

PH 1

**PARTIDA, ANNA**

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**From:** Ethan Jenkin <ethanjenkin@gmail.com>  
**Sent:** Saturday, July 23, 2022 10:51 AM  
**To:** PC Public Comments  
**Subject:** Ref Application No PA 21 - 27  
  
**Categories:** Blue Category, Red Category

I do not want the city approving a Cannabis retail store on Bristol  
This will have an immediate negative impact on the neighborhood.

Thank you

--

Ethan Jenkin  
*President LHF Marketing*  
Cell # 949.294.0985  
Skype: ethanjenkin  
[ethanjenkin@gmail.com](mailto:ethanjenkin@gmail.com)  
<http://lhfmarketing.com>

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**PARTIDA, ANNA**

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**From:** faysalyafi@gmail.com  
**Sent:** Saturday, July 23, 2022 12:05 PM  
**To:** PC Public Comments  
**Subject:** Re: PA-21-27

**Categories:** Blue Category, Red Category

To whom it may concern,

I'm writing to express my sincere concerns regarding the opening of a Cannabis retail store at 1072 Bristol street which is in a residential neighborhood where we live (162 the Masters Circle, Costa Mesa, CA 92627).

I have 2 daughters under 4 and I am incredibly concerned about having such a store within a block of our street that has numerous houses with young kids.

Our concerns are due to the traffic, crime, impact on property value, safety of our children and times of operation which are all detrimental to our neighborhood.

As such, I urge you to turn this application down and recommend a more commercial area far from neighborhoods with young children like ours!

Thank you,

**Faysal A. Yafi, M.D., F.R.C.S.C.**  
Associate Professor of Urology  
Director of Men's Health and Newport Urology  
Chief, Division of Men's Health and Reconstructive Urology  
University of California, Irvine  
Department of Urology  
20350 SW Birch St., Suite 2100  
Newport Beach, CA 92610  
[fyafi@uci.edu](mailto:fyafi@uci.edu)  
[www.faysalyafiMD.com](http://www.faysalyafiMD.com)

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**From:** John Petersen <johnpetersen89@gmail.com>  
**Sent:** Saturday, July 23, 2022 1:57 PM  
**To:** PC Public Comments  
**Subject:** Ref # : PA - 21 - 27

**Categories:** Red Category, Blue Category

Hello -

Please let be known both myself and my wife, Erika Hiller, oppose teh measure to allow teh opening of a Marijuana retail store on Bristol.

Reasons:

- More traffic
- More crime
- Negative impact on property values
- Later business hours (more noise)
- Recovery home, brings other negative businesses.

Thanks very much,  
JP

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**From:** nicole summers <nicole-summers@live.com>  
**Sent:** Saturday, July 23, 2022 5:01 PM  
**To:** PC Public Comments  
**Subject:** Pot Shop Opposition  
  
**Categories:** Blue Category, Red Category

Hello,

I'm a local resident and oppose the proposed pot shop on 1072 Bristol St., Suite 100  
This is too close to homes, families, and schools. This is not a good location.

Sincerely,  
Nicole Summers  
949-922-1526

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Jackie Olstad <jackieolstad@yahoo.com>  
**Sent:** Saturday, July 23, 2022 6:33 PM  
**To:** PC Public Comments  
**Subject:** PA-21-27Regarding MarijuanaStore@1072Bristol

**Categories:** Blue Category, Red Category

zMy concerns are a follows: Traffic, Odors crime activity etc. My vote is NO!!!!!!!

Jacklyn Olstad 142 The Masters Cir

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**PARTIDA, ANNA**

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**From:** Julia McCarthy <julia@aftercarecorp.com>  
**Sent:** Sunday, July 24, 2022 4:16 PM  
**To:** PC Public Comments  
**Subject:** Opposition to Cannabis store Reference Application No. PA-21-27

**Categories:** Blue Category, Red Category

I, along with all of my neighbors living on The Masters Circle, strongly oppose the opening of a Cannabis store on the corner of Bristol and Newport Blvd – directly behind our homes. Ours is a small, peaceful neighborhood and we would like it to stay that way.

Having a busy, traffic intense business that is open much later into the evening than the current businesses is bound to cause issues. Add to that the nature of the proposed business which will bring all sorts of transients into the area and you have a recipe for disaster. Who will clean up after these people? Who will protect our properties from theft and vandalism? Who will manage the potential noise issues?

Please take our families into consideration and stop the installation of this ill placed business.

Thank you.

Sincerely,

Julia McCarthy

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**From:** Charles Clarke <cwclarke.ca@gmail.com>  
**Sent:** Sunday, July 24, 2022 4:37 PM  
**To:** PC Public Comments  
**Cc:** Denise Rockstroh; Charles Clarke  
**Subject:** Application PA-21-27

**Categories:** Blue Category, Red Category

Good Afternoon,

We are writing in opposition to the Conditional Use Permit (CUP) for Planning Application 21-27 of a retail cannabis storefront business and non-storefront delivery use at the commercial building located on 1072 Bristol Street.

The proposed business would be directly adjacent to our residential neighborhood which presents a handful of potential issues:

- 1) Safety - We currently are experiencing increased transient traffic on Newport Blvd and it is likely we will see an increase if the establishment is approved. For instance, we see that transients congregate at similar establishments in the area (Circle K, 7-Eleven) which sell similar substances (i.e. alcohol, tabaco). Per various news outlets, we also understand there may be increased crime activity (i.e. car break-ins) in the vicinity of these establishments.
- 2) Noise - The current business closes approx. at 6pm. Per Google, most Cannabis stores in our area close around 9-10pm. The increased business hours will increase noise pollution in a residential area.
- 3) Property Values - Can't imagine that the average prospective home buyer would find a cannabis dispensary a value add.
- 4) Substance Recovery Homes - We have multiple recovery homes on our block and in the area. Does not seem appropriate to approve a dispensary in close proximity to these communities.

A few other items to consider:

- 1) Do current residents in Costa Mesa not have access to marijauna? A Google search shows multiple dispensaries less than 5 miles away. These stores also offer direct delivery services. So it would appear that access is NOT an issue for current residents
- 2) Is this the only viable spot in Costa Mesa? A Google search shows multiple commercial and industrial units not directly adjacent to homes which have similarly regulated businesses (i.e. the breweries at The Lab and The Camp) and open leases. So it would appear that there are better locations with current availability.
- 3) What value will this add to the community? Perhaps tax dollars, in the short run. But that assumes there is no negative decline in property values and that the other tenants in the area do not leave. The current tenants of the building appear to be professional services (insurance, consulting, law). I'd have to imagine they would rethink their next lease when the time comes. So perhaps a win in the short term but a poor decision in the long run.

