

**From:** Kimberly Borland <ariesluvfire@gmail.com>  
**Sent:** Monday, August 22, 2022 11:49 AM  
**To:** PC Public Comments  
**Subject:** 600 ft distance from children

**Categories:** Blue Category, Yellow Category

Why is this even a question? Weather or not a dispensary should plant themselves right next to children programs . I do not believe a dispensary should be closer than 600 ft . Absolutely not . There are so many viable sensible reasons . There are many types of crows and reasons for people to be at a dispensary. Not all are good . And the exposure that the kids . Why . Why would that even be debatable.

I don't agree . All dispensary should be a safe distance from children programs Thanks Kim

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Julie Green <juliesadoian@yahoo.com>  
**Sent:** Monday, August 22, 2022 11:41 AM  
**To:** PC Public Comments  
**Subject:** #PA-21-29

**Categories:** Yellow Category, Blue Category

Dear City of Costa Mesa,

Cannabis dispensaries should be required to keep a 600 foot distance from children's programs and residents.

170 E. 17th street is less than 500' from Camp Lila and 200' from a residential home.

The city of Costa Mesa CHANGED the definition of "Sensitive Use" to accommodate more cannabis dispensaries. Unacceptable.

Please keep our children a priority. #KeepCampLila

Sincerely,

Julie Green

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**PARTIDA, ANNA**

PH-2

**From:** Emilie JS Klatte <ejsklatte@gmail.com>  
**Sent:** Monday, August 22, 2022 10:34 AM  
**To:** PC Public Comments  
**Subject:** Camp Lila, protecting Costa Mesa Families & cannabis dispensaries

**Categories:** Yellow Category, Blue Category

Dear council member,

I do believe it is the responsibility of the city planners to assure that both residential properties, educational properties & commercial properties be zoned correctly to promote a balanced and successful environment. Unfortunately, in light of recent events, it seems there has been a shift in the council to protect our families. Simply put children are the future resident of the city & the leaders of tomorrow. We must protect our children, and the educators & institutions that serve them.

The city of costa mesa can make room for cannabis dispensaries whilst also respecting the needs & loyalty to long standing costa mesa families. My grandparents have lived in the area since the sixties. I have lived in the costa mesa / newport beach area since I was 3 years old when my parents bought their first family home in costa mesa to raise their children. I am truly embarrassed & appalled that this is even an issue. I can think of many other locations in costa mesa where a dispensary would be acceptable and not infringe upon a children's program & their safety.

I can understand the economic growth a dispensary brings to the city of costa mesa, but it should not be at the cost of keeping our children & families & educators safe & comfortable.

I support dispensaries in an appropriate commercial location, with a minimum of 600ft distance from children's programs & residential properties. Costa Mesa is not an urban city landscape & people move here to have more residential liberties and to raise families.

My interests are with Camp Lila where my son has grown & flourished for the past 3 years. I am forever grateful for all they do & implore the city to support & prioritize Camp Lila, & other child educational institutions.

Please do not hesitate in contacting me should you have any questions or concerns.

Reference # PA-21-29

Kindly,

Emilie JS Klatte

Envoyé de mon iPhone  
Please excuse suri's typos

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**PARTIDA, ANNA**

PH-2

**From:** Slade Smiley <slade@graysonent.com>  
**Sent:** Monday, August 22, 2022 10:43 AM  
**To:** PC Public Comments  
**Subject:** Regarding Hearing tonight Reference # PA-21-29  
**Categories:** Yellow Category, Blue Category

To who it may concern:

Reference # PA-21-29

I am a concerned parent whose child attends a local school here in Costa Mesa

I know a "condition use permit" hearing is TONIGHT regarding address 170 E. 17th street.

It has been brought to my attention that the city of Costa Mesa CHANGED the definition of "Sensitive Use" to accommodate more cannabis dispensaries.

Allowing a dispensary at this address will place it less then 500' from my child's school & 200' from a residential home.

I believe cannabis dispensaries should be required to keep a minimum of 600 foot distance from children's programs and residents.

Please allow this email to serve as my Formal request that this "conditional use permit" (for address 170 E. 17th st.) be denied for the safety & well being of the young children attending school next door & the local residents.

Should this permit be approved, the additional traffic it would generate would also impose additional safety issues to the children in the neighborhood.

Thank you for your time & attention to my request.

Sincerely,  
A concerned Parent & resident of Costa Mesa

Slade Smiley

--  
Slade Smiley  
Grayson Entertainment

1048 Irvine Avenue #1500  
Newport Beach, CA 92660

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**PARTIDA, ANNA**

PA-2

**From:** Ashley Apple <ashleyanneapple@gmail.com>  
**Sent:** Monday, August 22, 2022 10:58 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category, Yellow Category

Good morning,

We believe cannabis dispensaries should be required to keep a 600 foot distance from children's programs and residents. There is absolutely no need for them to be any closer.

We are specifically concerned about 170 E. 17th street. Our three children have been to and currently attend Camp Lila, and it is beyond comprehension that a dispensary would be allowed so close to this incredible special and safe place for so many children.

The fact that the city of Costa Mesa CHANGED the definition of "Sensitive Use" to accommodate more cannabis dispensaries is unthinkable!!! Please please please help us keep our children a priority.

Thank you for making the right choice for our children.

Ashley and Chip Smith

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**PARTIDA, ANNA**

P42

**From:** David Leandro <dmleandro@me.com>  
**Sent:** Monday, August 22, 2022 11:01 AM  
**To:** PC Public Comments  
**Subject:** PA-21-29

**Categories:** Yellow Category, Blue Category

City Hall Council Chambers:

I am a local resident and I am against bringing a dispensary this close to where I live for several reasons.

First and most important, the childcare facility where drop off my daughter is located within close proximity to the planned location of the dispensary.

Second, the tourist traffic that this will bring will be offset by the cost of infrastructure and maintenance. We have delivery services that offer free delivery to marijuana users.

Third, our coastal communities are being bombarded with a homeless population that is partly made up of users and addicts. Providing this level of convenience would possibly inject more of this type of behavior into our communities.

For these reasons, I am against bringing another dispensary to the area.

Thank your for your time.

Sincerely,

David Leandro

Local resident and business owner

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**PARTIDA, ANNA**

PH-2

**From:** Christine Cimabue <christinecimabue@gmail.com>  
**Sent:** Monday, August 22, 2022 11:06 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Yellow Category, Blue Category

I strongly oppose the idea of allowing cannabis dispensaries so close to schools and residents. The city needs more schools like Camp Lila and not dispensaries.

