



City of Costa Mesa

PLANNING COMMISSION

Agenda

Monday, August 22, 2022

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:

1. Attending in person: Attendees are encouraged to wear masks at their discretion. If you are feeling ill, or if you've been exposed to someone with COVID-19, you may still participate in the meeting via Zoom.
2. Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

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- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- 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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PLANNING COMMISSION REGULAR MEETING

MONDAY, AUGUST 22, 2022 - 6:00 P.M.

BYRON DE ARAKAL
Chair

JON ZICH
Vice Chair

DIANNE RUSSELL
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

ROLL CALL

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 21-18 FOR A RETAIL CANNABIS 22-837 STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2710 HARBOR BOULEVARD \(STIIIZY\)](#)

RECOMMENDATION:

Staff recommends that 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 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-18, subject to conditions of approval.

Attachments: [1. Draft Planning Commission Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photos](#)

[6. Project Plans](#)

[7. Applicant's Letters of Support](#)

2. [PLANNING APPLICATION 21-29 FOR A RETAIL CANNABIS 22-840 STOREFRONT BUSINESS LOCATED AT 170 EAST 17TH STREET, SUITES 115 AND 116 \(CATALYST\)](#)

RECOMMENDATION:

Staff recommends that 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 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-29, subject to conditions of approval.

Attachments: [1. Draft Planning Commission Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photos](#)

[6. Project Plans](#)

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, September 12, 2022.



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-837

Meeting Date: 8/22/2022

TITLE:

PLANNING APPLICATION 21-18 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2710 HARBOR BOULEVARD (STIIIZY)

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

PRESENTED BY: NANCY HUYNH, SENIOR PLANNER

CONTACT INFORMATION: NANCY HUYNH, 714-754-5609; Nancy.Huynh@costamesaca.gov

RECOMMENDATION:

Staff recommends that 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 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-18, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Tak Sato of Shryne Harbor LLC, on behalf of the property owner, Gregory Johnson.

BACKGROUND:

The subject property is located at 2710 Harbor Boulevard, which is generally situated south of the intersection of Adams Avenue and Harbor Boulevard. The site is zoned C1 (Local Business District) and is surrounded by other commercially zoned properties (C1, C2 - General Business District, C1-S - Shopping Center District). The site has a General Plan Land Use Designation of General Commercial.

Existing development on the subject property consists of a one-story 11,274-square-foot commercial building with a shared surface parking lot located at the front of the building. The parking and existing driveways are shared among the commercially zoned properties at 2706, 2710 (subject site), 2730, 2750, and 2790 Harbor Boulevard. There are multiple driveways that provide access to these properties including two driveways along Harbor Boulevard, one along Adams Avenue, and three along Peterson Place (to the rear of the properties). Each of these properties are individually owned.

The previous use of the subject commercial building was a home-furnishing establishment ("Pier 1 Imports") which has been vacant since 2020. The proposed retail cannabis storefront use with delivery, "Stiiizy," would occupy the entire existing building.

The property is located on one of the City's primary commercial corridors and the surrounding uses predominantly include multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery stores, pharmacy, massage and beauty parlors, medical and general offices, and automotive dealerships. The property also abuts (across Peterson Place) an existing R3 zoned (Multiple-Family Residential District) apartment development ("Harbor at Mesa Verde"), which contains over 300 residential units.

There are no open Code Enforcement cases on this property.

The applicant has partnered with an existing cannabis manufacturing and distribution facility located in Costa Mesa, Nature's Market - which was approved in 2018 pursuant to Measure X and has been operating since 2020. There are no active Code Enforcement cases at the Measure X facility.

Non-Conforming Development

The existing development is legal-nonconforming in terms of the parking, setback, landscaping, and floor area ratio (FAR), 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, and such improvements bring the site into greater conformance with Code requirements. In addition, if the site is legal non-conforming in regards to parking, a use may not be replaced with a conforming use that requires more parking, unless additional parking is provided pursuant to the CMMC.

The CMMC and General Plan establish maximum floor area ratios (FARs) for each non-residential land use designation based on trip generation characteristics. Pursuant to the General Plan, the maximum FAR for the proposed use is 0.20 and the existing FAR is 0.38. Improvements would be made to bring this structure into compliance with current building and safety codes; however, and as specifically allowed by the CMMC, the building size and placement on the site and associated nonconforming FAR, setbacks, and landscaping can remain, and is considered legal-nonconforming. Lastly, the parking required for the previous retail home-furnishing store is the same for the cannabis storefront and therefore, no additional parking is required.

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 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.

If the Planning Commission approves the CUP, the applicant may then begin the remaining steps of the CBP process, which include:

- Obtaining building permits;
- Completing tenant improvements; and
- Demonstrating through various City reviews/inspections that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been met.

After passing the final City and HdL inspections, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed (every two-years) prior to expiration. During the two-year CBP period, the Community Improvement Division (CID), along with other City staff, will conduct site inspections to verify that the business is operating in compliance with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

After obtaining the CBP, the applicant would apply for and obtain a City Business License through the Finance Department. Lastly, the applicant must obtain the appropriate license from the State Department of Cannabis Control (DCC) prior to operating.

Cannabis retail businesses are subject to a City established seven-percent gross receipts tax, which must be paid to the City of Costa Mesa's Finance Department. Records and revenues are audited annually by the Finance Department and HdL Companies.

DESCRIPTION:

Planning Application 21-18 is a request for a CUP to allow a retail cannabis use within an existing 11,274-square-foot commercial building located at 2710 Harbor Boulevard. The affiliated State license is Type 10 "storefront retailer" which also allows retail delivery. Upon approval of a CUP, CBP, City Business License, and State licenses, the business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, and via delivery to private addresses, subject to conditions of approval and other City and State requirements.

ANALYSIS:

Conditional Use Permit Required

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 and non-storefronts (delivery) in a commercial zone. The subject site is located within a commercial zone (C1 - Local Business District) where commercial development is specifically allowed to include retail storefronts. The property is located on one of the City's primary commercial corridors and generally surrounded by other commercial uses. Pursuant to the CMMC, cannabis retail storefronts are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make findings related to neighborhood compatibility, health and safety and land use compatibility. The analysis regarding CUP findings is provided further below in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure site-specific land use compatibility.

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. 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 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 existing building façade and exterior components are in good condition and thus the applicant is proposing only minor exterior upgrades that include painting grey accent trim at the façade and at the bottom of the building pilasters. The existing surface parking lot is also in good condition and in compliance with the City’s parking design standards. As such, the applicant is not proposing any changes to the parking lot. The applicant is proposing to update the landscaping at the front of the building with drought tolerant landscaping.

The applicant also proposes to update the site with security lighting, surveillance cameras, and new business signage (signs would be reviewed and permitted separately per the City’s sign code requirements).

Interior Tenant Improvements

The proposed interior improvements involve constructing new demising walls to create “back-of-house” areas including storage room, offices, employee break room, restrooms, and a delivery staging room. The proposed retail sales area is an open floor plan including a check-in/lobby area located at the front entrance. A new glass divider wall would separate the lobby from the retail sales area. Below is a floor area summary of each space within the 11,274-square-foot tenant space.

Table 1 - Floor Plan Summary

Operational Area	Square Feet
Retail Sales Area w/ Check-in Area	6,981 SF
Security Room	121 SF
Storage Room	1,242 SF
Offices	265 SF
Delivery/Assembly Room	1,397 SF
Employee Break Room	322 SF
Bathrooms	139 SF
Hallways	686 SF
Miscellaneous Rooms	121 SF
Total	11,274 SF

Customer and Employee Access

Customers would only be allowed in the check-in lobby and retail sales area. Customer access to the proposed establishment includes entering the licensed premise through the main entrance doors that lead directly in to the check-in lobby. A greeter employee would verify the customer’s identity and age before allowing the customer to enter the retail sales area. 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 either of the two access-controlled "employee-only entrance(s)" located at the rear of the building that leads into the back-of-house areas.

Delivery Operations and Vendor Access

During business hours, delivery and vendor vehicles would use the loading/unloading area proposed at the rear of the existing building that is directly adjacent to the rear access-controlled door. There are two existing driveways at the rear of the building along Peterson Place, which provide access to the designated loading/unloading area. There are no existing parking spaces located in this rear area and this area of the site was also previously used by the home-furnishing store for loading/unloading. As proposed, the rear area would be used for retail product delivery and vendor vehicle loading/unloading only.

The distance from the rear access-controlled door to the loading/unloading area is less than 25 feet. The applicant is proposing a maximum of six-delivery vehicles with no more than two vehicles in the loading/unloading area at a given time. When loading/unloading vehicles, delivery employees would enter/exit through the access-controlled door, and vendors would only be allowed to enter the premise while accompanied by an employee. All delivery loading and unloading will occur in the aforementioned loading/unloading area, would be under camera surveillance and be monitored by the required site security personnel. All orders received for home delivery will be "tracked and traced," including vehicles used for such deliveries. All delivery activities would be in compliance with State and City requirements per the required conditions of approval. As conditioned, the access-controlled doors, path of travel, and vehicle loading/unloading area would be under camera surveillance at all times.

Storefront/Delivery Operations

The proposed business is 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;
- Hours of operations are limited to 7:00 AM to 10:00 PM daily;
- Shipments of cannabis goods may only be accepted during regular business hours;
- 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 shipping and receiving area and remain with them throughout the process.
- Cannabis goods to be sold at this establishment (either storefront or delivery) 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;
- Packaging containing cannabis goods shall be tamper and child-resistant; if packaging contains multiple servings, the package must also be re-sealable;
- When processing orders for cannabis delivery, employees will collect the pre-packaged materials, load products into a secured container and transport the containers to delivery vehicles outside the building. Video surveillance cameras will be installed with direct views of the path of travel and loading and unloading area. All loading and unloading of delivery vehicles will be monitored by the required security guard;
- Cannabis deliveries must be made in-person by an employee of the licensed retailer. An independent contractor, third-party courier service, or an individual employed through a staffing agency would not be considered employed by the licensed retailer;
- The applicant shall maintain proof of vehicle insurance for any and all vehicles being used to deliver cannabis goods;
- During delivery, the employee shall maintain a physical or electronic copy of the delivery request and shall make it available upon request by the licensing authority and law enforcement officers;
- A delivery employee shall not leave the State of California while possessing cannabis products and while performing their duties for the cannabis retailer;
- The business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State;
- Any delivery method shall be made in compliance with State law, as amended, including use

of a vehicle that has a dedicated global positioning system (GPS) device for identifying the location of the vehicle (cell phones and tablets are insufficient);

- Signs, decals or any other form of advertisement on the delivery vehicles are prohibited;
- Deliveries must be made to a physical address that is not on publicly owned land and cannot be a school, a day care, homeless shelter, or a youth center; and
- A cannabis delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time, with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.

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, 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, including drivers, 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 exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Delivery drivers shall be trained on delivery safety protocols;
- Employees and vendors will be trained regarding cash and product transportation protocol;
- Visitor/customer specific security measures shall be required;
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance;
- The applicant shall submit a list of all vehicles to be used for retail delivery purposes to the

Costa Mesa Police Department. The list shall identify the make, model, color, license plate number, and registered owner of each vehicle. The applicant shall submit an updated vehicle list each quarter with the required quarterly update to the employee roster pursuant to the CBP.

- Delivery vehicle drivers shall be at least age 21, have a current driver's license, successfully complete a live scan, and have a City-issued badge; and
- The business operator shall ensure that all delivery vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of a shift.

Parking and Circulation

Retail cannabis uses are subject to the same parking ratio requirement as other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). Based on this ratio, the total parking required for the 11,274-square-foot building is 45 parking spaces. The subject property identified below in Image 1, and bounded by a yellow dashed rectangle, has 33 parking spaces that are included with the existing 278 total parking spaces shared with the adjacent properties (properties included in the shared parking agreement are identified in Image 1 with a red dashed boundary) to the north and south. The aforementioned properties have maintained a recorded reciprocal agreement since 1968 to share parking and ingress/egress.

The parking for the subject use and the adjacent uses that are part of the reciprocal parking agreement is considered legal conforming because the shared site does not provide the 387 parking spaces required for the collective uses. However, and as mentioned above in the “*Nonconforming-Development*” Section of this report, the CMMC allows a new use to replace an existing use without compliance with parking requirements at a nonconforming site, as long as the parking demand from the proposed use does not exceed the parking demand of the previous use. Thus, the parking for the proposed cannabis retail establishment is in conformance with the CMMC in that the same parking demand for a home-furnishing retail establishment (previous use) is required for the proposed cannabis retail establishment.

Image 1 - Aerial View of Shared Parking/Driveways



Table 2 below shows a summary of the Zoning Code parking requirements for the uses located on the properties that are included in the reciprocal parking arrangement. The CMMC requires 387 parking spaces for the properties. As such, the parking is considered legal non-conforming in that the existing parking lot is only developed with 278 parking spaces.

Table 2 - Parking Summary

Required Parking		
Land Use Category	Total SF	Zoning Code Requirement
Office (General)	18,470 SF	4/1,000 SF = 74 spaces
Medical, Spa/Massage	8,210 SF	6/1,000 SF = 49 spaces
Retail	37,296 SF	4/1,000 SF = 149 spaces
Food & Beverage Establishment (Under 300 Sq. Ft.)	4,197 SF	4/1,000 SF = 17 spaces
Food & Beverage Establishment (Over 300 Sq. Ft.)	6,000 SF	10/1,000 < 3,000 SF = 30 spaces 12/1,000 > 3,000 SF = 36 spaces
Studio	3,236 SF	10/1,000 = 32 spaces
Total Parking Required Per Zoning Code	387 spaces	
Parking Demand		
Weekday Demand	301 spaces	
Weekend Demand	219 spaces	
Existing Parking		
Shared Parking Available	274 spaces	

Staff visited the site on numerous occasions throughout the week during the different peak weekday hours to observe the parking condition and observed that, on average, there were 135 parking spaces available (refer to Table 3).

Table 3 - Parking Availability Survey

Day of the Week	Time Observed	Parking Available
Monday	1:00PM	156 spaces
Tuesday	4:00PM	120 spaces
Wednesday	3:00PM	138 spaces
Thursday	2:00PM	141 spaces
Friday	1:00PM	120 spaces
Average Parking Available		135 spaces

Access to the site is provided by multiple existing shared driveways along Adams Avenue, Harbor Boulevard, and Peterson Place. There is an existing public sidewalk at the front of the property along Harbor Boulevard and at the rear of the building along Peterson Place, which provides access to the site for pedestrians and bicyclists. The property also includes two existing driveways at the rear along Peterson Place, which would only be used for access to the delivery and vendor vehicle loading/unloading area.

As with many new uses and based on many factors that are difficult to quantify, it is difficult to anticipate exact demand for a new use; however, if parking shortages or other parking-related problems occur, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services (see “Operational Conditions” of Approval No. 7 in the attached Resolution). Examples of parking demand management techniques include, but are not limited to, offsite parking for employees, reducing operating hours of the business, hiring an employee to monitor parking lot use and assist with customer parking lot circulation, encouraging customers to take advantage of delivery service instead of store visits, and incentivizing employee carpooling/cycling/walking. Lastly, staff has added a condition of approval (COA No. 25) in an effort to reduce parking demand by customers and employees, and also encourage active transportation. Condition of Approval No. 25 requires that the applicant install, within the building and prior to operating, an employee bicycle storage and locker area to encourage employee cycling to/from work, and a customer bike rack to be installed at the front of the building.

Traffic

The 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 fee collected 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 Transportation Services Division determined that the appropriate average daily trips (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 drive-through.” The City’s traffic review focuses on net trip increase and therefore the ADT for the previous/existing use(s) is credited (subtracted) from the proposed use ADT to estimate potential changes in trip generation. Staff analyzed the ADT of the previous retail home goods store and compared that with the proposed retail cannabis use ADT. 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.” Staff determined that the proposed use does not meet the threshold for requiring a traffic study. However, the proposed use would be subject to a traffic impact fee. The estimated traffic impact fee is approximately \$135,000. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

Odor Attenuation

Cannabis products would arrive in State compliant packaging that is sealed and odor-resistant, and remain unopened while on the premises. However, a minimal amount of cannabis product would be removed from packaging for display purposes and would be placed in display containers. The proposed HVAC system would utilize “Activated Carbon Filtration” systems to completely filter the air within the building. As conditioned, the operator must replace the air filters at regular intervals, as directed in the manufacturer specifications. Further, as conditioned, if cannabis odor is detected outside of the building 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 are not allowed to be disposed of in the exterior trash area.

Proximity to Residential

The subject property is located in proximity to an existing apartment community (the “Harbor at Mesa Verde” apartments located on the east side of Peterson Place). The proposed use, similar to the previous home-furnishing store, utilizes the rear site area that fronts Peterson Place as an employee and vendor entrance/operation area. There is no parking at the rear as it is a designated loading area, and would only be used by delivery employees and licensed vendors during normal business hours.

To ensure neighborhood compatibility, proposed project conditions and requirements include the following:

- Business hours are limited from 7AM to 10PM (“Pier One” operating hours were previously 10AM to 9PM);
- Shield security lighting down and away from the residential areas to prevent light spillover. As conditioned, a photometric study would be required to be submitted during plan check to demonstrate that light levels at the residential property are minimal; and
- Limit the hours that the business can dispose of waste at the trash enclosure to avoid noise impacts during sensitive hours i.e. dispose of trash between 8AM and 8PM.

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 located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

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 with delivery 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.

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 that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry. The proposed retail cannabis business would replace an existing retail establishment within a commercial district.

REQUIRED 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 specified findings as follows:

- *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 a commercial zone (C1, Local Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts and non-storefronts (delivery) are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place under roof, no outdoor storage or sales are proposed nor would be allowed and delivery operations would be conditioned to be compliant with applicable local and State laws and to minimize potential impacts to surrounding properties. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include several multi-tenant commercial centers with a variety of commercial businesses (offices, medical uses, restaurants, beauty parlors, grocery store, automotive dealerships, and other retail and service amenities). In addition, staff does not anticipate that the use would be

materially detrimental to the existing businesses onsite since based on staff's site observations; there is adequate parking available for all of the businesses in the shopping center. In addition, the proposed retail use replaces a previous retail use with similar hours of operation. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

- 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 with delivery 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, exterior path of travel/loading and unloading areas, and all interior limited access spaces. In addition, the business employees, including delivery drivers and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- 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 is located within an existing commercial building on a property that has a General Plan land use classification of "General Commercial." No additional square footage is proposed and the proposed retail cannabis establishment would replace a previous retail establishment; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.

ALTERNATIVES:

The Planning Commission has the following alternatives:

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.

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 August 22, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

The proposed project is a retail cannabis storefront business with delivery at an existing developed commercial property that is located on one of the City's commercial corridors and meets separation requirements established in CMMC 13-200.93(e). Staff and the City's cannabis consultant completed the Pre-Application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, will conduct site inspections to verify that the operation complies with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of

issued permits or non-renewal of a CBP.

As proposed and conditioned, the use would be consistent with other commercial uses in the C1 zone (including the previously existing retail use), the Zoning Code, and the City's General Plan. The required findings for the CUP can be made, as described above, and therefore, staff recommends approval of Planning Application 21-18 subject to conditions of approval.

RESOLUTION NO. PC-2022-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION 21-18 FOR A STOREFRONT
RETAIL CANNABIS BUSINESS WITH DELIVERY (STIIIZY) IN
THE C1 ZONE AT 2710 HARBOR BOULEVARD**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA 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 21-18 was filed by Tak Sato with Shryne Harbor LLC, authorized agent for the property owner, Gregory Johnson, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail cannabis business with delivery within an existing 11,274-square-foot commercial building located at 2710 Harbor Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and via delivery to private addresses, subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2022 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 CEQA per Section 15301 (Class 1), for Existing Facilities, as described specifically in the staff report;

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 21-18 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 21-18 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable 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 22nd day of August, 2022.

Byron de Arakal, 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 August 22, 2022 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)(2) because:

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: The subject site is located within a commercial zone (C1, Local Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts and non-storefronts (delivery) are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and delivery operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts to surrounding properties. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include several multi-tenant commercial centers with a variety of commercial businesses (offices, medical uses, restaurants, beauty parlors, grocery store, automotive dealerships, and other retail and service amenities). In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since based on staff's site observations; there is adequate parking available for all of the businesses in the shopping center. In addition, the proposed retail use replaces a previous retail use with similar hours of operation. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

Finding: 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.

Facts in Support of Finding: The proposed cannabis retail storefront with delivery 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, exterior path of travel/loading and unloading areas, and all interior limited access spaces. In addition, the business employees, including delivery drivers and part-time staff, must pass a live scan background check and obtain an identification badge from the City. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: 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.

Facts in Support of Finding: The proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of "General Commercial." No additional square footage is proposed and the proposed retail cannabis establishment would replace a previous retail establishment; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

- B. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.
- C. The project is 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

General

- Plng.
1. The use of this property as a cannabis storefront and delivery business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 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.
 3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all CUP conditions of approval.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
9. If any section, division, sentence, clause, phrase or portion of this approval is 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.
10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with

a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.

11. A parking management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high volume event on the subject property.
- Bldg. 12. Development shall 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-21-01. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-21-18 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a

- new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.
- State
17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
 18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
 19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
 20. Third parties are prohibited from providing delivery services for non-storefront retail.
 21. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
- PD
22. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
- CID
23. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the

business, the applicant shall return such identification badge to the City of Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.

24. The property owner and applicant shall use “Crime Prevention Through Environmental Design” techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 25. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business’ books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
26. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale and delivery process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business’s books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City’s request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including,

but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.

- Insp.
27. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law.
 28. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. The applicant will pay for the inspections according to the adopted Fee Schedule.
 29. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
 30. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 31. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.

Prior to Issuance of Building Permits

1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of Planning Application 21-18 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000

Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
5. Plan check submittal shall include air quality/odor control device specification sheets. Plan check submittal shall also include a landscape plan that complies with CMMC requirements, drought-tolerant plants and/or California native plants, a bike rack, parking lot striping in conformance with CMMC requirements, and trash enclosure.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. The plans and business operator shall comply with the requirements of the 2019 California Fire Code, including the 2019 Intervening Update and referenced standards as amended by the City of Costa Mesa.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. Construction documents shall include a temporary fencing and temporary security lighting exhibit to ensure the site is secured during construction and to discourage crime, vandalism, and illegal encampments.
10. The applicant shall submit a lighting plan to the Planning Division for review and approval. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design and layout shall minimize light spill at the adjacent residential property line and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.
11. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, 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.
12. The trash enclosure shall be designed in a way to prevent noise and odor impacts to the abutting residential zoned property including but not limited to fully enclosing the trash enclosure.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall submit to the Planning Division a list of all vehicles to be used for retail delivery purposes. The list shall identify the make, model, color, license plate number and registered owner of each vehicle.
3. The applicant shall pay the public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
4. The final Security Plan shall be consistent with the approved building plans.
5. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
6. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
7. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.

8. The applicant shall post signs within the parking lot directing customers, employees and vendors to use consideration when entering their vehicles and leaving the parking lot such as no loud voices, shouting, loud music, revving car engines, etc. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales and offsite delivery to customers is limited to the hours between 7:00 AM and 10:00 PM.
3. The applicant shall submit an updated delivery vehicle list each quarter with the quarterly update to the employee roster which is required pursuant to the CBP. The number of delivery vehicles parked onsite shall not exceed the number of available onsite surplus parking spaces. Delivery vehicles shall not be parked on City streets.
4. At least one security guard shall be onsite at all times.
5. The operator shall maintain free of litter all areas of the property under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, encouraging customers to take advantage of delivery service instead of store visits, limiting the number of employees that park onsite, offering an employee shuttle service, and incentivizing employee carpooling/cycling/walking.
8. While working, employees shall not park on residential streets unless doing so temporarily to make a cannabis delivery.
9. All employees must wear an identification badge while on the premises of the business and/or performing deliveries, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
10. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.

11. The operator shall ensure that deliveries are grouped to minimize total vehicle trips.
12. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
13. Vehicle loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the shipping and receiving exterior door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place outside of camera view. The security guard shall monitor all on-site loading and unloading of delivery vehicles. Video surveillance cameras shall be installed on the exterior of the building with direct views of employee doors. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.
14. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
15. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
16. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
17. Cannabis shall not be consumed on the property at any time, in any form.
18. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
19. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
20. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
21. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
22. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
23. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.

24. Waste disposal to the exterior trash enclosure shall be limited between the hours of 8AM and 8PM to prevent noise impacts to the abutting residentially zoned property.
25. Prior to operation, the applicant shall submit plans and obtain City approval for the installation of (1) a bicycle storage area for a minimum of four employee bicycles and personal storage lockers for employees who bike to work within the interior of the building; and (2) bicycle rack(s) for a minimum of four customer bicycles to be located in the front of the building, near the customer entrance.

Brief Background and Introduction

Shryne Harbor LLC is part of a larger organization known as Shryne Group, Inc., a vertically integrated cannabis business. The Applicant has the backing and experience of a strong team members to make STIIIZY a reality within the community of Costa Mesa. "STIIIZY" is As the #1 Cannabis brand in California and currently operating over twenty stores in California with and generates a huge customer base following at each of its locations.

Shryne's Previous and Current Experience with Cannabis

As mentioned, the Shryne Group, Inc., parent entity of Stiizy Costa Mesa, has 20 operational retail stores throughout California. In addition to the storefronts, Shryne has 3 cultivation, 3 manufacturing, and 3 distribution operations throughout the state as well making up its vertical integration. The first store has been in operation since June 2018.

Detailed Project Description

Shryne Harbor LLC dba "STIIIZY Costa Mesa" plans to occupy and renovate an existing single story 11,274 sqft property on a 0.67 acre parcel located at 2710 Harbor Ave in the community of Costa Mesa. The space will be an Adult-Use Commercial Cannabis Retail Dispensary (Type 10). The property is zoned C-1 with a General Commercial General Plan Designation. The applicant's renovation proposal includes a check-in area, retail floor, break room, secured storage and managers office. Business operating hours will be 9am to 10pm and we anticipate hiring 30-40 employees that will be provided living wages.

The retail dispensary will be fully compliant with all regulatory requirements and a more detailed operations plan can be found in the provided Business Plan.

The redevelopment will comply with Title 24 and American Disabilities Act Requirements and parking will conform to city zoning standards.

Justification for Approval

The proposed retail location is consistent with the voter approved Measure Q "The city of Costa Mesa Retail Cannabis Tax and Regulation Measure" which passed in Costa Mesa in 2020. Stiizy Costa Mesa's optimal location and retail floor size on Harbor Blvd is poised to generate significant tax revenue and generate good paying jobs to the locals all while providing secure, safe and compliant access to legal cannabis to the community of Costa Mesa.

2710 Harbor Blvd is optimally located along a major artery of Costa Mesa which caters to both residents and tourists and nestled between Highways 405 and 55. Harbor Blvd and Adams Ave are surrounded by active retail uses which are consistent with Costa Mesa's General Plan for General Commercial areas to "have exposure and access to major transportation routes". The project site is walking distance to public transit at the Harbor-Adams and Adams-Harbor bus stop which provides frequent bus service through the Orange County Transportation Authority Buses 43 and 178.

Mehran Moghaddam, Co-Owner



Mehran Moghaddam, Founder & CEO of Kurvana, a cannabis manufacturer, has more than twenty-five years of combined experience in biotech, life sciences, and nutraceuticals, focusing on his longstanding passion for health and wellness. Mehran holds a B.S. in Biochemistry and Exercise Physiology, as well as an MBA from the University of California, Davis. Mehran founded Kurvana in 2014 to address the urgent need for professional operators to bring higher quality and safety standards to the research, development, and manufacturing of cannabis and hemp products. His companies maintain multiple state and local cannabis licenses, and was the very first Measure X applicant in Costa Mesa, with active Manufacturing and Distribution licenses in Costa Mesa. He maintains memberships with the National Cannabis Industry

Association, the California Cannabis Industry Association, the American Chemical Society, the American Society for Testing and Materials, and member on the Advisory Board for the University of California, Irvine's Center for the Study of Cannabis.

About Kurvana

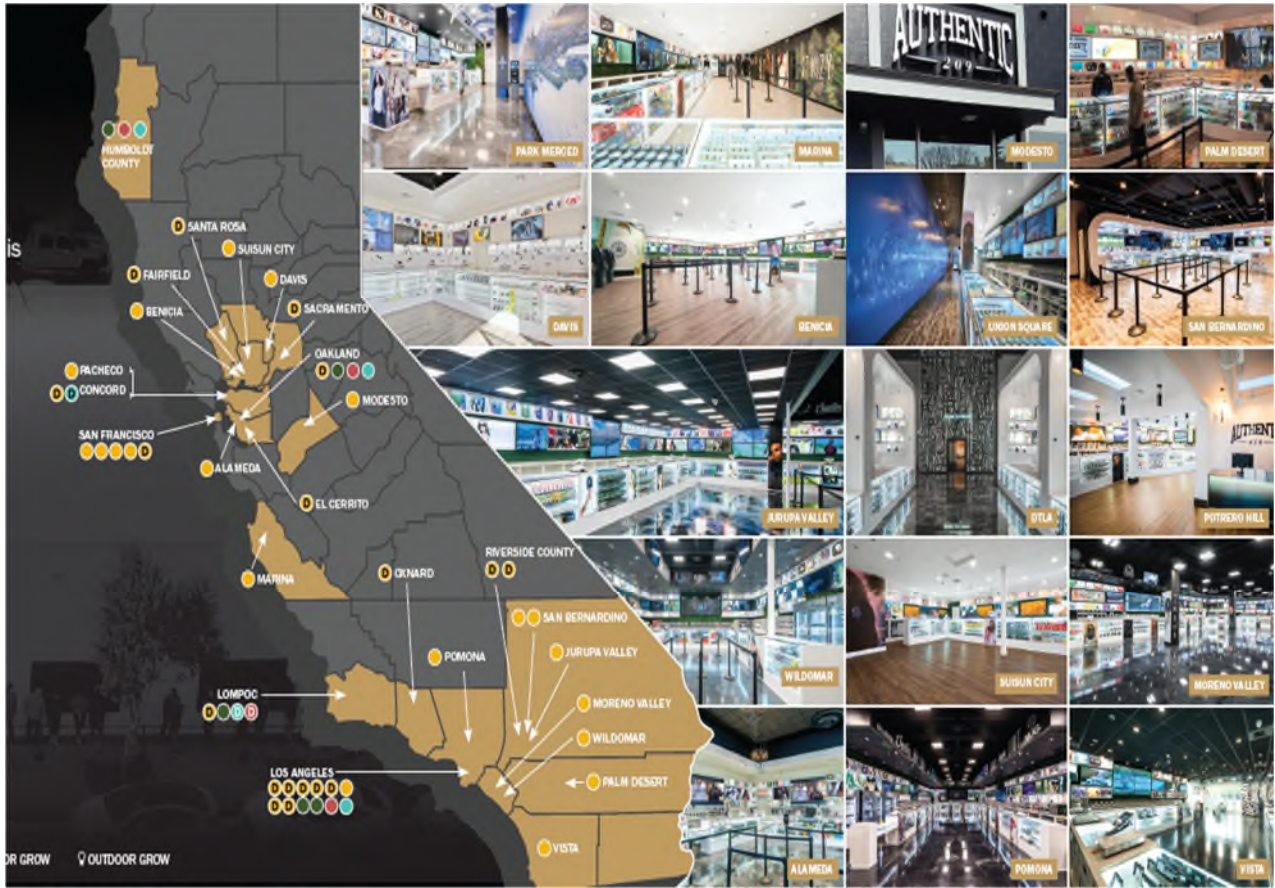
As a brand leader in premium cannabis, Kurvana continues to transform the industry offering innovative products of uncompromising quality, sitting at the intersection of nature and science. With focus on the development of the most innovative oils and extracts, Kurvana delivers multiple options for connoisseurs and beginners alike. Since 2014, Kurvana has surpassed the industry's standard of quality, formulating natural botanical ingredients to create some of the world's best full-spectrum products. Today, Kurvana is widely recognized by its commitment to enhancing the everyday life of consumers with the most natural, pure, and safe products in the cannabis and hemp space.

About Shryne Group

Shryne Group Inc. is a Los Angeles-based cannabis holding company with a vertically integrated asset and license portfolio covering the breadth of California. It has 21 operating retail locations across California with five more locations actively under construction and 40+ locations in the permitting process to be opened by the end of 2022. It has Cultivation, Manufacturing, and Distribution facilities in Humboldt County, Oakland, Lompoc, and Los Angeles. Shryne is composed of 2,500 employees across business lines. While based in California, it also sells products in Arizona, Nevada, and Michigan.

Its flagship brand STIIIZY has a passionate following and is inspired by authentic cannabis culture, with the goal of providing the highest quality cannabis products at affordable prices. The STIIIZY product line is the #1 overall cannabis brand in California, and the #3 best-selling cannabis brand overall nationally according to BDSM Analytics.

STIIIZY COSTA MESA



Above is a map that shows Shryne Group's footprint across the state of California.

James Kim, Managing Director and Co-Owner



At the heart of Shryne and STIIIZY is disabled army veteran James Kim, who discovered the benefits of cannabis 10 years ago after serving a 13-month tour in Iraq with the 101st Airborne Division. Having witnessed fellow veterans becoming addicted to alcohol and opioids while battling PTSD from their deployment, James was determined to overcome his PTSD without becoming addicted to drugs or alcohol and to introduce others suffering from physical or mental trauma to the healing effects of marijuana. James devoted 6 months of his life to researching the benefits of cannabis after his tour ended and cannabis helped him safely overcome his PTSD.

James went on to found STIIIZY – a cannabis vape pen, Liit – flower and pre-rolls, Biiit – cannabis-infused gummies, and other cannabis brands in 2016. Since then, these brands have developed an avid following in California and

are sold in 90% of cannabis retail stores across the state. At Shryne Group, James continues to build brand recognition and a loyal customer base with fans lining up at its dispensary grand openings. No other cannabis retail store has its own product line which comes close to driving product loyalists to their retail stores quite like STIIIZY. James started out managing numerous dispensaries including Ironworks

STIIIZY COSTA MESA

Collective, 1212 Broadway Medical Center Inc., and 10 Spot Collective in Santa Ana and learned every aspect of the cannabis retail business. James's unique knowledge of retail operations and product development puts him in a prime situation to understand how to maximize sales through curating products geared towards each store and its community.

Unionized: First-of its-kind Global Agreement with the UFCW



As the largest cannabis employer in the state of California, Shryne Group Inc., and the United Food and Commercial Workers International Union (UFCW) have entered into an historic collective bargaining agreement (CBA) for more than 1,200 cannabis retail workers at Shryne Group's STIIIZY, Authentic and Flight retail locations, creating a first of its kind global agreement to benefit retail workers immediately throughout California.

"UFCW is committed to establishing and maintaining high standards for cannabis workers," said Joe Duffle, President of UFCW Local 1167. "This agreement is historic for the number of workers it covers at one of the most well-known companies in the industry, and it has the potential to be a model contract for all employers who put the respect and dignity of workers as a top priority. Together, we can continue to raise standards for everyone in this rapidly developing industry."

"We applaud the Shryne Group for its commitment to its workers and our communities by having a universal CBA in place," said Mark Ramos, President of UFCW Local 1428. "Their commitment to retail workers' rights and putting employees' health and safety first set an encouraging example for the rest of the emerging cannabis industry."

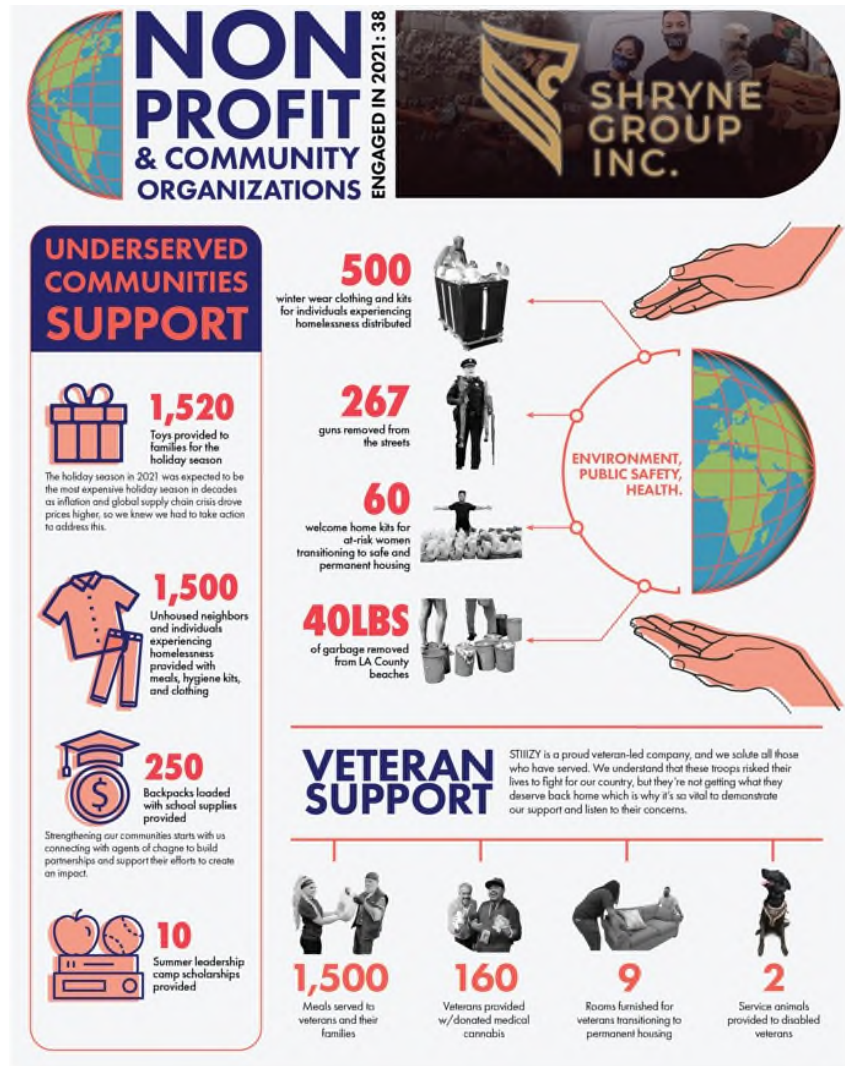
Community Engagement

Community matters to Stiiizy Costa Mesa. Giving back is just as important as growth. Stiiizy continues to be one of the most engaged cannabis brands in the industry.

Below are organizations Stiiizy supports in the Costa Mesa and Orange County area:

- Through its One OC Shryne Fund, Stiiizy Costa Mesa will reach out to key stake holders to tailor donations to not-for-profits making a difference in the Costa Mesa Community.
- Donation to Power of One Foundation, a great organization providing support to the Costa Mesa and Orange County community, ranging from food drives to homelessness.
- Donation to support Illumination Foundation's effort to disrupt the cycle of homelessness.
- Donation to Community Action Partnership of OC (OC Food Bank)
- Shryne Group was proud a sponsor for the Costa Mesa Chamber's 2021 State of the City Luncheon.
- Shryne Group was a proud Bronze Sponsor for *the 2021 Concert in the Park* event which was held at Fairview Park.
- Stiiizy hopes to continue its partnership with Weed for Warriors Project to supply Veterans in Costa Mesa with access to donated medical cannabis.

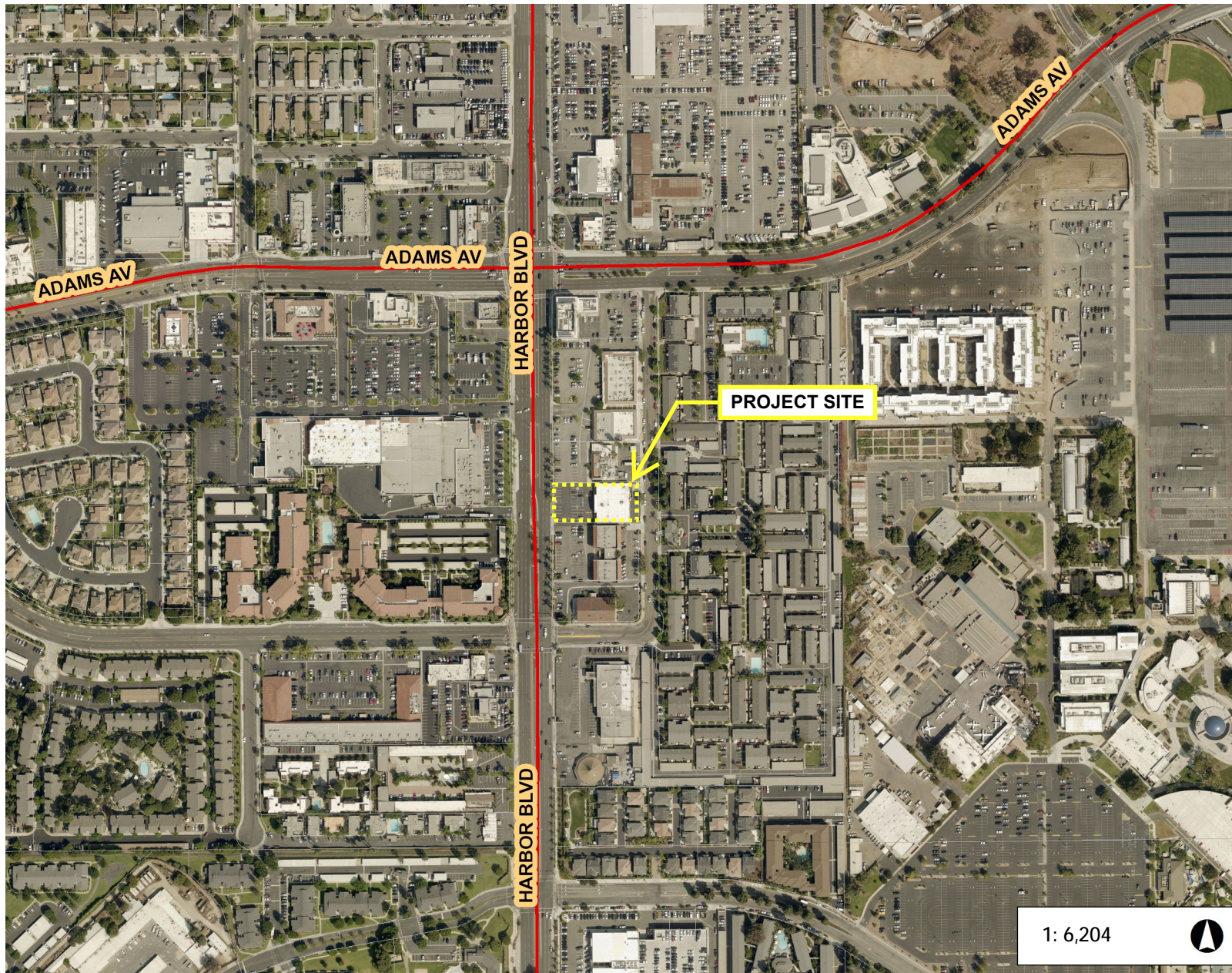
From Hosting food drives to making targeted cash donations, below is a glimpse of Stiiizy's involvement in other communities where it operates.





Legend

 Costa Mesa



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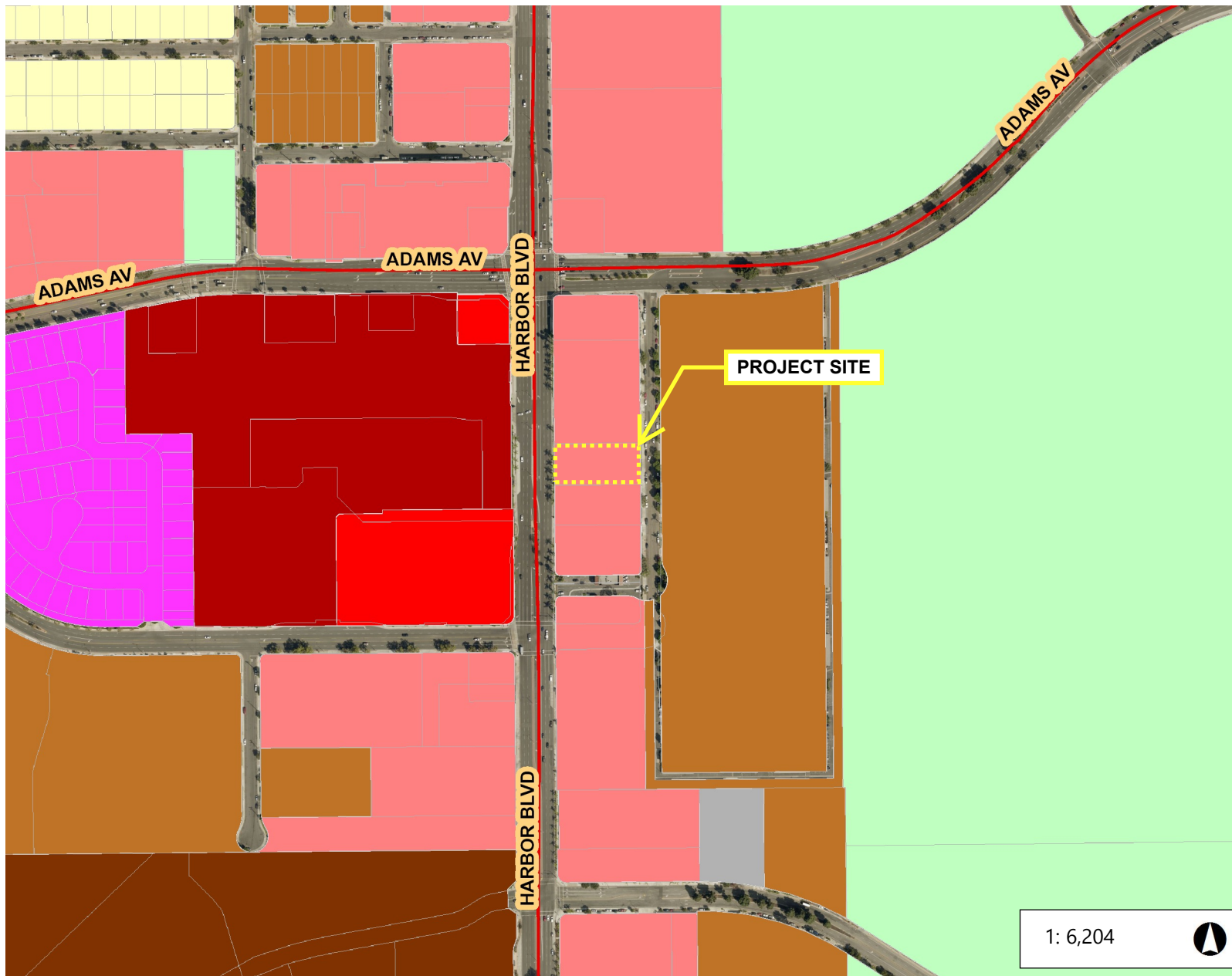
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Notes

PA-21-18 (2710 HARBOR BLVD.)



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: 6,204



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Notes

PA-21-18 (2710 HARBOR BLVD.)

ATTACHMENT 5

2710 HARBOR BOULEVARD (PA-21-18)

EXISTING SITE PHOTOS




STIIIZY - COSTA MESA

2710 HARBOR BLVD.

COSTA MESA, CA 92626

ATTACHMENT 6

CONDITIONAL USE PERMIT SUBMITTAL PACKAGE

ABBREVIATIONS		SYMBOLS							
AT ASPHALT CONCRETE A/C AIR CONDITIONING AB ANCHOR BOLT ABC AGGREGATE BASE COURSE AC ACOUSTICAL CEILING A.D. ACCESS DOOR ADJ ADJACENT AFF ABOVE FINISH FLOOR AGD AGGREGATE ALT ALTERNATE ALUM ALUMINUM ANCH ANCHOR, ANCHORAGE ANOD ANODIZED BD BOARD BFF BELOW FINISH FLOOR BLK(G) BLOCK(ING) BM BENCH MARK BO BOTTOM OF BOT BOTTOM BRG BEARING BSMT BASEMENT BUR BUILT UP ROOFING C CHANNEL C/C CENTER TO CENTER CAB CABINET CB CHALK BOARD, CATCH BASIN CEM CEMENT CG CORNER GUARD CH CAST IRON CIP CAST IN PLACE CJ CONTROL JOINT CLK CLOCK CLG CEILING, CHAIN LINK GATE CLR CLEARANCE CMP CORRUGATED METAL PIPE CMTS COMMENTS CMU CONCRETE MASONRY UNIT CO CLEAN OUT COL COLUMN COMB COMBINATION CONC CONCRETE CONN CONNECTION CONST CONSTRUCTION CONT CONTINUOUS OR CONTINUE CORR CORRIDOR, CORRUGATED CPT CARPET CSK COUNTERSINK CT CERAMIC TILE CU FT CUBIC FEET CW COLD WATER D DEPTH DEMO DEMOLISH, DEMOLITION DF DRINKING FOUNTAIN DC DECOMPOSED GRANITE DA DIAMETER DIAG DIAGONAL DM DIMENSION DSP DISPENSER DN DOWN DITTO DP DAMP/PROOFING DR DOOR DS DOWNSPOUT DTL DETAIL DWG DRAWING DWC DRYWALL CHANNEL (E) EXISTING EA EAST EDF ELECTRIC EF EACH FACE EJ EXPANSION JOINT ELEC ELECTRICAL ELEV ELEVATION, ELEVATOR EMER EMERGENCY EP EPXY PAINT EQ EQUAL EQUIP EQUIPMENT ES EXPOSED STRUCTURE EST ESTIMATE EW EACH WAY EW ELECTRICAL WATER COOLER EXC EXCAVATE(E)ION EXH EXHAUST EXT EXISTING EXP EXPANSION EXT EXTERIOR F FARENHEIT FA FIRE ALARM FAB FABRICATE FD FLOOR DRAIN FDN FOUNDATION FE(C) FIRE EXTINGUISHER (CABINET) FF FINISH FLOOR F.G. FINISH GRADE FHC FIREHOSE CABINET FHR FIREHOSE RACK FN FINISHED FJ FALSE JOINT FLA FLASHING FLEX FLEXIBLE FLUOR FLUORESCENT FO FACE OF FP FIREPROOF F.S. FINISH SURFACE FS FIELD SURVEY FR FIRE RETARDANT FRP FIBER REIN. PLASTIC FT FOOT, FEET FTG FOOTING FUR FURRED(ING) FUT FUTURE GA GAGE (GAUGE) GALV GALVANIZED GC GENERAL CONTRACT(OR) GRAB GL GLAZING GWB GYPSUM WALLBOARD GYP GYPSUM H(T) HEIGHT HB HOSE BIBB HC HOLLOW CORE HDBD HARDSHORE HD HEAVY DUTY HDW HARDWOOD HDWR HARDWARE HM HOLLOW METAL HOR HORIZONTAL HP HIGH POINT HR HOUR HVAC HEATING/VENTILATING/ AIR CONDITIONING HW HOT WATER ID INSIDE DIAMETER IE INVERT ELEVATION IN INCHES INCL INCLUDING INSUL INSULATION INT INTERIOR JC JANITOR'S CLOSET JST JOIST JT JOINT KD KNOCKED DOWN KP KICK PLATE L LENGTH, LONG LAB LABORATORY LAM LAMINATE LAV LAVATORY LF LINEAL FEET LH LEFT HAND LI LIVE LOAD LIH LONG LEG HORIZONTAL LV LONG LEG VERTICAL LP LOW POINT LWT LIGHTWEIGHT LVR LOUVER MAS MASONRY MAX MAXIMUM MATL MATERIAL MB MARKER BOARD ME MEDIUM MECH MECHANICAL MET/MTL METAL MEZZ MEZZANINE MFR MANUFACTURER MH MANHOLE MIN MINIMUM MISC MISCELLANEOUS MDO MASONRY OPENING MOD MODULAR MOV MOVABLE MTO MOUNTED MWP METAL WALL PANEL (SYSTEM) (N) NEW N NORTH NA NOT APPLICABLE NIC NOT IN CONTRACT NOM NOMINAL NRC NOISE REDUCTION COEFFICIENTS NTS NOT TO SCALE NUMBER OA OVERALL OC ON CENTER(S) OD OUTSIDE DIAMETER OFF OFFICE OH OVERHEAD, OPPOSITE HAND OPG OPENING OPOS OPPOSITE ORD OVERFLOW ROOF DRAIN OS OUTSIDE P.PNT PAINT(ED) PAR PARALLEL PART PARTITION PART BO PARTICLE BOARD PC PRECAST CONCRETE PCF POUNDS PER CUBIC FOOT PERF PERFORATE(D) PERIM PERIMETER PERPEND PERPENDICULAR PREFAB PREFABRICATED PJ PANEL JOINT PL PLASTER, PLATE, PROPERTY LINE PLBG PLUMBING PLAM PLASTIC LAMINATE PLF POUNDS PER LINEAL FOOT PNL PANEL PO POWER OPERATED POT PATH OF TRAVEL PR PAIR PSF POUNDS PER SQUARE FOOT PSI POUNDS PER SQUARE INCH PTD PAPER TOWEL DISPENSER PTR PAPER TOWEL RECEPTOR PVC POLYVINYL CHLORIDE PWT PAVEMENT PWD PLYWOOD QTR QUARTER QTY QUANTITY R RECESSED (R) RADIUS, RISER, ROUND RA RETURN AIR RB REFLECTED BASE RCP REFLECTED CEILING PLAN RD ROOF DRAIN REF REFERENCE RELO RELOCATION REPL REPLACE RES RESILIENT REV REVISION(S), REVISED RFG RIGID FIBERGLASS RFP ROOFING RH RIGHT HAND RM ROOM RO ROUGH OPENING ROW RIGHT OF WAY RQRD REQUIRED RWL RAINWATER LEADER S SEALED, SOUTH (S) SURFACE MOUNTED SCHED SCHEDULE SECT SECTION SD STORM DRAIN SDG SIDING SFT SQUARE FEET SHT SHEET SHWR SHOWER SIM SIMILAR SM SHEET METAL SNDPROOF SOUNDPROOF SPECS SPECIFICATIONS SPKR SPEAKER SPL SPECIAL SQ SQUARE SS SERVICE SINK SSST STAINLESS STEEL ST STREET STC SOUND TRANSMISSION COEFFICIENT STD STANDARD STL STEEL STOR STORAGE STRUC STRUCTURAL SUSP SUSPENDED SV SEAMLESS VINYL SW SWITCH SWR SEWER SYM SYMMETRY(ICAL) T THICKNESS TD TRENCH DRAIN TB TACKBOARD T.B.R. TO BE REMOVED TEL TELEPHONE TEMP TEMPERATURE, TEMPORARY THK THICK(NESS) TO TOP OF TOC TOP OF CONCRETE TOL TOILET TOS TOP OF STEEL TOW TOP OF WALL TPD TOILET PAPER DISPENSER TYP. TYPICAL U URINAL UG UNDERGROUND UL UNDERWRITERS LABORATORY UNF UNFINISHED UNO UNLESS NOTED OTHERWISE VCT VINYL COMPOSITION TILE VERT VERTICAL VNR VENEER VPL VENEER PLASTER VNC VINYL WALL COVERING W WIDTH, WIDE, WEST W/O WITHOUT W/W WALL TO WALL WC WATER CLOSET WD WOOD WG WIRE GLASS WDW WINDOW WH WALL HUNG, WATER HEATER WM WIRE MESH WP WATERPROOFING WR WATER REPELLENT WS WEATHERSTRIP WSCOT WAINSCOT WT WEIGHT WV WELDED WIRE FABRIC YD YARD									
		<div><div><div><div><div></div><div>DRAWING #</div></div><div><div></div><div>SHEET WHERE DRAWN</div></div></div><div>BUILDING/WALL SECTION</div></div><div><div><div><div><div></div><div>DRAWING #</div></div><div><div></div><div>SHEET WHERE DRAWN</div></div></div><div>ENLARGED AREA DETAIL MARK</div></div><div><div><div><div><div></div><div>DRAWING #</div></div><div><div></div><div>SHEET WHERE DRAWN</div></div></div><div>ENLARGED SECTION DETAIL MARK</div></div><div><div><div><div><div></div><div>DRAWING #</div></div><div><div></div><div>SHEET WHERE DRAWN</div></div></div><div>EXTERIOR ELEVATION</div></div><div><div><div><div><div></div><div>REFERENCE</div><div>SHEET WHERE DRAWN</div><div>FILE NAME</div></div><div>TITLE</div></div><div>DRAWING TITLE</div></div><div><div><div><div><div></div><div>ELEVATION LETTER</div></div><div><div></div><div>ELEVATION REF. #</div></div><div><div></div><div>SHEET WHERE DRAWN</div></div></div><div>INTERIOR ELEVATION</div></div><div><div><div><div><div></div><div>FF ELEVATION</div></div><div><div></div><div>CLOUD ENCLOSURE REVISION</div></div><div><div></div><div>CODE DESIGNATION IDENTIFYING REVISION</div></div></div><div>REVISION CLOUD</div></div><div><div><div><div><div></div><div>DOOR NO., SEE SCHEDULE FOR INFO.</div></div><div><div></div><div>NEW DOOR, FRAME AND</div></div></div><div>DOOR MARK</div></div><div><div><div><div><div></div><div>ROOM NAME</div></div><div><div></div><div>ROOM NO.</div></div></div><div>ROOM MARK</div></div></div></div></div></div></div></div></div></div></div>	<div><div>CLIENT:</div><div>NAME: SHRYNE HARBOR, LLC</div><div>ADDRESS: 2710 HARBOR BLVD.</div><div>COSTA MESA, CA 92626</div><div>CONTACT: TAK SATO</div><div>PHONE: 310-488-5707</div><div>EMAIL: tok.sato@shrynegroup.com</div></div> <div><div>ARCHITECT:</div><div>OSHIMA STUDIO, INC.</div><div>10927 DOWNEY AVE., STE 'D'</div><div>DOWNEY, CA 90241</div><div>PHONE: 626-233-4642</div><div>CONTACT: BRIAN OSHIMA, ARCHITECT</div><div>EMAIL: OSHIMASTUDIO@GMAIL.COM</div></div> <div><div>SURVEYOR:</div><div>NATIONWIDE SURVEYING, INC.</div><div>18520 WARREN ROAD</div><div>RIVERSIDE, CA 92508</div><div>PHONE: 909-841-4235</div><div>CHARLES L. SCOTT, PROF. LAND SURVEYOR</div></div>	CONSULTANTS		PROJECT INFORMATION		SHEET INDEX	
		<div><div>LEGAL DESCRIPTION:</div><div>APN: 141-361-27</div><div>LOT: 1</div><div>PARCEL #: A</div><div>COUNTY MAP REF#: M B 31, PAGE 11</div><div>ZONES: C1 - LOCAL BUSINESS</div></div> <div><div>1. BUILDING PERMIT INFORMATION</div><div>BUILDING ADDRESS: 2710 HARBOR BLVD. COSTA MESA, CA 92626</div><div>BUILDING OWNER: GREG JOHNSON EMAIL: GREGJOHNSON1127@ATT.NET</div><div>CONSTRUCTION TYPE: TYPE 3B</div><div>OCCUPANCY: M/B/S</div><div>SPRINKLER BUILDING: NON-SPRINKLERED</div><div>NUMBER OF FLOORS: 1</div><div>TOTAL FLOOR AREA: 11,156 SQ. FT.</div></div> <div><div>2. C.E.G. TITLE 24/DISABLE ACCESS COMPLIANCE</div><div>THE PROJECT SHALL COMPLY WITH C.A.C. TITLE 24 FOR ENERGY COMPLIANCE AND DISABLED (ADA) ACCESS REQUIREMENTS.</div><div><div>3. EXISTING LIFE-SAFETY SYSTEMS TO BE MODIFIED</div><div>EXISTING FIRE LIFE SAFETY SYSTEM IS TO BE MODIFIED TO COMPLY TO CURRENT FIRE LIFE SAFETY STANDARDS.</div></div><div><div>4. CODE COMPLIANCE</div><div>THE PROJECT SHALL COMPLY WITH CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:</div><div>2019 CALIFORNIA BUILDING CODE - (PART 2, TITLE 24, CCR)</div><div>2019 CALIFORNIA ELECTRICAL CODE- (PART 3, TITLE 24, CCR)</div><div>2019 CALIFORNIA MECHANICAL CODE- (PART 4, TITLE 24, CCR)</div><div>2019 CALIFORNIA PLUMBING CODE- (PART 5, TITLE 24, CCR)</div><div>2019 CALIFORNIA FIRE CODE- (PART 9, TITLE 24, CCR)</div><div>2019 CALIFORNIA BUILDING STANDARDS CODE (PART 12, TITLE 24, CCR)</div><div>AMERICANS WITH DISABILITIES ACT (ADA)</div></div><div><div>5. SEPARATE PERMITS</div><div>PROVIDE SEPARATE PERMITS FOR THE ELECTRICAL, MECHANICAL, PLUMBING, SIGNS, FIRE SPRINKLER, FIRE PROTECTION AND LIFE - SAFETY.</div></div><div><div>OCCUPANT LOAD CALC: PER CBC, TABLE 1004.1.2</div><div>RETAIL SALES 6,434 SF/ 60 SF PER OCC = 107 OCC.</div><div>STOCK/STORAGE/SHIPPING 2,448 SF/300 SF PER OCC = 8 OCC.</div><div>HALLWAYS, TOILETS, ACC. USE 838 SF/ 0 SF PER OCC = 0 OCC.</div><div>OFFICE/EMP. BREAK AREA 638 SF/ 100 SF PER OCC = 7 OCC.</div><div>122 TOTAL OCCUPANTS</div></div></div>		<div><div><div>SUBMITTAL SET</div><div>A-0 COVER SHEET/PROJECT INFORMATION</div><div>C-01 ALTA SURVEY (FOR REFERENCE ONLY)</div><div>C-02 EXISTING PARKING AGREEMENT</div><div>A-0.1 OVERALL SITE PLAN</div><div>A-0.2 EXISTING FLOOR PLAN</div><div>A-1.0 PROPOSED FLOOR PLAN</div><div>A-2.0 EXTERIOR ELEVATIONS / COLOR SELECTIONS</div><div>A-2.1 PARTIAL LANDSCAPING PLAN (MAIN ENTRY)</div><div>A-3.0 TRASH ENCLOSURE PLAN / DETAILS</div><div>A-4.0 EXTERIOR LIGHT PHOTOMETRIC</div></div></div>					
		<div><div>VICINITY MAP</div><div></div><div>2710 HARBOR BLVD. COSTA MESA, CA 92626</div></div>							

<div><div>OWNER</div><div><div>SHRYNE GROUP INC.</div></div></div>		<div><div>CONSULTANTS</div><div></div></div>		<div><div>REVISIONS</div><div><div>10/29/2021</div><div>DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS</div></div><div><div>01/07/2022</div><div>PLANNING DIVISION COMMENTS</div></div><div><div>03/28/2022</div><div>PLANNING DIVISION 2ND SUBMITTAL COMMENTS</div></div><div><div></div><div></div></div><div><div></div><div></div></div></div>		<div><div>OSHIMA</div><div>OSHIMA STUDIO, INC.</div><div>10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com</div></div>		<div><div>DATE</div><div>01/07/2022</div><div>JOB NO.</div><div></div></div>		<div><div>STIIIZY - COSTA MESA</div><div>CONDITIONAL USE PERMIT</div><div>2710 HARBOR BLVD.</div><div>COSTA MESA, CA 92626</div></div>		<div><div>SHEET TITLE</div><div>COVER SHEET</div><div>A-0</div><div>FILE NUMBER</div><div></div></div>	
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TITLE DESCRIPTIONS:

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK 53 OF FAIRVIEW TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 25, PAGES 77 AND 78 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, TOGETHER WITH THAT PORTION OF WALNUT AVENUE AS SHOWN ON SAID MAP AND VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID COUNTY, A CERTIFIED COPY OF WHICH WAS RECORDED JUNE 20, 1942 IN BOOK 1135, PAGE 566 OF OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

PARCEL A, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31, PAGE 11 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL MINERALS, ORES, PRECIOUS AND USEFUL METALS, SUBSTANCES AND HYDROCARBONS OF EVERY KIND AND CHARACTER, INCLUDING PETROLEUM, OIL, GAS, ASPHALT AND TAR, IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO USE THE SURFACE OF SAID LAND IN CONNECTION WITH THE DEVELOPMENT THEREOF, PROVIDED HOWEVER, THE SAME SHALL NOT BE CONSTRUED TO PROHIBIT SLANT DRILLING, OPERATIONS OR SUCH OTHER OPERATIONS WHICH IN NO WAY USE OR IN ANY WAY AFFECT THE SURFACE RIGHTS OF SAID LAND AND WHICH DO NOT ENTER SAID LAND AT A POINT LESS THAN 500 FEET TO SAID SURFACE, AS RESERVED BY ORANGE COAST JUNIOR COLLEGE DISTRICT IN DEED RECORDED DECEMBER 4, 1962 IN BOOK 6346, PAGE 302 OF OFFICIAL RECORDS.

ASSESSOR PARCEL NUMBER:

141-361-27

NOTES CORRESPONDING TO SCHEDULE B ITEMS:

BASED UPON TITLE ORDER No. 09196125-919-DAA-DA6, DATED OCTOBER 3, 2019PREPARED BY COMMONWEALTH LAND TITLE COMPANY.

4) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY PURPOSE: PUBLIC UTILITIES RECORDING DATE: JULY 12, 1965 RECORDING NO: IN BOOK 7590, PAGE 189 OF OFFICIAL RECORDS AFFECTS: A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN (PLOTTED HEREON)

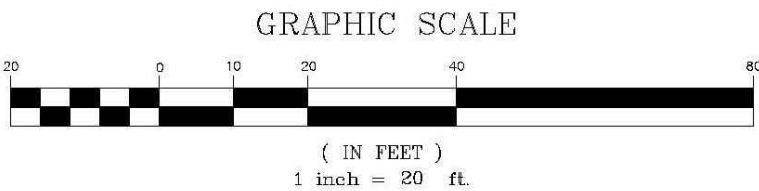
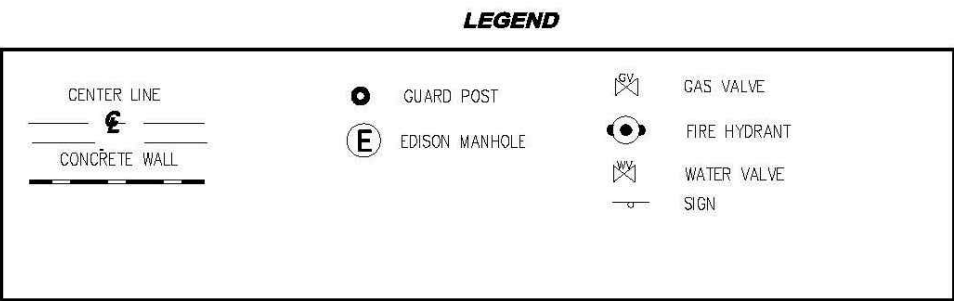
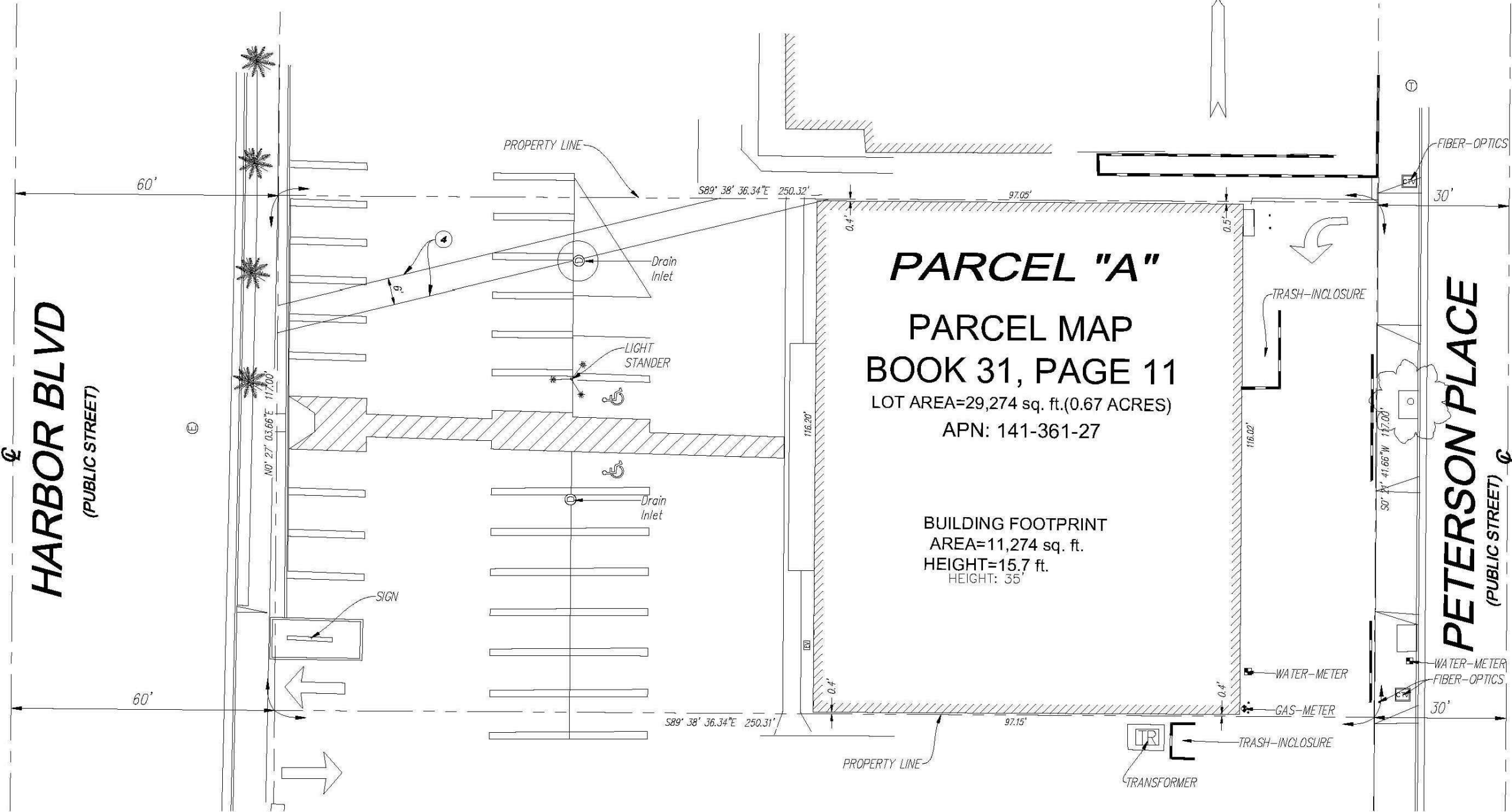
10. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENDCROACHMENTS, OR ANY OTHER MATTERS WHICH A CORRECT SURVEY WOULD DISCLOSE AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS. (NONE FOUND)

FLOOD NOTE

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 06059C0266J, WITH A DATE OF IDENTIFICATION OF DECEMBER 3, 2009, FOR COMMUNITY NUMBER 060216, IN ORANGE COUNTY, STATE OF CALIFORNIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

2710 HARBOR BLVD. COSTA MESA CA 92626

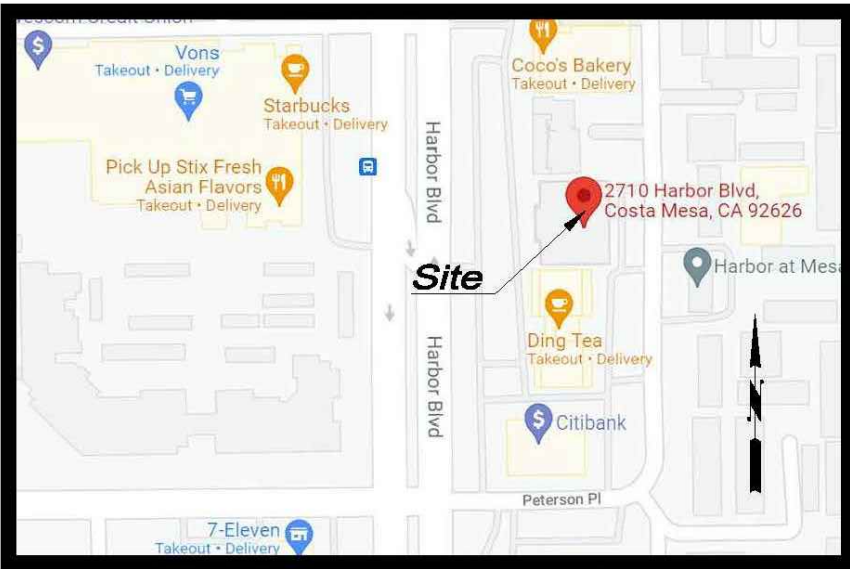


SURVEYOR'S CERTIFICATE

TO: BA ARIZONA PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY & COMMONWEALTH LAND TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 10(A) 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 22, 2021. DATE OF PLAT OR MAP: OCTOBER 25, 2021.

VICINITY MAP:



BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA COORDINATES SYSTEM (CCS 83), ZONE 6, 1983 DATUM.

ZONING:

ZONE: (C1)LOCAL BUSINESS

SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
3. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
4. SUBJECT PROPERTY HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO HARBOR BLVD & PETERSON PLACE, A PUBLIC RIGHT OF WAY.
5. ALL STATEMENTS WITHIN THE CERTIFICATION AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
6. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE ORDER NO.09196125-919-DAA-DA6, DATED OCTOBER 3, 2019 PREPARED BY COMMONWEALTH LAND TITLE COMPANY AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.


CHARLES L. SCOTT III
PROFESSIONAL LAND SURVEYOR REGISTRATION
NO. PLS 8742
STATE OF CALIFORNIA EXP.12/31/2022

SURVEY WORK PERFORMED BY:
Nationwide Surveying Inc.
18520 Warren Road Riverside CA 92508
909-841-4235 office
866-535-9133 fax

JOB No. 10222021001

SHEET 1 OF 1

FOR REFERENCE ONLY

ALTA SURVEY							SCALE: AS NOTED		1
OWNER	CONSULTANTS	REVISIONS				DATE	SHEET TITLE		FILE NUMBER
		1 10/29/2021 DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS	 OSHIMA STUDIO, INC. 10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com			01/07/2022	STIIIZY - COSTA MESA CONDITIONAL USE PERMIT 2710 HARBOR BLVD. COSTA MESA, CA 92626		ALTA SURVEY (FOR REFERENCE ONLY)
		2 01/07/2022 PLANNING DIVISION COMMENTS							
		3 03/28/2022 PLANNING DIVISION 2ND SUBMITTAL COMMENTS							
		4							
		5							

Recorded as: 10399
Dodge and Lovern
Suite 400, 1010 N. Main Street
Santa Ana, California 92702

RECORDED AT REQUEST OF
THIS INSTRUMENT IS
IN OFFICIAL RECORDS OF
ORANGE COUNTY, CALIF.
BOOK 19, PAGE 1958
APR 19 1968
A. WILE CLERK, County Recorder

PARKING AGREEMENT

THIS AGREEMENT Made and entered into this 14 day of April, 1968, by and between:
O. Z. ROBERTSON and WILLIE F. ROBERTSON,
Husband and Wife
Jointly and Severally
And hereinafter referred to as ROBERTSON,
and
WILLIAM C. RING, M. KEITH GARDE, and RICHARD H. DODD,
Doing business under the partnership name of
SAN JOAQUIN ASSOCIATES,
a General Partnership.
Hereinafter referred to as SAN JOAQUIN.

WITNESSETH:

WHEREAS, ROBERTSON is the owner of that certain real property set forth in Exhibit "A" and which is hereinafter referred to as ROBERTSON PROPERTY; and
WHEREAS, SAN JOAQUIN is the lessee of that certain real property described in Exhibit "B" and which is hereinafter referred to as SAN JOAQUIN PROPERTY; and
WHEREAS, the ROBERTSON PROPERTY and the SAN JOAQUIN PROPERTY are further shown on a Plat Map attached hereto as Exhibit "C", i.e., the ROBERTSON PROPERTY outlined in red and the SAN JOAQUIN PROPERTY outlined in blue; and
WHEREAS, the said properties are adjacent to each other and form part of a larger shopping center consisting of an office building and related commercial stores; and
WHEREAS, said shopping center gives to all business invitees the illusion of one owner and the right of indiscriminate parking; and
WHEREAS, it is the desire of the parties hereto to encourage the business invitees to park automobiles anywhere that it may be convenient for the business invitee; and
WHEREAS, the parties wish and desire to maintain the entire parking area in a manner consistent with a first-class shopping center; and
WHEREAS, the parties wish and desire to share the costs and expenses of said maintenance and integration,
NOW, THEREFORE, the parties agree as follows:

1. USE:
The parties agree that the parking and traffic areas existing at the time of entering into this Agreement shall continue to be used only for vehicular parking, vehicular ingress and egress, and pedestrian ingress and egress to and throughout the shopping center. Further, the parties agree that they shall not cause or permit to be erected any barriers of whatever nature and kind which may impede or prevent said existing vehicular parking or existing vehicular or pedestrian traffic to and throughout the shopping center.
Moreover, the parties agree that they and each of them shall not cause or permit any charge, fee, toll, levy, or any other expenses to be collected from any business invitee, licensee, visitor, customer, patron, or independent contractor for use of said parking area.

2. COSTS AND MAINTENANCE:
The parties agree that ROBERTSON shall install and maintain an accounting system which shall record all costs and maintenance necessary to maintain the said parking area in a manner consistent with a first-class shopping center appealing to the discriminating professional, business-man, shopper, and other business invitees.
Expenses, by way of illustration and not limitation, such as painting, repairing, gardening, cleaning, striping, cementing, asphaltting, insurance, and other materials and supplies, shall be recorded in said books of account in a manner consistent with the rules as promulgated by the American Institute of Certified Public Accountants.
Insurance on said parking area shall protect against the hazards of general public liability, including personal injury,

death, or property damage occurring in, upon, or about the parking lot area. The limits of liability shall be \$300,000.00 for injury or death to one person and \$500,000.00 for injury or death to more than one person arising out of one accident and \$25,000.00 as regards damage to property. There shall be but one insuring company naming all parties to this agreement for the entire parking area in order to avoid any disputes as to liability and responsibility.
The entire operation shall be maintained on a non-profit basis. Periodically, but not more often than once each calendar month, ROBERTSON shall prepare and submit an accounting of the costs incurred and SAN JOAQUIN shall reimburse ROBERTSON for EIGHTEEN and TWO-THIRDS (18-2/3%) PER CENT of the total cost of maintenance as hereinabove described. If the amount so determined shall not be paid by SAN JOAQUIN, then said amount shall bear interest at the rate of SEVEN PER CENT (7%) per annum, commencing TEN (10) days after submission of the amount due.

3. GENERAL:
Each and all of the foregoing covenants, conditions, and restrictions shall apply to and bind ROBERTSON and SAN JOAQUIN and each and all of their respective heirs, successors, assigns, grantees, trustees, tenants, and subtenants; and the same and each of them are hereby imposed pursuant to a general plan for the improvement and use of the entire property and are designed for the mutual benefit of the owners, tenants, and occupants of any and all portions thereof; and the same shall obligate, inure to, and pass with each and every portion thereof, and shall remain in force and effect as hereinafter provided.
Breach of any of the covenants or restrictions contained in this Agreement shall not defeat nor render invalid the lien of any mortgage or deed of trust made heretofore or hereafter in good faith

and for value as to the entire property or any part thereof; but all of the foregoing provisions, restrictions, and covenants shall be binding and effective against any owner of any said entire property, or any part thereof, whose title thereto is acquired by foreclosure, trustee's sale, or otherwise.
The term, "mortgagee", wherever used herein, shall be construed to include beneficiaries and trustees under deeds of trust.
The covenants contained in this Agreement shall run with the land and shall be binding upon the parties hereto and upon all persons claiming under them and the covenants herein shall continue to endure until the expiration of the Lease under which SAN JOAQUIN holds the property described in Exhibit "B".
It shall be lawful for any person or persons holding any portion of the entire property to prosecute any proceedings at law or in equity against any person violating, or attempting to violate, any of the covenants herein and either prevent it, him, or them from so doing or to recover damages from such violation.
Invalidation of any one of the covenants herein contained by judgment or court order shall in no way affect any of the other provisions hereof, and such other provisions shall remain in full force and effect.
In the event of a breach, attempted or threatened, by any party hereto in any of the terms, covenants, and conditions hereof, the other party shall be entitled forthwith to full and adequate relief by injunction and all such other available legal and equitable remedies from the consequences of such breach; and any deed, lease, assignment, conveyance, or contract made in violation of this Agreement shall be void and may be set aside upon petition

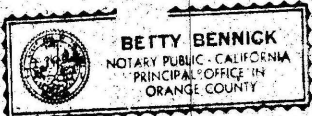
of the other party. All costs and expenses of any such suit or proceedings including attorneys' fees, as hereinafter provided, shall be assessed against the defaulting party. The remedies permitted at law or equity specified herein shall be cumulative as to each and as to all.
In the event of condemnation by any duly constituted authority for a public or quasi-public use of all or any part of the entire property, that portion of the award attributable to the value of any land within the parking area so taken shall be payable as the court shall determine.
In the event that suit is brought for the enforcement of this Agreement or as the result of any alleged breach thereof, the successful party or parties to such suit shall be entitled to be paid reasonable attorneys' fees by the losing party or parties, and any judgment or decree rendered shall include an award thereof.
The parties agree that this agreement may be modified or augmented by the mutual consent of all parties.
Further, the parties agree that the subtenants occupying the premises in Exhibit "A" and Exhibit "B" do not acquire any rights or interests in this agreement.
IN WITNESS WHEREOF, THIS AGREEMENT is executed by the parties hereto the day and year first above written.

ROBERTSON:
O. Z. Robertson
Willie F. Robertson
William C. Ring
Richard H. Dodd
San Joaquin

SAN JOAQUIN:
SAN JOAQUIN ASSOCIATES, a General Partnership, by all of the parties thereto and also individually and as follows:
Richard H. Dodd
James H. Dodd
M. Keith Garde
Linda Garde

STATE OF CALIFORNIA
COUNTY OF Orange
On April 1, 1968 before me, the undersigned a Notary Public in and for the State of California, personally appeared
O. Z. Robertson and Willie F. Robertson
known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.
Given under my hand and official seal this 1st day of April, 1968.
MARGA PRIMAVERA
Notary Public, California
My Commission Expires May 23, 1969

STATE OF CALIFORNIA
COUNTY OF Orange
On April 1, 1968 before me, the undersigned a Notary Public in and for the State of California, personally appeared
Richard H. Dodd, James H. Dodd, M. Keith Garde, and Linda Garde
known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes and consideration therein expressed.
Given under my hand and official seal this 1st day of April, 1968.
MARGA PRIMAVERA
Notary Public, California
My Commission Expires May 23, 1969

<p>STATE OF CALIFORNIA) ss. COUNTY OF _____</p> <p>On _____ before me, the undersigned a Notary Public in and for said State, personally appeared _____ known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.</p> <p>WITNESS my hand and official seal.</p> <p>Signature _____ Name (Type or Print) _____</p> <hr/> <p>STATE OF CALIFORNIA) ss. COUNTY OF Orange <i>April 15, 1948</i> before me, the undersigned a Notary Public in and for said County, personally appeared William A. King, Richard W. Dool, M. Keith Davis known to me to be all of the grantors of the foregoing, who executed the within instrument, and acknowledged to me they had knowingly executed the same.</p> <p>Witness my hand and official seal.</p> <p>Signature <i>Betty Bennick</i> BETTY BENNICK My Commission Expires July 25, 1969</p> 	<p>BOOK 8577 PAGE 263</p> <p>Those portions of Blocks "O", "M" and "W" of Fairview, in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, in the office of the County Recorder of Los Angeles County, California, together with those portions of Chestnut Avenue and Walnut Avenue, as shown on said Map and vacated by Order of the Board of Supervisors of said Orange County June 16, 1942, a certified copy of which was recorded June 20, 1942, in Book 1135, page 566 of Official Records, described as a whole as follows:</p> <p>Beginning at the intersection of the center line of Harbor Boulevard, formerly known as Fairview Avenue, and Adams Avenue, formerly known as Myrtle Avenue; thence East 84.86 feet along the center line of Adams Avenue; thence South 60.00 feet to the true point of beginning; thence East 199.23 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 25.00 feet; thence Southwesterly 39.27 feet along said curve through a central angle of 90° 05' 40"; thence South 516.14 feet to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet; thence Southwesterly 39.27 feet along said curve through a central angle of 90° 05' 40"; thence West 200.72 feet along said line to the beginning of a tangent curve, concave Northwesterly, having a radius of 25.00 feet; thence Northwesterly 39.71 feet along said curve through a central angle of 90° 05' 40" to a line parallel with and Easterly 60.00 feet from the center line of Harbor Boulevard; thence North 9° 05' 40" East 900.74 feet to the beginning of a tangent curve, concave Southwesterly, having a radius of 25.00 feet; thence Northwesterly 39.23 feet along said curve through a central angle of 89° 54' 20" to the true point of beginning.</p> <p>EXCEPT the Southerly 120.00 feet thereof, the North line of said Southerly 120.00 feet being parallel with the tangent portion of the South line of the above described lapd.</p> <p>ALSO EXCEPT all minerals, ores, precious, and useful metals, substances and hydrocarbons of every kind and character, including petroleum, oil, gas, asphaltum and tar, in and under said land, but without the right to use the surface of said land in connection with the development thereof, provided, however, the same shall not be construed to prohibit plant drilling operations or such other operations which in no way use or in any way affect the surface rights of said land and which do not enter said land at a point less than 500 feet to said surface, as reserved by Orange Coast Junior College District, in the Deed recorded December 4, 1962, in Book 6349, page 307 of Official Records.</p> <p>ALSO EXCEPTING THEREFROM all that certain land situated in the State of California, County of Orange, City of Costa Mesa, described as follows:</p> <p>That portion of Block O of Fairview as shown on a Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, records of Los Angeles County, California, together with that portion of the alley lying adjacent to and Easterly of Lots 5 through 11, inclusive of said Block O, as abandoned by order of the Board of Supervisors of Orange County, California, a certified copy of which was recorded June 20, 1942 in Book 1135, page 566 of Official Records, described as follows:</p>	<p>BOOK 8577 PAGE 264</p> <p>Commencing at the intersection of the center line of Harbor Boulevard formerly known as Fairview, and Adams Avenue, formerly known as Myrtle Avenue, as shown on said Map; thence South 0° 05' 40" West East 60.00 feet to the true point of beginning; thence North 0° 05' 40" East parallel with said center line of Harbor Boulevard 131.71 feet to the beginning of a tangent curve concave Southeastery having a radius of 25.00 feet; thence Northerly, Northeastery and Easterly along said curve, through a central angle of 89° 54' 20" an arc distance of 39.23 feet to a line parallel with and distant Southerly 60.00 feet, measured at right angles from said center line of Adams Avenue; thence East along said parallel line, 199.23 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Easterly, Southeastery and Southerly along said curve through a central angle of 90° 05' 40" an arc distance of 39.27 feet; thence tangent to said curve, South 131.67 feet; thence West 249.45 feet to the true point of beginning.</p>
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(Continued on next page)

EXHIBIT "A"

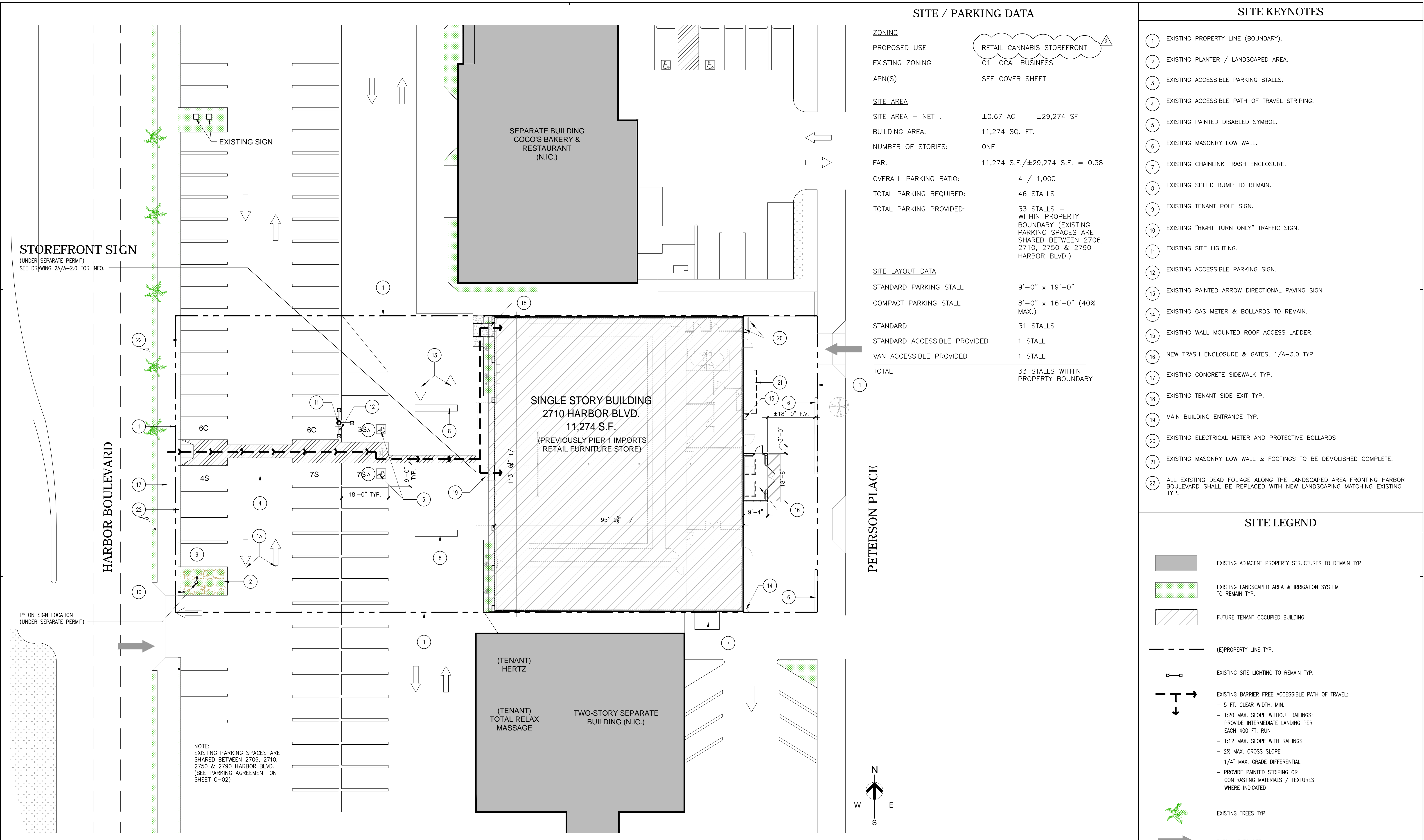
BOOK 8577 PAGE 265

All that certain land situated in the State of California, County of Orange, City of Costa Mesa, described as follows:

That portion of Block O of Fairview as shown on a Map recorded in Book 25, pages 77 and 78 of Miscellaneous Records, records of Los Angeles County, California, together with that portion of the alley lying adjacent to and Easterly of Lots 5 through 11, inclusive of said Block O, as abandoned by order of the Board of Supervisors of Orange County, California, a certified copy of which was recorded June 20, 1942 in Book 1135, page 566 of Official Records, described as follows:

Commencing at the intersection of the center line of Harbor Boulevard formerly known as Fairview, and Adams Avenue, formerly known as Myrtle Avenue, as shown on said Map; thence South 0° 05' 40" West East 60.00 feet to the true point of beginning; thence North 0° 05' 40" East parallel with said center line of Harbor Boulevard 131.71 feet to the beginning of a tangent curve concave Southeastery having a radius of 25.00 feet; thence Northerly, Northeastery and Easterly along said curve, through a central angle of 89° 54' 20" an arc distance of 39.23 feet to a line parallel with and distant Southerly 60.00 feet, measured at right angles from said center line of Adams Avenue; thence East along said parallel line, 199.23 feet to the beginning of a tangent curve concave Southwesterly having a radius of 25.00 feet; thence Easterly, Southeastery and Southerly along said curve through a central angle of 90° 05' 40" an arc distance of 39.27 feet; thence tangent to said curve, South 131.67 feet; thence West 249.45 feet to the true point of beginning.

	OWNER	CONSULTANTS	REVISIONS <div> <div>1</div> <div>10/29/2021</div> <div>DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS</div> </div> <div> <div>2</div> <div>01/07/2022</div> <div>PLANNING DIVISION COMMENTS</div> </div> <div> <div>3</div> <div>03/28/2022</div> <div>PLANNING DIVISION 2ND SUBMITTAL COMMENTS</div> </div> <div> <div></div> <div></div> <div></div> </div>	<div> <div>OSHIMA</div> <div>OSHIMA STUDIO, INC.</div> <div>10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com</div> </div>	<div> <div>DATE</div> <div>01/07/2022</div> </div> <div> <div>JOB NO.</div> </div>	<div> <div>SHEET TITLE</div> <div>PARKING AGREEMENT</div> </div> <div> <div>STIIIZY - COSTA MESA</div> <div>CONDITIONAL USE PERMIT</div> <div>2710 HARBOR BLVD.</div> <div>COSTA MESA, CA 92626</div> </div> <div> <div>FILE NUMBER</div> </div>	<div> <div>SHEET TITLE</div> <div>PARKING AGREEMENT</div> </div> <div> <div>C-02</div> </div>
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SITE / PARKING DATA

ZONING	RETAIL CANNABIS STOREFRONT
PROPOSED USE	C1 LOCAL BUSINESS
EXISTING ZONING	SEE COVER SHEET
APN(S)	
SITE AREA	
SITE AREA - NET :	±0.67 AC ±29,274 SF
BUILDING AREA:	11,274 SQ. FT.
NUMBER OF STORIES:	ONE
FAR:	11,274 S.F./±29,274 S.F. = 0.38
OVERALL PARKING RATIO:	4 / 1,000
TOTAL PARKING REQUIRED:	46 STALLS
TOTAL PARKING PROVIDED:	33 STALLS - WITHIN PROPERTY BOUNDARY (EXISTING PARKING SPACES ARE SHARED BETWEEN 2706, 2710, 2750 & 2790 HARBOR BLVD.)

SITE LAYOUT DATA

STANDARD PARKING STALL	9'-0" x 19'-0"
COMPACT PARKING STALL	8'-0" x 16'-0" (40% MAX.)
STANDARD	31 STALLS
STANDARD ACCESSIBLE PROVIDED	1 STALL
VAN ACCESSIBLE PROVIDED	1 STALL
TOTAL	33 STALLS WITHIN PROPERTY BOUNDARY

SITE KEYNOTES

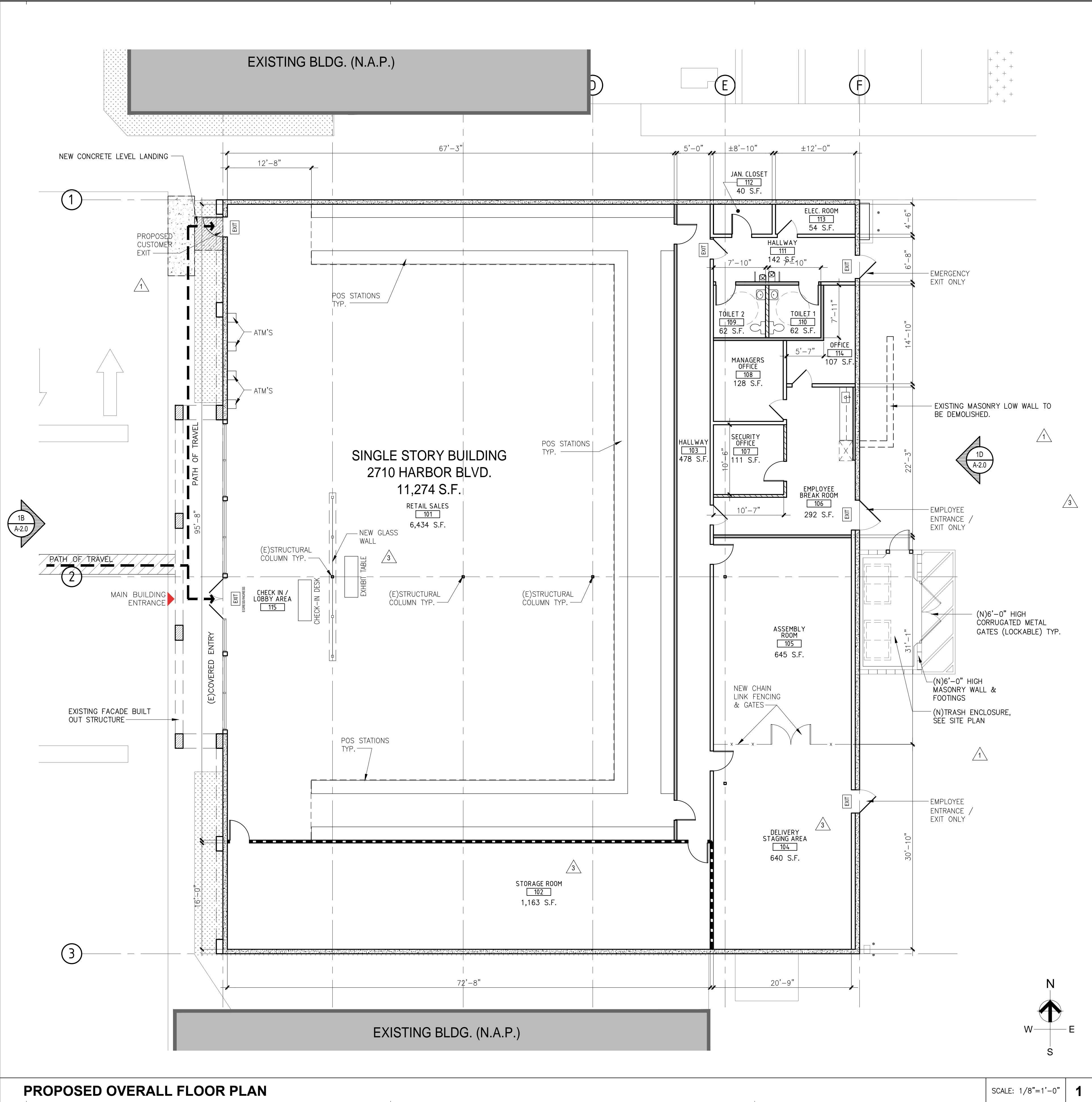
- EXISTING PROPERTY LINE (BOUNDARY).
- EXISTING PLANTER / LANDSCAPED AREA.
- EXISTING ACCESSIBLE PARKING STALLS.
- EXISTING ACCESSIBLE PATH OF TRAVEL STRIPING.
- EXISTING PAINTED DISABLED SYMBOL.
- EXISTING MASONRY LOW WALL.
- EXISTING CHAINLINK TRASH ENCLOSURE.
- EXISTING SPEED BUMP TO REMAIN.
- EXISTING TENANT POLE SIGN.
- EXISTING "RIGHT TURN ONLY" TRAFFIC SIGN.
- EXISTING SITE LIGHTING.
- EXISTING ACCESSIBLE PARKING SIGN.
- EXISTING PAINTED ARROW DIRECTIONAL PAVING SIGN
- EXISTING GAS METER & BOLLARDS TO REMAIN.
- EXISTING WALL MOUNTED ROOF ACCESS LADDER.
- NEW TRASH ENCLOSURE & GATES, 1/A-3.0 TYP.
- EXISTING CONCRETE SIDEWALK TYP.
- EXISTING TENANT SIDE EXIT TYP.
- MAIN BUILDING ENTRANCE TYP.
- EXISTING ELECTRICAL METER AND PROTECTIVE BOLLARDS
- EXISTING MASONRY LOW WALL & FOOTINGS TO BE DEMOLISHED COMPLETE.
- ALL EXISTING DEAD FOLIAGE ALONG THE LANDSCAPED AREA FRONTING HARBOR BOULEVARD SHALL BE REPLACED WITH NEW LANDSCAPING MATCHING EXISTING TYP.

