

From: [PARTIDA, ANNA](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: 167 Cabrillo St - PA-21-36
Date: Monday, December 12, 2022 11:04:12 AM

From: Wendy Moore <wwmoore13@earthlink.net>
Sent: Monday, December 12, 2022 11:01 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: 167 Cabrillo St - PA-21-36

Hello Planning Commission – Please give some serious thought to allowing this application for a retail cannabis storefront at 167 Cabrillo. The surrounding streets are already so heavily impacted by people avoiding 17th Street, as well as Rochester being heavily trafficked by people coming and going from the Moxie Gym. Soon there will be even more traffic once the renovation to Grant's for Guns is complete. There are frequent car wrecks at the intersection of Rochester and Newport, most recently last evening. The 100 block of Rochester is also home to at least one “sober living family” community, with at least one resident who definitely is not “living sober”, based on the number of police interactions involving this individual.

Apparently there are a large number of retail cannabis storefronts already in the pipeline along Newport, Harbor and other areas. This once lovely Eastside neighborhood weathered the storm of rehabs for over a decade. Can't swear to this, but have read there is a daycare next door to this address?

Please don't allow commercial enterprises of this nature to further impact this residential neighborhood. Thank you.

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.

HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Friday, December 2, 2022 10:02 AM
To: HALLIGAN, MICHELLE
Cc: DRAPKIN, SCOTT; LE, JENNIFER
Subject: FW: PA-21-36 - 167 Cabrillo St

Public comment received for 12.12 meeting.

From: Trifon Metodiev <trifon@vulkanarchitects.com>
Sent: Friday, December 2, 2022 9:57 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: PA-21-36 - 167 Cabrillo St

Hello CM Staff,

I am writing to you to communicate my concerns and opposition in allowing a cannabis storefront facing and directly across from multiple single family residential properties. I understand there are already multiple cannabis stores approved along the 17th St commercial corridor, I have no opposition to that, my concerns are allowing cannabis retail stores directly adjacent to or facing an existing residence. There is zero buffer between the subject property and the neighbors across and adjacent to it. I think allowing this specific property to be converted to a cannabis retail store would negatively impact the homeowners. There are many other sites along 17th St that would be better suited for this type of business. I urge you to deny this application and keep our children and homes safe. I am probably one of many writing to you for this specific purpose, please listen to the public. These are valid concerns that will affect all of us for many years to come.

Kindly,

Trifon Metodiev AIA, NCARB
Principal
949.612.7257 office
949.293.2176 mobile
trifon@vulkanarchitects.com

VULKAN ARCHITECTS

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From: [PARTIDA, ANNA](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: Camp Lila
Date: Monday, December 12, 2022 10:54:34 AM

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

From: Belinda Kiesecker <belkies@icloud.com>
Sent: Thursday, December 8, 2022 12:31 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Camp Lila

Please keep cannabis stores away from Camp Lila. We need Camp Lila and it is already established. A new business and one that sells cannabis should not be allowed next to Camp Lila. There plenty of other locations new business can set up shop.

Thank you,
Belinda Kiesecker

Sent from my iPhone

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From: [PARTIDA, ANNA](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: Marijuana Dispensary on Cabrillo Street
Date: Monday, December 12, 2022 8:13:29 AM

From: Valerie Johnson <valgal8154@yahoo.com>
Sent: Monday, December 12, 2022 5:37 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Marijuana Dispensary on Cabrillo Street

TO WHOM IT MAY CONCERN:

Please do not allow a marijuana dispensary on the 100 block of Cabrillo Street in the residential neighborhood! I have lived in the 200 block of Cabrillo Street since 1988 and I am totally opposed for so many reasons.

There are already many sober living homes in the vicinity and even a preschool right there as well as other businesses, so the parking is already out of control on our street.

By the way, isn't it a conflict of interests putting a marijuana dispensary so close to sober living homes where people are supposedly trying to get sober? Marijuana is a hallucinatory drug and where many start their downward spiral leading to hard drug addiction, a recipe for disaster. I have seen this in many I have known personally.

Getting back to the traffic issues. Are you aware that people like to race down our street to avoid lights on E. 17th and it is way too congested? We already are impacted by people trying to park who are working at or patronizing businesses one block up on E. 17th.

Personally speaking, I got hit unloading my car right in front of my home by a buzzed driver resulting in concussion and injuries. It negatively impacted my life henceforth in so many ways.

Please keep this neighborhood residential. We have lots if small children and elderly folks as well trying to live a peaceful, safe life. We don't need more buzzed drivers and traffic on our street!!

