PA-21-36
167 Cabrillo – NATIVE GARDEN
LETTER OF SUPPORT

Cannabis Application Support Letter

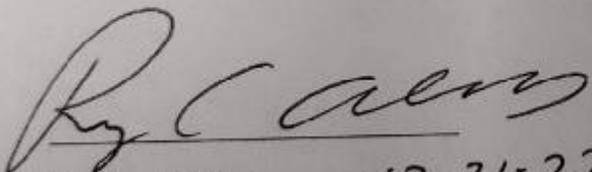
To: Planning Commission

Reference : 167 Cabrillo, Costa Mesa

To the Honorable Commission:

Please accept this letter in reference to the subject property located at 167 Cabrillo in the City of Costa Mesa. I am the current tenant and business operator. I have successfully run a hot tub business at this location and another storefront at 1970 Newport Blvd. I am currently in the process of moving my business to the Newport Blvd location. I have been offered a moving stipend to mitigate the financial impact of this transition.

I fully support the cannabis retail project at 167 Cabrillo. I have met the owner/operators and they will be an excellent addition to the community. I have a long-standing relationship with the property owner and he has always treated me fairly and professionally. Please feel free to reach out to me to discuss this project.


Ryan Abbey 12-21-22

PA-21-36

167 Cabrillo – NATIVE GARDEN

LETTER OF SUPPORT

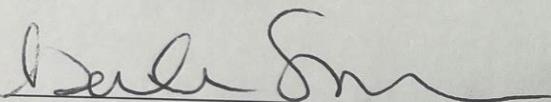
Cannabis Application Support Letter

To: Planning Commission
Reference : 167 Cabrillo, Costa Mesa

To the Honorable Commission:

Please accept this letter in reference to the subject property located at 167 Cabrillo in the City of Costa Mesa. I am the current tenant and business operator next door at Camp Lila, 175 Cabrillo St. I am currently in the process of moving my business to a new location. I have been offered support to mitigate the financial impact of this transition.

I fully support the cannabis retail project at 167 Cabrillo. I have met the owner/operators and they will be an excellent addition to the community. Please feel free to reach out to me to discuss this project.



Kathryn Sherouse
175 Cabrillo

From: Ryan Abbey <ryanabbey5@gmail.com>
Sent: Monday, January 23, 2023 11:38 AM
To: PC Public Comments
Attachments: Cannabis Application Support Letter.pdf

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Cannabis Application Support Letter

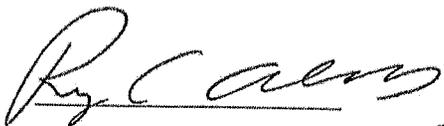
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Ryan Abbey

12-21-22

From: HALLIGAN, MICHELLE
Sent: Monday, January 23, 2023 11:52 AM
To: COLGAN, JULIE; PARTIDA, ANNA
Subject: FW: PA-21-36 167 Cabrillo - Findings in Support
Attachments: PA-21-36 167 Cabrillo - Native Garden - Findings of Support from other Approved Cannabis Applications.pdf

Please print the attachment for the PC red folders. Call me if you have any questions or concerns. Thanks!



Michelle Halligan

Planning Contractor

Development Services Department

Cannabis line (714) 754-4902 | cannabis@costamesaca.gov

Direct (714) 754-5608

<https://www.costamesaca.gov/hot-topics/cannabis/cannabis-permitting-process>

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

City Hall is open to the public 8:00 a.m. to 5:00 p.m. Monday through Thursday and alternating Fridays, except specified holidays. **The 2022 edition of the California Building Codes is effective and applicable in Costa Mesa as of January 1, 2023.**

Appointments can be made online at www.costamesaca.gov/appointments.

Please note that It is required that all guests check in with our Concierge Staff, located on the 1st Floor Lobby, upon arrival at City Hall.

From: Jim Fitzpatrick <jimfitzeco@gmail.com>
Sent: Monday, January 23, 2023 11:38 AM
To: HALLIGAN, MICHELLE <MICHELLE.HALLIGAN@costamesaca.gov>
Cc: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>; Chris Glew <glewlaw@gmail.com>
Subject: PA-21-36 167 Cabrillo - Findings in Support

Michelle,

Attached are proposed Findings in Support for tonight's public hearing.