Thank you,  
Charles & Denise Clarke  
125 The Masters Circle, Costa Mesa, CA 92627

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**From:** Susan Burke <soozeburke17@gmail.com>  
**Sent:** Sunday, July 24, 2022 5:07 PM  
**To:** PC Public Comments  
**Subject:** Opposition to Cannabis store Application No. PA-21-27

**Categories:** Blue Category, Red Category

I live on a residential street behind the area where this proposed cannabis store would be going. I am emphatically opposed to this. We have children and elderly adults on our street who can not be exposed to those chemicals. We also have a large amount of transient people and this would likely result in an increase in crime in our area. It will also have a huge impact on our property values. That business would close between 9 and 10 pm while all of the other businesses close at 6pm. So the evening people will be more noisy than the earlier closing businesses. Also where there is one store there are bound to be more. It will bring undesirable retail stores to the area. There are also recovery homes in the area.

I can't oppose strongly enough this ridiculous proposal!

Angrily, frustratedly,

Susan Burke

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**PARTIDA, ANNA**

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**From:** Schellie Walsh <schelliewalsh555@gmail.com>  
**Sent:** Sunday, July 24, 2022 5:09 PM  
**To:** PC Public Comments  
**Subject:** PLANNING APPLICATION 21-27 FOR A RETAIL CANNABIS STOREFRONT USE WITH DELIVERY LOCATED AT 1072 BRISTOL STREET, SUITE 100  
**Attachments:** street opening of The Masters Circle.png  
**Categories:** Blue Category, Red Category

To The Costa Mesa Planning Commission:

When I purchased and moved to into my home on The Masters Circle 22 years ago, it was a quiet sleepy street. I never thought a Drug & Alcohol Rehabilitation house would be on my block. It's been in business for several years.

And now, a retail cannabis storefront with delivery wants to open just 485.6 feet from our street. Worse yet, several of our homes back up to the proposed cannabis store, putting the cannabis store literally in our backyards. Fumes will be an issue.

Let's be real, not every business is alike. We have no issue with many of the businesses that are already there, attorneys, insurance. However, the proposed cannabis store poses real safety issues...If they didn't, there wouldn't be security systems, and 24/7 security guard. That doesn't make us feel safe. It only shows that this type of business attracts criminals and criminal activity. We don't need any more crime on our block, we have enough transient issues coming from Newport Boulevard. A few months ago a car was stolen on our block, and several cars broken into.

Opening a retail cannabis store at 1072 Bristol Street is an ill-conceived location because it puts the safety of our personhood and property on The Masters Circle in jeopardy and could have a negative financial impact on the valuation of our homes. In addition, it is highly irresponsible due to the extremely close proximity to the The Drug and Alcohol Rehabilitation house located on The Masters Circle, just 1,056 feet away from 1072 Bristol Street.

I vehemently oppose the opening of the cannabis retail store and delivery service at the proposed location.

Schellie Walsh  
Resident on The Masters Circle  
Costa Mesa, CA 92627

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**PARTIDA, ANNA**

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PH-1

**From:** LESLIE GALINDO <lesliehome5@aol.com>  
**Sent:** Sunday, July 24, 2022 6:04 PM  
**To:** PLANNING INFO  
**Subject:** Re: Planning Application 21-27 Comments

**Categories:** Blue Category, Red Category

> On Jul 24, 2022, at 2:25 PM, Erin Peacock <erin@peacock-pr.com> wrote:

>

> This email is in regards to Planning Application 21-27 and a request for a Conditional Use Permit to allow a retail cannabis storefront business and not-storefront delivery use adjacent to my neighborhood.

>

> My vote is a "NO".

>

> Concerns include:

> -transient traffic

> - impact on property values

> - emission of marijuana orders

> - increased crime activity including car break-ins and robberies

>

> I have lived in this neighborhood for nearly 50 years and this type of business will put all my neighbors at tremendous risk including crime and health concerns. I strongly encourage the City Council to hear our concerns and not allow this business to operate so close to my home and the homes of my neighbors.

>

>

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**From:** Linda Ranck <linda.ranck@gmail.com>  
**Sent:** Sunday, July 24, 2022 6:07 PM  
**To:** PC Public Comments  
**Cc:** John Calvert  
**Subject:** Opposition to Application No. PA-21-27

**Categories:** Blue Category, Red Category

Re: Application No. PA-21-27 ("Subject Application")

Dear Planning Division Commissioner:

The proposed retail cannabis storefront business at 1072 Bristol Street, Suite 100 ("Proposed Location") presents an imminent danger to residents in our neighborhood, specifically to vulnerable groups such as addiction recovery facility residents and children. As you can see, our street, The Masters Circle, is immediately adjacent to the office building being considered for a cannabis retail storefront. In fact, it is approximately 100 feet from the proposed storefront to the front door of the first home on our street. Also, the property-line of the Proposed Location's parking lot runs along the property-lines of our backyards.

We vehemently oppose such a facility being allowed in this location on the following grounds:

1. It is less than 100 feet and is well within walking distance from a sober-living / addiction recovery home located at 137 The Masters Circle. Furthermore, the only way to exit The Masters Circle is via a one-way street (Newport Blvd.) which makes it impossible for any resident or visitor of The Masters Circle to leave our street without passing the 1072 Bristol Street building.
2. It is within walking distance to the Costa Mesa Skate Park, Costa Mesa Bark Park, TeWinkle Park, and Orange County Fair Grounds (locations to where we both often walk). Each of these recreational community locations are frequented heavily by children. Having a cannabis retail storefront so close to these family-friendly locations puts our children, families, and community in danger from the clientele that is attracted by such a retail store.
3. The Proposed Location address 1072 Bristol is less than 50 feet from Family Care Center and less than 500 feet from Little Healthy Smiles, a pediatric dentist. I strongly urge you to consider the impact on these well-established businesses, as well as other nearby businesses that cater to our children, and deny this Subject Application.
4. The other businesses located at 1072 Bristol are professional offices (Choice Plus Insurance Services, Beckerman Anderson Lawyer, Home Brand Properties) and are **NOT** retail stores. These current businesses located at 1072 Bristol close at 6:00 pm, in time as to not disturb the quiet and safe enjoyment of our backyards. Also, the wall between the parking lot and our homes is not high enough to block our view from seeing the building at 1072 or its parking lot. It is not appropriate to put any type of retail store in this office building, or any of the other office locations, that run along the backyards or our homes. If the professional offices next to our homes are turned into retail storefront businesses, we will no longer feel safe in our own backyards.
5. There are several families with young children and babies that live in the homes at The Masters Circle who will be put a risk should such a retail store be allowed to be opened within 100 feet of their homes.

For all of the above reasons, we respectfully request that you DENY Application No. PA-21-27.

Thank you for your consideration.