There are plenty of dispensaries in commercial areas here and in neighboring cities. Why bring one into a residential area bringing down property values, exacerbating traffic and parking problems as well as putting citizens at risk?!

Thank you,

Valerie Johnson

Resident of Cabrillo Street

[Sent from Yahoo Mail on Android](#)

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, January 19, 2023 11:17 AM
To: HALLIGAN, MICHELLE
Subject: FW: Comment re CUP for 167 Cabrillo Street, Costa Mesa, 92627

From: Allison Wyatt <allisonwyatt323@gmail.com>
Sent: Thursday, January 19, 2023 11:00 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Comment re CUP for 167 Cabrillo Street, Costa Mesa, 92627

This letter is regarding the CUP for 167 Cabrillo Street, Costa Mesa, 92627.

Recent years have seen substantial shifts in cultural attitudes towards cannabis for medical and recreational use, however, I do not feel the retail sale of cannabis at this location is appropriate.

Although 167 Cabrillo Street is zoned for commercial use, this location is not suitable due to the extremely close proximity to residential housing. For example, children living directly across the street from this location will be surrounded by 24/7 armed guards due to the heightened risk of crime.

I am also really concerned about how access increases normalization to our youth. Cannabis use among adolescents has been increasing. Data that has tracked risk perception and use of cannabis among adolescents over decades clearly shows an inverse relationship; as adolescent risk perception wanes, cannabis use increases. As more states legalize medical and recreational cannabis, risk perception is expected to decrease, causing the

prevalence of use among adolescents to continue to rise. This is among one of the concerning issues about the drug's legalization because any negative effects of cannabis are heightened when used during adolescence.

Furthermore, the retail sale of cannabis has been approved at 170 E 17th Street, Costa Mesa, 92627, which is a mere few hundred feet away from 167 Cabrillo Street. At least 170 E 17th Street is surrounded by commercial businesses, which seems like a more appropriate location for the retail sale of cannabis. Costa Mesa offers a plethora of commercial zones that are not abutting residential zones. Approving the CUP for 167 Cabrillo Street would provide no further value to the surrounding area and would set a negative precedent regarding the retail sale of cannabis directly adjacent to residential housing.

Thank you,

Resident of Costa Mesa

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STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: David Young 162 Cabrillo C.M. (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 167 Cabrillo Street** 92627

Date: _____

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to the health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: I am concerned and against a Cannabis dispensary in my front porch

David Young
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tyler Brown 2460 Newport Blvd (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** Unit L
167 Cabrillo Street Costa Mesa, Calif
92660

Date: 12/14/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Bad company



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: RINALDO PERCILE / 205 Flower ST (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** COSTA MESA
167 Cabrillo Street CA 92627

Date: 12/8

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: FOR MORAL, scientific and
psychological reasons as marijuana for every day use
is highly irresponsible.

Signature Rinaldo Percile

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeanine Abraham 152 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

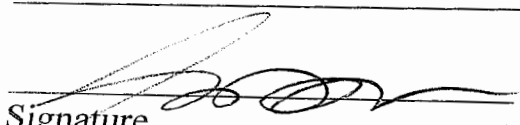
Date: 12/8/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: How many do we need?

Signature 

To: Costa Mesa Planning Commission

From: (Name and Address) MARIO ROBLES 152 CABRILLO ST COSTA MESA

Re: CUP Application for Retail Cannabis Storefront at

CA 92623

167 Cabrillo Street

Date: 10/26/2022

Signature

I am a ☒ Costa Mesa Residential Property Owner

☐ Costa Mesa Commercial Property Owner

☐ Costa Mesa Residential Tenant

☐ Costa Mesa Commercial Tenant

☐ Concerned Citizen

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Other Reason for My Opposition:

- EXCESS TRAFFIC

- NEIGHBORHOOD IMPACT

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: ~~HAIR~~ Kirra Sudwal (Name & Address)

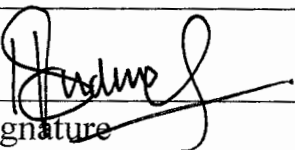
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/8/22

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☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: 1814 Cedar St. Fountain Valley (Name & Address)

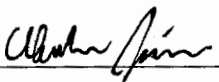
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/8

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: MARITZA DEL VALLE PORCILE 205 FLOWER ST
COSTA MESA, CA 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street

Date: 12/8/2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
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5. Other Reason for My Opposition: _____

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Wendy Bowmeyer 2389 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at C. M.**
167 Cabrillo Street

