

PH-3

**OOSTERHOF, NAOMI**

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**From:** George Duran <george@drisinc.com>  
**Sent:** Friday, June 10, 2022 10:52 AM  
**To:** PC Public Comments  
**Subject:** Referral letter for Culture Cannabis  
**Attachments:** Document\_2022-06-08\_082203.pdf

To Whom it may concern:

Please see my below letter in regards to Culture Cannabis.

Should you have any questions, please do not hesitate to contact me via email or by phone.

Best,

George

George Duran  
PARTNER  
DRIS INC./Duran Risk & Insurance Services, Inc.  
An Affiliate of United Agencies, Inc.  
3257 E. Guasti Rd., Ste. 100  
Ontario, CA 91761  
Direct Line: 909-295-3433  
Mobile: 949-933-2845  
George@drisinc.com  
[www.duraninsuranceservices.com](http://www.duraninsuranceservices.com)

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Dear Planning Commission,

I have been a resident/property owner in the City of Costa Mesa residing at 1656 Orange Ave. since August of 2017 (5 years). This letter is in support of Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd which would be right around the corner from my home.

I would approve as being a business owner of a Commercial Insurance Agency/Brokerage Firm and ask that you approve their application so they can move forward with their project as we look forward to seeing them be a part of our local community.

This is would help from not only a medicinal perspective but be advantageous by adding another reputable business as well.



George Duran  
PARTNER  
DRIS INC./Duran Risk & Insurance Services, Inc.  
An Affiliate of United Agencies, Inc.  
3257 E. Guasti Rd., Ste. 100  
Ontario, CA 91761  
Direct Line: 909-295-3433  
Mobile: 949-933-2845  
[George@drisinc.com](mailto:George@drisinc.com)  
[www.duraninsuranceservices.com](http://www.duraninsuranceservices.com)

**OOSTERHOF, NAOMI**

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**From:** Barbara Fitch <barbaramfitch@gmail.com>  
**Sent:** Friday, June 10, 2022 5:38 PM  
**To:** PC Public Comments  
**Subject:** Application No. PA-21-22 Sweet Inspirations

I am writing on behalf of the Assistance League of Newport-Mesa regarding a use permit you are considering for a retail cannabis dispensary at 2301 Newport Blvd. We are a nonprofit organization at 2220 Fairview Blvd that operates a thrift shop and a consignment shop and a low cost dental and orthodontic clinic at our location. Our dental center serves children from 8 AM - 4 PM on Tuesdays, Wednesdays and Fridays and we offer clothing and school supplies at several distribution days in the summer and fall to local school children in need (as identified by the Newport-Mesa Unified School District).

A low wall separates our property from the back of the proposed dispensary location. We already have a fence and locked gates around the front of our property due to challenges from keeping our homeless neighbors from using our property as a refuge or "home." We are concerned that a cannabis dispensary at the proposed location would require us to further secure our property around the back. When you are considering the application, please consider whether the proposed location is appropriate within such close proximity to programs offered for children.

Sincerely,  
Barbara Fitch  
President, Assistance League of Newport-Mesa

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**From:** andrew mull <andrewdmull@gmail.com>  
**Sent:** Monday, June 13, 2022 9:57 AM  
**To:** PC Public Comments  
**Subject:** PA-21-22 Public Comment

I thank you for the opportunity to provide comments.

Security

This proposed development at the proposed location is highly concerning with regard to security. This location is in great proximity to residential communities and additionally has significant transient presence directly adjacent to this property on Fairview Road.

The listed website "[www.costamesaca.gov/hot-topics](http://www.costamesaca.gov/hot-topics)" clearly states that plural "24/7 security guards on the premises" will be provided without distinction given to business or non-business hours as noted below. The security plan proposed states that "At least one security guard will be on-site 24-hours a day" which conflicts with the posted city guidance.

Additionally the website states that "No consumption allowed onsite or near premises". What measures have been taken by the applicant to work with the Costa Mesa Police Department to ensure that consumption does not occur near the premises, such as on Fairview Road? This would certainly be of concern to the public?