Sincerely,

John Calvert & Linda Ranck  
150 The Masters Circle  
Costa Mesa, CA 92627

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PA-1

**PARTIDA, ANNA**

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**From:** Marianne Orr <marinml@la.twcbc.com>  
**Sent:** Sunday, July 24, 2022 6:08 PM  
**To:** PC Public Comments  
**Cc:** 'Marianne Orr'; capt.sandbar@captsandbar.com  
**Subject:** Opposition to Application No. PA-21-27  
**Attachments:** Part I and Part II Stats M.pdf; Part I II Crime Stats De.pdf

**Importance:** High

**Categories:** Blue Category, Red Category

To the Costa Mesa Planning Commission Members:

We are writing in opposition of Application No. PA-21-27 for a Cannabis retail store and delivery service at 1072 Bristol Street.

Our street, The Masters Circle, was allowed to be created by the City of Costa Mesa when the Santa Ana Country club wanted to build their current clubhouse. Our homes have zero lot lines, no driveway is the same size and we've had issues with the trash collection because we don't all have 2<sup>nd</sup> walkways to store trash cans. Costa Mesa Police and Fire have always been exemplary in their service to the street, which we thank them for. But for other services, we have always been the red headed step child due to being right on the line covered by County versus City.

Now with this Application, you are wanting to place a retail Cannabis business right next to our street where families are raising their children, seniors are living independent lives and hardworking people are paying their taxes.

We Don't want this for the obvious reasons:

1. We already have a large amount of transient traffic, this will bring more.
2. This will likely result in increased crime activity (car break-ins & home burglaries)
3. This will have an impact on our Property Values.
4. Emission of Marijuana odors. The applicant states they have filters & mantraps.
5. Sale of Marijuana to 18 yr. olds with a Dr.'s note & Cannabis card, you can buy one online.
6. The existing businesses at 1072 Bristol close around 6 pm. Cannabis stores close 9pm-10pm, so we will have more noise at night in our neighborhood.
7. Where there is one store, there will be many in the area. Just look up Cannabis Store near me and you will see. Once one permit is given, others will follow.
8. It will bring more Seedy retail stores to the area. Just drive up Bristol in Santa Ana. Two Pornography stores recently popped up near the cluster of Cannabis stores.
9. We have recovery homes in the area and on our block

But to back up these concerns we have the following increases in crime in Costa Mesa. The first attachment is taken from the City website for crime statistics for 2022. This shows an overall crime rate increase of 5.48% over prior year through May, 2022 This is in addition to a 7.61% overall increase in crime in 2021 (Attachment #2) This shows double digit crime rate increases in 1 ½ years.

Plus this snippet from Neighborhood Scout website shows that Property Crimes and crime overall in Costa Mesa is WELL above the national average.

## PROPERTY CRIME

### PROPERTY CRIME COMPARISON (PER 1,000 RESIDENTS)

1007550250

**32.05**

**21.3**

National Median: 19

Costa Mesa

California

### MY CHANCES OF BECOMING A VICTIM OF A PROPERTY CRIME

**1 IN 31**  
in Costa Mesa  
**1 IN 47**  
in California

### COSTA MESA PROPERTY CRIMES

POPULATION: [111,918](#)

	BURGLARY	THEFT
Report Total	515	2,701
Rate per 1,000	4.60	24.13

### UNITED STATES PROPERTY CRIMES

POPULATION: [331,449,281](#)

	BURGLARY	THEFT
Report Total	1,035,314	4,606,324
Rate per 1,000	3.12	13.90

## COSTA MESA CRIMES PER SQUARE MILE

260

77

National Median: 26.9

Costa Mesa

California

As longtime residents, tax paying citizens, we ask that you take care of the residents already making Costa Mesa there home and worry about cleaning up the crime in the city instead of inviting in more unsavory business that will surely just add to this already burgeoning issue. As someone who grew up in the area, and have been in the city for 75 years and 35 years respectively, it's very sad to see this decline in our City and expect our elected officials to be concerned about the residents that are already here. Not new business that will only bring more of the same.

Thank you,  
Sandbar and Marianne Orr  
174 The Masters Circle  
Costa Mesa, CA 92627

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**Costa Mesa Police Department  
Crime Statistics 2022**

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 YTD	2022 YTD	YTD % Change
HOMICIDE	0	0	0	0	0								1	0	100.00%
RAPE	7	2	7	8	4								29	28	-3.45%
ROBBERY	17	8	13	15	12								71	65	-8.45%
AGGRAVATED ASSAULTS	33	29	26	43	46								192	177	-7.81%
BURGLARY	53	43	39	43	38								216	216	0.00%
LARCENY	261	203	284	257	210								1092	1215	11.26%
MOTOR VEHICLE THEFT	29	23	30	39	34								161	155	-3.73%
ARSON	2	0	2	2	4								7	10	42.86%
2022 PART I CRIME TOTALS	402	308	401	407	348								1769	1866	5.48%
2021 PART I CRIME TOTALS	347	378	359	335	350								-	-	-
PART I % CHANGE PRIOR YEAR	15.85%	-18.52%	11.70%	21.49%	-0.57%	#DIV/0!	-	-	-						

PART II CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2021 YTD	2022 YTD	YTD % CHANGE
OTHER ASSAULT	95	78	105	94	82								432	454	5.09%
FORGERY	5	7	8	5	6								46	31	-32.61%
FRAUD	76	55	67	54	68								262	320	22.14%
EMBEZZLEMENT	4	3	1	1	1								22	10	-54.55%
STOLEN PROPERTY	10	7	12	9	10								45	48	6.67%
VANDALISM	58	60	59	56	84								289	317	9.69%
WEAPONS OFFENSES	7	11	8	4	7								51	37	-27.45%
PROSTITUTION AND VICE	1	6	1	1	0								1	9	700.00%
SEX OFFENSES	10	18	20	29	18								79	95	20.25%
DRUG ABUSE VIOLATIONS	152	132	171	129	110								980	694	-29.18%
OFFENSES TO FAMILY/CHILDREN	4	3	4	5	3								20	19	-5.00%
DRIVING UNDER THE INFLUENCE	50	45	53	57	95								442	300	-32.13%
LIQUOR LAWS	3	3	4	3	2								33	15	-54.55%
DRUNKENNESS	22	21	24	21	18								98	106	8.16%
DISORDERLY CONDUCT	13	7	7	6	17								52	50	-3.85%
VAGRANCY	3	3	2	1	3								14	12	-14.29%
ALL OTHER OFFENSES	132	108	117	95	107								444	559	25.90%
CURFEW LOITERING LAWS	0	0	0	0	0								0	0	0.00%
2022 PART II CRIME TOTALS	645	567	663	570	631								3310	3076	-7.07%
2021 PART II CRIME TOTALS	578	600	718	704	710								-	-	-
PART II % CHANGE PRIOR YEAR	11.59%	-5.50%	-7.66%	-19.03%	-11.13%	#DIV/0!	-	-	-						