Please advise of the best way to get these to the Commissioners for tonight's meeting.

Will Staff provide them to Commissioners?

Or should we print copies?

I will also bring copies of the Standard Conditions of Approval for Commissioners to utilize.

Cheers,

Jim Fitzpatrick

Solutioneer

949.257.8448

LinkedIn [PROFILE](#)

UCLA - Accounting Certificate - Financial Balance Sheet Analysis

UCLA - Finance Certificate - Mergers & Acquisitions (A)

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FINDINGS IN SUPPORT



This document is to provide the Planning Commission Findings of Support for this project.

The Findings offered are taken directly from other Cannabis Retail Stores the Planning Commission has approved, all with the same or similar characteristics.

Non of the Approved have the significant site and operational modifications to reasonably accommodate proximity to residential as this project has undergone. Examples: Reduced Hours of Operation, 6 month Planning Commission review demonstrating a confidence in operational excellence, based on experience operating cannabis retail stores in proximity to neighborhoods.

The Cannabis Ordinance was discussed by the Cannabis Ad Hoc Committee, discussed by City Council, City Council polled on key items like Zoning and possible buffers to residential. City Council specifically and intentionally included the CL Zone and specifically and intentionally chose not to include a buffer to residential.

City Council intentionally set these parameters with the intention fo keeping cannabis away from sensitive uses, and in the commercial zone, in proximity to residential. The Voters approved the City Council proposed Ballot Measure at 65.2 %, where 2 out of 3 Costa Mesa voters approved the CL Zone without a residential buffer.

The right to open a cannabis store has been granted to others who have not introduced as many significant modifications as much as the 167 Cabrillo applicant has.

Findings in ALL CUP Findings Please include in Motion to Approve

- B. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.

- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

Modified Finding for CL Zone

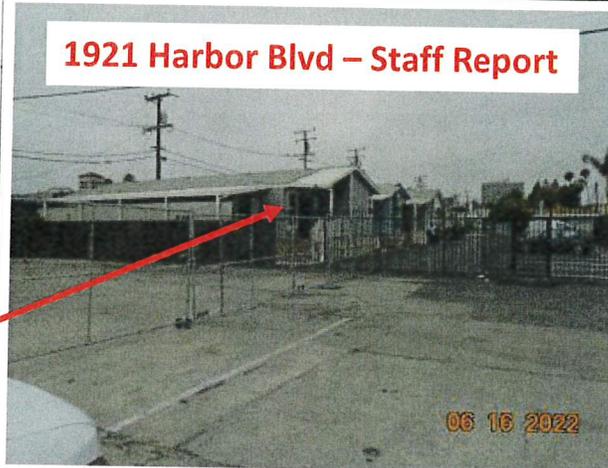
Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The subject site is located within a commercial zone (CL, Commercial Limited) where commercial development is specifically allowed to include retail. Pursuant to the CMMC, cannabis retail storefronts and non-storefronts (delivery) are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof and no outdoor storage or sales are proposed nor would be allowed. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include another Cannabis Retail Store, Restaurants (alcohol served), Car Wash, Gym, several multi tenant commercial centers.

The proposed use would also not be materially detrimental to the abutting residences because the project would include features to ensure neighborhood compatibility such as: Reducing hours of operation, Site Plan modifications to exit cars away from residential, door move to face away from residential, added screening landscaping, shielding security lighting down away from residential to prevent potential lighting impacts, secured offsite parking and will return to Planning Commission in six months for review, elected not to include home delivery, posting signs within the parking lot to remind customers and vendors to keep noise levels to a minimum. The storefront business would also include odor control measures as described in this report to minimize any odor impacts to the residences. There would also be a security guard present onsite. As proposed and conditioned, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

PA-21-14 June 27, 2022 1921 Harbor Blvd
Abutting Residential

RESIDENTIAL



View of the abutting residential mobile home community, Oceanbreeze Mobile Estates

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The proposed cannabis retail storefront with delivery use would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, multiple security guards would be on site during business hours, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. In addition, the business employees, including delivery drivers and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of Commercial Limited. No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

**PA-21-17 August 8, 2022 2845 Harbor Blvd
Residential across the street**

**PA-21-34 November 28, 2022 2332 Newport Blvd
20 foot Alley separates from Residential**

PA-21-40 June 27, 2022 2664 Newport Blvd

Each of the above projects were all approved with the exact same Findings as the previous item, word for word, verbatim.

