



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, January 23, 2023

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and virtually via Zoom Webinar. Pursuant to the State of California Assembly Bill 361 (Gov. Code §54953(b)(3)) Commission Members and staff may choose to participate in person or by video conference.

You may participate via the following options:

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Or sign into Zoom.com and “Join a Meeting”

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- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

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Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II]. Servicios de traducción de idioma están disponibles para esta junta llamando al (714) 754-5225 por lo mínimo 48 horas de anticipación.

PLANNING COMMISSION REGULAR MEETING

JANUARY 23, 2023 – 6:00 P.M.

JON ZICH
Vice Chair

ANGELY ANDRADE VALLARTA
Planning Commissioner

TIM TABER
Planning Commissioner

RUSSELL TOLER
Planning Commissioner

ADAM ERETH
Planning Commissioner

JOHNNY ROJAS
Planning Commissioner

JIMMY VIVAR
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

JENNIFER LE
Director of Economic and
Development Services

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OATH OF OFFICE FOR NEWLY-APPOINTED PLANNING COMMISSIONERS BY CITY CLERK.

ROLL CALL

ELECTION OF OFFICERS:

1. Selection of Chairperson: City Clerk, or designee, declares nominations open for Chairperson and calls for Commission vote.
2. Selection of Vice Chairperson: Newly elected Planning Commission Chair declares nominations open for Vice Chairperson and calls for Commission vote.

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR: None.

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 22-32 AND TENTATIVE PARCEL MAP 23-1005 2022-135 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1592 REDLANDS PLACE](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15332 (Class 32) In-Fill Development; and
2. Approve Design Review PA-22-32 and Tentative Parcel Map 2022-135, subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Project Plans](#)

2. **PLANNING APPLICATION 21-36 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 167 CABRILLO STREET (CABRILLO COMMUNITY PROJECT LLC DBA NATIVE GARDEN)** **23-1007**

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15270 (Disapproved Projects) or, if approved, exempt from CEQA per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Deny Planning Application 21-36.

Attachments: [Agenda Report](#)

[1. Draft Planning Commission Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photos](#)

[6. Project Plans](#)

[7. Public Comments](#)

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, February 13, 2023 - 6:00 p.m.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1005

Meeting Date: 1/23/2023

TITLE:

PLANNING APPLICATION 22-32 AND TENTATIVE PARCEL MAP 2022-135 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1592 REDLANDS PLACE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15332 (Class 32) In-Fill Development; and
2. Approve Design Review PA-22-32 and Tentative Parcel Map 2022-135, subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 23, 2023

ITEM NUMBER:PH-1

SUBJECT: PLANNING APPLICATION 22-32 AND TENTATIVE PARCEL MAP 2022-135 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1592 REDLANDS PLACE

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: PATRICK ACHIS, ASSSITANT PLANNER

**FOR FURTHER INFORMATION: PATRICK ACHIS, ASSISTANT PLANNER
714.754.5276**

CONTACT: patrick.achis@costamesaca.gov

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15332 (Class 32) In-Fill Development; and
2. Approve Design Review PA-22-32 and Tentative Parcel Map 2022-135, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Ryan Oldham, of Oldham Architects, for the property owner of 1592 Redlands Place, Marterra Properties.

PLANNING APPLICATION SUMMARY

Location:	1592 Redlands Place	Application Numbers:	PA-22-32 / TMP 2022-135
Request:	<p>Planning Application 22-32 is a Design Review and Tentative Parcel Map 2022-135 request for a residential small lot subdivision project to demolish two detached residential units and construct two, two-story, detached single-family dwelling units with attached two-car garages. Included is a request for the front home to deviate from Second Story coverage requirements to allow a 37-square-foot balcony. The project would divide the existing 7,910-square-foot lot into two parcels with the following features:</p> <ul style="list-style-type: none"> Parcel 1 would measure 4,213-square-feet in area with a new 2,530-square-foot, 27-foot-tall, two-story residence and attached 423-square-foot garage. Parcel 2 would measure 3,697-square-feet in area with a new 2,571-square-foot, two-story, 27-foot-tall residence and attached 423-square-foot garage. 		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD (Multiple Family Residential, Medium Density)	North:	R2-MD
General Plan:	Multiple-Family Residential, Medium Density	South:	R2-MD
Lot Dimensions:	Approx. 59 feet x 135 feet	East:	R2-MD
Lot Area:	7,910 square feet	West:	R2-MD
Existing Development:	Two detached residential units (to be demolished)		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided
Lot Size		
Lot Width	N/A	Approx. 59 feet
Lot Area	N/A	7,910 square feet Lot 1: 4,213 square feet Lot 2: 3,697 square feet
Density/Intensity		
DU's / AC (Residential)	1 DU/ 3,000 SF of Lot Area. 2 units maximum allowed	2 units proposed
Building Height		
	2 stories / 27 feet	2 stories / 26.75 feet
Open Space		
Overall Open Space	35% of development lot area	35.68% (2,823 SF)
TOTAL:		100% (7,910 SF)
Private Open Space	200 SF / Min. 10 FT	Unit A: 200 SF / Min. 10 FT Unit B: 200 SF / Min. 10 FT
Residential Design Guidelines		
2 nd floor to 1 st floor ratio	Maximum 100%	Front Unit (A): 103%* (Deviation Requested) Rear Unit (B): 99%
Development Lot Building Setbacks		
Front (Bernard Street)	20 FT	20 FT
Side (left / right)	5 FT	5 FT / 5 FT

Rear	15 FT	15 FT
Distance Between Main Buildings	6 FT	8 FT 1 IN and 17 FT 7 IN
Parking		
Covered	2 per unit	2 per unit
Open	2 per unit	2 per unit
TOTAL:	4 parking spaces	4 parking spaces
Final Action	Planning Commission	
CEQA Review	Exempt per CEQA Guidelines Section 15315 (Minor Division of Land) and 15332 (Infill Development)	

BACKGROUND

The subject property is located in Eastside Costa Mesa on the east side of Redlands Place. The lot measures 7,910 square feet in area (59' x 135). The immediately surrounding neighborhood includes a mixture of single-family and multi-family residential units. The property is zoned R2-MD (Multi-Family Residential District, Medium Density) and has a General Plan land use designation of Medium Density Residential. Surrounding land uses are also zoned R2-MD (Multi-Family Residential District, Medium Density) and have a General Plan land use designation of Medium Density Residential. The project site is currently developed with two single-family dwelling units and attached garages.

Exhibit 1: Existing Property Street View



The subject property is located within a half mile walking distance of the Newport Height Elementary School. In addition the project site is located within a half-mile walking distance to the 17th-Tustin bus station that links to bus route 55 (Santa Ana – Newport).

DESCRIPTION

The project includes a request for approval of a Design Review Planning Application (PA 22-32) and a Tentative Parcel Map (TPM 2022-135). The application includes a residential small lot subdivision to create two parcels for the construction of two new detached residential units. The project proposes to demolish the existing two residential structures. In addition, the project proposes site improvements including new hardscape and landscaping. The development proposes two lots measuring 4,213 square feet and 3,697 square feet, which would be subdivided from the existing 7,910-square-foot lot. The lot fronting Redlands Place would provide a driveway and driveway access easement to the proposed lot located at the rear of the site.

Section 13-42.2 of the Costa Mesa Municipal Code (CMMC) requires that residential small lot subdivision be processed through design review in addition to a tentative parcel map. The final review authority for the project is the Planning Commission.

ANALYSIS

Residential Small Lot Subdivision

Pursuant to Article 2.5 of the Costa Mesa Municipal Code (CMMC), a residential small lot subdivision is allowed in multi-family residential districts and overlay districts, and is intended to provide flexible development standards and to promote a wider range of homeownership of individual properties in the City. Pursuant to CMMC Section 13-42.2, when proposed, small lot subdivisions standards are not applied in combination with other development standards in overlay zones.

The maximum density of a small lot subdivision is 15 units and required development standards are specified pursuant to CMMC Section 13-42.3(b)(1-6). A comparison of the Small Lot Subdivision standards and the proposed project is provided above in the “Development Standards Comparison” table. As indicated in this table, the project design complies with the City’s Residential Small Lot Subdivision development standards; however, requires the Planning Commission to consider an allowed deviation related to second-story coverage for the front unit. The proposed second-story coverage deviation and justification are detailed in the “Second-Story Design and Building Mass” subsection of this report.

The proposed project consists of two, two-story single-family dwelling units with attached garages. The property is proposed to be subdivided to allow for individual ownership of the units. Each unit is separated by a minimum of 13’ – 6”, which exceeds the minimum standard six feet. Table 1 below provides a summary description of the proposed units.

Table 1: Unit Characteristics

	1 st Floor Area (including Garage)	2 nd Floor Area (including Balconies)	2 nd Floor: 1 st Floor Ratio	Bedroom Count	Bathrooms (Full/Half)	Parking (Garage/Open)	Lot Area
Front Home	1,514 SF	1,565 SF	1.03	4	4	2/2	4,215 SF
Rear Home	1,500 SF	1,506 SF	.99	4	3/1	2/2	3,694 SF

All open parking spaces are located directly adjacent to the proposed garages and are surrounded by landscaped areas. The CMMC requires that each unit be provided a minimum of 200 square feet of open space with no dimension being smaller than 10 feet. The units are proposed to be constructed to comply with the CMMC required private open space. Each unit is proposed to provide adequate space for trash containers in the side and rear yards, and the trash areas are screened from the other units and the public rights-of-way by a proposed 6-foot tall block wall along the south property line.

Additionally, the City's Residential Small Lot Subdivision Ordinance, pursuant to CMMC Section 13-42.3(c) also requires the following, which Staff has conditioned as Conditions of Approval Nos. 15, 16, and 17:

1. **Common Space Care and Maintenance.** The developer of the project submit certain documents to the City ("for City Attorney review") such as a plan or manner of permanent care and maintenance of any project open spaces, recreational areas and commonly used areas/facilities;
2. **Buyer Disclosure.** The disclosure of general and specific information to buyers of issues regarding the property and its surroundings; and
3. **CC&Rs.** A declaration of covenants that includes a homeowners association (HOA) or other maintenance association that requires membership of each new and successive property owners, provisions to restrict parking and that garages be kept available (clear) for resident parking.

Lastly, the State's Housing Accountability Act (Government Code Section 65589.5) applies to this project and generally requires that cities approve housing projects that are consistent with the General Plan and zoning, unless the city can make specific State mandated findings for denial (further discussed in the Alternatives section of this report). In this case, staff is recommending approval of the subject application.

Parking and Circulation

The project includes garage and open parking spaces as required by the Costa Mesa Municipal Code, as detailed in Table 2 below. Each unit is proposed to include an attached two-car garage and two open parking spaces which is required by CMMC Table 13-42 (Small Lot Subdivision Standards). A total of four (4) open parking spaces are provided with the proposed development with two open parking spaces adjacent to each unit, which complies with the minimum CMMC requirement (see the below Table 2).

Table 2: Parking Requirements

	Requirement	Proposed
Garage Parking Spaces	4 spaces (2 required per unit)	4 spaces
Open Parking	2 space (2 per three or more bedroom units)	4 spaces

The proposed garages and open parking spaces are accessible via driveways obtained from Redlands Place. In compliance with the CMMC, the project provides a minimum distance of 25 feet behind each site parking spaces to allow for adequate vehicle back-up space. The Costa Mesa Municipal Code requires that all parking and driveways shall consist of decorative concrete, pavers, or other material subject to review by the Development Services Director. Condition of Approval (COA) No. 14 is included to ensure driveway material compliance and to be approved prior to issuance of a building permit.

Residential Design Guidelines

The proposed small lot residential project has been designed with modern farmhouse design features. The immediately surrounding neighborhood features a diverse collection of architectural styles including other residences with modern and eclectic influences, and residences with craftsmen features, Spanish eclectic styles, coastal bungalows, and minimal traditional styles. The proposed design meets the intent of the City's Residential Design Guidelines including the following:

- ***Second-Story Design and Building Mass:*** Each of the houses have been designed with articulation and off sets on the various elevations to avoid boxy appearances. The east elevation of the front house (facing Redlands) includes a second story balcony, eave overhangs, and architectural features above the entry porch providing for a varied elevation (see Exhibit 2 below). The elevations for the proposed homes include multiple building planes and varied roof forms

including multi-faced gables. The elevations also include varied facades and articulations with stone veneer, stucco plaster, and siding.

Exhibit 2: Proposed Front House Street View



The City's Residential Design Guidelines recognizes "that there will be instances when the Guidelines may yield an unsatisfactory design, or the applicant may propose a design that meets the intent of the Guidelines but not the specific criteria." In these instances, the Guidelines prioritize promoting "design excellence" over specific design criteria compliance. The "Second-Story Designs" criteria of the City's Residential Design Guidelines specify that second-story floor areas "should" [*emphasis added*] not exceed 100% of the first-floor area. Although the front home slightly exceeds the second-to-first floor ratio to accommodate a balcony, the intent of the design guidelines is satisfied by adding articulation on the wall plane as seen from Redlands Avenue.

- **Second Story Setbacks:** According to the Residential Design Guidelines, the project is exempt from the required 10-foot average side yard setback because the units being constructed are less than 2,700 square feet of living space. The proposed units range from 2,530 square feet to 2,571 square feet and the proposed second story setbacks along the right (south) and left (north) side property line is a minimum of five feet. Therefore, the project complies with the second-story setback requirements.
- **Elevation Treatments:** All units feature a variety of projections and feature articulation on each wall plane, varying roof types and materials. Building materials include stone veneer siding, board and batten siding, and wood garage doors. To benefit the development appearance from the adjacent public street, Unit A proposes additional elevation treatments on the street facing façade including an integrated balcony and cover above the entry patio. The windows

are proposed with black vinyl framing to provide an additional sense of articulation.

Exhibit 3: Proposed Elevation Treatments



- **Window Placement:** Consideration for design and privacy has been provided in locating the windows on the property. The provided sight diagram demonstrates that first story windows are located in a way to eliminate any direct views into neighboring units. In addition, a six-foot block wall is proposed to be constructed on the property line between the neighboring properties, which would further eliminate any privacy impacts for the existing neighboring properties. Second-story windows facing north and south are located without direct views into the neighboring existing properties and the second-story windows facing west are approximately 20 feet from the existing neighboring windows and therefore would have minimal to no privacy impacts. There are no proposed second-story windows which directly align between the proposed units.
- **Consistency in Architectural Design:** The proposed design includes modern farmhouse features includes materials and finishes which are durable and require minimal maintenance. In addition, the windows will be recessed to provide depth to the facades and each façade features a variety of overhangs, materials, and roof forms, which provides visual interest and façade articulation.

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Exhibit 4: Architectural Design



Fences and Walls

The project includes a six-foot high block wall around the perimeter of the proposed development lot between the existing developments to the north and south, and the interior property lines between the proposed parcels. The final design of the fences and walls will be reviewed as part of the building permit submittal. Any future modifications to fencing will be subject to review and approval of the Planning Division and would require building permits to be issued prior to installation. The heights and locations of walls and fences shall comply with the CMMC requirements as well as applicable visibility standards for traffic safety.

Landscaping

CMMC Section 13-106 requires that all landscape areas consist of drought tolerant plant material and shall meet the minimum number of plants types based on the total landscape square footage. The project proposes a total of 1,632 square feet of

landscaping with a mixture of usable and decorative landscaping. The number of plants proposed is provided in Table 2 below.

Table 2: Landscaping Requirements

	Requirement	Proposed
Tree Count	9 (one 15 gallon tree or larger per 200 square feet of landscape area)	9 (all proposed at 24 inch box)
Shrub Count	66 (one shrub for every 25 square feet of landscape area)	309
Groundcover coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	70%

As part of the building permit plan check review, landscape plans shall be prepared and certified by a California licensed landscape architect confirming that they comply with the CMMC and water efficiency landscape guidelines. Lighting is also required to be provided in all parking areas, vehicular access areas, and on major walkways. The applicant will be required to submit lighting plans with the building permit plan set.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on site, including existing utility poles. As required, all new utilities will be installed underground and that if any existing utilities are on site, they will also need to be undergrounded. COA No. 11 requires that any new backflow preventers or related equipment be installed outside of the front landscape setback and be screened from the view from any location on or off the site. As required by the CMMC, all utility meters shall be screened from view from the public right of way and neighboring properties. Proposed COA No. 31, specifies that prior to building permit approval, the applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and utility upgrades will be required if the infrastructure is not adequate. The plan will be reviewed by both the City's Building Division and Public Works Department.

Tentative Parcel Map 2022-135

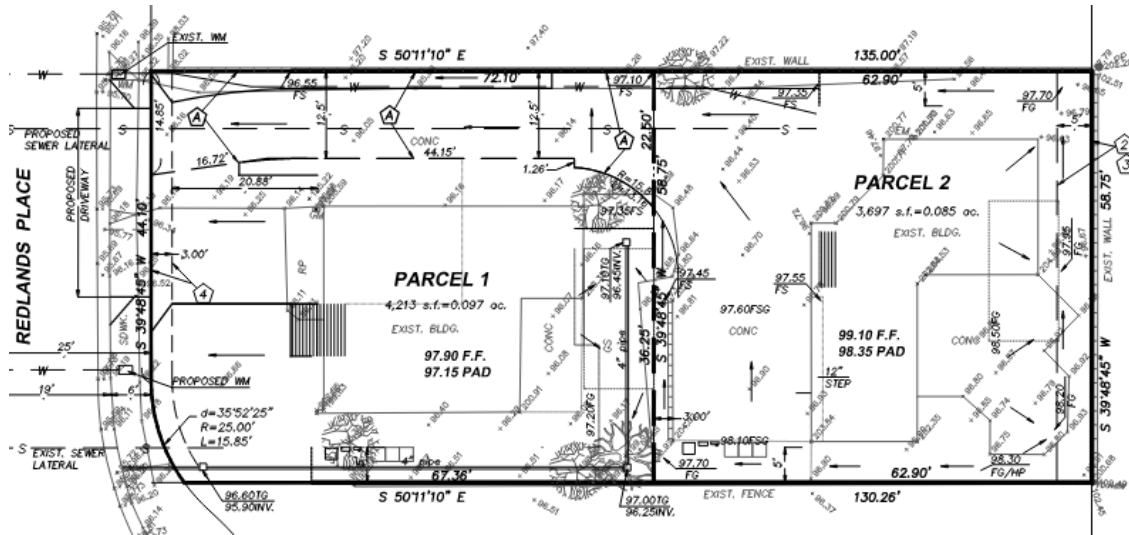
The proposed tentative parcel map would subdivide a 7,910-square-foot parcel into two parcels of 4,213 square feet and 3,697 square feet, which complies with the CMMC maximum density of one unit per 3,000 square feet of lot area. The tentative parcel map also includes a three-foot wide sidewalk easement at the west side of the property along Redlands Place to allow for the eventual increase in existing sidewalk width to six feet.

As indicated in the Justifications for Approval below, the project complies with all required findings to approve the Tentative Parcel Map pursuant to CMMC 13-29(g)(13) (Tentative parcel or tract map findings). In addition, pursuant to Section 66474 of the California Subdivision Map Act, a parcel map must be denied if one or more findings are made:

1. *“That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
3. *That the site is not physically suitable for the type of development;*
4. *That the site is not physically suitable for the proposed density of development;*
5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.”*

After careful consideration of the proposed development, staff believes that none of the above findings for denial can be made or associated with the proposed subdivision, as indicated further in the “Findings” section of this report.

Exhibit 5: Tentative Parcel Map 2022-135 Excerpt



GENERAL PLAN CONFORMANCE

The proposed small lot residential development of two detached single-family dwelling units is consistent with the maximum allowable density of one dwelling unit per 3,000 square feet for the R2-MD zone and is within the maximum density allowed for the Medium Density Residential General Plan land use designation, which is 12 dwelling units per acre. The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

Consistency: The project is an infill residential project within the allowable density for the Medium Density Residential General Plan land use designation. Additionally, the project does not propose any increase in existing density. Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Therefore, the project is consistent with the General Plan objective. In addition, the project is in compliance with the City's Residential Design Guidelines, and Design Review/residential Small Lot Subdivision standards.

2. **Policy LU-1.3:** Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing ownership opportunities.

Consistency: The project consists of demolishing two detached residential rental units and the construction of two single-family residential ownership units.

The proposed project would create additional opportunity for ownership housing and therefore complies with Policy LU-1.3.

3. **Objective LU-2A:** Promote land use patterns and development that contribute to community and neighborhood identity.

Consistency: The proposed project would construct two units with high quality landscaping and designs. Perimeter walls will be constructed to ensure privacy of the existing neighboring residential units. The 20-foot front setback and site layout provide for additional landscaping opportunities immediately adjacent to the street. As conditioned, all landscaping will comply with CMMC Landscape requirements. The front unit is oriented toward the street and features facade articulation, high-quality materials, a balcony and patio area facing the public right of way to increase neighborhood aesthetics. As a result, the project complies with Objective LU-2A.

4. **Policy HOU-3.4:** Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties.

Consistency: A similar two-unit residential development has existed at this location since 1975. The proposed two-unit residential development will replace and improve the existing development. The anticipated traffic demand from the proposed re-development of the site will not significantly change. The development will improve the surrounding streetscape with updated development that will incorporate consistent architectural design such that all structures on the property are unified.

FINDINGS

Pursuant to Title 13, Section 13-29(g)(13) and (14), Findings for Tentative Parcel Maps and Design Review, of the CMMC, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required findings:

Tentative Parcel Map Findings – CMMC Section 13-29(g)(13)

- *The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.*

The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the redevelopment residential project would improve and maintain the quality of the neighborhood with new architectural treatments and landscaping. The parcel map would allow for a new residential project that would not

exceed the maximum allowable density of 12 units per acre and, therefore, would be consistent with the General Plan land use designation of Medium Density Residential and the R2-MD zone that allows for one unit per 3,000 square feet of lot area. The project design would comply with all other development standards for a residential small lot subdivision.

- The proposed use of the subdivision is compatible with the General Plan.

The subject property has a General Plan land use designation of Medium Density Residential, which allows multi-family residential uses at a maximum of 12 dwelling units per acre. The proposed parcel map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

- The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

The lot's size is suitable to accommodate the project as all development standards would be satisfied including, setbacks, parking, and open space and no increase in density is proposed. The parcel map proposes a maximum of one unit per 3,000 square feet of lot area, which is consistent with the maximum density allowed in the R2-MD zone. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site.

- The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

The parcel map would meet the applicable small lot development standards including minimum open space for the development as well as for each individual unit. The project provides 35.1 percent open space for the overall development and each unit will have over 200 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code. The proposed improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards based on location and climate. The Costa Mesa Building Division enforces Title 24 compliance through the plan check and inspection process.

- The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utilities agencies' rights-of-way or other easements. The project will improve pedestrian accessibility with the inclusion of a new three-foot sidewalk easement to increase the width of the existing non-conforming sidewalk.

- The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

The lot has been previously graded and contains connections to the public sewer system for the existing on-site units. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the Best Management Practices (BMP' s) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Design Review Findings – CMMC Section 13-29(g)(14)

- The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

The project complies with all applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms, articulation of roof forms, and projections including balconies, eaves, and overhangs in order to provide visual interest from the street. The exterior materials include a combination of building finishes and siding which provides interest and will require minimal maintenance. The front unit is oriented toward the street, includes a second-story balcony, and an open space area in the front yard which will provide adequate intermixing of public and private space. The project will be developed

consistent with the City's required landscaping provisions. The project will not result in privacy impacts to the surrounding residences based on the proposed fenestration patterns and the proposed setbacks from the neighboring properties.