**Costa Mesa Police Department  
Crime Statistics 2021**

PART I CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 YTD	2021 YTD	YTD % Change
HOMICIDE	0	0	0	1	0	0	0	0	0	0	0	0	4	1	-0.25%
RAPE	3	4	3	6	13	4	5	5	9	5	5	5	64	67	4.69%
ROBBERY	10	13	18	13	17	7	10	8	16	11	13	9	116	145	25.00%
AGGRAVATED ASSAULTS	33	39	50	30	40	28	42	47	28	36	40	29	304	442	45.39%
BURGLARY	52	37	44	34	49	38	47	37	43	42	34	50	512	507	-0.98%
LARCENY	225	247	202	219	199	217	203	244	221	259	294	271	2698	2801	3.82%
MOTOR VEHICLE THEFT	21	38	41	31	30	29	53	43	29	44	31	35	369	425	15.18%
ARSON	3	0	1	1	2	1	2	1	2	4	3	2	31	22	-29.03%
2021 PART I CRIME TOTALS	347	378	359	335	350	324	362	385	348	401	420	401	4098	4410	7.61%
2020 PART I CRIME TOTALS	354	332	307	329	348	393	306	318	347	329	364	371	-	-	-
PART I % CHANGE PRIOR YEAR	-1.98%	13.86%	16.94%	1.82%	0.57%	-17.56%	18.30%	21.07%	0.29%	21.88%	15.38%	8.09%	-	-	-

PART II CRIMES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	2020 YTD	2021 YTD	YTD % CHANGE
OTHER ASSAULT	71	74	88	96	103	93	95	92	81	99	81	77	734	1050	43.05%
FORGERY	13	13	8	7	5	8	9	9	12	8	5	6	90	103	14.44%
FRAUD	66	44	64	47	41	51	48	41	58	52	53	65	553	630	13.92%
EMBEZZLEMENT	6	5	3	7	1	5	1	1	1	0	5	1	17	36	111.76%
STOLEN PROPERTY	7	10	9	12	7	14	14	7	9	8	12	3	123	112	-8.94%
VANDALISM	43	73	67	55	51	60	52	57	57	67	42	57	547	681	24.50%
WEAPONS OFFENSES	9	11	10	11	10	12	14	10	18	14	8	6	70	133	90.00%
PROSTITUTION AND VICE	0	0	1	0	0	0	0	2	1	0	0	1	0	5	100.00%
SEX OFFENSES	14	14	10	14	27	18	7	12	17	13	10	6	98	162	65.31%
DRUG ABUSE VIOLATIONS	174	154	211	223	218	190	229	185	220	216	152	112	1693	2284	34.91%
OFFENSES TO FAMILY/CHILDREN	1	3	8	3	5	3	1	2	1	1	2	1	22	31	40.91%
DRIVING UNDER THE INFLUENCE	65	82	99	97	99	74	64	93	92	114	75	63	386	1017	163.47%
LIQUOR LAWS	4	4	7	9	9	8	1	4	4	3	9	3	42	65	54.76%
DRUNKENNESS	21	15	16	24	22	11	31	29	24	21	25	19	170	258	51.76%
DISORDERLY CONDUCT	10	12	8	15	7	9	2	10	9	12	5	6	81	105	29.63%
VAGRANCY	2	3	2	3	4	3	9	4	4	1	1	3	20	39	95.00%
ALL OTHER OFFENSES	72	83	107	81	101	106	119	124	137	124	115	82	787	1251	58.96%
CURFEW LOITERING LAWS	0	0	0	0	0	0	0	1	0	0	0	0	0	1	100.00%
2021 PART II CRIME TOTALS	578	600	718	704	710	665	696	683	745	753	600	511	5433	7963	46.57%
2020 PART II CRIME TOTALS	515	486	375	318	519	426	451	424	507	506	483	423	-	-	-
PART II % CHANGE PRIOR YEAR	12.23%	23.46%	91.47%	121.38%	36.80%	56.10%	54.32%	61.08%	46.94%	48.81%	24.22%	20.80%	-	-	-

PH-1

**PARTIDA, ANNA**

**From:** Vida Mahrouyan <vidamahro@gmail.com>  
**Sent:** Sunday, July 24, 2022 6:40 PM  
**To:** PC Public Comments  
**Subject:** Opposition of Reference Application No. PA-21-27

**Categories:** Blue Category, Red Category

Dear Costa Mesa City Council,

I am a resident of the Master's Circle in Costa Mesa, CA. I live right around the corner of 1072 Bristol — the address of where the prospective cannabis retail store would be built. I believe that you should not grant the conditional use permit, as doing so would have devastating effects to the community at large.

First of all, lets weigh the benefits should the permit be granted:

Benefits

- 1. Improve tax revenue;
- 2. Enable individuals who truly benefit from marijuana use to improve their physical / mental health by closer access to marijuana.

Negative Effects

- 1. Will increase the number of people who are involved in illegal drug-trafficking, sex-trafficking, and other criminal activity in the region;
- 2. Will increase the number of indigent individuals living in the region;
- 3. Will cause more traffic;
- 4. Will harm the lives of the numerous individuals living at the Drug Rehabilitation centers within a half a mile of the site;
- 5. Will lead to a cascade of all these problems throughout other regions of the area, as more and more marijuana dispensaries will be popping up.

Therefore, dear council, the pros and cons analysis yields a clear side which is the rational and best decision for the community. We should not tarnish what makes Orange County great and different then other urban populations such as Los Angeles. Currently, Los Angeles is rid with crime and indigent individuals, because the city councils of Los Angeles enable, without strict regulation, the building of such cannabis stores.

If one, truly needed marijuana they have ample options in other regions, such as Santa Ana, indeed there are many cannabis delivery applications that deliver marijuana with ease. The net effects of allowing such a giant store, in a popular region of Costa Mesa, would be a huge blow to the community at large.

Accordingly, we all hope that you weigh the pros and cons, so that you may realize that there is only one correct decision here, and that decision does not result in the granting of permit.

Thank you,

Your fellow Costa Mesa neighbor

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PH-1

**PARTIDA, ANNA**

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**From:** Sammy Sayago <sammy@whyw8t.com>  
**Sent:** Sunday, July 24, 2022 8:16 PM  
**To:** PC Public Comments  
**Cc:** Sammy Sayago  
**Subject:** PA-21-27

**Categories:** Blue Category, Red Category

To whom it may concern,

I'm writing to oppose the opening of a Canbabs retail store at 1072 Bristol Street which is in the vicinity of our residential neighborhood where I own four (4) houses (157, 153, 170 and 181 all on the Masters Circle) where my family lives and family members also live.

The simple fact that we are on a cul de sac street which would be neighboring the proposed Cannabis shop will bring dangerous unwanted traffic as well as create a higher sense of vigilance to an already difficult time that we live in where homelessness, mental health, violence and drug addiction is at an all time high.

Crime has surged in the past year alone in what used to be a very safe City which is now a City that is besieged with homeless people.