SITE LEGEND

- EXISTING ADJACENT PROPERTY STRUCTURES TO REMAIN TYP.
- EXISTING LANDSCAPED AREA & IRRIGATION SYSTEM TO REMAIN TYP.
- FUTURE TENANT OCCUPIED BUILDING
- (E)PROPERTY LINE TYP.
- EXISTING SITE LIGHTING TO REMAIN TYP.
- EXISTING BARRIER FREE ACCESSIBLE PATH OF TRAVEL:
 - 5 FT. CLEAR WIDTH, MIN.
 - 1:20 MAX. SLOPE WITHOUT RAILINGS; PROVIDE INTERMEDIATE LANDING PER EACH 400 FT. RUN
 - 1:12 MAX. SLOPE WITH RAILINGS
 - 2% MAX. CROSS SLOPE
 - 1/4" MAX. GRADE DIFFERENTIAL
 - PROVIDE PAINTED STRIPING OR CONTRASTING MATERIALS / TEXTURES WHERE INDICATED
- EXISTING TREES TYP.
- ENTRANCE TO SITE

OVERALL SITE PLAN

OWNER	CONSULTANTS	REVISIONS	OSHIMA		OSHIMA STUDIO, INC.	10927 Downey Ave., Suite D Downey, CA 90241 Phone: 562.861.3883 Oshimastudio@gmail.com	DATE 01/07/2022	STIIIZY - COSTA MESA CONDITIONAL USE PERMIT 2710 HARBOR BLVD. COSTA MESA, CA 92626	SHEET TITLE OVERALL SITE PLAN A-0.1									
SHRYNE GROUP INC.		<table><tr><td>10/29/2021</td><td>DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS</td></tr><tr><td>01/07/2022</td><td>PLANNING DIVISION COMMENTS</td></tr><tr><td>03/28/2022</td><td>PLANNING DIVISION 2ND SUBMITTAL COMMENTS</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS	01/07/2022	PLANNING DIVISION COMMENTS	03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS									JOB NO.	FILE NUMBER
10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS																	
01/07/2022	PLANNING DIVISION COMMENTS																	
03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS																	



PROPOSED OVERALL FLOOR PLAN

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

FLOOR PLAN LEGEND

- ELEVATION SYMBOL W/
SHEET NUMBER
ELEVATION NUMBER
- EXIT SYMBOL, ILLUMINATED EXIT SIGN W/ EMERGENCY
BACK-UP POWER.
- ROOM NAME
ROOM NUMBER
SPACE SQUARE FOOTAGE
- MODULAR STOREFRONT
- ACCESSIBLE PATH OF TRAVEL
- EXISTING EXTERIOR CONCRETE WALL TO REMAIN.
- EXISTING INTERIOR STUD WALL CONST. AND FINISHES TO
REMAIN.
- NEW INTERIOR METAL STUD WALL AND FINISHES TO
MATCH EXISTING TYP.
- NEW INTERIOR METAL STUD WALL (PLUMBING CHASE)
AND NEW FINISHES TYP.



CONSULTANTS

REVISIONS

1	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
2	01/07/2022	PLANNING DIVISION COMMENTS
3	03/28/2022	PLANNING DIVISION 2ND SUBMITTAL COMMENTS
4		
5		



OSHIMA STUDIO, INC.

10927 Downey Ave., Suite D
Downey, CA 90241
Phone: 562.861.3883
Oshimastudio@gmail.com

DATE
01/07/2022

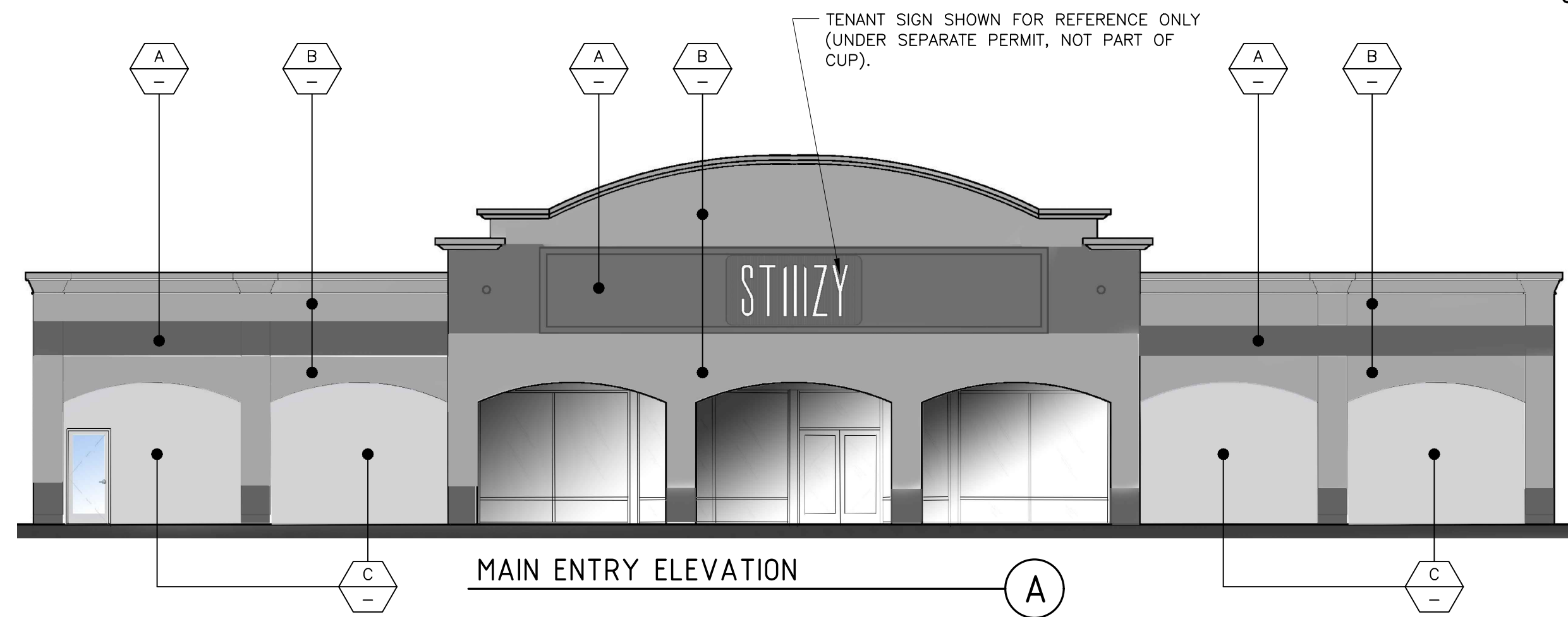
JOB NO.

STIIIZY - COSTA MESA
CONDITIONAL USE PERMIT
2710 HARBOR BLVD.
COSTA MESA, CA 92626

SHEET TITLE
PROPOSED FLOOR PLAN

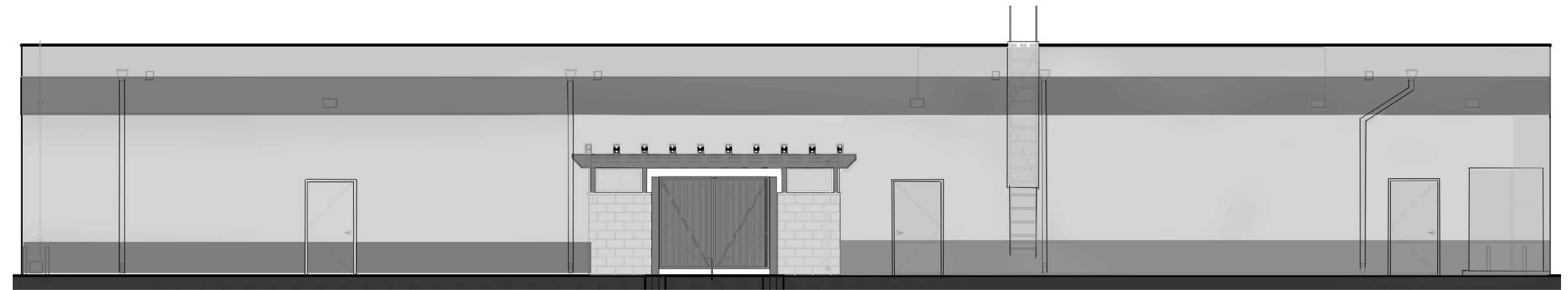
A-1.0

FILE NUMBER



MAIN ENTRY ELEVATION

A



REAR ELEVATION

B

COLORS



PAINT
COLOR: BLACK TIE DE 6357
BY: DUNN EDWARDS



PAINT
COLOR: SILVER LINED DE 6353
BY: DUNN EDWARDS



PAINT
COLOR: COLD WIND DE 6351
BY: DUNN EDWARDS

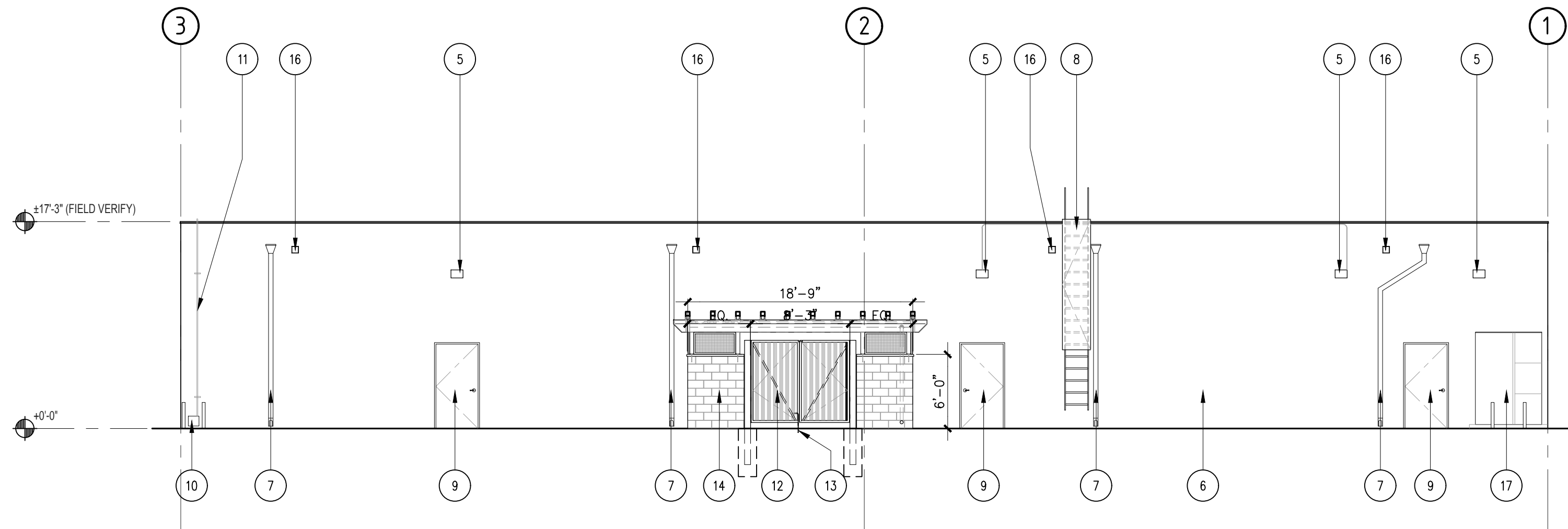
COLOR SELECTIONS

NOT TO SCALE

2

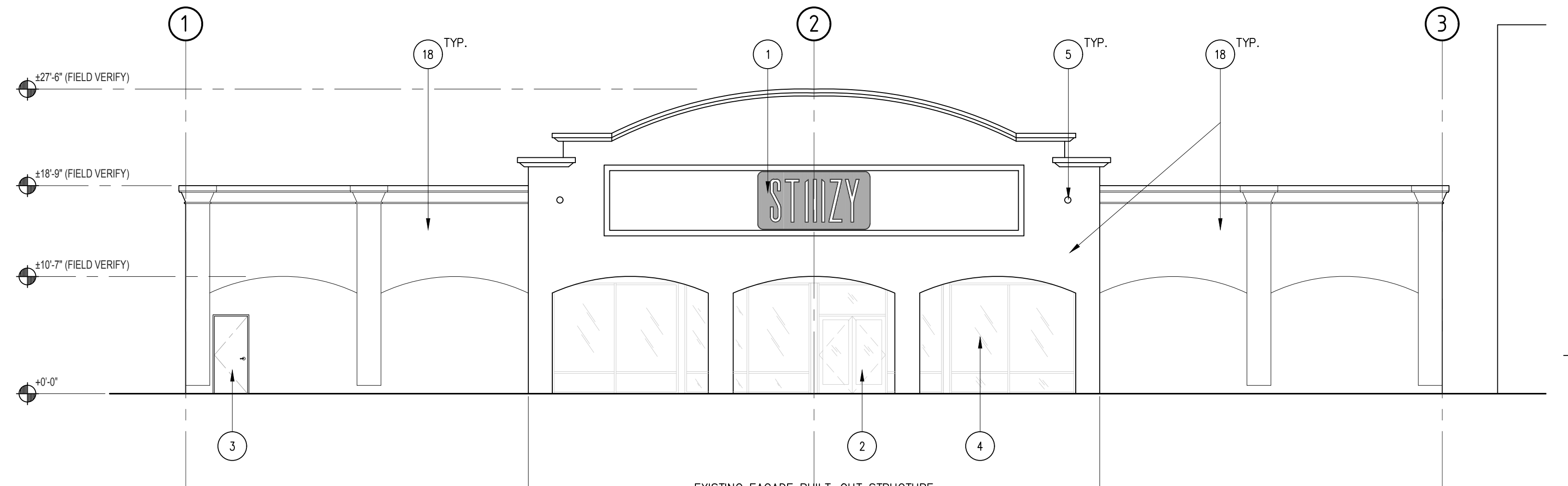
EXTERIOR ELEVATION & PARTIAL PLAN KEYNOTES

- PROPOSED NEW TENANT SIGN LOCATION (SHOWN FOR REFERENCE ONLY, UNDER SEPARATE PERMIT, NOT PART OF CUP).
- BUILDINGS MAIN ENTRY.
- CUSTOMER EMERGENCY EXIT.
- EXISTING STOREFRONT SYSTEM TO REMAIN.
- EXISTING SURFACE MOUNTED LIGHT FIXTURE TO REMAIN TYP.
- EXISTING MASONRY LOW WALL.
- EXISTING SURFACE MOUNTED GUTTER & DOWNSPOUT TYP.
- EXISTING ROOF ACCESS LADDER TO REMAIN
- EXISTING DOOR, FRAME & HARDWARE TO REMAIN.
- EXISTING GAS METER LOCATION & BOLLARDS TO REMAIN.
- EXISTING SURFACE MOUNTED GAS LINE UP TO ROOF.
- NEW STEEL DECK GATES TACK WELDED TO STL. ANGLE FRAME (PAINTED).
- HEAVY DUTY CANE BOLT TYP.
- 8 X 8 X 16 CONC. BLOCK WALL (PAINTED) TYP.
- 2 X 10 X 16 SOLID CONC. WALL CAP OVER MORTAR SETTING BED TYP.
- EXISTING ROOF OVERFLOW SCUPPER TYP.
- EXISTING ELECTRICAL SERVICE / METER & BOLLARDS TO REMAIN TYP.
- EXISTING CEMENT PLASTER FINISH (PAINTED) TYP.



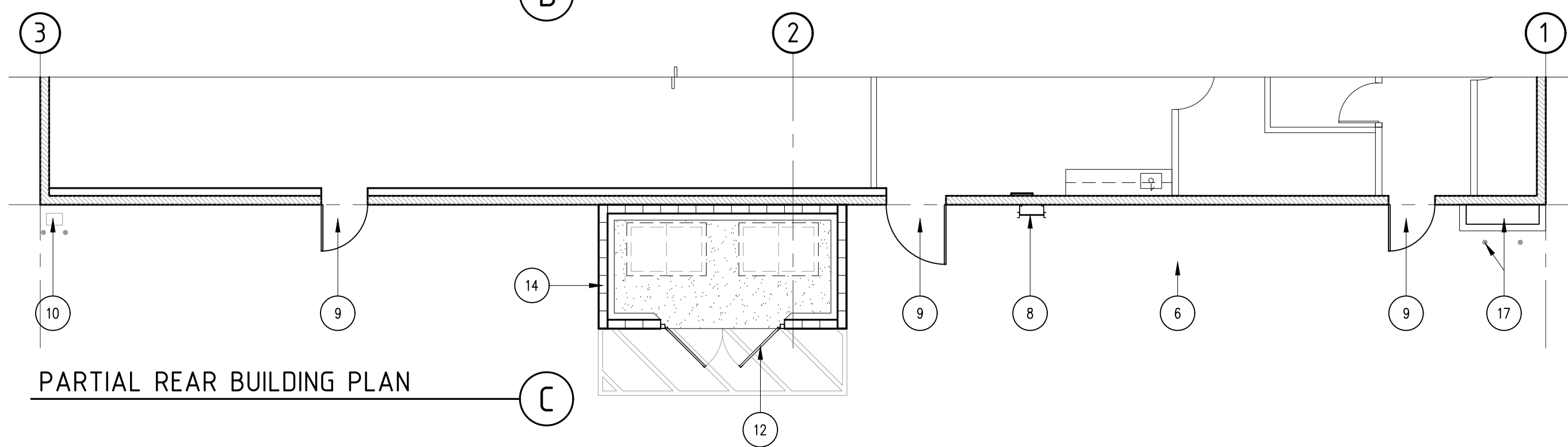
OVERALL EAST EXTERIOR ELEVATION

D



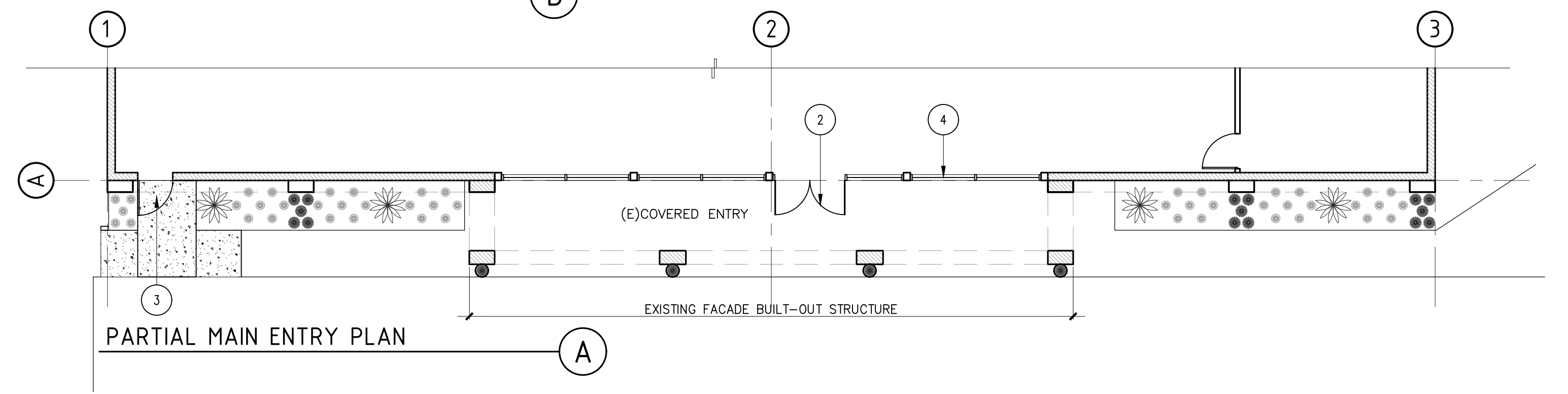
OVERALL WEST EXTERIOR ELEVATION

B



PARTIAL REAR BUILDING PLAN

C



PARTIAL MAIN ENTRY PLAN

A

EXTERIOR ELEVATIONS

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

1

OWNER



CONSULTANTS

REVISIONS

- | | |
|------------|---|
| 10/29/2021 | DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS |
| 01/07/2022 | PLANNING DIVISION COMMENTS |
| 03/28/2022 | PLANNING DIVISION 2ND SUBMITTAL COMMENTS |
| | |
| | |
| | |

OSHIMA

OSHIMA STUDIO, INC.

10927 Downey Ave., Suite D
Downey, CA 90241
Phone: 562.861.3883
Oshimastudio@gmail.com

DATE

01/07/2022

JOB NO.

**STIIZY - COSTA MESA
CONDITIONAL USE PERMIT
2710 HARBOR BLVD.
COSTA MESA, CA 92626**

SHEET TITLE
EXTERIOR ELEVATIONS

A-2.0

FILE NUMBER

GROUND COVER



CARISSA MACROCARPA
'GREEN CARPET'

NOTE:
PLANT THE NEW LANDSCAPING WITH AT
LEAST 70-PERCENT GROUNDCOVERS AND
THE REMAINING CAN BE MULCH OR
COMPOST.

LANDSCAPE LEGEND



1
(AGAVE AMERICANA)



2
(AGAVE PUMILA)

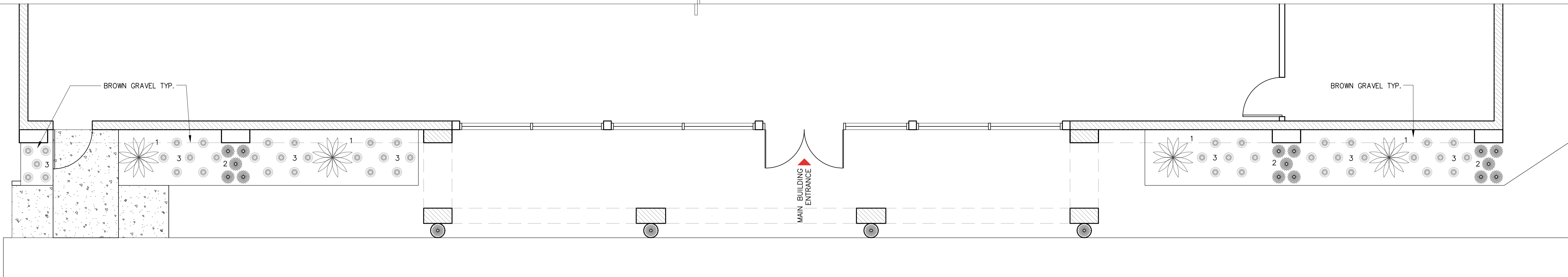


3
GOLDEN BALL CACTUS(PARUDI LENING HAUSII)

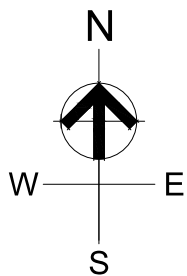
PLANTING LEGEND:

	GOLDEN BALL CACTUS	AGAVE AMERICANA	AGAVE PUMILA
QUANTITY	47	4	15
SIZE PLANTED	4" DIAMETER	36" WIDE X 36" HIGH	4" DIAMETER
SIZE FULL-GROWN (GROWTH TERM)	10" DIAMETER (10 YEARS)	6' X 10' (30 - 100 YEARS)	18" DIAMETER (8 - 10 YEARS)

*TOTAL LANDSCAPE AREA: ±217 S.F.



PARTIAL MAIN ENTRY LANDSCAPE PLAN A



PARTIAL ENTRY LANDSCAPING PLAN

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



CONSULTANTS

REVISIONS

△	10/29/2021	DOOR RELOCATION, SITE CHANGES & ADDED CAMERAS
△		
△		
△		



OSHIMA STUDIO, INC.

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Downey, CA 90241
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Oshimastudio@gmail.com

DATE

01/07/2022

JOB NO.

STIIIZY - COSTA MESA
CONDITIONAL USE PERMIT
2710 HARBOR BLVD.
COSTA MESA, CA 92626

SHEET TITLE

PARTIAL LANDSCAPING PLAN

FILE NUMBER

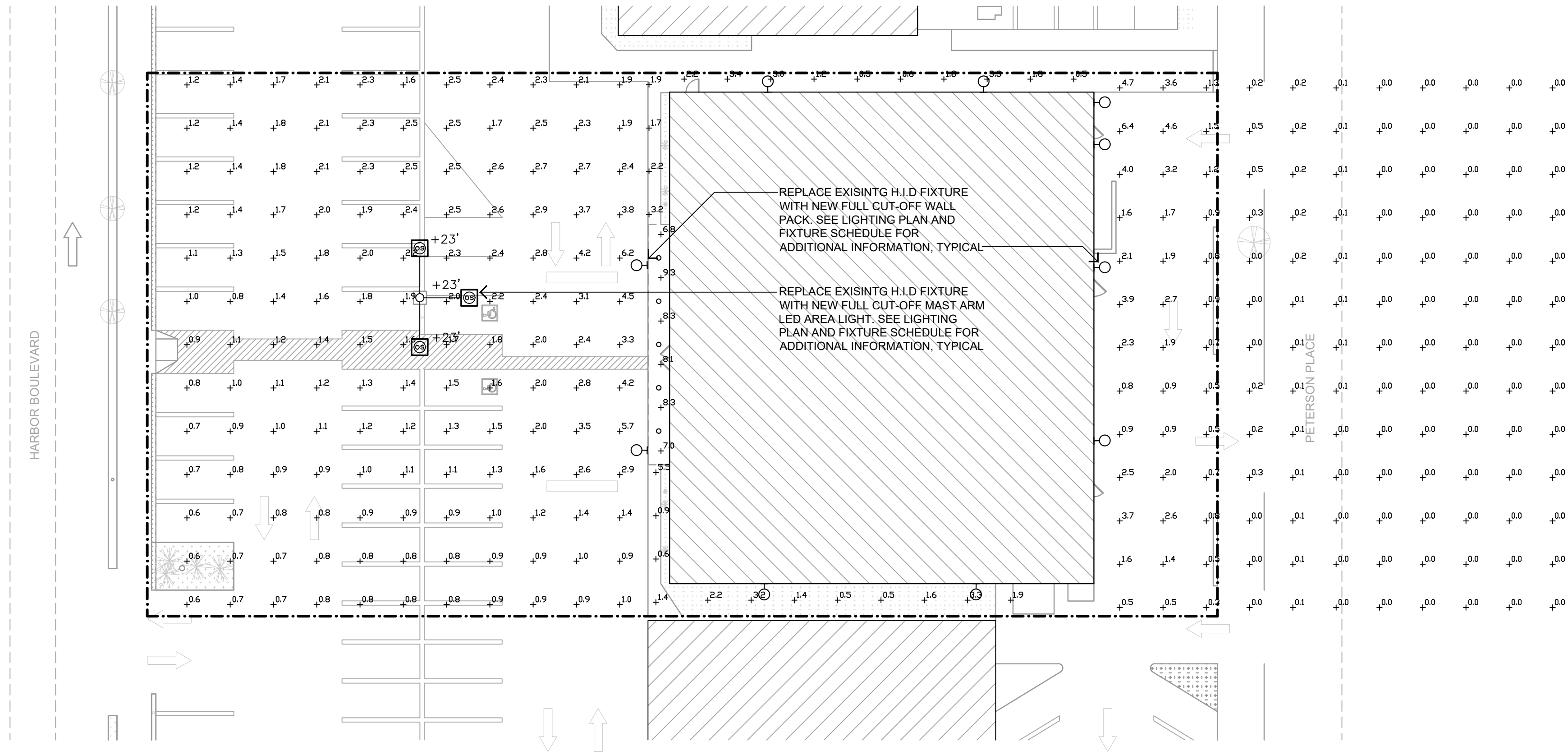
A-2.1



PARKING AREA
FULL CUT-OFF
RETROFIT HEAD



WALL MOUNTED
FULL CUT-OFF
REPLACEMENT FIXTURE



1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"

OWNER

CONSULTANTS

REVISIONS

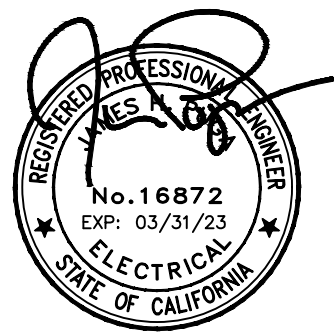
UP LIGHT
ELECTRICAL ENGINEERING, INC.
3190 Tuttlehill Island Rd., West Sacramento, CA 95691
T/P - 916.371.5202
442 Livingston Avenue, Placerville, CA 92870
T - 916.826.1825

△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____
△	_____	_____

OSHIMA

OSHIMA STUDIO, INC.

10927 Downey Ave., Suite D
Downey, CA 90241
Phone: 562.861.3883
Oshimastudio@gmail.com



DATE

10/29/21

JOB NO.
21069

STIIZY – COSTA MESA
2710 HARBOR BLVD
COSTA MESA, CA

SHEET TITLE
SITE PHOTOMETRIC PLAN

EP1.0

FILE NUMBER





Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	4/1/2022 9:56:56 AM
Name:	Allison Mann
Address:	919 Arbor st. Costa Mesa, CA
Date & Time:	4/1/2022 9:54:00 AM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	70.95.250.189
Unique ID:	948177561
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	4/2/2022 5:22:49 PM
Name:	Nick Yeager
Address:	2201 Pacific Ave 3C Costa Mesa, CA
Date & Time:	4/2/2022 5:22:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	70.95.250.189
Unique ID:	948574619
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/18/2022 4:06:11 PM
Name:	Abryanna Rodriguez
Address:	2700 Peterson pl , CA
Date & Time:	5/18/2022 4:01:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	174.195.137.125
Unique ID:	966704560
Location:	33.8137, -117.2228

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a local business owner in support of Shryne Group's Retail Store.

Time:	5/18/2022 4:37:39 PM
Name:	Jason Martinez
Address:	15851 Pasadena Ave Apt J8 , CA
Date & Time:	5/18/2022 4:34:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	107.127.56.122
Unique ID:	966712796
Location:	34.0494, -118.2661

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 5:09:10 PM
Name:	Andrew Rodriguez
Address:	1710 w cubbon st Santa ana, CA
Date & Time:	5/24/2022 5:06:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	174.243.210.27
Unique ID:	968796497
Location:	34.0349, -117.6185

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 6:23:55 PM
Name:	Caleb Monge-Taylor
Address:	2988 Jacaranda Ave Costa Mesa, CA
Date & Time:	5/24/2022 6:22:00 PM
Browser:	Mobile Safari 14.0.3 / iOS
IP Address:	107.77.231.141
Unique ID:	968815261
Location:	34.0544, -118.244

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:03:49 PM
Name:	Serena Zamora
Address:	133 E 16th St SPC #23 Costa Mesa, CA
Date & Time:	5/24/2022 9:02:00 PM
Browser:	Safari 15.5 / OS X
IP Address:	172.226.6.55
Unique ID:	968846042
Location:	33.838, -117.9189

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:18:36 PM
Name:	Brijan Ochoa
Address:	766 shalimar dr Costa Mesa, CA
Date & Time:	5/24/2022 9:15:00 PM
Browser:	Mobile Safari / iOS
IP Address:	107.127.60.57
Unique ID:	968848250
Location:	33.9555, -118.2863

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:17:34 PM
Name:	Clara A Gallegos
Address:	2345 Newport Blvd Costa Mesa, CA
Date & Time:	5/24/2022 9:17:00 PM
Browser:	Mobile Safari / iOS
IP Address:	198.72.167.139
Unique ID:	968848085
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:20:13 PM
Name:	Deserae Lomeli
Address:	1621 Mesa Dr. Newport beach, CA
Date & Time:	5/24/2022 9:18:00 PM
Browser:	Mobile Safari / iOS
IP Address:	172.56.17.67
Unique ID:	968848508
Location:	34.0068, -118.256

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am employed in the city and support Shryne Group's Retail Store.