Christine Cimabue

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Katheryn Sherouse <camplilakatie@gmail.com>  
**Sent:** Monday, August 22, 2022 11:09 AM  
**To:** PC Public Comments  
**Subject:** Stop CUP for Reference # PA-21-29  
**Categories:** Yellow Category, Blue Category

I am beyond appalled that the City of Costa Mesa has made the decision to prioritize cannabis dispensaries over family homes and children.

**Reference # PA-21-29**

This specific location is less than 200 feet from a residential home and less than 500 feet from arts enrichment classes for children.

Please make the responsible choice and treat the children of our "City of the Arts" with regard.

The fact that you changed the definition of "sensitive use" to line your pockets is morally irresponsible and an abuse of your power.

Please make your decisions wisely as the future of our community and city depends on it.

Thank you,  
Katheryn Sherouse

Sent from my iPhone

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**From:** Sophia Grigoriou <sophgrigoriou@gmail.com>  
**Sent:** Monday, August 22, 2022 11:11 AM  
**To:** PC Public Comments  
**Subject:** Opposing Reference #PA-21-29

**Categories:** Yellow Category, Blue Category

I am writing out of concern regarding the opening of cannabis shops within close proximity to residential homes and children's programs. It is frankly nauseating to think about the corresponding drug use and the type of crowd a schedule 1 substance would inevitably draw to the side walks and streets in front of our homes.

It is important to consider the malleability of children's brains when deliberating the use and purchase of adult substances in area where children are present. It is a known fact that early exposure to drug use of any kind can increase the probability of adolescent use in the future. The normalization and visibility of these shops and the consumers could be detrimental to our babies brain development!

Not to mention the fact that our friends and family who have supported the community for decades with their small businesses are now being kicked out by the dozen to open up dispensaries. I mean that's evil in and of itself but why do we need over 60 within costa mesa? We don't.

There is also no sure fire way to identify intoxicated users of edible marijuana, making the streets dangerous and almost impossible to regulate or enforce punishment for intoxicated drivers.

I am in strong opposition of the opening of this dispensary for the above reasons as well as the safety risks posed to residential communities that some drug users pose.

-Sophia Grigoriou

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**PARTIDA, ANNA**

PH-2

**From:** Paige Garcia <hipaigegarcia@gmail.com>  
**Sent:** Monday, August 22, 2022 11:18 AM  
**To:** PC Public Comments  
**Subject:** PA-21-29 Comment

**Categories:** Yellow Category, Blue Category

Hello,

I would like to express our concern as a family with three young children. We believe cannabis dispensaries should be required to keep AT LEAST a 600 foot distance from children's programs. This is in regard to an application hearing tonight for a conditional use permit at 170 E. 17th Street. Ref# PA-21-29. This address is less than 500 feet from our children's art yoga and music enrichment at Camp Lila.

Please consider the children of our city and the families concerned about this.

Thank You,  
Paige

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**PARTIDA, ANNA**

PH-2

**From:** Heather Foley <hhreys@yahoo.com>  
**Sent:** Monday, August 22, 2022 11:29 AM  
**To:** PC Public Comments  
**Cc:** Katheryn Sherouse  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category, Yellow Category

City of Costa Mesa,

Cannabis dispensaries should be required to keep a 600 foot distance from children's programs and residents,. 170 E 17th st Address is less than 500' of Camp Lila and 200' of a residential home.

I cannot be at the hearing tonight, please take this in to consideration.

**Reference # PA-21-29**

**Concerned citizen,  
Heather Foley**

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Yahoo <morghenr@yahoo.com>  
**Sent:** Monday, August 22, 2022 11:38 AM  
**To:** PC Public Comments  
**Subject:** 170 E 17th Street Conditional Use

**Categories:** Yellow Category, Blue Category

Hello,

I am writing concerning cannabis dispensaries and their ability to be within 600 foot distance from children's programs. I urge you to keep the spirit of the law and the terms of "conditional use" that were originally stated when it was passed by the locals that cannabis isn't working that short of a distance of our local kids and their activities/school/churches.

170 E, 17th street is within 500 feet of my child's enrichment program where she goes several times a week for yoga, music, and art. It is ALSO within 200' of a residential home. To share a fence with a cannabis dispensary should be criminal. This should be apparent to anyone - kids and cannabis don't mix. Cannabis is welcome in Costa Mesa but we need to protect our kids and residential areas. There are many areas in Costa Mesa that would be appropriate. Next to a kids program and across the street from a house with children is not one of them.

Reference # PA-21-29

Thank you for your time.

A highly concerned mother & resident,

Morghen Martin

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**PARTIDA, ANNA**

PH 2

**From:** Randi Martz <randijeanmartz@gmail.com>  
**Sent:** Monday, August 22, 2022 11:55 AM  
**To:** PC Public Comments  
**Subject:** PA-21-29

**Categories:** Yellow Category, Blue Category

Please ensure that cannabis dispensary are changed to at LEAST 600 feet from children's programs. This is unacceptable.

Thank you for your time and consideration.

Best Regards,  
Randi Martz  
Mom of two kids in the NMUSD  
925 Arbor St  
Costa Mesa, CA 92627

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**PARTIDA, ANNA**

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PH-1

**From:** Cristian Martinez <cristian@ufcw324.org>  
**Sent:** Friday, August 19, 2022 4:32 PM  
**To:** PC Public Comments  
**Subject:** Shryne Group DBA STIIIZY Letter of Support  
**Attachments:** Shryne Group - Costa Mesa Letter of Support.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Blue Category

Good afternoon,

My name is Cristian Martinez and I am a researcher with UFCW Local 324.

I am emailing you regarding the Planning Commission's meeting on Monday, August 22<sup>nd</sup> speaking on item #1. Please find attached to this email UFCW 324's letter of support for Shryne Group DBA Stiiizy. Stiiizy has proven to be a compliant employer that would benefit the City of Costa Mesa, so we greatly appreciate you taking our support into consideration. Thank you for your time.

Regards,

**Cristian Martinez**

*UFCW Local 324*

Email: [cristian@ufcw324.org](mailto:cristian@ufcw324.org)

Phone: (714) 306-4252

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August 19<sup>th</sup>, 2022


To the Costa Mesa Planning Commission,

As you deliberate the issuance of cannabis business permits, UFCW Local 324 would like to firmly advocate for the Shryne Group's distinction as a compliant employer that will only amplify the city of Costa Mesa's reputation as a world class city.