Our street has always been neglected in many ways by our City or it's representatives and we seem to be the last considered when it comes to permits; that stops this time around. We are a very close community of neighbors that look after and take care of each other. We are determined to protect our rights and demand that our concerns be heard as well as taken seriously. This is our way of life that we are debating.

There are plenty of places where this activity would be more suited and rather than on "our" area which is composed of families with young children, senior citizens that are looking to enjoy their golden years and young couples looking to start a family in many cases.

Three words that should resonate when considering this application is "safety" as well as "common sense" which seems to be lost in todays age.

I implore that when considering this application you take into account the citizens (neighbors) that you represent, who have put their trust on their elected officials. It is your responsibility.

It is in the strongest words that I oppose this endeavor and venture, which would only bring in my opinion more problems than solutions.

The onus is on you, our representatives, to protect our community and to ensure that we will be safe in our homes as well as streets; I cannot see how that is compatible with this business so close to our homes.

Regards,

Sammy Sayago MD,MPH

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PH-1

**PARTIDA, ANNA**

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**From:** Neeloufar Mahrouyan <neeloumahrou@gmail.com>  
**Sent:** Sunday, July 24, 2022 9:11 PM  
**To:** PC Public Comments  
**Subject:** Opposition of Reference Application No. PA-21-27

**Categories:** Red Category, Blue Category

Dear Costa Mesa City Council,

I am a resident of the Master's Circle in Costa Mesa, CA. I live right around the corner of 1072 Bristol — the address of where the prospective cannabis retail store would be built. You should NOT grant the conditional use permit, as doing so would have devastating effects to the community at large.

First of all, lets weigh the benefits should the permit be granted:

Benefits

1. Improve tax revenue;
2. Enable individuals who truly benefit from marijuana use to improve their physical / mental health by closer access to marijuana.

Negative Effects

1. Will increase the number of people who are involved in illegal drug-trafficking, sex-trafficking, and other criminal activity in the region;
2. Will increase the number of indigent individuals living in the region;
3. Will cause more traffic;
4. Will harm the lives of the numerous individuals living at the Drug Rehabilitation centers within a half a mile of the site;
5. Will lead to a cascade of all these problems throughout other regions of the area, as more and more marijuana dispensaries will be popping up.

Additionally, as a resident, I have often seen vehicles mistakenly drive in the wrong direction on Newport Blvd (one way street) approaching Bristol as well as indigent people and trash on the street. Since this street is near the freeway, people are already driving their vehicles fast! Placing the dispensary will result in more accidents. Similar to what is going on in Los Angeles, a dispensary in this area will likely result in homelessness and tents placed underneath the freeway near Bristol and Newport.

Therefore, dear council, the pros and cons analysis yields a clear side which is the rational and best decision for the community. We should not tarnish what makes Orange County great and different then other urban populations such as Los Angeles. Currently, Los Angeles is rid with crime and indigent individuals, because the city councils of Los Angeles enable, without strict regulation, the building of such cannabis stores.

If one, truly needed marijuana they have ample options in other regions, such as Santa Ana, indeed there are many cannabis delivery applications that deliver marijuana with ease. The net effects of allowing such a giant store, in a popular region of Costa Mesa, would be a huge blow to the community at large.

Accordingly, we all hope that you weigh the pros and cons, so that you may realize that there is only one correct decision here, and that decision does not result in the granting of permit.

Thank you,

Your fellow Costa Mesa neighbor.

--

**Neelou Mahrouyan, Esq.**  
**Attorney at Law**

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PH-1

**PARTIDA, ANNA**

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**From:** Robert E. Schaulis <res@null.net>  
**Sent:** Sunday, July 24, 2022 10:52 PM  
**To:** PC Public Comments  
**Subject:** Reference Application NO PA-2127

**Categories:** Blue Category, Red Category

From Robert & Rose Mary Schaulis

To pcpubliccomments@costamesaca.gov

Reference Application No PA 21-27

Date: Sunday July 24 2022 at 10:50 pm

To whom it may concern,

We are opposing the opening of a Cannabis retail store at 1072 Bristol Street which is in the vicinity of our residential neighborhood where we have lived on The Masters Circle since 1971.

Our street would be neighboring the proposed Cannabis shop that would bring dangerous unwanted traffic as well as create a higher sense of vigilance to an already difficult time that we live in where homelessness, mental health, violence and drug addiction is at an all-time high.

Crime has surged in the past year alone in what used to be a very safe City which is now a City that is besieged with homeless people.

Our street has always been neglected in many ways by our City or it's representatives and we seem to be the last considered when it comes to permits; that stops this time around. We are a very close community of neighbors that look after and take care of each other. We are determined to protect our rights and demand that our concerns be heard as well as taken seriously. This is our way of life that we are debating.

There are plenty of places where this activity would be more suited and rather than on "our" area which is composed of families with young children, senior citizens that are looking to enjoy their golden years and young couples looking to start a family in many cases.

Three words that should resonate when considering this application is "safety" as well as "common sense" which seems to be lost in today's age.

We implore that when considering this application you take into account the citizens (neighbors) that you represent, who have put their trust on their elected officials. It is your responsibility.

It is in the strongest words that we oppose this endeavor and venture, which would only bring in my opinion more problems than solutions.

You, the representatives our to protect our community and to ensure that we will be safe in our homes as well as streets; we cannot see how that is compatible with this business so close to our homes.

Robert & Rose Mary Schaulis

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PA-1

**From:** Claudia Tebbs <cmtebbs@yahoo.com>  
**Sent:** Sunday, July 24, 2022 11:13 PM  
**To:** PC Public Comments  
**Subject:** PA-21-27 Opposition  
**Attachments:** Attachment 3.jpg; Attachment 5.jpeg; Attachment 2.jpg; Attachment 1.jpg; Attachment 4.pdf  
**Categories:** Blue Category, Red Category

My name is Claudia Tebbs and I oppose Planning Application 21-27 for a Conditional Use Permit (CUP) to allow a retail Cannabis storefront business and Non-storefront delivery.

I have been a home owner on The Master's Circle (a cul-de-sac of 40 homes) for 25 years. My home is directly behind the parking lot and building at 1072 Bristol.

I oppose the CUP for a retail Cannabis storefront business and Non-storefront delivery for several reasons:

1. I am concerned about Noise. Currently the businesses behind our homes have Office Hours generally 8am-5pm Monday-Friday. I'm concerned about cars, motorcycles, & people pulling in and out of the parking lot until 9pm or 10pm 7 days a week. My patio backs up to the parking lot and my teenage daughter's bedroom overlooks the parking lot & building. See Attachment 1 & Attachment 2.
2. I am concerned about Odor. The applicant states that they have filters & man-traps to control odor. Does this mean they will be burning Marijuana inside the building? Our homes are very close to the proposed storefront. The storefront does not face the street, it faces the parking lot which backs up to our homes, See Attachment 3.
3. I am concerned about a decrease in our Property Values. I would not purchase a home next to a Cannabis dispensary. Cannabis dispensaries seem to open up in clusters. I don't want my neighborhood to become a hub for Marijuana dispensaries, See Attachment 4.