Concerned Resident,  
Andrew Mull

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**From:** andrew mull <andrewdmull@gmail.com>  
**Sent:** Monday, June 13, 2022 9:58 AM  
**To:** PC Public Comments  
**Subject:** PA-21-22 Public Comment

I thank you for the opportunity to provide comments.

Traffic

The report notes that the anticipated trips were developed using the building classification of "pharmacy/drug store". Has ITE published documentation confirming this is an accurate classification to be used for a dispensary in generating trips? If not, what measures or studies have been performed by the applicant to confirm the classification will accurately estimate the anticipated trips? Additionally per the report the generated trips are to be reviewed during peak hours. It would seem a retail facility would generate significant peak hour trips while a medical office's trips would have significantly less peak hour trips and be distributed throughout the day.

I would like to request the documentation which staff used to "determined that the proposed use does not meet the threshold for requiring a traffic study " be made public and additionally request that final determination on this application be delayed until the documentation is provided to the public for review and comment.

Concerned Resident,  
Andrew Mull

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PH-3 & PH-4

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**From:** GREEN, BRENDA  
**Sent:** Monday, June 13, 2022 8:30 AM  
**To:** PC Public Comments  
**Subject:** FW: Weed

Brenda Green  
City Clerk  
City of Costa Mesa  
714/754-5221

Effective, Wednesday, February 16, 2022, City Hall will return to walk-in appointments for the public. Costa Mesa will continue to follow the state mask guidelines. While City Hall will be open, we still encourage members of the public to take advantage of our appointment system. Appointments can be made at [www.costamesaca.gov/appointments](http://www.costamesaca.gov/appointments).

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-----Original Message-----

**From:** STEVEN HILL <catio1@aol.com>  
**Sent:** Monday, June 13, 2022 8:23 AM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Weed

Hello Council, I hope the council will not allow dispensaries in Costa Mesa. Weed shops do not add anything positive to Costa Mesa. Thank you for your efforts, Steven Hill

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**From:** BENNETT, STACY  
**Sent:** Monday, June 13, 2022 12:01 PM  
**To:** PC Public Comments  
**Subject:** FW: Cannabis Businesses

**Stacy Bennett**

Deputy City Clerk  
City of Costa Mesa | City Clerks Office  
714)754-5213  
[Stacy.Bennett@costamesaca.gov](mailto:Stacy.Bennett@costamesaca.gov)

As City Hall has reopened, we encourage the public to take advantage of our appointment system. Appointments can be made at [www.costamesaca.gov/appointments](http://www.costamesaca.gov/appointments). Please note that It is required that all guests check in with our Concierge Staff, located on the 1<sup>st</sup> Floor Lobby, upon arrival at City Hall.

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**From:** Priscilla Rocco <dementedgardensprite@gmail.com>  
**Sent:** Monday, June 13, 2022 11:56 AM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Cannabis Businesses

Commissioners,

Our city has been forever changed by the last administration opening the doors to sober living homes, undoubtable to line their own pockets. Now you are talking about bringing in 60 cannabis shops to any location they choose. Even Santa Ana has put a limit of 30 locations and confined them to industrial zones.

Have we learned nothing about the problems this could bring. 24-hour guards in front of the shops doesn't help businesses and homes within walking distance. We already have drug addicts and paraphernalia, a horrible spike in crime, and homelessness as a product of the sober living homes proliferating in our family neighborhoods throughout the city.

Everyone is excited about the revenue. But will that be enough to take care of the problems brought by the sober living homes AND the cannabis industry? I don't think so.