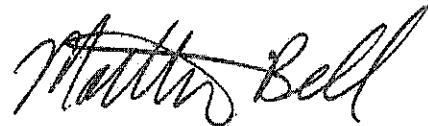
In an emerging industry fraught with inconsistencies, Shryne has managed to distinguish themselves as a quality employer that complies with city rules and regulations wherever they establish themselves. The Company continues setting the bar for what a good cannabis employer is by creating numerous high quality and high paying jobs with collective bargaining agreements that further enhance the quality of life in its host cities. Because of this, Shryne creates strong and lasting relationships fruitful to the communities they operate in.

Shryne's operations will therefore be an asset to the City that will reinforce Costa Mesa's retail sector as the City tries to put its best foot forward. We greatly appreciate you taking our support for Shryne Group into consideration. Thank you for your time.

Respectfully,



Andrea Zinder  
President, UFCW Local 324



Matt Bell  
Secretary Treasurer, UFCW Local 324



**PARTIDA, ANNA**

PH-2

**From:** jamesbnetzer@aol.com  
**Sent:** Friday, August 19, 2022 5:04 PM  
**To:** PC Public Comments  
**Subject:** Planning Commission File No. 22-840 - Public comments  
**Attachments:** Memo Planning Commission File 22-840.pdf  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged  
  
**Categories:** Blue Category

Dear Commissioners,

My schedule may not allow me to attend the Planning commission meeting either in person or via Zoom, on Monday August 22, 2022. I have attached my comments regarding the parking conditions at 170 and 176 E. 17th Street, Costa Mesa.

Thank you in advance for your time reviewing my comments and consideration of the request that the landlord provide parking that is for the exclusive use of the existing office and retail tenants.

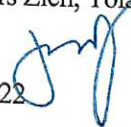
Regards,

Jim Netzer

James B. Netzer  
BRE Lic. No. 01185682  
Netzer & Associates  
170 E. Seventeenth Street, Suite 206  
Costa Mesa, CA 92627  
TEL: 949-631-6799  
e-mail: JamesBNetzer@aol.com

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# Memo

To: Commissioners Zich, Tolat, Rojas, Russell, Ereth, Vevar and Chair De Arakal  
From: Jim Netzer   
Date: August 19, 2022  
Re: File #: 22-840  
170 E. 17<sup>th</sup> Street, Suite 115 & 116  
Costa Mesa, CA 92627

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Commissioners:

I have lived on the Eastside for over 30 years and my business has been on E. 17<sup>th</sup> Street for over 20 years.

I am a tenant at 170 E. 17<sup>th</sup> Street, and have occupied the building since November 2008. I moved to my current location because the parking at 234 E. 17<sup>th</sup> Street became so impacted that on many days I could not find a place to park at my own office and had to park on the surrounding streets.

I have been in the commercial real estate business over 30-years and I manage shopping centers so I am well aware of the business impacts that arise as a result of insufficient parking, which over the years has been the biggest area of tenant complaints and conflict. I have been through the approval process with potential tenants and proposed uses that do not meet the municipal parking requirements and I do believe that if the parties are willing to work together there is always a solution that works for everyone.

I will preface this with the comment that I have no issue with the Applicant's proposed use, the property owner, and I know nothing about the Applicant and their business model, my only concern is finding a solution to the parking. My comments regarding the application relate specifically to parking, or the lack thereof.

## **Background**

With respect to "Parking and Circulation", the Staff Report notes:

...Retail Cannabis uses are subject to the same parking ratio requirement as other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). Based on this ratio, the 2,559 square-foot facility would be required to provide 10 onsite parking spaces. The required parking for the total commercial floor area is on the property is 77 spaces.

The subject property has 75 parking spaces (including credit for one existing bicycle rack) shared by with all tenants of the commercial property (including both buildings). Therefore, the existing parking is legal conforming (sic) and is **deficient by two parking spaces**. (emphasis added).... and therefore no additional parking is required.

With all due respect, the Staff Report does not actually reflect the conditions on the site and adjoining site, which are outlined below:

It is not mentioned in any of the documentation whether the basement offices are included in the 19,204 square feet of building area; however, I will assume it is included.

The Existing and Proposed Site Plans included in the package do not account for the FACT that the building owner (Jewell Brothers Properties, LLC) also owns (Jewell Classic Handwash LLC) and operates the carwash (Coast Hand Car Wash) next door at 176 E. 17<sup>th</sup> Street.

The Existing Site Plan and the Proposed Site Plan note that the car wash entrance off 17<sup>th</sup> Street is via the driveway for 170 E. 17<sup>th</sup> Street. They show that the driveway is painted and includes two "STOP" signs; however, they BOTH fail to include the two (2) right arrows that direct traffic into the car wash. (see photo page 1)

The car wash has no on-site parking, other than the drive aisle to enter and exit the car wash tunnel. As there is no on-site parking, clean cars are often parked on the west side of the 17<sup>th</sup> Street driveway. (see photo page 1, Applicant Attachment 2 & lower right photo on Applicant Attachment 5)

The drive aisle that provides access to the car wash is not long enough to provide "stacking" to enter the car wash and cars waiting to get into the car wash often "stack" into the 17<sup>th</sup> Street driveway, or the 170 E. 17<sup>th</sup> Street parking lot. (see photo page 3).

The carwash "Hand Car Wash" canopy is located on the 170 E. 17<sup>th</sup> Street property, with additional striping to block two (2) of the eight (8) parking spaces along the east property line. Surprisingly, these improvements and blocked parking spaces are not included on any of the information submitted by the applicant. (see photos on page 2, Site Plans attached and Applicant Attachment 2)

While technically, the property at 176 E. 17<sup>th</sup> Street is "Not In Scope" of this application the facts are that the two properties operate as a single physical unit and parking for the car wash must be taken into consideration in the Conditions of Approval as a portion of the carwash business occupies the property at 170 E. 17<sup>th</sup> Street.

According to the Public Record, the carwash has a 1,080 Sq.Ft. structure; therefore, based on a parking ratio of 4:1, a minimum of 5 additional spaces are required.

The Staff Report (page 5) includes the following, that will further impact the parking available for the current tenants at 170 E. 17<sup>th</sup> Street and their clients and customers:

#### **Vendor Access**

During business hours, vendor vehicle (such as licensed distributors) would use the available parking space located closest to the access-controlled vendor entry. There are five parking spaces located in front of the vendor entry door that are less than five feet away which (as conditioned) would be used as designated loading/unloading areas. (emphasis added) Prior to arriving, the licensed distributor would provide a window of delivery time so that the security personnel could ensure a loading space is available.