Time:	5/24/2022 9:25:20 PM
Name:	Brianna Suarez
Address:	647 Shalimar Dr Apt C Costa Mesa, CA
Date & Time:	5/24/2022 9:24:00 PM
Browser:	Mobile Safari / iOS
IP Address:	107.119.53.6
Unique ID:	968849290
Location:	33.9168, -118.3432

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:27:27 PM
Name:	Jonathan Velazquez
Address:	703 Shalimar dr , CA
Date & Time:	5/24/2022 9:26:00 PM
Browser:	Chrome Mobile 101.0.4951.61 / Android
IP Address:	70.95.230.247
Unique ID:	968849578
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:34:21 PM
Name:	Miriam Mazariegos
Address:	1250 Adams Ave , CA
Date & Time:	5/24/2022 9:33:00 PM
Browser:	Mobile Safari / iOS
IP Address:	172.58.23.70
Unique ID:	968850633
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:35:49 PM
Name:	tania martinez
Address:	2159 meyer pl costa mesa, CA
Date & Time:	5/24/2022 9:34:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.20.136
Unique ID:	968850850
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:36:31 PM
Name:	Sage Taylor
Address:	2988 Jacaranda Ave. Costa Mesa, CA
Date & Time:	5/24/2022 9:34:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.21.220
Unique ID:	968850935
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:41:09 PM
Name:	Odalís Martínez
Address:	800 south Sullivan st Apt w1 Santa Ana, CA
Date & Time:	5/24/2022 9:40:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	23.241.5.234
Unique ID:	968851643
Location:	33.7372, -117.8232

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:43:58 PM
Name:	Trevor Pacheco
Address:	2908 chestnut ave Costa Mesa, CA
Date & Time:	5/24/2022 9:42:00 PM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	107.77.229.33
Unique ID:	968852361
Location:	34.0544, -118.244

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:45:37 PM
Name:	Diana Guzman
Address:	365 w wilson st Apt 11 Costa mesa, CA
Date & Time:	5/24/2022 9:44:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	70.95.245.170
Unique ID:	968852803
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 9:49:52 PM
Name:	Marlyne Zalpa
Address:	796 Shalimar Drive Apt. 1 Costa Mesa, CA
Date & Time:	5/24/2022 9:48:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	137.25.228.9
Unique ID:	968853924
Location:	33.9764, -117.3341

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 10:36:32 PM
Name:	skye brigham
Address:	425 Merrimac way apt d202 costa mesa, CA
Date & Time:	5/24/2022 10:35:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	107.184.185.152
Unique ID:	968861315
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 10:39:37 PM
Name:	Emily Enriquez
Address:	643 Victoria at COSTA MESA, CA
Date & Time:	5/24/2022 10:38:00 PM
Browser:	Mobile Safari / iOS
IP Address:	76.87.70.64
Unique ID:	968861744
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 10:49:46 PM
Name:	Damian Suaste
Address:	1530 Kenan Way Pomona, CA
Date & Time:	5/24/2022 10:48:00 PM
Browser:	Mobile Safari / iOS
IP Address:	172.58.28.26
Unique ID:	968863086
Location:	33.9576, -118.267

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 11:09:24 PM
Name:	Rene Jaimes
Address:	425 Merrimac Way D202 Costa Mesa, CA
Date & Time:	5/24/2022 11:07:00 PM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	172.58.21.60
Unique ID:	968865845
Location:	33.7604, -117.9676

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/24/2022 11:12:25 PM
Name:	Kaylee Bautista
Address:	846 center street , CA
Date & Time:	5/24/2022 11:10:00 PM
Browser:	Mobile Safari / iOS
IP Address:	76.87.71.162
Unique ID:	968866261
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 12:30:30 AM
Name:	Bryan Salomon
Address:	3025 Coolidge ave Costa mesa, CA
Date & Time:	5/25/2022 12:28:00 AM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	108.228.225.209
Unique ID:	968877736
Location:	33.816, -117.9692

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 12:24:55 AM
Name:	Mayareny Rodriguez
Address:	530 W Wilson St Apt 26 , CA
Date & Time:	5/25/2022 1:23:00 AM
Browser:	Mobile Safari / iOS
IP Address:	70.120.189.138
Unique ID:	968876953
Location:	31.7703, -106.3006

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 1:49:16 AM
Name:	Arnold Valdivia
Address:	2539 santa catalina dr Costa Mesa ca 92626 , CA
Date & Time:	5/25/2022 1:47:00 AM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	172.58.23.15
Unique ID:	968889436
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 2:04:51 AM
Name:	Giselle Gayosso
Address:	2244 Canyon Drive Apt C , CA
Date & Time:	5/25/2022 2:04:00 AM
Browser:	Mobile Safari / iOS
IP Address:	104.34.24.8
Unique ID:	968891965
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time: 5/25/2022 4:13:19 AM
Name: Bryan Aroldo González
Address: 863 center st Apt#17 Costa Mesa, CA
Date & Time: 5/25/2022 4:07:00 AM
Browser: Mobile Safari 14.1.1 / iOS
IP Address: 172.58.22.206
Unique ID: 968917140
Location: 33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a local business owner in support of Shryne Group's Retail Store.

Time:	5/25/2022 4:49:11 AM
Name:	Connor Johnston
Address:	1515 east katella avenue apartment 4145 Anaheim, CA
Date & Time:	5/25/2022 4:48:00 AM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	107.77.231.85
Unique ID:	968925906
Location:	34.0544, -118.244

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am employed in the city and support Shryne Group's Retail Store.

Time:	5/25/2022 6:45:56 AM
Name:	tristin neumann
Address:	20th st Costa Mesa, CA
Date & Time:	5/25/2022 6:45:00 AM
Browser:	Mobile Safari / iOS
IP Address:	107.184.161.196
Unique ID:	968963241
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 6:56:40 AM
Name:	Daniel Riordan
Address:	113 Georgetown Lane Costa Mesa, CA
Date & Time:	5/25/2022 6:54:00 AM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.22.195
Unique ID:	968967339
Location:	33.7604, -117.9676

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 7:18:48 AM
Name:	Vanessa Solis
Address:	2947 Mendoza dr Costa Mesa, CA
Date & Time:	5/25/2022 7:18:00 AM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.20.96
Unique ID:	968977274
Location:	33.7604, -117.9676

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 7:28:18 AM
Name:	Valeria Serratos
Address:	657 Ross St , CA
Date & Time:	5/25/2022 7:26:00 AM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.23.10
Unique ID:	968981465
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am employed in the city and support Shryne Group's Retail Store.

Time:	5/25/2022 9:03:21 AM
Name:	Jacob Pruitt
Address:	881 Victoria Street Costa Mesa, CA
Date & Time:	5/25/2022 9:00:00 AM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	107.184.169.254
Unique ID:	969026070
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 10:04:28 AM
Name:	Vanessa Ramos
Address:	2060 Newport blvd Costa mesa, CA
Date & Time:	5/25/2022 10:03:00 AM
Browser:	Mobile Safari / iOS
IP Address:	172.58.19.30
Unique ID:	969051811
Location:	33.816, -117.9692

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 11:22:09 AM
Name:	Megan Ackroyd
Address:	6881 acacia ave , CA
Date & Time:	5/25/2022 11:22:00 AM
Browser:	Mobile Safari / iOS
IP Address:	72.203.90.206
Unique ID:	969085946
Location:	33.5157, -117.7109

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 11:58:08 AM
Name:	Ircia Vargas
Address:	3101 a Bristol st 115 Santa Ana, CA
Date & Time:	5/25/2022 11:56:00 AM
Browser:	Mobile Safari / iOS
IP Address:	47.146.140.94
Unique ID:	969101212
Location:	34.4179, -117.3064

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 1:36:54 PM
Name:	Raul Macz
Address:	1919 Anaheim ave Apt 5 , CA
Date & Time:	5/25/2022 1:36:00 PM
Browser:	Mobile Safari / iOS
IP Address:	166.205.107.139
Unique ID:	969144263
Location:	33.8791, -117.9821

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/25/2022 7:36:29 PM
Name:	Madelaine Chamu
Address:	3019 Filmore way Costa Mesa, CA
Date & Time:	5/25/2022 7:36:00 PM
Browser:	Mobile Safari 15.3 / iOS
IP Address:	172.58.20.11
Unique ID:	969238263
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	5/26/2022 8:29:53 PM
Name:	Aung Kyaw Zaw
Address:	2885 Fairview road E101 Costa mesa, CA
Date & Time:	5/26/2022 8:28:00 PM
Browser:	Mobile Safari / iOS
IP Address:	76.82.112.237
Unique ID:	969690077
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/5/2022 5:56:14 PM
Name:	Luis Garcia
Address:	759 W 19th st #b201 Costa Mesa, CA
Date & Time:	6/5/2022 5:54:00 PM
Browser:	Mobile Safari / iOS
IP Address:	172.58.23.188
Unique ID:	972729160
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/5/2022 7:46:17 PM
Name:	Jocelyn Martinez
Address:	763 W 19th St Apt 5 Costa Mesa, CA
Date & Time:	6/5/2022 7:45:00 PM
Browser:	Mobile Safari / iOS
IP Address:	172.58.21.76
Unique ID:	972745855
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 4:40:11 PM
Name:	Chris Herren
Address:	2700 Peterson Pl Apt. 004J Costa Mesa, CA
Date & Time:	6/7/2022 4:38:00 PM
Browser:	Chrome Mobile 102.0.0.0 / Android
IP Address:	99.83.5.166
Unique ID:	973550653
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:10:23 PM
Name:	Nick Batcheller
Address:	1525 cornwall ln Newport Beach 92660, CA
Date & Time:	6/7/2022 5:08:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.243.176.208
Unique ID:	973558562
Location:	33.9258, -117.4899

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:15:07 PM
Name:	Wade Leath
Address:	2700 peterson pl 27b , CA
Date & Time:	6/7/2022 5:10:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.243.176.208
Unique ID:	973559704
Location:	33.9258, -117.4899

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:18:25 PM
Name:	Gladys Olmedo
Address:	2750 Harbor blv ste 103 Costa Mesa, CA
Date & Time:	6/7/2022 5:15:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.243.176.208
Unique ID:	973560487
Location:	33.9258, -117.4899

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:36:15 PM
Name:	Ryan Spangler
Address:	1980 Swan Dr Apple Valley, CA
Date & Time:	6/7/2022 5:34:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.193.143.219
Unique ID:	973564530
Location:	34.0511, -118.3324

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:37:20 PM
Name:	Esmeralda Perez
Address:	1369Adama Avenue Costa Mesa, CA
Date & Time:	6/7/2022 5:35:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.243.176.208
Unique ID:	973564727
Location:	33.9258, -117.4899

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a local business owner in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:48:03 PM
Name:	Steven Acevedi
Address:	1921 s union street unit 3078 Anaheim, CA
Date & Time:	6/7/2022 5:43:00 PM
Browser:	Mobile Safari 14.0.1 / iOS
IP Address:	172.58.19.80
Unique ID:	973567204
Location:	33.816, -117.9692

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 5:55:34 PM
Name:	Jason Stanhope
Address:	2973 harbor Blvd #773 Costa Mesa, CA
Date & Time:	6/7/2022 5:53:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	172.56.16.81
Unique ID:	973568914
Location:	34.0251, -118.1556

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 6:12:05 PM
Name:	Bryan Salomon
Address:	3025 Coolidge ave Costa mesa, CA
Date & Time:	6/7/2022 6:10:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	108.228.225.209
Unique ID:	973572698
Location:	33.816, -117.9692

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a local business owner in support of Shryne Group's Retail Store.

Time:	6/7/2022 6:47:10 PM
Name:	Robert Cavanaugh
Address:	2006 Baltra pl Costa Mesa, CA
Date & Time:	6/7/2022 6:43:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	174.193.134.55
Unique ID:	973580139
Location:	34.0511, -118.3324

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 8:00:05 PM
Name:	Michelle Herren
Address:	2700 Peterson Place #004J Costa Mesa, CA
Date & Time:	6/7/2022 7:59:00 PM
Browser:	Chrome Mobile 102.0.0.0 / Android
IP Address:	172.58.21.247
Unique ID:	973594102
Location:	33.7604, -117.9676

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 8:12:43 PM
Name:	Alicia limonta Limonta
Address:	421 Fair Drive Apt 104 Costa mesa, CA
Date & Time:	6/7/2022 8:10:00 PM
Browser:	Mobile Safari 15.0 / iOS
IP Address:	172.58.21.122
Unique ID:	973596205
Location:	33.7604, -117.9676

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 11:01:16 PM
Name:	Fadi Shoufi
Address:	2775 Mesa Verde Dr E , CA
Date & Time:	6/7/2022 11:00:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	172.58.21.40
Unique ID:	973621506
Location:	33.7256, -117.9119

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/7/2022 11:34:32 PM
Name:	Madd Smith
Address:	551 superior st ,
Date & Time:	6/7/2022 11:32:00 PM
Browser:	Mobile Safari 15.4 / iOS
IP Address:	172.58.31.6
Unique ID:	973625941
Location:	34.0772, -117.4506

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/8/2022 12:23:38 AM
Name:	Megan HAUTER
Address:	1940 e 16th st O312 , WA
Date & Time:	6/8/2022 12:22:00 AM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	104.34.12.191
Unique ID:	973632412
Location:	33.6404, -117.9226

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/8/2022 1:26:00 AM
Name:	Byron Pavon
Address:	2345 Newport Blvd Apt J101 Costa Mesa, CA
Date & Time:	6/8/2022 1:24:00 AM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	198.72.167.139
Unique ID:	973640566
Location:	33.6748, -117.9089

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/8/2022 1:39:38 AM
Name:	Karla Tagle
Address:	621 W Wilson St Costa Mesa, CA
Date & Time:	6/8/2022 1:39:00 AM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	107.119.53.111
Unique ID:	973642260
Location:	33.9322, -118.2488

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/8/2022 9:39:03 PM
Name:	Curtis Higareda
Address:	3400 Avenu Of The Arts Apt H402 Costa Mesa, CA
Date & Time:	6/8/2022 9:38:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	107.127.56.110
Unique ID:	974031671
Location:	34.0494, -118.2661

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am employed in the city and support Shryne Group's Retail Store.

Time:	6/9/2022 9:25:56 AM
Name:	Jose Yniguez
Address:	3094 Summer Breeze Ave Rosamond, CA
Date & Time:	6/9/2022 9:24:00 AM
Browser:	Chrome Mobile 101.0.4951.61 / Android
IP Address:	116.90.74.250
Unique ID:	974218360
Location:	-36.8506, 114.7679

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/11/2022 9:06:42 PM
Name:	Luis Castro
Address:	1500 mesa verde dr east A403 Costa mesa, CA
Date & Time:	6/11/2022 9:05:00 PM
Browser:	Mobile Safari 15.5 / iOS
IP Address:	107.208.196.180
Unique ID:	975047199
Location:	33.7046, -117.8739

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/13/2022 9:06:42 PM
Name:	Jesse Solis
Address:	3039 filmore way Unit 154 ,
Date & Time:	6/13/2022 9:06:00 PM
Browser:	Mobile Safari 14.1.2 / iOS
IP Address:	172.58.19.159
Unique ID:	975700414
Location:	33.8681, -118.1831

Dear City of Costa Mesa Planning Commission:

As a local of Costa Mesa and member of the community, I would like to express my support for the Shryne Group and their business application to operate a cannabis retail establishment in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

I believe the addition of a legal and compliant cannabis retail store will bring numerous benefits to our community. During this COVID-19 pandemic, several local businesses have closed or have been forced to lay off several employees. This store opening will bring numerous job opportunities with medical and vision benefits and living wages to Costa Mesa. It is important that the city support good paying jobs especially during this time. In addition, Shryne's retail store will have security personnel and 24-hour security cameras that will bring an increased level of public safety to our neighborhood.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

I am a resident in support of Shryne Group's Retail Store.

Time:	6/24/2022 1:45:28 PM
Name:	Monica Holbrook
Address:	2700 Peterson Pl Apt 62B COSTA MESA, CA
Date & Time:	6/24/2022 1:44:00 PM
Browser:	Chrome Mobile 102.0.5005.87 / iOS
IP Address:	76.91.69.14
Unique ID:	979553150
Location:	33.6748, -117.9089

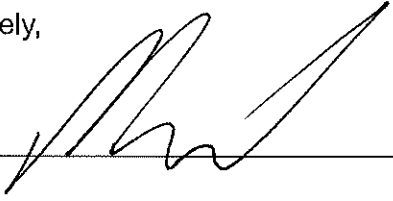
Dear City of Costa Mesa Planning Commission,

I am a local business operator in Costa Mesa and I would like to express my support for the Shryne Group and their application to operate a legal cannabis retail store in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

As a neighboring business to the proposed retail location, I believe this project is at a great location on a busy street and will complement our shopping center by bringing in more foot traffic and enhancing public safety with the addition of 24-hour security guards and cameras. The addition of Shryne Group's retail store would make the Mesa Verde area a convenient shopping destination for our local veterans, seniors, and residents to get their cannabis along with other goods. Shryne Group's legal and compliant cannabis retail store would take over the abandoned Pier One Imports and bring quality jobs with full benefits to Costa Mesa.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X:  _____

Title: OWNER

Business: Gina's Pizza

Date: 8/15/22

Dear City of Costa Mesa Planning Commission,

I am a local business operator in Costa Mesa and I would like to express my support for the Shryne Group and their application to operate a legal cannabis retail store in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X: 

Title: District Manager

Business: Firehouse Subs

Date: 8/15/2022

Dear City of Costa Mesa Planning Commission,

I am a local business operator in Costa Mesa and I would like to express my support for the Shryne Group and their application to operate a legal cannabis retail store in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X: 

Title: Manager

Business: Crown Cleaners Harbor

Date: 08/15/22

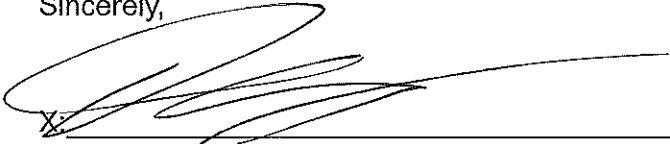
Dear City of Costa Mesa Planning Commission,

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

 David M Doyle

Title: owner

Business: Marketing

Date: 4/15/22

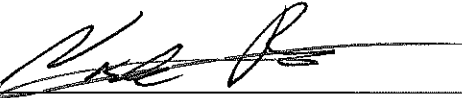
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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X: _____

Title: Manager

Business: Pick Up Stix

Date: 8/15/22

Dear City of Costa Mesa Planning Commission,

I am a local business operator in Costa Mesa and I would like to express my support for the Shryne Group and their application to operate a legal cannabis retail store in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X: _____

Title: Associate

Business: up and smoke and vape

Date: August 15/2022

Dear City of Costa Mesa Planning Commission,

I am a local business operator in Costa Mesa and I would like to express my support for the Shryne Group and their application to operate a legal cannabis retail store in the city at: 2710 Harbor Boulevard, Costa Mesa, CA 92626.

As a neighboring business to the proposed retail location, I believe this project is at a great location on a busy street and will complement our shopping center by bringing in more foot traffic and enhancing public safety with the addition of 24-hour security guards and cameras. The addition of Shryne Group's retail store would make the Mesa Verde area a convenient shopping destination for our local veterans, seniors, and residents to get their cannabis along with other goods. Shryne Group's legal and compliant cannabis retail store would take over the abandoned Pier One Imports and bring quality jobs with full benefits to Costa Mesa.

For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X:  _____

Title: Starbucks

Business: 08-15-22

Date: _____

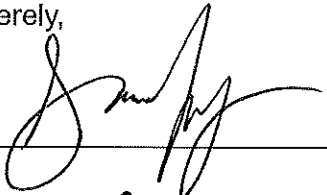
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For these reasons, I support the Shryne Group's application for cannabis retail, and ask that you strongly consider their application.

Sincerely,

X: 

Title: Sales associate

Business: Palm Beach Inn

Date: 8/15/22



City of Costa Mesa

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 22-840

Meeting Date: 8/22/2022

TITLE:

PLANNING APPLICATION 21-29 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 170 EAST 17TH STREET, SUITES 115 AND 116 (CATALYST)

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

PRESENTED BY: NANCY HUYNH, SENIOR PLANNER

CONTACT INFORMATION: NANCY HUYNH, 714-754-5609; Nancy.Huynh@costamesaca.gov

RECOMMENDATION:

Staff recommends that 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 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-29, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant/authorized agent is Elliot Lewis of RD x Catalyst - Costa Mesa LLC, on behalf of the property owner, Jewell Brother Properties LLC.

BACKGROUND:

The subject property is located at 170 East 17th Street. The property is located on the north side of East 17th Street and is bounded by Wells Place to the north, Fullerton Avenue to the west, and Orange Avenue to the east. The site is zoned C2 (General Business District) and is surrounded by other commercially zoned properties (C2, C1 - Local Business District, CL - Commercial Limited District). The site has a General Plan Land Use Designation of General Commercial.

Existing development on the subject property consists of two commercial buildings with 19 tenant spaces, and a 75 space parking lot (including existing bicycle racks) located generally at the rear of the property. The two buildings on-site are both two-stories and have a combined floor area of 19,204 square feet. There are multiple driveways that provide access to the site, including a vehicle ingress/egress on East 17th Street, Fullerton Avenue, and three on Wells Place. The parking spaces are shared among the existing businesses. The surface parking lot and driveways are located on several parcels directly abutting the subject property and are all under common ownership.

The existing commercial buildings include 18 existing tenants and one vacant tenant suite. The existing onsite businesses include a custom framing shop, massage and beauty salons, general offices, an insurance company, and a vacuum and sewing machine sales and supply store. The proposed retail cannabis storefront use, "Catalyst" would occupy 2,559 square feet of the existing building in Suites 115 and 116, which are currently occupied by the vacuum and sewing machine repair and supply business (Coast Vacuum and Sewing Center).

The property is located on one of the City's primary commercial corridors and the surrounding uses predominantly include multi-tenant commercial centers. Existing businesses in these surrounding commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, fitness gym, and automotive repair. The nearest residentially zoned properties (R2-HD; Multi-Family Residential High Density and R3; Multi-Family Residential District) are located to the north approximately 300 feet away from the subject property. The existing residences and the proposed storefront location are further separated by the subject property's parking lot as well as commercially zoned (CL) properties on Wells Place/Cabrillo Street.

There are no open Code Enforcement cases on this property.

Non-Conforming Development

The existing development is legal-nonconforming in terms of the parking, setback, landscaping, and floor area ratio (FAR), 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, and such improvements bring the site into greater conformance with Code requirements. In addition, the CMMC requires that if a site is legal non-conforming in regard to parking, a use may not be replaced with a use that requires more parking, unless the additional parking is provided pursuant to the CMMC. The CMMC and General Plan establish maximum floor area ratios (FARs) for each non-residential land use designation based on trip generation characteristics. Pursuant to the General Plan, the maximum FAR for the proposed use is 0.20 and the existing FAR is 0.67.

Improvements would be made to bring this structure into compliance with current building and safety codes; however, and as specifically allowed by the CMMC, the building size and placement on the site and associated nonconforming FAR, setbacks and landscaping can remain pursuant to the City's legal-nonconforming provisions. The applicant is proposing to bring the property into closer conformance by providing additional site landscaping. Lastly, the parking required for the vacuum and sewing machine sales and supply store is the same for the cannabis retail establishment and therefore no additional parking is required.

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 Services Department (including Transportation and Engineering Divisions), Fire Department, and Police Department.

If the Planning Commission approves the CUP, the applicant may then begin the remaining steps of the CBP process, which include:

- Obtaining building permits;
- Completing tenant improvements; and
- Demonstrating through various City reviews/inspections that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been met.

After passing the final City and HdL inspections, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed (every two-years) prior to expiration. During the two-year CBP period, the Community Improvement Division (CID), along with other City staff, will conduct site inspections to verify that the business is operating in compliance with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

After obtaining the CBP, the applicant would apply for and obtain a City Business License through the Finance Department. Lastly, the applicant must obtain the appropriate license from the State Department of Cannabis Control (DCC) prior to operating.

Cannabis retail businesses are subject to a City established seven-percent gross receipts tax, which must be paid to the City of Costa Mesa's Finance Department. Records and revenues are audited annually by the Finance Department and HdL Companies.

DESCRIPTION:

Planning Application 21-29 is a request for a CUP to allow a retail cannabis use in an existing 2,559-square-foot tenant space within the existing multi-tenant commercial building located at 170 East 17th Street. The affiliated State license is a Type 10 "storefront retailer" license which also allows for retail cannabis delivery. However, the applicant is not proposing retail delivery services. Should the storefront wish to offer delivery services in the future, an amendment to the CUP would be required.

Upon approval of a CUP, CBP, City Business License, and State licenses, 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.

ANALYSIS:

Conditional Use Permit Required

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 (C2 - General Business District) where commercial development is specifically allowed to include retail storefronts. The property is located on one of the City's primary commercial corridors and generally surrounded by other

commercial uses. 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. Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make specific findings related to neighborhood compatibility, health and safety, and land use compatibility. The analysis regarding CUP findings is provided further below in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure site-specific land use compatibility.

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. 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 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 existing building façade and exterior components are in good condition. The applicant is proposing only minor changes, which include removing existing doors and replacing these openings with new windows. The applicant also proposes to provide additional landscaping within the rear parking lot including five new fifteen-gallon trees. As discussed in this report under “Non-Conforming Development,” the CMMC does not require non-conforming landscaping to be modified comply with existing code requirements; however, the applicant is proposing to bring the property into closer conformance and has provided a conceptual landscaping plan as part of their CUP plan submittal. The proposed landscaping plan would be reviewed further during the plan check permitting process.

Other proposed exterior improvements include:

- Relocating the existing compact parking spaces along the northwestern property line to be completely on private property since they currently encroach on to the City’s right-of-way;
- Restriping the parking lot to comply with the City’s parking design standards;
- Constructing a new public sidewalk per City standards to “complete the street” on Fullerton Avenue along the northwestern portion of the rear parking lot; and
- Constructing a new trash enclosure.

The new public sidewalk is not a required offsite improvement per the Municipal Code; however, the applicant is proposing to improve the property beyond the City’s requirements in an effort to improve multi-modal circulation and active transportation options along Fullerton Avenue/East 17th Street. The applicant also proposes to update the site with security lighting, surveillance cameras, and new business signage (signs would be reviewed and permitted separately per the City’s sign code requirements).

Interior Tenant Improvements

The proposed interior improvements involve construction of new demising walls to create new rooms for the storefront business. The new rooms include a retail sales area, a reception with check-in lobby, and “back-of-house” areas. The “back-of-house” areas include storage areas, offices, an electrical room, an employee break room, restrooms, and an order processing room. The proposed retail sales area is a separate room connected to the check-in lobby by a doorway. Below is a floor area summary of the 2,559-square-foot tenant space.

Table 1 - Floor Plan Summary

Operational Area	Square Feet
Lobby	356 SF
Reception	131 SF
Retail Sales Area	720 SF
Storage Room	249 SF
Office	129 SF
Order Processing Room	199 SF
Vendor Entry Room	59 SF
Employee Break Room	188 SF
Bathroom	64 SF
Hallway	402 SF
Miscellaneous Rooms	62 SF
Total	2,559 SF

Customer and Employee Access

Customers would only be allowed in the check-in lobby and retail sales area. Customer access to the proposed establishment includes entering the licensed premise through the main entrance doors that lead directly in to the check-in lobby. A greeter employee would verify the customer's identity and age before allowing the customer to enter the retail sales area. 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 also enter through the main public entrance since there is not a designated employee-only entrance. Once inside the facility, employees would access the back-of-house areas through an access-controlled door within the retail sales area that leads into the back-of-house.

Vendor Access

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

Vendors would only be allowed to enter the premise while accompanied by an employee with the proper security credentials. In addition, a security guard would monitor the vendor vehicle until the loading/unloading activity has been completed and the vehicle departs the facility. As conditioned, the access-controlled door, path of travel, and vehicle loading/unloading area would be under camera surveillance at all times.

Storefront Operations

The proposed business is 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;
- Hours of operations are limited to 7:00 AM to 10:00 PM daily;
- Shipments of cannabis goods may only be accepted during regular business hours;
- 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 shipping and receiving area 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, including drivers, 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 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 other retail establishments in the City (four spaces per 1,000 square feet of gross floor area). Based on this ratio, the 2,559-square-foot facility would be required to provide 10 onsite parking spaces. The required parking for the total commercial floor area on the property is 77 parking spaces.

The subject property has 75 parking spaces (including credit for one existing bicycle rack) shared

with all tenants of the commercial property (including both buildings). Therefore, the existing parking is legal conforming and is deficient by two parking spaces. As indicated in the above “Non-conforming Development” section of this report, the CMMC permits a use to be replaced with a new use that requires less or the same parking. Pursuant to the CMMC, the parking required for the vacuum and sewing machine sales and supply store (previous use) is the same for the cannabis retail establishment, and therefore no additional parking is required. However, since the property is non-conforming in regards to parking, staff has included Condition of Approval (COA) No. 19 in an effort to reduce parking demand by customers and employees, and also encourage active transportation. COA No. 19 requires that the applicant install, within the building and prior to operating, an employee bicycle storage area to encourage biking to/from work.

Access to the site is provided by multiple existing driveways along East 17th Street, Fullerton Avenue, and Wells Place. There is an existing public sidewalk at the front of the property along East 17th Street, which provides access to the site for pedestrians and bicyclists. The applicant also proposes to construct a new sidewalk connection along Fullerton Avenue/East 17th Street, which would improve pedestrian and bicyclist access to the site.

As with many new uses and based on many factors that are difficult to quantify, it is difficult to anticipate exact demand for a new use; however, if parking shortages or other parking-related problems occur, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services (see “Operational Conditions” of Approval No. 6 in the attached Resolution). Examples of parking demand management techniques include, but are not limited to, offsite parking for employees, reducing operating hours of the business, hiring an employee to monitor parking lot use and assist with customer parking lot circulation, offering delivery services to reduce in person store visits, and incentivizing employee carpooling/cycling/walking.

Lastly, the project would be conditioned to submit a lot line adjustment so that the parcels containing the parking spaces and the existing commercial building are combined into one parcel. Per Section 13-93(m) of the Zoning Code, all required parking spaces are to be located on the same lot as the use for which it is required. The previous approved entitlements for the property included a condition requiring either a recorded parking agreement or lot line adjustment. However, neither of those actions occurred. Therefore, staff has included a condition in the Resolution to require a lot line adjustment to be approved prior to building permit issuance. The lot line adjustment would have no impact to the existing site circulation, location of parking spaces, number of parking spaces, or the building setbacks.

Traffic

The 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 fee collected 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 Transportation Services Division determined that the appropriate average daily trips (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 drive-through. The City's traffic review focuses on net trip increase and therefore the ADT for the previous/existing use(s) is credited (subtracted) from the proposed use ADT to estimate potential changes in trip generation. Staff analyzed the ADT of the current vacuum and sewing machine repair and supply store and compared that with the proposed retail cannabis use ADT. CMMC Section 13-275(a), specifies that "a traffic impact study shall be required for all development projects estimated by the Public Services Department to generate one hundred (100) or more vehicle trip ends during a peak hour." Staff determined that the proposed use does not meet the threshold for requiring a traffic study. However, the proposed use would be subject to a traffic impact fee. The estimated traffic impact fee is approximately \$31,000. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

Odor Attenuation

Cannabis products would arrive in State compliant packaging that is sealed and odor-resistant, and remain unopened while on the premises. However, a minimal amount of cannabis product would be removed from packaging for display purposes and would be placed in display containers. The storefront proposes to use several types of air filtration including carbon and zeolite filtration and HEPA filtration. The proposed HVAC system would also incorporate a negative pressurization in all rooms containing cannabis products. As conditioned, the operator must replace the air filters at regular intervals, as directed in the manufacturer specifications. Further, as conditioned, 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 are not allowed to be disposed of in the exterior trash area.

