

From: Erik Emri <erik.emri@gmail.com>
Sent: Sunday, September 25, 2022 8:48 PM
To: PC Public Comments
Subject: Re: PA-22-17 Renascence School & pedestrian safety on Mesa Verde Dr. East
Attachments: Mesa Verde Pedestrian Safety.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Costa Mesa Planning Commission,

In advance of the hearing for application PA-22-17 - Renascence School International on Monday, September 26th, I would like to submit the attached slides which I will be present to discuss if provided an opportunity.

With the new school's proposed student body of 250 students, I worry that an already dangerous street for pedestrians - Mesa Verde Dr. East - will be made worse with the inevitable of influx of cars to the area. Over the 1/2 mile stretch between Baker St. and Adams St., Mesa Verde Dr. East has no protected cross walk for pedestrians, no stop signs or speed bumps to slow cars, and several blind corners make safe crossing more difficult.

I think the school will be a great addition to the community *and* I hope this provides an opportunity to revisit the pedestrian safety measures to protect the children who will attend the school.

With gratitude,
Erik

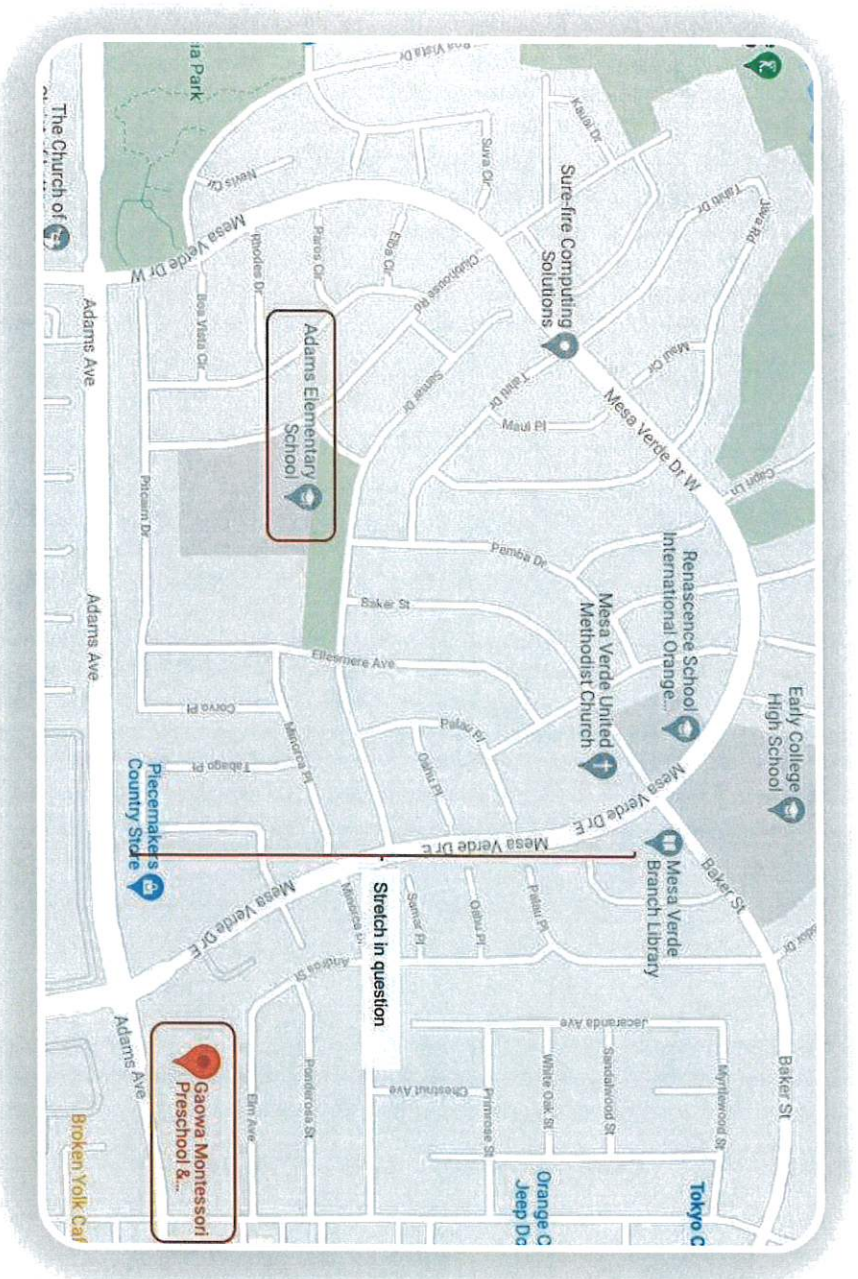
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