Both of the above Findings are standard on each and every approved Cannabis Retail Application.

No other approved Cannabis Retail Store Application had as many modifications to reasonably accommodate residential with a peaceful coexistence approach

These are the findings with Facts in Support of Findings for an approved Cannabis Retail Store within 150 feet of 167 Cabrillo.

This is the same vicinity and the same findings of fact are appropriate for 167 Cabrillo.

The same Restaurant/Bars in Proximity to 170 E 17th St are in proximity to 167 Cabrillo.

It is believed that in the ABC precinct for both 170 E 17th St and 167 Cabrillo there are 11 locations that serve alcohol.

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: 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.

Facts in Support of Findings: The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include office uses, a variety of commercial uses and multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, and automotive repair shop. In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since the majority of the existing businesses have unique operating characteristics that generate minimal customer traffic resulting in available parking spaces onsite. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

Exhibit B

Standard Conditions of Approval

At this point, the Planning Commission has adopted standard Conditions of Approval.

The Planning Commission can use the Conditions of Approval from the December 12, 2022 Public Hearing approving 2664 Newport Blvd.

EXHIBIT B (applies if approved)

CONDITIONS OF APPROVAL

General

- Plng. 1. The use of this property as a cannabis storefront with delivery shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. The planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
3. No person may engage in any cannabis business or in any cannabis activity within the City including the sale of cannabis or a cannabis product unless the person:
- Has a valid Cannabis Business Permit from the City;
 - Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - Has obtained any and all licenses required by State law and/or regulations; and
 - Has satisfied all CUP conditions of approval.

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: James Curry 246 Rochester Apt B (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1/21/23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and **7** applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.
5. Other Reason for My Opposition: _____

James Curry
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jessie Chau 180 Cabrillo (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

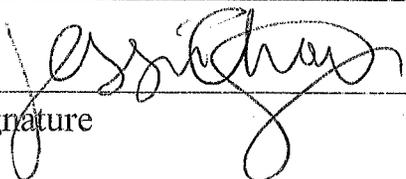
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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Anden W Wearn COSTA MESA CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1/22/23 DO NOT DO THIS

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Anden W Wearn

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Keith Shellhorn - 138 Brea (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Briardell - Orange, Calif

Date: 1/22/2023

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: - Cannabis change my thinking
CHANGES MY PERCEPTION (to a negative) - Agent in
neighborhood with children

Keith Shellhorn
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Beverly LeFevre 12591 Aspenwood Ln., G.G. (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1-22-23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: We have a Christian school at our church near the location proposed for the

Cannabis store
Signature Beverly A. LeFevre

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Sandra Crosby - Whittier CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1-27-2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: not in residential or church location. Not monitoring - needs to be prescription - not recreational.

Sandra Crosby
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Phyllis Estrada Placentia (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1/23/23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: limited # of stores & more Regulation on sales

Phyllis A Estrada

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Cathy Alexander Anaheim (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1/23/23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Shouldn't be in a Residential Area


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Claudia Antierres 9662 Alhambra Dr (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at H.B.
167 Cabrillo Street**

Date: 1/22/2023

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Should not be in a residential area

Claudia Antierres
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Kari Hornsby 1995 Irvine Ave Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** ⁹²⁶²⁷
167 Cabrillo Street

Date: 1/23/23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: too many shops already


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Javen Philleo 140 Cabrillo 8 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 1/23/2023

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: It can attract unsavory individuals

Signature JAVEN PHILLEO
+ Felicity

To: Costa Mesa Planning Commission

From: (Name and Address) Justin Bird 168 Cabrillo St, Costa Mesa Ca 92627

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: 10/24/2022



I am a Costa Mesa Residential Property Owner

Costa Mesa Commercial Property Owner

Costa Mesa Residential Tenant

Costa Mesa Commercial Tenant

Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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- Other Reason for My Opposition: Kids, traffic

