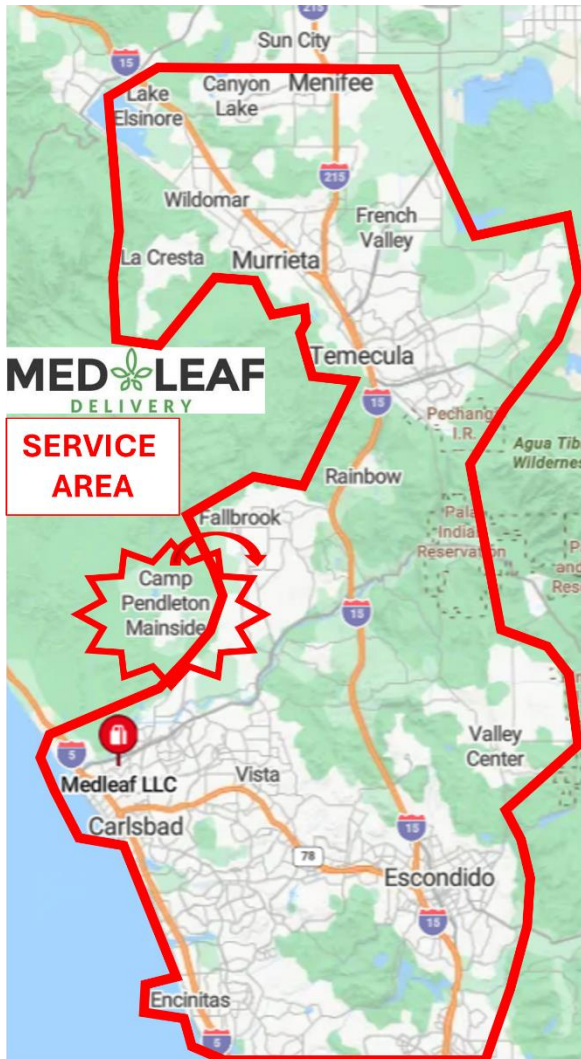


June 2024

**TO:** Costa Mesa Planning Commission and Staff  
**FROM:** MEDLEAF Team  
**SUBJ:** 2285 Newport Blvd – PA – 21-28

We are revising our Applicant Letter as part of our Commercial Cannabis Storefront Conditional Use Permit Application for retail storefront and home delivery service, on parcel 419-101-12. The parcel’s zoning is C2 and the General Plan is Commercial. The proposed location is outside any sensitive use buffers.

**MEDLEAF Team:** Lead by a Wife and Husband, surrounded by an experienced cannabis operations team lead by a Veteran. MedLeaf has built one of the most successful single unit Home Delivery operations in the State.



### MEDLEAF Oceanside Success Story:

Medleaf has historically and successfully operated a cannabis home delivery service in the City of Oceanside, despite the challenging market and home delivery logistic challenges.

Medleaf has carved a real niche in the North San Diego County Market.

At the November 11, 2023, the City Council minutes reflect:

“The City’s current Type 9 (Medleaf is the only Type 9) Non-Storefront Retailer, will be given the opportunity to upgrade into a 3<sup>rd</sup> Type 10 License ...”

The Team is proud of this accomplishment that demonstrates their business efforts have been recognized and rewarded.

**Outreach Effort:** The Team cares about the neighborhood. We are mailing an invite to an evening event to meet the Team to a 500 foot radius. We will also conduct a door to door effort to personally invite neighbors.

**Parking:** Most Cannabis Retail Applications have had challenges with parking. Medleaf’s application at 2285 Newport Blvd has an abundance of parking.

- Required Parking Spaces – Dispensary : 10 Spaces
- Spaces available before 5 pm – 25 spaces (incl 2 Handicap)
- Spaces available after 5 pm - 38 spaces

Staff parking will be off Fairview and enter from Rear. Deliveries from Rear.

# MEDLEAF

**Displacement:** Displacement is not an issue for this project.

- The existing Car Wash will be improved and remain.
- The Auto Tinting moved out over a year ago. The issue is that because cannabis applied for a CUP, the property owner has not been able to re-tenant in the interim during the entitlement process.
- The Smog business is property owner operated.

