

PH-3

PARTIDA, ANNA

From: OOSTERHOF, NAOMI
Sent: Thursday, August 10, 2023 7:06 AM
To: DRAPKIN, SCOTT
Cc: PARTIDA, ANNA
Subject: FW: cannabis shop on Mesa Verde Dr

This comment came through the "planninginfo" email.

Thank you!!!

Naomi Oosterhof

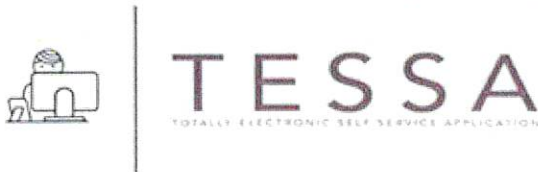
City of Costa Mesa – Development Services Department
 77 Fair Drive | Costa Mesa | CA 92626
 Office: (714) 754-5245



"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. Appointments can be made online at www.costamesaca.gov/appointments.

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From: Bev Farley <bsparky5400@yahoo.com>
Sent: Wednesday, August 9, 2023 3:50 PM
To: PLANNING INFO <planninginfo@costamesaca.gov>
Subject: cannabis shop on Mesa Verde Dr

I rec'd the public notice for a possible cannabis shop to be set up at 1505 Mesa Verde Dr E. The description in the notice says "request for a conditional use permit". In my mind that means that at the meeting set for August 14, 2023, we, the public, have a minute to tell the commission whether or not, or why we do or not want the business at that location. Imagine my surprise when in yesterdays, Tuesday, Aug 8th, mail, I rec'd a pamphlet notifying me of the new cannabis shop opening at 1505 Mesa Verde Dr E! If you have already granted them a permit, why have the meeting? What you have not taken in to account is the traffic. Harbor and Mesa Verde Dr E is a very busy corner. There

are only 6 parking spaces and 3 handicapped spaces in front of those shops. The 6 regular spots are very often filled with cars for the beauty salons and they are very often the elderly. Cars trying to turn left after coming out of that small parking area are going to cause commotion and probably accidents. We already have cars coming out of 7-11 that want to turn left. I live across from the shopping center and so I see the traffic on a daily basis and how many cars are honking because of the almost accidents. This will just add to the mix.
I'm disappointed at the commission for letting us think that we had a voice when we do not.

Beva Farley

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PH-3

PARTIDA, ANNA

From: John nguyen <johnnguyenxp@gmail.com>
Sent: Saturday, August 12, 2023 10:31 AM
To: PC Public Comments
Subject: PA-22-05

I'm writing to you to object the cannabis application of PA-22-05. This retail store will attract more crime to the neighborhood.

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PH-3

PARTIDA, ANNA

From: chris Ford <napa.freak2018@gmail.com>
Sent: Wednesday, August 9, 2023 8:35 PM
To: PC Public Comments
Subject: Marijuana dispenser

To whom it may concern, to protest this negative issue for our city of Costa Mesa.

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PARTIDA, ANNA

PH-3

From: Jean Klug <jkonbay@sbcglobal.net>
Sent: Wednesday, August 9, 2023 6:21 PM
To: PC Public Comments
Subject: Pot Store

VOTE NO..... WE DO NOT NEED MORE STORES OF THIS KIND. THERE ARE MORE THAN ENOUGH IN COSTA MESA. IS THIS THE IMAGE WE WANT TO PORTRAY FOR OUR CITY? NO MORE!

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From: Hazelina Belladora <hazelina@scccgrou.com>
Sent: Monday, August 14, 2023 12:01 PM
To: HALLIGAN, MICHELLE
Subject: FW: Nash Tenant Signatures
Attachments: CA Hairlines Signature.pdf; Classy Spa Signature.pdf; M&K Salon Signature.pdf

Michelle,

Please see attached if you have not already received.

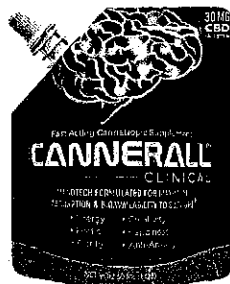
Thank you!