Priscilla Rocco

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Public Comments received after the 12noon  
deadline for the June 13, 2022 Planning  
Commission meeting

PH3

**PARTIDA, ANNA**

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**From:** PARTIDA, ANNA  
**Sent:** Tuesday, June 14, 2022 10:26 AM  
**To:** PARTIDA, ANNA  
**Subject:** Approve culture cannabis

**From:** Mike Manibusan <m1manibusan@yahoo.com>  
**Sent:** Monday, June 13, 2022 12:16 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** Approve culture cannabis

08:46



< Notes



Dear Planning Commission,

My girlfriend and I have been residents of Costa Mesa for 5 years residing off West Wilson St. We are writing this letter of support on behalf of Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd. We ask that you please approve their application so they can move forward with their project as we look forward to having them being apart of the Costa Mesa community and local businesses.

Thank you,

Michael Manibusan & Stephanie Frasier



Sent from my iPhone

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**COLGAN, JULIE**

PH-3 & PH-4

**From:** Robert McClung <robertmcclung1977@gmail.com>  
**Sent:** Monday, June 13, 2022 2:13 PM  
**To:** PC Public Comments  
**Cc:** Jaymie January; Robert McClung  
**Subject:** Fwd: FW: Culture Cannabis Club - Support Letter  
**Attachments:** Support Letter.pdf

To Whom this may concern,

Please see attached letter in support of the future location in Costa Mesa for Culture Cannabis Club.



**Jaymie January**  
Paralegal, Vice Legal

(714) 349-7166 [Jaymie@vicelegal.com](mailto:Jaymie@vicelegal.com) | [ViceLegal.com](http://ViceLegal.com) | [2915 Red Hill Avenue, Building C #103, Costa Mesa, California 92626](https://www.vicelegal.com/locations/costa-mesa)

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Dear Planning Commission,

My family and I are residents in the City of Costa Mesa residing at 191 Flower St. As local residents of 4 years we are writing this letter of support on behalf of Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd. We ask that you please approve their application so they can move forward with their project as we look forward to seeing them be a part of our community.

Thank you,

*Jaymie January*  
*Robert McClung*  
Jaymie January, Robert McClung.

(714) 394-7166

**From:** GREEN, BRENDA  
**Sent:** Monday, June 13, 2022 2:47 PM  
**To:** PC Public Comments  
**Subject:** FW: Costa Mesa City Council is Blinded by Easy Money!

*Brenda Green*  
City Clerk  
City of Costa Mesa  
714/754-5221

Effective, Wednesday, February 16, 2022, City Hall will return to walk-in appointments for the public. Costa Mesa will continue to follow the state mask guidelines. While City Hall will be open, we still encourage members of the public to take advantage of our appointment system.

Appointments can be made at [www.costamesaca.gov/appointments](http://www.costamesaca.gov/appointments).

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**From:** Priscilla Rocco <dementedgardensprite@gmail.com>  
**Sent:** Monday, June 13, 2022 2:43 PM  
**To:** CITY CLERK <CITYCLERK@costamesaca.gov>  
**Subject:** Costa Mesa City Council is Blinded by Easy Money!

Costa Mesa City Council,

Easy money certainly does blind people to consequences, making them accept promises instead of sound business plans and the guarantee of no exposure to lawsuits.

Without knowing the ramification of bringing cannabis businesses into Costa Mesa, you are doing it and so is Santa Ana. But they are limiting it to 30 businesses in industrial areas. You are allowing 60 cannabis businesses and locating them along two of our busiest thoroughfares. Evidently because if you don't accommodate them, the cannabis industry will sue?!

Are you nuts?! Have you learned nothing? The cannabis industry is flush with money, just like the sober living industry that continues

to sue the city and the ONLY thing we can control about them is how far apart they are.

Costa Mesa neighborhoods were irrevocably changed by the last administration opening the doors to sober living homes to line their own pockets. How much money exactly do we spend in lawsuits and police and other services directly related to bringing these businesses into our city? Any yet every neighborhood has people doing drugs, those under the influence banging on doors at all hours, trespassing, sleeping in yards and on the streets, stealing, and leaving rubbish and drug paraphernalia.

24-hour guards in front of cannabis shops doesn't help businesses and homes within walking and driving distance.

