

**HUYNH, NANCY**

---

**From:** HUYNH, NANCY  
**Sent:** Thursday, September 15, 2022 4:54 PM  
**To:** HUYNH, NANCY  
**Subject:** RE: PA-21-29 Jewell Brothers Properties LLC

**From:** [rebel1717@msn.com](mailto:rebel1717@msn.com) <[rebel1717@msn.com](mailto:rebel1717@msn.com)>  
**Sent:** August 26, 2022 12:16 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** PA-21-29 Jewell Brothers Properties LLC

**To:** Costa Mesa Planning Commission  
**Re:** Rescheduled Hearing for Application PA-21-29  
**From:** Lorraine Lambeth, CPA 170 Wells Place

This email is submitted in support of the approval of the Conditional Use Permit (CUP) to allow a retail cannabis storefront business and non-storefront delivery use for an existing 2,559 square-foot tenant space located at 170 E. 17th Street, d.b.a. Jewell Brothers Properties LLC for their application number PA-21-29.

**PARKING:**

One of the advantages attached to this property is that it has more than ample parking. In the 34 years that I have owned 170 Wells Place, located across the street from said property, the parking lot has never been full, day or night. Since my business is directly across the street from the parking lot, it naturally forces me to visually scan the parking lot many times each day for the past 34 years. So, parking should not be a problem for the building located at this site.

To further indicate the advantage of the parking lot: when the Crack Shack restaurant, on the corner of 17th Street and Orange Street, first opened the employee's and the customers were parking on the Jewell Brothers parking lot every day but the parking never reached full capacity. This problem was eventually resolved but the tenants were never deprived of parking, even during this time.

In addition to the above, the Cannabis shops are allowed to stay open until 10:00 [p.m.so](#) much of the traffic will be after normal business working hours for the building tenants.

Also, many cannabis sales are delivered to the customers, leaving no impact on parking.

**TENANT MANAGEMENT:**

The Jewell Brothers have been well established for 40 plus years and have always complied with all city codes. They have management skills that not only created long-term tenants but also maintained their tenants as good neighbors. In 34 years, I have never had a problem with any of the tenants or management and that's an indication of the management by the Jewell brothers. From my own past experience, I know the Jewell Brothers will also manage the tenancy of the Cannabis dispensary in their established manner, which has been consistently displayed over the past 34 years.

**PUBLIC LETTERS TO PLANNING COMMISSON REGARDING CHILD CARE AND/OR A SCHOOL WITHIN A 1,000 FEET:**

There are no legally zoned or legally licensed child care facilities or schools within 1,000 feet from 170 E. 17th Street, to my knowledge. 170 E. 17th Street is zoned Commercial (C). Across the street on Wells Place, and the contiguous properties on Cabrillo Street, the zone is Commercial Limited (CL).

In a C and CL zone, Child Care is prohibited without a CUP.

In both C and CL zones a School needs either a CUP or an MC (Minor Conditional Use Permit).

Since there are no legal entities, to my knowledge, within 1,000 feet this should not be an issue in a decision to approve a CUP for a Cannabis dispensary and delivery business at 170 E. 17th Street. (Please refer to the city Zoning Matrix)

Thanking you in advance for your kind consideration in this matter.

Lorraine Lambeth

Lorraine Lambeth, CPA  
An Accountancy Corporation  
170 Wells Place  
Costa Mesa, CA 92627  
Tel 949-646-7178  
Fax 844-245-7808

---

**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.

---

## HUYNH, NANCY

---

**From:** HUYNH, NANCY  
**Sent:** Thursday, September 15, 2022 5:07 PM  
**To:** HUYNH, NANCY  
**Subject:** RE: Application No. PA-21-29

---

**From:** [rebel1717@msn.com](mailto:rebel1717@msn.com) <[rebel1717@msn.com](mailto:rebel1717@msn.com)>  
**Sent:** August 29, 2022 2:42 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** Application No. PA-21-29

**Please find attached a letter to the Planning Commission in regards to the CUP Application number PA-21-29 for the Jewell Brothers Property located at 170 E. 17<sup>th</sup> Street.**

**Conrad and Stacy Tona**  
**160 Wells Place, 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.

---

To: City of Costa Mesa Planning Commission

Re: Re: Rescheduled Hearing for Application PA-21-29

Date: August 28, 2022

From: Conrad and Stacy Tona: 160 Wells Place, Costa Mesa, CA

This email is submitted in support of the approval of the Conditional Use Permit (CUP) to allow a retail cannabis storefront business and non-storefront delivery use for an existing 2,559 square-foot tenant space located at 170 E. 17th Street, d.b.a. Jewell Brothers Properties LLC for their application number PA-21-29.