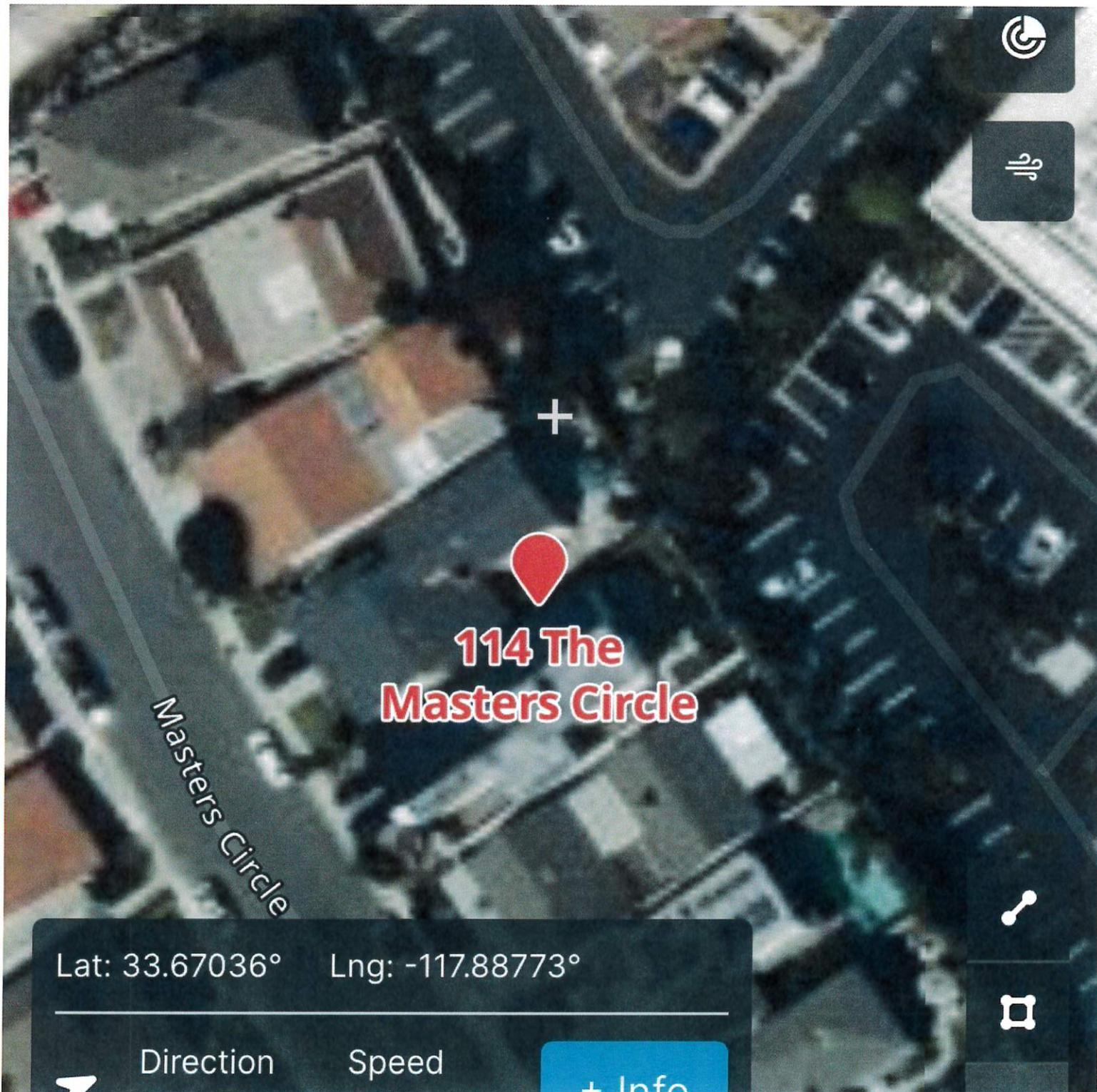
The pictures submitted by the applicant fail to show how close the homes are to the proposed storefront. In fact, they don't show the homes at all. Attachments 5 shows how close the homes are on Google Earth.

There are plenty of retail centers away from residential areas, please do not allow a Cannabis retail store to open in our backyard.

Thank you, Claudia

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**114 The  
Masters Circle**

Lat: 33.67036° Lng: -117.88773°

Direction

Speed

+ Info

Masters Circle





Rating ▾

Hours ▾

### People's

4.1 (537) · Cannabis store  
Santa Ana, CA

Open · Closes 10PM · (714) 582-3446

👍 "... the pricing is way better than other dispensaries in Orange County."

In-store shopping · In-store pickup · Delivery



### OC3

4.5 (444) · Cannabis store  
Santa Ana, CA

Open · Closes 9PM · (714) 754-1348

👍 "The best dispensary in Orange County!"

In-store shopping · In-store pickup



### From The Earth Santa Ana

4.7 (1.2K) · Cannabis store  
Santa Ana, CA

Open · Closes 10PM · (657) 444-7336

👍 "The ONLY dispensary I recommend."

In-store shopping · Curbside pickup · Delivery



### MedMen™

4.5 (600) · Cannabis store  
Santa Ana, CA

Open · Closes 10PM · (714) 786-6888

👍 "No other dispensary needed when you have Medmen!"

In-store shopping · Curbside pickup · Delivery



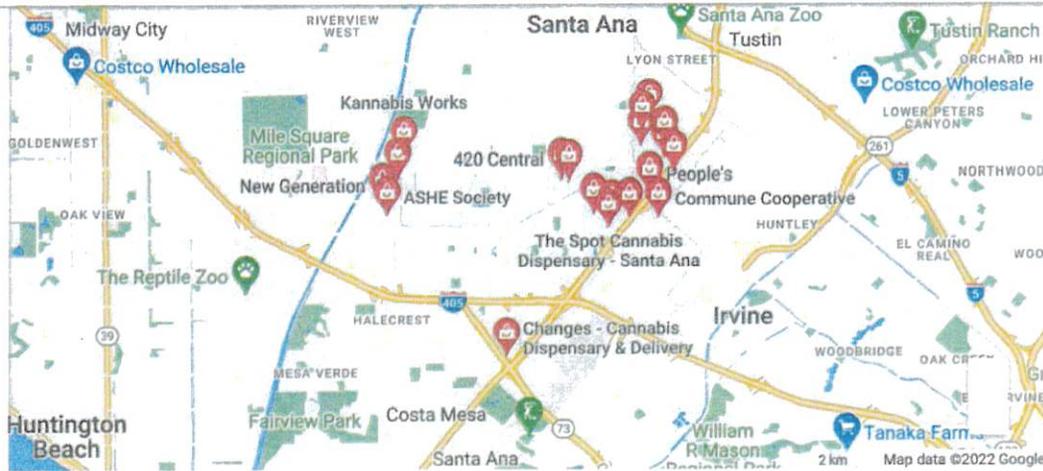
### 420 Central

4.7 (492) · Cannabis store  
Santa Ana, CA

Open · Closes 10PM · (714) 540-4420

👍 Their website mentions orange county's

In-store shopping · In-store pickup · Delivery



PH-1

**PARTIDA, ANNA**

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**From:** Daniel Pietenpol <pietenpol@gmail.com>  
**Sent:** Monday, July 25, 2022 12:19 AM  
**To:** PC Public Comments  
**Subject:** Application #PA-21-27

**Categories:** Blue Category, Red Category

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA  
RE: Application No. PA-21-27

To Whom it May Concern:

I do not support a RETAIL cannabis business at 1072 Bristol.

I am writing to express my concerns about the proposed conditional use permit, Application #PA-21-27, as an owner of a home on The Masters Circle, the residential street behind 1072 Bristol, I urge the planning commission to **reject the request for the conditional use permit.**

Currently, 1072 Bristol is a quiet office building filled with businesses such as insurance brokers and attorneys which do not attract a large number of people coming into the area everyday. To allow a **retail storefront** into the buildings - regardless of the type of goods sold - will completely change the character of the building and adjacent buildings. It will **increase** transient traffic harming our wellbeing.

The building has extremely **limited parking** for a retail business which risks our residential street becoming overflow parking. There are only 34 regular and two handicap parking spaces available for a proposed 4,309 sq. ft. retail space. Between employee parking, delivery parking and customers, this will not be enough parking for a large retail business. It is already almost impossible to find a parking spot on our street without fighting with a retail business's clientele. Children are often riding their bikes and walking their dogs on our safe residential street. Increasing the traffic on our street will be dangerous for the children.

This building is located on a section of Newport Boulevard which is a one way street. It has been an ongoing problem for many years that drivers who are unfamiliar with the area enter 1072 Bristol by making a right hand turn onto Newport Blvd **AGAINST traffic** and **driving the wrong direction** on Newport Blvd. This is a huge safety concern which will exponentially increase as patrons and delivery drivers who are unfamiliar with the street attempt to access this new retail business.

I urge the City Council not to grant this conditional use permit. There are plenty of suitable sites in the city which are in retail oriented spaces in which this business could open which would not negatively impact a small residential neighborhood.

Thank you for your time,

Daniel Pietenpol

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PH-1

**PARTIDA, ANNA**

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**From:** harveygumaer <harveygumaer@yahoo.com>  
**Sent:** Monday, July 25, 2022 7:15 AM  
**To:** PC Public Comments  
**Subject:** PA-21-27

**Categories:** Blue Category, Red Category

To whom it may concern this request for approval is totally unacceptable for this neighborhood. I am unable to appear in person so please accept my response for the following reasons:

- 1) this is the most important reason to not allow this as there minor children living with-in 100ft of this location.
- 2) this is an office building not a strip mall. Most all offices are closed by 6PM. It wasn't designed nor suited for a business such as this.
- 3) I live at 182 The Masters Circle which is a dead end street right next to the corner of Bristol & Newport Blvd. We get plenty of traffic now as people look for a short cut around the traffic light. We don't need anymore.
- 4) We already have a drug rehab house on our street and don't need anymore issues, IE Cannabis store.

I'm totally against any business like this being added to our small neighborhood. Thank you for the opportunity to respond and please vote against this request.

Sincerely,  
Harvey Gumaer  
182 The Masters Circle  
Costa Mesa. CA 92627

Sent from my Verizon, Samsung Galaxy smartphone

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**PARTIDA, ANNA**

PH-1

**From:** Alison Pietenpol <alisonpietenpol@gmail.com>  
**Sent:** Monday, July 25, 2022 9:42 AM  
**To:** PC Public Comments  
**Subject:** Comment on Application #PA-21-27  
**Attachments:** Letter to the Planning Commission.pdf

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA  
RE: Application No. PA-21-27

To Whom it May Concern:

I am writing to express my concerns about the proposed conditional use permit, Application #PA-21-27 for a cannabis retail storefront at 1072 Bristol, as a resident of The Masters Circle, the residential street behind 1072 Bristol. I urge the planning commission to reject the request for the conditional use permit.

Currently, 1072 Bristol is a quiet office building filled with businesses such as insurance brokers and attorneys which do not attract a large number of people coming into the area everyday. To allow a retail storefront into the buildings - regardless of the type of goods sold - will completely change the character of the building and adjacent buildings. It will decrease property values of the adjacent residential street and increase transient traffic.

The building has extremely limited parking for a retail business which risks our residential street becoming overflow parking. There are only 34 regular and two handicap parking spaces available for a proposed 4,309 sq. ft. retail space. Between employee parking, delivery parking and customers, this will not be enough parking for a large retail business. It is already almost impossible to find a parking spot on our street without fighting with a retail business's clientele. Children are often riding their bikes and walking their dogs on our safe residential street. Increasing the traffic on our street will be dangerous for the children.

This building is located on a section of Newport Boulevard which is a one way street. It has been an ongoing problem for many years that drivers who are unfamiliar with the area enter 1072 Bristol by driving the wrong direction on Newport Blvd. This is a huge safety concern which will exponentially increase as patrons and delivery drivers who are unfamiliar with the street attempt to access the retail business at 1072 Bristol.

It is bizarre not to allow cannabis businesses near parks and schools but to allow one to open so close to a residential street filled with children.

I urge the Planning Commission not to grant this conditional use permit. There are plenty of suitable sites in the city which are in retail oriented spaces in which this business could open which would not negatively impact a small residential neighborhood.

Thank you for your time,

Alison Downey

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PH-1

**PARTIDA, ANNA**

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**From:** Dave Walker <dwwalker2000@yahoo.com>  
**Sent:** Monday, July 25, 2022 10:11 AM  
**To:** PC Public Comments  
**Subject:** Reference Application no PA-21-27

I have been a homeowner on the Masters Circle for the past 17 years and I want it to be known that I oppose the proposed Cannabis business at 1072 Bristol in Costa Mesa, Ca.

Our street currently has many children who reside here as well as having two drug rehabilitation homes on the street.

This poses obvious threats for these reasons, in addition to the fact that the transient population has risen sharply in the past 3 years and would only get worse.

Once one Cannabis business comes here, other "seedy" businesses follow.

There are over 40 homes within 20 yards of this building and the crime that comes with drug use will be a threat if this business is allowed to reside at this location.

This will drastically reduce our property values along with the value of the membership at the Santa Ana Country Club which is adjacent to our properties.