Fountain Valley was blinded by easy money too. It has gotten into a 30-year deal with the devil with a 6-story 24- hour flashing billboard who's closest viewers are our children at Moon Park and my neighbors on the State Streets. If they don't like the content of the ads, too bad. The company will sue. It seems appropriate that that trashy sign will mark the first Costa Mesa exit on the 405 South. A hint of what lies within.

While I don't think cannabis and sober living businesses are analogous, the legal ramifications are the same. Will this new revenue even cover the cost of more police and city services to handle our existing problems caused by sober living homes? Will it cover the cost of new lawsuits by disgruntled cannabis shop owners when their lease runs out?

And finally, what kind of clientele will these shops bring into the city. After all, we did so well with the people brought here by the sober living industry! Isn't that one big reason we spent millions on homeless housing and services? Costa Mesa will no longer be

known as the City of the Arts, it will be known as the City of the Stoned and Recovering. Nice job City Council!

Priscilla Rocco

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**OOSTERHOF, NAOMI**

PH3 & PH4

**From:** charles doner <charles@webstylemarketing.com>  
**Sent:** Monday, June 13, 2022 3:17 PM  
**To:** PC Public Comments  
**Subject:** Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd

Dear Planning Commission,

I have been a resident in the City of Costa Mesa residing at 331 Ogle St. since 2018. Please allow this correspondence to serve as a letter of support for Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd. I respectfully request that you approve their application so they can move forward with their project. Residents such as myself look forward to seeing them be a part of the local community. Their facilities are clean, accessible, and will provide a tremendous benefit from both a medical standpoint as well as bringing further tax revenue to the City.

Sincerely,  
Chad Doner

--

**Charles Doner**

Managing Partner  
Web Style Marketing



(949) 287-8635



[Charles@webstylemarketing.com](mailto:Charles@webstylemarketing.com)



[www.webstylemarketing.com](http://www.webstylemarketing.com)

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**From:** Joan Aldor <joan.aldor@gmail.com>  
**Sent:** Monday, June 13, 2022 4:12 PM  
**To:** PC Public Comments  
**Subject:** Support of Cannabis Business

Hello Planning Commission,

As a resident of the city of Costa Mesa for several years, I am in support of the approvals for Culture Cannabis Club and looking forward to seeing their store open.

Best regards,  
Joan Aldor

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OOSTERHOF, NAOMI

PH3 & PH4

**From:** Tim Do <timpdo@hotmail.com>  
**Sent:** Monday, June 13, 2022 4:31 PM  
**To:** PC Public Comments  
**Subject:** cannabis vote

Hi I am a local in the city and support the cannabis businesses that will be approved tonight.

Thank you,  
Tim

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OOSTERHOF, NAOMI

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**From:** Chasom <eppek8@gmail.com>  
**Sent:** Monday, June 13, 2022 5:32 PM  
**To:** PC Public Comments  
**Subject:** Letter of Support - Culture Cannabis Club  
**Attachments:** Letter of Support - Lachelle Nassie.docx

Costa Mesa Planning Commission,

I am a business owner in and resident of Costa Mesa. Please see my letter of support for Culture Cannabis Club's project.

Lachelle Nassie

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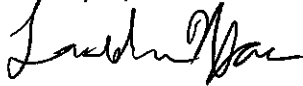


Dear Costa Mesa Planning Commission and to Whom it May Concern,

My Name is Lachelle Nassie, I am a Costa Mesa business owner and a 9-year resident in the City of Costa Mesa (residing at 3121 Platte Drive, Costa Mesa, CA 92626). I am writing this letter of support on behalf of Culture Cannabis Club's proposed retail facility located at 2301 Newport Blvd. I am in full support of RESPONSIBLE retailers such as this and hope we hold all retailers to represent themselves in this way.

I am asking as a resident and community member that you please approve their application so they can move forward with their project and get their store up and running. I am making this request so it can provide valuable tax dollars to our city and allow for responsible, presentable cannabis retail to this beautiful city of ours.

Thank you,

A handwritten signature in black ink, appearing to read 'Lachelle Nassie', written in a cursive style.

Lachelle Nassie

(Business Owner, Resident, Community Member)