**Significant improvements to modernize a property in a high visibility retail commercial corridor:**

The current property is in need of an elegant upgrade and introduction of a modern retail store, improving the view window of the commercial corridor. Improvements for the introduction of a Cannabis Retail Store:

- Entire building to be painted, for uniform look and feel
- Eliminating automotive mechanic space, removing inoperative cars stored
- Introduction of modern, drought tolerant landscape improves a high visibility property
- Adding a Bike Rack
- Removing Industrial Roll Up Doors
- Utilize long blank wall as a canvas for community art

**SEE BEFORE AND AFTER PHOTO AND RENDERING BELOW**

**Additional Information we can discuss at the Public Hearing:**

- Security Plans
- Operation Plans
- Odor Mitigation
- Home Delivery Best Practices
- Site Plan
- Floor Plan
- Supply Chain Partners

**CONCLUSION:**

MedLeaf is extremely excited about the opportunity to serve the Costa Mesa market. Our humble, family-owned and operated business has enjoyed success through our dedication and commitment to our patients and customers. We are confident that our site improvements will immediately elevate the surrounding neighborhood and commercial corridor and that our presence and operations will bring improvements to an often-overlooked segment of Newport Boulevard. We thank the city and its residents for this opportunity and look forward to a long-term relationship that allows us to significantly contribute to the Costa Mesa community.

Sincerely, George Hannawi

  
George Hannawi (Jun 14, 2024 09:13 PDT)

# MEDLEAF

BEFORE



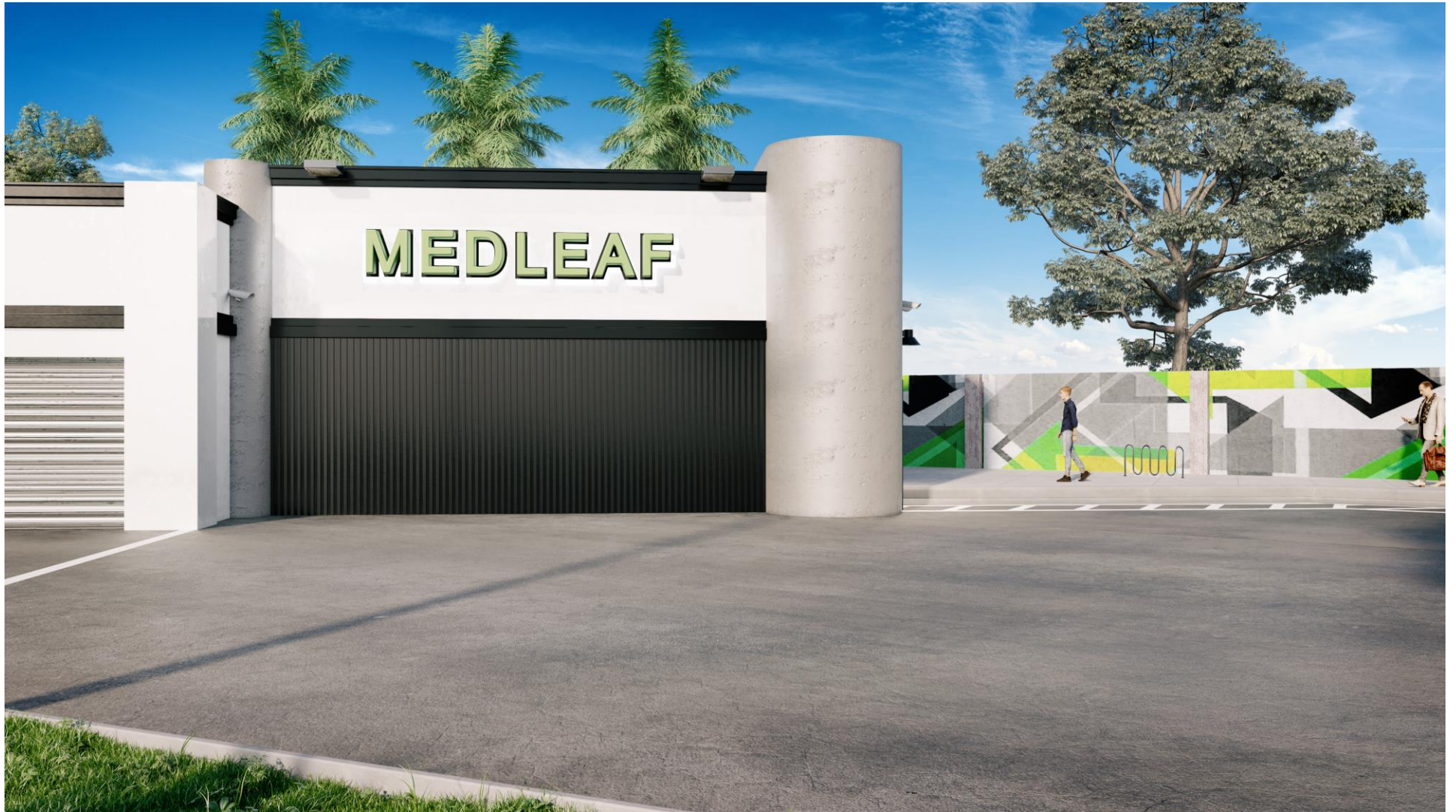
# MEDLEAF

## EXTERIOR 1:



# MEDLEAF

## INTERIOR 2:



# MEDLEAF

## INTERIOR:

