

From: Nader Mikhail <nkda@me.com>
Sent: Monday, August 14, 2023 11:24 AM
To: PC Public Comments
Cc: Gary Jarvis
Subject: Cannabis Storefront Proposal PA-22-12
Attachments: Signed cannabis opposition letter.pdf

Dear Costa Mesa Planning Commission,

My name is Dr. Nader Mikhail, HOA Secretary at the Level 1 Community located less than 0.2 miles or about 1000 feet from the proposed cannabis storefront at 141 E. 16th St. Attached is the community majority letter in opposition to the proposal. Thank you for your consideration to this matter.

Sincerely,

Nader Mikhail, MD, JD, MPH, CPH, MS
Level 1 Community
Resident and HOA Secretary
143 Mercer Way
Costa Mesa, CA 92627
949-500-7734 (c)

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August 14, 2023

RE: CANNABIS STOREFRONT PROPOSAL PA-22-12

Dear Costa Mesa Planning Commission,

We have encouraged all residents to voice their concerns over the proposed business moving in next door and the majority are opposed as too are the other business neighbors and residents in and around 16th Street.

Although cannabis is now legal in CA, the City of Newport Beach does not allow it which is why many of these lucrative businesses have chosen Costa Mesa, unfortunately. These cannabis dispensaries, because they are still federally illegal, only deal in cash and are thus at a higher risk of robbery which is why they have increased facility security and armed guards. In addition, these businesses generally attract drug seekers at late hours and will affect our property values. A map search yielded SEVEN dispensaries within just 3 miles of our community. Those are plenty of locations in addition to numerous delivery services which exist for people who seek and need this drug to function.

We have many young families in our community which do not need this influence. Lastly, there are two recovery centers down the street on 16th Street and Frontage Road which are addressing addictions. It does not make sense to feed addictions while offering recovery at *two* places on either side of the proposed site which speaks to the level of addictions our Costa Mesa community and Orange County already faces. We do not need another brick-and-mortar cannabis storefront facility in our neighborhood. Please deny this application and thank you for your consideration to this matter.

Sincerely,



Nader Mikhail, MD, JD, MPH, CPH, MS
Level 1 Community
Resident and HOA Secretary
143 Mercer Way
Costa Mesa, CA 92627
949-500-7734 (c)

From: OOSTERHOF, NAOMI
Sent: Thursday, August 10, 2023 7:06 AM
To: DRAPKIN, SCOTT
Cc: PARTIDA, ANNA
Subject: FW: cannabis shop on Mesa Verde Dr

This comment came through the "planninginfo" email.

Thank you!!!

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



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

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



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From: Bev Farley <bsparky5400@yahoo.com>
Sent: Wednesday, August 9, 2023 3:50 PM
To: PLANNING INFO <planninginfo@costamesaca.gov>
Subject: cannabis shop on Mesa Verde Dr

I rec'd the public notice for a possible cannabis shop to be set up at 1505 Mesa Verde Dr E. The description in the notice says "request for a conditional use permit". In my mind that means that at the meeting set for August 14, 2023, we, the public, have a minute to tell the commission whether or not, or why we do or not want the business at that location. Imagine my surprise when in yesterdays, Tuesday, Aug 8th, mail, I rec'd a pamphlet notifying me of the new cannabis shop opening at 1505 Mesa Verde Dr E! If you have already granted them a permit, why have the meeting? What you have not taken in to account is the traffic. Harbor and Mesa Verde Dr E is a very busy corner. There

are only 6 parking spaces and 3 handicapped spaces in front of those shops. The 6 regular spots are very often filled with cars for the beauty salons and they are very often the elderly. Cars trying to turn left after coming out of that small parking area are going to cause commotion and probably accidents. We already have cars coming out of 7-11 that want to turn left. I live across from the shopping center and so I see the traffic on a daily basis and how many cars are honking because of the almost accidents. This will just add to the mix.
I'm disappointed at the commission for letting us think that we had a voice when we do not.

Beva Farley

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PH-3

PARTIDA, ANNA

From: John nguyen <johnnguyenxp@gmail.com>
Sent: Saturday, August 12, 2023 10:31 AM
To: PC Public Comments
Subject: PA-22-05

I'm writing to you to object the cannabis application of PA-22-05. This retail store will attract more crime to the neighborhood.

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PH-3

PARTIDA, ANNA

From: chris Ford <napa.freak2018@gmail.com>
Sent: Wednesday, August 9, 2023 8:35 PM
To: PC Public Comments
Subject: Marijuana dispenser

To whom it may concern, to protest this negative issue for our city of Costa Mesa.

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PARTIDA, ANNA

PH-3

From: Jean Klug <jkonbay@sbcglobal.net>
Sent: Wednesday, August 9, 2023 6:21 PM
To: PC Public Comments
Subject: Pot Store

VOTE NO..... WE DO NOT NEED MORE STORES OF THIS KIND. THERE ARE MORE THAN ENOUGH IN COSTA MESA. IS THIS THE IMAGE WE WANT TO PORTRAY FOR OUR CITY? NO MORE!