The transient population has been spray painting the fence of the country club with graffiti on Newport Blvd for the past several years and this will only get worse.

The transients are also sleeping along the fence line which have prompted many calls to the Costa Mesa PD over the years.

We have had several cars broken into over the past several years (including mine) by these transient as we have cameras that catch them in action.

One transient recently had to be removed from our street because he was sleeping in our cul de sac on the sidewalk with his pants down to his ankles.

For these reasons, I am adamantly opposed to this proposed Cannabis business locating anywhere near our homes.

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**COLGAN, JULIE**

PH-1

**From:** Rob Redmon <thirdraft@gmail.com>  
**Sent:** July 25, 2022 11:13 AM  
**To:** PC Public Comments  
**Subject:** Fwd: Application #PA-21-27

----- Forwarded message -----

**From:** Rob Redmon <[thirdraft@gmail.com](mailto:thirdraft@gmail.com)>  
**Date:** Mon, Jul 25, 2022, 11:05 AM  
**Subject:** Application #PA-21-27  
**To:** <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>

Planning Commision Members:

Greetings. I am Robert Redmond, I own the property at 189 The Masters Cir. Costa Mesa, CA. 92627. This letter is in regards to your consideration this evening of a conditional use permit at 1072 Bristol St. Cosa Mesa, CA. 92627. I wish to convey to the commission my opposition to the proposed conditional use permit. In my opinion a cannabis dispensary adjacent to a residential neighborhood is inappropriate. I thank you in advance for considering my opposition in this matter and hope the outcome will be a positive one for all those people that call The Masters Cir. home.

Respectful yours,  
Robert Redmond  
189 The Masters Cir.  
Costa Mesa, CA. 92627

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**From:** Ellen Hanson Walker <hansonellen@yahoo.com>  
**Sent:** July 25, 2022 11:30 AM  
**To:** PC Public Comments  
**Subject:** NO to the Application No. PA-21-27!!

To the Costa Mesa Planning Commission Members:

I'm a homeowner on The Masters Circle and am **vehemently** opposed to the Application No. PA-21-27 for a Cannabis retail store and delivery service at 1072 Bristol Street.

The reason we purchased our home here in 2005 was due to the quiet, semi-private and safe nature of this unique, cul-de-sac street. This street of 50 properties is home to original owners (seniors) and new, younger families with children. This street is also the location of 2 drug rehab homes (which we recently discovered). Also note that this street and homes, back up to 1072 Bristol Street location, less than 1,000 ft away.

Over the past few years, we have witnessed an increase in the transient/homeless population around the street coming off Newport Blvd from Del Mar Ave, to Dick Church's restaurant to The Santa Ana Country Club with transient/homeless people standing on the corner of Bristol and Newport Blvd north holding money solicitation signs. (directly across the street from 1072 Bristol). We've already experienced homeless/transients and even tweakers living along the fence of SACC, leaving behind graffiti and trash; another half-nude was recently found asleep on our street. We've experienced numerous episodes of car break-ins as well and concerns about residential break-ins. Now that the OC Fair is active, the situation has become worse.

To be noted, the renovation (and beautification) process of Bristol Street around the 55 freeway towards Redhill Ave has been all positive and a significant improvement over the years. Including the new Ganahl Lumber facility, Bristol Village Plaza, Fletcher Jones Audi, etc across the street and professional and attractive office buildings surrounding 1072 Bristol as well as a Veterinarian and dog boarding facility. Adding a Cannabis Retail and Delivery store at this location would turn this progress in the opposite direction. *It is a fact that once one Cannabis business is established, other "seedy" businesses follow.*

Therefore, this attempt to house a Cannabis retail and delivery store at this unsuitable location poses obvious threats for these reasons, plus the following:

- 1) Emission and the lingering smell of marijuana.
- 2) Late-night noise coming into the neighborhood.

- 3) Traffic and parking increased levels and disruptions at this busy corner location.
- 4) 2 current rehab homes on our street - (temptations for these residents in the rehab program to easily walk to this facility?)
- 5) attraction for nefarious characters and an overall increase in crime
  
- 6) Reduction of our Property Values. (As a local 20+-year, active residential realtor I am very aware of the impact)

**NO - to Application PA-21-27!!!!**

**ELLEN HANSON WALKER**, Realtor  
COLDWELL BANKER RESIDENTIAL BROKERAGE  
840 Newport Center Dr., Ste. 100 | Newport Beach, CA 92660  
CalRE# 01380663

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**COLGAN, JULIE**

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PH-1

**From:** Colette Kim <coletteatwork@gmail.com>  
**Sent:** July 25, 2022 11:56 AM  
**To:** PC Public Comments  
**Subject:** PA-21-27 July 25th Hearing  
**Attachments:** Document.docx

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Colette

Colette Kim  
173 The Masters Circle  
Costa Mesa, CA 92627

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa CA

RE: PA-21-27

Dear Sir or Madam,

As a homeowner in Costa Mesa, I oppose the licensing of a marijuana dispensary/retail business at the proposed location of 1072 Bristol St. Suite 100 which is less than 1000 feet from my home. There is also a multi-family structure, multiple daycare centers within 1000 feet just east and southeast of the proposed location. I believe that this application is a beginning to a larger application in the near future to turn this business into a medium to large cultivation of marijuana products as stated in the DCC information below.

The Department of Cannabis Control (DCC) is providing notice to the public of its intent to adopt regulations to implement, interpret, and make specific requirements for obtaining a Large Cultivation License under MAUCRSA. These regulations also provide a pathway for existing licensees to convert to a Large Cultivation License once the license type becomes available on January 1, 2023. Additionally, the regulations provide a pathway for existing licensees to convert to Medium Cultivation Licenses once the limitation on the number of such licenses that may be held by the same owner expires on January 1, 2023.

As you know, these types of dispensaries have resulted in lines of waiting patrons, even in pre-COVID-19 times, and we are very concerned that our school students will have to maneuver their way through these groups on their way to and from school which puts them in a vulnerable position. In addition, there are obvious safety concerns with respect to crimes that target dispensaries.

Please do not grant the application for this location. We need to stop moving these business closer and closer to our homes and schools.

Sincerely,  
Colette Kim

**COLGAN, JULIE**

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PH-1

**From:** David Martinez <davimart06@gmail.com>  
**Sent:** July 25, 2022 12:00 PM  
**To:** PC Public Comments  
**Subject:** Public Hearing Item 1

Members of the Planning Commission,

I wanted to provide a quick comment based off of the requirements set for the business of Public Hearing Item 1.

The staff report states that this parcel is non-compliant with our Zoning Code for being "underparked" by 11 parking stalls. Meanwhile, the parking availability study shows that the parking lot is 64% vacant at peak hours. Why do we, as a city, require so much excess parking that nearly two-thirds of our parking are never used? In the future, we must move toward eliminating our stringent parking mandates.

David Martinez

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