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Michele Rose, 170 E. 17th St. Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/25/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____

Michele Rose
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: David Young 162 Cabrillo C.M. (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 167 Cabrillo Street** 92627

Date: _____

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I am a co-owner and against a Cannabis dispensary in my front parcel

David Young
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tyler Brown 2460 Newport Blvd (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** Unit L
167 Cabrillo Street Costa Mesa, Calif
92660

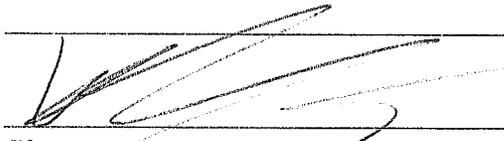
Date: 12/14/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Bad company



Signature

To: Costa Mesa Planning Commission

From: (Name and Address) MARCO ROBLES 152 CABRILLO ST COSTA MESA

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

CA 92622

Date: 10/26/2022

Signature

- I am a Costa Mesa Residential Property Owner
- Costa Mesa Commercial Property Owner
- Costa Mesa Residential Tenant
- Costa Mesa Commercial Tenant
- Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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- Other Reason for My Opposition:
 - EXCESS TRAFFIC
 - NEIGHBORHOOD IMPACT ON FAMILIES
 - EXCESS PEOPLE OUT OF NEIGHBORHOOD

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: RINALDO PERCILE / 205 Flower ST (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront** at COSTA MESA
167 Cabrillo Street CA 92627

Date: 12/8

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: FOR MORAL, Scientific and
psychological reasons as marijuana for every day use
is highly irresponsible.

Signature Rinaldo Percile

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeanne Abraham 152 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/8/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: How many do we need?


Signature

STATEMENT OF OPPOSITION

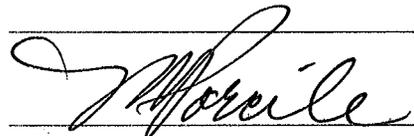
To: Costa Mesa Planning Commission 205 FLOWER ST
COSTA MESA, CA 92627
From: MARITZA DEL VALLE FORCILE (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**
Date: 12/8/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Wendy Bornguarden 2389 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at C. M.
167 Cabrillo Street**

Date: 10/25/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: _____

Wendy Bornguarden
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: JESSICA IRAHETA 170 E. 17TH ST. ^{COSTA MESA} CA 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/24/22

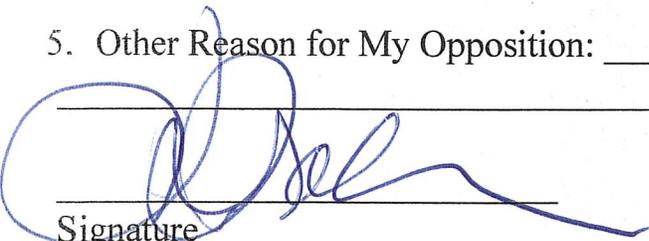
I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Signature



STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Erik Diaz 140 Cabrillo #10 (Name & Address)

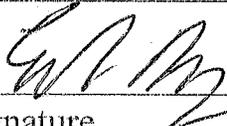
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/22/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____



Signature

Reminder

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Nate Dwanke 140 Cabrillo Street Space # 22 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** Costa Mesa Ct,
167 Cabrillo Street 92627

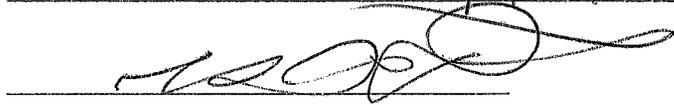
Date: 10-22-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I have (2) kids and saw the effects of pot stores when there was one next door.
It was a nightmare


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Scott Harding # 21 140 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

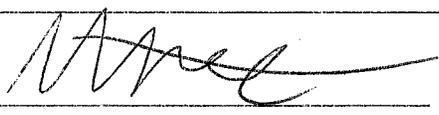
Date: 10-23

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Traffic, Trash, Loitering



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Janice Hake 166 Cabrillo St Costa Mesa, CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 167
167 Cabrillo Street**

Date: 12-6-2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: I live directly across the street and have 3 children.

Janice Hake
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: VALERIA WATERMAN 140 Cabrillo #11 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

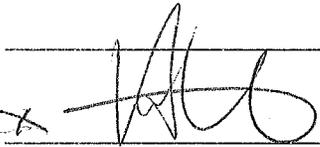
Date: 10/22/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Traffic, garbage, no drugs



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Debbie Gila 333 E. 17th St Costa Mesa 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/22/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: I am not opposed to Cannabis Sales however I do not feel having this commercial location in a residential neighborhood w/ children playing. let them, everyone grow & share if community free or bring to a commercial dispensary
Debbie Gila
Signature

STATEMENT OF OPPOSITION

22

To: Costa Mesa Planning Commission

From: TRIFON METODIEV 222 Cabrillo St. Homeowner (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 167 Cabrillo Street**

Date: 10/23/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen 6155 Rochester St.

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- 1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: They are advertising as a community growth/gathering center ... misleading as this simply means retail center. + daycare center next door which has been an amazing part of the young family culture & environment.

Signature [Handwritten Signature]
(949) 293-2576

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeff Hilde 230 Cabrillo St. (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I am not opposed to cannabis b-t
don't think a cannabis store belongs next to a day
care or family homes, just as a liquor store doesn't
belong in a similar location

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Suzanne Brubaker 231 A Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Suzanne Brubaker
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Ricardo Coyte 221 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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5. Other Reason for My Opposition: Sober living all over the place

Ricardo Coyte
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Valerie Johnson, 226 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-23-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: We already have way too much traffic, commerce, and parking issues here!

Valerie E Johnson
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Ali Bartlett 1530 Santa Ana Ave (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/3/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: _____

Ali Bartlett
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) Tracy Vilora 196 E. 18th St, Costa Mesa, 92627

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: 10/20/22

~~X~~ T. Vilora

I am a Costa Mesa Residential Property Owner

Costa Mesa Commercial Property Owner

Costa Mesa Residential Tenant

Costa Mesa Commercial Tenant

Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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• Other Reason for My Opposition: Not a general store and inconsistent with the local values of our area.

To: Costa Mesa Planning Commission

From: (Name and Address) Jimmy Decker 196 E. 18th St, Costa Mesa, CA

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

(92627)

Date: 10/29/2022

I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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• Other Reason for My Opposition: Crime, Traffic, Unwanted business

To: Costa Mesa Planning Commission

From: (Name and Address) Briggs Victoria 1805 Orange Ave. Costa Mesa, CA

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

92627

Date: 10/29/22

I am a Costa Mesa Residential Property Owner

Costa Mesa Commercial Property Owner

Costa Mesa Residential Tenant

Costa Mesa Commercial Tenant

Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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• Other Reason for My Opposition: Traffic, Crime, and Potential Danger to community.

To: Costa Mesa Planning Commission

From: (Name and Address) LINDY Bartlett - 2416D Newport Blvd, #1

Re: CUP Application for Retail Cannabis Storefront at Costa Mesa 92627
167 Cabrillo Street

Date: 10/28/22

I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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• Other Reason for My Opposition: church/Residents

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Hhsanoma 215 f 18th st costa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** near
167 Cabrillo Street

Date: 10/28/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Because its a residential area
and effecting the ~~water~~ houses hear by

Hhsanoma
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) Daniel Gallagher

1810 Orange Ave
Costa mesa CA
92627

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: _____



I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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• Other Reason for My Opposition: Traffic, Kids, parking

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Caroline Peros 33161 Sealion Dr Dana Point CA 92629 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10.28.22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: It is located too close to a preschool and the business invites criminals and people who are irresponsible.
The business invites unwanted clientele for a preschool and local businesses.
It is unamerican!