Date: 10/25/22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Signature Wendy Bowmeyer

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: JESSICA IRAHETA 170 E. 17TH ST. COSTA MESA CA 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

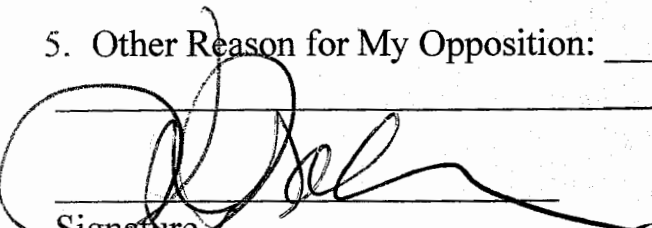
Date: 10/24/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Michele Rose, 170 E. 17th St. Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 10/25/2002

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: _____

Michele Rose
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Erik Diaz 140 Cabrillo #10 (Name & Address)

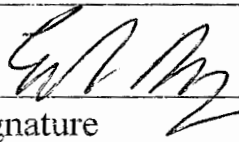
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/22/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: _____



Signature

Remind

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission
From: Nate Dwarke 140 Cabrillo Street Space # 22 (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at** Costa Mesa CA,
167 Cabrillo Street 92627
Date: 10-22-22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I have (2) kids and saw the effects of pot stores when there was one next door.
It was a nightmare

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Scott Harding # 24 1140 Cabrillo St (Name & Address)

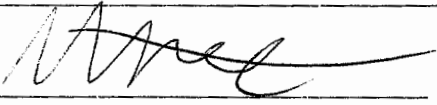
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-23

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: Traffic, Trash, Loitering


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Janice Hale 166 Cabrillo St Costa Mesa, CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at 1667
167 Cabrillo Street**

Date: 12-6-2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I live directly across the street and have 3 children.

Janice Hale
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: VALERIA WATERMAN 140 Cabrillo #11 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

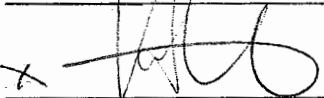
Date: 10/22/2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: Traffic, garbage, no drugs



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Miguel A. Guadarrama Vision (Name & Address)

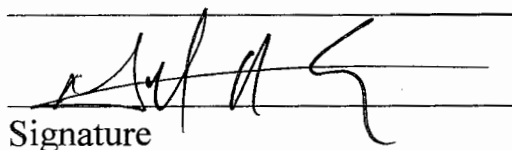
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-22-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Debbie Gila 333 E. 17th St Costa Mesa 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 12/22/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I am not opposed to Cannabis Sales however I do not feel having this commercial location in a residential neighborhood w/ children playing. let them, everyone grow & share if community free or bring to a commercial dispensary
Debbie Gila
Signature

STATEMENT OF OPPOSITION

22

To: Costa Mesa Planning Commission

From: TRIFON METODIEV 222 Cabrillo St. Homeowner
(Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☐ Concerned Citizen 6155 Rochester St.

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5. Other Reason for My Opposition:

They are advertising as a community growth/gathering center ... misleading as this simply is a retail center. + Daycare center next door which has been an amazing part of the young family culture & environment.

Signature

(949) 293-2576

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeff Hilde 230 Cabrillo St. (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 10/23/22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: I am not opposed to cannabis but
don't think a cannabis store belongs next to a day
care or family homes, just as a liquor store doesn't
belong in a similar location

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Suzanne Bruker 2314 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: _____

Suzanne Bruker
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Ricardo Coyte 221 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/23/2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: Sober living all over the place

Ricardo Coyte
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Valerie Johnson, 226 Cabrillo St (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-23-22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition:

We already have way too much traffic, commerce, and parking issues here!

Valerie E Johnson
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Von Wagner business (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/25/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Robert Glass Business (Name & Address)

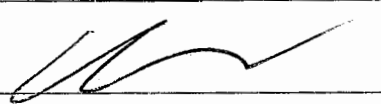
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/25/22

I am a ☐ Costa Mesa Residential Property Owner ☐ ~~Costa Mesa~~ Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ ~~Costa Mesa~~ Commercial Tenant
☐ Concerned Citizen

**I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS
STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE
FOLLOWING REASONS:**

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
3. Other sites/proposed sites for retail cannabis storefronts are located in commercial thoroughfares where heavy traffic and lighting discourage crime. This CANNABIS STORE's location right next to residences would likely be associated with an increased risk of crime which is materially detrimental to health, safety and welfare of the public.
4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.
5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: PATRICIA VOSS (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-26-22

I am a ☐ Costa Mesa Residential Property Owner ☒ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: SO MANY CANNABIS STORES
we will get a bad name for the area -
PAT VOSS

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: LONNIE VOSS (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 10-26-2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☒ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: TOO MANY APLACATIONS IN

COSTA MESA. I THINK A FEW ARE OK BUT NOT ON A RESIDENTIAL STREET.

