

APPLICANT LETTER – REQUEST TO MODIFY HOURS OF OPERATION

Project: 420 Native Garden – 167 Cabrillo Street, Costa Mesa, California

To: City of Costa Mesa
Planning Division

From: 420 Native Garden
167 Cabrillo Street
Costa Mesa, California

Re: Request to Modify Approved Hours of Operation from 9:00 a.m.–8:00 p.m. to 7:00 a.m.–10:00 p.m. and remove requirement for overnight security guard consistent with Costa Mesa Municipal Code.

Consistency with Costa Mesa Required Findings

The proposed modification to operating hours and removal of overnight security satisfies the required findings for approval under the Costa Mesa Municipal Code and applicable conditional use permit standards. The request is consistent with the General Plan, Zoning Code, and previously approved entitlement conditions governing licensed cannabis retail uses. The proposed operational change does not result in an intensification of land use, does not expand the scope of the approved use, and does not create adverse impacts related to traffic, parking, noise, lighting, or public safety. The use will continue to operate entirely within the existing approved tenant space with no physical modifications.

Public Health, Safety, and Welfare

The requested hours of operation and removing the overnight guard will not be detrimental to the public health, safety, or general welfare. Existing security measures, access controls, staffing levels, and regulatory compliance protocols will remain unchanged. The extended hours mirror those already approved for similarly situated licensed cannabis retailers in the immediate vicinity. The overnight security reports demonstrate that no necessity exists to justify the cost. No security concerns have been presented as arising overnight.

Compatibility and Non-Detriment

The proposed hours are compatible with surrounding commercial uses and will not be materially detrimental to nearby properties. The modification aligns the Applicant's hours with established operating patterns already present in the surrounding area and eliminates a competitive disparity unrelated to land-use considerations.

Conclusion

For the reasons stated above, the Applicant respectfully requests approval of the proposed modification to operating hours and removal of the overnight guard. The request satisfies all applicable findings, maintains consistency with City regulations, and will not result in adverse community impacts.