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August 9, 2023

City of Costa Mesa

To Whom It May Concern,

I'm Rosa Maria Khan from M&K Salon at 1505 Mesa Verde Drive E, Suite #A in Costa Mesa. I want to inform you about an agreement I made with my landlord, Nash Salah, and share that I'm backing a community project.

Ever since Nash became our landlord, our working relationship has been smooth. He provided us with reasonable rent and was always there when we needed assistance, greatly benefiting our salon's growth.

Together, Nash and I have come to mutual agreement that 90 days is very reasonable length of time for me to find another location and move my business, we'll vacate the property. This decision was mutual, and I'm grateful to Nash for his understanding and support during this period.

Lastly, I'm all in for the C21 Costa Mesa Dispensary Project. I believe it's a positive step for local businesses in Costa Mesa. With Nash involved in this project, it gives me even more confidence in its success.

Thanks for taking a moment to read this. If you need any more details or have questions, feel free to ask.

Warm regards,

Rosa Maria Khan Owner,
M&K Salon



8-9-23

August 9, 2023

City of Costa Mesa

To Whom It May Concern,

I am Leyna Ngoc Nguyen, the owner and tenant of Classy Spa, situated at 1505 Mesa Verde Drive E, Suite #A in Costa Mesa. I am writing to you today to detail a significant mutual agreement between our landlord, Nash Salah, and myself.

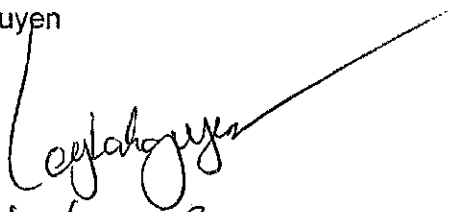
Since Mr. Nash's acquisition of the building, our interactions have been characterized by mutual respect and generosity, including discounted rental rates and immediate attention to our business needs. This relationship has facilitated our growth and ability to serve the community.

Recently, both parties have amicably decided on a 90-day plan for vacating the premises, starting from the day we receive it. This decision was reached with full understanding and cooperation, aligning with our shared vision and commitments. I want to take this opportunity to acknowledge Mr. Nash's continued support in ensuring a smooth transition during this period.

Lastly, I would like to express my wholehearted endorsement and support for the C21 Costa Mesa Dispensary Project. We believe that this initiative represents a significant step forward for the business landscape and overall prosperity of the city of Costa Mesa. Mr. Nash's involvement further convinces me of the project's potential for positive transformation within our beloved city.

Sincerely,

Leyna Ngoc Nguyen
Classy Spa



8/9/2023

August 10, 2023

City of Costa Mesa

To Whom It May Concern,

My name is Patricia Sandoval, and I represent California Hairlines located at 1505 Mesa Verde Drive E, Suite #A, Costa Mesa. I'm reaching out to provide insight into a consensus I've achieved with my landlord, Nash Salah, and also to voice our support for a forthcoming community endeavor.

From the time Nash took on the role of our landlord, our collaboration has been nothing short of harmonious. His commitment to offering fair rent and prompt assistance when needed has been instrumental in the success and expansion of California Hairlines.

Nash and I are on the same page regarding a 90-day timeline to vacate the premises. Our joint agreement was reached with mutual respect, and I'm appreciative of his continued cooperation and understanding.

In addition, I'd like to extend my heartfelt endorsement for the C21 Costa Mesa Dispensary Project. I'm of the belief that this project signifies progress for businesses in our area. Knowing Nash's association with it further bolsters my confidence in the venture.

Thank you for your time and consideration. Should there be any queries or if further elaboration is required, please don't hesitate to reach out.

Best wishes,

Patricia Sandoval
Patricia Quiruz

Proprietor,
CA Hairlines

Reyna Salah Torres
Reyna Torres
8-11-23

From: Mail <greatmexgrill@gmail.com>
Sent: Sunday, August 13, 2023 3:20 PM
To: PLANNING INFO
Subject: Fwd: PA-22-05

Dear Chairman Ereth & Planning Commission Members,

I respectfully oppose PA-22-05, plans for a retail cannabis business at 1505 Mesa Verde Dr. East.

Costa Mesa is right to be enabling legal retail sales of cannabis. There are many good medical and recreational uses for cannabis products and law-abiding folks should spend their money in shops here rather than in Santa Ana. However, we don't need one on every corner and this neighborhood already has plenty. When I explored the city's Cannabis website, I was astounded at how many proposed businesses are already moving through the arduous process which has been set up. How about a moratorium to see how many open and succeed?

Also, I am the co-owner of a restaurant in Mesa Verde Plaza, next door to 1505. It has always been poorly maintained and I am dubious that a "pot shop" will alter its run down appearance. We can do better!

Thank you for your attention to this matter.

Best regards,

Betsy Densmore, Business Manager/Co-Owner

Great Mex Grill, LLC
greatmexgrill@gmail.com
949-500-2381

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From: Performance Place - Sebastian Gonzales <seb@p2sportscares.com>
Sent: Sunday, August 13, 2023 5:10 PM
To: PLANNING INFO
Subject: Opposition to PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I own the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. I am a tenant there and have teenagers come in for care.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops?

I believe if Cannabis shops are to be approved they should be 1,000 feet from residences or children oriented businesses and there should not be such a concentration. I would propose a limit on the number of cannabis shops in Costa Mesa and at least a 1/2 mile to a mile between shops. If they are not already allowed in warehouse type zones I believe that would be a better fit.

Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

--

This email is short on purpose but sent with kindness! My goal is to become more efficient at email communication.

Have a great day!
Sebastian

Performance Place® Sports Care
1525 Mesa Verde Dr. E Suite 108
Costa Mesa CA 92626
www.P2SportsCare.com
714-502-4243

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From: Allie Christensen <allie@alignfitnessbyallie.com>
Sent: Sunday, August 13, 2023 5:30 PM
To: PLANNING INFO
Subject: Opposing PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I am a business owner in the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. I am a tenant there and have teenagers come in for care.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops?

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Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

--
Allie Christensen
Owner, Align Fitness
allie@alignfitnessbyallie.com

More information at
www.alignfitnessbyallie.com
[On Instagram](#)

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PARTIDA, ANNA

From: E Chang <echangtkd@gmail.com>
Sent: Monday, August 14, 2023 9:04 AM
To: PLANNING INFO
Subject: PA-22-05

Dear Planning Commission:

I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I am a tenant in the adjacent center, Mesa Verde Plaza. I own and operate a small family martial arts school here and have been doing so since 2005.

I am concerned as there is another new cannabis business coming in, especially as it'll be a close walk to my business where my clientele is primarily young children and teens. I also have several neighboring family oriented businesses that cater to the same customer ages, such as art school and a music school. I believe a retail cannabis store will pose a greater safety risk to everyone nearby as well as have a detrimental impact not just on my long standing business, but my neighboring ones as well. Parents might not feel comfortable sending their children to us any longer. I believe it's in the best interest of our local community not to allow a retail cannabis store.

I respectfully request you do not approve the proposed use at 1505 Mesa Verde Dr. E.

Thank you for your time,

Eric Chang
Chief Instructor
Orange County TaeKwonDo

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From: Mark Les <markles@mesaverdeplaza.com>
Sent: Saturday, August 12, 2023 8:00 PM
To: PLANNING INFO
Subject: PA-22-05

Dear Planning Commission:

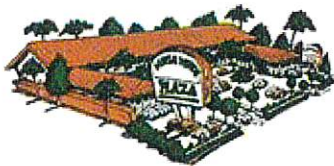
I am writing in opposition to PA-22-05, a retail cannabis business at 1505 Mesa Verde Dr. East. I own the center next door, Mesa Verde Plaza, a family oriented center with many uses directed at children, a music program, an art program, karate school, an enrichment program for home schooled kids and a school to prep high school students for college. Over the years I have turned down hundreds of inquiries for businesses I believe would be detrimental to a family atmosphere, cannabis, massage parlors, smoke shops & tattoo parlors. It is therefore disconcerting to see these types of businesses proliferate in our immediate neighborhood.