- *The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.*

The neighborhood includes a mixture of one and two-story residential properties. In addition, the proposed design is consistent with the City's design guidelines in that it includes façade articulation, transitions between floors and varying roof forms. The second floor is further enhanced with a balcony, modern fascia, and elevation treatments including multiple materials.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315 in that:

- The project is entirely within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it propose a number of parcels at the allowed zoning density (1 unit per 3,000 square feet) and below the allowed General Plan Land Use Density (12 per acre). In addition, the residential use is compatible with the CMMC and the General Plan.
- The project site is serviceable by all utilities and is accessible to the public right of way.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 32, a project site less than five acres in area, with no significant environmental effects, that is consistent with the General Plan and Zoning Code, has adequate utilities to serve the site, and has no valuable habitat species is exempt from

the provisions of CEQA. The proposed project meets the following conditions as described under CEQA Guidelines Section 15332.

- The project is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation in that it propose less than the allowed zoning density (1 unit per 3,000 square feet) and below the allowed General Plan Land Use Density (12 units per acre). In addition, the residential use is compatible with the CMMC and the General Plan.
- The proposed development occurs entirely within the City of Costa Mesa on a lot size of 7,910 square feet (approx. 0.18 of an acre).
- The project site has no value as a habitat for endangered, rare, or threatened species because the previously disturbed lot includes two residential units, driveways and a lawn. The proposed development will continue the residential use.
- Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the existing use is continued.
- The site can and is currently served by all required utilities and public services.

ALTERNATIVES

Planning Commission determination alternatives include the following:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months. However, because this project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies or reduces the proposed density of the proposed housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must make the following written findings:
 - The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and

- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no written public comments have been received. Any public comments received prior to the January 23, 2023 Planning Commission meeting will be provided separately.

CONCLUSION

Approval of the project would allow the subdivision of an existing property into two lots, and the development of two detached single-family dwellings for individual ownership, in the R2-MD Zoning District. The project is consistent with the General Plan and Zoning Code in regard to density, setback and development standards, and the project design is consistent with the City's' Residential Design Guidelines. Therefore, staff recommends approval of the project.

Attachments:

1. Draft Planning Commission Resolution
2. Applicant Letter
3. Vicinity Map and Zoning Map
4. Existing Site Photos and Project Renderings
5. Project Plans and Tentative Parcel Map 2022-135

Distribution: Acting Director of Economic and Development Services
Assistant City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Marshal
File

Applicant: Ryan Oldham
680 Langsdorf Drive #202B
Fullerton, CA 92831

Property Owner: Marterra Properties
154 Broadway
Costa Mesa, CA 92627

RESOLUTION NO. PC-2022-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION 22-32 FOR A TWO-UNIT SMALL
LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND
TENTATIVE PARCEL MAP 2022-135 IN THE R2-MD ZONE
FOR PROPERTY AT 1592 REDLANDS PLACE**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS
AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application 22-32 was filed by Ryan Oldham, of Oldham Architects, authorized agent for the property owner, Marterra Properties requesting approval of the following: Design Review and Tentative Parcel Map for a residential small lot subdivision project to demolish two detached residential units and to construct two new detached units with attached two-car garages. In addition, the project proposes a variety of site improvements including new hardscape and landscaping. The subject property is proposed to be subdivided under Tentative Parcel Map 2022-135.

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 23, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, and Section 15332 (Class 32) In-Fill Development; and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-32 and Tentative Parcel Map 2022-135 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 22-32 and upon

applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of January, 2023.

Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2022- __ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on January 23, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2022-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13), Findings for Tentative Parcel Maps because:

Finding: The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code.

Facts in Support of Findings: The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the redevelopment residential project would improve and maintain the quality of the neighborhood with new architectural treatments and landscaping. The parcel map would allow for a new residential project that would not exceed the maximum allowable density of 12 units per acre and, therefore, would be consistent with the General Plan land use designation of Medium Density Residential and the R2-MD zone that allows for one unit per 3,000 square feet of lot area. The project design would comply with all other development standards for a residential small lot subdivision.

Finding: The proposed use of the subdivision is compatible with the General Plan.

Facts in Support of Finding: The subject property has a General Plan land use designation of Medium Density Residential, which allows multi-family residential uses at a maximum of 12 dwelling units per acre. The proposed parcel map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The lot's size is suitable to accommodate the project as all development standards would be satisfied including, setbacks, parking, and open space and no increase in density is proposed. The parcel map proposes a maximum of one unit per 3,000 square feet of lot area, which is consistent with the maximum density allowed in the R2-MD zone. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site.

Finding: The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1.

Facts in Support of Findings: The parcel map would meet the applicable small lot development standards including minimum open space for the development as well as for each individual unit. The project provides 35.1 percent open space for the overall development and each unit will have over 200 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code. The proposed improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards based on location and climate. The Costa Mesa Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding: The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Facts in Support of Finding: The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utilities agencies' rights-of-way or other easements. The project will improve pedestrian accessibility with the inclusion of a new three-foot sidewalk easement to increase the width of the existing non-conforming sidewalk.

Finding: The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

Facts in Support of Finding: The lot has been previously graded and contains connections to the public sewer system for the existing on-site units. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the Best Management Practices (BMP's) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14), Findings for Design Review because:

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Findings: The project complies with all applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms, articulation of roof forms, and projections including balconies, eaves, and overhangs in order to provide visual interest from the street. The exterior materials include a combination of building finishes and siding which provides interest and will require minimal maintenance. The front unit is oriented toward the street, includes a second-story balcony, and an open space area in the front yard which will provide adequate intermixing of public and private space. The project will be developed consistent with the City's required landscaping provisions. The project will not result in privacy impacts to the surrounding residences based on the proposed fenestration patterns and the proposed setbacks from the neighboring properties.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.

Facts in Support of Finding: The neighborhood includes a mixture of one and two-story residential properties. In addition, the proposed design is consistent with the City's design guidelines in that it includes façade articulation, transitions between floors and varying roof forms. The second floor is further enhanced with a balcony, modern fascia, and elevation treatments of multiple materials.

- C. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Section 15332 (Class 32), In-Fill Development.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential, is being subdivided into four or fewer parcels, is conformant with the General Plan and Zoning Code, is serviceable by utilities and is accessible, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the following conditions as described under CEQA Section 15315 in that:

- The project is entirely within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan

Designation because it propose a number of parcels at the allowed zoning density (1 unit per 3,000 square feet) and below the allowed General Plan Land Use Density (12 per acre). In addition, the residential use is compatible with the CMMC and the General Plan.

- The project site is serviceable by all utilities and is accessible to the public right of way.
- The parcel has not been involved in a previous subdivision in the previous two years.
- The parcel has been previously graded and is flat and therefore contains an average slope less than 20 percent.

Under Class 32, a project site less than five acres in area, with no significant environmental effects, that is consistent with the General Plan and Zoning Code, has adequate utilities to serve the site, and has no valuable habitat species is exempt from the provisions of CEQA. The proposed project meets the following conditions as described under CEQA Guidelines Section 15332.

- The project is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation in that it propose less than the allowed zoning density (1 unit per 3,000 square feet) and below the allowed General Plan Land Use Density (12 units per acre). In addition, the residential use is compatible with the CMMC and the General Plan.
- The proposed development occurs entirely within the City of Costa Mesa on a lot size of 7,910 square feet (approx. 0.18 of an acre).
- The project site has no value as a habitat for endangered, rare, or threatened species because the previously disturbed lot includes two residential units, driveways and a lawn. The proposed development will continue the residential use.
- Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality because the existing use is continued.

The site can and is currently served by all required utilities and public services.

- D. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. Approval of Planning Application 22-32 and Tentative Parcel Map No. 2022-135 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. Prior to building permit issuance, conditions of approval for PA-22-32 and Tentative Parcel Map No. 2022-135 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. Prior to building permit issuance, applicant shall provide a window placement study demonstrating compliance with the City's Second Story Design Guidelines. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners.
 4. Prior to grading or building permit issuance, the final subdivision map shall be recorded with the County of Orange.
 5. Prior to building permit final, the applicant shall install a 6-foot high decorative block wall along the side and rear setback lines. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping. Any future modifications to the fencing on the interior property lines after project completion shall be first reviewed and approved by the Development Services Director and any required permits obtained prior to installation. The location and height of walls and fences shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
 6. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the

modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
8. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
9. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
10. The ground floor exterior decks/patios shall not be built higher than 6 inches above natural grade.
11. Backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
13. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A landscape plan shall be submitted with the plan check submittal.
14. Prior to building permit issuance, the final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the

landscape/hardscape subject to Planning Division approval Planning Division. All driveways and parking areas shall be finished with decorative stamped concrete or pervious pavers.

15. Prior to building permit issuance, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Planning Division for review by the Development Services Director and City Attorney's Office. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's Office.
 - a. The CC&Rs shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number of which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
 - b. Any subsequent revisions to the CC&Rs related to these provisions must be review and approved by the City Attorney's Office and the Development Services Director before they become effective.
 - c. The CC&Rs shall contain restrictions prohibiting the outside storage of any boats, trailers, Recreational Vehicles, and similar vehicles.
16. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a maintenance association is required. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's Office for review and approval. The CC&Rs shall include ground rules for architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
17. The CC&Rs shall contain provisions requiring that the maintenance association effectively manage shared common improvements such as, but not limited to open parking, sidewalk, landscaping, lighting and drainage facilities. CC&Rs shall also contain provisions for a contract with a towing service to enforce the parking regulations.
18. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
19. The Maintenance Association, as applicable, shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
 - a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
 - c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.The form and content of the affidavit shall be provided by the City Attorney's Office. Failure to file the annual affidavit is considered a violation of this condition.
20. Prior to the release of occupancy/utilities, the applicant shall contact the Planning Division to arrange a Planning inspection of the site. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

21. Prior to issuance of a certificate of occupancy, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
22. All utilities servicing irrigation, project lighting, security gates and other commonly serving improvements, shall be provided by (a) common meter(s) that is the shared responsibility for all property owners in the development project. The CC&Rs or other organizational documents shall include verbiage requiring the common meters for the life of the development project.
23. The precise grading plan shall clearly show the lowest and highest point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.
24. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Development Services Director.
25. Prior to building permit issuance, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following: (a) Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site. (b) Glare shields may be required for select light standards.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- | | |
|-------|--|
| Plng. | <ol style="list-style-type: none"> 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained. 2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. 3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. 4. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects. |
|-------|--|

5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
7. All on-site utility services shall be installed underground.
8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages, with minimum garage door width of 16 feet and automatic garage door openers. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
- Bldg. 13. Comply with the requirements of the following adopted codes: 2019 California Residential Code, 2019 California Building Code, 2019 California Electrical Code, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. Prior to issuing the Building permit the conditions of approval shall be on the approved Architectural plans.
15. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or
Visit their web site
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=2338>
1
The Building Div. will not issue a demolition permit until an Identification no. is provided By AQMD

- Eng.
16. Prior to building permit issuance, the applicant shall submit a precise grading plans, an erosion control plan and a hydrology study. A rough grading certificate shall be submitted to the Building Division.
 17. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
 18. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Residential Code CRC 403.1.7.3
 19. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
 20. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
 21. Submit a precise grading plans, an erosion control plan, and a hydrology study.
 22. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements, sidewalk and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
 23. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
 24. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
 25. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
 26. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
 27. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
 28. Show all existing and proposed easements.
 29. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of approval of Plans.
 30. Submit Subdivision Application and comply with conditions of approval and code requirements.
 31. Prior to building permit issuance, the Applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and upgrades will be required if the infrastructure is not adequate.

The plan will be reviewed by both the City's Building Division and Public Works Department.

- Fire
32. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.
 33. Residential fire sprinklers shall be provided for the new units

December 2, 2022

City of Costa Mesa Community Development

Re: 1592 Redlands Place

The following is a summary of the proposed project located at 1592 Redlands Place:

- 1) Demo existing single family structures (2 separate detached units) and all site built features.
- 2) Grade building pad and prepare for new structures.
- 3) Provide subdivision of lot per city requirements into 2 lots, front and rear, with access off Redlands Place.
- 4) Build 1 new 2-story single family dwelling on each new lot. Each dwelling to be approximately 2,650 SF 2-Story single family homes with 4 Bedrooms & 4 Bathrooms and 2-car garage. Construction to be wood framing over concrete slab foundation. Architecture to be in a contemporary style utilizing some wood ship-lap or board/batten siding, stone veneer, and stucco exterior finish.
- 5) Develop remainder of each lot for landscape, hardscape and parking areas.

The existing lot is pre-developed within a predeveloped neighborhood with no significant natural features. The lot will be scraped clear and new development will occur per city requirements. The lot is small so all building are oriented towards the street, similar to the other homes in the neighborhood.

The site design considers other similar developments in the city within the Small Lot Ordinance zoning requirements. Required open space has been provided. New on-lot trees are provided. The architecture of the homes is in a Coastal Contemporary style similar to other SLO developments in the city.

The front home does include a 4% deviation from the required max 100% 2nd floor / 1st floor ratio. This is because we want to keep a balcony at the front of the home streetscape that we feel provides better aesthetic articulation to the home and mimics another front of home balcony on the rear house. We are aware that this deviation is outside the normal zoning standard and may not be approved. The alternative would be to eliminate the balcony and roof over this area.

Sincerely,




Ryan Oldham
Principal Architect



OLDHAM ARCHITECTS INC.
680 Langsdorf Drive, Suite 202B
Fullerton, CA 92831
p. 714.482.8296
ryan@oldham-architects.com



Legend
 Costa Mesa



1: 2,813

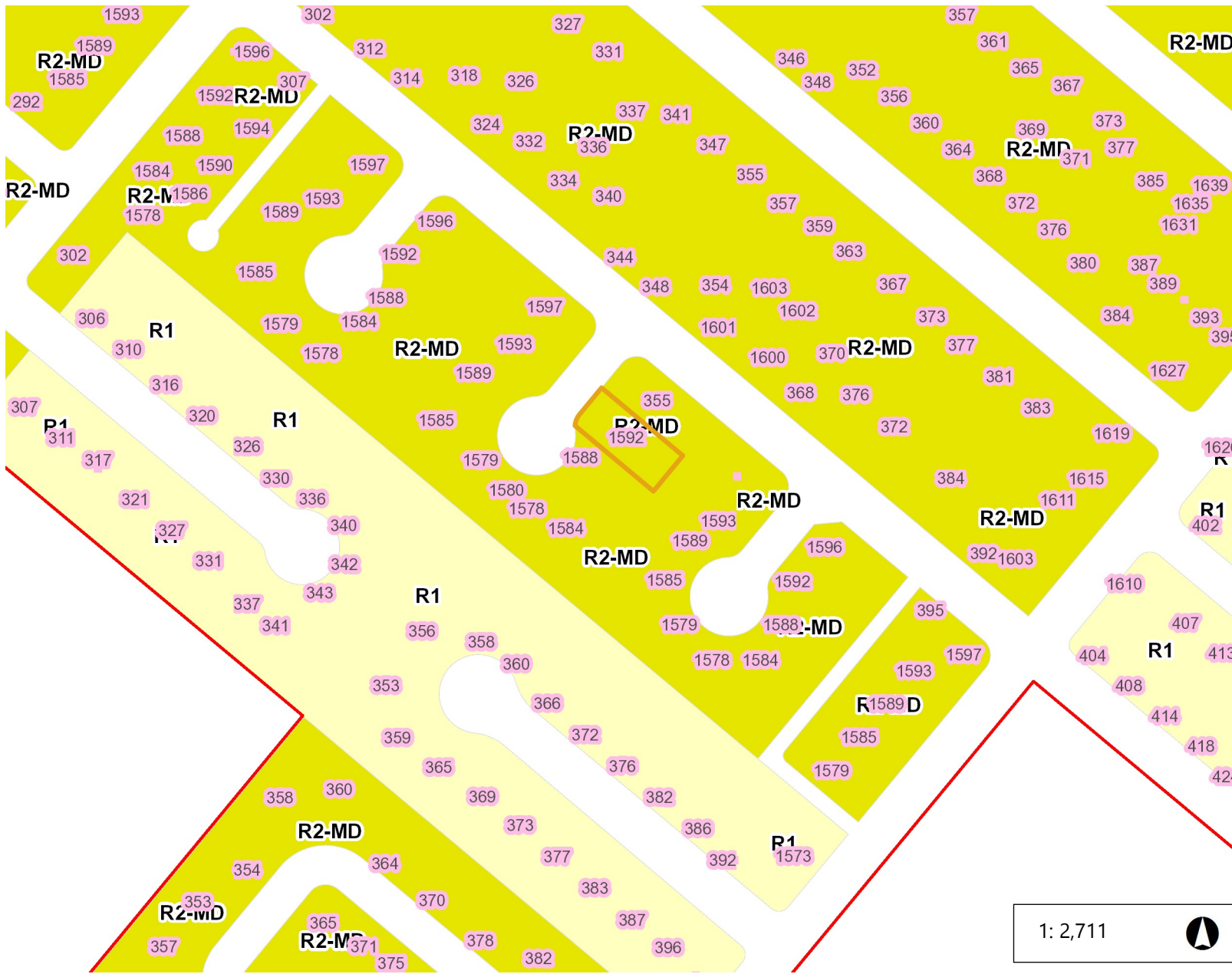


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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.























Notes




Legend

 Costa Mesa

Zoning

-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational I
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residentie
-  R2-HD - Multiple-Family Residentia
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Indust
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - S
-  P - Parking
-  CL - Commercial Limited
-  PDC - Planned Development Comr
-  PDR-LD - Planned Development R
-  PDR-MD - Planned Development R Density
-  PDR-HD - Planned Development R

1: 2,711




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Notes



East-facing street view of existing site as seen from Redlands Pl



East-facing aerial view of existing site

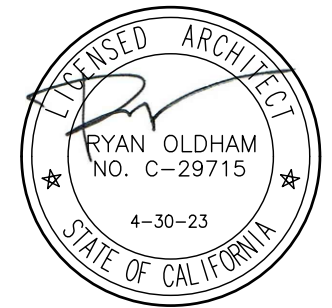


South-facing aerial view of existing site









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1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

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New Single Family Detached Residences

1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

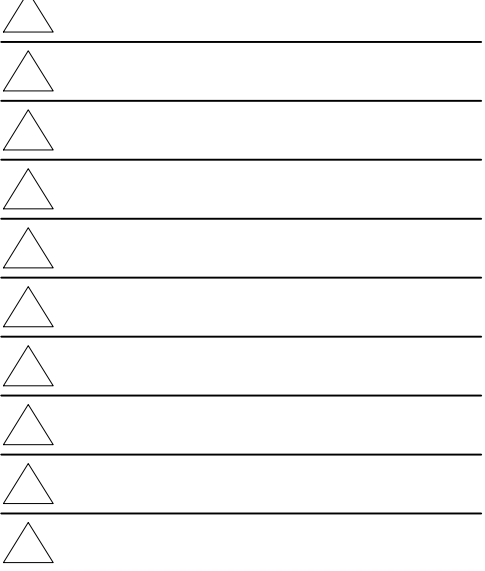
PROJECT No.: 22027

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CHECK: RO

ISSUE:

12.01.22 DESIGN REVIEW #5



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Front Home Floor Plans

-

Redlands Place

Keynotes

1 -

Plan Legend

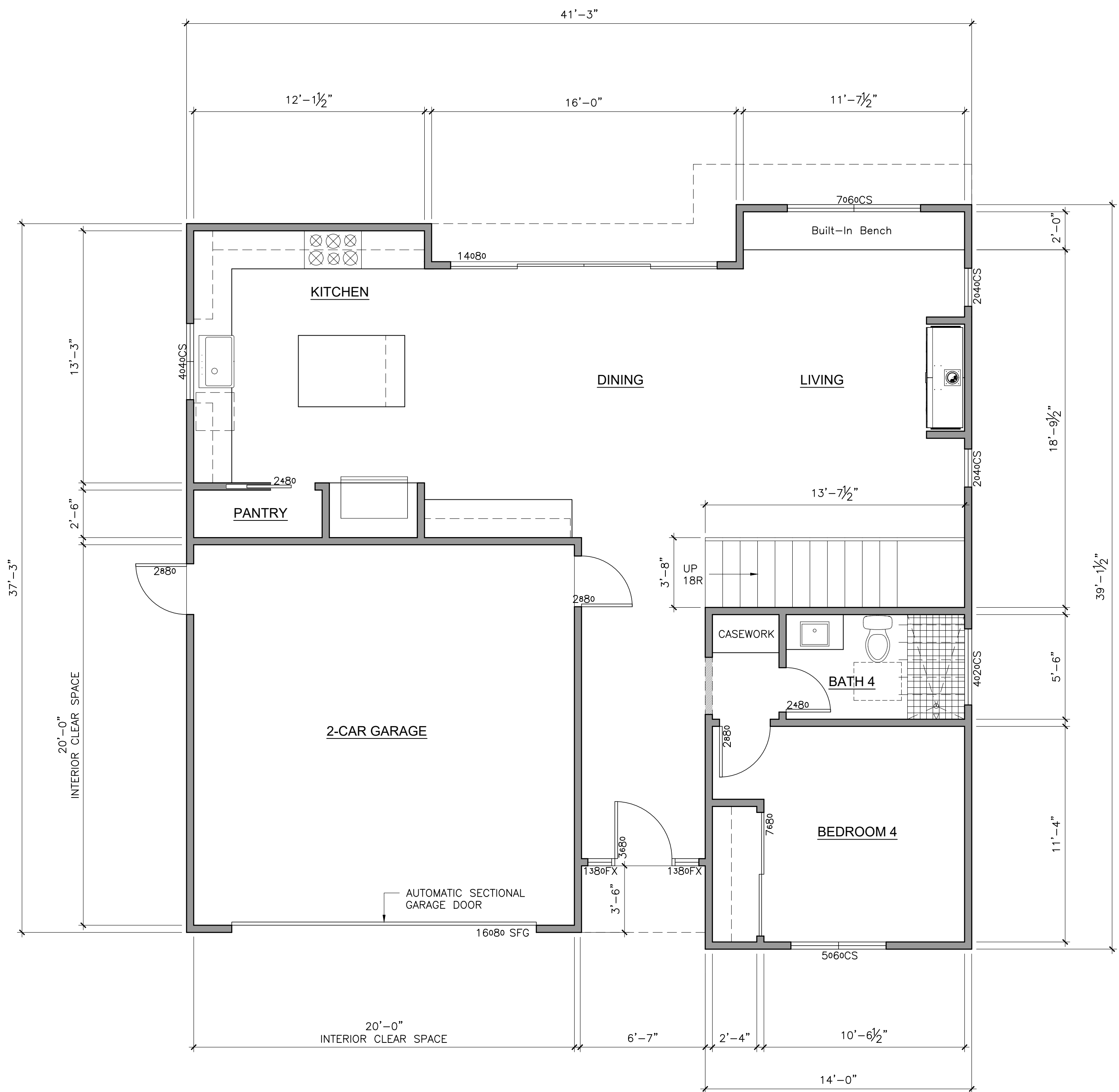
WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
 - 2X4 WOOD STUDS PER STRUCTURAL DWGS
 - R15 BATT INSULATION AT EXTERIOR WALLS
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 5/8" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
 - 2X6 WOOD STUDS PER STRUCTURAL DWGS
 - R19 BATT INSULATION
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 5/8" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
 - 2X WOOD STUDS PER STRUCTURAL DWGS
 - R13 BATT INSULATION
 - EXTERIOR: 5/8" MIN. THICK STUCCO
 - INTERIOR: 5/8" TYPE "X" DRYWALL
- FRAMED OVERHEAD SOFFIT; HEIGHT PER PLAN
- 5/8" TYPE "X" DRYWALL (FLOOR TO CLG/ROOF STRUCTURE)

