

PH-1

From: twoofus2009@yahoo.com
To: [PC Public Comments](#); [PLANNING INFO](#); [Cannabis](#)
Cc: [PC Public Comments](#); [PLANNING INFO](#); [Cannabis](#)
Subject: PA-22-08
Date: Friday, March 22, 2024 3:47:39 PM
Attachments: [cid9E8931B2-BBDB-46BC-A3E6-6F0B68A30C1F.pdf](#)

Hello,

Can you please review the map on the website for **Map of Sensitive Uses for Retail Cannabis?**

<https://www.costamesaca.gov/home/showpublisheddocument/48128>

There is proposed Cannabis store trying to have a store at 2490 Newport Blvd. This is less than 1,000 feet from K-12 schools, **child daycare**, playgrounds, and homeless shelters requirements.

Can the map be updated to include the buffer around the whole College of Vanguard College the so the new Cannibas store is not allowed?

The Vanguard has a youth center class and a kid center on the campus.

2599 Newport Blvd

Costa Mesa, CA 92627

1,000 feet from K-12 schools, child daycare, playgrounds, and homeless shelters

MOPS: Mother's of Preschoolers & Mini Preschool

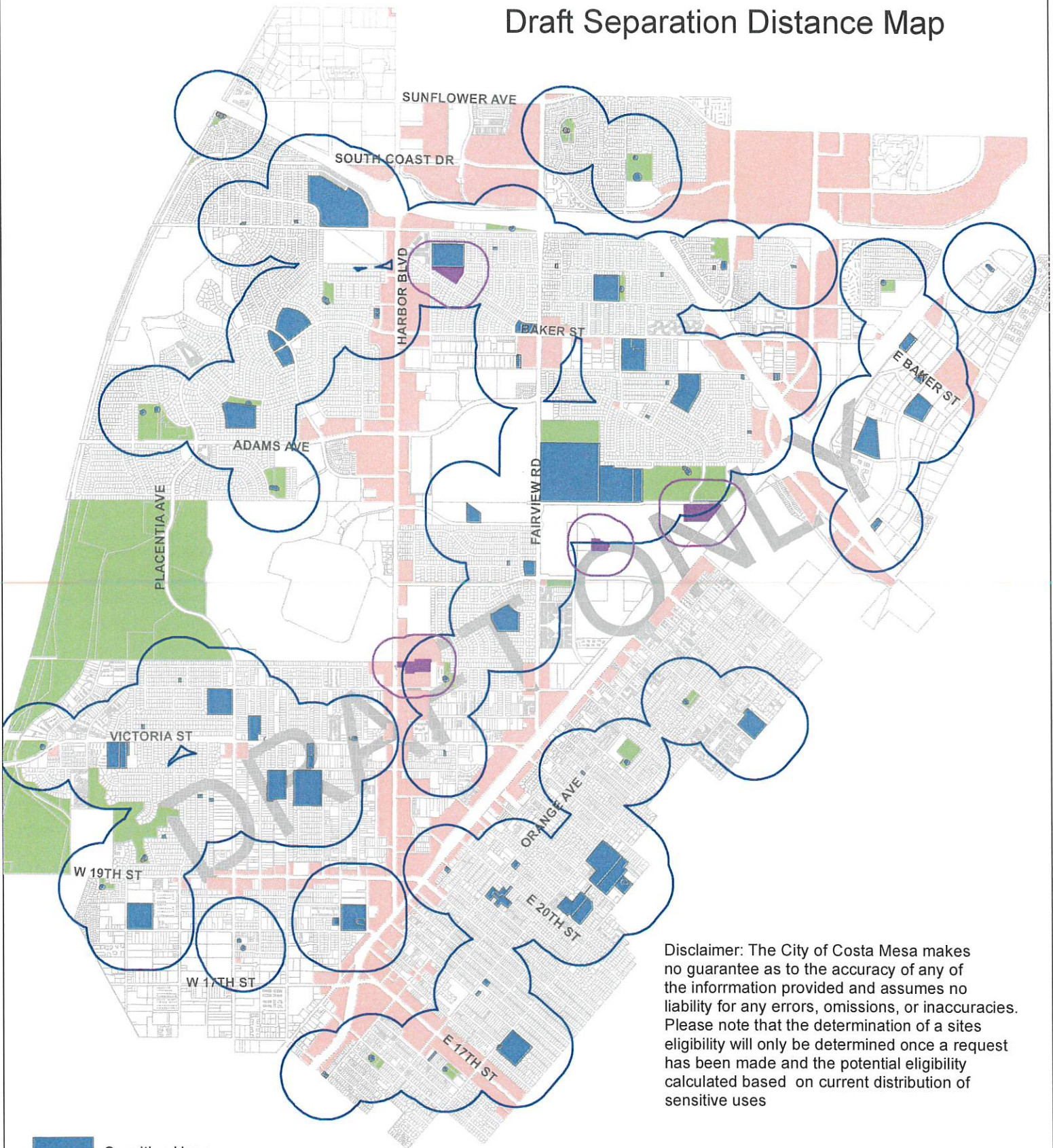
<https://www.yelp.com/biz/mops-mothers-of-preschoolers-and-mini-preschool-costa-mesa>