I have lived in the Mesa Verde Area for 62 years and in the last several years I have seen a resurgence of young prosperous families to the area and many children oriented businesses. My neighbors, my tenants and I believe Mesa Verde as a whole sees this concentration of cannabis shops and other adult oriented business as casting a negative feeling on our neighborhood. While cannabis is legal in California it is still against Federal Law and it carries with it a stigma that when people enter our area and see several of these businesses along with massage parlors etc. they obviously do not get a positive feeling.

I believe in private property rights and have nothing against the operator who is looking to open but we already have two cannabis shops within 1,000 feet or so and now a third is being considered. This does not strike me as good Planning, would anyone on the Planning Commission want to run their business or live within close proximity to so many cannabis shops? I believe if Cannabis shops are to be approved they should be 1,000 feet from residences or children oriented businesses and there should not be such a concentration. I would propose a limit on the number of cannabis shops in Costa Mesa and at least a 1/2 mile to a mile between shops. If they are not already allowed in warehouse type zones I believe that would be a better fit.

Thank you for voting down this proposed use at 1505 Mesa Verde Dr. East so we can keep our neighborhood feeling safe and welcoming to families and family oriented businesses.

Mark Les
General Partner
Mesa Verde Plaza



Cell 714 914 4740
1525 Mesa Verde Dr. E. Ste 209
Costa Mesa, CA 92626
www.mvplaza.com

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, August 10, 2023 10:44 AM
To: HALLIGAN, MICHELLE
Subject: FW: Marijuana dispenser

From: chris Ford <napa.freak2018@gmail.com>
Sent: Wednesday, August 9, 2023 8:35 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Marijuana dispenser

To whom it may concern, to protest this negative issue for our city of Costa Mesa.

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, August 10, 2023 10:44 AM
To: HALLIGAN, MICHELLE
Subject: FW: Pot Store

-----Original Message-----

From: Jean Klug <jkonbay@sbcglobal.net>
Sent: Wednesday, August 9, 2023 6:21 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Pot Store

VOTE NO..... WE DO NOT NEED MORE STORES OF THIS KIND. THERE ARE MORE THAN ENOUGH IN COSTA MESA. IS THIS THE IMAGE WE WANT TO PORTRAY FOR OUR CITY? NO MORE!

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, August 10, 2023 10:08 AM
To: HALLIGAN, MICHELLE
Subject: FW: cannabis shop on Mesa Verde Dr

From: OOSTERHOF, NAOMI <NAOMI.OOSTERHOF@costamesaca.gov>
Sent: Thursday, August 10, 2023 7:06 AM
To: DRAPKIN, SCOTT <SCOTT.DRAPKIN@costamesaca.gov>
Cc: PARTIDA, ANNA <ANNA.PARTIDA@costamesaca.gov>
Subject: FW: cannabis shop on Mesa Verde Dr

This comment came through the “planninginfo” email.

Thank you!!!

Naomi Oosterhof
 City of Costa Mesa – Development Services Department
 77 Fair Drive | Costa Mesa | CA 92626
 Office: (714) 754-5245



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From: Bev Farley <bsparky5400@yahoo.com>
Sent: Wednesday, August 9, 2023 3:50 PM

To: PLANNING INFO <planninginfo@costamesaca.gov>

Subject: cannabis shop on Mesa Verde Dr

I rec'd the public notice for a possible cannabis shop to be set up at 1505 Mesa Verde Dr E. The description in the notice says "request for a conditional use permit". In my mind that means that at the meeting set for August 14, 2023, we, the public, have a minute to tell the commission whether or not, or why we do or not want the business at that location. Imagine my surprise when in yesterdays, Tuesday, Aug 8th, mail, I rec'd a pamphlet notifying me of the new cannabis shop opening at 1505 Mesa Verde Dr E! If you have already granted them a permit, why have the meeting? What you have not taken in to account is the traffic. Harbor and Mesa Verde Dr E is a very busy corner. There are only 6 parking spaces and 3 handicapped spaces in front of those shops. The 6 regular spots are very often filled with cars for the beauty salons and they are very often the elderly. Cars trying to turn left after coming out of that small parking area are going to cause commotion and probably accidents. We already have cars coming out of 7-11 that want to turn left. I live across from the shopping center and so I see the traffic on a daily basis and how many cars are honking because of the almost accidents. This will just add to the mix.

I'm disappointed at the commission for letting us think that we had a voice when we do not.

Beva Farley

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Monday, May 8, 2023 10:05 AM
To: HALLIGAN, MICHELLE
Subject: FW: Application No. PA-22-05

From: Roxy Guzman <outlook_E2F5F618ED139F27@outlook.com>
Sent: Monday, May 8, 2023 9:58 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Application No. PA-22-05

Regarding this request for this business.

The idea of permitting another cannabis store in this neighbor is absolutely no need or wanted.

1. A new cannabis store just opening at Harbor and Mesa Verde "Stiiizy".
2. This location "Onnyx" proposing is a known area for homeless to gather.
3. Parking is already a problem.

Thank you for your attention in this matter.
Concerned Neighbor

Sent from [Mail](#) for Windows

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Monday, May 8, 2023 10:57 AM
To: HALLIGAN, MICHELLE
Subject: FW: PA-22-05

From: John . Kathy Holden <john.kathleen.holden@gmail.com>
Sent: Monday, May 8, 2023 10:56 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: PA-22-05

To the Costa Mesa Planning Commission:

My wife and I are writing to respectfully request that you decline this cannabis application PA-22-05. On April 8, 2023 you approved application PA-22-42 which is another cannabis retail located around the corner just 200 yards away. Both are across the street from Azulon (1500 Mesa Verde East) a senior residential community.

Mesa Verde East at Harbor is becoming a major gathering point for homeless as well a street where reckless motorcycle and speeding cars show off. This application location is also next door to a liquor store and could possibly increase the abuse of drugs and alcohol.

My wife and I have lived at Azulon for over six years and strongly oppose this application. We are concerned for the hair salons that would be displaced and the employees that would lose their source of income if this application is approved. Many of the senior residents at Azulon utilize these hair salons.

Thank you for your consideration,

May the grace of our Lord Jesus Christ, the love of God our Father and the Peace of His Holy Spirit be with you always
♡

John and Kathy Holden
John 3:16
Ephesians 1:3-8

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Tuesday, August 8, 2023 1:21 PM
To: HALLIGAN, MICHELLE
Subject: FW: Application PA-22-05

From: John and Kathy Holden <john.kathleen.holden@gmail.com>
Sent: Tuesday, August 8, 2023 12:55 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Application PA-22-05

Planning Commission

Firstl, thank you all for your public service. We know you are trying your best to do what is right for the people in our community. I love this quote from Jannette Oke "Those who are employed in public stations ought to be very sensible of the weight and importance of their work and their own insufficiency for it, and then they are qualified for receiving divine instruction by seeking wisdom from God. Please take a minute to consider this.

My wife Kathy and I live in Azulon senior apartments across the street for this proposed location. We do not want this application to be approved. We are blessed to live in a city focused on public safety. We never received notification of this proposal or the previous one that was tabled in June and has now appeared again. We understand this is a legal business in California and are dismayed by the number of young adults using Vape Pipes and cannabis edibles coming in and out of the current business (STIIIZY) just around the around the corner from the proposed location and getting into their cars. One in particular appeared to be in an altered state of mind.