DOOR & WINDOW CALL-OUTS:

- WINDOW & DOOR SIZES ARE IN WIDTH X HEIGHT: XXX = FT. & INCHES X FT. & INCHES. EXAMPLE: 3646 = 3'-0"W X 4'-6"H
- SIZE (WxH)
OPENING TYPE
3646CS(T) — ADDITIONAL INFO
.32/.28 — U-VALUE/SHGC

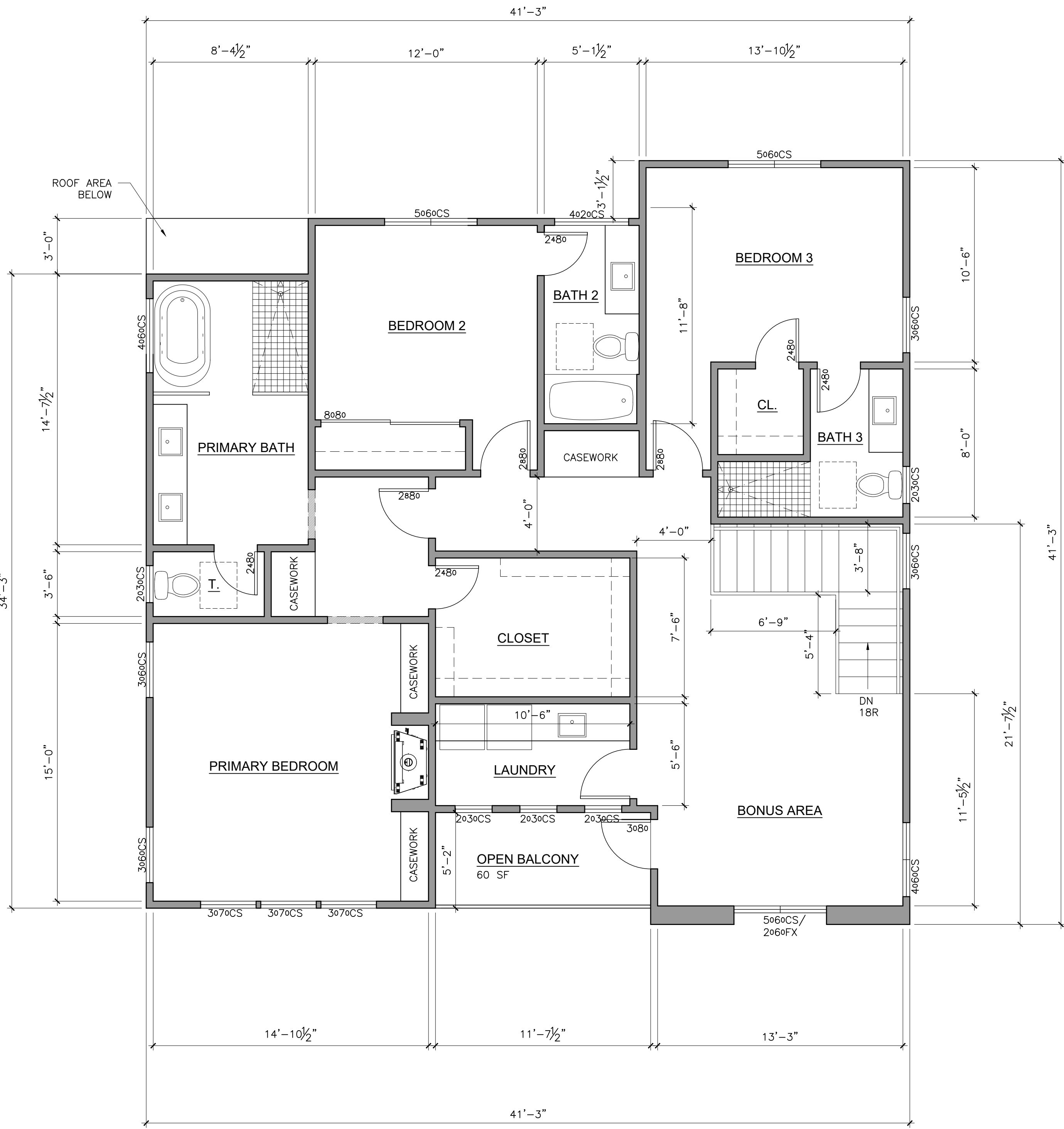
- (R) = REPLACEMENT IN EXISTING FRAMED OPENING
(C) = EXISTING TO REMAIN
(N) = NEW IN NEW FRAMED OPENING
FX = FIXED
SH = SINGLE HUNG
SL = SLIDER
CS = CASEMENT
DCS = DOUBLE CASEMENT
AW = AWNING
MF = MULTI-FOLDING
OG = OBSCURE GLAZING
(T) = TEMPERED SAFETY GLAZING
X/X = U-VALUE / SHGC (FROM T24 CALC) (EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)



1,091 SF Living First Floor
1,488 SF Living Second Floor
2,559 SF Total Front House

Scale: 1/4" = 1'-0"

1



Front Home Second Floor Plan

Scale: 1/4" = 1'-0"

2

Front Home First Floor Plan



oldham architect
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Fullerton, California 928
714.482.8296 | oldham-architects.co



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New Single Family Detached Residences
1592 Redlands Place

PROJECT No.: 221

DRAWN: _____

CHECK: _____

ISSUE: _____

12.01.22 DESIGN REVIEW #5

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A2.1

Rear Home Floor Plan

Redlands Place

Keynotes

Plan Legend

WALL TYPES:

- EXISTING WALL OR ITEM TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW 2X4 WOOD FRAMED WALL:
 - 2X4 WOOD STUDS PER STRUCTURAL DWGS
 - R15 BATT INSULATION AT EXTERIOR WALLS
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 5/8" DRYWALL
- NEW 2X6 WOOD FRAMED WALL:
 - 2X6 WOOD STUDS PER STRUCTURAL DWGS
 - R19 BATT INSULATION
 - EXTERIOR: SHEATHING PER STRUCTURAL, FINISH PER ELEVATIONS
 - INTERIOR: 5/8" DRYWALL
- 1-HR 2X EXTERIOR WOOD FRAMED WALL:
 - 2X WOOD STUDS PER STRUCTURAL DWGS
 - R13 BATT INSULATION
 - EXTERIOR: 5/8" MIN. THICK STUCCO
 - INTERIOR: 5/8" TYPE "X" DRYWALL
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- SIZE (WxH)
OPENING TYPE
3646CS(T) — ADDITIONAL INFO
.32/.28 — U-VALUE/SHGC
- (R) = REPLACEMENT IN EXISTING FRAMED OPENING
(E) = EXISTING TO REMAIN
(N) = NEW IN NEW FRAMED OPENING
FX = FIXED
SH = SINGLE HUNG
SL = SLIDER
CS = CASEMENT
DCS = DOUBLE CASEMENT
AW = AWNING
MF = MULTI-FOLDING
OG = OBSCURE GLAZING
(T) = TEMPERED SAFETY GLAZING
X/X = U-VALUE / SHGC (FROM T24 CALCS)
(EW) = EGRESS WINDOW (PROVIDES 20"W X 24"H CLEAR OPENING)

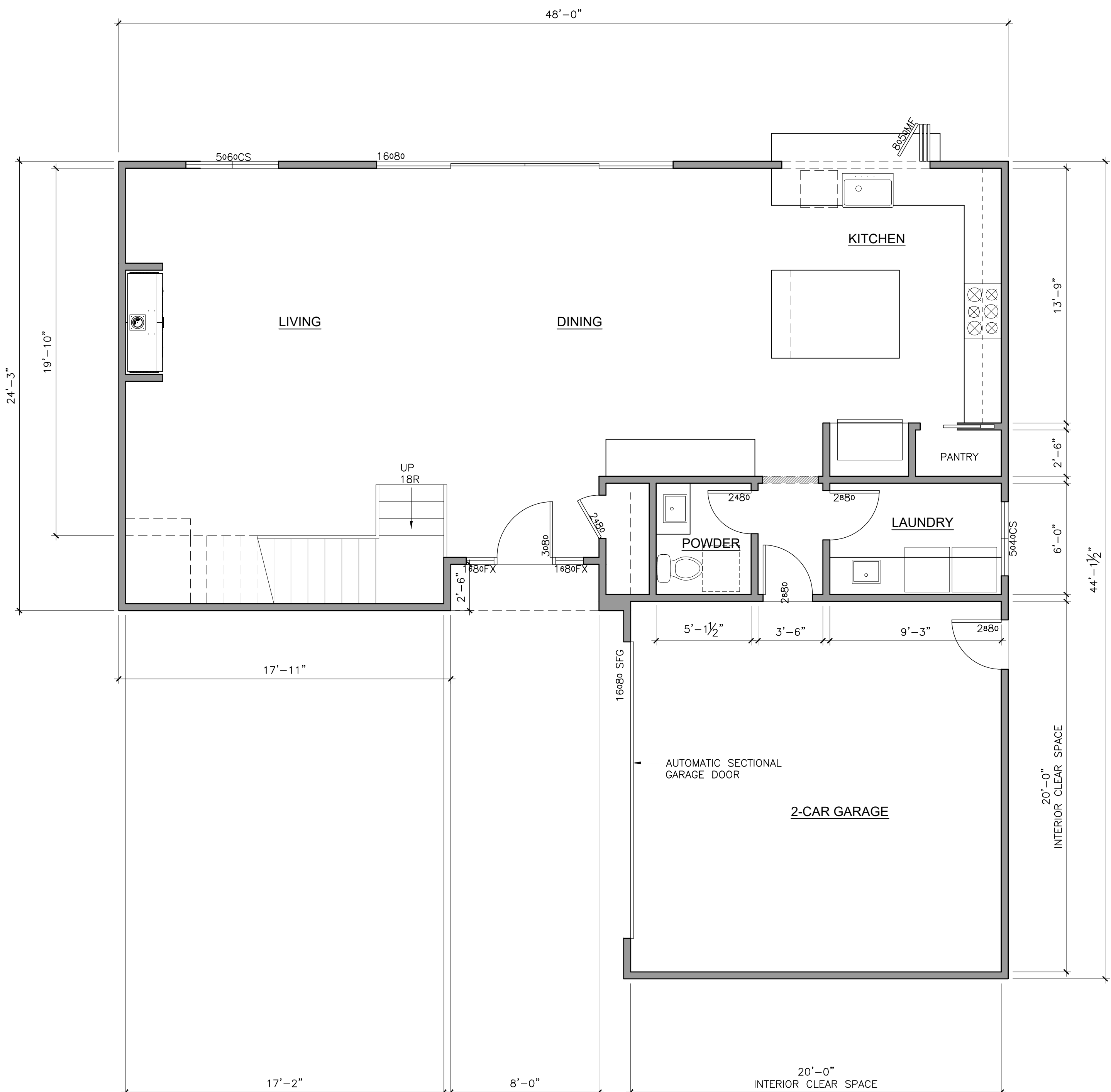


Rear Home Second Floor Plan

Scale: 1/4" = 1'-0"

2

Rear Home First Floor Plan



1,139 SF Living First Floor
1,445 SF Living Second Floor
2,584 SF Total Back House

Scale: 1/4" = 1'-0"

1



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New Single Family Detached Residences
1592 Redlands Place

PROJECT No.: 221

DRAWN: _____

CHECK: _____

ISSUE:

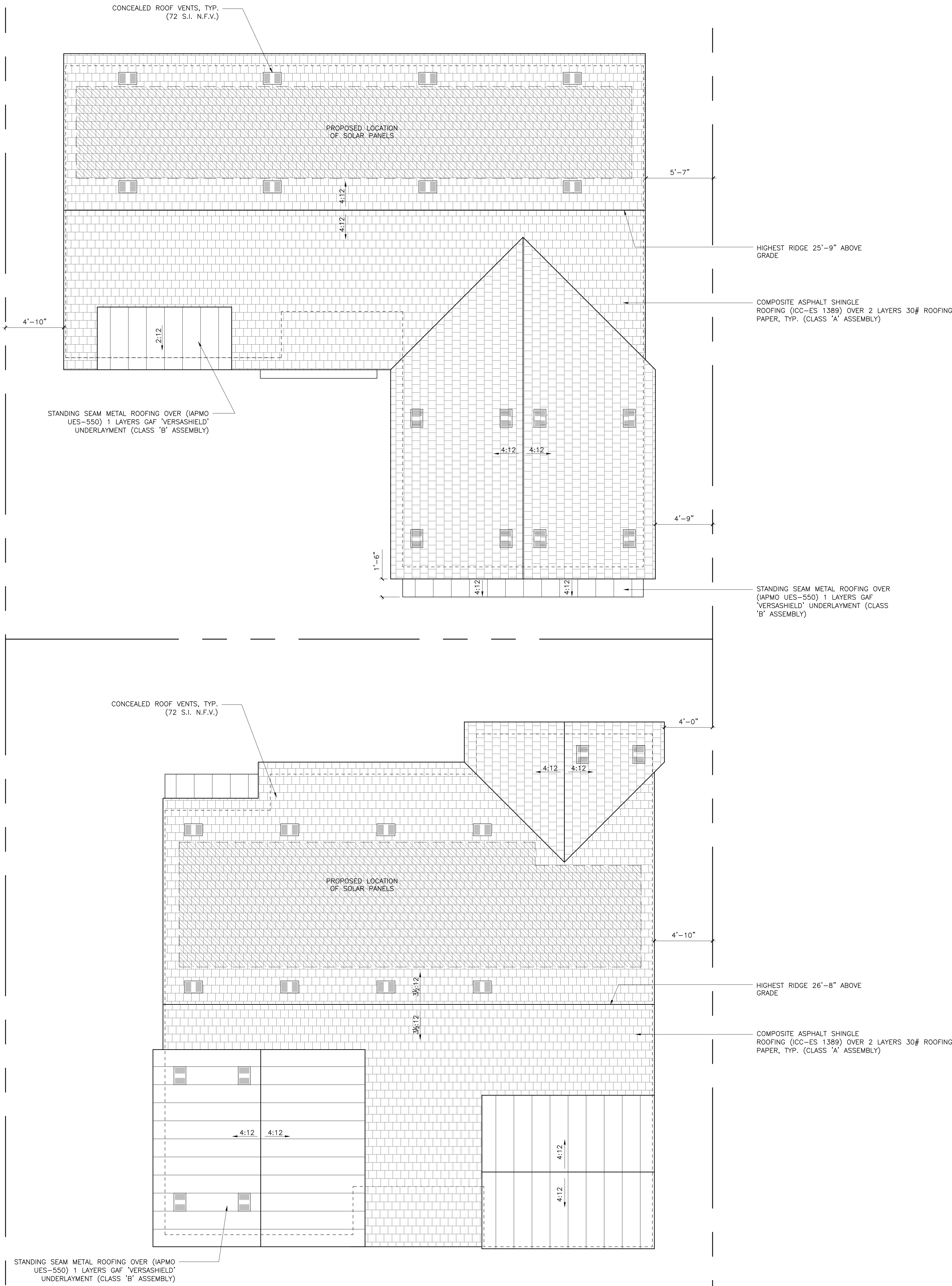
12.01.22 DESIGN REVIEW #3



A2.3

Roof Plan

edlands Place



Roof Plan

Scale: $\frac{1}{4}" = 1'-0"$

1



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New Single Family Detached Residences
1592 Redlands Place
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.: 22027

DRAWN: CG

CHECK: RO

ISSUE:

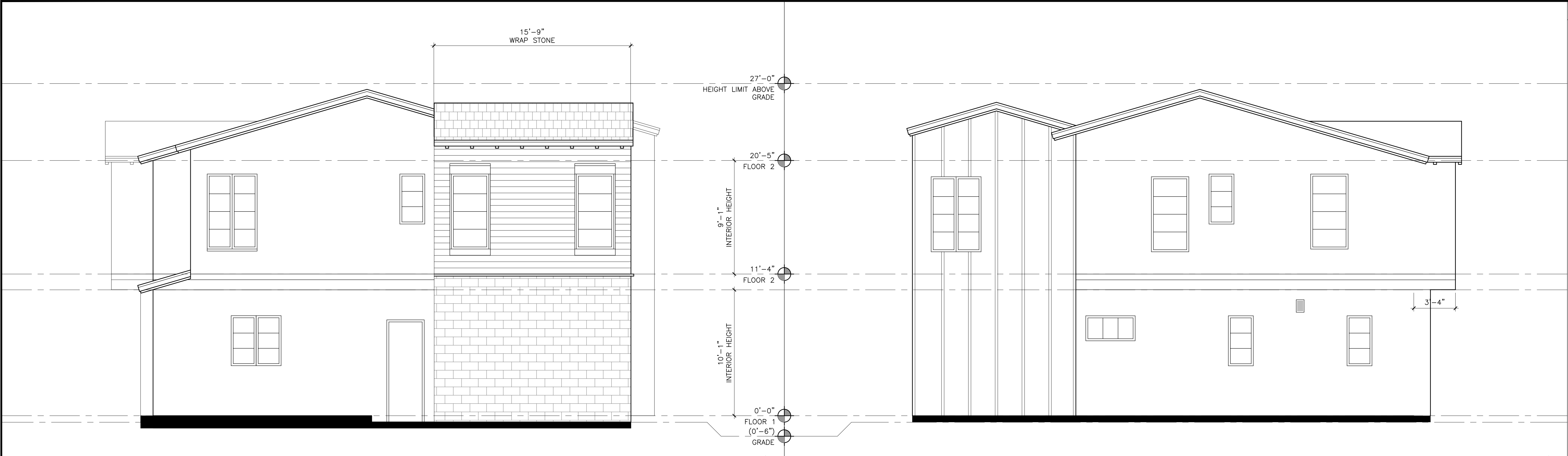
△ 12.01.22 DESIGN REVIEW #5

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A3.0

Exterior Elevations

Redlands Place



Side Exterior Elevation

Scale: 1/4" = 1'-0"

4

Side Exterior Elevation

Scale: 1/4" = 1'-0"

3

Elevation Notes

1. ALL WINDOW & DOOR GLAZING TO BE DUAL GLAZED; U-VALUE & SHGC PER ENERGY REPORT LISTED IN THIS PLAN SET. WINDOWS & DOORS TO HAVE TEMPORARY AND PERMANENT LABEL.



Rear Exterior Elevation

Scale: 1/4" = 1'-0"

2

Material Legend

- [A] COMPOSITE ASPHALT SHINGLE ROOFING
CERTAINTED (OR SIMILAR)
STYLE: LANDMARK 40-YR
COLOR: -
CERTIFICATION: (ICC ES ESR-1389)
UNDERLAYMENT: 30# ROOFING FELT
- [B] STANDING SEAM METAL ROOFING
AEP SPAN
STYLE: DESIGN SPAN HP 16"
COLOR: -
CERTIFICATION: (IAMPO UES ER-0309)
UNDERLAYMENT: GAF VERSASHIELD (ICC ESR-2063)
- [C] BOARD & BATTEN SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPANEL
STYLE: SMOOTH PANEL W/SMOOTH BATTEN BOARDS
COLOR: PRIMED
- [D] SYNTHETIC STONE VENEER
ELDORADO STONE
STYLE: -
COLOR: -
GROUT: -
CERTIFICATION: (ICC ES ESR-1215)
- [E] EXTERIOR PLASTER
LA HABRA STUCCO
TYPE: 3/8" 3-COAT
FINISH: -
COLOR: -
- [F] HORIZONTAL SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPLANK
STYLE: SELECT SMOOTH 6.25" WIDTH (5" EXPOSURE)
COLOR: PRIMED
- [G] VINYL WINDOWS
MILGARD (OR SIMILAR)
STYLE: MONTECINO...
COLOR: -
GLAZING: DUAL LOW-E



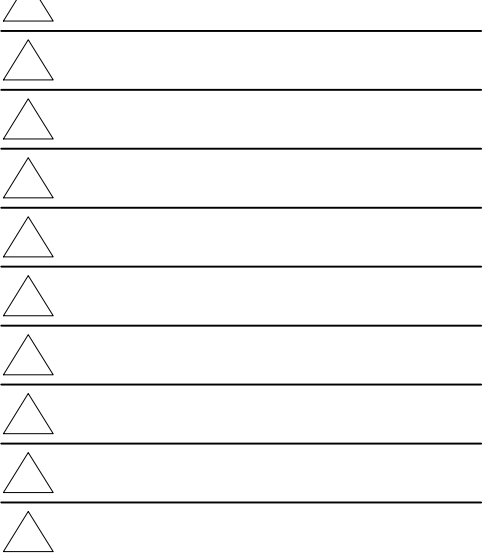
Front Exterior Elevation

Scale: 1/4" = 1'-0"

1



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Keynotes

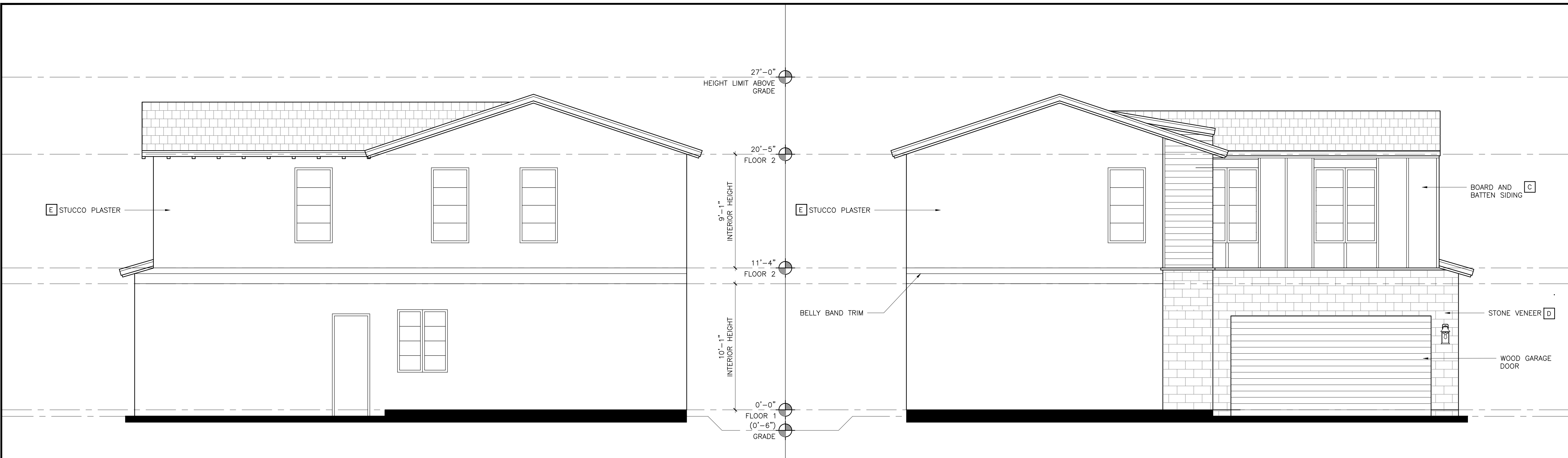
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Elevation Notes

1. AT AREAS WHERE A NEW PRE-MANUFACTURED TRUSS ROOF IS FLUSH WITH AN EXISTING CONVENTIONAL FRAMED ROOF THE CONTRACTOR SHALL VERIFY THE REQUIRED HEEL HEIGHT OF THE TRUSSES SO THAT THE TWO ROOF SLOPES MATCH.
2. ALL WINDOW & DOOR GLAZING TO BE DUAL GLAZED; U-VALUE & SHGC PER ENERGY REPORT LISTED IN THIS PLAN SET. WINDOWS & DOORS TO HAVE TEMPORARY AND PERMANENT LABEL.