Across the street from 170 E. 17<sup>th</sup> street are four houses and the area is zoned Commercial Limited. These 4 houses consist of 160 and 170 Wells Place and 167 and 175 Cabrillo Street. My house, located at 160 Wells Place, is the only property that has never been used as a business and thereby is legally considered "Nonconforming Residential," meaning we are permitted to live on the property. My wife and I have lived at 160 Wells Place for 34 years. Our children were born and raised here and we are now in the beginning of our retirement.

Our house faces the parking lot at 170 E. 17<sup>th</sup> Street. Someone is always home at our residence and no one in the family can ever remember the parking lot across from us ever being full on any day of the week or at any time during the day or night. We have never had any problem with the renters or with the owners of the property. They have all been good neighbors for 34 years.

Cannabis stores stay open until 10:00 p.m. so approximately 5 hours of the 8 hour work day most tenants will have closed their businesses and left the parking lot. Also, the added feature of "delivery" of the product fits into the now popular preferred way to shop in the comfort of your home. A good share of the onsite sales will be performed after 5:00 p.m. and the balance of the sales will be by delivery with no impact to parking.

For anyone who might complain about parking in the area, There are only two active businesses that I know of located on Wells Place or Cabrillo Street that have required parking: 170 and 182 Wells Place have required legal parking. The Jewell Brother's property has never caused a parking problem in this area, unlike the other businesses that have either no onsite parking or only one or two spaces.

Please remember, the Cannabis shop is taking the place of a retail store that had lots of customers and the parking lot still was never full.

My wife and I believe that a Cannabis shop will not present any problems to our area, including parking. On the contrary, we think it will bring customers to the surrounding businesses in the area and the required strict security by the City and State for a Cannabis shop will be a welcome addition to our neighborhood. Thank you for your time.

CIT

8-29-22

Gray L. Sosa

8/29/22

## HUYNH, NANCY

---

**From:** HUYNH, NANCY  
**Sent:** Monday, September 19, 2022 9:13 AM  
**To:** HUYNH, NANCY  
**Subject:** RE: letter of support

**From:** Jewell Brothers <[jewellbrothers@gmail.com](mailto:jewellbrothers@gmail.com)>  
**Sent:** Thursday, September 15, 2022 11:18 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** letter of support

Please find the following letter of support for CUP application PA 21-29.

**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.



Commissioners,

The purpose of this letter is to introduce myself and express 100% support for the approval of the CUP application PA 21-29. The address of this application is 170 East 17th Street known as Jewell Brothers Properties, LLC, for suites 115 and 116. The operator is to be Catalyst Cannabis.

I am William Jewell the managing Member of our family LLC and co owner with my family members. I recently retired from managing the building after 42 years. My 2 sons now manage the business for me handling the day-to-day duties. We have owned this property since 1976 and witnessed the phenomenal development of East 17th Street during the 45+ years of ownership. As the area has evolved, we've developed the administrative skills to retain office and retail tenants over the long term. I believe we operate at the highest level of management especially in selecting quality tenants that have served our community and city for almost a half a century.

Our site is comprised of 5 lots and is over one acre in size it affords and abundance of parking. In all the years of managing our property, I can not recall a single time when there was a problem with parking, it has just never been an issue. The building is situated in a landmark location so, it is therefore of paramount concern we strive daily to maintain a well-kept facility in tip top condition. It pleases me to support our new tenant "Catalyst" after an enduring and exhaustive vetting process which truly determined the best fit for our property, the community, and the city of Costa Mesa.

Finally, the proof that Catalyst is a quality tenant is their eagerness to work with us and the city to implement further improvements to our property.

Thank you very much for your support,

William H Jewell  
Managing Member  
Jewell Brothers Properties, LLC

## HUYNH, NANCY

---

**From:** PARTIDA, ANNA  
**Sent:** Thursday, September 1, 2022 4:26 PM  
**To:** HUYNH, NANCY  
**Subject:** FW: 600 ft distance

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

---

**From:** Anna Ackerman <annaackerman1@gmail.com>  
**Sent:** Thursday, September 1, 2022 4:24 PM  
**To:** PC Public Comments <PCPublicComments@costamesaca.gov>  
**Subject:** 600 ft distance

There should be a 600 ft distance from children a programs  
This is regarding  
address 170 E. 17th street and their "condition use permit" hearing

Camp Lila is magical and this puts them and the children in danger.