...

Vendors would only be allowed to enter the premises while accompanied by an employee with the proper security credentials. In addition, a security guard would monitor the vendor vehicle until the loading/unloading activity has been completed and the vehicle departs the facility. ...

The Vendor Access condition will effectively eliminate an additional five (5) parking spaces, or 50-percent of the Applicant's required parking. If these spaces are not designated as "loading/unloading area", and another tenant or their customer parks in any of these five (5) spaces how will the "security personnel" find the party(ies) that is/are parked in any of the five spaces?

The Applicant notes on page 11 of Attachment 2 that:

170 E. 17<sup>th</sup> Street has 70 parking spaces to accommodate customers of Catalyst – Costa Mesa's proposed cannabis store front.

This would appear to overstate that all 70 parking spaces are for Catalyst – Costa Mesa's customers, without giving any consideration to the existing businesses (and their customers) that occupy the building.

The Applicant notes on page 12 of Attachment 2 that:

Catalyst – Cost Mesa's cannabis storefront at 170 E. 17<sup>th</sup> Street will result in at least 12 new high quality, well-paying, middle-class jobs in the City.

The operating hours (Operating Condition of Approval No. 2) are from 7:00 a.m. to 10:00 p.m. There is no indication of how many of the "12 new" employees will be working at any given time, but when you factor in the loading/unloading only, ownership/management, security personnel (Operational Condition 3, "at least one security guard shall be onsite at all times") and employees, it is logical to anticipate that they will occupy the required number of parking spaces (10) from at least 7:00 a.m. through 10:00 p.m., with no allowance for any customers.

The Applicant notes on page 11 of Attachment 2 that:

As demonstrated in the pro formas in its Business Plan, Catalyst – Costa Mesa projects its cannabis storefront at 170 E. 17<sup>th</sup> Street will generate of \$1,500,000 in Measure Q taxes over its first four years of operation.

Measure Q includes a 7.0-percent sales tax on gross sales; therefore, their pro forma suggests they will do \$21,428,571 (\$1,500,000  $\div$  0.07) in sales over the first four years, or approximately \$5,357,143 annually. I have not reviewed their Business Plan, but assuming the average transaction is \$100.00, their proforma would suggest they will have 53,571 transactions per year. Broken down to 365 days, an average of 147 transactions/customers/deliveries per day (53,571  $\div$  365 days) would be anticipated. This is not an on-line business so all of these customers (or delivery services) will be using the parking. Relative to the volume of business that the current tenant does, this will have a significant impact on the overall parking.

My experience is that the requirement that the Applicant provide bike parking and lockers (Operational Condition No. 19) is a "feel good" requirement, that will do absolutely nothing to alleviate the parking situation. There is a bike rack at the property and it is rarely used by anyone that works at either the retail/office building or the carwash.

Street parking is a limited option as the parking on surrounding streets (Wells Place & Fullerton Avenue) is generally occupied. I have observed residents living in the houses on Wells Place and employees from the surrounding businesses (Oliver Mahon Paving, Santa Monica Sea Food, etc...) parking on the street. (see photos on pages 3 & 4)

The following table is a summary of the above, including my calculation of the required and actual number of parking spaces:

170 E. 17 <sup>th</sup> Street – 19,204 Sq.Ft. @ 4 spaces/1,000:	77 Spaces
170 E. 17 <sup>th</sup> Street – 1,080 Sq.Ft. @ 4 spaces/1,000:	5 Spaces
Total Required:	82 Spaces
Spaces Provided on Proposed Site Plan:	74 Spaces
Bike Rack Credit:	1 Space
Less Proposed Loading/Unloading (Vendor Access):	-5 Spaces
Less Hand Car Wash (site condition not included on site plans):	-2 Spaces
Total Provided:	68 Spaces

On the basis of the above, and the actual physical characteristics of the site, a total of 82 spaces are required, while only 68 are provided, which is a deficiency of 14 spaces. When the actual parking deficiency is combined with the increased amount of business the Applicant has included in their pro forma, it is obvious that as proposed the project does not come close to meeting the parking requirements.

It is interesting to note that on the basis of the information provided by the City, the retail cannabis use approved at 2301 Newport Boulevard is 3,600 Sq.Ft. and will provide 23 parking stall, which is an overall ratio of 6.39-spaces per 1,000 square feet. In addition, the retail cannabis use located at 1990 Harbor Boulevard, 2,446 Sq.Ft. with 10-spaces, is parked at 4-spaces per 1,000 square feet. On the basis of the two previously approved retail cannabis uses there has been no approvals of similar uses that are non-conforming in terms of the parking.

In my 30 years of experience, requiring a "parking management strategies" or a lot attendant as outlined in the General Conditions of Approval No. 11, Operational Conditions of Approval Nos. 6 and 19 will do nothing to alleviate the parking issues.

### **Conclusion**

I would request that the in addition to Operational Conditions 6 and 11, an additional Condition that the Landlord provide **a minimum of 45 spaces be reserved for the existing office and retail tenants.** This condition will show the City's, the Landlord and the Applicants support of the existing business community, their customers and clients.









Entrance to car wash (Photo taken 8/19/2022)



Carwash cars parked in 170 E. 17<sup>th</sup> Driveway (Photo taken 8/19/2022)





Coast Hand Car Wash canopy located on 170 E. 17<sup>th</sup> Street and not included on Existing or Proposed Site Plan (Photo taken 8/19/2022)



Coast Hand Car Wash striping blocking 2 parking spaces at 170 E. 17<sup>th</sup> Street and not included in Existing or Proposed Site Plan (Photo taken 8/19/2022)