Material Legend

- A** COMPOSITE ASPHALT SHINGLE ROOFING
CERTANTEED (OR SIMILAR)
STYLE: LANDMARK 40-YR
COLOR: -
CERTIFICATION: (ICC ES ESR-1389)
UNDERLAYMENT: 30# ROOFING FELT
- B** STANDING SEAM METAL ROOFING
AEP SPAN
STYLE: DESIGN SPAN HP 16"
COLOR: -
CERTIFICATION: (AMPO UES ER-0309)
UNDERLAYMENT: GAF VERSASHIELD (ICC ESR-2063)
- C** BOARD & BATTEN SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPANEL
STYLE: SMOOTH PANEL W/SMOOTH BATTEN BOARDS
COLOR: PRIMED
- D** SYNTHETIC STONE VENEER
ELDORADO STONE
STYLE: -
COLOR: -
GROUT: -
CERTIFICATION: (ICC ES ESR-1215)
- E** EXTERIOR PLASTER
LA HABRA STUCCO
TYPE: 7/8" 3-COAT
FINISH: -
COLOR: -
- F** HORIZONTAL SIDING
JAMES HARDIE BUILDING MATERIALS; HARDIEPLANK
STYLE: SELECT SMOOTH 6.25" WIDTH (5" EXPOSURE)
COLOR: PRIMED
- G** VINYL WINDOWS
MILGARD (OR SIMILAR)
STYLE: MONTECINO...
COLOR: -
GLAZING: DUAL LOW-E



Side Exterior Elevation

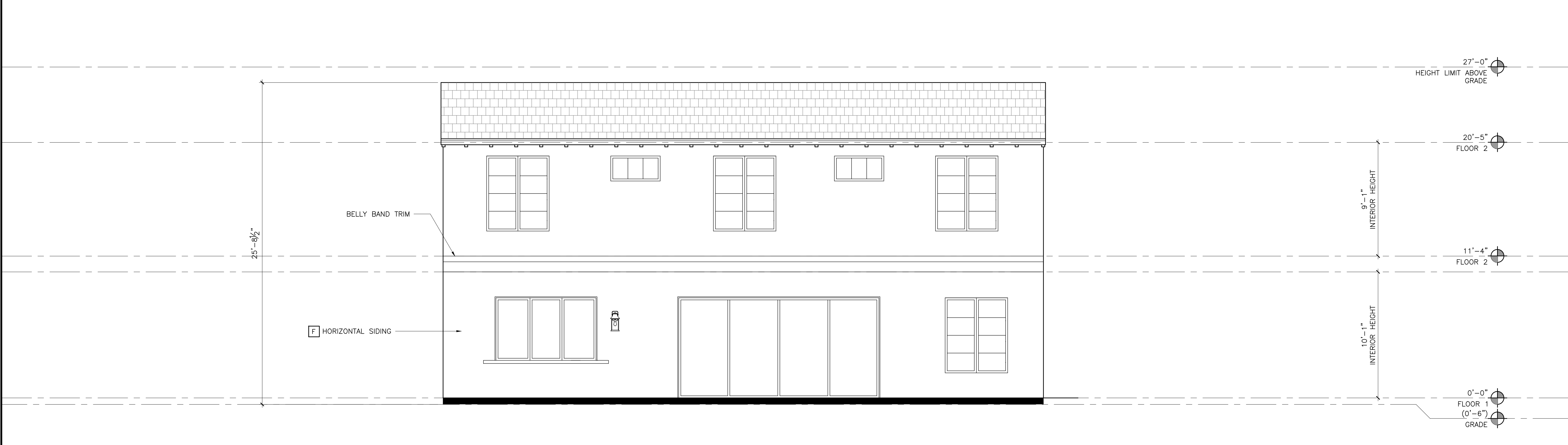
Scale: 1/4" = 1'-0"

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Side Exterior Elevation

Scale: 1/4" = 1'-0"

3



Rear Exterior Elevation

Scale: 1/4" = 1'-0"

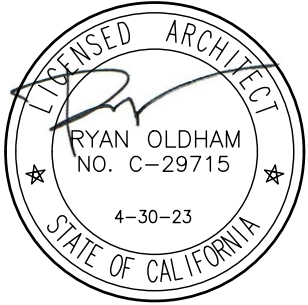
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Front Exterior Elevation

Scale: 1/4" = 1'-0"

1



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New Single Family Detached Residences
1592 Redlands Place

1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.:	22027
DRAWN:	CG
CHECK:	RO
ISSUE:	
▲	12.01.22 DESIGN REVIEW #3
▲	
▲	
▲	
▲	
▲	
▲	
▲	
▲	

EX-1

Exhibits

-

Redlands Place

Open Space Exhibit

SECTION 'A'

1596 Redlands

1592 Redlands

1588 Redlands
(E) 1-Story Home



oldham architects
680 Langsdorf Drive, Suite 202B
Fullerton, California 92831
714.482.8296 | oldham-architects.com



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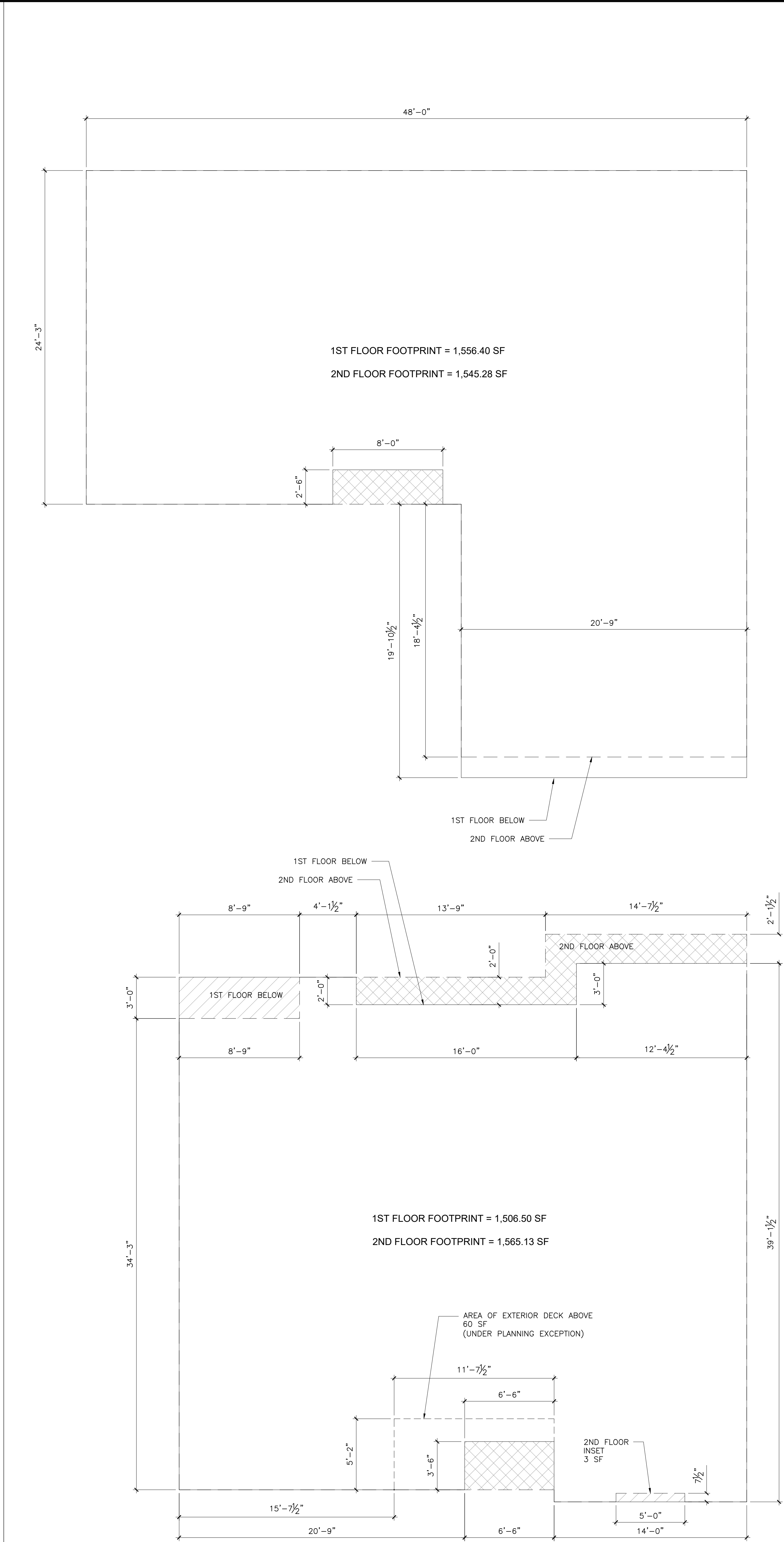
New Single Family Detached Residences
1592 Redlands Place
1592 Redlands Place, Costa Mesa, California 92627

PROJECT No.:	22027
DRAWN:	CG
CHECK:	RO
ISSUE:	
▲	12.01.22 DESIGN REVIEW #5
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EX-2

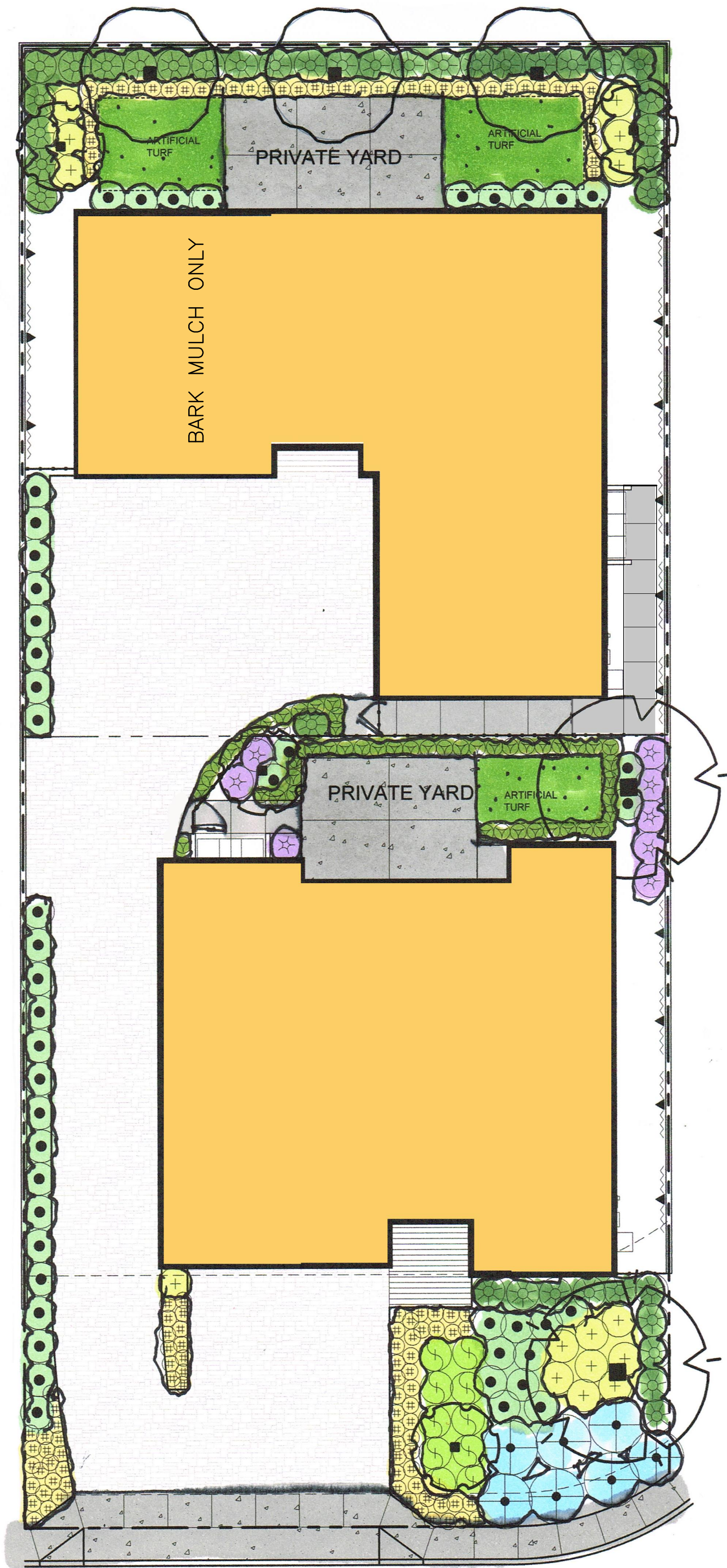
Exhibits
-

Redlands Place



Floor Area Ratio Exhibit













Scale: 1/4" = 1'-0"



REDLANDS PLACE

BARK MULCH ONLY

BARK MULCH ONLY

PLANTING LEGEND							
SYMBOL	DESCRIPTION		SIZE/ SPACING	QTY.	WUCOLS	HYDROZN.	
SHRUBS							
	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	5 GAL. @ 3' O.C.	39	L	A	
	SALVIA GREGGII	AUTUMN SAGE	5 GAL. @ 2' O.C.	47	L	A	
	PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVENEW ZEALAND FLAX	5 GAL. @ 3' O.C.	15	L	A	
	DIANELLA REVOLUTA 'LIL REV'	LITTLE REV FLAX LILY	5 GAL @ 18" O.C.	51	L	A	
	ROSEMARINUS PROSTRATUS 'IRENE'	IRENE PROSTRATE ROSEMARY	5 GAL @ 5' O.C.	7	L	A	
	BULBINE FRUTESCENS 'HALLMARK'	ORANGE STALKED BULBINE	1 GAL @ 18" O. C.	117	L	A	
	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 3' O. C.	10	L	A	
	WESTRINGIA FRUTICOSA 'SMOKEY'	SMOKEY COAST ROSEMARY	5 GAL @ 3' O. C.	8	L	A	
VINES							
	TRACHELOSPERMUM JASMINOIDES	TRACHELOSPERMUM JASMINOIDES	5 GAL @ 3' O. C.	10	M	B	
TREES							
	ARBUTUS 'MARINA' (STD)	MARINA STRAWBERRY TREE	24" BOX	3	L	C	
	GEIGERA PARVIFOLIA (STD)	AUSTRALIAN WILLOW	24" BOX	2	L	C	
	CERCIS OCCIDENTALIS (STD)	WESTER RED BUD	15 GAL.	4	L	C	

LANDSCAPE REQUIREMENT NOTES:
TREE COUNT. ONE (1) TREE (FIFTEEN (15) GALLON OR LARGER) SHALL BE PROVIDED FOR EVERY TWO HUNDRED (200) SQUARE FEET OF LANDSCAPE AREA. FIFTY (50) PERCENT OF ALL TREES SHALL BE EVERGREEN. TWENTY-FIVE (25)PERCENT OF THE REQUIRED TREES SHALL E TWENTY-FOUR (24) INCH BOX OR LARGER. UPON WRITTEN REQUEST, THE NUMBER OF REQUIRED TREES MAY BE REDUCED BY THE PLANNING DIVISION WHEN IT IS DETERMINED THAT AN ALTERNATIVE DESIGN WILL MEET THE INTENT OF SECTION 13-104, LANDSCAPE PLAN OBJECTIVES.

SHRUB COUNT. ONE (1) SHRUB SHALL BE PROVIDED FOR EVERY TWENTY-FIVE (25) SQUARE FEET OF OPEN SPACE. SIXTY (60) PERCENT OF THE REQUIRED SHRUBS SHALL BE A MINIMUM OF FIVE (5) GALLONS. UPON WRITTEN REQUEST, THE NUMBER OF REQUIRED SHRUBS MAY BE REDUCED BY THE PLANNING DIVISION WHEN IT IS DETERMINED THAT AN ALTERNATIVE DESIGN WILL MEET THE OBJECTIVES IN THIS CHAPTER.

GROUND COVER. AT LEAST SEVENTY (70) PERCENT OF ALL LANDSCAPED AREAS CONTAINING TREES AND SHRUBS SHALL BE UNDER PLANTED WITH GROUND COVER, WITH THE REMAINING AREAS TO INCORPORATE A LAYER OF UNCONTAMINATED COMPOST OR MULCH AS REQUIRED PER WATER EFFICIENT LANDSCAPE GUIDELINES. DECORATIVE (COMMERCIAL) BARK IS NOT ACCEPTABLE. GROUND COVER SHALL BE PLANTED IN A TRIANGULAR-SPACED PATTERN TO ENSURE ONE HUNDRED (100) PERCENT COVERAGE WITHIN ONE (1) YEAR OF PLANTING. A MINIMUM TWO (2) FOOT DIAMETER CLEARANCE, MEASURED FROM EACH TREE TRUNK, SHALL BE MAINTAINED FREE OF GROUND COVER OR TURF. UNCONTAMINATED SHREDDED MULCH OR COMPOST SHALL BE APPLIED AND MAINTAINED IN THESE AREAS.

NOTE IRRIGATED LANDSCAPE AREA OVER 500 SQUARE FEET MUST COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.

CALCULATIONS

LANDSCAPE AREA:
FRONT UNIT= 918 S.F.
REAR UNIT = 725 S.F.
TOTAL LANDSCAPE AREA 1,632 S.F.

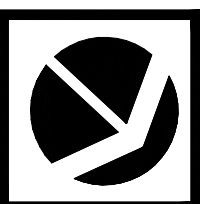
TREE CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:
(1) TREE PER 200 SF = 9 TREES REQUIRED
9 TREES PROVIDED
50% OF TREES TO BE EVERGREEN = 5 TREES REQUIRED
5 TREES PROVIDED
25% OF TREES TO BE 24" BOX = 3 TREES REQUIRED
OR LARGER 5 TREES PROVIDED

SHRUB CALCULATIONS FOR 1,632 SF LANDSCAPE AREA (INCLUDING VINES):
(1) SHRUB PER 25SF = 66 SHRUBS REQUIRED
309 SHRUBS PROVIDED
60% OF SHRUBS TO BE MINIMUM 5 GALLON = 186 SHRUBS REQUIRED
187 SHRUBS PROVIDED

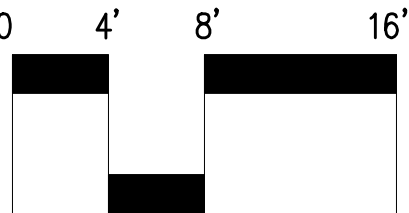
GROUNDCOVER CALCULATIONS FOR 1,632 SF LANDSCAPE AREA:
70% OF LANDSCAPE AREA CONTAINING TREES AND SHRUBS.

SHRUB AREAS CONSIST OF LOW GROWING PLANT MATERIAL INCLUDING BULBINE, FLAX LILY, FLAX, AND ROSEMARY. THIS PLANT MATERIAL WILL NOT ACCEPT UNDERPLANTING OF ADDITIONAL MATERIAL AND SHOULD BE CONSIDERED AN ACCEPTABLE SUBSTITUTE TO GROUNDCOVER MATERIAL.

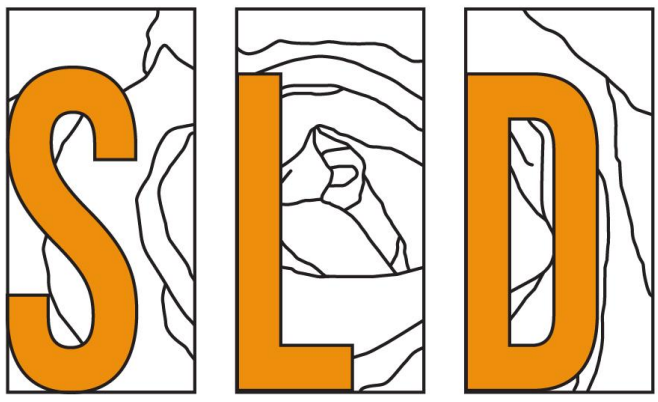
ALL PLANTING AREAS SHALL RECEIVE 2" DEEP, 3" MINUS APPEARANCE GRADE SHREDDED BARK MULCH



NORTH



SCALE: 1/8"=1'-0"



SAVAGE LAND DESIGN
Landscape Architecture • Land Planning • Design

680 Langsdorf Drive, Suite 202B, Fullerton, CA, 92831
Phone: 714-878-0335
Email: savagelanddesign@att.net

NEW SINGLE FAMILY
DETACHED RESIDENCES

1592 REDLANDS PLACE
COSTA MESA, CA 92627

No.	Revision / Issue	Date



PLANTING
CONCEPT PLAN

Date	11-1-22
Scale	
Sheet	1 of 1

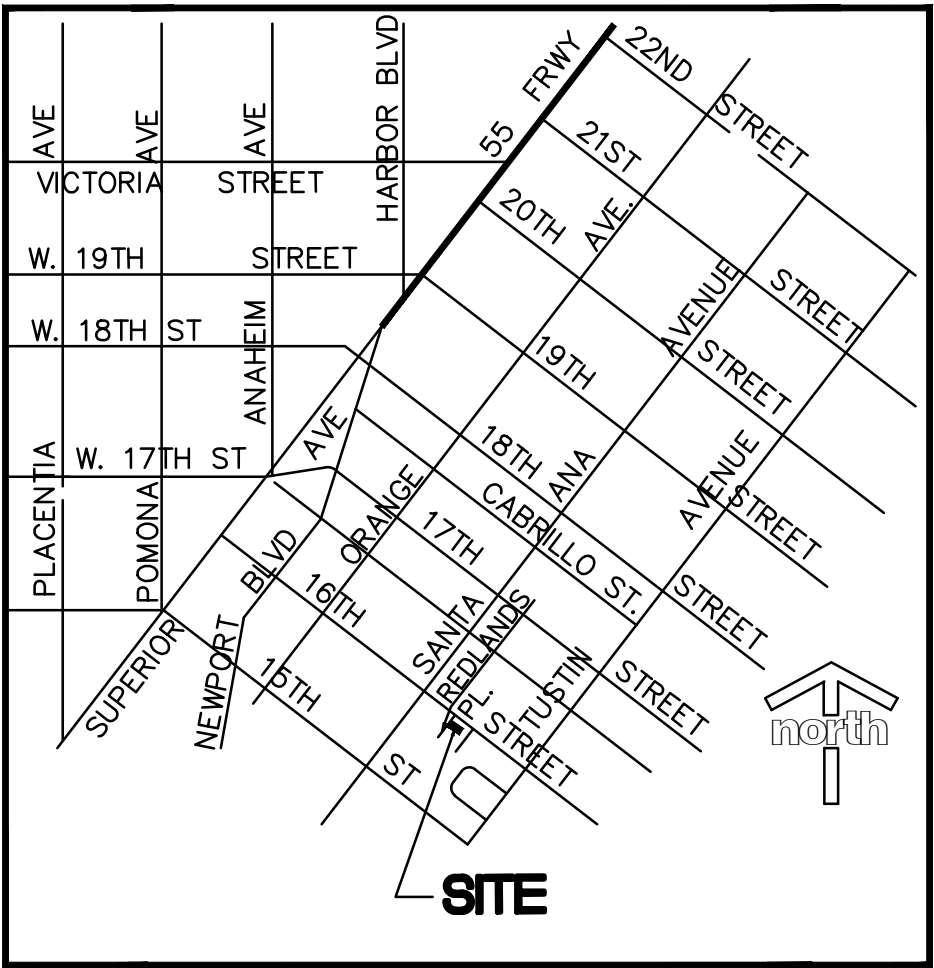
Sheet
LP-1

TENTATIVE PARCEL MAP 2022-135

PURPOSE: CREATE 2 PARCELS

YEFIM TSALYUK, LS 7421

DATE OF PREPARATION: JANUARY 13, 2020



VICINITY MAP
NTS

SITE ADDRESS:

1592 REDLANDS PLACE
COSTA MESA, CA 92627
A.P.N. 425-312-09

AREA SUMMARY

TOTAL AREA = 7,9.10 S.F.(0.18 ac.) GROSS

PURPOSE STATEMENT

THE PURPOSE IS TO CREATE 2 PARCELS
FOR SINGLE FAMILY RESIDENCES

OWNER / SUBDIVIDER:

DANIEL MORGAN
MARTERRA PROPERTIES
154 BROADWAY
COSTA MESA, CA 92627
p. (949) 413-0912

ENGINEER/SURVEYOR:

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF REDLANDS PLACE BEING S 39°48'45" W, PER TRACT MAP 1267, BOOK 39 PAGES 38 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

BENCHMARK

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-26-77", SET IN THE TOP OF A 4" BY 4" CONCRETE POST. MONUMENT IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND 15TH STREET, 28 FT. SOUTHERLY OF THE CENTERLINE OF SANTA ANA AVENUE AND 42 FT. WESTERLY OF THE CENTERLINE OF 15TH STREET. MONUMENT IS SET LEVEL WITH SIDEWALK.