Signature [Signature]

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: JEFFREY BERTONNEAU (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/4/22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: NEIGHBORHOOD ZONING, CHILDRENS SAFETY, THEFT, QUALITY OF LIFE, PROPERTY VALUES.

Signature 

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: _____ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: March 6, 2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____

Signature [Signature]

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Ali Bartlett 1536 Santa Ana Ave (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/3/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____

Ali Bartlett
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tim Ditty (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10/29/22

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: traffic

Tim Ditty
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) Tracy Vitoria 196 E. 18th St, Costa Mesa 92627

Re: CUP Application for Retail Cannabis Storefront at

167 Cabrillo Street

Date: 10/28/22



I am a ☒ Costa Mesa Residential Property Owner
☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant
☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: Not a general store and inconsistent with the local values of our area.

To: Costa Mesa Planning Commission

From: (Name and Address) Jimmy Decker 196 E. 18th St, Costa Mesa, CA

Re: CUP Application for Retail Cannabis Storefront at

(92627)

167 Cabrillo Street

Date: 10/29/2022

I am a ☒ Costa Mesa Residential Property Owner

☐ Costa Mesa Commercial Property Owner

☐ Costa Mesa Residential Tenant

☐ Costa Mesa Commercial Tenant

☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: Crime, Traffic, Unwanted business

To: Costa Mesa Planning Commission

From: (Name and Address) Briggs Victoria 1805 Orange ave. Costa Mesa, CA

Re: CUP Application for Retail Cannabis Storefront at

92627

167 Cabrillo Street

Date: 10/29/22

I am a ☐ Costa Mesa Residential Property Owner

☐ Costa Mesa Commercial Property Owner

☒ Costa Mesa Residential Tenant

☐ Costa Mesa Commercial Tenant

☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: Traffic, Crime, and Potential Danger to community.

To: Costa Mesa Planning Commission

From: (Name and Address) LINDY Bartlett - 2460 Newport Blvd, #1

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: 10/28/22

I am a ☒ Costa Mesa Residential Property Owner
☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant
☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: church / Residents

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Hhsanoma 215 f 18th st Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** near
167 Cabrillo Street

Date: 10/28/2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Because its a residential area
and affecting the ~~near~~ houses near by

Hhsanoma
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) Justin Bird 168 Cabrillo St, Costa Mesa Ca 92627

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: 10/24/2022

I am a ☒ Costa Mesa Residential Property Owner
☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant
☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition: Kids, traffic

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: MIKE PEROS 33161 Sealine Dr Dana Point, CA (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-28-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Its within 2 Buildings of a preschool
They routinely Do not pay taxes as expected being a cash business
It also frequently becomes a way for
criminal cartels / affiliates to launder money.

Signature [Signature]

To: Costa Mesa Planning Commission

From: (Name and Address) Daniel Gallagher

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: _____

1810 Orange Ave
Costa Mesa CA
92627

I am a ☐ Costa Mesa Residential Property Owner
☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant
☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
- The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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- As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and **7** applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

- Other Reason for My Opposition: Traffic, Kids, parking

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Caroline Peros 33161 Sea Lion Dr Dana Point CA 92629 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10.28.22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and 7 applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.

5. Other Reason for My Opposition: It is located too close to a preschool and the business invites criminals and people who are irresponsible.
The business invites unwanted clientele for a preschool and local businesses.
It's unamerican!

Peros
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Jeffrey John Bellio (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-28-21

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: Jeffrey John Bellio

Jeffrey John Bellio
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: BENJAMIN CRUZ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-29-2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: TRAFFIC / TRASH

Signature

To: Costa Mesa Planning Commission

From: (Name and Address) SALVATORE GASPARE

1755 ORANGE AVE #A
COSTA MESA, CA 92627

Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street

Date: 10-26-22

I am a Costa Mesa Residential Property Owner

Costa Mesa Commercial Property Owner

Costa Mesa Residential Tenant

☒ Costa Mesa Commercial Tenant

Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

- The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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- Other Reason for My Opposition:

TRAFFIC, CRIME, TRASH,
Homeless, Theft,

To: Costa Mesa Planning Commission
From: (Name and Address) Tyler Brown
Re: CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street
Date: 10/26/22 

I am a ☐ Costa Mesa Residential Property Owner
☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant
☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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- Other Reason for My Opposition: Bad ⁻⁶⁹⁻ Influence. Crime, litter

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Tom Miller (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 10-22-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Traffic & Nightmare

P. Miller
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Katherine Young 1773 Newport Blvd (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** Costa Mesa, Ca
167 Cabrillo Street 92627

Date: 12-10-2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: Cabrillo 100 block is dangerous with several accidents, children live across from 167 Cabrillo. The ramp light is next door. Approve other commercial

Katherine Young
Signature

To: Costa Mesa Planning Commission

From: (Name and Address) DEBRA BIBB 2552 Circle Dr.

Re: CUP Application for Retail Cannabis Storefront at NB CA 92663
167 Cabrillo Street

Date: 10/22/22

I am a ☒ Costa Mesa Residential Property Owner

☒ Costa Mesa Commercial Property Owner

☐ Costa Mesa Residential Tenant

☐ Costa Mesa Commercial Tenant

☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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- Other Reason for My Opposition: Kids, Kids, Kids

To: Costa Mesa Planning Commission
From: (Name and Address) Galvin Bartlett 2460 Newport Blvd #2
Re: CUP Application for Retail Cannabis Storefront at 167 Cabrillo Street
Date: 10/28/22 C.M. 92627

I am a Costa Mesa Residential Property Owner
Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant
Costa Mesa Commercial Tenant
Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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- Other Reason for My Opposition: _____

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Christina Williams 907 S. Hilda St Anaheim (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** 1734 Orange Ave
167 Cabrillo Street Costa Mesa, 92621

Date: 11/06/22

I am a ☐ Costa Mesa Residential Property Owner ☒ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: We Pastor A Church on
Cabrillo & we have a school in our
building


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Stephanie Ryan 18731 Elmwood Lane HB, 92646 (Name & Address)

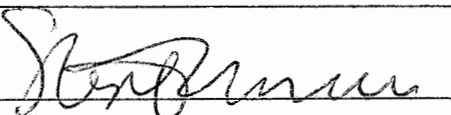
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11/6/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Raige Heaney (524 Redlands Ave, Newport Beach 92663) (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

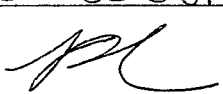
Date: 11/6

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: This has the efficacy to create substance abuse, especially w/ young adults and teens.


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Melisa Lindros 901 Cliff Drive (Name & Address) ^{Newport Beach CA 92663}

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11-6-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
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5. Other Reason for My Opposition: This will degrade our neighborhood and standard of living. it is completely unacceptable for our neighborhood and we are categorically against this application. We will not stop until you deny the approval of the application.

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission
From: Carmen Morales-Thunnels 420 S. Chatham Circle
Anaheim, CA (Name & Address)
92806
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 11/6/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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4. As of January 2022, there were **24** retail cannabis applicants for storefronts on Newport Blvd, and **7** applicants for storefronts on 17th St/ Orange Ave. (Over **60** applicants altogether for Costa Mesa as of 1/2022 with likely many more by now). Per the City's General Plan, **the 17th Street Commercial Corridor serves "local residences and businesses."** 7 cannabis storefronts on 17th St/Orange (if all approved) would be within a 2 min. drive/5 min. walk from Cabrillo St. "Local residences and businesses" do NOT need an 8th storefront & will not be served in anyway by an 8th CANNABIS STORE. Thus, the CANNABIS STORE does not comport with the General Plan.
5. Other Reason for My Opposition: _____

Carmen S. Thunnels
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission *Anaheim, Ca.*
From: Jerry Runnels 420 S. Chatham Cir. D (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 11/6/2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

1. The CANNABIS STORE would be right across the street from MANY RESIDENCES and within the vicinity of MANY RESIDENCES, making the use not substantially compatible with developments in the area.
2. The CANNABIS STORE would cause **noise, traffic, and parking problems** in the neighborhood, making the neighborhood an undesirable place to live. Thus, the CANNABIS STORE would be materially detrimental to the other properties in the area.
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5. Other Reason for My Opposition: _____

Jerry Runnels
Signature

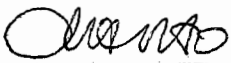
STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission ^{2046 MAPLE AVE # F}
From: NO MINA HO ^{COSTA MESA 92627} (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 11/6/2022