Thank you,

Community Member

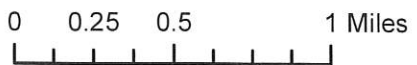
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Draft Separation Distance Map



- Sensitive Uses
- Sensitive Uses 1000ft Buffer
- Youth Centers
- Youth Center 600ft Buffer
- Commercially Zoned Sites - 1,195

Disclaimer: 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. Please note that the determination of a sites eligibility will only be determined once a request has been made and the potential eligibility calculated based on current distribution of sensitive uses



Sources: City of Costa Mesa business license records; Department of Health Care Services (DHCS); Department of Social Services (DSS)

From: [DRAPKIN, SCOTT](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: 2490 Newport Blvd Cannabis CUP
Date: Friday, March 22, 2024 4:18:05 PM
Attachments: [image001.png](#)

PH-1



Scott Drapkin
Assistant Director
Development Services Department
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5278

"The City of Costa Mesa serves our residents, businesses and visitors while promoting a safe, inclusive, and vibrant community."

City Hall is open to the public 8:00 a.m. to 5:00 p.m. Monday through Thursday and alternating Fridays, except specified holidays.

For expedited service, [appointments](#) are strongly encouraged.

From: Alexander Haberbush <ahaberbush@lexrex.org>
Sent: Friday, March 22, 2024 4:00 PM
To: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>
Subject: 2490 Newport Blvd Cannabis CUP

Dear Commissioners,

I wish to bring to your attention the application for a new cannabis retailer at 2490 Newport Blvd. Approval of this application would result in an unprecedented concentration of cannabis retailers on Newport Blvd, specifically tallying six establishments on this stretch of the road. This overconcentration significantly concerns us, especially considering the implications for the residential character and safety of Eastside Costa Mesa.

One of my clients, John Upton, a resident of East Side Costa Mesa, regularly observes the effects of this overconcentration firsthand. He, along with numerous neighbors, has expressed growing concerns regarding the potential for increased crime, loitering, and the negative impact on property values that a saturation of cannabis retailers might bring. Their worries are not unfounded; research and case studies from similar communities illustrate the adverse effects high densities of cannabis retailers can have on local neighborhoods, including but not limited to increased crime rates and decreased property values.

In our previous engagements with the Planning Commission, we have emphasized the critical need for a balanced approach to cannabis retail in Costa Mesa, one that respects the rights of business owners while also preserving the quality of life for our residents. It is with this spirit of balance and community well-being in mind that I urge the Commission to consider the following as you deliberate on the application for 2490 Newport Blvd:

Impact Assessment: Conduct a thorough impact assessment to understand the potential effects of adding another cannabis retailer in close proximity to existing ones. This should include considerations of traffic, crime rates, and property values.

Community Feedback: Prioritize feedback from residents of East Side Costa Mesa, especially those living near the proposed location. Their firsthand experiences and concerns are invaluable in understanding the real-world implications of overconcentration.

Zoning and Regulation Review: Reevaluate the current zoning regulations and the city's cannabis ordinance to ensure they adequately prevent overconcentration and protect residential areas from becoming overly commercialized due to a proliferation of any single type of business.

Strategic Planning: Consider implementing more stringent buffer zones between cannabis retailers and residential areas, as well as a cap on the number of retailers permitted within a specified area, to maintain a healthy balance in our community's commercial makeup.

As the Planning Commission, you have the authority and responsibility to shape the future of Costa Mesa in a way that reflects the values and needs of its residents. The decision on the application for 2490 Newport Blvd represents more than just another business permit—it is a critical choice about the kind of community we want to live in.