Pedestrian Safety Concern

Mesa Verde Dr. East



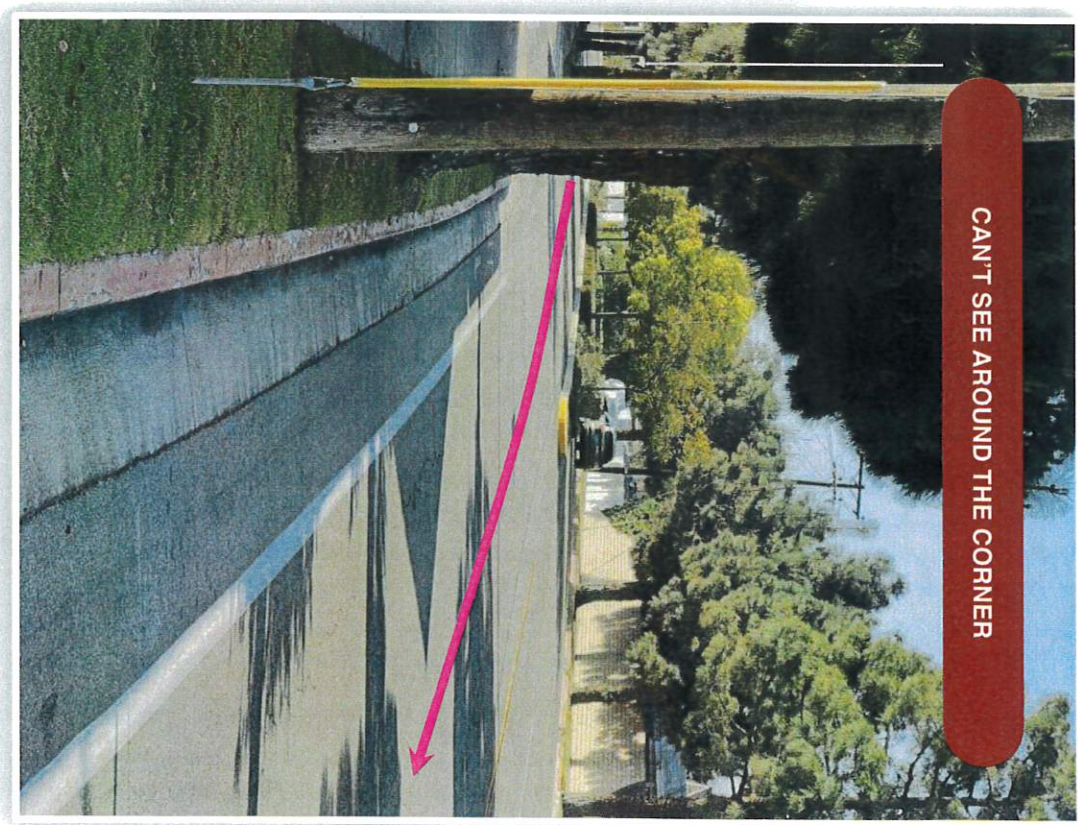
Pedestrian Safety on Mesa Verde Dr. East



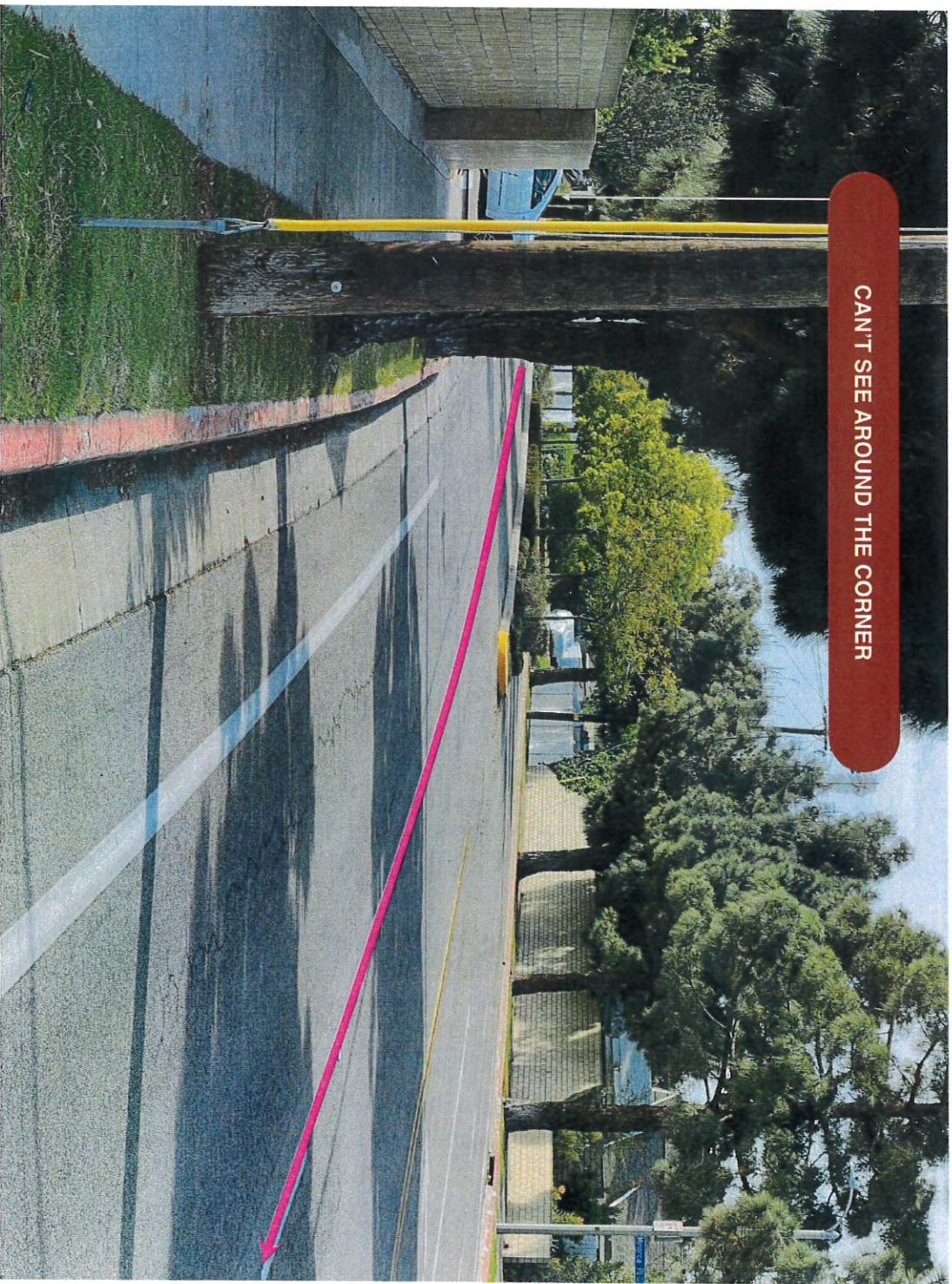
THE SITUATION

- A half-mile, four-lane stretch with no stop signs, no crosswalks, no pedestrian protection
- Road twists and is lined with trees, creating several pedestrian blind spots
- Schools on either side of the street - Adams Elementary, Gaowa Montessori, and now Renaissance (~250 student body)
- Families pushing strollers or walking dogs often have to run to safety while crossing
- Speed limit of 35 mph is rarely adhered to and cars DO NOT slow down for pedestrians
- Cars cut through Mesa Verde E to avoid traffic on Harbor and Adams
- Traffic & residential density has increased since street was originally conceived
- Students ride to school on the sidewalk

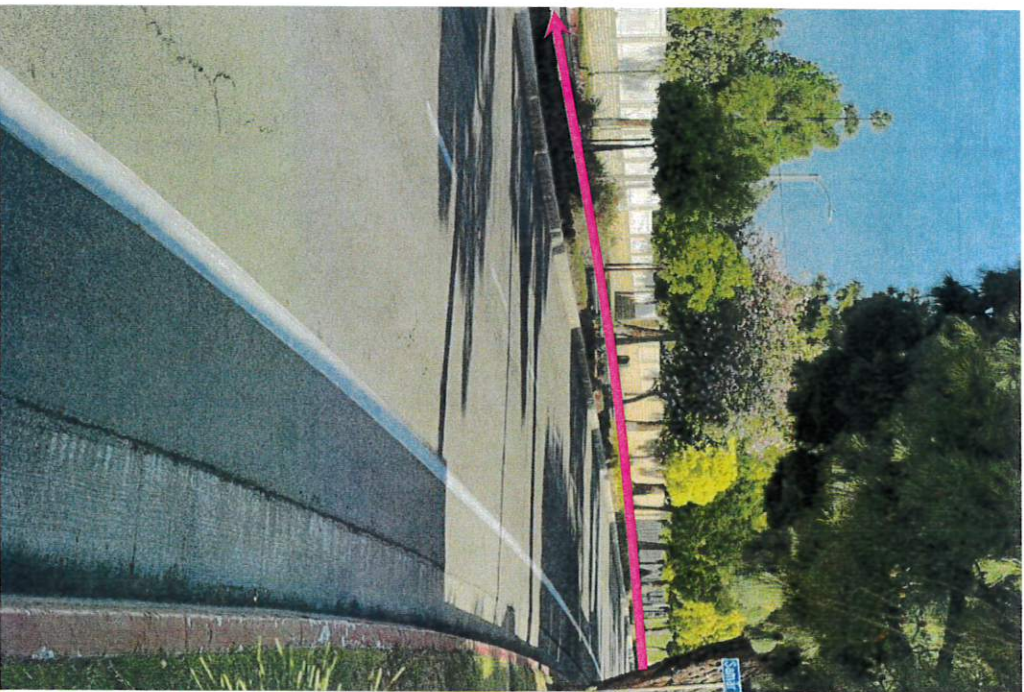
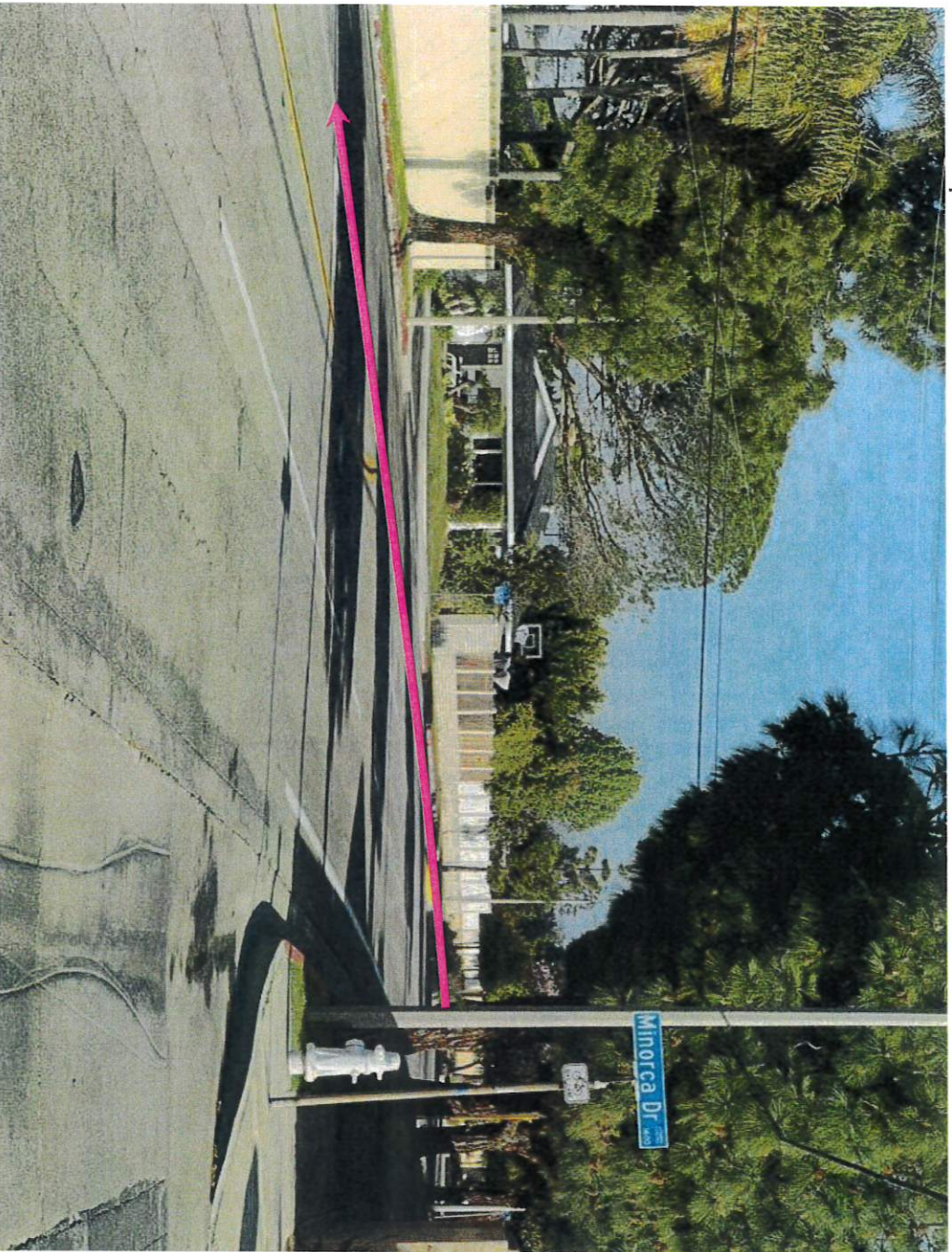
Blindspots #1