ELEV. 95.597 (NAVD88) 2005

LEGAL DESCRIPTION:

LOT 24 OF TRACT NO. 1267, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 39 PAGE(S) 38, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

FLOOD ZONE

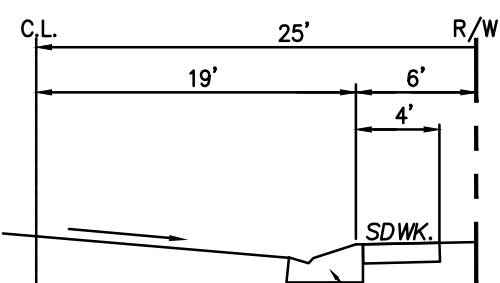
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

EASEMENTS

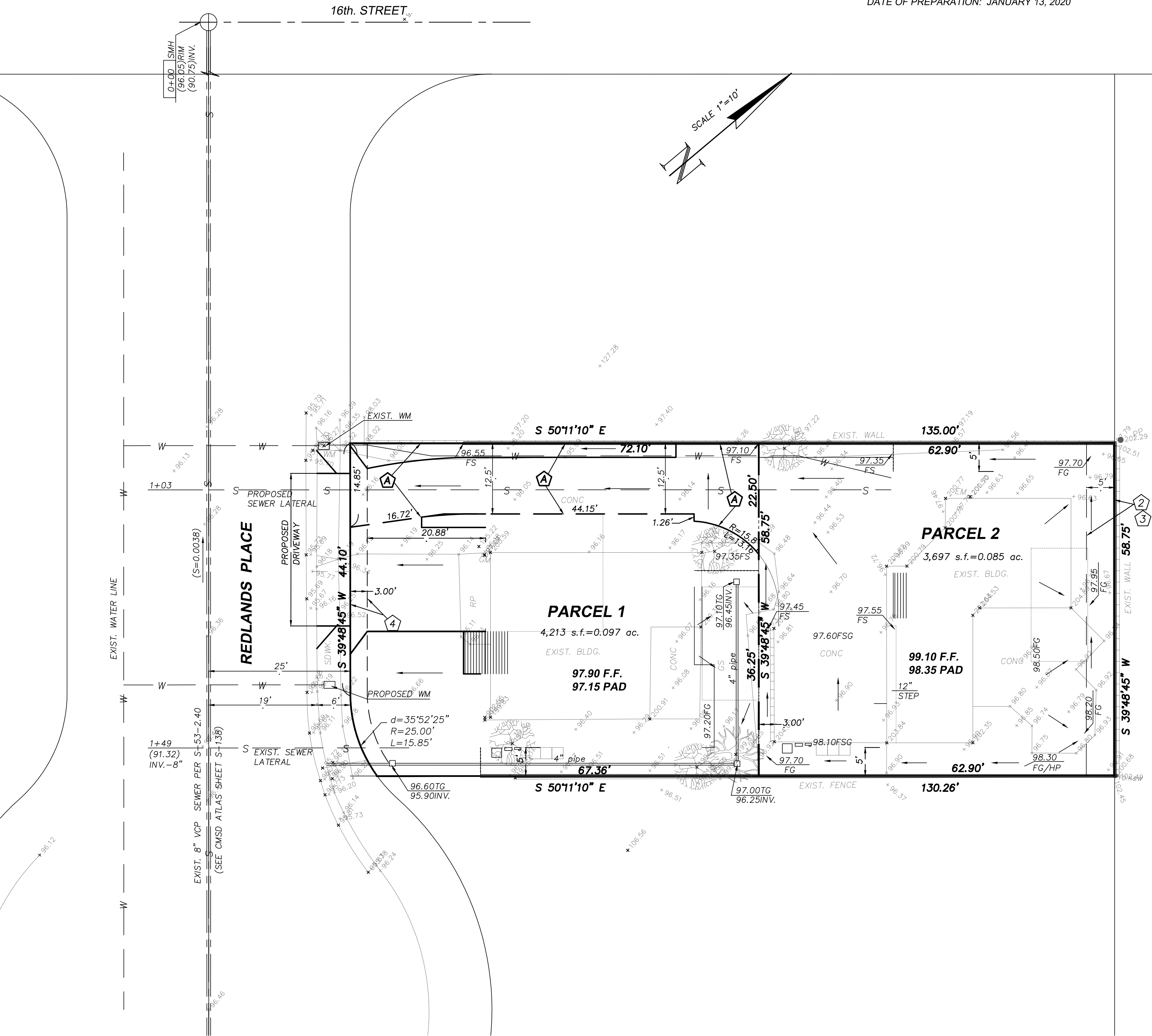
- ① EASEMENT FOR PIPE LINES PER BOOK 173, PAGE 207 OF OFFICIAL RECORDS (NOT PLOTABLE).
- ② EASEMENT FOR POLE LINES PER BOOK 1888, PAGE 98 OF OFFICIAL RECORDS
- ③ EASEMENT FOR POLE LINES & CONDUITS PER BOOK 1695, PAGE 48 OF OFFICIAL RECORDS
- ④ EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER INST. NO. 84-494313 OF OFFICIAL RECORDS (PLOTTED HEREON).
- ⑤ INGRESS-EGRESS AND PUBLIC, UTILITIES AND DRAINAGE EASEMENT TO BENEFIT PARCEL 2 TO BE DEDICATED ON FINAL MAP

NOTES:

- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION
- NO LANDS AND PARKS TO BE DEDICATED FOR PUBLIC USE



REDLANDS PLACE
TYPICAL STREET SECTION
NTS





CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1007

Meeting Date: 1/23/2023

TITLE:

PLANNING APPLICATION 21-36 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 167 CABRILLO STREET (CABRILLO COMMUNITY PROJECT LLC DBA NATIVE GARDEN)

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15270 (Disapproved Projects) or, if approved, exempt from CEQA per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Deny Planning Application 21-36.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JANUARY 23, 2023

ITEM NUMBER: PH-2

**SUBJECT: PLANNING APPLICATION 21-36 FOR A RETAIL CANNABIS
STOREFRONT BUSINESS LOCATED AT 167 CABRILLO STREET
(CABRILLO COMMUNITY PROJECT LLC DBA NATIVE GARDEN)**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: MICHELLE HALLIGAN, CONTRACT PLANNER

FOR FURTHER MICHELLE HALLIGAN

INFORMATION 714-754-5608

CONTACT: MICHELLE.HALLIGAN@COSTAMESACA.GOV

RECOMMENDATION

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15270 (Disapproved Projects) or, if approved, exempt from CEQA per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Deny Planning Application 21-36.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Christopher Glew on behalf of Cabrillo Community Project LLC dba Native Garden and the property owner, Palanjian Family Trust.

PLANNING APPLICATION SUMMARY

Location:	167 Cabrillo Street	Application Number:	PA-21-36
Request:	Planning Application 21-36 for a Conditional Use Permit for the establishment of a cannabis retail storefront in the CL (Commercial Limited District) zone.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	CL (Commercial Limited District)	North:	R2-HD (Multiple-Family Residential, High Density)
General Plan:	Neighborhood Commercial	South:	CL (Commercial Limited District)
Lot Dimensions:	North: 67.59'; South: 82.57' East: 87.54'; West: 72.53'	East:	CL (Commercial Limited District)
Lot Area:	7,180 SF	West:	CL (Commercial Limited District)
Existing Development:	One 1,050-square-foot single-story building.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed CL Zone	Proposed/Provided
Building Height	2 stories/30 ft. maximum	13'-8"
Setbacks:		
Front	20 ft. minimum	24'-11"
Side	15 ft. minimum (public street) 15 ft. minimum (interior)	34'-5" 9'-10" ¹
Rear	0 ft.	32'-10"
Landscape Setback – front	20 ft.	27'-10"
Parking	4 stalls	6 stalls ²
Floor area ratio (FAR)	0.15 maximum	0.15
¹ The interior side setback was approved by Zoning Exception 80-124.		
² The proposed site plan includes bike racks for a credit of one parking stall, included in the proposed total.		
CEQA Status	Exempt per CEQA Guidelines Section 15270 (Disapproved Projects) or 15301 (Existing Facilities)	
Final Action	Planning Commission	

BACKGROUND

The subject property is located at 167 Cabrillo Street, on the southeast corner of the intersection of Cabrillo Street and Fullerton Avenue. The site is zoned Commercial Limited District (CL) and has a General Plan Land Use Designation of Neighborhood Commercial. The properties to the north, across Cabrillo Street, are zoned Multiple-Family Residential District, High Density (R2-HD) and the property across Fullerton Avenue is zoned CL.

Existing development on the subject property consists of a 1,050-square-foot building, two driveways, and a paved area in the rear. The subject property was developed with a single-family detached home in the 1940s, prior to the incorporation of this area to the

City of Costa Mesa. In 1980, subsequent to incorporation of the area into the City, the building was converted to commercial use following the approval of Redevelopment Application 80-12 and Zoning Exception (variance) 80-124. The staff report for the approved variance stated that the proposed commercial use would be for violin repair and sales, and would be “low volume with low customer traffic.” The variance allowed the following deviations from the Costa Mesa Municipal Code:

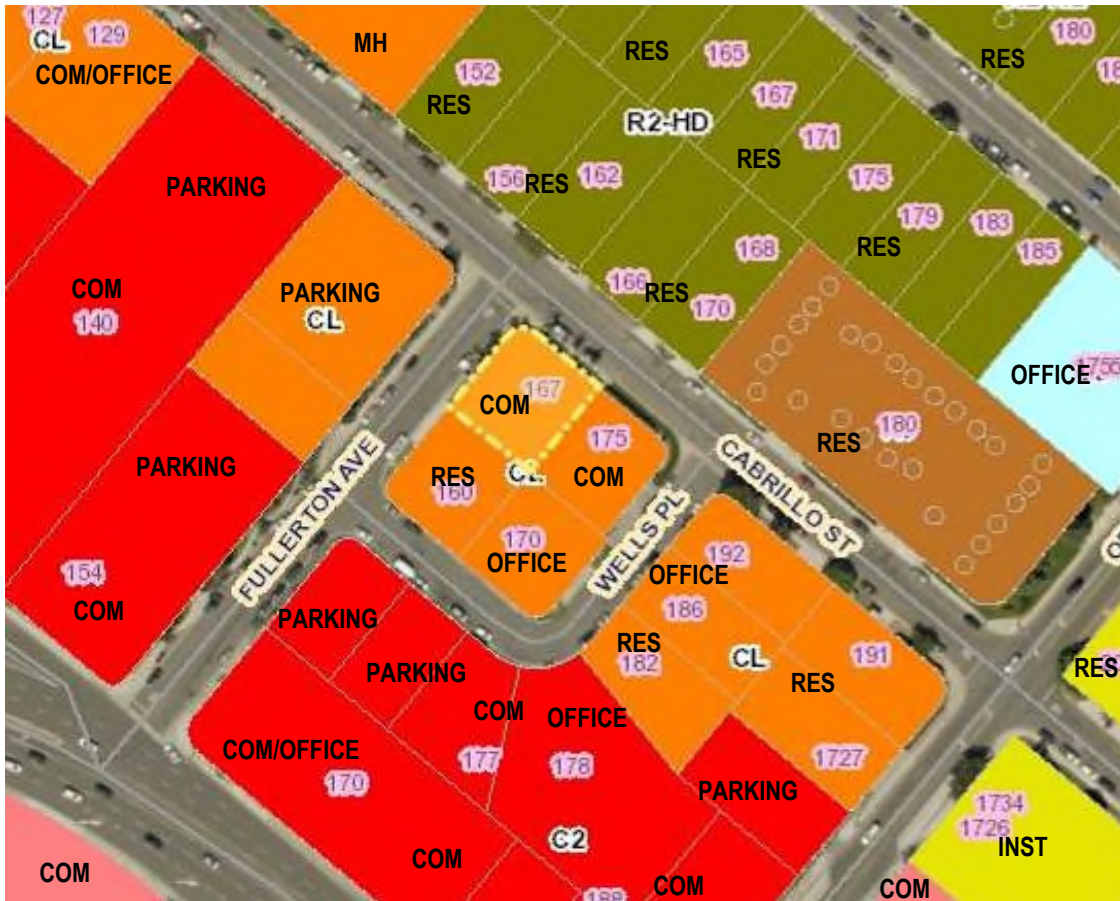
- Decrease the interior side setback from 15 feet to 10 feet;
- Allow vehicle maneuvering in a portion of the setback along Fullerton Avenue; and
- Decrease required onsite parking from six stalls to five stalls.

The building is currently occupied by OC Spas and Hot Tubs. The business has two locations in the City; the other is located approximately one-mile away at 1970 Newport Boulevard. The subject site (167 Cabrillo Street) is used primarily for storage and limited customer traffic, whereas the facility on Newport Boulevard is a retail storefront.

The subject site is located within the 100 block of Cabrillo Street between Newport Boulevard and Orange Avenue. The site is situated approximately 800 feet easterly from the intersection of Newport Boulevard and Cabrillo Street, approximately 400 feet westerly from the intersection of Orange Avenue and Cabrillo Street, and approximately 400 feet from East 17th Street to the south. The uses along Cabrillo Street include commercial and office uses concentrated in close proximity to Newport Boulevard and transitions predominantly to residential uses towards Orange Avenue. This 100 block of Cabrillo Street primarily includes residential uses on the north side and commercial uses on the south side. A map is provided in Figure 1 to demonstrate existing uses in the vicinity.

Similar to the subject property and consistent with the Commercial Limited District zoning classification (described further below in the “Analysis section” of this report), two of the three properties adjacent to the subject site, 175 Cabrillo Street and 160 Wells Place, were converted in the past from residential to commercial developments. The adjacent property at 160 Wells Place remains a single-family residence (see Image A). The properties across Cabrillo Street from the proposed storefront include a mixture of single- and multiple-family residences (see Image B).

Figure 1 – Existing Uses



Note: Abbreviations include COM for commercial uses, INST for institutional, MH for mobile home park, and RES for residential uses.

Image A – 160 Wells Place



The existing neighboring residence at 160 Wells Place as viewed from Fullerton Street.

Image B – Residential Properties Located Across Cabrillo Street



Existing single- and multi-family residences across Cabrillo Street from the proposed storefront.

The property across Fullerton Avenue from the proposed storefront is a parking lot that serves commercial uses that are located adjacent to East 17th Street (see image C, below).

Image C – Commercial Parking Across Fullerton Avenue



Existing parking located across Fullerton Avenue from the proposed storefront and across Cabrillo Street from existing residential uses.

Nonconforming Development

The width of the existing driveway on Cabrillo Street is substandard and therefore is subject to the nonconforming provisions of the Costa Mesa Municipal Code (CMMC) Section 13-204. Pursuant to this Code Section, a conforming use may be located on a nonconforming property so long as the new site modifications do not result in greater site nonconformities. Per CMMC Section 13-93(a)(2) The minimum width for a one-way driveway is 14 feet. The existing driveway on Cabrillo Street is 9'-10". The applicant is not proposing to widen the driveway due to the location of the existing structure. The driveway leads to a parking lot in the rear, which leads to a 20-foot-wide driveway on Fullerton Street. As specifically allowed by the CMMC, the existing site nonconformity can remain pursuant to the City's legal nonconforming provisions.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in “Industrial Park” (MP) and “Planned Development Industrial” (PDI) zoned properties north of South Coast Drive and west of Harbor Boulevard (“The Green Zone,” excluding the South Coast Collection property located at 3303 Hyland Avenue). Measure X is codified in Titles 9 and 13 of the CMMC.

In 2018, non-medical adult use cannabis became legal in California under the State’s Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as were previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to certain requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A “non-storefront” retailer sells packaged cannabis goods to customers through direct delivery.

Cannabis Business Permit (CBP) Application Process

The process to establish a retail cannabis business is subject to an extensive submittal and application review procedure. Retail cannabis applicants must obtain the following City approvals and obtain State approval before conducting business in Costa Mesa:

- Pre-Application Determination;
- CBP Notice to Proceed;
- Conditional Use Permit (CUP);
- Building Permit(s);
- Final City Inspections;
- CBP Issuance; and
- City Business License.

The “Pre-Application Determination” includes staff review of a detailed applicant letter that describes the proposed business, an existing site plan, statement attesting that there is/has been no unpermitted cannabis activity at the site within one year, and a detailed map demonstrating the proposed storefront’s distance from sensitive uses. Staff also visits the site at this time. Planning staff has completed the aforementioned pre-application review, visited the site, and issued a letter indicating that the application

complies with the City's required separation distances from sensitive uses and may proceed to submittal of a CBP.

Following completion of the pre-application review, the applicant submitted a CBP application for the initial phase of the CBP review. Staff's initial CBP review includes:

- A background check of the business owner(s)/operator(s);
- An evaluation of the proposed business plan (including a capitalization analysis); and
- An evaluation of the proposed security plan by the City's cannabis security consultant, HdL Companies (HdL).

The applicant successfully passed these evaluations and staff issued a "CBP Notice to Proceed," which allows the applicant to submit a CUP application.

The CUP application and required supportive materials were submitted by the applicant and reviewed for conformance with City standards and regulations by the Planning Division, Building Division, Public Works Department (including Transportation and Engineering Divisions), Fire Department, and Police Department.

DESCRIPTION

Planning Application 21-36 is a request for a CUP to allow a retail cannabis storefront in an existing 1,050-square-foot building to sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite located at 167 Cabrillo Street. The affiliated required State license is a Type 10 "storefront retailer" license. The business is proposed to operate daily from 8 AM to 9 PM. As proposed, the cannabis establishment would not offer delivery services. Should the storefront wish to offer delivery services in the future, an amendment to the CUP would be required.

ANALYSIS

Conditional Use Permit Required

In order to obtain a CUP, an applicant must show that the contemplated use is substantially compatible with developments in the same general area, will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood, and is consistent with the City's applicable zoning and General Plan provisions/policies.

Pursuant to CMMC Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. The subject site is located within a commercial zone (CL – Commercial Limited District) where commercial development is allowed. Pursuant to the CMMC, the City's "Commercial Limited District" is intended for unique areas of land, which due to the proximity to residential development or the potential for traffic

circulation hazards, require special precautions to be taken to assure appropriate development (including the appropriate use of land).

Pursuant to the CMMC, cannabis retail storefronts are subject to extensive regulation (as specifically described in this report) which are adopted to prevent land use inconsistencies with adjacent properties. Lastly, pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make specific findings related to substantial neighborhood compatibility, public health and safety, and General Plan land use compatibility (an analysis regarding project findings are provided below in the report under “Findings”).

Separation Requirements

CMMC Section 13-200.93(e) stipulates that no cannabis retail storefront use shall be located within 1,000 feet from a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet from a youth center as defined in CMMC Title 9, Chapter VI, Section 9-485, that is in operation at the time of submission of a completed cannabis business permit application. CMMC Section 9-485 defines “youth center” as *any public or private facility that is primarily used to host recreation or social activities for minors, specifically private youth membership organizations or clubs, social services teenage club facilities, video arcades where ten (10) or more games or game machines or devices are operated or similar amusement park facilities, but does not include dance studios, tutoring, martial arts studios or similar type of uses.*

All separation distances are measured in a straight line from the “premises” where the cannabis retail use is to be located to the closest property line of the sensitive use(s). Premises is as defined in the State’s Business and Professions Code Section 26001(aq) *as the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee.* Therefore, the premises only includes the retail cannabis activity areas (including sales, storage, back-of-house and/or other similar ancillary areas) and excludes the parking lot and other areas that are not part of the area licensed by the State for commercial cannabis activity. The subject site complies with the required separation from sensitive uses.

Exterior Tenant Improvements

The applicant is proposing several exterior changes in conjunction with the proposed new storefront, including reorienting the main entrance from Cabrillo Street to face Fullerton Avenue, adding an accessible ramp, new front door and windows, repainting, infilling two windows and one door facing Fullerton Avenue, infilling one window facing the interior side property line, and infilling one rear door.

Proposed site improvements also include adding a pedestrian path from Fullerton Avenue to the public entrance, installing bicycle racks, replacing the groundcover and turf with

drought tolerant plants that comply with commercial landscape standards, constructing a trash enclosure in the rear of the property, resealing or resurfacing the parking lot, striping the parking lot, constructing a masonry wall along the interior property lines, and changing the location of the Fullerton Avenue driveway to align with the proposed drive aisle. The applicant also proposes to update the site with new surveillance cameras, shielded security lighting, and new business signage. If the CUP is approved, a photometric study, and detailed landscape plans would be required. Signs would be reviewed and permitted separately per CMMC requirements.

Interior Tenant Improvements

The proposed interior improvements include constructing new demising walls to create distinctive spaces within the existing structure. The proposed areas where customers would be allowed include the entrance/security area, retail sales floor, and restroom. The proposed “back-of-house” areas include an employee break room, restroom, and storage rooms. A summary of the spaces and applicable floor areas is provided in Table 1.

Table 1 – Floor Plan Summary

Room	Square Feet
Entrance/Security	64
Sales Floor	303
Restrooms	94
Storage	163
Breakroom	133
Hallways	293
Total	1,050

Customer and Employee Access

Customers would only be allowed in the entrance area, sales floor, and customer restroom. Customer access to the proposed establishment includes entering the licensed premise through the entrance door fronting Fullerton Avenue. An employee would verify the customer’s identity and age before allowing the customer to enter the retail sales floor. After a customer’s identity and age is verified and their transaction is completed, they must leave the premise. As further conditioned, a security guard would monitor the area at all times to ensure that customers are following regulations. All other areas of the premises would be accessible only to employees with the proper security credentials. Employees would enter through the access-controlled entrance located at the rear of the building that leads directly into the back-of-house areas.