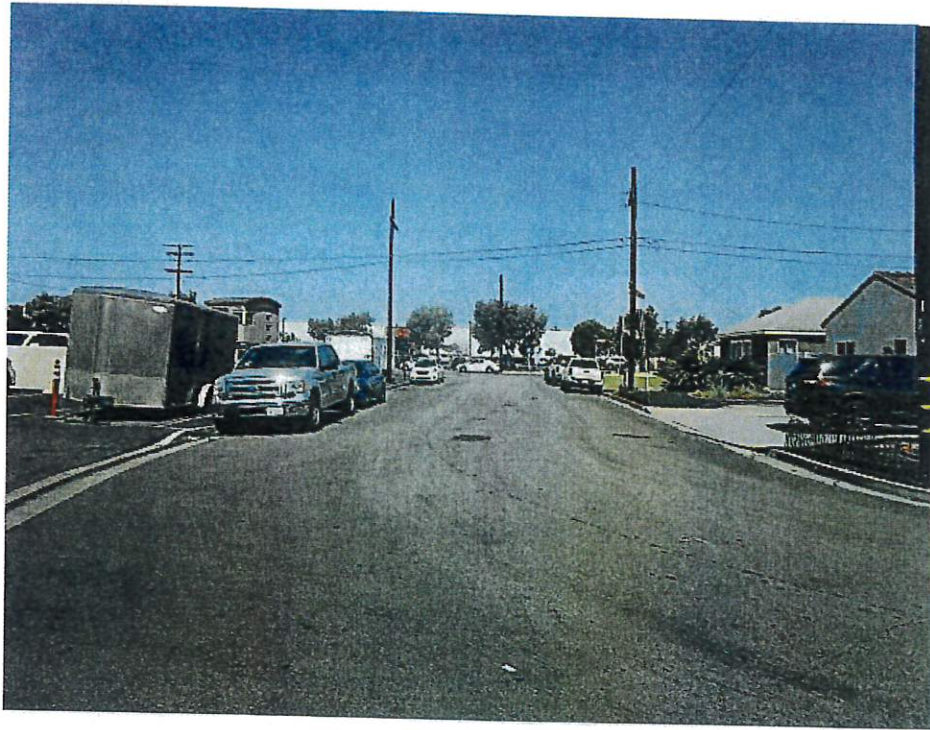


Coast Hand Car Wash cars stacking into parking lot at 170 E. 17<sup>th</sup> Street (Photo taken 8/19/2022)



Street Parking on Wells Place – looking north from 170 E. 17<sup>th</sup> Street (Photo taken 8/19/2022)





Street Parking on Wells Place – looking west with 170 E. 17<sup>th</sup> Street on left (Photo taken 8/19/2022)



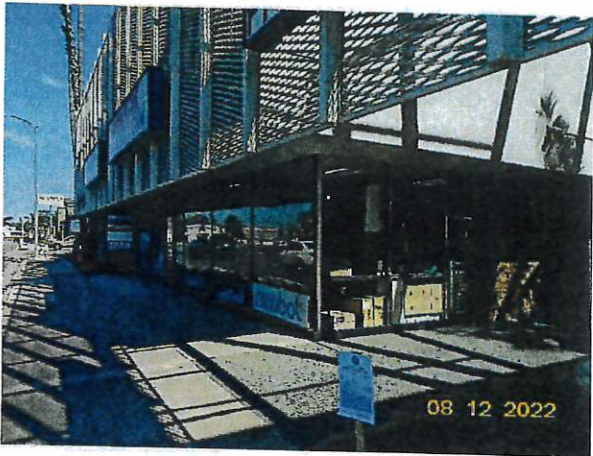
Street Parking on Fullerton Ave. – looking south with 170 E. 17<sup>th</sup> Street on left (Photo taken 8/19/2022)



