

APPLICANT LETTER

Project Address: 3505 Cadillac Avenue, Suite M-102, Costa Mesa 92626

Description of Proposed Business

Operations

OCM Ventures proposes to operate a non-storefront retail delivery service to provide the residents of the City of Costa Mesa and neighboring areas with tested and safe cannabis and products. The proposed space will be utilized strictly for cannabis storing/delivery/sorting and will not be used as a retail storefront for on-site customer sales. Noted "LAA" on plan, the product storing and processing rooms will have card access readers to limit access to distributors, employees, and service providers with a business need to be on-site.

Hours of operation shall be seven days per week between 7am and 10pm.

OCM will operate with eight employees, with several experienced delivery staff transplanted from a well-established non-storefront retail in Oakland that is owned and operated by the OCM's founders.

OCM will have four delivery vehicles. These vehicles will be stored on site in the existing parking lot adjacent to the facility. OCM will not store inventory in any of its vehicles while they are parked in the lot to prevent the risk of inventory loss.

The flow of operation is illustrated with arrows on the attached sheet A2.10. Deliveries arriving to the facility will be pre-scheduled for a manager to be present on site upon delivery to review and accept products. When products arrive at the parking lot outside the entrance of the space, the manager will accompany the delivery person into the loading and unloading area and inspect the products to ensure that delivery matches the order invoice and manifest. Once the manager verifies and signs off on the delivery, the products will be relocated in a limited access storage area and will be stored until an order has been received. A staff will package the orders received in the storage area and will be placed in bags for pick up by a delivery driver. A manager will review the products and ensure that they match the manifest and orders received, and the driver will verify the counts and take bag to their car to begin deliveries.

Products will consist of flower, concentrates, edibles, vape cartridges, pre-rolls, tinctures, and accessories, and all products will be delivered from licensed distributors in the California cannabis supply chain.

OCM will install carbon filter air scrubbers in all areas of the premises in which cannabis, cannabis products, and waste are stored. Filtration fans shall be AC Infinity AI-CLT6 with Vivosun 6" carbon air filters. See sheet M0.1 for filter specification and sheet M2.1 for its location.

Security and Equipment

OCM's highest priority is the safety of its staff, therefore, all employees will obtain security training to be aware of security features of the facility and take appropriate actions if there are any observed risks or breach in security. Furthermore, new alarm systems, card access readers, cameras, motion detectors, and contact sensors will be installed throughout the space for additional security measures. All security features such as vaults, alarms, and cameras are provided in the premises floor plan. Refer to OCM's Security Plan for more security measures and features.

Building and Space

OCM's premises is in a large business park with a great deal of parking. Built in 1983, the total building area is 18,408 SF. Unit #M-102 is located on the first floor of a two-story building and consists of 2,097 square feet, with approximately 1,833 square feet of usable space. Interior renovations to the suite will include a new ADA-compliant restroom for OCM employees use. No repartitioning will be needed.

The prior use of the building and space was office and storage uses. Office spaces will be occupied by management staff and support internal and external meetings. The entry way and common area will allow for security checks and provide secure areas for staff, contractors, and distribution personnel to transport inventory, execute paperwork, and take necessary rest breaks. Product storage rooms will house consumer-ready products, while the safe room will allow staff to securely process and store currency. The dispatch room allows OCM's dispatcher to take and process orders and receipts, while the cannabis delivery storage area will support packing and sorting of customer orders.

Findings and Justifications

The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties in the area.

OCM's proposed operation is located in a business park with commercial businesses that operate in the same industry. A number of existing commercial cannabis businesses, along with proposed operations in the planning review process, are located in different suites at the same address. OCM's operation will enhance the security and safety of a complex. OCM is owned and operated by experienced cannabis business operators who run a successful non-storefront retail service in Oakland, California. OCM will bring years of experience in staffing, supply chain management, and community service, and serve as a discreet neighbor within the business park.

Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

OCM proposes to provide safe, laboratory-tested cannabis products to the City of Costa Mesa and surrounding communities. This will discourage the sale and use of cannabis products that have not been subjected to the rigorous testing standards imposed by California on all cannabis products. OCM will track the purchase activity of all of its customers to make sure that purchases fall within legal limits and that products are not being illegally resold to third parties.

OCM will also comply with city and state regulations, which support public safety, prioritize odor mitigation, and requires OCM carefully track all products that move through its facility. OCM will implement security measures to minimize risks to staff and protect its inventory and assets. The cameras, lighting, and staff escorts will heighten the safety of all occupants of the complex. OCM will also actively work with its neighbors and law enforcement to proactively address security risks and situations.

OCM is committed to ensuring that the neighborhood is well maintained, free of graffiti and waste, and that its staff does not consume products at and around the workplace. OCM will also regularly remit taxes to further support the general welfare of the surrounding community and provide local jobs in the City. OCM looks forward to making a positive impact in the health, safety, and general welfare of its neighborhood and the public.

If you have any questions regarding this application letter, please don't hesitate to contact me:



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