Vendor Access

During business hours, vendor vehicles (such as licensed distributor vehicles that are used for delivering products for retail sales) would park on-site for deliveries. Vendors would only be allowed to enter the premise through a controlled access door while accompanied by an employee with the proper security credentials. All of the proposed

onsite parking stalls are within 50 feet of the controlled access door and would be under camera surveillance at all times.

Storefront Operations

As described in the attached Applicant Letter, the business is proposed to operate between the hours of 9 AM and 8 PM, seven days per week. This is less than the maximum permitted hours allowed for cannabis retail establishments by the CMMC (7 AM and 10 PM). If approved, the proposed business would be required to comply with retail storefront and operational conditions/requirements as follows:

- Display State license, CBP, and City business license in a conspicuous building location;
- Shipments of cannabis goods may only be accepted during regular business hours (9 AM and 8 PM);
- Cannabis inventory shall be secured using a lockable storage system during non-business hours;
- At least one licensed security guard shall be on premises 24-hours a day;
- The premises and the vicinity must be monitored by security and/or other staff to ensure that patrons immediately leave and do not consume cannabis onsite or within close proximity. The CMMC prohibits the consumption of cannabis or cannabis products in public areas; cannabis consumption is limited to non-public areas, such as within a private residence. State law further prohibits cannabis consumption and open container possession within 1,000 feet of sensitive uses and while riding in or driving a vehicle;
- There must be continuous video monitoring and recording of the interior and exterior of the premises;
- Adequate security lighting shall be provided and shall be designed to prevent offsite light spill;
- Onsite sales of alcohol or tobacco products and on-site consumption of alcohol, cannabis, and tobacco products is prohibited;
- No one under the age of 21 is allowed to enter the premises. If the business holds a retail medical cannabis license (M-license) issued by the State, persons over the age of 18 may be allowed with the proper medical approvals i.e. physician's recommendation or medical card pursuant to CMMC Section 9-495(h)(6);
- Prior to employment, all prospective employees must successfully pass a background check conducted by the City, and the employee must obtain a City issued identification badge;
- Customers are only granted access to the retail area after their age and identity has been confirmed by an employee;
- Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information:
 - Date and time of transaction;
 - Name and employee number/identification of the employee who processed the sale;
 - List of all cannabis goods purchased including quantity; and

- Total transaction amount paid.
- There must be video surveillance of the point-of-sale area and where cannabis goods are displayed and/or stored;
- Cannabis products shall not be visible from the exterior of the building;
- Free samples of cannabis goods are prohibited;
- When receiving new inventory from licensed distributors, employees will verify the distributor's identity and license prior to allowing them to enter the facility through an access-controlled door. After distributor's credentials have been confirmed, an employee will escort the distributor to the controlled access door and remain with them throughout the process.
- Cannabis goods to be sold at this establishment must be obtained by a licensed cannabis distributor and have passed laboratory testing;
- Cannabis product packaging must be labeled with required test results and batch number; and
- Packaging containing cannabis goods shall be tamper and child-resistant; if packaging contains multiple servings, the package must also be re-sealable.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan described the owners' experience, proof of capitalization, start-up budget, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate for continued entitlement processing.

Security Plan

The applicant has submitted a professionally prepared security plan for the proposed retail cannabis establishment. The City's cannabis consultant reviewed the security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to CMMC Title 9, Chapter VI, and State law. Since the security plan contains sensitive operational details that require limited public exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are required for the proposed cannabis retail establishment:

- At least one security guard will be on-site 24-hours a day;
- All employees must pass a "Live Scan" background check;
- City-issued identification badges are required for employees;
- An inventory control system shall be maintained;
- Exterior and interior surveillance cameras shall be monitored and professionally installed;
- An alarm system shall be professionally installed, maintained, and monitored;
- Surveillance footage must be maintained for a minimum of 90 days;
- Cash, cannabis, and cannabis products shall be kept in secured storage areas;

- Sensors shall be installed that detect entry and exit from all secured areas;
- Security lighting (interior and shielded exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Employees and vendors will be trained regarding cash and product transportation protocol;
- Visitor/customer specific security measures shall be required; and
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance.

Parking and Circulation

Retail cannabis uses are subject to the same parking ratio requirement as most other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). Based on this ratio, the 1,050-square-foot facility would be required to provide four onsite parking spaces. The proposed site plan includes five vehicle parking stalls and one bicycle rack, which would be credited as one standard vehicle parking space pursuant to the CMMC. With the proposed bicycle rack, the site would have six parking stalls and therefore would be in compliance with the City's parking standards.

Although the proposed site plan exceeds the City's parking requirement by two stalls, the applicant removed the originally planned delivery use from the proposed operation to reduce parking demand. Additionally, the applicant proposes to lease an office at 170 Wells Place with three assigned parking stalls, as shown in Figure 2.

Figure 2 – Offsite Employee Parking Location



The office space at 170 Wells Place would need to remain vacant so the three parking spaces would be surplus and therefore available for storefront employees. With the offsite employee parking, the five parking spaces (six when including the bike rack credit) at 167 Cabrillo would be available to be utilized by customers. Native Garden employees that drive to work would park in the three designated stalls at 170 Wells Place and walk a short distance to 167 Cabrillo Street (approximately 400 feet). As shown in Figure 2, there are incomplete sections of sidewalk along Wells Place, Fullerton Avenue, and Cabrillo Street. Staff observed 170 Wells Place numerous times during September and October 2022. Onsite parking was readily available during every visit.

Pedestrian access to the storefront would be provided by existing public sidewalk located along Fullerton Avenue and Cabrillo Street. A pedestrian path from Fullerton Avenue to the business entrance would be constructed. Bicycle racks would be provided along this pathway to encourage cycling to the storefront.

There are two existing driveways to the site; a two-way driveway off Fullerton Avenue and a one-way driveway off Cabrillo Street. The driveway on Cabrillo Street would be designated for ingress only. As proposed, all customers and vendors exiting by vehicle would have to vacate via the driveway on Fullerton Avenue. As indicated above, the site driveway does not meet the City's current commercial access standards and is considered legal nonconforming.

Traffic

CMMC Section 13-275(e) indicates that any increase in traffic generation by a change of use that is required to obtain a discretionary permit shall be subject to review by the appropriate reviewing authority, which may impose fees to address increased trip generation. If required, the collected fee is used to fund the City's comprehensive transportation system improvement program. The purpose of the program is to ensure that the City's transportation system has the capacity to accommodate additional trips. The Citywide Traffic Impact Fees applicable to new and expanding developments is determined using estimated Average Daily Trips (ADT), which is the total number of vehicular trips both in and out of a development generated throughout an average weekday. The Transportation Services Division determined that the appropriate ADT for a cannabis retail establishment is approximately 108 trips per 1,000 square feet based on the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual for a pharmacy/drug store with a drive-through. The City's traffic engineering review focuses on net trip increase for both the ADT and peak hour trips. Therefore, the trip generation is estimated for the previous/existing use(s) and is credited (subtracted) from the proposed use to estimate potential changes in trip generation for ADT and peak hour trips. CMMC Section 13-275(a), specifies that "a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour." The highest peak hour trips in either the AM or PM peak is used to estimate the number of vehicular trips generated both in and out of a new or expanded development known as vehicle

trip ends during a peak hour. Staff reviewed and determined that the proposed use does not meet the threshold of 100 peak hour trips requiring a traffic study based on the net peak hour trips. The proposed storefront is estimated to add 53 vehicle trips per day to a local street. The estimated Traffic Impact Fee for the proposed 1,050-square-foot retail establishment is \$12,500.

Odor Attenuation

Cannabis products would arrive in State compliant packaging that is sealed and odor-resistant, and remain unopened while on the premises. The storefront proposes to use carbon filters throughout the facility. If approved, the use would be conditioned so the operator must replace the air filters at regular intervals, as directed in the manufacturer specifications. Further, if cannabis odor is detected outside of the tenant space and/or off-site, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services. Lastly, cannabis products would not be allowed to be disposed of in the exterior trash enclosure.

Proximity to Residential

The subject property abuts an existing home on Fullerton Avenue and is across several homes on Cabrillo Street. The proposed cannabis establishment parking lot abuts a residence. The proposed cannabis storefront would increase commercial traffic on Cabrillo Street and Fullerton Avenues, local streets that serve a residential neighborhood. With the proposed cannabis use, the parking lot is anticipated to be activated by more retail customers and during later hours than the current use. As with other commercial uses adjacent to residential development, noise would be a potential concern, especially given the proposed intensification of the use and increased hours open to the public.

The limited access door is located in the rear of the subject property, approximately 35 feet from that residence. If approved, per standard conditions of approval for retail cannabis storefronts, only employees and vendors escorted by an employee would be allowed to utilize limited access doors.

If the Planning Commission finds there are grounds to approve the project, the Commission may consider conditions of approval to ensure compatibility with nearby residential development. For example, the Planning Commission could further limit the hours of operation, limit the operation to delivery only, or limit evening operations to delivery only.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This

vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed use would provide a new entrepreneurial business in Costa Mesa as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community; therefore, the proposed use would be consistent with General Plan Policy LU-1.1.

2. **Objective LU-6B:** *Encourage and facilitate activities that expand the City's revenue base.*

Consistency: Retail cannabis uses are expected to generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. Approval of the proposed cannabis retail storefront would allow business operations that would expand the City's revenue base. This revenue can then be used for community services and infrastructure improvements that serve the community; therefore, the proposed use would be consistent with General Plan Policy LU-6B.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized and growing cannabis industry. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry; therefore, the proposed use would be consistent with General Plan Policy LU-6.15.

4. **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: The cannabis retail facility is proposed in an established residential neighborhood that includes a mobile home community, single-family residences and multiple-family residences. The subject site is zoned CL (Commercial Limited District) which "is intended for unique areas of land which, due to the proximity of residential development or the potential for

traffic circulation hazards, require special precautions to be taken to assure appropriate development.”

The proposed cannabis storefront would present a more intensive retail use in a neighborhood with limited commercial activities. Further, the other commercial uses currently operating in the CL zone in this neighborhood typically have limited hours of operation. For example, the existing business located on the subject site is open from 10 AM to 5 PM on Saturdays, and from 11 AM to 5 PM, Sunday through Friday. Other nearby businesses in the CL zone, such as landscaping and construction businesses, are uses with activities that occur offsite and generally involve equipment storage, office, and limited customer traffic. Therefore, those uses are generally not affecting the existing adjacent and numerous nearby residential uses. Some more service-oriented uses in the CL zone operating in this neighborhood function by appointment to control the flow of customers. For example, a beauty salon, chiropractor, financial consultant and massage uses in this neighborhood generally operate by appointment and are able to operate with evening hours, such as 10 AM to 8 PM, without negatively affecting residential neighbors by regulating customer traffic.

The proposed cannabis retail storefront would result in a neighborhood intensification of use, would be open between 9 AM and 8 PM, well beyond the existing site commercial activity hours of 10 AM to 5 PM, without a mechanism to control the flow of customers and traffic. The proposed customer entrance and exit would be located along Fullerton Avenue, which faces a commercial parking lot but is next door to a residential use. The retail cannabis establishment parking lot would also be located adjacent to a residential use. Per CMMC Title 13, Section 20(f), “special precautions” should be taken in the CL zone and staff does not believe that these precautions have been incorporated into the proposal by the applicant to prevent properties detrimental impacts to other properties in the area. Therefore, the proposed use would not be consistent with General Plan Policy LU-3.1.

5. **Policy C-1.11:** *Reduce or eliminate intrusion of traffic related to non-residential development on local streets in residential neighborhoods.*

Consistency: The proposed cannabis storefront would be located at the intersection of Cabrillo Street and Fullerton Avenue, two local streets. All previously permitted cannabis retail storefronts in Costa Mesa were located on or adjacent to arterial or collector roadways where more intense uses and traffic are anticipated. The proposed cannabis storefront would increase commercial traffic on Cabrillo Street, a local street that serves a residential neighborhood; therefore, the use would not be consistent with General Plan Policy C-1.11.

6. **Policy N-2.9:** *Limit hours and/or attenuation of commercial/entertainment operations adjacent to resident and other noise sensitive uses in order to minimize excessive noise to these receptors.*

Consistency: The proposed cannabis storefront would be located adjacent to a residential use and across the street from numerous residential developments. The existing use on the subject site is open from 11 AM to 5 PM, Sunday through Friday, and 10 AM to 5 PM on Saturday (totals ranging between 6 and 7 hours per day). Although the applicant is proposing to have shorter hours than the maximum allowed in the CMMC, the proposed storefront would be open for 11 hours per day including during evening hours that are not compatible with residential development considering the CL zoning of the subject site. Furthermore, the proposed retail storefront will generate more customer traffic than the existing use and other existing businesses in the CL zone located in this area, and more traffic and business activity noise would result; therefore, the use would not be consistent with General Plan Policy N-2.9.

FINDINGS

Pursuant to Title 13, Section 13-29(g), “Findings,” of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets all three required findings. As indicated below, the proposed project materials failed to provide adequate evidence for staff to make the finding that the proposed use would be substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The subject site is located within the CL zone (Commercial Limited District). As defined in the CMMC, the CL zone is an area in which special precautions shall be taken due to the proximity of residential development or the potential for traffic circulation hazards. A cannabis storefront is a use that is conditionally permitted in the CL zone subject to conformance with required findings. This discretionary decision-making process allows/requires the Planning Commission to carefully review the proposed cannabis storefront operation and location.

As intended by the CMMC, this area of the CL zone generally functions as a buffer between residential uses on Cabrillo Street and commercial activity on East 17th Street. The closest commercial corridor to the subject property is the north side of East 17th Street. The existing development pattern on the north side is for businesses to be oriented toward the street, with parking in the rear to buffer less intense uses from activities along East 17th Street. To-date, all of the approved cannabis storefront CUPs in Costa Mesa, with or without delivery, are appropriately located along or adjacent to arterial roadways in the C1 (Local

Business District) or C2 (General Business District). The proposed cannabis storefront at 167 Cabrillo Street is the first cannabis retail establishment to be located at the intersection of two local streets and the first to be located in the CL zone.

Additionally, the subject site is located adjacent to a residential use and across from residential developments on Cabrillo Street. Adjacent nonresidential uses predominantly include services, not retailers. Other businesses operating in this immediate area of the CL zone are low-to-moderate traffic uses and/or have business practices that limit their impact on residents, such as limited hours of operation, encouraging or requiring appointments, and conducting activities at clients' properties (offsite). Unlike those operations, the proposed cannabis storefront would operate 11 hours per day, between 9 AM and 8 PM and without a mechanism to regulate customer traffic. As with other commercial uses adjacent to residential development, noise would be a potential land use compatibility concern, especially given the proposed intensification of the use and increased hours open to the public.

The proposed cannabis storefront would not be substantially compatible with other developments in the neighborhood and the proposed use has the potential to be materially detrimental to other properties in the area (specifically the adjacent and nearby numerous residential uses). Conditions of approval may be able to reduce potential impacts, but without a significant change in the proposed operation, the use would not be substantially compatible with the neighborhood.

- *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

The proposed cannabis retail storefront use would follow safety measures detailed in a professionally prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and interior limited access spaces. In addition, the business employees, and part-time staff, must pass a live scan background check and obtain an identification badge from the City. When operating in accordance with the professionally prepared security plan and in conformance with local and State laws, the proposed use would not be materially detrimental to public health and safety; however, the more intensive change in commercial use proposed would be detrimental to the general welfare of the public and/or injurious to property or improvements to the nearby residential uses.

- Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

The proposed retail use would be located in an existing commercial building on a property that has a General Plan land use classification of “Neighborhood Commercial.” The City’s General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is “Commercial Limited District” (CL).

Pursuant to the CMMC, the CL District is intended for “unique areas of land which, due to the proximity of residential development or the potential for traffic circulation hazards, require special precautions to be taken to assure appropriate development.” Figure 3 shows the zoning of the project site and general surrounding area, demonstrating that the CL zone functions as a transitional land-use buffer between residential uses and more intensive commercial uses.

Figure 3 – CL Zoning Pattern



Similarly to the subject neighborhood land use pattern (see Figure 3, above) CL zones are typically located elsewhere in the City on the periphery of more intense commercial zones. The CL zone is used to appropriately buffer residential areas by allowing or conditionally allowing commercial uses that are of lesser intensity than those allowed in the City's other business districts. As shown above in Figure 3 (from a general left to right perspective), the red areas are the C2 (General Business District) zone, the orange areas are the CL Zone, and the brown and green areas are the City's multiple-family residential districts. As Figure 3 illustrates, the CL zone is specifically located to buffer the select residential areas (shown in brown and green) from the C2 Zone uses. Development on CL properties should be oriented to prevent commercial related conflicts such as extended hours of operation, noise, and traffic. A more appropriate location for a high traffic retail storefront use in the CL zone would be one that is surrounded by commercial development, is located on or in close proximity to a commercial corridor and is not situated in close proximity to numerous residential uses. A cannabis establishment in the proposed location does not function as an appropriate buffer between commercial uses along East 17th Street and residences along Cabrillo Street.

Additionally, because of the unique nature of the CL zone, the City's land use matrix restricts numerous commercial uses in this zoning district. Uses such as convenience stores, liquor stores, specialty stores, smoking/vaping lounges, and other similarly intensive commercial uses are prohibited in the CL zone. Most uses allowed in the CL zone are required to obtain a CUP or a Minor CUP. Some examples of uses that are allowed in the CL without discretionary approvals include:

- Artist studio (without gallery/training/events);
- Banks (without ATM) with a minimum of six parking spaces and a ratio of five spaces per 1,000 square feet;
- Barber/hair salon with a minimum of six parking spaces a ratio of six spaces per 1,000 square feet;
- Commercial art/graphic design;
- Offices; and
- Portrait studio/commercial photography.

These permitted uses generally have limited hours of operation, result in minimal traffic and limited customer demand.

Although staff believes that the proposed retail cannabis use could be conditioned to operate similar to the allowed uses in the CL zone; as proposed and specifically located at 167 Cabrillo Street (which is situated in close proximity to many residential uses), staff believes the business is not compatible with the resident-serving intention of the CL zone, is likely to serve a greater-than-local customer demand and therefore the proposed use and intensity is not in accordance with the General Plan. Additionally, the

proposed use is inconsistent with General Plan policies C-1.11 and N-2.9, as discussed above in the General Plan Conformance analysis.

ENVIRONMENTAL DETERMINATION

If denied, the project is exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15270. If approved, and the Planning Commission determines that the proposed use would result in a negligible or no expansion of the existing or prior use, the project could be found to be categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project. The Planning Commission may approve the project as proposed. Staff would prepare a revised Resolution incorporating new findings and conditions of approval as articulated by the Commission.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate potential project impacts. Staff would prepare a revised Resolution incorporating new findings and conditions of approval. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign or additional analysis.
3. Deny the project. The Planning Commission may deny the project as proposed, per the facts in support of denial outlined in the attached resolution. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

A public notice for the proposed project was originally published before the Planning Commission meeting on December 12, 2022. The applicant requested to have the application continued to a later meeting date. Following the public notice for the December 2022 meeting, the City received dozens of letters in opposition to the proposed use and over one dozen letters in support of the proposed use. The public notice for the proposed project was again published before the Planning Commission meeting on January 23, 2023. As of the date this report was circulated, two written public comments have been received. Other public comments received prior to the January 23, 2023 Planning Commission meeting will be provided separately.

CONCLUSION

The Commercial Limited Zone and Neighborhood Commercial General Plan land use designation are intended to promote commercial uses that are substantially compatible with residential uses. As such, the CMMC directs land use approvals to take special precautions to assure development is appropriate for this unique area. The General Plan provides guidance that uses in this transitional space should be carefully located, designed, and operated to avoid affecting nearby properties and residents. The proposed cannabis retail storefront location is located adjacent to and across the street from numerous residential uses. As proposed, the use would not function as an appropriate residential buffer.

Many existing businesses in the neighborhood have very limited hours and encourage or require appointments to avoid negatively affecting residential neighbors. However, the proposed retail use would be open for 11 hours per day from 9 AM to 8 PM. Unlike many existing service-oriented businesses in this part of the neighborhood, the proposed retail storefront would not control the flow of customers through appointments. As proposed, the use would not be substantially compatible with commercial and residential uses in the neighborhood and is not consistent with certain General Plan policies.

As proposed and based on the above analysis and conclusions, staff does not believe that all of the Conditional Use Permit findings can be satisfied and therefore recommends denial of Planning Application 21-36. However, if the applicant were to modify the application in such ways as limiting the hours of operation to be neighborhood-compatible, operate by delivery only, or operate by delivery only in the evening, the Planning Commission may have justification to re-consider whether the project meets the required CUP findings, and is consistent with the intent and purpose of the CL Zoning District and the City's General Plan.

RESOLUTION NO. PC-2023-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA DENYING PLANNING
APPLICATION 21-36 FOR A STOREFRONT RETAIL
CANNABIS BUSINESS (NATIVE GARDEN) IN THE CL ZONE
AT 167 CABRILLO STREET**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA
HEREBY FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, the City Council adopted Ordinance Nos. 21-08 and No. 21-09 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) to establish regulations for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application 21-36 was filed by Christopher Glew, authorized agent for the property owner, Palanjian Family Trust, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail cannabis business within an existing 1,050-square-foot commercial building located at 167 Cabrillo Street. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 23, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and CEQA does not apply to this project because it has been rejected and will not be carried out, pursuant to Public Resources Code section 21080(b)(5) and CEQA Guidelines Section 15270(a).

NOW, THEREFORE, based on the evidence in the record the Planning Commission hereby **DENIES** Planning Application 21-36 with respect to the property described above as set forth in Exhibit A.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of January, 2023.

Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on January 23rd, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-

EXHIBIT A

FINDINGS

- A. Pursuant to CMMC Section 13-29(g), when granting an application for a conditional use permit, the Planning Commission shall find that the evidence presented in the administrative record substantially meets certain required findings. The Applicant failed to meet its' burden to demonstrate that the proposed project would comply with all of the requirements of Section 13-29(g)(2) and therefore the Planning Commission was unable to make the required findings to approve the proposed use for each and every reason set forth herein below:

Finding: *"The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area."*

Facts in Support of Findings for Denial: The subject site is located within the CL zone (Commercial Limited District). As defined in the CMMC, the CL zone is an area in which special precautions shall be taken due to the proximity of residential development or the potential for traffic circulation hazards. A cannabis storefront is a use that is conditionally permitted in the CL zone subject to conformance with required findings. This discretionary decision-making process allows/requires the Planning Commission to carefully review the proposed cannabis storefront operation and location.

As intended by the CMMC, this area of the CL zone generally functions as a buffer between residential uses on Cabrillo Street and commercial activity on East 17th Street. The closest commercial corridor to the subject property is the north side of East 17th Street. The existing development pattern on the north side is for businesses to be oriented toward the street, with parking in the rear to buffer less intense uses from activities along East 17th Street. To-date, all of the approved cannabis storefront CUPs in Costa Mesa, with or without delivery, are appropriately located along or adjacent to arterial roadways in the C1 (Local Business District) or C2 (General Business District). The proposed cannabis storefront at 167 Cabrillo Street is the first cannabis retail establishment to be located at the intersection of two local streets and the first to be located in the CL zone.