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 located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

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.

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 that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry. The proposed retail cannabis business would replace an existing retail business in a commercial district.

REQUIRED 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 specified findings as follows:

- *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 a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include office uses, a variety of commercial uses and multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, and automotive repair shop. In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since the majority of the existing businesses have unique operating characteristics that generate minimal customer traffic resulting in available parking spaces onsite.. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

- *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 all 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. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- 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 is located within an existing commercial building on a property that has a General Plan land use classification of "General Commercial." No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

ENVIRONMENTAL DETERMINATION:

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in commercial floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.

ALTERNATIVES:

The Planning Commission has the following alternatives:

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.

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 August 22, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

The proposed project is a retail cannabis storefront business at an existing developed commercial property that is located on one of the City's commercial corridors and meets separation requirements established in CMMC 13-200.93(e). Staff and the City's cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, will conduct site inspections to verify that the operation complies with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

As proposed and conditioned, the use would be consistent with other commercial uses in the C2 zone, the Zoning Code, and the City's General Plan. The required findings for the CUP can be made, as described above, and therefore, staff recommends approval of Planning Application 21-29 subject to conditions of approval.

RESOLUTION NO. PC-2022-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA, CALIFORNIA APPROVING
PLANNING APPLICATION 21-29 FOR A STOREFRONT
RETAIL CANNABIS BUSINESS (CATALYST) IN THE C2 ZONE
AT 170 EAST 17TH STREET, SUITES 115 AND 116**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA 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 21-29 was filed by Elliot Lewis with RD x Catalyst Costa Mesa LLC, authorized agent for the property owner, Jewell Brother Properties LLC, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail cannabis business within an existing 2,559-square-foot tenant space within an existing multi-tenant commercial building located at 170 East 17th Street, Suites 115 and 116. 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 August 22, 2022 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 CEQA per Section 15301 (Class 1), for Existing Facilities, as described specifically in the staff report;

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 21-29 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 21-29 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable 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 22nd day of August, 2022.

Byron de Arakal, 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 August 22, 2022 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)(2) because:

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: The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors which is predominantly intended for commercial uses. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. All retail sales would take place underroof, no outdoor storage or sales are proposed nor would be allowed and operations would be conditioned to be compliant with applicable local and State laws as well as to minimize potential impacts. Staff does not anticipate that the proposed retail cannabis use would be materially detrimental to the adjacent uses that include office uses, a variety of commercial uses and multi-tenant commercial centers. Existing businesses in these commercial centers consist of a variety of restaurants/bars, grocery store, pharmacy, massage and beauty parlors, general retail, medical and general offices, and automotive repair shop. In addition, staff does not anticipate that the use would be materially detrimental to the existing businesses onsite since the majority of the existing businesses have unique operating characteristics that generate minimal customer traffic resulting in available parking spaces onsite. Therefore, the retail cannabis use would be compatible with other properties within the area, and in compliance with local and State requirements.

Finding: 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.

Facts in Support of Finding: 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 all 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. The conditions of approval include, but are not limited to, the aforementioned security measures to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: 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.

Facts in Support of Finding: The proposed retail use is located within an existing commercial building on a property that has a General Plan land use classification of "General Commercial." No additional square footage is proposed; therefore, approving the CUP would not increase site intensity. As stated in the General Plan Land Use Element, the City's commercial designations "accommodate the full range of commercial activity present and desired in Costa Mesa." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's tax base; and promoting the incubation of unique and specialized businesses.

- B. The project is categorically exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities, involving negligible or no expansion of the existing or prior use. This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area or otherwise expand the prior commercial use. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations.
- C. The project is 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

General

- Plng.
1. The use of this property as a cannabis storefront business shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
 2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 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.
 3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all CUP conditions of approval.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Except for operations allowed by this Conditional Use Permit and under an active Cannabis Business Permit and State Type 10 license, no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
8. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
9. If any section, division, sentence, clause, phrase or portion of this approval is 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.
10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with

a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.

11. A parking management plan, including techniques described in Operational Condition of Approval No. 7, must be approved by the Director of Economic and Development Services or designee prior to any grand opening or other high volume event on the subject property.
- Bldg. 12. Development shall 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-21-18. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-21-29 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a

new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.

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| State | <p>17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.</p> <p>18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.</p> <p>19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.</p> <p>20. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.</p> |
| PD | <p>21. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.</p> |
| CID | <p>22. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the City of</p> |

Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.

23. The property owner and applicant shall use “Crime Prevention Through Environmental Design” techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 24. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business’ books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
25. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business’s books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City’s request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data,

and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.

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26. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect the location of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law.
 27. Inspections of this cannabis business by the City will be conducted, at a minimum, on a quarterly basis. The applicant will pay for the inspections according to the adopted Fee Schedule.
 28. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
 29. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 30. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.

Prior to Issuance of Building Permits

1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of Planning Application 21-29 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid>

=23381. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.

4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
5. Plan check submittal shall include air quality/odor control device specification sheets. Plan check submittal shall also include a landscape plan that complies with CMMC requirements, includes drought-tolerant plants and/or California native plants, parking lot striping in conformance with CMMC requirements, and trash enclosure.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. The plans and business operator shall comply with the requirements of the 2019 California Fire Code, including the 2019 Intervening Update and referenced standards as amended by the City of Costa Mesa.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. Construction documents shall include a temporary fencing and temporary security lighting exhibit to ensure the site is secured during construction and to discourage crime, vandalism, and illegal encampments.
10. The applicant shall submit a lighting plan to the Planning Division for review and approval. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design and layout shall minimize light spill at the adjacent residential property line and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.
11. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, 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.
12. An application for a lot line adjustment shall be submitted to the Planning Division to consolidate the three separate parcels containing the parking spaces with the parcel containing the existing commercial building as one parcel and shall be approved prior to the issuance of building permits. The

lot line adjustment shall be required to be recorded prior to final building inspection and a copy shall be provided to the Planning Division.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.

7. The applicant shall post signs within the parking lot directing customers, employees and vendors to use consideration when entering their vehicles and leaving the parking lot such as no loud voices, shouting, loud music, revving car engines, etc. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.
8. The security plan shall be revised to include an exhibit identifying the location of the designated loading/unloading area which are the five parking spaces directly adjacent to the vendor entry door.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Onsite sales to customers is limited to the hours between 7:00 AM and 10:00 PM.
3. At least one security guard shall be onsite at all times.
4. The operator shall maintain free of litter all areas of the property under which applicant has control.
5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
6. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, reducing operating hours of the business, hiring an employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, encouraging customers to take advantage of delivery service instead of store visits, limiting the number of employees that park onsite, offering an employee shuttle service, and incentivizing employee carpooling/cycling/walking.
7. All employees must wear an identification badge while on the premises of the business, in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.
8. Vendor product loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the vendor entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place outside of camera view. The security guard shall monitor all on-site loading and unloading of vehicles. Video surveillance cameras shall be installed on the exterior of the building with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading

areas shall be submitted to the Director of Economic and Development Services or designee for approval.

9. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
10. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
11. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
12. Cannabis shall not be consumed on the property at any time, in any form.
13. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
14. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property.
15. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
16. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
17. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
18. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.
19. Prior to operation, the applicant shall submit plans and obtain City approval for the installation of a bicycle storage area for a minimum of two employee bicycles and personal storage lockers for employees who bike to work within the interior of the building



RD x CATALYST - COSTA MESA LLC
6700 PACIFIC COAST HWY, STE. 201, LONG BEACH, CA 90803
PHONE: (757) 652-0460 | EMAIL: DAMIAN.MARTIN.ESQ@GMAIL.COM

June 22, 2022

City of Costa Mesa
 ATTN: Development Services Department
 77 Fair Drive
 Costa Mesa, CA 92626
 Phone: (714) 754-4902
 Email: cannabis@costamesaca.gov

RE: Resubmittal #3 Applicant Letter (the "Letter") for the Cannabis Storefront Business Pre-Application by RD x Catalyst - Costa Mesa LLC at 170 E. 17th Street, Suite 115 & 116, Costa Mesa, CA 92627 ("170 E. 17th Street")

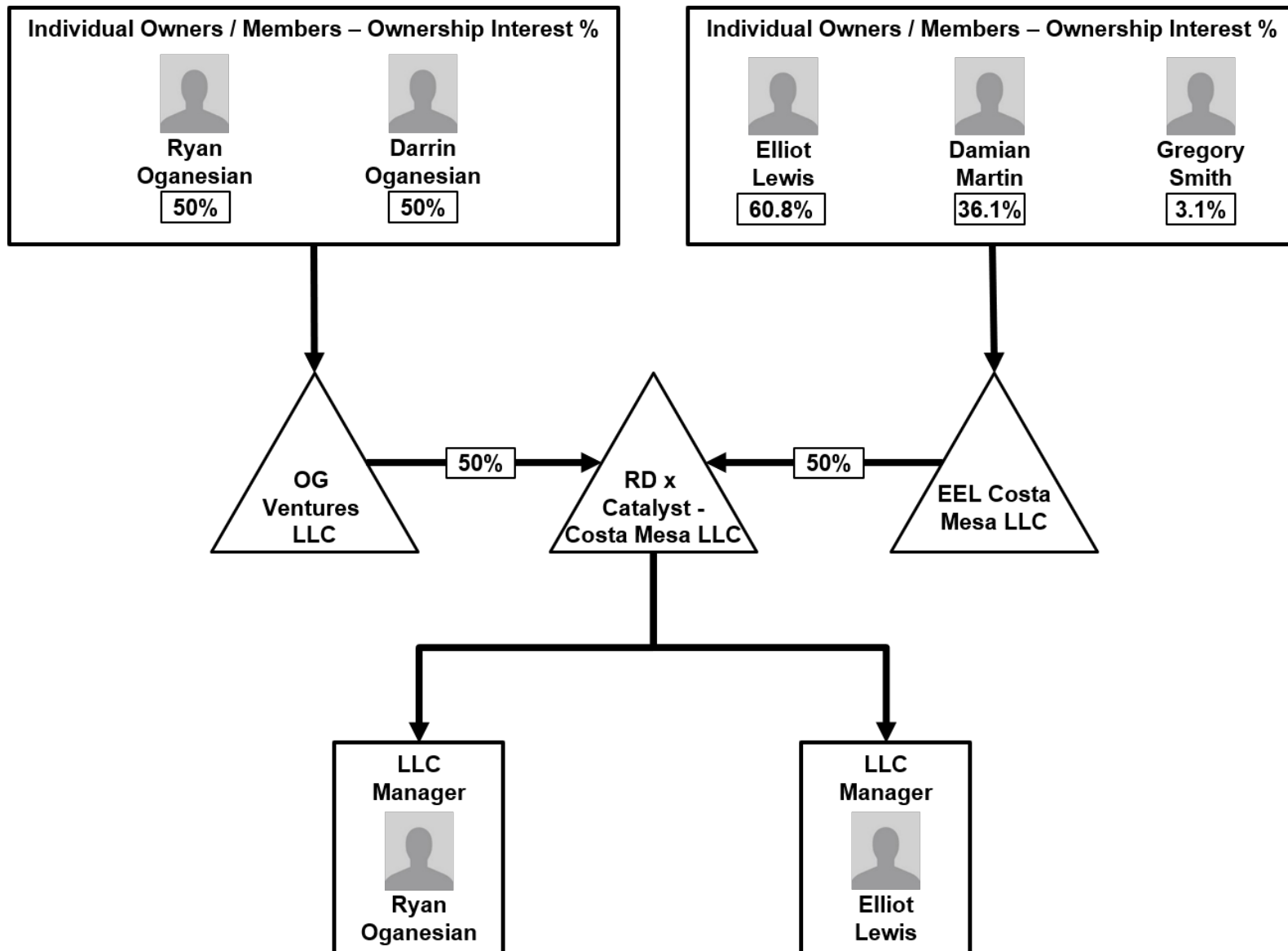
To the City of Costa Mesa and its Development Services Department and to whom it may concern:

This purpose of this Letter submitted by RD x Catalyst - Costa Mesa LLC (our "Company" or "Catalyst - Costa Mesa") is respond to Section 2 of Step 5 of the City of Costa Mesa's (the "City" or "Costa Mesa") "Submittal Guide and Application Forms" and the City's "Planning Application" and provide the following information: (1) Describe the business / project description, (2) square footage of the premises, (3) how the space will be used, (4) types of products to be sold, and (5) justification for approval.

1. Describe the Business / Project Description

Catalyst - Costa Mesa through its owners and officers has an unmatched track record of successful and timely development, establishment, and operation of cannabis businesses—in particular cannabis storefront businesses—throughout the State of California (the "State"), and starting into the rest of the United States ("U.S."). Our Company's Owners / Members and officers are a team of experienced professionals and stalwarts of the cannabis industry, to include: Two highly successful entrepreneurial brothers that are fourth generation pioneers in the waste industry with a successful waste management business and that developed the first cannabis vape pen recycling program along with a vertically integrated cannabis supply chain stretching across Southern California, the owner and operator of one of the largest and most successful cannabis business portfolios in California and the U.S., and a U.S. navy veteran and one of the most experienced cannabis compliance and regulatory attorneys in the entire cannabis industry. Catalyst - Costa Mesa is on a mission to bring its Weed for the People mantra to Costa Mesa. Weed for the People is an all-encompassing way of life for our business that reflects how our Company treats its patrons, employees, and the local community. Our Company will bring the best menu at a better price than any other cannabis storefront business in the City, along with the most knowledgeable team of employees to Costa Mesa to serve the local community. Beyond the business, Catalyst - Costa Mesa will actively seek partnerships with local organizations to engage in community events to contribute back to the community for social good. Catalyst - Costa Mesa seeks to provide world class service to the customers and the community as a whole. On that note, through its owners and officers, our Company will operate an all-inclusive, elevated cannabis storefront business that is custom-tailored and completely integrative and symbiotic with the local neighborhood at 170 E. 17th Street.

A. Who We Are



Elliot Lewis – Owner & Manager of RD x Catalyst - Costa Mesa LLC

Mr. Lewis, initially a successful real estate developer that has bought and sold upwards of 800 homes in excess of \$250 million in value, has applied his investment and business acumen in the emerging cannabis industry. In 2016, Elliot set high sights on retail dispensaries in Long Beach, CA, successfully capturing 6 out of 32 of the City's retail dispensary licenses. He then founded and developed Catalyst Cannabis Co. Elliot Lewis has successfully led a team, which has won more commercial retail cannabis licenses in California than anyone in the State. Elliot currently manages five licensed retail cannabis dispensaries, with 18 under development. Mr. Lewis estimates that thirteen Catalyst stores will be open by the end of 2021, and approaching 20 locations by Summer 2022.

Beyond running a successful retail cannabis business, Elliot is committed to contributing positive changes and developments in the community. Elliot believes that being good corporate citizens is key to having long-lasting success. On a micro scale, Elliot created a community outreach program within Catalyst called Catalyst Cares. Catalyst Cares coordinates and hosts various volunteer events, ranging from beach clean ups to record expungements. Through Catalyst Cares, Elliot has had the opportunity to meet with community leaders to learn from the community leaders directly on their needs and how he could help create a positive impact. On a macro scale, Elliot has championed the disparity of social equity owners in the industry and continues to meet with local officials to help change legislation to allow for more opportunities for individuals negatively impacted by the War on Drugs.

Catalyst Cannabis Co.'s mantra is "Weed for the People." Every company decision made is a step towards ensuring "Weed for the People" becomes a reality so that everyone can have access to quality cannabis products at affordable prices. With over 18 Catalyst stores set to be open in the next 18 months, each passing day is one step closer to "Weed for the People."

Damian A. Martin, Esq., M.B.A. – Owner of RD x Catalyst - Costa Mesa LLC

Damian A. Martin, Esq. (CA State Bar #309684), M.B.A., is an attorney that provides legal and consulting services to clients in the regulated commercial cannabis industry that has been serving cannabis clients since the very beginning of the State of California's licensing of cannabis businesses. In his tenure in the industry, Mr. Martin has personally drafted over ten local regulatory ordinances for various cities in California, has successfully obtained local approval for over 20 commercial cannabis license applications, and has legal, project management, and/or ownership responsibilities in over 20 applications that are currently pending approval or appeal / litigation—making him one of the most prolific and successful cannabis compliance attorneys in California and the U.S. Immediately prior to his work in the cannabis industry, Mr. Martin served as a Strategic Management Analyst for the D.C. Courts and a Senior Operations Analyst for Capital One Financial Corp. Mr. Martin also served in the U.S. Navy in a series of high-level operational leadership positions as an intelligence analyst conducting deployments to Chad, Iraq, and Yemen in support of U.S. Navy SEAL operations. Mr. Martin's extensive experience providing ongoing operational and compliance consulting and legal advice to cannabis operators throughout the State.

SCHOLARSHIP

- *California's Water Regulations for Cannabis: Life-Altering Substance for Cannabis Cultivators* (2015)
- *Environmental Regulation of Marijuana Cultivation in California: Got the Munchies for*

Some New Regulation but Only Boring Old Sticks are on the Menu (3rd place winner in the Texas A&M Journal of Property Law 2015 Writing Contest)

- *California Medical Marijuana Law: The Voters and Legislature Have Made Their Decision; Now Let Them Interpret It!*, 11 Journal of Law, Economics & Policy 105 (2015)

AWARDS & HONORS

Capital One Process Excellence; Capital One Excellence in Action; Analyst Development Program Business Case Winner; Joint Service Commendation Medal; Navy Achievement Medal (2x); NSW Group Two “Sailor of the Quarter”; SEAL Team Eight “Sailor of the Quarter”; Joint Meritorious Unit; Navy Unit Commendation; Captain Anthony D. Sesow Scholarship; OPINTEL “C” School Honor Graduate; IS “A” School Honor Graduate; Navy Recruit Academic Excellence

Gregory A. Smith, M.D., QME – Owner of RD x Catalyst - Costa Mesa LLC

Gregory A. Smith, M.D. (Physician’s and Surgeon’s Certificate No. A 50680), QME, is on the cutting-edge of numerous proven therapeutic uses of cannabis, particularly opioid replacement and addiction management. From 1992 to 1995, Dr. Smith was the Director of Pain Management at Harbor UCLA and Assistant Clinical Professor at UCLA. He then formed the Comprehensive Pain Relief Group, Inc. in 2001 and GS Medical Center Inc. in 2004, for which he served as both President and Medical Director. In 2005, Smith created the Nutritional, Emotional, Social, and Physical Program to combat addiction and chronic pain. Currently, he is the President and CEO of Red Pill Medical, Inc., a health and wellness company developing medical-grade cannabinoid over the counter supplements. Beyond his medical practice, in 2012, Dr. Smith formed Pain MD Productions, Inc., through which he executive produced and co-wrote the feature films American Addict (2012) and The Big Lie: American Addict 2 (2016). American Addict examines how the U.S. comprises 5% of the world’s population but consumes 75% of its pharmaceutical narcotics. A new film, American Weed, is in production with Dr. Smith as a producer.

MEMBERSHIPS AND SOCIETIES

- American Society of Anesthesiologists
- California Society of Anesthesiologists
- American Medical Association
- American Pain Society
- American Society of Regional
- Anesthesia National Medical Association
- Research and Education Institute

ADMINISTRATIVE ACTIVITIES

- Chairman, Interdisciplinary Pain Committee – Harbor-UCLA
- Resident Education Committee
- Morbidity and Mortality Committee
- Treatment of the Dying Patient Task Force
- Physician Competency Committee

SELECTED AWARDS & HONORS

- **2015** – CCHR Humanitarian Award
- **2005** – Consumer’s Research Council of America Top Pain Medicine Physician
- **2003** – National Leadership Award Physician’s Advisory Board
- **1993-94** – Outstanding Attending Teacher of the Year Award (Golden Blade Award)
- **1991** – Chief Resident in Anesthesiology Award
- **1989** – Intern of the Year Award
- **1985-86** – National Medical Fellowship

Ryan Oganessian – Owner & Manager of RD x Catalyst - Costa Mesa LLC

Mr. Oganessian is a successful entrepreneur that started his career as a fundamental contributing member of his family-owned business, OK Associates. Mr. Oganessian is a fourth-generation pioneer in the waste industry, who has worked with and managed relationships with recognized firms and agencies such as Disney Studios, Paramount Pictures, Glendale Unified School District, Duarte Unified School District, Department of General Services, Sodexo, Aramark, Kaiser, and Prime HealthCare. With a commitment to service, integrity, and partnership with businesses as well as individuals, Mr. Oganessian has been successful with building a top-quality enterprise with a strong foundation that is committed to its clients, employees, and the communities it serves. Over the past 20 years, Mr. Oganessian oversaw the development of MediWaste Disposal, LLC, which is now one of California's largest privately-owned medical and cannabis waste management businesses and based in the City of Corona. Mr. Oganessian's responsibilities with MediWaste include the vetting and hiring of team members, developing a cooperative company culture, developing clear lines of reporting and communication, and holding himself and the company accountable for meeting their internal goals and responsibilities. Amongst other contracts / customers, MediWaste Disposal, LLC, has the exclusive city contract with the City of San Jacinto for residential, commercial, and multi-family waste and recycling services. From inception, Mr. Oganessian led a campaign of regulatory permitting through local, regional, State, and Federal requirements. Mr. Oganessian has led his organization creating an atmosphere of achievement by turning his medical waste company from an idea into a successful thriving business which is now one of California's largest privately-owned medical waste management businesses.

With over 25 years of entrepreneurial and executive experience, Mr. Oganessian has a proven track record of growing and scaling businesses with a focus on supporting the local community and has become a regional leader in the emerging cannabis industry. Further, Mr. Oganessian established MediWaste in 2017 as the first compliant cannabis waste service provider in California to include the development of "Canna-cycle", the first vape pen recycling program in California. Mr. Oganessian serves as the Co-Founder and Chairman of the Board for the Montebello Cannabis Association, the Commerce Cannabis Association, the Baldwin Park Cannabis Association, and the Lynwood Cannabis Association.

Darrin Oganessian – Owner of RD x Catalyst - Costa Mesa LLC

With over fifteen years' experience in the cannabis industry, Mr. Oganessian has a track record of running successful, compliant, cannabis operations throughout the State of California. Mr. Oganessian has owned, operated, and managed storefront retailers, delivery services, cultivation operations, extraction manufacturing operations, and distribution operations under Proposition 215. Overseeing over 40 employees and over 250,000 square feet of cannabis grow space, Mr. Oganessian also has experience with start-ups, retail management, acquisition, and consulting experience. Over the past 15 years, Mr. Oganessian has worked with and managed relationships with recognized cannabis firms including but not limited to ProCanna, Alpine Extractions, Aresnal Extracts, Pickled Monkey Extractions, Potters, Orchid, Couch Lock, Flurish, Ish Vapors, Lifts, Doobsy, DNA Genetics, Live Extracts, Guild Extracts, Moxie, Green Wolf, Hand and Hand, Hill Valley Healers, King Concepts, West Coast Cure, Doc Greens, Harborside, The Grove, City Compassionate Caregivers, Kish Valley Collective, over 250 various dispensaries in California. Mr. Oganessian has been successful with building top quality enterprises with a strong operational foundation and a commitment to its clients, employees, and local communities.

Mr. Oganessian's experience in medical and cannabis waste hauling with MediWaste Disposal, LLC, provides him with direct knowledge of the complex regulatory environment of the California cannabis industry and environmentally friendly solutions to waste disposal. Mr. Oganessian's role in MediWaste provides him with comprehensive knowledge of various sales and operations leadership strategies while working directly to achieve internal deadlines and goals. His work as the company's project leader led to the development of detailed actions plans that have been instrumental in the growth and expansion of the business. Ryan and Darrin Oganessian are the owners of nineteen California cannabis licenses, including manufacturing, cultivation, distribution, and retail in locations including Lynwood, Montebello, the City of Commerce, Baldwin Park, Moreno Valley, and a potential license in San Bernardino.

B. Existing Catalyst Locations

CATALYST - SANTA ANA

- Address: 2400 Pullman Street, Santa Ana, CA 92705
- Open since: April 2017
- State License #: C10-0000230-LIC
- 2021 annual revenue: \$12.64M
- Projected 2022 revenue: \$12.0M

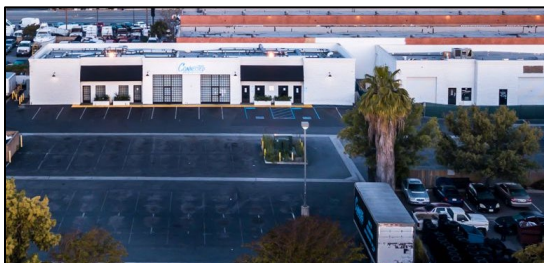


CATALYST - BELMONT SHORE

- Address: 5227 E. 2nd Street, Long Beach, CA 90803
- Open since: October 2017
- State License #: C10-0000227-LIC
- 2021 annual revenue: \$6.87M
- Projected 2022 revenue: \$7.0M

CATALYST - CHERRY

- Address: 3170 Cherry Avenue, Long Beach, CA 90807
- Open since: October 2018
- State License #: C10-0000525-LIC
- 2021 annual revenue: \$9.22M
- Projected 2022 revenue: \$9.0M



CATALYST - BELLFLOWER

- Address: 9032 Artesia Boulevard, Bldg. B, Bellflower, CA 90706
- Open since: May 2019
- State License #: C10-0000376-LIC
- 2021 annual revenue: \$13.45M
- Projected 2022 revenue: \$13.5M

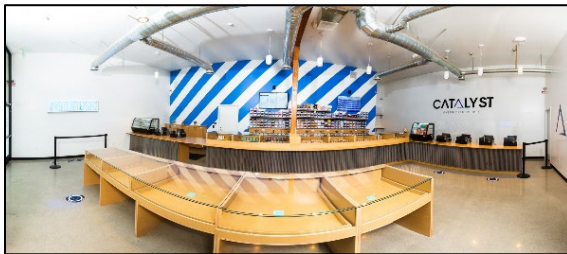
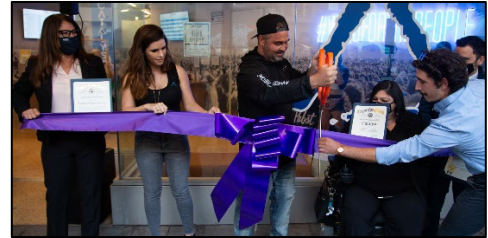


CATALYST - EASTSIDE

- Address: 2115 E. 10th Street, Long Beach, CA 90804
- Open since: June 2020
- State License #: C10-0000364-LIC
- 2021 annual revenue: \$6.16M
- Projected 2022 revenue: \$6.0M

CATALYST - DOWNTOWN LONG BEACH

- Address: 433 Pine Avenue, Ste. 500, Long Beach, CA 90802
- Open since: August 2021
- State License #: C10-0000801-LIC
- Projected 2022 revenue: \$9.0M



CATALYST - FLORENCE

- Address: 316 W. Florence Avenue, Los Angeles, CA 90003
- Open since: August 2021
- State License #: C10-0000865-LIC
- Projected 2022 revenue: \$4.8M

CATALYST - EL MONTE

- Address: 12154 Valley Boulevard, El Monte, CA 91732
- Open since: October 2021
- State License #: C10-0000885-LIC
- Projected 2022 revenue: \$8.0M



CATALYST - POMONA

- Address: 456 E. Holt Avenue, Pomona, CA 91767
- Open since: November 2021
- State License #: C10-0000903-LIC
- Projected 2022 revenue: \$8.1M

CATALYST - MARINA

- Address: 3100 Del Monte Boulevard, Marina, CA 93933
- Open since: January 2022
- State License #: C10-0000915-LIC
- Projected 2022 revenue: \$3.0M





CATALYST - PALM DESERT

- Address: 39420 Berkey Drive, Palm Desert, CA 92211
- Open since: March 2022
- State License #: C10-0000937-LIC
- Projected 2022 revenue: \$3.0M

2. Square Footage of the Premises

The square footage of Catalyst - Costa Mesa's cannabis storefront business premises located at 170 E. 17th Street will be 2,559 square feet.

3. How the Space Will be Used

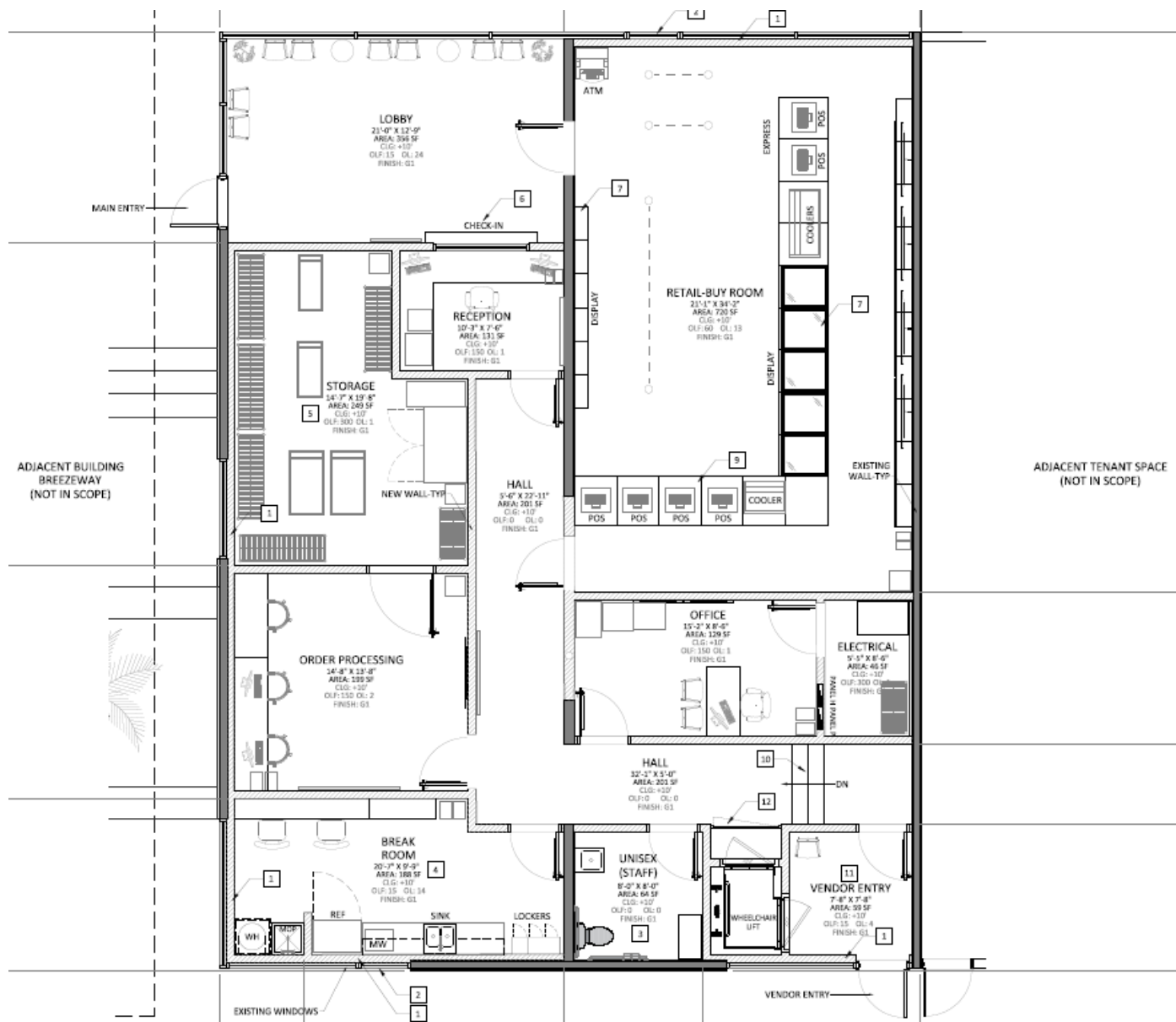
At a high-level, the Company will conduct the following activities as part of its cannabis storefront business operation: (i) Our Company will purchase, from licensed distributors, finished cannabis and cannabis products ("cannabis products") that have undergone the quality assurance, inspection, and testing procedures contained in Section 26110 of the California Business and Professions Code (the "B&P Code") and (ii) our Company will offer cannabis products for retail sale to customers and patients ("patrons") at 170 E. 17th Street (*i.e.*, our Company is not initially planning to offer cannabis products for retail sale to patrons via delivery vehicles from 170 E. 17th Street). Accordingly, Catalyst - Costa Mesa's premises is designed to provide a positive shopping experience while also ensuring the space is secure and safe. The premises will be split into three main sections—the lobby, the retail-buy room, and back-of-house. Each space serves a specific function.