Olivia
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeffrey John Bettio (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 167 Cabrillo Street**

Date: 10-28-21

Jeffrey John Bettio

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Jeffrey John Bettio

Jeffrey John Bettio
Cam
Signature

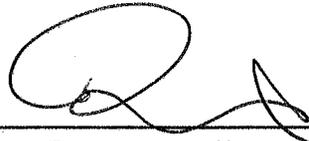
STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: BENJAMIN CRUZ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-29-2022

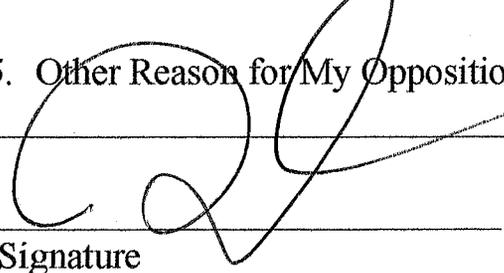


I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: TRAFFIC / TRASH



Signature

To: Costa Mesa Planning Commission

From: (Name and Address) SALVATORE GASPARE

1755 ORANGE AVE #A
COSTA MESA, CA 92627

Re: CUP Application for Retail Cannabis Storefront at

167 Cabrillo Street

Date: 10-26-22



I am a Costa Mesa Residential Property Owner

Costa Mesa Commercial Property Owner

Costa Mesa Residential Tenant

Costa Mesa Commercial Tenant

Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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Other Reason for My Opposition:

TRAFFIC, CRIME, TRASH,
Homeless, Theft,

To: Costa Mesa Planning Commission
From: (Name and Address) Tyler Brown
Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street
Date: 10/26/22 

I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: Bad Influence. Crime, litter

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tom Miller (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-22-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: TRAFFIC NIGHTMARE

P. Miller
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) DEBRA BIBB 2552 Circle Dr.

Re: CUP Application for Retail Cannabis Storefront at NB CA 92663
167 Cabrillo Street

Date: 10/22/22

I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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• Other Reason for My Opposition: KIDS, KIDS, KIDS

To: Costa Mesa Planning Commission
From: (Name and Address) Galvin Bartlett 3460 Newport Blvd #6
Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

C.M. 92627

Date: 10/26/22

I am a Costa Mesa Residential Property Owner
 Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant
 Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
- The CANNABIS STORE would cause noise, traffic, and parking problems in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
- Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
- As of January 2022, there were 24 retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over 60 applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, the 17th Street Commercial Corridor serves "local residences and businesses." 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.
- Other Reason for My Opposition: _____

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Christina Williams 907 S. Hilda St Anaheim (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** 1734 Orange Ave
167 Cabrillo Street Costa Mesa, 92627

Date: 11/06/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: We Pastor A Church on
Cabrillo & we have a school in our
building


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Katherine Young 1773 Newport Blvd (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** Costa Mesa, Ca
167 Cabrillo Street 92627

Date: 12-10-2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Cabrillo 100 block is dangerous with several accidents, children love access from 167 Cabrillo. The Camp City is next door. Approve other commercial
Katherine Young
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Stephanie Ryan 18731 Elmwood Lane HB, 92646 (Name & Address)

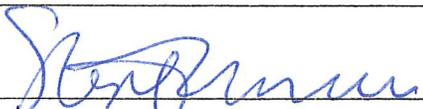
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/10/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Paige Heaney (524 Redlands Ave, Newport Beach 92663) (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/6

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: This has the efficacy to create substance abuse, especially w/ young adults and teens.



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Melisa Lindros 901 Cliff Drive ^{Newport Beach CA 92663} (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

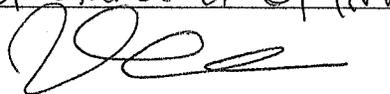
Date: 11-6-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: This will degrade our neighborhood and standard of living, it is completely unacceptable for our neighborhood and we are categorically against this application. We will not stop until you deny the approval of the application.


