



June 16, 2025

Julie Le  
Culture Cannabis Club  
3 Corporate Park Suite 200  
Irvine, CA 92606

Devon Julian  
Culture Cannabis Club  
1 Corporate Park Suite 112  
Irvine, CA 92606

Shirina Frasiabi  
Sweet Inspirations  
107 Acamar  
Irvine, CA 92618

***Sent via USPS Certified Mail and Email***

Subject: Notice of abandonment, Cannabis Business Permit MQ-21-15, 2301 Newport Boulevard

Dear Ms. Le:

This is a notice that the cannabis business located at 2301 Newport Boulevard, permitted under Cannabis Business Permit no. MQ-21-15, is considered nonoperational and abandoned pursuant to Costa Mesa Municipal Code (CMMC) Section 9-495(h)(16):

A permitted commercial cannabis retail business shall have 180 days after permit issuance by the city to commence operations, after which the permit shall be void and of no further force and effect. **A cannabis retail business shall be considered nonoperational and abandoned after failing to report income and/or reporting no income to the city in any one quarter, ceasing to operate, losing the right to occupy the permitted premises or otherwise failing to maintain an on-going permitted business at the premises for a total of 90 days in any 12 month period.** A notice of determination of abandonment shall be delivered to the premises of the retail business and is subject to appeal pursuant to Chapter IX of

Title 2. The forgoing notwithstanding, a permitted commercial cannabis business may temporarily suspend operations for a period of time not to exceed 90 days as may be reasonably required to affect upgrades, modifications, repairs, and/or to remedy other real property related problems, as approved in writing by the director or city manager.

Per the attached eviction notice, the business lost the right to occupy the permitted premises on April 29, 2025. Furthermore, the business failed to maintain an on-going permitted business for more than 90 days in a 12-month period. This letter is the notice of abandonment of the cannabis business permit (CBP). The CBP is considered null and void as of the eviction on April 29, 2025.

Per CMMC 9-484:

It is the responsibility of the owners and operators of the cannabis business to ensure that it is, at all times, operating in a manner compliant with all applicable state and local laws, and any regulations promulgated thereunder.

Per CMMC 9-478:

No person may engage in any cannabis business or in any cannabis activity within the city including manufacturing, processing, laboratory testing, transporting, dispensing, distribution, or sale of cannabis or a cannabis product unless the person: (1) has a valid cannabis business permit from the city that authorizes the specific business and activity at specific location; (2) has a valid business license issued to the entity that is listed on the cannabis business permit; and (3) is currently in compliance with all other applicable state and local laws and regulations pertaining to the cannabis business and cannabis activity. All cannabis business permits shall include a copy of a written notice to any existing tenant of the proposed business premises from the owner of the property of the intent to file a cannabis business permit application for those premises.

The subject business cannot operate without a CBP per the CMMC sections above and Conditional Use Permit PA-21-22 General Condition of Approval no. 3:

3. No person may engage in any cannabis business or in any cannabis activity within the City including delivery or sale of cannabis or a cannabis product unless the person:
  - a. Has a valid Cannabis Business Permit from the City;
  - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;

- c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
- d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
- e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
- f. Has obtained any and all licenses required by State law and/or regulations; and
- g. Has satisfied all CUP conditions of approval.

If you wish to appeal the determination, an appeal must be filed, accompanied by the appeal fee, with the City Clerk, 77 Fair Drive, Costa Mesa, CA before 5:00 pm on June 23, 2025, pursuant to the provisions of CMMC Title 2, Chapter IX, Sections 2-300 to 2-314. Please contact the City Clerk's Office at 714-754-5225 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Carrie Tai', with a stylized flourish extending to the right.

Carrie Tai, AICP  
Director of Economic and Development Services

CC: Tarquin Preziosi, Esq., Assistant City Attorney

Enclosure: Copy of the Eviction Notice

TO (Name and Address):		LEVYING OFFICER (Name and Address):	
<b>Evicted Tenants, Property Owners, Their Agents and Any Law Enforcement Agency</b> 2301 Newport Blvd Costa Mesa, CA 92627		<b>Orange County Sheriff's Department</b> 4601 Jamboree Rd, Room 108 Newport Beach, CA 92660	
EMAIL:		(949) 476-4820 Fax: (949) 476-4980	
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY:		California Relay Service Number (800) 735-2929 TDD or 711	
Orange County Superior Court 700 W Civic Center Drive Santa Ana, CA 92701			
PLAINTIFF:		COURT CASE NO:	
Sweet Inspirations, LLC		30-2025-01457388-CU-UD-CJC	
DEFENDANT:		LEVYING OFFICER FILE NO:	
Tommy Le; Julie Le; Culture Cannabis Club		2025101979	
<b>Eviction Restoration Notice</b>			

By virtue of a Writ of Execution for Possession of Real Property, the following property was restored to the landlord on:

<b>Eviction Date:</b>	4-29-25 @ 0820
<b>Eviction Address:</b>	2301 Newport Blvd Costa Mesa, CA 92627

Pursuant to Penal Code Sections 419 and 602, any judgment debtor, any persons removed by the Sheriff or Marshal, or any person not authorized by the landlord who enters the real property after eviction, may be subject to arrest.

Pursuant to California Civil Procedure sections 715.010(b)(3) and 715.030, all personal property left on the premises has been turned over to the landlord. The landlord is responsible for the safe keeping of tenant's property for fifteen (15) days from the date of eviction. The landlord may charge a reasonable fee for storage of the property. However, upon demand of the tenant, the landlord must return the tenant's property if the tenant pays all costs incurred by the property owner for storage and maintenance. If the costs are not paid by the tenant and the tenant does not take possession of the property left behind before the end of fifteen (15) day period, the landlord may either sell the property at public sale and keep from the proceeds of the sale the costs of storage and of the sale (1988 CIV), or if the property is valued at less than \$700.00, the landlord may dispose of the property or retain it for his own use. (1174 CCP)



Date: 4-29-25

Don Barnes  
Sheriff-Coroner

By: Deputy R. Morillo 10764  
Sheriff's Authorized Agent