Additionally, the subject site is located adjacent to a residential use and across from residential developments on Cabrillo Street. Adjacent nonresidential uses predominantly include services, not retailers. Other businesses operating in this immediate area of the CL zone are low-to-moderate traffic uses and/or have business practices that limit their impact on residents, such as limited hours of operation, encouraging or requiring appointments, and conducting activities at clients' properties (offsite). Unlike those operations,

the proposed cannabis storefront would operate 11 hours per day, between 9 AM and 8 PM and without a mechanism to regulate customer traffic. As with other commercial uses adjacent to residential development, noise would be a potential concern, especially given the proposed intensification of the use and increased hours open to the public.

The applicant has failed to demonstrate that the proposed cannabis storefront would not be substantially compatible with other developments in the neighborhood and the proposed use has the potential to be materially detrimental to other properties in the area. Conditions of approval may be able to reduce potential impacts, but without a significant change in the proposed operation, the use would not be substantially compatible with the neighborhood.

Finding: *“Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.”*

Facts in Support of Findings for Denial: The proposed cannabis retail storefront use would follow safety measures detailed in a professionally prepared security plan. The security plan was evaluated for compliance by the City’s cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, and interior limited access spaces. In addition, the business employees, and part-time staff, must pass a live scan background check and obtain an identification badge from the City. When operating in accordance with the professionally prepared security plan and in conformance with local and State laws, the proposed use would not be materially detrimental to public health and safety; however, the applicant has failed to demonstrate that the more intensive change in commercial use proposed would not be detrimental to the general welfare of the public and/or injurious to property or improvements to the immediate residential uses.

Finding: *“Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.”*

Facts in Support of Findings for denial: The proposed retail use would be located in an existing commercial building on a property that has a General

Plan land use classification of Neighborhood Commercial. This classification is defined as follows: "The Neighborhood Commercial designation is intended to serve convenience shopping and service needs of local residents. Appropriate uses include markets, drug stores, retail shops, financial institutions, service establishments, and support office uses. Restaurants, hotels, and motels may be appropriate if properly located, designed, and operated to avoid adverse impacts to surrounding uses. Since Neighborhood Commercial uses are intended to serve nearby residential neighborhoods, the uses permitted should be among the least intense of the commercial uses." The use is consistent with General Plan policies that pertain to providing a mixture of commercial goods, services, and employment opportunities, expanding the City's tax base, and promoting the incubation of specialized businesses. However, the proposed use is inconsistent with General Plan policies C-1.11 and N-2.9 as described in the staff report. Further, the proposed cannabis retail storefront is not the "least intense of commercial uses", would intensify the use of the site and activity in the neighborhood, and is not compatible with the resident serving intention of the CL Zoning District. Therefore the applicant has failed to demonstrate that proposed use and intensity is in accordance with the General Plan.

B. CEQA does not apply to denied projects per CEQA Guidelines Section 15270(a) and Public Resources Code Section 2180(b)(5).

C. The disapproved project is not subject to a City of Costa Mesa traffic impact fee.

Conditional Use Permit Applicant Letter – NATIVE GARDEN – 167 Cabrillo St

**167 Cabrillo St****APPLICANT:** Cabrillo Community Project LLC**Operator (dba):** NATIVE GARDEN**Request:** The request is for a Conditional Use Permit to allow a Cannabis Retail Storefront (Type 10) and a Cannabis Business Permit.

EXECUTIVE SUMMARY

NATIVE GARDEN has selected a neighborhood site to provide a neighborhood friendly cannabis retail offering, designed to appeal to the Eastside Neighborhood.

The Retail Facility will be on the small size @ 1,050 sf and efficiently be utilized to provide the proper scaled down operation servicing a neighborhood. We expect frequent repeat of customers, lower transaction counts and higher average volume per transaction on most customer visits. We expect and will incentivize customers and employees to walk or bike.

Solid support. Our project has over 40 properties with support letters.

The Property Owner owns many Costa Mesa properties and is in process of a substantial improvement in half of their portfolio.

Summary of Modifications to support proximity to Residential:

- Reduced Hours: 9 am to 8pm
- Changed Ingress / Egress of vehicle orientation away from Residential
 - Now enter off Cabrillo, exit to Fullerton
- Modified Front Entrance, away from Residential, towards Fullerton
- Added Landscape Screening Buffer on Cabrillo to screen Front Entrance
- Expanded Bike Racks & Added 1st Know E Bike Charging Station at Cannabis Retail
- Observed neighborhood parking patterns on different days, different hours
- Secured Offsite Parking on adjacent 170 Wells Place
- Held Community Outreach Event
 - No opposition
- Knocked on all doors within 500', some twice
- Enhance Security Guard Role:
 - Lead introduction of Neighborhood Watch Program. Meetings and Communications
 - Expand sphere of patrol from 50 feet to a greater patrol area to support Neighborhood Watch
- Surveyed all the Eastside Bars and Liquor Stores in Proximity to Residential, open till 2 am

Neighborhood Store Operational Characteristics :

- The goal is to reduce potential impacts and become a part of the Neighborhood
 - Reduced Hours
 - Expanded Security perimeter patrol and Neighborhood Watch
- Limited Product Offering, higher price points, lower transaction counts
- Carry products oriented towards health & fitness
- Partner with local offsite health & wellness partners
 - Think Pilates or Yoga class, with a cannabis expert talking about pain or sleep solutions
 - Cooking classes, neighborhood walks and bike rides
 - Planned retreats for customers
- Focus on deeper customer education & Consultation (Pain & Sleep solutions)
- Focus on Seniors
- Non-Cannabis offerings around Health & Wellness
 - Examples:
- Utilize Customer Exit Bags and signage to communicate with Customers
 - Good Neighbor Policy in General, address any topics that come up
- Regular Mailers to neighbors offering the “Neighbor Discount”

Enhanced Security Guard Role & Responsibilities:

- Standard Condition of Approval, requires monitoring and influencing outcomes within 50 feet
- Propose expanding sphere of patrol of Public Areas adjacent to Store to establish and support Neighborhood Watch

Significant Improvement to the Property:

- The Project is investing in revitalizing this mid century, deferred maintenance property

Community Benefits:

- Native Garden is committed to giving back and becoming part of the community
- We will support TRIUNFO Jui-Jitsu & MMA with sponsorship and scholarships
- We believe in a bikeable & walkable community so we are seeking to partner with groups like Costa Mesa Alliance 4 Better Streets (CMABS)

Bike Racks and E Bike Charging Station:

- Native Garden is committed to being part of a walkable bikeable City
- Accommodate more Bikes with expanded Bike Racks
- Introducing the first new E Bike Charging Station at a Cannabis Store
- Great for Beachgoers, our Target Market

Eastside Monthly Events:

- Organized and Sponsored Walk & Bike Events

Methods to Communicate with Customers to achieve desired outcomes:

- Customer Exit Bags. Place general and targeted messages, EX: Please respect Neighbors by controlling noise when you exit
- Interior & Exterior Signage

Off Site Parking:

- Secured additional employee parking (3 spaces) at adjacent property

Security Plan: Implement our approved 126 page thorough Security Plan

Odor Control: Introduce Charcoal Filters to achieve the standard of no detectable odor outside the premises.

Dear Costa Mesa City,

My name is Jerry Palanjian and have operated my businesses here in Costa Mesa since 1971. I currently own 115 Cabrillo, 167 Cabrillo, 263 costa mesa street, 1724 newport blvd, 1734 newport blvd, 1970 newport blvd, 1974 newport blvd, 1982 newport blvd, 1984 newport blvd, 1996 newport blvd, 2960 randolph ave, 2968 randolph ave, and 1965 church street. I approve a retail cannabis dispensary located at 167 cabrillo.

Thanks

Jerry Palanjian

949 633 8888

Dear Costa Mesa City,

My name is Jeff Koga and I reside in East Side Costa Mesa with my wife and young family. I have lived and operated my businesses here for 50 plus years. I currently own 334 16th place, 336 16th place, 221 A and B 20th street, 1698 Whittier Street, 995 W 17th street, 989 W 19th street , 1892 Whittier Street, and 211 Walnut Street. I approve the retail cannabis storefront at 167 Cabrillo.

Thank you

Jeff Koga

714 309 0303

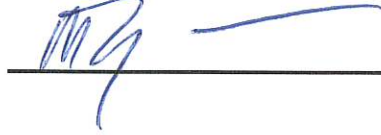
Dear Costa Mesa City,

My name is Mike Penjoyan and I currently operate a small business in Costa Mesa which was founded in 1969. Our family currently owns 2000 newport blvd, 2016 newport blvd, 2020 newport blvd, 2037 newport blvd, 144 east bay street and 148 east bay street. I reside in Costa Mesa and have raised my daughters locally with my wife of 20 plus years. I am supportive of a retail cannabis dispensary doing business at 167 Cabrillo Street.

Sincerely,

Mike Penjoyan

714 356 2177



Dear Costa Mesa City,

My name is Jeff Tanner and I own 125 and 127 Cabrillo Street. I approve a retail dispensary located at 167 Cabrillo.

Thank you,

Jeff Tanner

A handwritten signature in black ink, appearing to read "Jeff Tanner", written over a horizontal line.

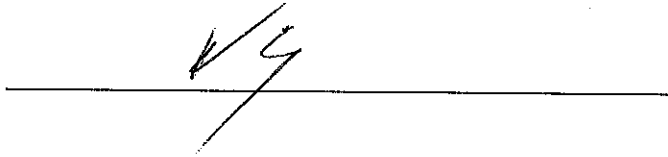
Dear Costa Mesa City,

My name is Kevin Sand and I own multiple bars and property on Newport blvd between Rochester and Broadway Street. I currently reside on 20th street between Santa ana ave and Orange. I am in favor of a retail dispensary located at 167 Cabrillo.

Thank you,

Kevin Sand

949-378-1194

A handwritten signature, appearing to be "KS", is written over a horizontal line.

October 4 2022

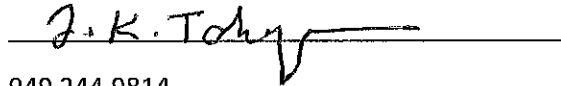
Dear Costa Mesa City,

My name is John Thaglasian and reside at 115 CABRILLO Street in Costa Mesa. I have lived at this current address for 20 plus years. I have been notified of a possible cannabis dispensary planning to operate at 167 Cabrillo, a few units away from me, and I wanted to communicate that I am in favor of this business being added to our street.

Thank you.

Sincerely,

John Thaglasian


949 244 9814

October 5, 2022

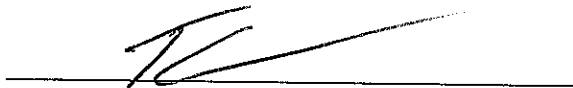
Dear Costa Mesa City,

My name is Travis Castro and I live at 180 Cabrillo street, unit 11b, in Costa Mesa. I have lived in this area most of my life and support the ever changing business climate we are encountering in our area with the recent approval of cannabis sales. I walk my dogs daily on Cabrillo Street daily, frequent all nearby restaurants, and shop locally every chance I get. I am supportive of the recent request of 167 Cabrillo to operate a limited hours dispensary. I do feel it will be a good addition to our community for multiple reasons.

Sincerely,

Travis Castro

949 697 9420

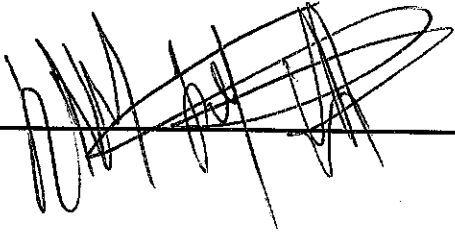
A handwritten signature in black ink, appearing to be 'TC', is written over a horizontal line.

Dear Costa Mesa City,

My name is Jeff Wright and I currently own 126 Rochester, 128 Rochester, 123 E 18th street, 123.5 E 18th street, 125 E 18th Street and 127 E 18th Street. I also live in my residence of 30 years in Santa Ana Heights. I have been notified of the possible retail cannabis storefront located at 167 Cabrillo. I am in favor of this business use.

Thank you

Jeff Wright

A handwritten signature in black ink, consisting of several overlapping loops and vertical strokes, positioned above a horizontal line.

714 620 4140

To: City of Costa Mesa Planning Department
Re: Cannabis Dispensary at 167 Cabrillo Street
Date: October 7, 2022
From: Conrad Tona and Stacy Tona at 160 Wells Place

This letter is in support of approval to submit to the Planning Commission the Application for a Conditional Use Permit for a Cannabis Dispensary at 167 Cabrillo Street. The applicant is Cabrillo Community Project, LLC (CCP)

My wife and I want to support the Community Project, LLC company in receiving their conditional use permit for a Cannabis Dispensary next door to my property. The business that is currently located at 167 Cabrillo has for many years violated many city codes and currently is doing so. I believe that this new business will be a welcome addition to our neighborhood as it comes under such tight controls by both the city and the state and will address all the existing code violations.

The current business sells Spa's. The owner of the business is a renter. He planted Palm trees right next to my garage, on my property. These trees began to rub against my garage and tear off the fascia board. I have complained many times and finally a few days ago he cut the trees down but he replaced them with Spa covers which are now leaning up against my garage. I cannot see if he stump ground these trees out of the ground as the Spas he placed there are completely covering that section of the ground.

A fence was built by the renter's parents and it is on my property. This same fence blocks my sight when backing out of my garage.

An 18 Wheeler Rig periodically pulls up in front of my garage, blocking it, and uses the area as an unloading zone for the Spas. The business owner drives a Forklift on Fullerton Street to unload the Spa's and stacks them on the parking lot. The Spa's are stacked way above the height of my garage which is a hazard and a liability. The City is aware of these problems.

The owner uses orange cones to block off a whole section of Fullerton Street to save parking for him. He sometimes leaves his trailer on the street unattached to a vehicle to help block the area. There is no on-site parking as the Spa's take up all the space of the old parking lot.

There are Spa chemicals left onsite and next to my garage. These are highly flammable and should be kept inside a fire proof metal container and stored out of sight of any children.

The business owner was living on the property for about 15 years but he has moved out and someone else appears to be living on the property now. There is someone in the house after dark and after the owner has closed his business and gone home.

The above are just a few reasons why I have taken careful consideration in writing this letter. I know the City is aware of all of the above violations but nothing has been done at this point

We want the Planning Department and Commission to know that we approve of the Cabrillo Community Project, LLC to have a Cannabis Dispensary located at 167 Cabrillo Street. We believe they will clean up the property and rid the neighborhood of all the liabilities and hazards that exist on this property today. We also think that we will have a safer neighborhood due to the security the Cannabis companies are required to have 24 hours, 7 days a week.

Please approve their application and let this move forward to the Planning Commission. Also, please forward our letter to the Planning Commission. Thank you.

Conrad and Stacy Tona

C. Tona

Stacy L. Tona

To: City of Costa Mesa Planning Department
Re: Cannabis Dispensary at 167 Cabrillo Street
Date: October 6, 2022
From: Lorraine Lambeth, CPA at 170 Wells Place

APPROVAL REQUEST:

This letter is in support of approval to submit to the Planning Commission the Application for a Conditional Use Permit for a Cannabis Dispensary at 167 Cabrillo Street. The applicant is Cabrillo Community Project, LLC (CCP)

INTRODUCTION:

I recently spoke with the CCP attorney and two of the CCP members at length, wherein I asked many, many questions. Each CCP member was very congenial and didn't hesitate to give me clear, concise, and honest answers. I'm a Tax Accountant and my whole career has consisted of asking questions, dealing with people, and following government rules and regulations. Needless to say, I asked a full gamut of questions and also researched CCP online to satisfy myself that this was a viable business that could fit into our very unique neighborhood. The three people representing CCP were professional, always polite, and indicated a deep concern for the neighborhood. They have already spent much time in an effort to develop a good working relationship with the neighbors.

BUFFER ZONE:

34 years ago, when I first bought my property at 170 Wells Place, I was told by a City employee that this small area, where my office building is located, is meant to be a "noise buffer zone" from the busy traffic and noise on 17th Street and the quiet residential area on Cabrillo Street. This "noise buffer zone" idea made complete sense to me (and still does) so I kept this in mind when talking with the Cannabis retailers and also while researching the rules and regulations for Cannabis dispensaries online.

WHAT IT TAKES TO BE A CANNABIS COMPANY IN CALIFORNIA:

The members of CCP are a team of businessmen who are well versed in the expertise required to successfully run a Cannabis dispensary. They have several facilities in Oregon and California, all of which are successful. The Cannabis industry is probably the most scrutinized business in the state of California. Both city and state governments oversee and regulate these businesses. Most all other businesses are required to merely acquire a license and each year pay a fee to renew it, nothing more. The Cannabis businesses are held to a much higher standard. They must follow stringent rules and regulations and are required to prove they have adhered to the strict rules of the City in a time-frame of six months or up to every two years. They must also renew their state license every year and follow similar stringent rules.

The surrounding businesses and residents will not have to worry about CCP following the rules as they must pay large sums of money to just start an application for licensing and conditional use permits along with paying heavy taxes and other fees when in business. The cost of rehabbing the property and bringing it up to code will be horrendous. They have so much invested; it would never be in their best interest to not follow even the smallest rule or regulation. The City can basically end their business

operations overnight but that is not true for any other type of business. A Cannabis company such as CCP has so much at stake monetarily that they will make a much better neighbor than most any other type of business. They walk a tightrope all the time, whereas most all other businesses are left alone.

BEING A GOOD NEIGHBOR:

Because the CCP members are well established in the Cannabis business, they have created good relationships in every neighborhood they have entered throughout Oregon and California. They know exactly what it takes to make a safe and desirable neighborhood to work for everyone. They are so in tune to this that they have already spent money to reach out to the neighborhood by sponsoring a "get-to-know-us" neighborhood party. I personally was surprised to see the flyer and thought this is a great idea because I have had my business in this neighborhood for 34 years and I still don't know everyone so I will look forward to meeting other neighbors. No one else has ever done this for our neighborhood! The CCP members want everyone in the neighborhood to feel free to ask questions or express concerns so they can address them. They want to be completely transparent as they want to be a good neighbor. All of the above is what I discerned from my lengthy conversations with the CCP members.

CLEAN UP THE NEIGHBORHOOD EYE-SORE AND CREATE PARKING:

CCP's plan to beautify the property is a gift from the gods!! This will be such an added asset to the community. The current condition of the property, to say the least, is unsightly and hazardous. If you don't believe me, please just do a drive-by. The neighbors look forward to this unbelievable benefit.

The CCP parking plans are much needed as the current business owner, employees, and its customer's park on the street as they have no on-site parking. The CCP will have onsite parking ample for its customers and employees. They will remove the unsightly gray tarps that run from Fullerton Street to Cabrillo Avenue. These tarps hang from metal poles and stretch from one end of the property to the other and wrap around the back side of the building. Also the large unsightly structure attached to the building will be removed which will open up additional parking along with room to add drought resistant plants to dress up the area. The entrance will be moved to the Fullerton Street side, away from the residential property on Cabrillo.

My property at 170 Wells Place is contiguous to one corner of the 167 Cabrillo property. It will be such a pleasure to have the site cleaned up and not have to look at the old gray tarps anymore. Also, the Spas are stacked several feet higher than the neighbor's garage which is a hazard and a City liability that will disappear. The forklift, always parked on the sidewalk by Fullerton Street, is what insurance company's call an "attractive nuisance." This liability will also be removed. I am very excited to have a highly regulated business that is willing to make our neighborhood much more attractive and much safer than it is currently.

SECURITY ALL DAY, EVERY DAY:

All Cannabis company's must have 24/7 security which will definitely be welcomed by all of us in the area. That is another big plus that our neighborhood will benefit from: the requirement of high level security regulations.

BACK TO THE NOISE BUFFER:

The noise "buffer zone", that I mentioned in the beginning of my letter, would be adhered to by CCP. In fact, with CCP as a neighbor, they will be much quieter than the current neighbor who has Spa motors running in the backyard, noise from the Forklift running back and forth lifting Spas to either stack onsite or load onto a truck, plus the noise of a large 18 wheeler that delivers Spas and uses Fullerton Street as a delivery off-loading zone; thereby blocking the road. In addition, there is daily noise from the sales people transacting business in the backyard, rather than inside the building as required by the code. None of this would occur with the Cannabis Dispensary. CCP's customers are only allowed on the premises long enough to acquire a product. In fact, the customers are patrolled into and out of the property in a quick and orderly fashion with NO NOISE! The Cannabis business will reinstitute the "noise buffer zone" that the four contiguous properties are meant to be, according to the City.

INCREASED REVENUE:

Lastly, please take into consideration the fact that this Cannabis business is a huge source of revenue for the City of Costa Mesa which will ultimately benefit all Costa Mesa neighborhoods. Our neighborhood is depending on the support of the Planning Department to not only help our neighborhood acquire a responsible neighbor but also the added monetary benefit to all of the neighborhoods in Costa Mesa.

MORE OR LESS DISPENSARIES IN AREA vs COMPETITIVE PRICING:

I realize there will be many Cannabis Dispensaries in Costa Mesa, and even near this location, but every Economist will tell you that "Competition is Good." So, because this business is well established, run by highly professional individuals well versed in the industry, I believe this business will not only survive and prosper but also have competitive pricing. We must strive to not create a monopoly for any particular Cannabis Dispensary as we need to ensure fair pricing to the public or lose customers to an adjoining city. CCP will be a win-win situation monetarily for not only the City but also for the public as well; their competitive pricing fits perfectly with the idea that "Competition is good."

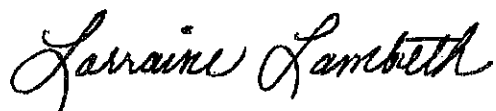
SUMMARY:

The above mentioned items are just a few reasons why I am respectfully requesting that the Planning Department approve the Cabrillo Community Project LLC as a candidate to go forward to the Planning Commission for a Conditional Use Permit. I am also respectfully requesting that you include this letter in your documentation to the Planning Commission.

I know the Planning Department has been working overtime to address all the concerns regarding Cannabis. So I want you to know that I very much appreciate your time and consideration in this matter. Please know that the neighborhood is depending on your support for our community along with your ability to create an added monetary benefit to all the neighborhoods in Costa Mesa. Thank You.

ATTACHED: The attachment is very interesting as the "myths" around marijuana are all coming to the forefront and being debunked. According to the statistics, this Cannabis Dispensary will save lives, if it diverts people from alcohol and/or cigarettes which are both killers and health hazards.

Lorraine Lambeth, CPA at 170 Wells Place

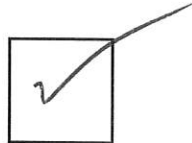




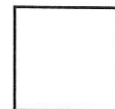
Native Garden @ 167 Cabrillo

I support Cannabis retail at this location. This store will be a community-focused business with a holistic cannabis approach. (Think complimentary to yoga, organized walks and retreats, and educational opportunities to integrate cannabis into a healthy lifestyle, etc.) This regulated operation will have reduced hours, 24-hour security, and a substantial renovation to modernize the property and bring the site up to today's codes. We support local businesses and are eager to connect with the community.

Resident:



Business:



NAME: Tim Lynch

Address: 135 Rochester St.