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission 420 S. Chatham Circle
From: Carmen Morales - Thunnels Anaheim, CA (Name & Address)
92806
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 11/6/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Carmen S. Thunnels
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission *Anaheim, Ca.*
From: Jerry Runnels 420 S. Chatham Cir. D (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/6/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Jerry Runnels
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission *2046 MAPLE AVE # F*
From: *NO MINA HO COSTA MESA 92629* (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: *11/6/2022*

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

NO MINA

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission 2046 MAPLE AVE #7 COSTA MESA
From: OFELIA CLAUDIO (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11-6-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Ofelia Claudio
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Sherry Moore / 154 E. 17th St, Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/11/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Sherry A. Moore
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Diana Vetter 167 Cabrillo St, Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12-11-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Chris Jorio 162 Cabrillo St, Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/11/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: CHRP Costa Mesa (Name & Address)

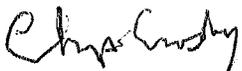
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/14/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

2046 MAPLE AVE #114
COSTA MESA 92627
(Name & Address)

From: OFELIA CLAUDIO

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/12/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: _____

Ofelia Claudio
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Deborah Young, 4150 Campus #210 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** 92660
167 Cabrillo Street

Date: 12/11/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE’s location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to the health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City’s General Plan, **the 17th Street Commercial Corridor serves “local residences and businesses.”** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. “Local residences and businesses” do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: A cannabis store @ 167 Cabrillo is also inconsistent w/ the General Plan because the Gen Plan is suppose to encourage pedestrian traffic w/ in neighbor hoods. This will decrease it.

Signature [Handwritten Signature]

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission
From: MONINA HO 2046 MAPLE AVE #7 (Name & Address)
COSTA MESA
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street 92627
Date: 12/12/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City’s General Plan, **the 17th Street Commercial Corridor serves “local residences and businesses.”** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. “Local residences and businesses” do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.
5. Other Reason for My Opposition: _____

MRHO
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission CM CA. 92626
From: Carin Howard 2726 Bougainvillea (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 12/11/2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: I am concerned about the impact of too many stores located in the same area.
Carin Howard

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: _____ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11-06-22

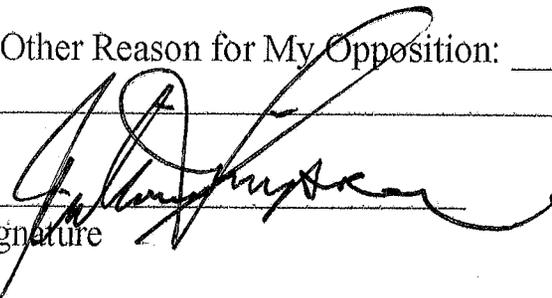
I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____

Signature



STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: _____ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11-06-22

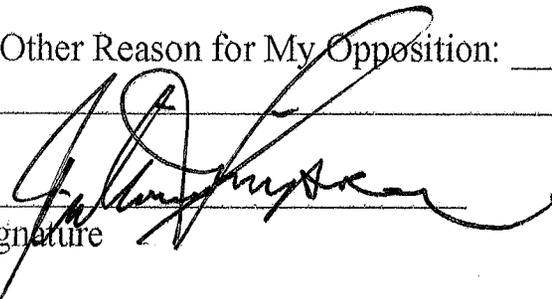
I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____

Signature



STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Marcus Moawad, 224 Magnolia Street, Costa Mesa, CA 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: Oct 25, 2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET (“CANNABIS STORE”) FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: See Attachment A

Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also, the noise and other byproducts of cannabis shops near schools, children care centers, parks, libraries, shops, streets, and playgrounds may increase accidents, suicides, vandalism, loitering in alleyways under the influence

Marcus Moawad
Marcus Moawad (Oct 25, 2022 12:06 PM)

Signature

ATTACHMENT A

"The noise and other by-product of cannabis shops; vandalism, loitering in alleyways under the influence, street Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also, the noise and other by-product of cannabis shops; vandalism, loitering in alleyways under the influence, street racing/burnouts, increased accidents, etc.. Note, I work in the intersection of Dryer and Tech Center Dr in Santa Ana what the future of Costa Mesa holds."

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: MIKE PEAS 33161 Sealion Dr Dana Point, CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-28-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: ITS within 2 Buildings of a preschool
They routinely Do not pay taxes as expected being a cash business
It also frequently becomes a way for
criminal cartels / affiliates to launder money.