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From: Hazelina Belladora <hazelina@scccgrou.com>
Sent: Monday, August 14, 2023 12:01 PM
To: HALLIGAN, MICHELLE
Subject: FW: Nash Tenant Signatures
Attachments: CA Hairlines Signature.pdf; Classy Spa Signature.pdf; M&K Salon Signature.pdf

Michelle,

Please see attached if you have not already received.

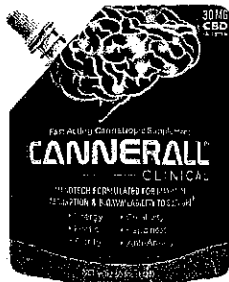
Thank you!



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August 9, 2023

City of Costa Mesa

To Whom It May Concern,

I'm Rosa Maria Khan from M&K Salon at 1505 Mesa Verde Drive E, Suite #A in Costa Mesa. I want to inform you about an agreement I made with my landlord, Nash Salah, and share that I'm backing a community project.

Ever since Nash became our landlord, our working relationship has been smooth. He provided us with reasonable rent and was always there when we needed assistance, greatly benefiting our salon's growth.

Together, Nash and I have come to mutual agreement that 90 days is very reasonable length of time for me to find another location and move my business, we'll vacate the property. This decision was mutual, and I'm grateful to Nash for his understanding and support during this period.

Lastly, I'm all in for the C21 Costa Mesa Dispensary Project. I believe it's a positive step for local businesses in Costa Mesa. With Nash involved in this project, it gives me even more confidence in its success.

Thanks for taking a moment to read this. If you need any more details or have questions, feel free to ask.

Warm regards,

Rosa Maria Khan Owner,
M&K Salon



8-9-23

August 9, 2023

City of Costa Mesa

To Whom It May Concern,

I am Leyna Ngoc Nguyen, the owner and tenant of Classy Spa, situated at 1505 Mesa Verde Drive E, Suite #A in Costa Mesa. I am writing to you today to detail a significant mutual agreement between our landlord, Nash Salah, and myself.

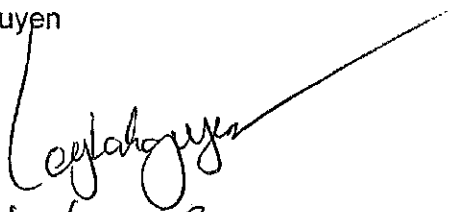
Since Mr. Nash's acquisition of the building, our interactions have been characterized by mutual respect and generosity, including discounted rental rates and immediate attention to our business needs. This relationship has facilitated our growth and ability to serve the community.

Recently, both parties have amicably decided on a 90-day plan for vacating the premises, starting from the day we receive it. This decision was reached with full understanding and cooperation, aligning with our shared vision and commitments. I want to take this opportunity to acknowledge Mr. Nash's continued support in ensuring a smooth transition during this period.

Lastly, I would like to express my wholehearted endorsement and support for the C21 Costa Mesa Dispensary Project. We believe that this initiative represents a significant step forward for the business landscape and overall prosperity of the city of Costa Mesa. Mr. Nash's involvement further convinces me of the project's potential for positive transformation within our beloved city.

Sincerely,

Leyna Ngoc Nguyen
Classy Spa



8/9/2023

August 10, 2023

City of Costa Mesa

To Whom It May Concern,

My name is Patricia Sandoval, and I represent California Hairlines located at 1505 Mesa Verde Drive E, Suite #A, Costa Mesa. I'm reaching out to provide insight into a consensus I've achieved with my landlord, Nash Salah, and also to voice our support for a forthcoming community endeavor.

From the time Nash took on the role of our landlord, our collaboration has been nothing short of harmonious. His commitment to offering fair rent and prompt assistance when needed has been instrumental in the success and expansion of California Hairlines.

Nash and I are on the same page regarding a 90-day timeline to vacate the premises. Our joint agreement was reached with mutual respect, and I'm appreciative of his continued cooperation and understanding.

In addition, I'd like to extend my heartfelt endorsement for the C21 Costa Mesa Dispensary Project. I'm of the belief that this project signifies progress for businesses in our area. Knowing Nash's association with it further bolsters my confidence in the venture.

Thank you for your time and consideration. Should there be any queries or if further elaboration is required, please don't hesitate to reach out.

Best wishes,

Patricia Sandoval
Patricia Quiruz

Proprietor,
CA Hairlines

Reyna Salah Torres
Reyna Torres
8-11-23

From: Mail <greatmexgrill@gmail.com>
Sent: Sunday, August 13, 2023 3:20 PM
To: PLANNING INFO
Subject: Fwd: PA-22-05

Dear Chairman Ereth & Planning Commission Members,

I respectfully oppose PA-22-05, plans for a retail cannabis business at 1505 Mesa Verde Dr. East.