Thank you for your attention to this matter and for your ongoing dedication to the well-being of Costa Mesa. I trust that you will consider these concerns with the seriousness they warrant and make a decision that best serves the long-term interests of our community.

Please feel free to contact me directly should you wish to discuss these matters further or require additional information. You can reply to this email or reach me at the phone number provided in my signature below.

Warm regards,

Alexander Haberbush, Esq.
LEX REX INSTITUTE
444 West Ocean Boulevard, Suite 1403
Long Beach, CA 90802
Telephone No. (562) 435-9062
<http://www.LexRex.org>

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From: Lenore Sinnett <lenoresinnett8@gmail.com>
Sent: Sunday, March 24, 2024 8:29 AM
To: PC Public Comments
Subject: 2490 Newport Blvd - Weed Shop

Planning Committee,

I'm outraged that I have to write an email again regarding the same topic. WHY IS THERE ANOTHER WEED SHOP PLANNING TO OPEN ON NEWPORT BLVD?!

This is pertaining to 2490 Newport Blvd in Costa Mesa! I am asking the council once again to please NOT approve this weed shop from opening. This is getting ridiculous! I cannot fathom why our city is turning into a weed city. Our community does not need any more weed shops especially on Newport Blvd! Please stop this from happening!

Regards,

Lenore

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From: jamie miller <miller.jamie0917@outlook.com>
Sent: Sunday, March 24, 2024 4:22 PM
To: PC Public Comments
Subject: Newport Wellness – 2490 Newport Blvd, Costa Mesa

Hello,

I live next to 2490 Newport Blvd in Costa Mesa. The news of Newport Wellness planning to open next to where I live is causing a lot of stress for me as a resident. This area is already very tight with no parking available. This will cause many traffic jams and I really do not want to fight for parking or be stuck in a traffic jam after a long day at work. Let's not create our city into something like LA traffic. I am asking you to please reconsider approving this store next to my house.

Sincerely,

Jamie Miller

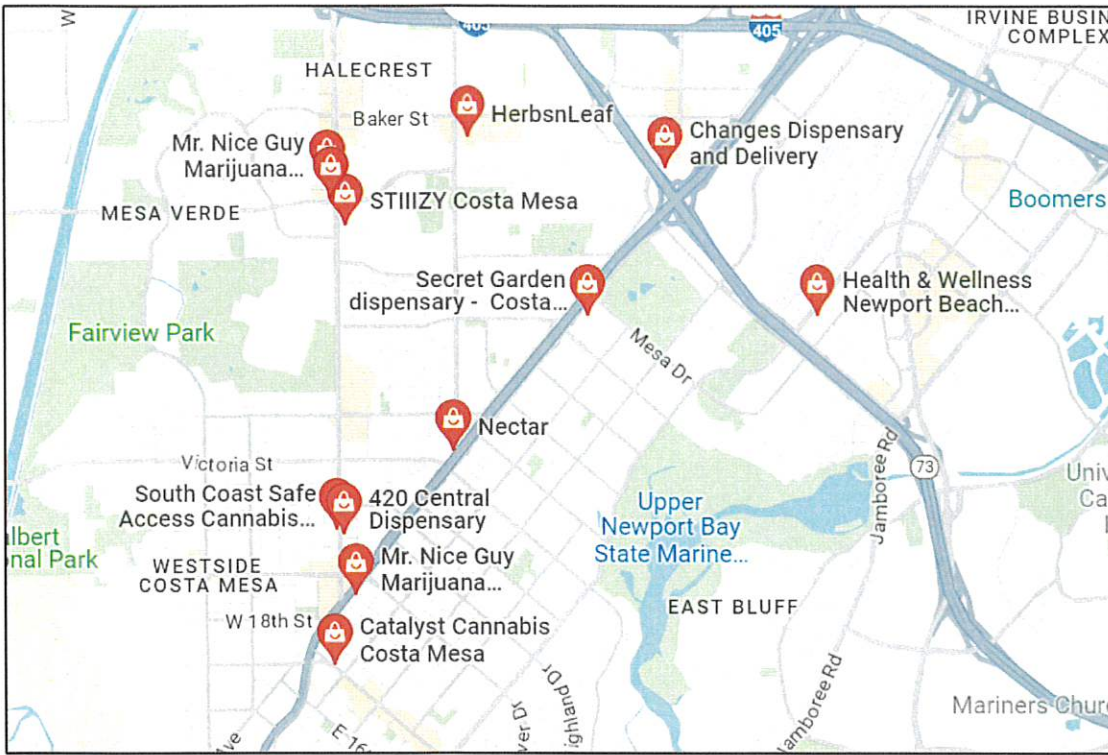
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From: Mel Jenn <mcjenn143@gmail.com>
Sent: Sunday, March 24, 2024 5:51 PM
To: PC Public Comments
Subject: Comment for PA-22-08