The lobby will ensure that only patrons that are of the legal age and with valid identification will be allowed to purchase cannabis products in our retail-buy room. The lobby is also designed to ensure that there is a physical separation between the retail-buy room and the general public to prevent access to unauthorized and unverified persons. The lobby will provide a comfortable space for patrons to get checked-in and verified prior to entering the retail-buy room. Patrons will be greeted by our receptionist. The receptionist will request identification and will verify that the identification is valid prior to allowing the patron to enter the retail-buy room. Once patrons are verified, security will allow them to enter the retail-buy room.

Upon entering the retail-buy room, patrons will be greeted and assisted by one of our sales representatives. The sales representative will ensure that the patron receives the best customer service while ensuring that all Company policies are followed, such as allowing patrons to only purchase cannabis products up to the established legal limits. The retail-buy room will hold ten different displays for merchandise so patrons will be able to see all the great products in stock while they wait to be helped. The retail-buy room will consist of seven point-of-sale systems to ensure patrons can be assisted quickly and efficiently. The layout of the retail-buy room is designed to force patrons to move about the retail-buy room in a specific manner to discourage patrons from roaming the space and accessing employee-only areas. The layout is also intuitive and makes it easy for customers to know where they should be walking to be helped. Upon exiting the retail-buy room, patrons will exit the premises through the lobby. Security will be present and will ensure that patrons are not consuming products in the premises or in the parking lot. Signage will also be displayed at the entrance of the building and throughout the premises to ensure patrons are aware that cannabis consumption on the premises, including the parking lot, is strictly forbidden.

The back-of-house areas will be only accessible to employees and other authorized personnel, such as id-verified vendors, law enforcement, or emergency medical professionals. The back-of-house area includes an employee break room where employees will be able to take breaks. There will also be a vendor entry to allow vendors to enter the premises separate from patrons. Specific employees will be allowed to access the order processing area to verify products received are in compliance with State regulations. The back-of-house areas will also have specific limited-access areas to ensure that entry-level employees are not accessing areas like the secured storage area or office as these areas typically house sensitive information that is not pertinent for all staff to have access to. The office will house employee records and other documents to be retained for seven years, as required by State regulations.

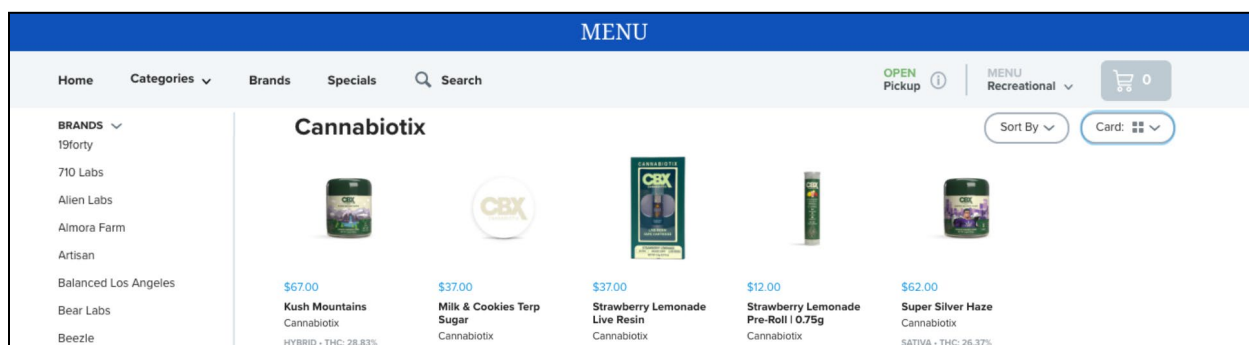
A. Cannabis Storefront Business Premises Floor Plan



4. Types of Products to be Sold

Catalyst - Costa Mesa will carry a multitude of products that are pre-packaged and in compliant packaging as required by the State. These products will be ordered exclusively from State-licensed vendors and delivered through State-licensed distributors with all items being tracked through METRC, the State track-and-trace system. The products to be carried will include but are not limited to: pre-packaged cannabis flower; prerolls; infused prerolls; cannabis concentrates in various forms like shatter, budder, wax, sauce, rosin, and live resin; cannabis-infused beverages; cannabis-infused edibles in various forms like gummies, chocolates, and fruit chews; topicals such as lotions, balms, salves, and bath bombs; and tinctures. The expected volume of sales of flower versus manufactured products is about a 50-50 ratio based on our Company's owners previous experience operating cannabis storefront Businesses. Catalyst - Costa Mesa will also carry limited quantities of State-approved cannabis accessories and branded merchandise or promotional materials like clothing and hats to be sold to patrons. Catalyst - Mesa will ensure that all non-cannabis products are approved and in compliance with State regulations, specifically that all non-cannabis merchandise will have license numbers prior to sale.

A critical element of operating successful cannabis storefront businesses is maintaining an attractive menu of products and managing relationships with cannabis product suppliers. Accordingly, all of our owners' currently operating cannabis storefront businesses presently maintain relationships with the suppliers of the most successful and notable cannabis product brands in the State. To illustrate, below is an excerpt of Catalyst - Bellflower's menu:



However over and above the simple buying and selling of cannabis products, Catalyst - Costa Mesa will maintain a formal retailer marketing program, whereby our Company promotes the most prominent brands through in-store displays, "takeover" days, text messages, and other methods, which has the effect of significantly strengthening our Company's relationships with suppliers, particularly because such marketing program relationships involve more formal and long-term relationships with cannabis product vendors.

5. Justification for Approval

As demonstrated above and further in the Plans, Security Plan, and Business Plan accompanying Catalyst - Costa Mesa's CUP Application for its proposed cannabis storefront at 170 E. 17th Street, our Company is comprised of team of owners and officers constituting cannabis industry experts with a well-established track record of opening economically successful and community-integrated cannabis storefronts in numerous municipalities in Southern California. On that note, our Company has developed a proven, thoughtful, and comprehensive plan for developing and operating an economically successful and community-integrated cannabis storefront at 170 E. 17th Street. To illustrate:

- 170 E. 17th Street is zoned C2 - General Business and is within the prohibited distances of any cannabis storefront sensitive uses under Section 13-200.93(e) of the Costa Mesa Municipal Code.
- Catalyst - Costa Mesa's development of a cannabis storefront at 170 E. 17th Street is consistent with 170 E. 17th Street's General Plan Land Use designation of General Commercial.
- 170 E. 17th Street is located within the City's Redevelopment Plan for the Costa Mesa Downtown Redevelopment Project, and Catalyst - Costa Mesa's development of a cannabis storefront at 170 E. 17th Street achieves the Project's objective of "eliminat[ing] the present blighting conditions, and, at the same time, provide modifications to parcel patterns, the street network and public facilities needed to insure development that is compatible with, and will result in the implementation of the Costa Mesa General Plan."
- 170 E. 17th Street is surrounded by other commercially zoned properties and complimentary commercial uses—the nearest residentially zoned property to 170 E. 17th Street is over 350 feet away measured in a straight line (and even further if actual path of travel is taken into consideration).
- 170 E. 17th Street has 70 parking spaces to accommodate customers of Catalyst - Costa Mesa's proposed cannabis storefront.
- 170 E. 17th Street is an existing commercial combination retail-office building with existing retail uses—Catalyst - Costa Mesa will serve as a retail anchor to bring in customers and compliment the existing retail uses.
- Because of its existing use as a commercial combination retail-office building, 170 E. 17th Street will require only require tenant improvements for Catalyst - Costa to establish its proposed cannabis storefront resulting in fast opening and proof of concept for the success of Costa Mesa's cannabis storefront business permit program.
- Catalyst - Costa Mesa has proposed a comprehensive Business Plan demonstrating its ability to comply with the stringent City and State regulations for operating a cannabis storefront and protecting the health, safety, and welfare of the citizens of the City of Costa Mesa.
- As demonstrated in its Business Plan and by its proven track record of successfully establishing numerous cannabis storefronts in Southern California, Catalyst - Costa Mesa is properly financially capitalized to follow through and complete the development of its proposed cannabis storefront at 170 E. 17th Street.
- As demonstrated in the pro formas in its Business Plan, Catalyst - Costa Mesa projects its cannabis storefront at 170 E. 17th Street will generate over \$1,500,000 in Measure Q taxes over its first four years of operation.
- Catalyst - Costa Mesa has already signed a Labor Peace Agreement with The United Food and Commercial Workers International Union ("UFCW") as part of a collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa

Mesa's cannabis storefront at 170 E. 17th Street.

- As a result of and demonstrated by the collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street, Catalyst - Costa Mesa pays living wages and follows the highest labor standards in the cannabis industry.
- As demonstrated in its Business Plan and combined with the collective bargaining agreement with UFCW that automatically applies / accretes to Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street, Catalyst - Costa Mesa's cannabis storefront at 170 E. 17th Street will result in at least 12 new high quality, well-paying, middle-class jobs in the City.
- Catalyst - Costa Mesa has proposed a comprehensive Security Plan demonstrating its ability to comply with the stringent City and State security requirements for operating a cannabis storefront and protecting the health, safety, and welfare of the citizens of the City of Costa Mesa.

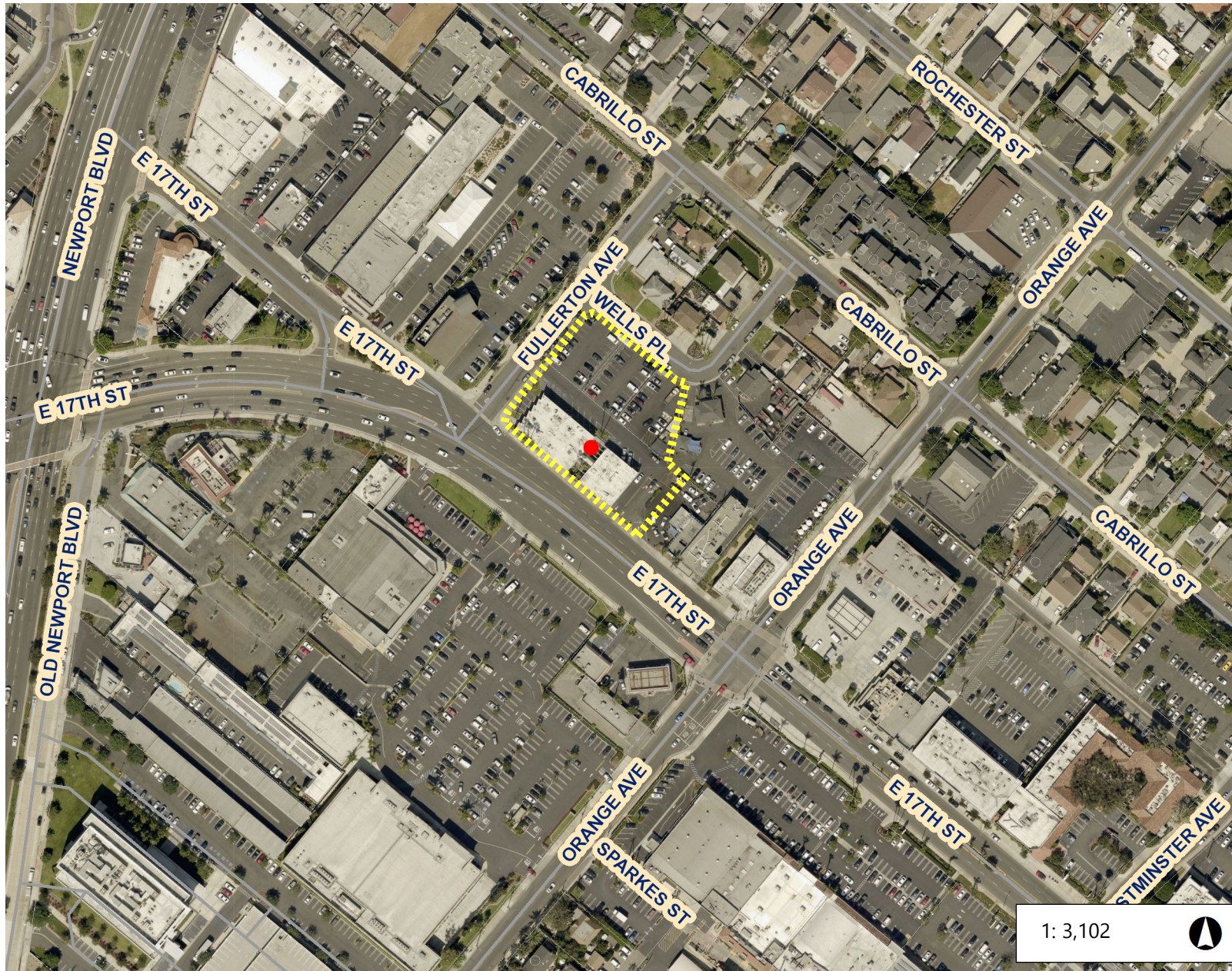
For the foregoing reasons and others articulated in this Letter and the Plans, Security Plan, and Business Plan accompanying Catalyst - Costa Mesa's CUP Application, the City of Costa Mesa should approve Catalyst - Costa Mesa for a cannabis business permit and conditional use permit to operate a cannabis storefront at 170 E. 17th Street.

Not only will Catalyst - Costa Mesa develop and operate an economically successful and community-integrated cannabis storefront as its owners and officers have done now multiple times in Southern California, Catalyst - Costa Mesa will serve as a shining beacon and exemplar for the success of Costa Mesa's cannabis storefront business permit program.

Respectfully submitted,



Elliot Lewis, Manager
RD x Catalyst - Costa Mesa LLC



1: 3,102



0.1 0 0.05 0.1 Miles

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© City of Costa Mesa

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.

ATTACHMENT 2



Legend

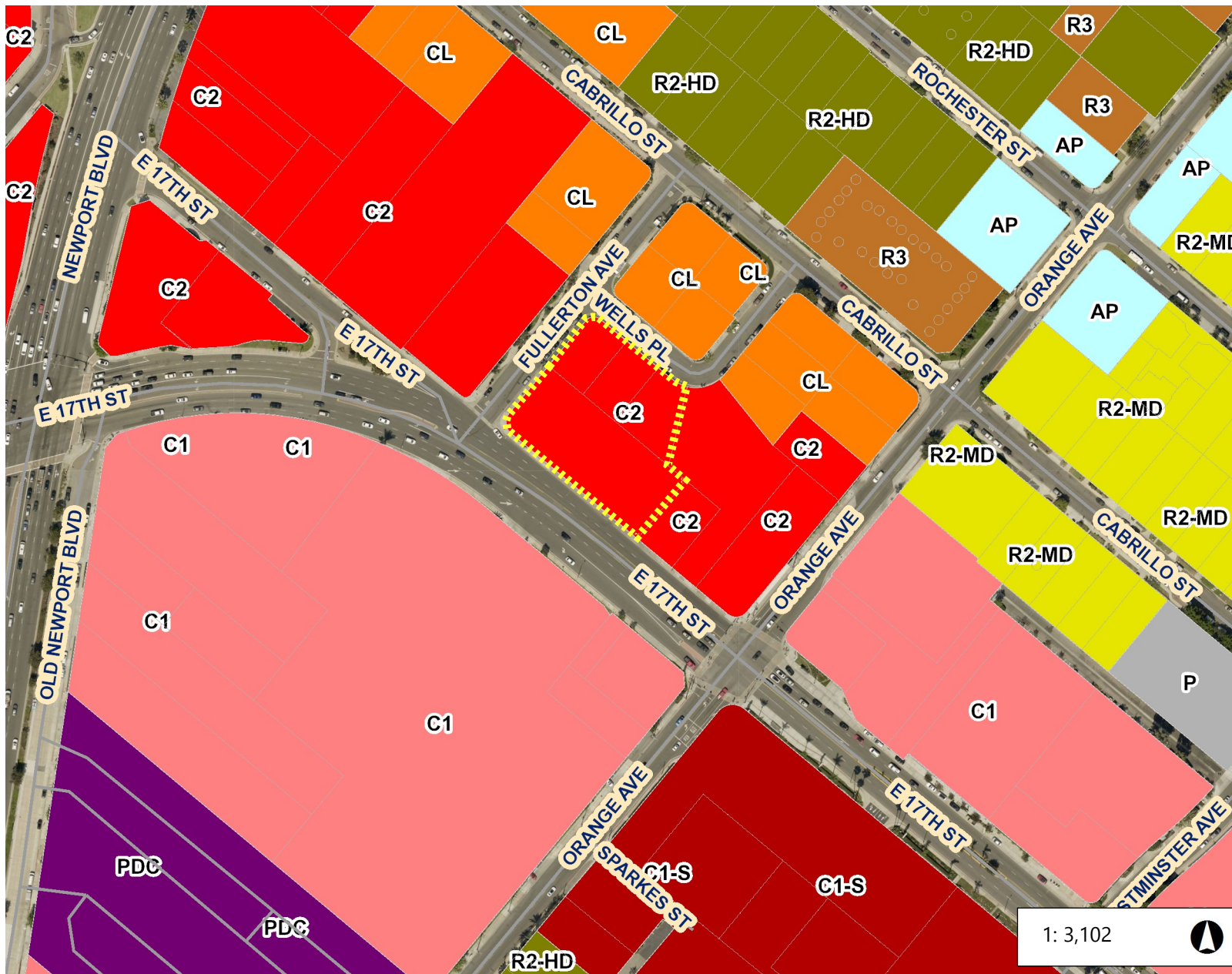
 Costa Mesa

Notes

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



ATTACHMENT 4



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

1: 3,102



0.1 0 0.05 0.1 Miles

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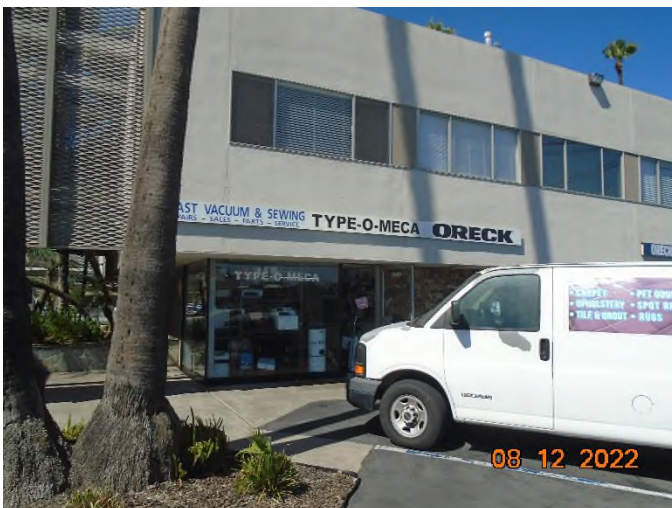
Notes

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

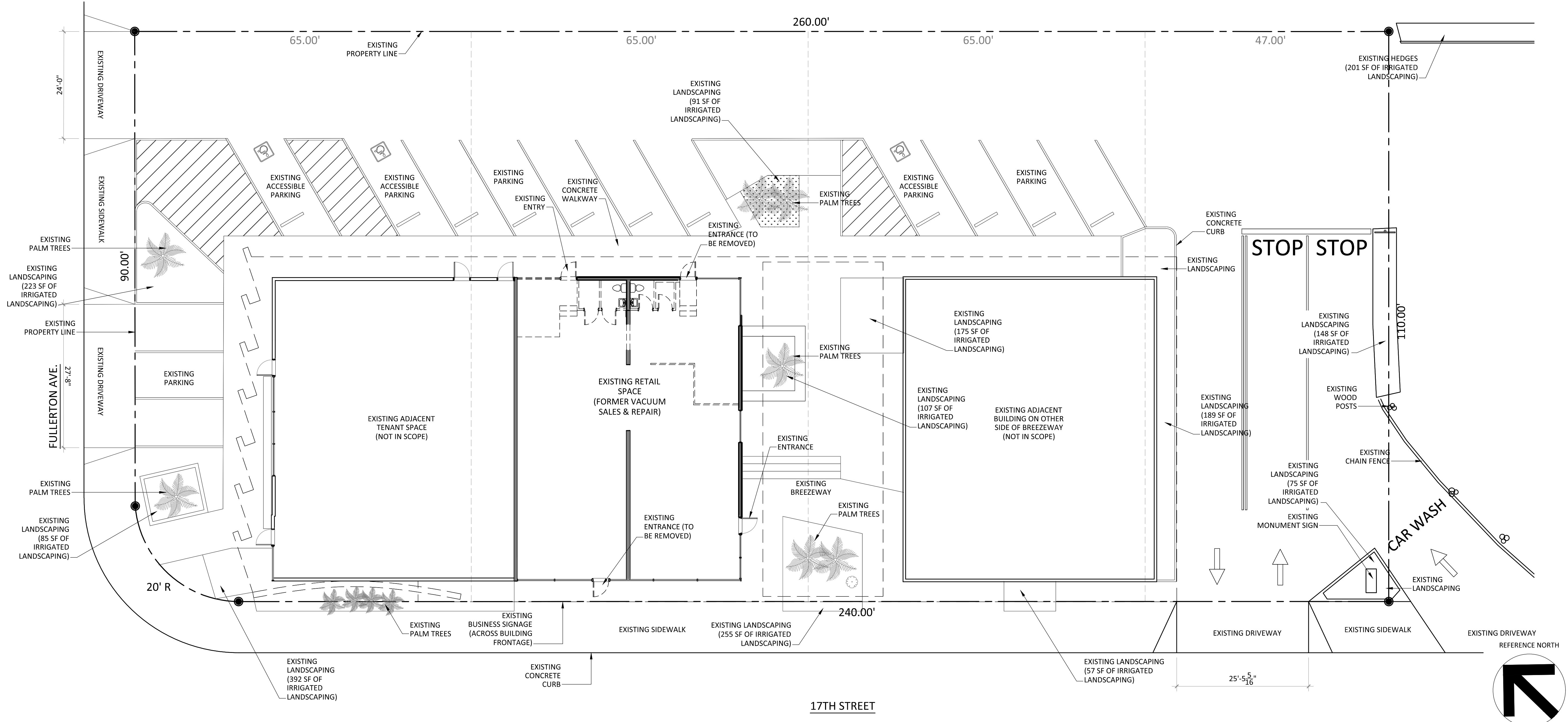
ATTACHMENT 5

170 EAST 17TH STREET (PA-21-29)

EXISTING SITE PHOTOS



ATTACHMENT 6



PROJECT - EXISTING SITE PLAN

SCALE: 0 10' 1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
SITE: 28,499 SF
BUILDING: 19,204 SF
THIS PROJECT SPACE: 2,559 SF
67.4% LOT COVERAGE

PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)
EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING

GRAPHIA
ARCHITECTURE
& ENGINEERING

100 GATEWAY DRIVE, SUITE 120
LINCOLN, CA 95648
(916) 209-9890
Design@GRAPHIA.com
GRAPHIA.com

These drawings are instruments of service and are the property of Sean Freitas, Architect. All design information contained in these drawings are for use only on this specified project and shall not be used otherwise without the expressed written permission by Sean Freitas, Architect.

PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
6700 PACIFIC COAST HIGHWAY,
SUITE 201 LONG BEACH, CA 90803
(562)370-3780
ELLIOT.LEWIS.CEO@SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - EXISTING SITE PLAN

DATE: 6/22/2022

ARCHITECT'S APPROVAL:

SEAN P. FREITAS
REGISTERED ARCHITECT
CALIFORNIA
NO. C23563
REN. 7/23

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION.

SHEET:
A2.11
SHEET: OF SHEETS

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PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
6700 PACIFIC COAST HIGHWAY,
SUITE 201 LONG BEACH, CA 90803
(562)370-3780
ELLIOT.LEWIS@SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD X CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - PROPOSED SITE PLAN

DATE: 6/22/2022

ARCHITECT'S APPROVAL:



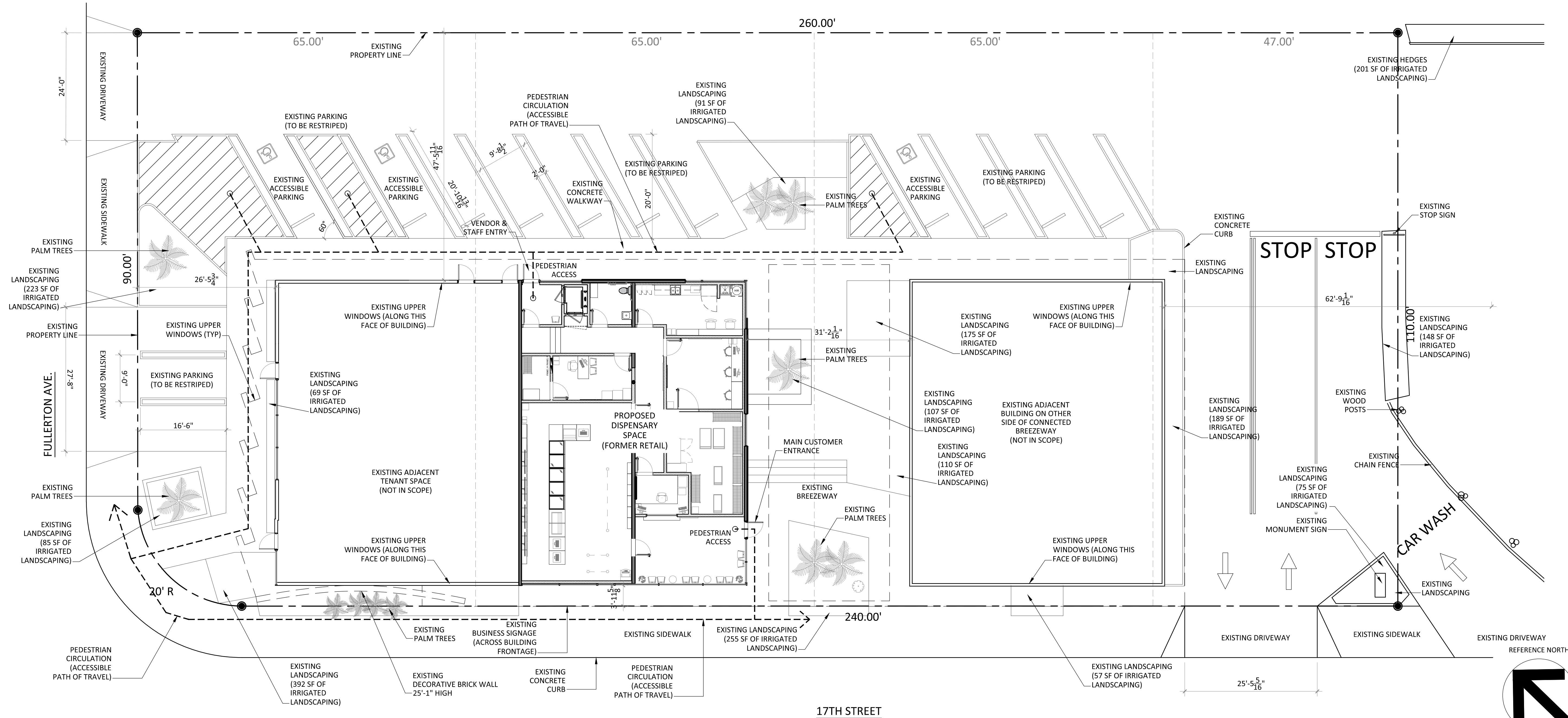
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SHEET:

A2.21

SHEET: OF SHEETS

REF: SHEET A2.22 FOR EXPANDED SITE PLAN, PARKING & LANDSCAPING



PROJECT - PROPOSED SITE PLAN

SCALE: 0 10' 1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
ZONING: C2 (GENERAL BUSINESS)
SITE: 28,499 SF
BUILDING: 19,204 SF
PROPOSED SPACE: 2,559 SF
LANDSCAPING: 1,998 SF (7%)

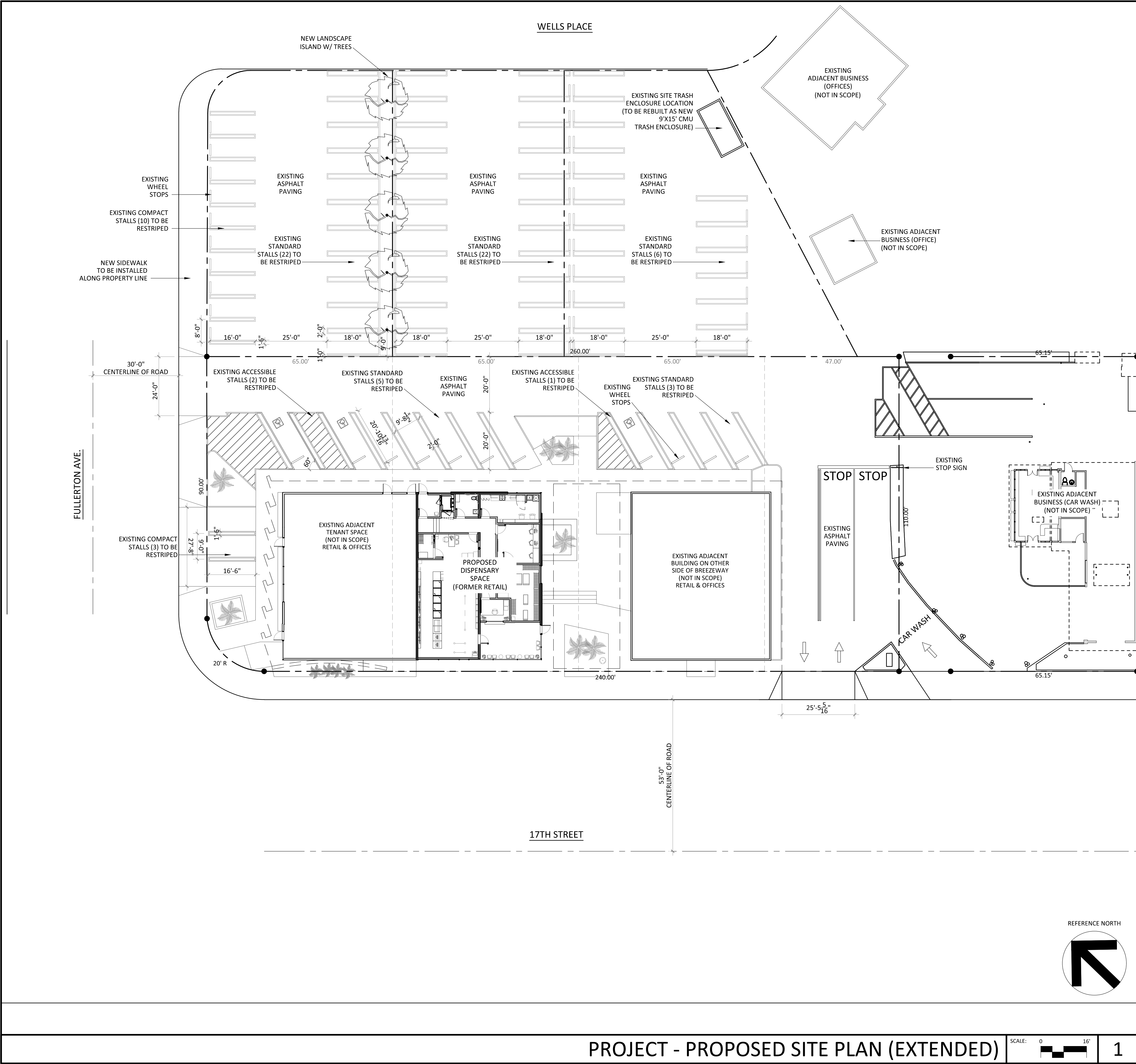
TOPOGRAPHY AND GRADING NOTES:
NEW GRADING OR ALTERATION TO THE SITE IS NOT BEING PROPOSED. EXISTING SITE HAS LESS THAN 24" OF GRADE DIFFERENTIAL ONSITE AND DOES NOT EXCEED 12" OF GRADE DIFFERENTIAL TO NEIGHBORING SITES.

PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)

EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING

NEW LANDSCAPING:
495 SF OF IRRIGATED LANDSCAPING

TOTAL LANDSCAPING:
2,672 SF OF IRRIGATED LANDSCAPING
(REF: A2.41)



SITE PARKING COUNT

	PARKING PROVIDED
TOTAL COMPACT STALLS ON-SITE (APN: 425-413-04):	3 SPACES
TOTAL COMPACT STALLS ON-SITE (APN: 425-413-01 THRU 03):	10 SPACES
TOTAL COMPACT STALLS:	13 SPACES
TOTAL ACCESSIBLE STALLS ON-SITE (APN: 425-413-04):	3 SPACES
TOTAL ACCESSIBLE STALLS ON-SITE (APN: 425-413-01 THRU 03):	0 SPACES
TOTAL ACCESSIBLE STALLS:	3 SPACES
TOTAL STANDARD STALLS ON-SITE (APN: 425-413-04):	8 SPACES
TOTAL STANDARD STALLS ON-SITE (APN: 425-413-01 THRU 03):	50 SPACES
TOTAL STANDARD STALLS:	58 SPACES
TOTAL BICYCLE PARKING STALLS ON-SITE (APN: 425-413-04):	4 SPACES
TOTAL BICYCLE PARKING STALLS ON-SITE (APN: 425-413-01 THRU 03):	0 SPACES
TOTAL PARKING STALL CREDITS (1 PER 4 BICYCLE STALLS):	1 SPACES
TOTAL PROVIDED PARKING STALLS:	75 SPACES

- NOTES:
- 8 PARKING STALLS HAVE BEEN REMOVED IN PREVIOUS WORK TO ALLOW FOR UPGRADED ACCESSIBLE STALLS, THE EXISTING TRASH ENCLOSURE AND BUSINESS AREA EAST OF PROPERTY LINE FOR APN: 425-413-15
 - EMPLOYEES AND CUSTOMERS MAY PARK IN ANYWHERE IN THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 AS INDIVIDUAL PARKING SPACES, OTHER THAN ACCESSIBLE SPACES ARE UNDESIGNATED. THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 ARE UNDER CONSTANT VIDEO SURVEILLANCE, AND SECURITY PERSONNEL WILL ENSURE THAT ALL THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 ARE CLEAR OF EMPLOYEES AND THEIR VEHICLES THIRTY MINUTES AFTER CLOSING AND WILL CONTINUOUSLY PREVENT LOITERING BY CUSTOMERS.