ATTACHMENT 5

170 EAST 17<sup>TH</sup> STREET (PA-21-29)

EXISTING SITE PHOTOS







# VICINITY MAP

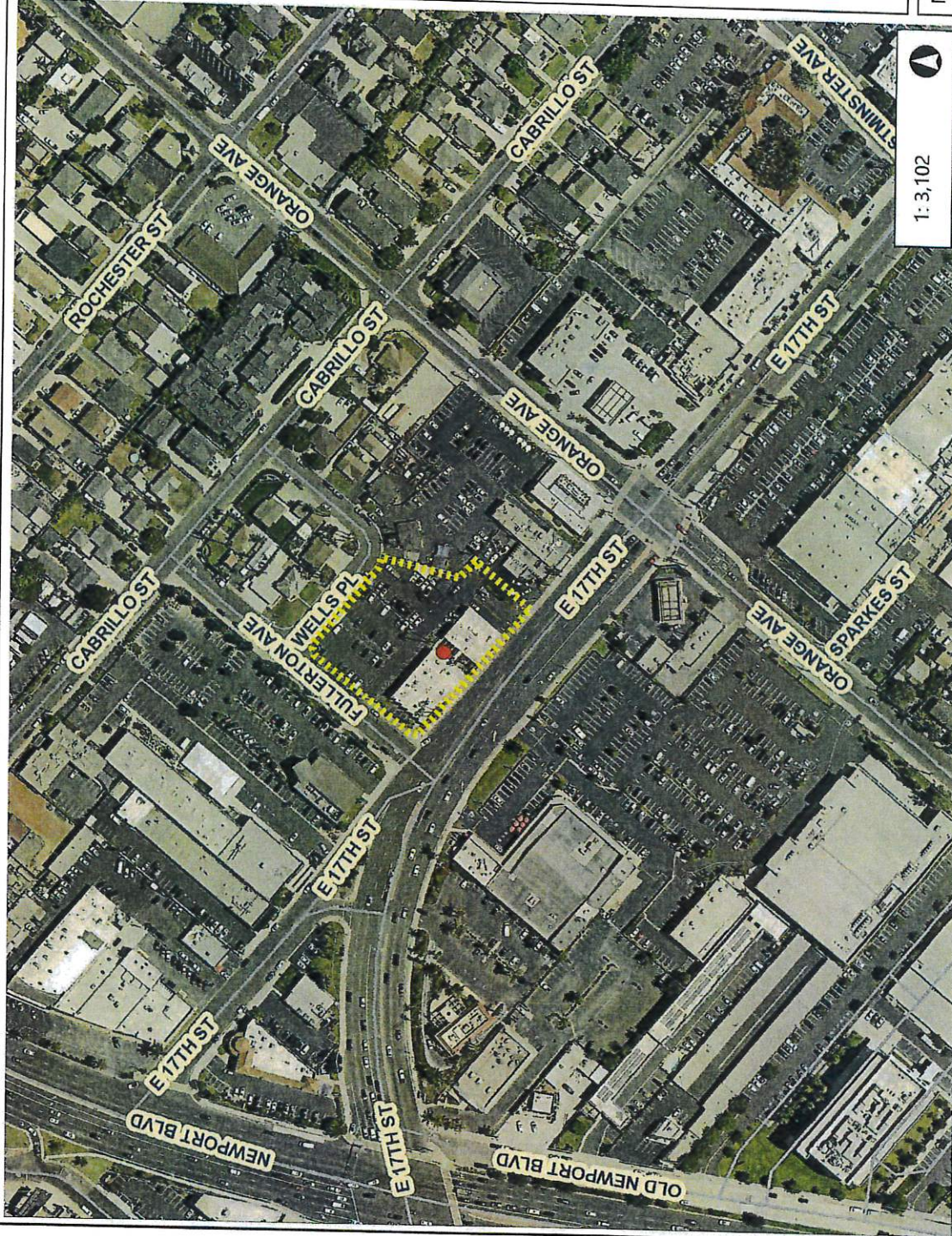


ATTACHMENT 2

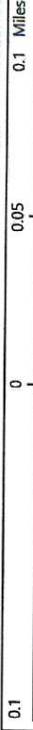
Legend



Costa Mesa



1: 3,102



The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

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© City of Costa Mesa

Notes

170 East 17th Street (PA-21-29)



**From:** Alicia Beget <alicia.beget@gmail.com>  
**Sent:** Monday, August 22, 2022 6:52 AM  
**To:** PC Public Comments  
**Subject:** Keep Camp Lila Safe: Reference # PA-21-29

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom It May Concern,

Camp Lila has been an extension of our family, and Ms. Katie has created an early childhood enrichment community that has benefitted our children during their most pivotal years. Within the safe and nurturing environment, teachers embrace a passionate and authentic tenderness stimulating the minds, hearts, and physical beings of the young humans so lucky to experience holistic enrichment. As an educator, with experience in diverse settings, Camp Lila is incomparable to others in Orange County, as there as an innate yearning to establish deep relationships and happiness that is observable in interactions and sensed by the soul. Camp Lila has a profound effect on each individual's sense of self, providing a strong foundation to seamlessly transition between environments with conscious creativity, and a desire and interest for natural learning through arts, music and physical enrichment including yoga and mindful engagements. Our family is grateful for our children's experiences at Camp Lila and for an environment committed to holistic development.

I understand that the planning commission recommended the state's definition of "sensitive use" to include programs such as Camp Lila - yoga/music as well as learning centers, etc. However, the city altered the state's definition broadening the range and permissibility which would impact that young children and their families given the close proximity and risks associated. Please keep our beautiful Camp Lila and Costa Mesa community safe by retaining the state's definition and denying the application of 170 17th Street.

Respectfully,

Alicia Beget

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**PARTIDA, ANNA**

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PH-2

**From:** Megan Whalen <meganjwhalen@gmail.com>  
**Sent:** Monday, August 22, 2022 6:55 AM  
**To:** PC Public Comments  
**Subject:** Camp Lila - Reference # PA-21-29

**Categories:** Blue Category

**Reaching out regarding Costa Mesa's Camp Lila and Reference # PA-21-29.**

Cannabis dispensaries should be required to keep a much larger distance from children's programs and residents. Thank you so much for helping keep children and safety a priority.

All the best,  
Megan Whalen

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**From:** kimberly merrell <kimmymerrell@hotmail.com>  
**Sent:** Monday, August 22, 2022 6:57 AM  
**To:** PC Public Comments  
**Subject:** Kids program

**Categories:** Blue Category

Please help to save camp lelia! Why would anyone think it's ok to put anything cannibis within 600 feet of children!!!!!!  
I understand people need this product but you have to realize that there always will be some people that are going  
outside to smoke it and the kids will inhale it! There will also always be the people that are driving under the influence of  
it and why would you ever want to put this close to these precious kids!!! Please re consider Sincerely, Kim Merrell Sent  
from my iPhone please excuse any typos or misspelling:)

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recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology  
Department.



**PARTIDA, ANNA**

PH-2

**From:** Sheila Witt <sheshemomo@gmail.com>  
**Sent:** Monday, August 22, 2022 7:25 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category

Reference # PA-21-29

To Whom It May Concern:

Cannabis dispensaries should be required to keep a 600 foot distance from schools and CHILDREN PROGRAMS and residences.

Please do not change definitions to accommodate cannabis dispensaries.

CHILDREN ARE OUR FUTURE. THEY HAVE SUFFERED ENOUGH THE LAST 2+ YEARS.

Sincerely,  
Sheila M. Witt, Esq.  
310.254.4743

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**PARTIDA, ANNA**

PH-2

**From:** Paige Amelung <paigetake2@gmail.com>  
**Sent:** Monday, August 22, 2022 7:54 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29- cannabis

**Categories:** Blue Category

Hello,

I believe cannabis dispensaries should be required to keep a 600 foot distance from children's programs and residents,

This is regarding my sons favorite place that has changed our lives (address 170 E. 17th street) and the "condition use" hearing tonight.

Reference # PA-21-29 (Address is less than 500' of Camp Lila and 200' of a residential home)

Please take children and their safety into consideration. Thank you!

Paige Amelung

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**PARTIDA, ANNA**

PH-2

**From:** Connie Renfro <clrenfro@hotmail.com>  
**Sent:** Monday, August 22, 2022 7:58 AM  
**To:** PC Public Comments  
**Subject:** # PA-21-29

**Categories:** Blue Category

I am writing to implore you to require Costa Mesa cannabis dispensaries a 600 foot distance from children's programs and residents, I am referring specifically to the address at 170 E. 17th Street, which is less than 500' of Camp Lila and 200' of a residential home. Please make the safety of our children a priority in your deliberations.

Connie Renfro  
2139 Iris Place  
Costa Mesa, CA. 92627

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**PARTIDA, ANNA**

PH-2

**From:** Mike <mike@coasttropicals.com>  
**Sent:** Monday, August 22, 2022 8:03 AM  
**To:** PC Public Comments  
**Subject:** Pot shop distance

**Categories:** Blue Category

These shops should stay 600 or more feet from exciting child care businesses.  
There are several available store fronts in areas that fit the needs of pot shops.

If there is a exciting thriving business, this business should have priority of this spot.

It should be the responsibility of the parties that want to start a business to find a space that works for them.  
Not try to put thriving businesses out in order to fit there needs.  
This is bullying and unfair to businesses that are good for the community.

