

**From:** FAI FO <[faifoiphone@gmail.com](mailto:faifoiphone@gmail.com)>

**Sent:** Thursday, March 13, 2025 5:05 PM

**To:** GREEN, BRENDA <[brenda.green@costamesaca.gov](mailto:brenda.green@costamesaca.gov)>; Jill Welton <[jwelton@flinnwest.com](mailto:jwelton@flinnwest.com)>;  
[michelle.hannigan@costamesaca.gov](mailto:michelle.hannigan@costamesaca.gov)

**Subject:** Please overturn retail cannabis on 1912 Harbor Blvd!

March 13, 2025

City of Costa Mesa

City Council

Attention: Honorable John Stevens

77 Fair Drive

Costa Mesa, CA 92626

To the Honorable Mayor and Members of the Costa Mesa City Council,

My name is Tri Luu and I am a small business owner operating iSolutions located at 442 West 19<sup>th</sup> Street for over 10 years. I am writing to express my strong support of the appeal of the Planning Commission's decision to approve the **CUP-24-0011**, allowing a retail cannabis dispensary to operate at 1912 Harbor Boulevard in Costa Mesa, which is directly next door to our center. I strongly encourage the City Council to overturn the Planning Commission's decision and deny the CUP for this use.

I am extremely concerned about the negative impact that a dispensary use will have on my business and our retail center in general. We have had experience with a dispensary in this center in the past and seen firsthand the negative impact that it had on the parking, which is shared between our center and the neighboring center. In addition, we are concerned about the types of customers that will be visiting the dispensary and overflowing into our retail center, potentially causing an undesirable environment for our employees and customers. We also have security concerns as our business has already experienced break-ins and theft in the past and I am concerned that dispensary use may increase safety and crime related issues.

The Planning Commission did not modify any conditions of approval for this use or the operator in the CUP approval process and I hope that the City of Costa Mesa City Council will overturn this CUP and take the surrounding businesses' success and livelihood into consideration.

Thank you for your time and consideration,

Tri Luu  
iSolution

**From:** [GREEN, BRENDA](#)  
**To:** [TERAN, STACY](#)  
**Subject:** FW: Il dolce letter  
**Date:** Monday, March 17, 2025 11:02:40 AM

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*Brenda Green*  
*City Clerk*  
*City of Costa Mesa*  
*714/754-5221*

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**From:** Andres Bignes <bignesandres@yahoo.com>  
**Sent:** Friday, March 14, 2025 11:51 AM  
**To:** GREEN, BRENDA <brenda.green@costamesaca.gov>  
**Subject:** Il dolce letter

Andres R. Bignes  
1902 Harbor Blvd.  
Costa Mesa, CA 92867  
[Bignesandres@yahoo.com](mailto:Bignesandres@yahoo.com)  
March 14th, 2025

Planning Division  
City of Costa Mesa  
City Hall Council Chamber  
77 Fair Dr.  
Costa Mesa, CA

Subject: Opposition to Proposed Marijuana Dispensary Near IL DOLCE RESTAURANT  
Application Number: PCUP-24-0011

To the Honorable Mayor and Members of the Costa Mesa City Council,

I hope this message finds you well. I am writing to formally express my strong opposition to the proposed medical marijuana clinic in the shopping center where my restaurant, IL DOLCE RESTAURANT, is located. This letter is in support of the appeal of the Planning Commission's resolution approving PCUP-24-0011, as I believe that this establishment will not only disrupt our operations but will also negatively impact the safety and overall atmosphere of our shopping center.

The previous illegal medical marijuana clinic in the shopping center created significant challenges for my restaurant. Its presence led to increased loitering and disruptive behavior from individuals in the area. It became a common sight to see groups lingering outside, which made our customers uncomfortable and discouraged them from visiting. The behavior associated with the clinic's patrons

disrupted the family-friendly environment we have worked hard to maintain for the past 15 years.

Moreover, the influx of visitors to the former clinic resulted in a noticeable increase in litter and debris. This not only detracted from the overall aesthetics of the shopping center but also contributed to an unwelcoming atmosphere. A clean and well-maintained environment is essential for attracting customers, and the presence of litter significantly diminishes the appeal of the area, ultimately affecting all businesses within the center.

I must express my profound disappointment with the Planning Division's approval of the Conditional Use Permit (CUP) for this proposed dispensary. It is disheartening to see such a critical decision made without fully considering the adverse effects it will have on the surrounding businesses and the local community. The approval feels like a disregard for the voices of small business owners who have invested in and contributed to the character of this community.

Additionally, I wish to raise concerns regarding the owner of the proposed clinic. He approached me under the pretense of discussing a different type of business and presented a petition that I later discovered was intended for a medical marijuana clinic. I felt deceived and misled during this interaction, as it was clear he had undisclosed ulterior motives. During his visit, the proposed owner inquired about the letters we submitted to the City Council, questioning our concerns and the reasons behind our opposition to his establishment. His approach felt intrusive, leaving both my mother and me feeling uncomfortable about his intentions, further amplifying my concerns regarding the type of establishment he intends to run.

As a local business owner, I am deeply committed to fostering a thriving and safe community for all residents and visitors. I urge the City Council to reconsider the potential negative consequences of this new clinic and to prioritize the interests of existing businesses and the overall well-being of our community.

Thank you for your attention to this matter. I hope you will take my concerns seriously as you deliberate on this issue.

Sincerely,

Andres R. Bignes  
IL DOLCE RESTAURANT