Hello,

I am emailing about the proposed cannabis retail store that is opening across from my gated community. While I understand the benefits of this type of business and the legalization of recreational marijuana, I am against this proposed location for the following reasons:

- I think the business location is too close to residential homes, and I am worried that families with children will be exposed to people using cannabis or find remnants of cannabis use. I have seen children play by our community pool and the proposed cannabis store is less than 500 feet away, just outside our gates.
- I believe the City of Costa Mesa and the surrounding areas have more than enough cannabis retail stores. I did a simple search on Google Maps for "cannabis dispensary" and found numerous ones, see below for a snapshot.
- I am worried there will be an influx of transient and unhoused people loitering around and within our community. We have had issues in the past where transient people come through and steal things or hide on people's properties. The unhoused people will hide in the bushes on the exterior perimeter of our community.
 - We have a motel on the other side of the community. If the proposed cannabis store were to open, we would be in between the motel and this store, this is a recipe for disaster.
- I am also worried that there will be an increase in crime/worried for the safety of our community. Again, we have experienced these in the past including but not limited to trespassing, stealing, graffiti, drug use, etc.
- That area already has limited parking, and I think if there's an influx of customers, then street parking will be more difficult for the residential people. Also, with more customers in that area, there will be high foot traffic right next to a major street and corner.
- I have also talked to my neighbors, and we're worried that our property value will go down.



Thank you for your time, I will be attending the Public Hearing for more information.

Melody Jen

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From: jackson whitlock <jpwhitlock22@yahoo.com>
Sent: Sunday, March 24, 2024 6:08 PM
To: PC Public Comments
Subject: Dispensary: 2490 Newport Blvd in Costa Mesa

To whom it may concern:

There is a weed shop planning to open at 2490 Newport Blvd in Costa Mesa (Newport Wellness). The cannabis retail shop would be extremely too close to the residential apartments. I thought the city is currently in discussion on creating a residential buffer between dispensary and residences? As a resident in Costa Mesa, I absolutely refuse to live next to a cannabis store.

Please do something about this and stop this shop from opening next to the residential apartments!

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From: Jayson Simmons <bcba657@yahoo.com>
Sent: Sunday, March 24, 2024 6:19 PM
To: PC Public Comments
Subject: DO NOT APPROVE!!! 2490 Newport Blvd Costa Mesa

Dear Costa Mesa City Council,

Why are we still discussing about opening another dispensary on Newport Blvd?! This is insane that we are wasting valuable time and resources to discuss about this topic again! Please STOP this cannabis shop from opening.

I don't mind having cannabis shops in our city but I am against making Newport Blvd look like a marijuana street. We have enough so please deny and have them open somewhere else!

-Jayson Simmons

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From: Michael R Callahan <mrcallahan1975@proton.me>
Sent: Sunday, March 24, 2024 7:48 PM
To: PC Public Comments
Subject: DENY: 2490 Newport Blvd Weed Shop

Dear Planning Council,

I thought the city council just modified the cannabis ordinance to set residential buffer of 100 feet from residential? There are two apartment building on the same parcel of a marijuana store that's trying to open. The planning application number for this is 22-08. Address is 2490 Newport Blvd, Costa Mesa 92627 (Newport Wellness).

Our kids and many families are being exposed to Cannabis. NO ONE wants to live next to a Pot Shop! Please deny this application.

Thank you,
Michael Callahan

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From: Kaylee Steinmeyer <steinmeyerkaylee@gmail.com>
Sent: Sunday, March 24, 2024 9:52 PM
To: PC Public Comments
Subject: Newport Wellness Weed Store

Hello Planning Members,

I live on Monte Vista Dr. and have been a long-time resident in the city of Costa Mesa. I **DO NOT** support this conditional use permit for the weed store trying to open at 2490 Newport Blvd, Costa Mesa. This weed store would be too close of a proximity to my home and many of the residential homes in this area.