Signature:

Email: Timlynch@gmail.com



Native Garden @ 167 Cabrillo

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Resident:

☐

Business:

☒

NAME:

JIM FIRZPATRICK

Address:

170 E 17TH ST Suite 202

Signature:

10 YEARS OFFICE ACROSS THE STREET

Email:

JimFitzCo@gmail.com

(Will not be made public, only to add to our email list for Grand Opening)



Native Garden @ 167 Cabrillo

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Resident:



Business:



NAME: Evan Shaw

Address: 180 Cabrillo St Apt B22

Signature:

Email:

shawkid2@yahoo.com



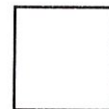
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Resident:



Business:



NAME:

Wendy Simao

Address:

140 Cabrillo St. SPC 3

Signature:

Wendy Simao

Email:

wendyisarockstar@gmail.com

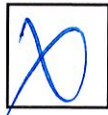
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Resident:



Business:



NAME:

Andre Neuman

Address:

140 Cabrillo St #5

Signature:

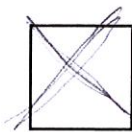
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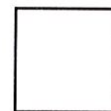
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Resident:



Business:



NAME:

DREW FISHER

Address:

131 E 18th St

Signature:

Email:

Greenpointfundings@gmail.com

(Will not be made public, only to add to our email list for Grand Opening)



Native Garden @ 167 Cabrillo

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Resident:

☐

Business:

☒

NAME:

Joy Olund

Address:

#200 E 170 E. 17th St.

Signature:

Email:


JOB@ingramcompany.net

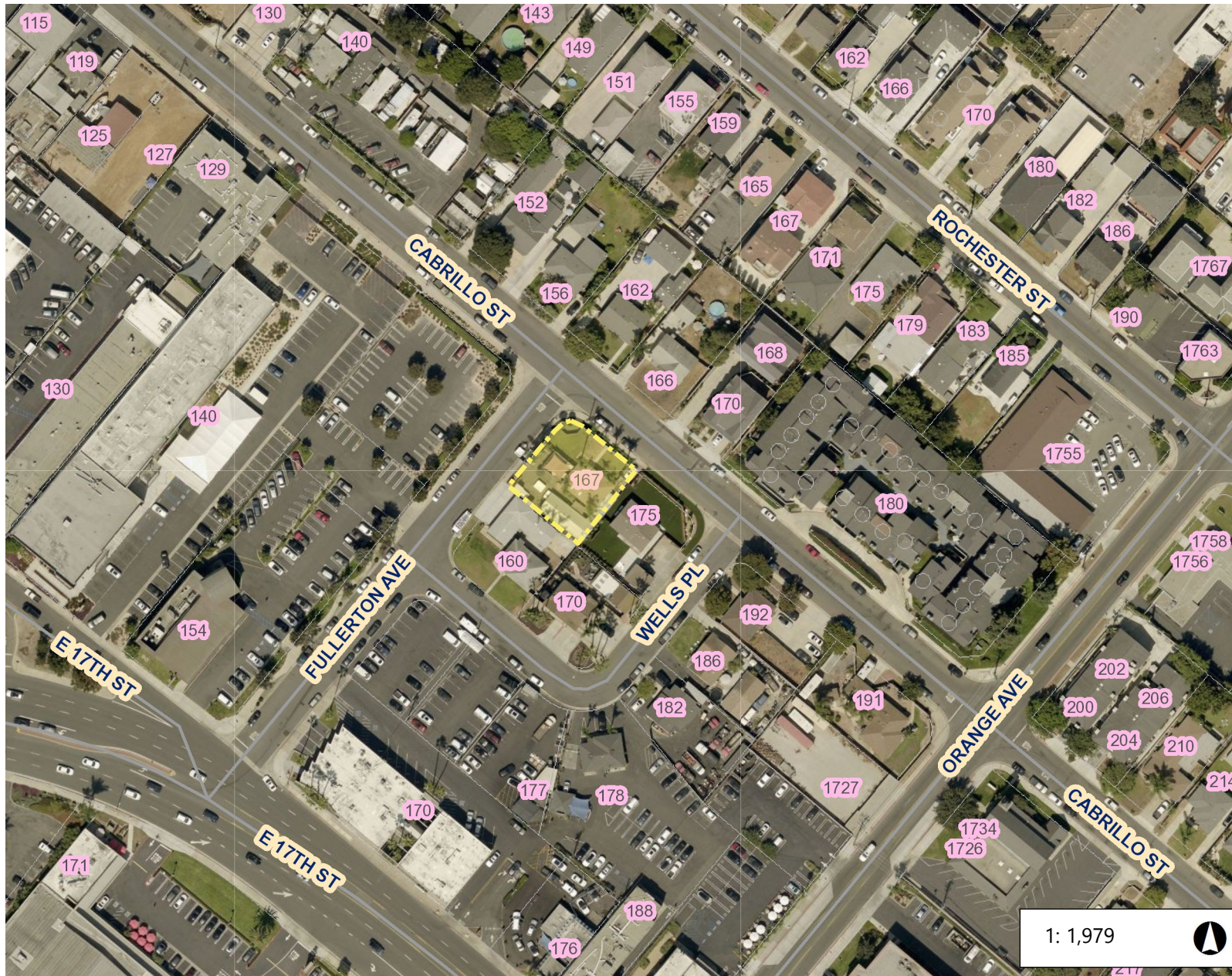
Jim@
Ingram Company.net

(Will not be made public, only to add to our email list for Grand Opening)



Legend

 Costa Mesa



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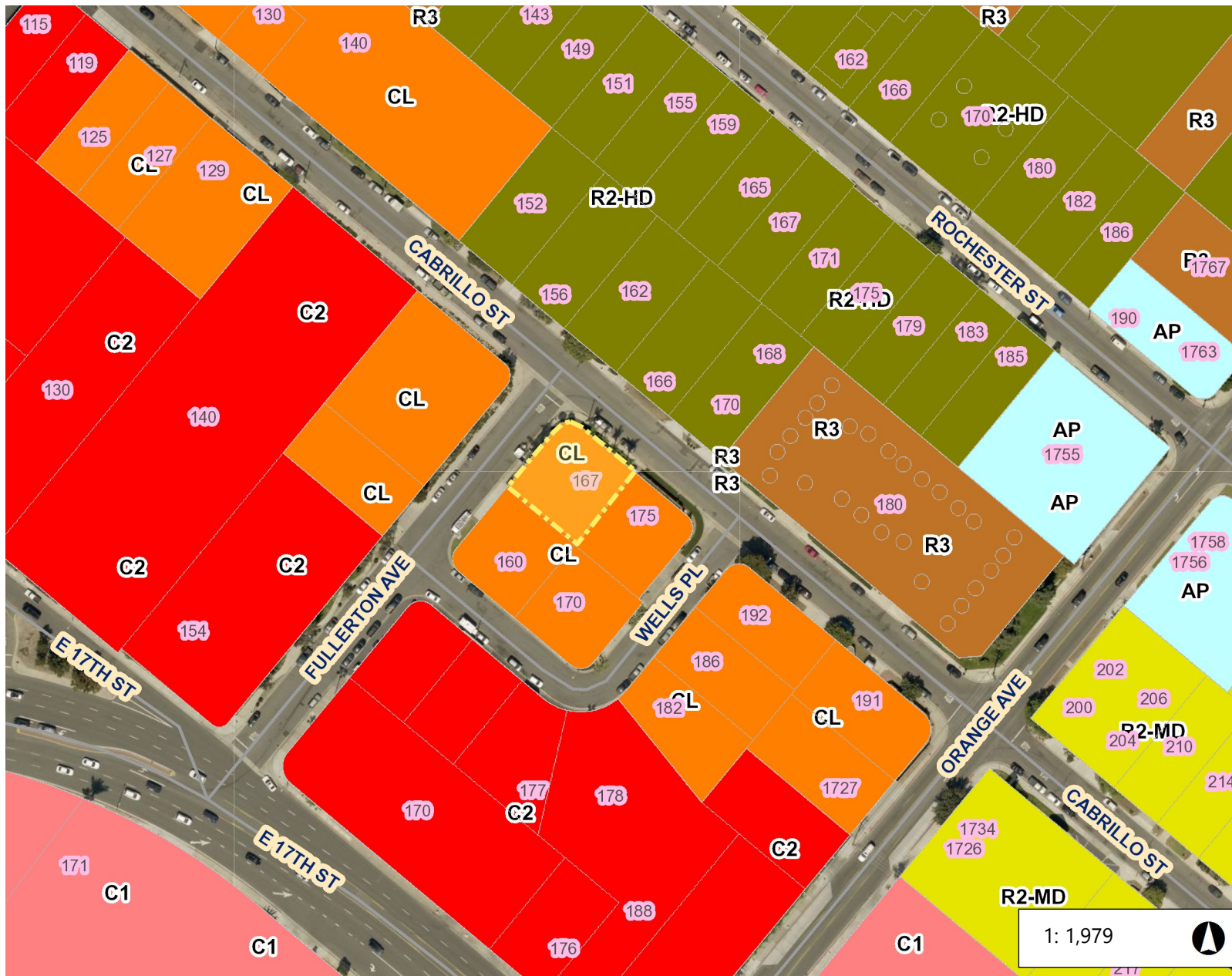
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WGS_1984_Web_Mercator_Auxiliary_Sphere
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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Notes

PA-21-36



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residential
- R2-HD - Multiple-Family Residential
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industrial
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Commercial
- PDR-LD - Planned Development Residential Density
- PDR-MD - Planned Development Residential Density
- PDR-HD - Planned Development Residential Density

Notes

PA-21-36

0.1 0 0.03 0.1 Miles

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© City of Costa Mesa

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1: 1,979



Site Photos



View of the site from Cabrillo Street



View of the site from Fullerton Avenue

FM
FRANK MARTINEZ
750 EAST GREEN STREET #308
PASADENA, CA 91101
626-407-6427
WWW.MARTINEZHOSSETTLER.COM
FRANK@MARTINEZFM.COM

**Cannabis Dispensary
Tenant Improvements
167 Cabrillo Street
Costa Mesa, CA 92627**

Issued For	Date
Client Review Set	07-21-2021

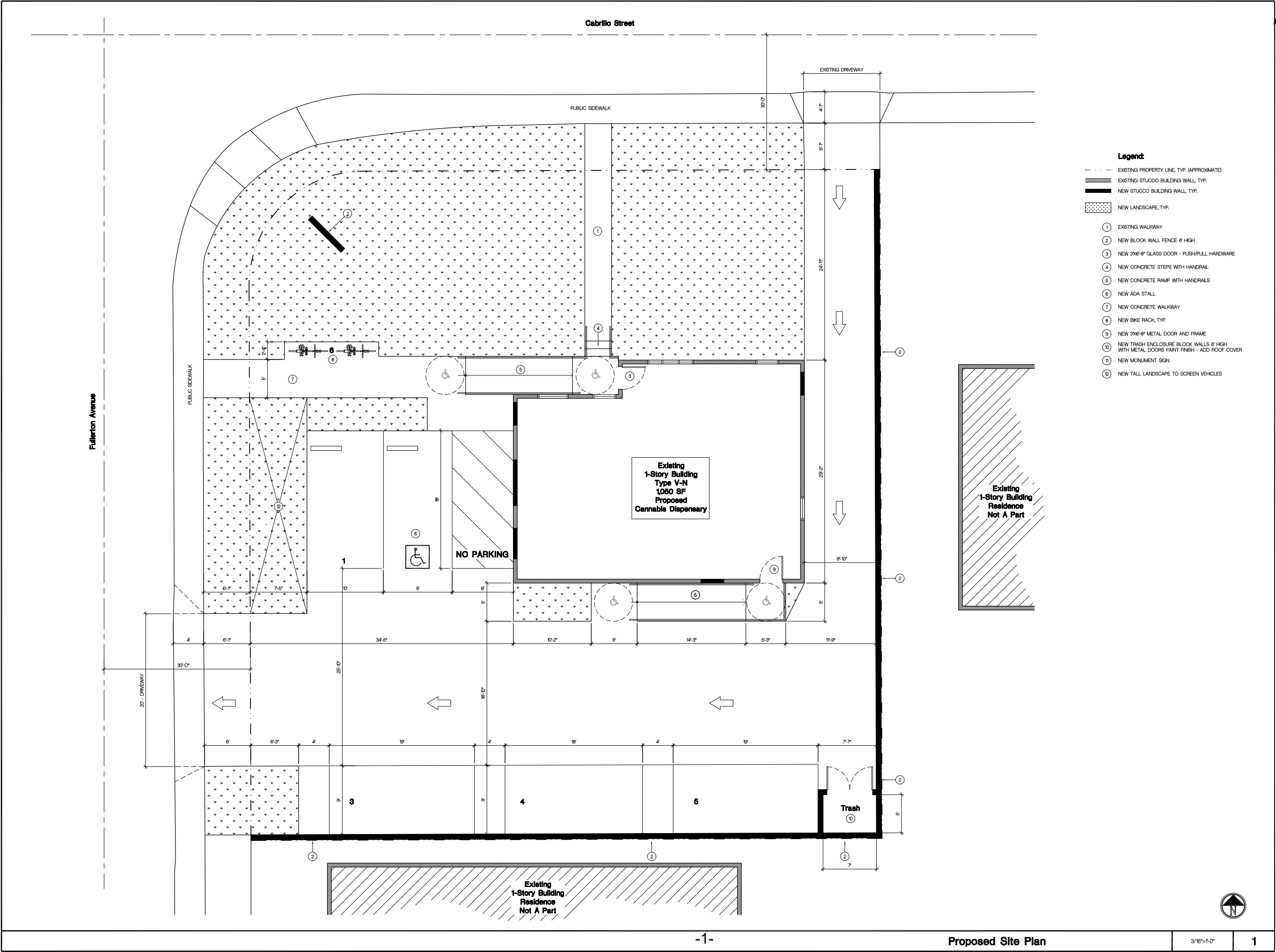
These drawings are the property of Frank Martinez.
All design ideas and information on these drawings are the
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disclosed without written permission from Frank Martinez.

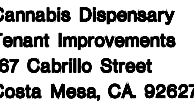
File No:	A-12
Job No:	2133A
Drawn By:	Staff
Date:	07-19-2021
Scale:	As Shown

**PROPOSED
SITE PLAN**



A-1.2



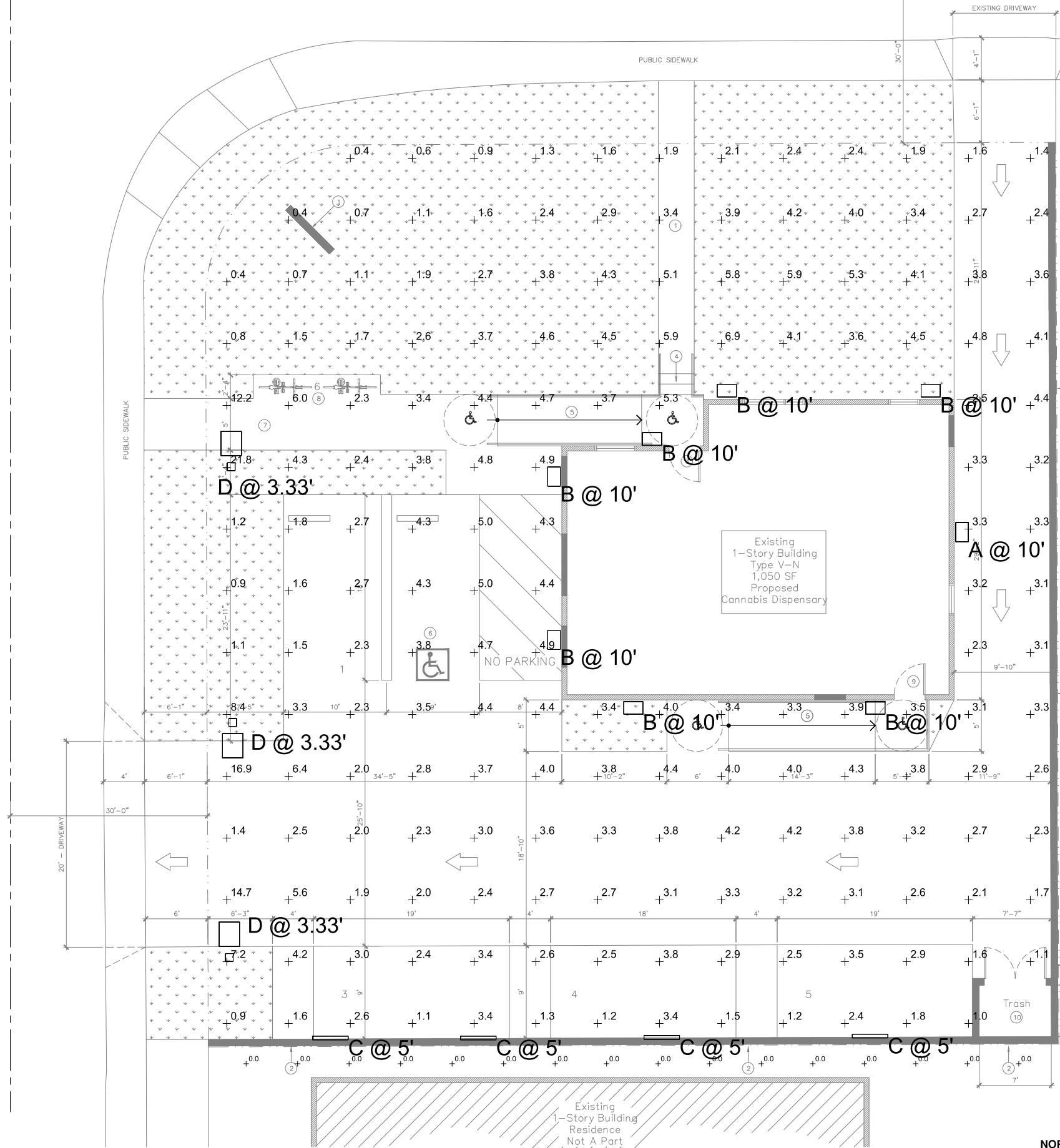
[illegible]

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File No:	A-22
Job No:	2133A
Drawn By:	Staff
Date:	07-19-2021
Scale:	As Shown

PROPOSED FLOOR PLAN

A-2.2



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
OVERALL SITE @ 0' A.F.G.	+	3.4 fc	21.8 fc	0.4 fc	54.5:1	8.5:1
PARKING AREAS @ 0' A.F.G.	X	3.3 fc	16.9 fc	1.0 fc	16.9:1	3.3:1
SOUTH AND EAST RESIDENTIAL PROPERTIES @ 0' A.F.G.	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A	1	Lithonia Lighting	WDGE2 LED P2 30K 80CRI T1S	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 1 SHORT OPTIC	1	1886	0.9	18.9815
	B	7	Lithonia Lighting	WDGE2 LED P3 30K 80CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375
	C	4	BEGA Converted by LUMCat V 27.08.2015 / H.R.		33157K3	1	1329	0.9	20
	D	3	LIGMAN	LI-10021-T4-W30	Light linear PT one side bollard	1	2231	0.9	29.2



FRANK MARTINEZ
750 EAST GREEN STREET #308
PASADENA, CA 91101
626-407-6427
WWW.MARTINEZHOSSETTLER.COM
FRANK@MARTINEZFM.COM



Project #: 22126



ebssinc@ebss-la.com
818-763-9179

15515 San Fernando Mission Blvd., Suite 9 | Mission Hills, CA 91345

Cannabis Dispensary
Tenant Improvements
167 Cabrillo Street
Costa Mesa, CA. 92627

Issued For	Date
Client Review Set	07-21-2021

These drawings are the property of Frank Martinez.
All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No.:	
Job No.:	2133A
Drawn By:	Staff
Date:	07-19-2021
Scale:	As Shown

SITE
PHOTOMETRIC
PLAN

SPH-1







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**

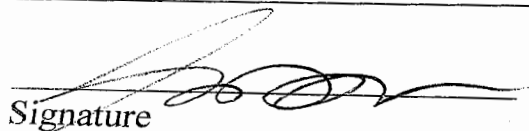
Date: 12/8/22

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

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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

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

128

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

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

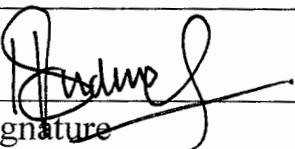
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

Date: 12/8/22

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

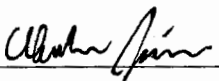
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

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
☐ 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: _____

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Wendy Bowmgardez 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:

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 Wendy Bowmgardez

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

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: 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.
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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)

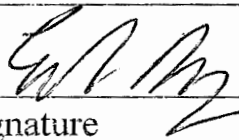
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

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

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

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:

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: 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)

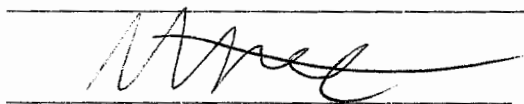
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

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

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, 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 166 167 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:

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: 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**

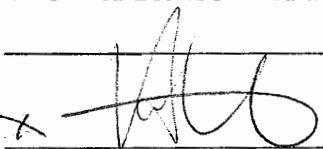
Date: 10/22/2022

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

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, 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**

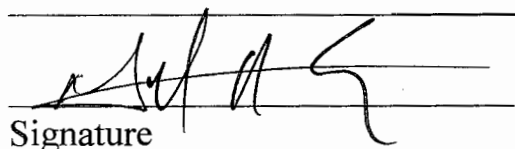
167 Cabrillo Street

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

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: 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:

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: 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.

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:

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

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 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 Braker 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

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: _____

Suzanne Braker
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

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: 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

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:

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:

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: _____

Von Wagner
Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Robert Glass Business (Name & Address)

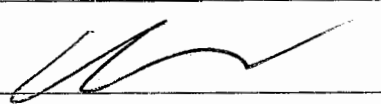
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

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

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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.
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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.
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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.
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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:

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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:

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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:

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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:

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- Other Reason for My Opposition: Crime, Traffic, Unwanted busir 156's

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

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- Other Reason for My Opposition: Traffic, Crime, and Potential Danger to community. 157

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:

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- Other Reason for My Opposition: church / Residents

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: Hhsanoma 215 f 18th rt Costa (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:

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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: Because It's a Residential area
and affecting the ~~near~~ houses nearby

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.
- 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.
- 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.
- 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: 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.
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: 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.
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- 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.
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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]
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:

- 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: 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:

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 & 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:

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: 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:

- 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, Kids, Kids

To: Costa Mesa Planning Commission
From: (Name and Address) Galvin Bartlett 2460 Newport Blvd #1
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:

- 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: _____

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)

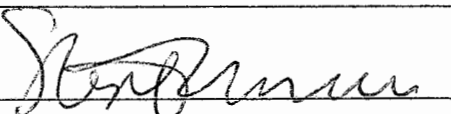
Re: **CUP Application for Retail Cannabis Storefront at
167 Cabrillo Street**

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**

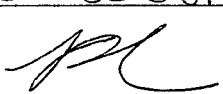
Date: 11/6

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.
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: 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:

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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

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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

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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

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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)

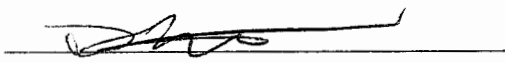
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Date: 12-11-22

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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
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5. Other Reason for My Opposition: _____



Signature

STATEMENT OF OPPOSITION

To: Costa Mesa Planning Commission

From: CHIP CRUSBY (Name & Address)

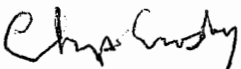
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5. Other Reason for My Opposition: _____



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

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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

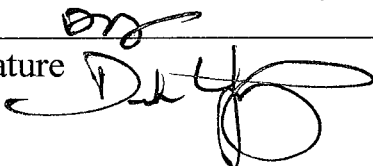
Date: 12/11/22

I am a ☐ Costa Mesa Residential Property Owner ☐ Costa Mesa Commercial Property Owner
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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

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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

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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:

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: _____

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:

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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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.
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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 byproduct 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 byproduct 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 byproduct 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.
2022-10-25 - 7:06:21 PM GMT

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."