Mike

Thank you for using Coast Tropicals as your number one aquatic vendor.  
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**From:** Jeannine Sherouse <jeannine.sherouse@icloud.com>  
**Sent:** Monday, August 22, 2022 8:10 AM  
**To:** PC Public Comments  
**Subject:** Reference#PA-21-29

**Categories:** Blue Category

Reference #PA-21-29. The city of Costa Mesa changed the definition of "sensitive use" to accommodate more Cannabis dispensaries. 170 E. 17th st is less than 500 ft. from camp Lila and 200 ft. From a home and there is a church nearby where they provide youth programs. This will continue to be a problem if they open and I will continue to pursue justice concerning this unbelievable decision. The state of California will need to approve this. The city of Costa Mesa can not possibly get away with this.

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**PARTIDA, ANNA**

PH-2

**From:** Dee Renfro <outlook\_A71DF55A57D9190D@outlook.com> on behalf of Dee Renfro <dee@riskbroker.com>  
**Sent:** Monday, August 22, 2022 8:12 AM  
**To:** PC Public Comments  
**Subject:** Canabus  
**Categories:** Blue Category

Please protect our community form the crime. Pot is a drug that harm's competency and therefore should not be close to vulnerable kids.

Reference # PA-21-29

Please keep it at least 600 feet form kids and residences. Please!

It does bring money but smothers morality.

Dee Renfro  
Costa Mesa, CA 92627  
Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**PARTIDA, ANNA**

PH-1

**From:** kelly jawor <kellyjawor@sbcglobal.net>  
**Sent:** Monday, August 22, 2022 8:16 AM  
**To:** PC Public Comments  
**Subject:** Urgent! PA-21-29

**Categories:** Blue Category

Please see the importance of keeping cannibas distilleries far enough away from our children, children programs and residences! I am greatly Concerned with the one on 170 E 17th street and its proximity to our residential community. I ask that distilleries be at least 600 ft away from where children congregate... camps, residences, schools, etc.

Thank you and I ask that you think of out children.

We are already dealing with the increased presence of the homeless and people breaking the law with no consequence. We do not need to add Cannibas to the mix.

Kelly Jawor  
949-285-4292  
293 Knox Place  
Costa Mesa, CA 92627

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Melissa Castle <melissacastle@live.com>  
**Sent:** Monday, August 22, 2022 8:18 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category

Hello, I am writing concerning the hearing of an opening of a cannabis dispensary that would be less than 500 feet from Camp Lila, a camp where toddlers and children attend, and less than 200 feet from a residence. I believe this to be a threat to my child's safety and the safety of the surrounding neighborhood. I am calling on you to please do what is in the best interest of these children and our community. These dispensaries increase crime, foot traffic, car traffic, and noise in our community.

Please do what is in the best interest of our children, keeping their safety the priority, and not approve the opening of this dispensary at 170 E. 17th Street. Reference #PA-21-29

Thank you for your support.

Sincerely,

Melissa Castle

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**PARTIDA, ANNA**

PH-2

**From:** Brandy Strom <mlecognac@aol.com>  
**Sent:** Monday, August 22, 2022 8:18 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29  
  
**Categories:** Blue Category

To whom it may concern,

I strongly believe cannabis dispensaries should be required to keep at least a 600 foot distance from all children's programs and residences in Costa Mesa.

Reference # PA-21-29

My specific & immediate concern is regarding the address 170 E. 17th Street as their "condition use permit" hearing is tonight.

This address is less than 500ft from Camp Lila, which is an amazing children's arts program, and within 200 ft of a residential home.

I am aware the city of Costa Mesa has changed the definition of "Sensitive Use" to accommodate the opening of more cannabis dispensaries which I feel is in opposition to the best interests of our city's residents and children.

Please keep the safety of our children & residents a priority for our "City of the Arts".

Best,  
Brandy Bernardini

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**PARTIDA, ANNA**

PH-2

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**From:** Debra Klein <debrabugsy@icloud.com>  
**Sent:** Monday, August 22, 2022 8:30 AM  
**To:** PC Public Comments  
**Cc:** Debra Klein  
**Subject:** #PA-21-29

To Whom It May Concern:

I am writing to request that you please not allow this facility on 17th St in Costa Mesa to be allowed to sell Cannabis at this facility because it is too close to children via a residence as well as a kids camp (Camp Lila). Children should not be exposed to this nor have easy access to it. Please revoke this license or have them move their facility to a more appropriate location. Again, this is in regards to #PA-21-29

Best Regards,

Debra Klein  
Mother of two

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Amanda Knox <aaknox@pacbell.net>  
**Sent:** Monday, August 22, 2022 8:42 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category

Regarding 170 E. 17th Street  
Reference # PA-21-29

To whom it may concern,

It is my understanding that the city of Costa Mesa, my home for 45 years, has CHANGED the definition of "Sensitive Use" to accommodate more cannabis dispensaries.

While I understand the fiscal implications of such a change, it is apparent that the city is not making the safety of children a priority.

Cannabis dispensaries should be required to keep a 600 foot distance from children's programs and residents. I firmly and adamantly ask that you do your job to protect our citizens, ESPECIALLY our vulnerable children. They are our priority, and should be yours as well.

Sincerely,  
Amanda Knox  
Costa Mesa, CA 92626

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**PARTIDA, ANNA**

PH-2

**From:** Justin Bird <168cabrillo@gmail.com>  
**Sent:** Monday, August 22, 2022 9:10 AM  
**To:** PC Public Comments  
**Subject:** PA-21-29 - City Hall Public Hearing

**Categories:** Blue Category

Good morning,

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

I'm concerned it's 200ft from a residence and 500ft from a school. The amount of added through traffic this will bring more danger and over congestion to our st- where records show cabrillo is already over congested with traffickers speeding down it for shortcuts. Already dangerous as I've seen many serious accidents in front of my residents.

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

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Terra Giefer <tgiefer@gmail.com>  
**Sent:** Monday, August 22, 2022 9:17 AM  
**To:** PC Public Comments  
**Subject:** 170 E. 17th St, Costa Mesa (PA-21-29)

**Categories:** Blue Category

Re: Application No. PA-21-29  
Site Address: 170 E. 17th St, Costa Mesa

To Whom It May Concern,

The purpose of this letter is to address my concern with allowing a cannabis retail storefront within 500ft of residential homes and children's programs. My daughter is 2 years old, and she and her peers play and take art and enrichment classes at 175 Cabrillo St, which is within a very close proximity to 170 E. 17th St. I do not believe it will promote a safe environment for the children who reside and participate in outdoor/indoor activities in the area. As a parent and local citizen, I am against the approval of a Conditional Use Permit for Planning Application 21-29.

Thank you.