Costa Mesa is right to be enabling legal retail sales of cannabis. There are many good medical and recreational uses for cannabis products and law-abiding folks should spend their money in shops here rather than in Santa Ana. However, we don't need one on every corner and this neighborhood already has plenty. When I explored the city's Cannabis website, I was astounded at how many proposed businesses are already moving through the arduous process which has been set up. How about a moratorium to see how many open and succeed?

Also, I am the co-owner of a restaurant in Mesa Verde Plaza, next door to 1505. It has always been poorly maintained and I am dubious that a "pot shop" will alter its run down appearance. We can do better!

Thank you for your attention to this matter.

Best regards,

Betsy Densmore, Business Manager/Co-Owner

Great Mex Grill, LLC
greatmexgrill@gmail.com
949-500-2381

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From: Performance Place - Sebastian Gonzales <seb@p2sportscares.com>
Sent: Sunday, August 13, 2023 5:10 PM
To: PLANNING INFO
Subject: Opposition to PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I own the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. I am a tenant there and have teenagers come in for care.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops?

I believe if Cannabis shops are to be approved they should be 1,000 feet from residences or children oriented businesses and there should not be such a concentration. I would propose a limit on the number of cannabis shops in Costa Mesa and at least a 1/2 mile to a mile between shops. If they are not already allowed in warehouse type zones I believe that would be a better fit.

Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

--

This email is short on purpose but sent with kindness! My goal is to become more efficient at email communication.

Have a great day!
Sebastian

Performance Place® Sports Care
1525 Mesa Verde Dr. E Suite 108
Costa Mesa CA 92626
www.P2SportsCare.com
714-502-4243

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From: Allie Christensen <allie@alignfitnessbyallie.com>
Sent: Sunday, August 13, 2023 5:30 PM
To: PLANNING INFO
Subject: Opposing PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I am a business owner in the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. I am a tenant there and have teenagers come in for care.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops?

I believe if Cannabis shops are to be approved they should be 1,000 feet from residences or children oriented businesses and there should not be such a concentration. I would propose a limit on the number of cannabis shops in Costa Mesa and at least a 1/2 mile to a mile between shops. If they are not already allowed in warehouse type zones I believe that would be a better fit.

Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

--
Allie Christensen
Owner, Align Fitness
allie@alignfitnessbyallie.com

More information at
www.alignfitnessbyallie.com
[On Instagram](#)

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From: E Chang <echangtkd@gmail.com>
Sent: Monday, August 14, 2023 9:04 AM
To: PLANNING INFO
Subject: PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I am a tenant in the adjacent center, Mesa Verde Plaza. I own and operate a small family martial arts school here and have been doing so since 2005.

I am concerned as there is another new cannabis business coming in, especially as it'll be a close walk to my business where my clientele is primarily young children and teens. I also have several neighboring family oriented businesses that cater to the same customer ages, such as art school and a music school. I believe a retail cannabis store will pose a greater safety risk to everyone nearby as well as have a detrimental impact not just on my long standing business, but my neighboring ones as well. Parents might not feel comfortable sending their children to us any longer. I believe it's in the best interest of our local community not to allow a retail cannabis store.

I respectfully request you do not approve the proposed use at 1505 Mesa Verde Dr. E.

Thank you for your time,

Eric Chang
Chief Instructor
Orange County TaeKwonDo

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From: Mark Les <markles@mesaverdeplaza.com>
Sent: Saturday, August 12, 2023 8:00 PM
To: PLANNING INFO
Subject: PA-22-05

Dear Planning Commission:

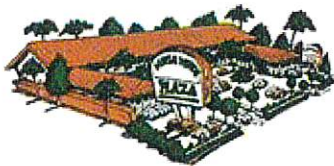
I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I own the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. Over the years I have turned down hundreds of inquiries for businesses I believe would be detrimental to a family atmosphere, cannabis, massage parlors, smoke shops & tattoo parlors. It is therefore disconcerting to see these types of businesses proliferate in our immediate neighborhood.

I have lived in the Mesa Verde Area for 62 years and in the last several years I have seen a resurgence of young prosperous families to the area and many children oriented businesses. My neighbors, my tenants and I believe Mesa Verde as a whole sees this concentration of cannabis shops and other adult oriented business as casting a negative feeling on our neighborhood. While cannabis is legal in California it is still against Federal Law and it carries with it a stigma that when people enter our area and see several of these businesses along with massage parlors etc. they obviously do not get a positive feeling.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops? I believe if Cannabis shops are to be approved they should be 1,000 feet from residences or children oriented businesses and there should not be such a concentration. I would propose a limit on the number of cannabis shops in Costa Mesa and at least a 1/2 mile to a mile between shops. If they are not already allowed in warehouse type zones I believe that would be a better fit.

Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

Mark Les
General Partner
Mesa Verde Plaza



Cell 714 914 4740
1525 Mesa Verde Dr. E. Ste 209
Costa Mesa, CA 92626
www.mvplaza.com

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