Blindspot #2



Blindspot #3



Some Unsafe Crossing Math - Example 1

- Mesa Verde Dr. East is 70 feet wide
- Average human walking pace is 4.7ft/second ([wikipedia](#)) - most strollers travel more slowly

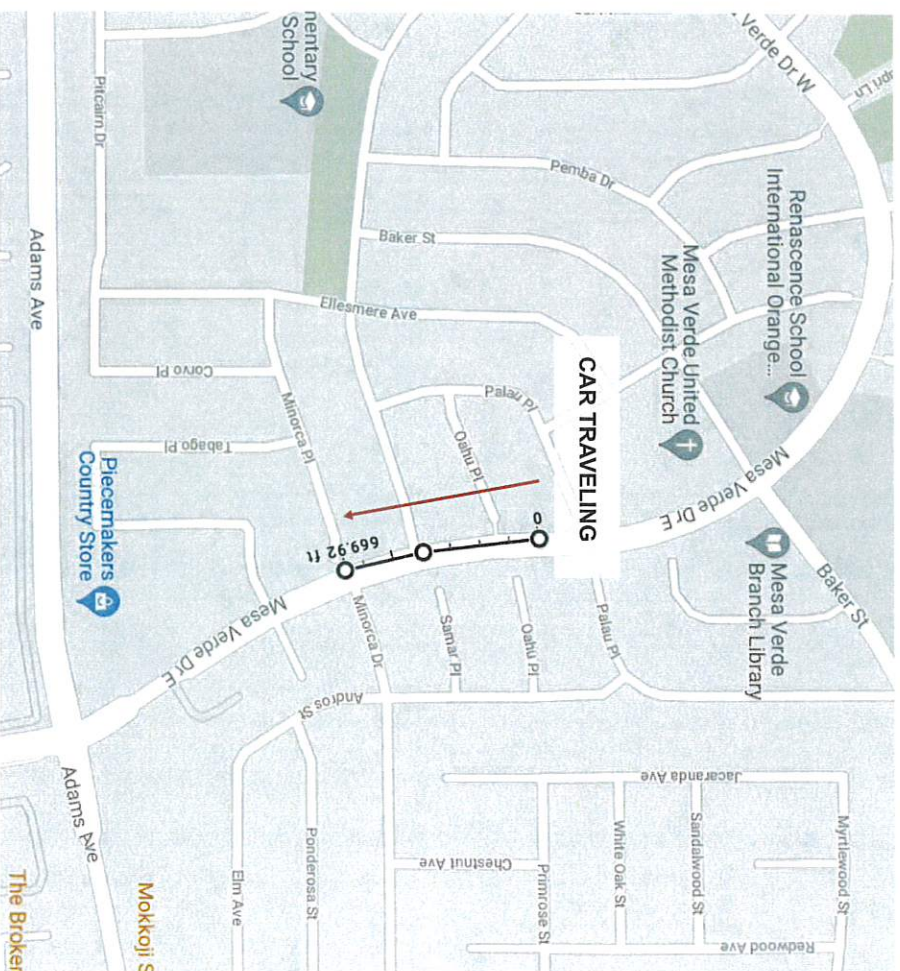
• Time to cross Mesa Verde Dr. East:
70ft / 4.7ft per second = ~15 seconds

- Distance from when car is visible from blindspot / corner: 670 ft
- 35 mph Speed Limit in ft/s: 51 ft/s

• Time for car to cover 670 ft @ 51 ft/s:
~13.5 seconds

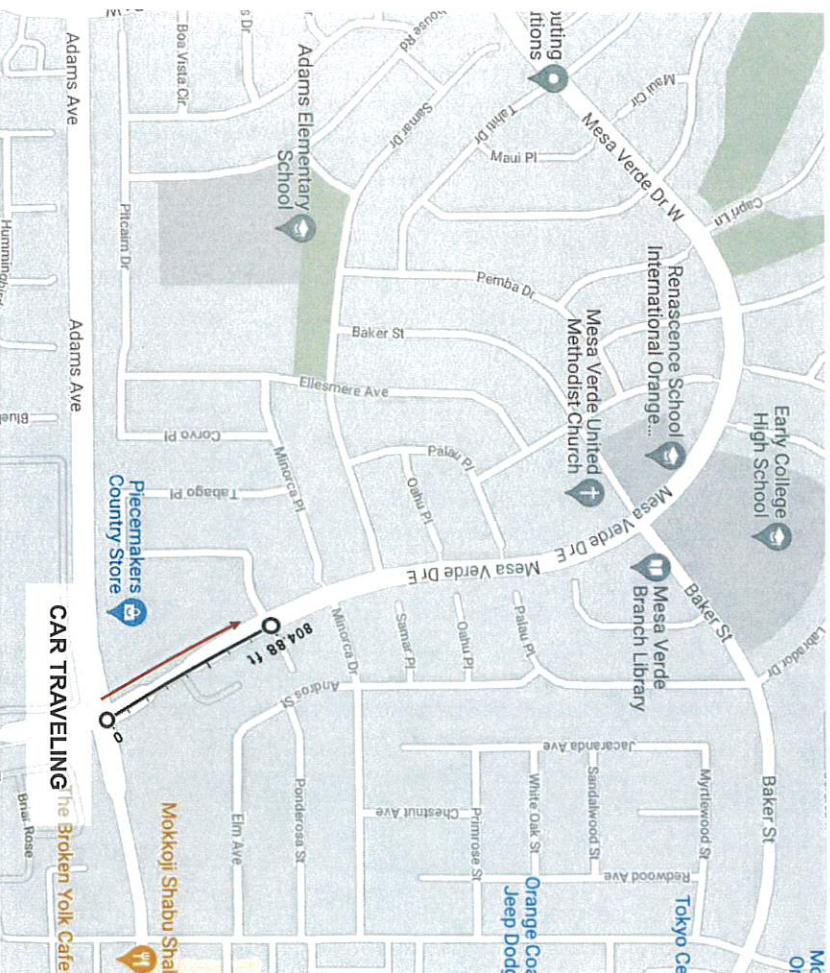
Even if no car is visible, there is not enough time to cross the street safely.

CROSSING @ MINORCA PL.



Some Unsafe Crossing Math - Example 2

CROSSING @ SERANG PL.



- Mesa Verde Dr. East is 70 feet wide
- Average human walking pace is 4.7ft/second ([wikipedia](#)) - most strollers travel more slowly

• Time to cross Mesa Verde Dr. East:
70ft / 4.7ft per second = ~15 seconds

- Distance from when car enters Mesa Verde Dr.: 800 ft
- 35 mph Speed Limit in ft/s: 51 ft/s

• Time for car to cover 800 ft @ 51 ft/s:
~15.5 seconds

Even if no car is visible, there is barely enough time to cross the street safely.

My Ask

Consider pedestrian safety mechanisms and speed controls:

- Speed bumps/dip
- Stop sign(s) with protected crosswalks

(Mesa Verde West has all of the above)

A precedent for improving pedestrian safety in a residential area due to increased traffic density:

Broadway - Eastside Costa Mesa - and Safe Route to School grant

HOW SHOULD OUR RESIDENTS PROCEED TO MAKE OUR STREETS SAFER?

From: Erik Jewell <erik@jewellbrothers.com>
Sent: Friday, September 23, 2022 5:39 AM
To: PC Public Comments
Subject: CUP application PA 21-29.

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern:

I am writing to express my support for the Catalyst Cannabis CUP application PA 21-29. I have been actively co-managing the building at 170 E 17th street now for about 5 years. In that time we have had only a few tenants leave. Most have been with us for many many years. We make our best efforts to keep our tenants happy and our building looking professional and clean at times,

I specifically wanted to write a letter to address the issue of parking. Not once, in the 5 years I have been co managing the building have I ever received a letter, note nor have I received a call from a tenant to discuss, complain or comment on our parking.

In fact, when we bring on new tenants, many tell us one of the reasons they choose our building is because of the amount of free parking.

We ensure that the safety and security parking markings are clear. All ADA regulations are observed and clearly marked. The parking is re-surfaced, repainted and re-striped regularly.

Catalyst have put forward plans for our parking which includes new landscaping. We believe this will significantly improve the aesthetics of the rear of the property which is adjacent to Fullerton Avenue and Wells Place. They are also adding a sidewalk to continue down Fullerton adjacent to our parking.

Many thanks for the consideration.

Erik Jewell
Jewell Brothers Properties
170 E. 17th Street
Costa Mesa, Ca 92627

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

From: lonnie voss <thecreativeplay@gmail.com>
Sent: Friday, September 23, 2022 1:34 PM
To: PC Public Comments
Subject: 170 E. 17th St., Costa Mesa property

My name is LONNIE VOSS. I am the owner of The Creative Play for 30 years in Costa Mesa on E. 17th St. I am in support of Jewell Brothers Properties allowing a cannabis store inside the building as long as all the city guidelines are approved of. It will help with the transients and the homeless that often visit our building. I've had two glass breaks in the last year and a half which caused lots of damage. A on site security guard on the property is more than welcome.

Thank you! Lonnie Voss 170 E. 17th St. Suite 101 Costa Mesa, CA 92627. 949-645-0720 Sent from my iPhone

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

From: Bill Ridley <ridley.bill@me.com>
Sent: Saturday, September 24, 2022 12:00 AM
To: PC Public Comments
Subject: Comment on Costa Mesa Application PA-21-29

Categories: Yellow Category, Red Category, Blue Category

Dear Planning Commissioners;

I am a tenant at 170 17th Street, owned by Jewell Brothers Properties, LLC.

Please accept this email/letter to record my support of the approval of the Conditional Use Permit Application PA-21-29 for the property listed above.

Finally, I would like to bring to your attention to concerns I have regarding some of the opposition to CUP PA-21-29 application. At a tenant meeting hosted by Dietrich Jewell, VP of Jewell Brothers Properties, LLC and Mr. Elliot Lewis, CEO, Catalyst Cannabis on September 1, 2022, to discuss the CUP Application, the most vocal Tenant opposing the CUP Application, Mr. Jim Fitzpatrick announced that he was working for other cannabis companies. One of these competitors is located across the street. This created doubt in my mind as to the validity of Mr. Fitzpatrick's opposition and his true motivation. Based on this, his opposition may likely be motivated by self interest. I would ask that you take this into consideration in connection with your deliberations.