PROPERTY INFO:
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SITE: 28,499 SF
BUILDING: 19,204 SF
PROPOSED SPACE: 2,559 SF
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PROJECT: 20200819

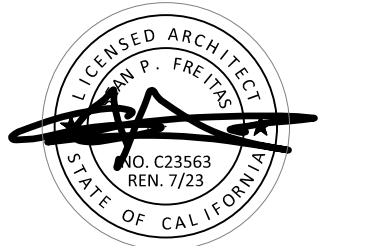
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COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - PROPOSED SITE PLAN
(ENLARGED)

DATE: 8/16/2022

ARCHITECT'S APPROVAL:



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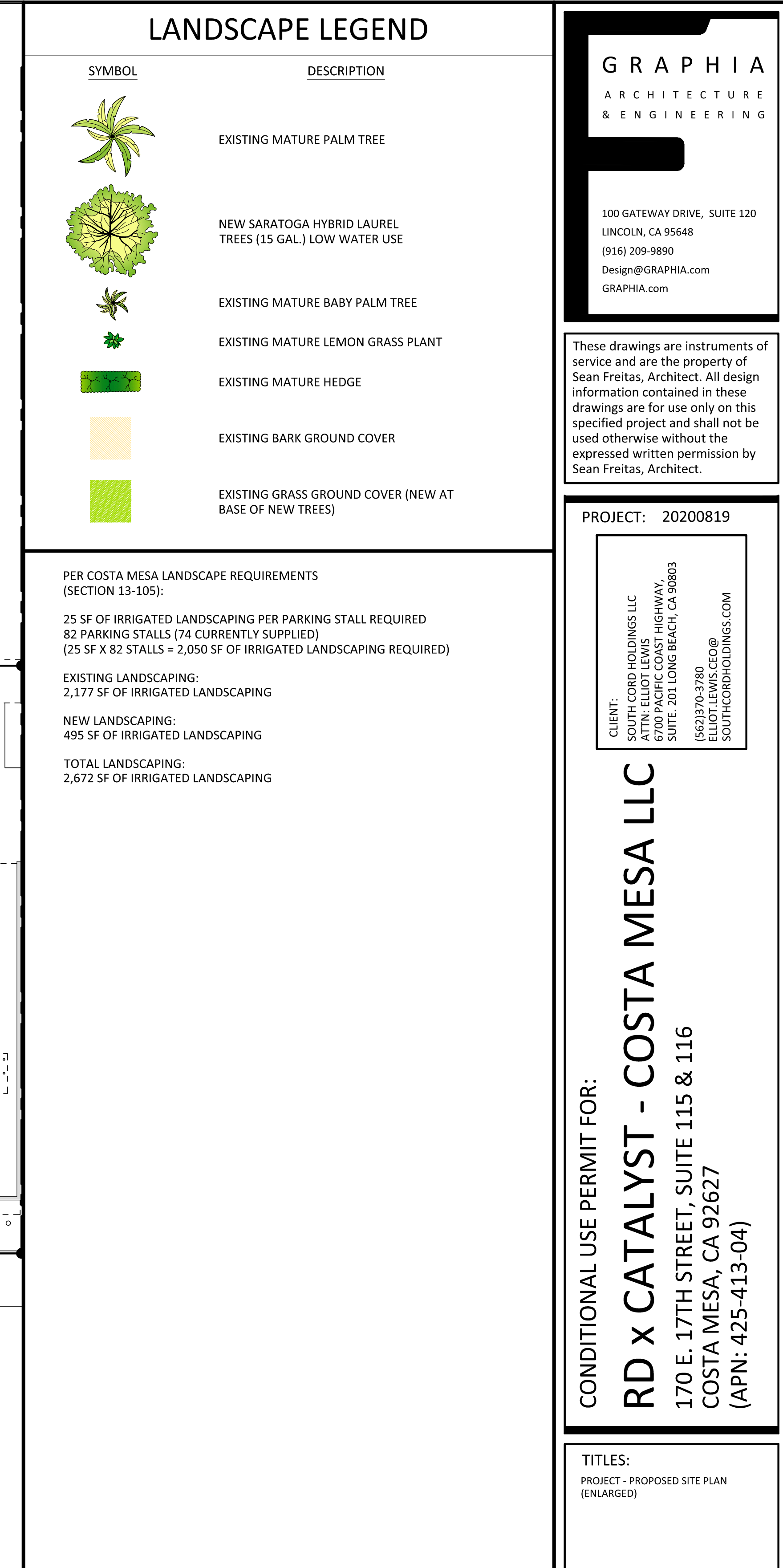
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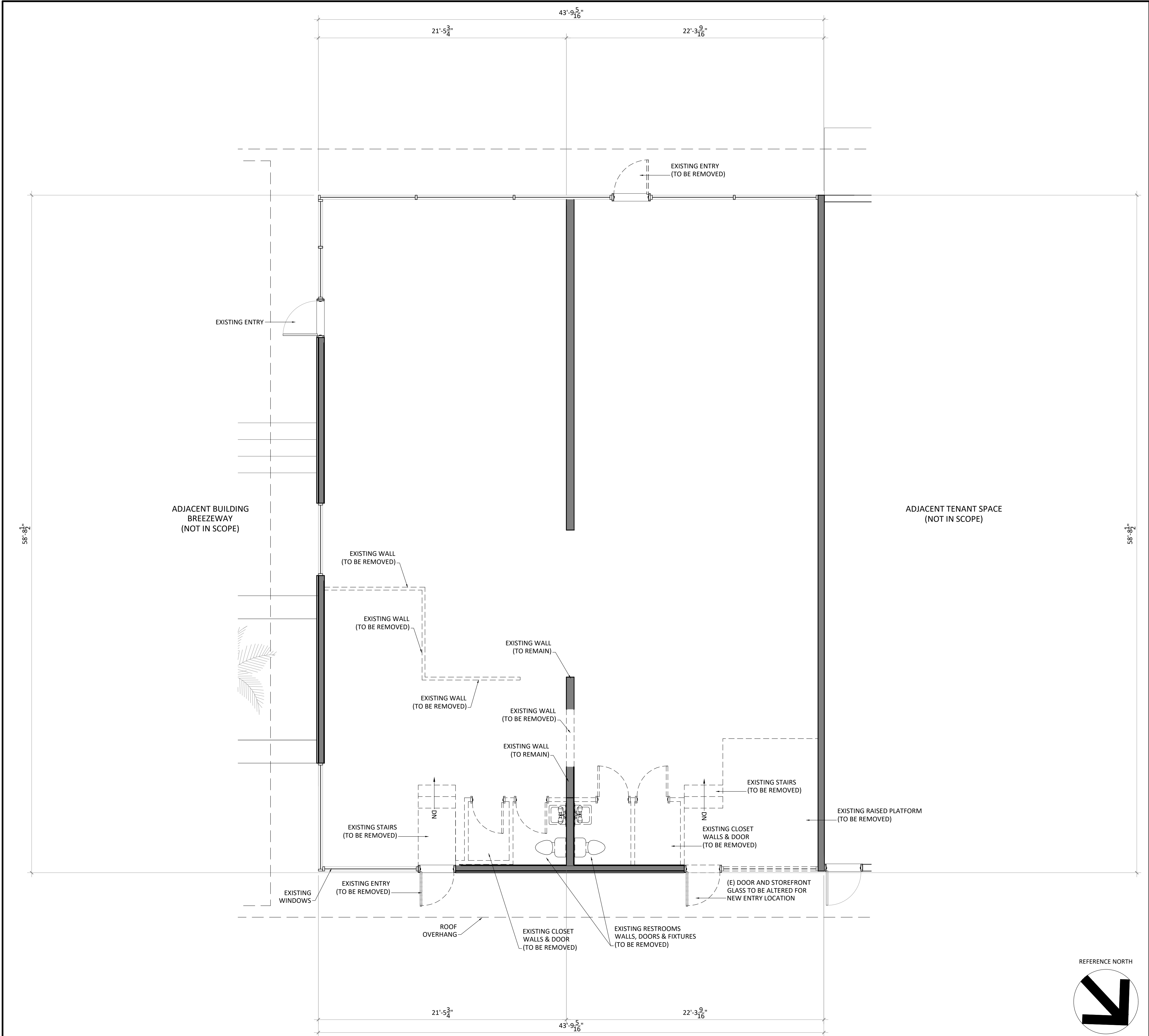
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PROJECT - PROPOSED SITE PLAN (EXTENDED)

SCALE: 0 16'

1





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(APN: 425-413-04)

TITLES:
PROJECT - EXISTING FLOOR PLAN

DATE: 5/19/2022

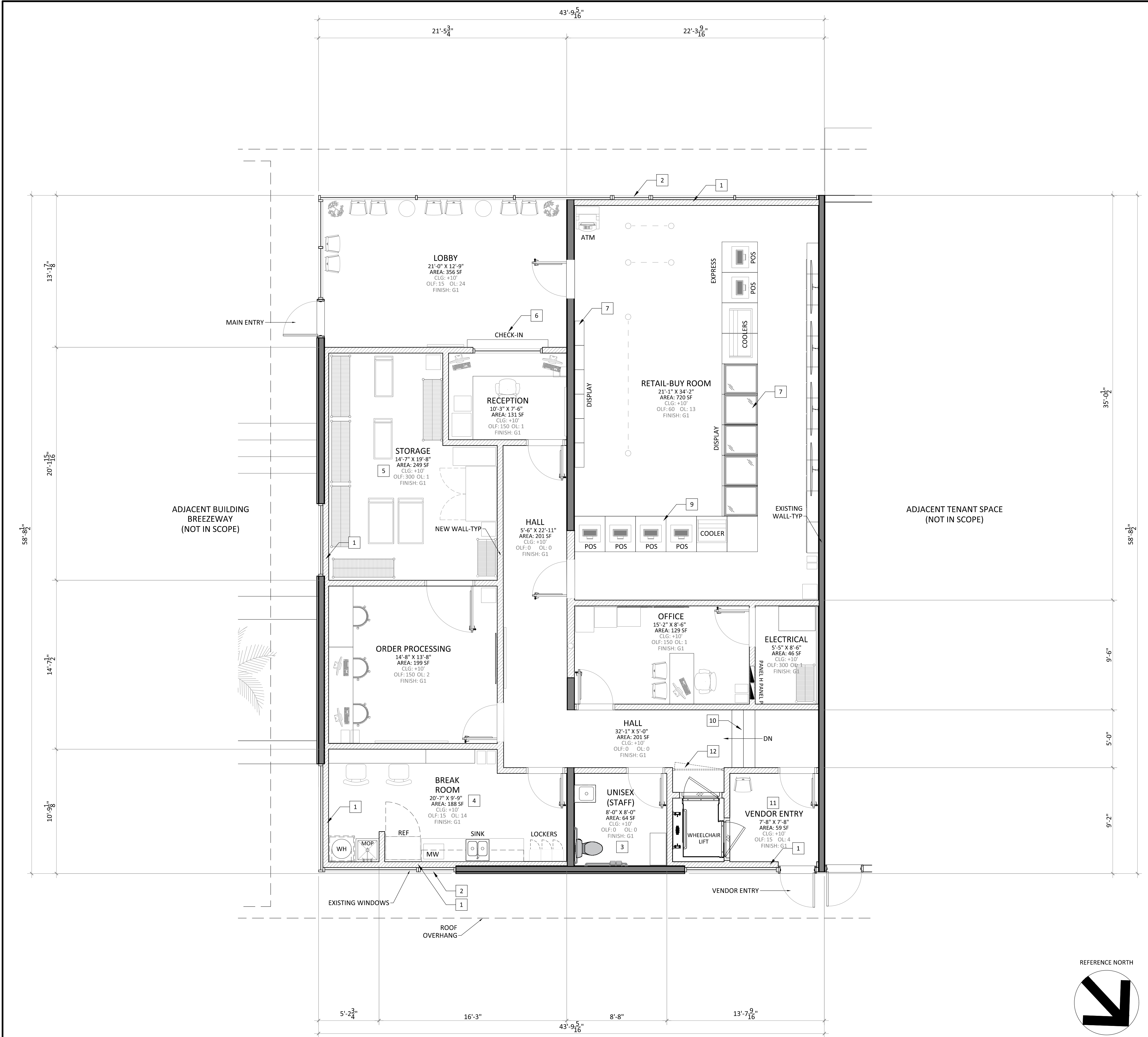
ARCHITECT'S APPROVAL:

SEAL OF ARCHITECT
SEAN P. FREITAS
CAL. C23563
REN. 7/23
STATE OF CALIFORNIA

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SHEET:
A3.11
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KEYNOTES

1	SECURITY WALL FRAMED BEHIND EXISTING STOREFRONT GLAZING.
2	EXISTING STOREFRONT DOOR TO BE WELDED SHUT AND ABANDONED IN PLACE. DOOR SHALL HAVE A SIGN AFFIXED TO THE EXTERIOR SIDE OF THE DOOR WITH THE WORDS "THIS DOOR BLOCKED". THE SIGN SHALL CONSIST OF LETTERS HAVING A PRINCIPAL STROKE OF NOT LESS THAN 3/4 INCH WIDE AND AT LEAST 6 INCHES HIGH ON A CONTRASTING BACKGROUND. OR DOOR TO BE REMOVED AND REPLACED WITH STOREFRONT GLASS TO MATCH EXISTING.
3	NEW ACCESSIBLE RESTROOM - WATER CLOSET, LAVATORY, ACCESSORIES, AND HARDWARE TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
4	NEW EMPLOYEE BREAK ROOM.
5	NEW REINFORCED STORAGE/VAULT ROOM WITH VAULT DOOR.
6	NEW CUSTOMER CHECK-IN WINDOW.
7	NEW PRODUCT DISPLAY CABINETRY AND CASEWORK.
8	(RESERVED)
9	NEW MAIN POINT OF SALES COUNTER.
10	NEW LANDING AND STAIRS FOR GRADE DIFFERENCE IN DOOR AND SALES FLOOR.
11	NEW RAISED FLOOR AREA (VENDOR SECURE ENTRY AREA) W/ SECURE ENTRY TO STAIRS AND WHEELCHAIR LIFT.
12	NEW INTERIOR SECURITY GATE AT WHEELCHAIR OPENING.

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DATE: 5/19/2022

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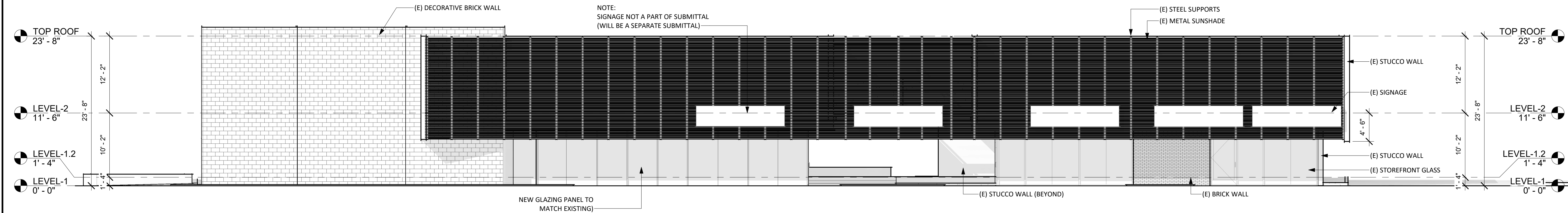
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A3.21
SHEET: OF SHEETS

PROJECT - PROPOSED FLOOR PLAN

SCALE: 0 4'

1

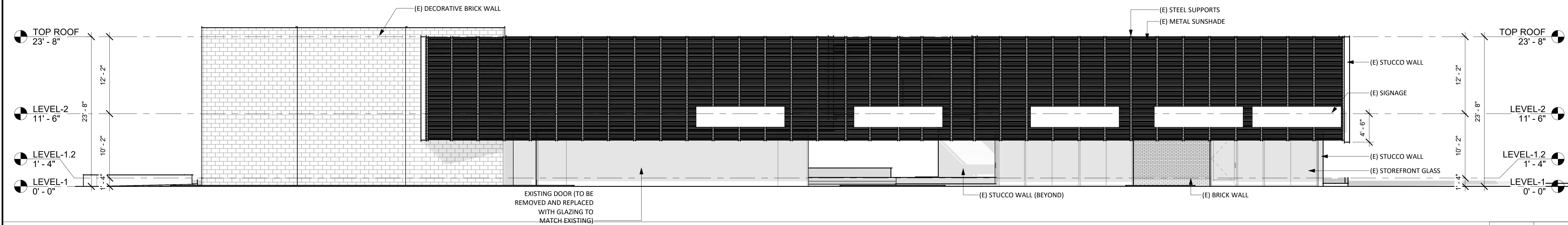
178



PROPOSED FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

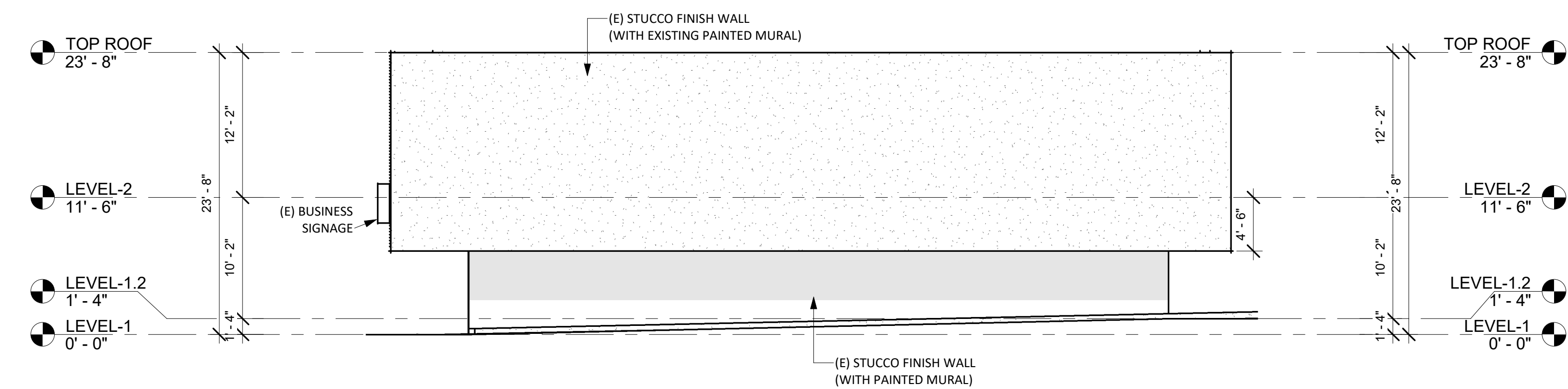
3



EXISTING FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

2



EXISTING RIGHT ELEVATION (EAST)

SCALE
1/8" = 1'-0"

1

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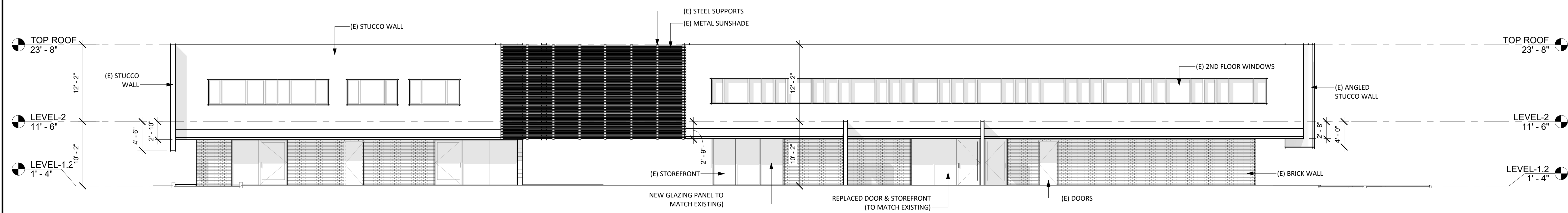
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(APN: 425-413-04)

TITLE:
EXTERIOR ELEVATIONS
ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 05-18-2022
Revision Number:
Revision Date:

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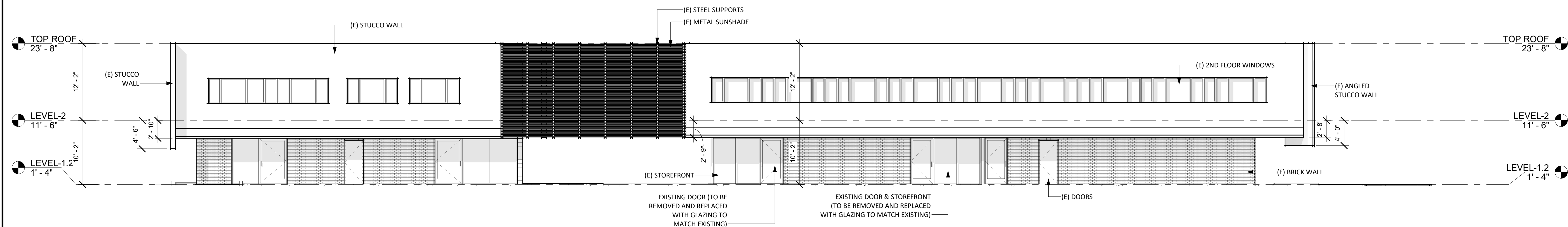
SHEET:
A6.11
SHEET: OF SHEETS



PROPOSED REAR ELEVATION (NORTH)

SCALE
1/8" = 1'-0"

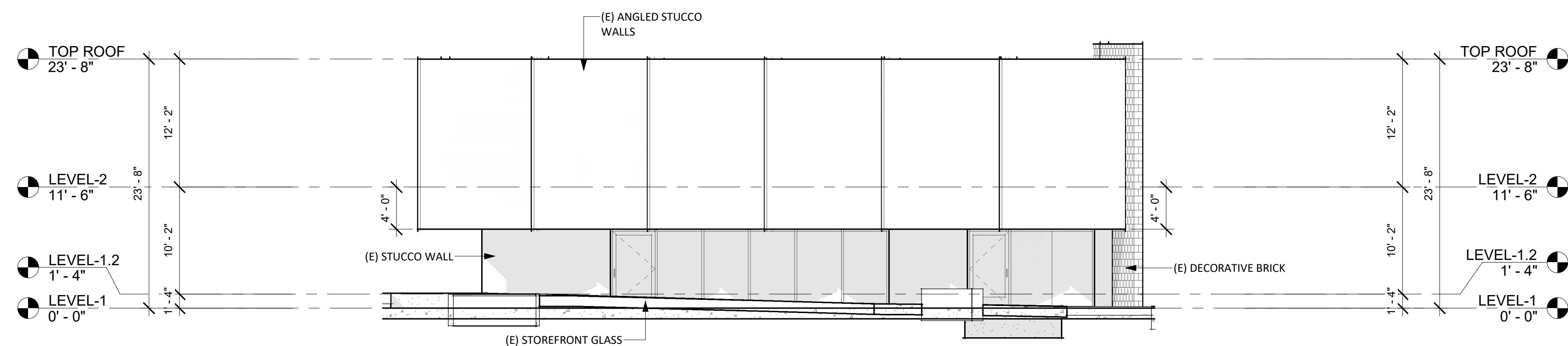
3



EXISTING REAR ELEVATION (NORTH)

SCALE
1/8" = 1'-0"

2



NOTE: NO PROPOSED CHANGES TO THIS ELEVATION.

EXISTING LEFT ELEVATION (WEST)

SCALE
1/8" = 1'-0"

1

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REN. 7/23
STATE OF CALIFORNIA
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A6.12
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RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING SOUTHWEST)



RENDERING (LOOKING NORTHEAST)



RENDERING (LOOKING SOUTHEAST)

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170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR RENDERINGS

ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 02-24-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL



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SHEET:

A6.22

SHEET: OF SHEETS

EXTERIOR RENDERINGS

SCALE
1/2" = 1'-0"

1



BUY ROOM RENDERING (LOOKING NORTHEAST)



BUY ROOM RENDERING (LOOKING WEST)



BUY ROOM RENDERING (LOOKING SOUTHWEST)



LOBBY RENDERING (LOOKING NORTHWEST)



LOBBY RENDERING (LOOKING SOUTHEAST)

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TITLE:
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ISSUES:

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SHEET:

A6.23

SHEET: OF SHEETS

ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

- LOITERING, PUBLIC DRINKING, OR PUBLIC SMOKING, VAPING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE PROPERTY IS PROHIBITED; NO ONE UNDER THE AGE OF TWENTY-ONE SHALL BE PERMITTED WITHIN THE PREMISES EXCEPT A QUALIFIED PATIENT OVER THE AGE OF EIGHTEEN
- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

ON-SITE CANNABIS WASTE MITIGATION:

OUR COMPANY SHALL USE MEDI-WASTE, ("MW") A FULL-SERVICE WASTE MANAGEMENT SOLUTION AS THE THIRD PARTY WASTE HAULER FOR THE COLLECTION AND DISPOSAL OF CANNABIS WASTE. ALL AUTHORIZED STAFF WILL BE TRAINED BOTH TO USE OUR OWN INTERNAL WASTE MANAGEMENT PROCEDURES AND WITH THE USE OF MW'S STANDARD OPERATING PROCEDURES INCLUDED AS PART OF THE SERVICE AGREEMENT. OUR COMPANY SHALL MAKE SURE THAT MW PERFORMS THE DISPOSAL OF CANNABIS PRODUCTS IN THE DISPENSARY PURSUANT TO THE FOLLOWING OPERATIONAL PROCEDURES:

- OUR COMPANY'S ONSITE MANAGERS, ALONG WITH AT LEAST ONE OTHER PERSONNEL AUTHORIZED TO HANDLE CANNABIS PRODUCTS ACTING AS WITNESS, SHALL BE PRESENT PRIOR TO THE DESTRUCTION OF ANY CANNABIS PRODUCTS.
- OUR COMPANY SHALL TRANSFORM THE CANNABIS PRODUCTS INTO A CANNABIS WASTE BY RENDERING THE CANNABIS PRODUCTS NON-RETRIEVABLE BY MIXING WITH SAWDUST.
- "CANNABIS WASTE" MEANS WASTE THAT IS NOT HAZARDOUS WASTE THAT CONTAINS CANNABIS AND THAT HAS BEEN MADE NON-RETRIEVABLE. "NON-RETRIEVABLE" MEANS THAT THE CANNABIS AND CANNABIS PRODUCTS HAVE BEEN RENDERED UNAVAILABLE AND UNUSABLE FOR ALL PRACTICAL PURPOSES.
- THE RENDERING OF CANNABIS AND CANNABIS PRODUCTS INTO CANNABIS WASTE SHALL BE RECORDED ON THE VIDEO SURVEILLANCE SYSTEM AND FOOTAGE WILL BE SAVED FOR 90 DAYS. MW WILL PROVIDE A SECURED LOCKABLE STORAGE BIN FOR ALL WASTE EARMARKED FOR DESTRUCTION. THE BIN IS DESIGNED TO ENSURE THAT WITH PROPER USE NO CROSS CONTAMINATION WILL AFFECT CANNABIS PRODUCTS AVAILABLE FOR RETAIL SALE. AS NEEDED OUR COMPANY WILL ARRANGE SECURED PICK UP FOR CANNABIS WASTE. OUR COMPANY EXPECTS MINIMAL CANNABIS WASTE AND WILL ARRANGE A MONTHLY PICK UP AS NEEDED WITH MW. THE CANNABIS WASTE BIN WILL BE LOCATED IN THE BACK SECURITY ENTRANCE AREA WITH A CAMERA DIRECTLY AIMED AT IT IN ORDER TO MONITOR IF THE WASTE BIN IS TAMPERED WITH.

ON-SITE ODOR MITIGATION:

- THE BUSINESS WILL INCORPORATE AN ODOR CONTROL SYSTEM IN AREAS WHERE CANNABIS IS STORED, DISPLAYED AND SOLD.

CLEANLEAF
Air Filtration System

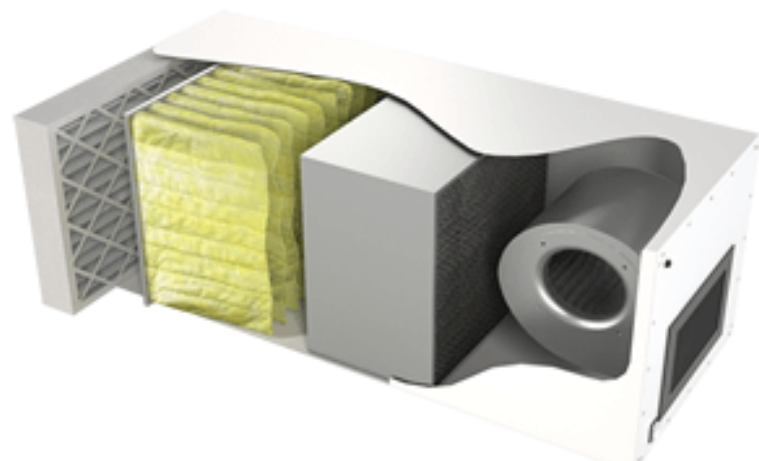


1. EXHAUST AIR FILTRATION SYSTEM WITH ODOR CONTROL THAT PREVENTS INTERNAL ODORS FROM BEING EMITTED EXTERNALLY.
2. AIR SYSTEM THAT CREATES NEGATIVE PRESSURE BETWEEN THE COMMERCIAL CANNABIS BUSINESS' INTERIOR AND EXTERIOR. ODORS INSIDE THE BUSINESS ARE NOT DETECTABLE ON THE OUTSIDE.



FEATURING AMERICA'S NUMBER 1 FILTER

CLEANLEAF AIR CLEANERS HAVE BEEN CONSISTENTLY RATED AT THE TOP OF AIR CLEANER CATEGORIES IN INDEPENDENT TESTING. THE CLEANLEAF CLEANS UP WITH 15 LBS. OF CARBON-ZEOLITE MIX AND TRUE MEDICAL HEPA FILTER MEDIA FOR ABSORPTION OF ODORS AND GASES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.

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- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

- ON-SITE SIGNAGE:**
- NEW BUSINESS SIGNAGE.



- ON-SITE NOISE MITIGATION:**
- THE BUSINESS IN GENERAL IS NOT A NOISE PRODUCING BUSINESS, SO IN-HOUSE NOISES WILL NOT BE AN ISSUE.
 - THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.

- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.
 - THIS BUSINESS WILL IMPLEMENT A COMPLETE SECURITY PLAN.

- ON-SITE LIGHT MITIGATION:**
- THE BUSINESS WILL HAVE ITS WINDOWS TINTED TO HELP REDUCE ANY INTERIOR LIGHT TRESPASS. THE BUSINESS IS A RETAIL LOCATION, SO WILL NOT PRODUCE ANY MORE LIGHT THAN AN AVERAGE RETAIL STORE.
 - THE EXTERIOR OF THE BUILDING HAS EXISTING LIGHTING THAT IS TO REMAIN.

- ON-SITE VEHICLE & PEDESTRIAN TRAFFIC MITIGATION:**
- THE BUSINESS IS LOCATED IN AN EXISTING RETAIL & BUSINESS SITE THAT IS EQUIPPED WITH A LARGE REAR & SIDE PARKING LOT AND IS EQUIPPED FOR THE TRAFFIC PRODUCED BY THIS RETAIL LOCATION.

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PROJECT: 20200819

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(APN: 425-413-04)

TITLE:
NEIGHBORHOOD COMPATIBILITY SCHEMATIC

ISSUES:

Project Issue Date:	02-24-2022
Project Status:	CUP RESUBMITTAL-2
Sheet Issue Date:	05-18-2022
Revision Number:	

ARCHITECT'S APPROVAL



THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:

A7.11

SHEET: OF SHEETS

NEIGHBORHOOD COMPATIBILITY SCHEMATIC