Terra Giefer

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**PARTIDA, ANNA**

PH-1

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**From:** galvinbartlett@gmail.com  
**Sent:** Monday, August 22, 2022 9:20 AM  
**To:** PC Public Comments  
**Subject:** #PA-21-29

Regarding 170E 17th street proposed dispensary, keep the 600 foot minimum from any children's facilities.

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Alexander Carkhuff <alexcarkhuff@gmail.com>  
**Sent:** Monday, August 22, 2022 9:21 AM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Blue Category

To whom it may concern,

In regards to today's hearing regarding address 170 E. 17th Street, and the reduction of required distances for cannabis dispensaries to operate within a 600 ft distance to residences and children's programs, I believe cannabis dispensaries should be required to keep a 600 foot minimum distance.

As the owner of 170 Cabrillo St, directly across the street from a children's program, I believe the negative externalities associated with a nearby cannabis dispensary far outweigh the benefits of being more cannabis friendly in the area.

The increased driver traffic can put the safety of the children in danger, as well as the likelihood of impaired drivers causing accidents driving to and from the dispensary.

The influence on the children from the exposure to cannabis is also not positive for the development of the children (why else do we have age restricted content?)

Please consider maintaining a 600 ft distance from residences and children's programs in the area.

Best,  
Alex Carkhuff  
170 Cabrillo St, Costa Mesa, 92627

Reference # PA-21-29

Sent from my iPhone

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**PARTIDA, ANNA**

PH-2

**From:** Ally Young <ally@ramserdevco.com>  
**Sent:** Monday, August 22, 2022 9:36 AM  
**To:** PC Public Comments  
**Subject:** PA-21-29 CUP for 170 E 17th Street

**Categories:** Blue Category

Dear City of Costa Mesa,

I am a resident and homeowner in Eastside Costa Mesa with two small children. We attend the summer art program at Camp Lila on Cabrillo. It is extremely alarming that the city of Costa Mesa is choosing to ignore the California state law to keep dispensaries 600 feet away from children programs. Our city already has enough issues with homelessness and crime to add to that is absolutely reckless. My children are already exposed to so much just driving home on Newport Boulevard daily. Please protect our children and keep the dispensaries away from children's programs and residential neighborhoods. Costa Mesa is a city full of young families, please work in our best interest and not in the interest of the dispensaries coming in, you have taken an oath to protect our neighborhoods. Thank you for your time.



**RAMSER**  
DEVELOPMENT COMPANY

**Ally Young | COO**

901 Dove Street Suite 230 | Newport Beach | CA | 92660

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

949.338.0757 mobile |

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Public Comments received after the  
12 noon cut off for the 8/22/2022  
Planning Commission Meeting

## **PARTIDA, ANNA**

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**From:** Montana <montana.lewis@ymail.com>  
**Sent:** Monday, August 22, 2022 12:11 PM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Purple Category

Hi , I am a resident of Costa Mesa and have heard there is potential planning for cannabis shop trying to open near a children's facility , Camp Lila. As a resident and mother, I do not think this okay and advise against this.

Please do not approve to have a marijuana business next to a beautiful childrens camp.

This is a special place and at one time I had sent my son to this beautiful facility. It's a place of joy and learning for children and there are far and few of these places.

I am advocating that Camp Lila stays!

Thank you,  
Montana Lewis

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## **PARTIDA, ANNA**

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**From:** Christian Abbey <christian\_abbey@icloud.com>  
**Sent:** Monday, August 22, 2022 12:14 PM  
**To:** PC Public Comments  
**Subject:** Against Dispensary's - #PA -21-29

**Categories:** Purple Category

To whom this may concern,

I am against having a dispensary next door to a child daycare "Camp Lila" and in a residential neighborhood.

I don't think it is safe or right.

#PA -21-29

Thank you,

Christian Abbey

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## PARTIDA, ANNA

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**From:** Alison Burchette <alisonburchette@gmail.com>  
**Sent:** Monday, August 22, 2022 12:15 PM  
**To:** PC Public Comments  
**Subject:** Applicant at 170 E. 17th st. (PA-21-29)  
  
**Categories:** Purple Category

Hello PC

Tonight should be interesting as tonight I believe you will set the definition for what the City of Costa Mesa defines as sensitive use.

It is "Council's Discretion"

So- what will it be? Will we be allowing these within 600 ft. of childrens locations such as AOJ, Camp Lila and others which have been conveniently put in this area of council's discretion because we may want to allow more businesses for more revenue. We KNOW it's not for beautification, or cultural enhancement or learning and growth of our community.

So let's see how you all vote today.

As a resident I say vote NO. Wholesale no approvals within 600 feet of youth centers.

--

**Alison Burchette**

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## **PARTIDA, ANNA**

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**From:** Ashley Beimfohr <ashleybeimfohr@gmail.com>  
**Sent:** Monday, August 22, 2022 12:23 PM  
**To:** PC Public Comments  
**Subject:** Concerning!! Reference # PA-21-29

**Categories:** Purple Category

To whom this may concern:

As a resident of Costa Mesa and concerned parent I feel it's of paramount importance to keep cannabis dispensaries a minimum of 600 foot distance from children's programs and residents. Namely this address: 170 E. 17th Street which is less than 500' of Camp Lila and 200' of a residential home. This is terrifying.

Reference # PA-21-29

I am deeply concerned as both a parent and member of the community.

Thank you,  
Ashley Beimfohr  
(949) 290-3544

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## PARTIDA, ANNA

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**From:** Ryan Abbey <ryanabbey5@gmail.com>  
**Sent:** Monday, August 22, 2022 12:28 PM  
**To:** PC Public Comments  
**Subject:** Reference # PA-21-29

**Categories:** Purple Category

Reference # PA-21-29

To whom it may concern:

I am very concerned and wholeheartedly against a marijuana dispensary in a residential neighborhood and most importantly, next to a child care facility. I am dumbfounded that this is even a possibility. I sincerely hope that you rethink this location for Marijuana sales. I have no problem with Marijuana dispensaries in other locations such as industrial locations.

Thank you in advance for listening to my opinion.

Sincerely,

Kathy Rogers  
949-939-9232

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## **PARTIDA, ANNA**

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**From:** Kevin Sherouse <sherouse1@me.com>  
**Sent:** Monday, August 22, 2022 6:00 PM  
**To:** PC Public Comments  
**Subject:** No Dispensary's

**Categories:** Purple Category, Blue Category

I do not want Dispensary's in Costa Mesa near homes, Families, and kids.

Please consider putting your community first.

Sincerely

Kevin

Sent from my iPhone

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