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission 2046 MAPLE AVE #7 COSTA MESA
From: OFELIA CLAUDIO (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 11-6-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Ofelia Claudio
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Sherry Moore / 154 E. 17th St. Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/11/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Sherry A. Moore
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Diana Vetter 162 Cabrillo St, Costa Mesa (Name & Address)

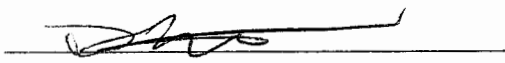
Re: **CUP Application for Retail Cannabis Storefront at
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Date: 12-11-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
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5. Other Reason for My Opposition: _____


Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Chris Torio 162 Cabrillo St, Costa Mesa (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at**

167 Cabrillo Street

Date: 12/11/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

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5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: CHIP CRUSBY (Name & Address)

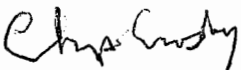
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/11/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
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5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: OFELIA CLAUDIO

2046 MAPLE AVE #14
COSTA MESA 92627
(Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/12/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Ofelia Claudio

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Deborah Young, 4100 Campus #210 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at** 92660
167 Cabrillo Street

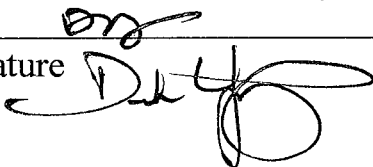
Date: 12/11/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

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5. Other Reason for My Opposition: A cannabis store @ 167 Cabrillo is also inconsistent w/ the General Plan because the Gen Plan is suppose to encourage pedestrian traffic w/in neighbor hoods. This will decrease it.

Signature



STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission
From: MONINA HO 2046 MAPLE AVE #7 (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street 92627
Date: 12/12/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

MRHO
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission CM CA. 92626
From: Carin Howard 2726 Bougainvillea (Name & Address)
Re: **CUP Application for Retail Cannabis Storefront at**
167 Cabrillo Street
Date: 12/11/2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☐ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: I am concerned about the impact of too many stores located in the same area.
Carin Howard

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: _____ (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 11-06-22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☒ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: _____

Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Marcus Moawad, 224 Magnolia Street, Costa Mesa, CA 92627 (Name & Address)

Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: Oct 25, 2022

I am a ☒ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
☐ Costa Mesa Residential Tenant ☐ Costa Mesa Commercial Tenant
☒ Concerned Citizen

I OPPOSE THE APPROVAL OF THE CUP APPLICATION FOR A RETAIL CANNABIS STOREFRONT AT 167 CABRILLO STREET ("CANNABIS STORE") FOR THE FOLLOWING REASONS:

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5. Other Reason for My Opposition: See Attachment A

Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also the noise and other byproducts of cannabis shops reselling illegally. Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also the noise and other byproducts of cannabis shops reselling illegally. Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also the noise and other byproducts of cannabis shops reselling illegally.

Marcus Moawad
Marcus Moawad (Oct 25, 2022 12:06 PM)

Signature

167 Cabrillo: Statement of Opposition

Final Audit Report

2022-10-25

Created:	2022-10-24
By:	Deborah Young (debbie@ayayolaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAf0x3hHkVKwg6F_2WP-QywAcjqkly6fps

"167 Cabrillo: Statement of Opposition" History

-  Document created by Deborah Young (debbie@ayayolaw.com)
2022-10-24 - 10:14:58 PM GMT- IP address: 72.200.236.157
-  Document emailed to mfmoawad@gmail.com for signature
2022-10-24 - 10:15:58 PM GMT
-  Email viewed by mfmoawad@gmail.com
2022-10-24 - 10:16:00 PM GMT- IP address: 74.125.150.57
-  Signer mfmoawad@gmail.com entered name at signing as Marcus Moawad
2022-10-25 - 7:06:19 PM GMT- IP address: 76.81.55.238
-  Document e-signed by Marcus Moawad (mfmoawad@gmail.com)
Signature Date: 2022-10-25 - 7:06:21 PM GMT - Time Source: server- IP address: 76.81.55.238
-  Agreement completed.
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ATTACHMENT A

"The noise and other by-product of cannabis shops; vandalism, loitering in alleyways under the influence, street Increased accessibility for kids and to kids from buyers from these Costa Mesa Cannabis shops reselling illegally. Also, the noise and other by-product of cannabis shops; vandalism, loitering in alleyways under the influence, street racing/burnouts, increased accidents, etc.. Note, I work in the intersection of Dryer and Tech Center Dr in Santa Ana what the future of Costa Mesa holds."