



FLINN WEST

February 1, 2023

Via E-Mail and USPS

City of Costa Mesa/Cannabis Division
77 Fair Drive
Costa Mesa, CA 92626
Attn: Planning Department

RE: Proposed Marijuana Dispensary
167 Cabrillo Street, Costa Mesa, CA

To Whom It May Concern:

My name is Jill Welton and I am the Senior Property Manager of an office building located at 129 Cabrillo Street in Costa Mesa. I am reaching out to you as it has been brought to my attention that a marijuana dispensary has applied for a CUP with the City Costa Mesa for the property located at 167 Cabrillo Street. The property is one block away from our building, with no visible parking lot and only street parking available in the surrounding neighborhood streets.

I am here to relay to you first-hand the devastation that a dispensary caused in another property that I manage located on the corner of Harbor Boulevard and 19th Street in Costa Mesa. The Tenant fraudulently described his use as a "cosmetics/skincare" company in order to sign a lease. They trashed our center, wreaked havoc on the limited parking, caused excessive litter and loitering and brought homeless and drug users to our center. After reaching out to the Mayor, council members and the Code Enforcement division, we were finally able to have them shut down and evicted in the Summer of 2021. We have been through the devastation which cost the Landlord approximately \$300,000 in repairs, loss of rents, legal fees and the loss of a tenant due to the marijuana use.

We recognize that is an application for a legal marijuana user, however, the legal dispensaries should have parking that is equivalent to that of a restaurant or medical use, which is somewhere between 5 to 10 per 1,000 SF and this location clearly does not have this. The number of cars that visit a dispensary far exceeds that of a typical retail tenant and they come in and out by the minute. This use would bring too much traffic going up and down Cabrillo on a street mixed with residential and business uses and would most certainly cause accidents and congestion in an already compromised traffic/access situation. Adding this type of heavy parking/traffic user will harm the existing residents and business owners and cause damage to their businesses.

In addition, this use attracted vagrants, homeless, patrons who littered, loitered, smoked marijuana in the parking lot and additionally threatened and scared our existing patrons and tenants will return. We had to fight every day to keep the homeless and the ill-willed off our private property. We believe that having even a legal dispensary at this location would compromise the surrounding businesses, the residential neighborhood, and surrounding centers.

We are extremely concerned that if this new dispensary is approved, it will draw the same types of issues to this neighborhood block. We are somewhat experts on this use and how it affects the surrounding areas. We lived it, breathed it and fought tooth and nail to finally remove it. The hardship that we endured by this previous use was well beyond the \$300,000 +/- loss due the dispensary's occupancy.

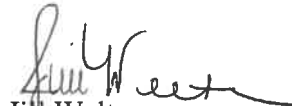
We appeal to you to review this situation carefully and NOT allow a CUP to be granted to a dispensary in this location.

My office phone number is (949) 722-1131 ext. 207. Please let me know if you need anything from me or have any further questions or comments.

Sincerely,

**FLINN WEST, a California corporation,
as authorized agent for**

**VMA HARBOR HOLDING COMPANY, LLC, A CALIFORNIA LIMITED LIABILITY
COMPANY**



Jill Welton

Director Leasing/Property Management