

VILLALOBOS, GABRIEL

From: Greg Gamet <greg@goldflora.com>
Sent: Friday, February 7, 2025 11:14 AM
To: DRAPKIN, SCOTT; VILLALOBOS, GABRIEL
Cc: Ray Dorame; Daniel Bower
Subject: FW: PAPL-25-0001 (1687 ORANGE AVE Costa Mesa)
Attachments: PH-3.pdf

Scott and Gabriel,

Thank you for the phone call to today.

I am writing this email to request a two-week delay for the Planning and Zoning Commission meeting we have on or schedule for this Monday. As we discussed. We are gathering information that pertains to our meeting.

Please let me know if you have any questions.

Thank You,
GG



Greg Gamet
Chief Compliance Officer
3165 Red Hill Avenue
Costa Mesa, CA 92626
Cell: (720).352.2380
Greg@goldflora.com

From: VILLALOBOS, GABRIEL <GABRIEL.VILLALOBOS@costamesaca.gov>
Sent: Thursday, February 6, 2025 2:26 PM
To: Greg Gamet <greg@goldflora.com>; Laurie Holcomb <laurie@goldflora.com>
Cc: Dan Thompson <dthompson@blackstarfinancial.com>; Ray Dorame <rdorame@blackstarfinancial.com>
Subject: RE: PAPL-25-0001 (1687 ORANGE AVE Costa Mesa)

Good Afternoon,

I have attached the staff report and resolution for this Monday's upcoming Planning Commission hearing, please review and let me know if you have any questions.



Gabriel Villalobos
Assistant Planner
Economic & Development Services Department
77 Fair Drive | Costa Mesa | CA 92626 | (714) 754-5610

“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.

Costa Mesa is launching a new permit and license processing system called TESSA in August. TESSA will replace our existing system and all land use, building and business license applications currently in process will be transferred to the new system. To learn more about TESSA, visit our FAQ page at <https://www.costamesaca.gov/tessa>



From: Greg Gamet <greg@goldflora.com>
Sent: Monday, January 20, 2025 8:55 AM
To: VILLALOBOS, GABRIEL <GABRIEL.VILLALOBOS@costamesaca.gov>; Laurie Holcomb <laurie@goldflora.com>
Cc: Dan Thompson <dthompson@blackstarfinancial.com>; Ray Dorame <rdorame@blackstarfinancial.com>
Subject: RE: PAPL-25-0001 (1687 ORANGE AVE Costa Mesa)

Gabriel,

Please confirm receipt of the below. I am responding to an email thread with you to see if this will go through.

Gabriel,

I hope you are enjoying MLK Day.

Please find the attached attachment today I received saying we have an out standing invoice.

Please also find the second attachment that shows this was paid.

Please Advise,
GG

From: VILLALOBOS, GABRIEL <GABRIEL.VILLALOBOS@costamesaca.gov>
Sent: Tuesday, January 7, 2025 3:55 PM
To: Laurie Holcomb <laurie@goldflora.com>

Cc: Greg Gamet <greg@goldflora.com>

Subject: FW: PAPT-25-0001 (1687 ORANGE AVE Costa Mesa)

Good Afternoon,

Wanted to forward this email again to all contacts to make sure we can get the requested information. Please feel free to reach out to me with any questions regarding the project status and processing timeline.



Gabriel Villalobos

Assistant Planner

Economic & Development Services Department

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From: VILLALOBOS, GABRIEL

Sent: Monday, January 6, 2025 5:42 PM

To: 'greg@goldflora.com' <greg@goldflora.com>

Subject: PAPT-25-0001 (1687 ORANGE AVE Costa Mesa)

Good Evening Greg,

I am the project planner that has been assigned to review the appeal request for the CUP application PA-21-23. I wanted to notify you that planning staff is working on this item and will have it scheduled for the next available Planning Commission hearing date that is feasible so that a determination can be made on the requested appeal. One very important item I will need for you in order to make sure that we are able to successfully schedule this item for the soonest possible decision date is a new set of mailing labels as this request must be publicly noticed. I have attached to this message a hand out with information on what the requirements are for the mailing labels, we are requiring that mailing labels for all property owners as well as occupants within a 500-foot radius of the project site be prepared in addition to a radius map and certification letter from one of the businesses included in the hand out. Unfortunately we are unable to use previously submitting labels so a new set would need to be created. In order to meet submittal deadlines, I also must ask that these labels are expedited and prepared as soon as possible so that we can meet submittal deadlines for both the planning commission as well as the newspaper which must include an ad posting. Ideally we would need the labels no later than January 13th, which unfortunately only gives us less than a week to make. Please let me know if this is possible so that I can coordinate with the rest of the team as needed. Lastly, an invoice for the required processing fees for the appeal have also been invoiced for this request. When given the chance, please make the payment so we can ensure that all items are handled as soon as feasibly possible. Please feel free to let me know if you have any additional questions for me, thanks!



Gabriel Villalobos

Assistant Planner

Economic & Development Services Department

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TESSA
TOTALLY ELECTRONIC SELF-SERVICE APPLICATION