[Signature]
Signature

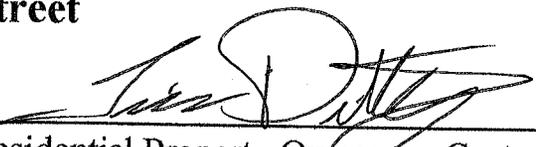
STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tim Ditty (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/29/22

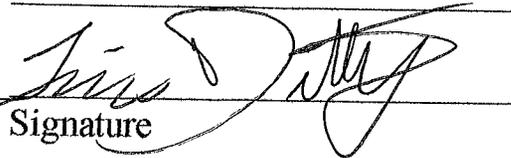


I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: traffic


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: _____ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: Nov 6, 2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: _____

[Handwritten Signature]
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: JEFFREY BERTONNEAU (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/4/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: NEIGHBORHOOD ZONING, CHILDRENS SAFETY, THEFT, QUALITY OF LIFE, PROPERTY VALUES.


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: LONNIE VOSS (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

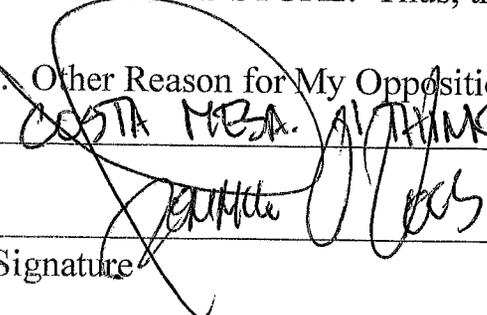
Date: 10-26-2022

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: TOO MANY APLACATIONS IN COSTA MESA. ALTHOUGH A FEW ARE OK BUT NOT ON A RESIDENTIAL STREET.

Signature 

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: PATRICIA VOSS (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-26-22

I am a Costa Mesa Residential Property Owner ~~Costa Mesa Commercial Property Owner~~
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: So MANY Cannabis stores
we will get a bad name for the area -
Pat Voss

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Juan Wagner business (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/25/22

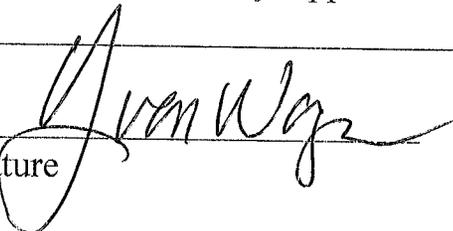
I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Signature



STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Robert Glass Business (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/25/22

I am a Costa Mesa Residential Property Owner ~~Costa Mesa~~ Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Miguel A. Guadarrama Uision (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

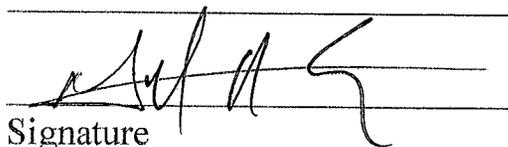
Date: 10-22-22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: 18914 Cedar St. Fountain Valley Alexander (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/8

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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5. Other Reason for My Opposition: _____

Alexander
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: ~~XXXXXXXX~~ Kirra Sudwal (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

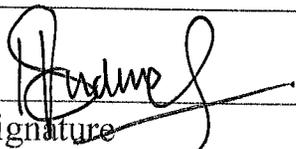
Date: 12/8/22

I am a Costa Mesa Residential Property Owner Costa Mesa Commercial Property Owner
 Costa Mesa Residential Tenant Costa Mesa Commercial Tenant
 Concerned Citizen

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Signature

167 Cabrillo: Statement of Opposition

Final Audit Report

2022-10-25

Created:	2022-10-24
By:	Deborah Young (debbie@ayayolaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf0x3hHKVKwg6F_2WP-QywAcjqkly6fps

"167 Cabrillo: Statement of Opposition" History

-  Document created by Deborah Young (debbie@ayayolaw.com)
2022-10-24 - 10:14:58 PM GMT- IP address: 72.200.236.157
-  Document emailed to mfmoawad@gmail.com for signature
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-  Email viewed by mfmoawad@gmail.com
2022-10-24 - 10:16:00 PM GMT- IP address: 74.125.150.57
-  Signer mfmoawad@gmail.com entered name at signing as Marcus Moawad
2022-10-25 - 7:06:19 PM GMT- IP address: 76.81.55.238
-  Document e-signed by Marcus Moawad (mfmoawad@gmail.com)
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