This seems to have become an epidemic with people doing what they think is right in their own mind without consideration for anyone else. It is a very sad state of affairs when our first responders must carry Narcan to offset the opioids that are often laced in the cannabis. Considering Public Safety, it doesn't seem reasonable to have a cannabis shop on every block in Costa Mesa. Weighing the cities need for additional tax revenue with the detrimental impact to its citizens is paramount. When considering the approval of application PA-22-05 please evaluate the following regarding serving the public and keeping the public safe.

1. This location is directly across the street from approximately 400 senior citizens.
2. This location currently has businesses that will be displaced or shuttered.
3. The proposed location is approximately 500 yards from another Cannabis business (STIIIZY) which the planning Commission just approved in April of 2023.
4. Location is next to a liquor store - Plaza Wine and Spirits.
5. There are homeless and mentally impaired population in the area.
6. Reckless driving and motor cycles showing off at night on Mesa Verde East.
7. Irrational behaviors of drivers who are using cannabis with potential addiction and use of other drugs.

Thank you for your consideration and we pray for Gods leading you to do what is right.

John and Kathy Holden

May the God of Peace equip

you for every good work,
Heb 13:20

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Monday, May 8, 2023 9:41 AM
To: HALLIGAN, MICHELLE
Subject: FW: Opposition to the Proposed Cannabis Storefront in Our Community at 1505 Mesa Verde Dr. E.

From: C. Lesgas <cogolesgas@gmail.com>
Sent: Sunday, May 7, 2023 10:13 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Opposition to the Proposed Cannabis Storefront in Our Community at 1505 Mesa Verde Dr. E.

Dear Planning Commission,

I hope this letter finds you well. I am writing to express my opposition to the Conditional Use Permit to allow a cannabis storefront to operate in our community. As a resident of Costa Mesa, raising my kids and family, I believe that allowing a cannabis storefront to operate in a family friendly neighbors, could jeopardize the overall well-being in our community. To put this matter in context, the location of the store is in very close proximity to schools, pre-schools, child-friendly public space, senior living community and thriving independently owned small businesses.

While I understand that cannabis has been legalized in our state for both medicinal and recreational purposes, it is essential to consider the potential negative consequences such a store may have on our community.

Firstly, I am concerned about the potential increase in crime rates that may come with the presence of a cannabis storefront. Despite its legality, there is still a significant stigma associated with cannabis use, and this may attract criminal elements to our community. Moreover, the cash-intensive nature of these businesses presents a higher risk of robberies and other crimes, which could threaten the safety of our residents and local businesses.

Secondly, I am concerned about the potential impact on our children's education and well-being. With a cannabis storefront in close proximity, it may be easier for minors to access the drug, leading to increased usage among our youth. Studies have shown that cannabis use during adolescence can have long-term effects on cognitive function, memory, and learning abilities. We must prioritize the educational success and well-being of our children and consider how the presence of a cannabis store could potentially harm their future.

In addition, the potential normalization of cannabis use within our community may have unintended consequences on public health. While there are documented health benefits for certain medical conditions, regular recreational use can lead to increased risk of mental health issues, such as anxiety, depression, and even psychosis. As a community, we should strive to promote healthy lifestyles and choices for our residents, and the opening of a cannabis storefront could potentially send the wrong message.

Furthermore, I believe that the opening of a cannabis store may have a negative impact on the overall image and reputation of our community. Our town has always been known for its strong sense of community, excellent schools, and safe neighborhoods. The presence of a cannabis storefront may deter potential residents and businesses from settling in our area and could ultimately lead to a decline in property values.

In conclusion, I urge you to carefully consider the potential negative consequences of allowing a cannabis storefront in our community. While I understand the potential economic benefits that such a business may bring, we must weigh

these against the potential risks to our residents' safety, our children's education, public health, and our community's overall reputation.

Thank you for your time and attention to this important matter. I hope that you will take my concerns and those of our community members into account when making your decision on this proposal.

Sincerely,

Charles Lesgas, Costa Mesa Resident.

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