Thank you,

Bill Ridley

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

From: Dietrich Jewell <dietrich@jewellbrothers.com>
Sent: Sunday, September 25, 2022 8:26 PM
To: PC Public Comments
Subject: PA-21-29

Categories: Red Category

Commissioners,

I submit this comment in support of the CUP application PA 21-29.

For the past 15 years, I have been the owner of the car wash adjacent to 170 E 17th St. I have recently become the property manager for 170. My family has owned the property at 170 for the last 46 years.

For as long as I can remember, we have been very selective when signing new tenants to the building. When Measure Q passed, we put countless hours into vetting many different cannabis companies. We have looked into their financials, structure, hiring practices, corporate culture, community outreach, among many other things. Through this process, we are proud to have selected Mr. Lewis and Catalyst.

We have full support of our current tenants. We set up a "town hall" meeting in order for the tenants to meet Elliot and ask him any questions. The few concerns that were brought up have already been addressed.

One benefit is that Catalyst will provide the property with 24 hour security. In the last few years, we have had an increasing problem with the unhoused. I along with many of the other neighbors are also excited for the increase in foot traffic and business that Catalyst will bring to the location. This will be an economic benefit for the surrounding area and the city.

We have also been working with our tenant who is going to be displaced. We have come to a mutual agreement and are helping him in many ways. We are giving him free rent while he is in the process of moving, we have two potential locations, and we have agreed to aid him financially.

I ask for your approval on this application.

Thank you,

Dietrich Jewell

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

PARTIDA, ANNA

PH-3

From: Jim Fitzpatrick <jimfitzeco@gmail.com>
Sent: Monday, September 26, 2022 7:18 AM
To: PC Public Comments
Cc: HUYNH, NANCY
Subject: Cannabis @ 170 E 17 th St (PA-22-17)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Commissioners,

I have had my office directly over the proposed suite, sneaking up on 10 years .

I do not oppose cannabis at this location.

I had the chance to speak with the long term property owner, Bill Jewel, who shared some improvements in parking availability.

Bill Jewel has been a good property owner and I have only known him to engage in fair dealings with tenants.

Jim Fitzpatrick
170 E 17 th Street
Suite 202
Costa Mesa, CA 92627

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

PARTIDA, ANNA

PH-3

From: Coast Vacuum & Sewing <coastvacuumandsewing@gmail.com>
Sent: Monday, September 26, 2022 9:47 AM
To: PC Public Comments
Cc: jewellbrother@gmail.com
Subject: Andrew Ramirez coast vacuum and sewing center
Attachments: IMG_77511.jpg

--

Andrew & Chris
Coast Vacuum & Sewing
170 E. 17th Street Ste.116-B
Costa Mesa, CA 92627
Ph: (949) 642-1560
coastvacuumandsewingcenter.com

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Report any suspicious activities to the Information Technology Department.

Andrew Ramirez - Coast Vacuum & Sewing Center

170 E. 17th Street Suite 116-B
Costa Mesa, CA 92627
(949) 642-1560
coastvacuumandsewing@gmail.com

25th September 2022

Dear Planning Commissioners,

I am a current tenant of 170 East 17th Street and have run my business from this location for a duration of approximately 20 years. During this time I worked with the Jewell Brothers who have been great business associates offering continued support, including financial assistance.

The Jewell Brothers and Catalyst have both offered to cover the cost of moving my business with a substantial cash contribution, free rent, 100% return of the security deposit, assistance with finding a new location nearby, and a 5 star letter of recommendation, all of which is a total value of over \$40,000.

I am writing this letter to address my strong support of CUP application PA-21-29 and my willingness to relocate. I sincerely support this project as I believe this would be a great location for a dispensary. The landlords and Catalyst business owners are both really committed to improving and supporting the community. I firmly encourage you to consider this information when making your decision about this project.

Sincerely,



Andrew Ramirez

Business Owner