Please please keep a distance and do not let this pass tonight.

Local resident

---

**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.

---



## HUYNH, NANCY

---

**From:** HUYNH, NANCY  
**Sent:** Monday, September 19, 2022 9:14 AM  
**To:** HUYNH, NANCY  
**Subject:** RE: File 22-840 - 170 E. Seventeenth Street, Suites115 & 116

**From:** [jamesbnetzer@aol.com](mailto:jamesbnetzer@aol.com) <[jamesbnetzer@aol.com](mailto:jamesbnetzer@aol.com)>  
**Sent:** Friday, September 16, 2022 11:01 AM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Subject:** File 22-840 - 170 E. Seventeenth Street, Suites115 & 116

Commissioners Zich, Tolar, Rojas, Russell, Ereth, Vever & Chair De Arakal,

Subsequent to my August 19, 2022 e-mail and Memo regarding the above referenced file, the landlord (Jewell Brother Properties) set up a "Town Hall" with all the tenants and their agent - Elliot Lewis. The parking plan, security plan and business operations were fully explained and my concerns regarding the parking have been addressed and I support the proposed CUP.

On the basis of the additional input from both the landlord and their agent, I respectfully withdraw my August 19, 2022 Memo that was sent via e-mail. Unfortunately I will be out of town on September 26th and am not able to attend the Planning Commission meeting.

Thank you for your all the time and dedication to Costa Mesa residents and businesses.

Regards,

Jim Netzer

James B. Netzer, MAI  
Netzer & Associates  
170 E. Seventeenth Street, Suite 206  
Costa Mesa, CA 92627  
TEL: 949-631-6799  
CELL: 949-413-7922  
e-mail: [JamesBNetzer@aol.com](mailto:JamesBNetzer@aol.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.

---

## HUYNH, NANCY

---

**From:** HUYNH, NANCY  
**Sent:** Tuesday, September 20, 2022 6:05 PM  
**To:** HUYNH, NANCY  
**Subject:** RE: PA-21-29

---

**From:** Garrett Osuch <[garrett@coastaltile.com](mailto:garrett@coastaltile.com)>  
**Sent:** September 20, 2022 1:56 PM  
**To:** PC Public Comments <[PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov)>  
**Cc:** [Dietrich@jewellbrothers.com](mailto:Dietrich@jewellbrothers.com)  
**Subject:** PA-21-29

Dear Planning Commissioners;

I am a tenant at 170 17th Street, owned by Jewell Brothers Properties, LLC. I am the owner/operator of Coastal Tile and Stone. Coastal Tile and Stone has operated under the same name at this location since 2003.

I am writing to show my support for the approval of the Conditional Use Permit Application PA-21-29 for the property listed above. This building has a great history in Costa Mesa, and has proven to be a fantastic location for my business. That being said, the building is in need of some improvements, and revitalization. The new tenant will contribute greatly to updating the buildings appearance, infrastructure, as well as much needed security. When I come to work in the morning, I occasionally will find homeless people sleeping on the premises. I have also found trash; including needles, human waste, and remnants of small fires. The new tenant has committed to greatly improving the buildings security systems. That is a welcome relief to me, and many of the other tenants.

Additionally, I would like to bring to your attention some concerns I have regarding opposition to CUP PA-21-29 application. On September 1st, there was a meeting hosted by Dietrich Jewell, VP of Jewell Brothers Properties, LLC and Mr. Elliot Lewis, CEO, Catalyst Cannabis. The purpose was to meet Elliot, and allow him to address and alleviate any concerns the tenants may have. One particular attendee, Mr. Jim Fitzpatrick, was extremely vocal and disruptive during the meeting. At one point, he stated that he was working for other cannabis companies, including one potential competitor directly across the street. This created doubt in my mind as to the validity of Mr. Fitzpatrick's opposition and his true motivation. It appears his opposition may likely be motivated by self-interest. Please take this into consideration in connection with your deliberations.

Sincerely,

**Garrett Osuch**  
**President**  
Coastal Tile & Stone  
170 E. 17<sup>th</sup> Street, Suite 119, Costa Mesa CA 92627  
PH: (949)548-1868 • FX: (949)548-8761  
[www.coastaltile.com](http://www.coastaltile.com)

SHOWROOM HOURS:

Monday – Friday, 8:00 am to 5:00 pm

Saturday, 10:00 am to 2:00 pm

WAREHOUSE HOURS:

Monday – Friday, 8:00 am to 4:00 pm

---

**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.

---