Please take my concerns into consideration and deny this permit from moving forward.

Kaylee Steinmeyer

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From: Kate Klimow <kdkg03@gmail.com>
Sent: Monday, March 25, 2024 8:07 AM
To: PC Public Comments; ERETH, ADAM; TOLER, RUSSELL; KLEPACK, KAREN; ZICH, JON; ROJAS, JOHNNY; VALLARTA, ANGELY; VIVAR, JIMMY; DRAPKIN, SCOTT
Cc: constituentservices@costamesa.gov; CITY CLERK; MARR, ANDREA; Melanie Clay
Subject: Opposition to Planning Application 22-08 - Agenda item 1
Attachments: OPPOSITION to Newport Wellness LLC proposal Planning Application 22-08.pdf

Good morning,

Please accept the attached letter as public comment in opposition to Newport Wellness LLC's proposal to operate a cannabis business in our neighborhood and opposite our community entrance.

Kind regards,

Laurel Point Town Homes Association

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From: Richard Camacho <richrichcamacho@outlook.com>
Sent: Monday, March 25, 2024 8:56 AM
To: PC Public Comments
Subject: Marijuana Store on Newport Blvd

Planning Council,

I wanted to express my concerns about this over saturation of marijuana stores in our city. This is specifically about 2490 Newport Blvd in Costa Mesa. With more stores trying to open, it raises a big concern about safety. It is more concerning because this location is literally right next to residential apartments/homes. It is a no brainer that these weed stores attract more crimes. So, in the event that a crime does take place, us as residents are definitely affected by it. I do not want to raise my kids in a dangerous area.

I love living in Costa Mesa so please do not approve this plan from moving forward. Please take my concerns into consideration. Thank you!

With Regards,

Richard Camacho

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From: CYNDIE KAM <penguinpatrol@sbcglobal.net>
Sent: Monday, March 25, 2024 8:58 AM
To: PC Public Comments
Subject: Planning Application 22-08 Proposed Cannabis Dispensary for 2490 Newport Blvd.

To whom it may concern,

I would like it to be noted that I oppose the allowance of a cannabis dispensary at 2490 Newport Blvd in Costa Mesa.

All of a sudden, Costa Mesa is becoming over-saturated with cannabis shops. It seems they are popping up on every corner, and it's becoming ridiculous. How many cannabis shops does the city need? I think the ones off the freeway are fine, and seemed to be doing well for years. Every one I see here now has frosted or blacked out windows and a security guard out front (what does that say about the business?). Several are right next door or across the street from each other.

We are parents and live in the gated townhome community (Laurel Point Townhomes) right across Monte Vista, where this planned shop intends on opening up. There are many families living in here with children. Why would this shop be allowed to open up on the corner that opens into a residential neighborhood? Why not a business that would benefit the whole community instead (small restaurant/food store/ice cream shop).

There is no need for yet another cannabis dispensary in Costa Mesa, and we certainly don't want one opening up right across from our home.

Thank you,

Cyndie Kam

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From: chloe novak <ctnovak77@yahoo.com>
Sent: Monday, March 25, 2024 10:08 AM
To: PC Public Comments
Subject: PLEASE DENY THIS WEED SHOP! 2490 NEWPORT BLVD

To: Planning Commission of Costa Mesa,

Please do something about the weed dispensary that's trying to open at 2490 Newport Blvd, Costa Mesa! I live right across from this location and have been a resident here in Costa Mesa for about 15 years now. As a resident of the community, I am urging the Planning Commission to deny their application to open a weed dispensary. Please have them open somewhere else and not next to my home!

Thank you,

Chloe Novak

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From: Peter Moore <petet74moore@outlook.com>
Sent: Monday, March 25, 2024 11:47 AM
To: PC Public Comments
Subject: 2490 Newport Blvd, Costa Mesa – DO NOT APPROVE!

Hello Planning Members,

I've noticed there's been an increase in marijuana stores in our city, especially on Newport Blvd. I didn't think the expansion would start coming so close to home. When I heard the news of a marijuana store (2490 Newport Blvd) trying to open next to my house, I was stunned because it's getting too close to the residential area. I am already stressed out thinking of what a negative impact it'll have in my neighborhood. I know for a fact that parking will become a huge problem. We already struggle from finding parking, why would you make it worse?

Please protect our community and residents in the area! Do not approve the marijuana store from opening in our community! Have them go somewhere else and far away from the residential area.

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