

From: [PARTIDA, ANNA](#)
To: [HALLIGAN, MICHELLE](#)
Subject: FW: 1858 Newport Blvd
Date: Friday, December 1, 2023 3:21:40 PM

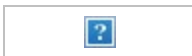
From: Daniel Morgan <daniel.morgan@marterraproperties.com>
Sent: Friday, December 1, 2023 2:37 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: 1858 Newport Blvd

Dear Planning Commission,

I am emailing you as a local business owner, resident, and parent. There is an absolute over-saturation of cannabis, especially on Newport Blvd. We have Nectar, Nice Guy, Culture, Secret Garden on Newport Blvd, and in very close proximity we have 420, SCSA and Catalyst. Our business (154 Broadway) and our neighbors have already been heavily impacted by the current Cannabis stores. I come to the office and find marijuana product trash in our yard on a nearly daily basis. We have a video of someone high out of their mind loitering and urinating on our property for hours in the middle of the night; just yesterday we had a man walking down the street high out of his mind in just his red underwear.

Every day, when I drive up and down the corridors of Costa Mesa, our kids ask about the brightly lit and decorated storefronts of various existing weed shops. We have more than enough as-is. It also seems that our staff is overloaded with Cannabis applications and is distracting from their ability to focus on more pertinent functions of our City, like approving more housing and other related building permits. Please vote no on this conditional use permit - it's literally 1 store away from an existing store.

Daniel Morgan | Managing Principal
Marterra Properties
154 Broadway, Costa Mesa, CA 92627
T: (949) 413-0912
www.marterra.com



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LEX REX INSTITUTE

CONSTITUTIONAL ADVOCATES
444 WEST OCEAN BOULEVARD, SUITE 1403
LONG BEACH, CA 90802
HTTP://WWW.LEXREX.ORG

ALEXANDER H. HABERBUSH, ESQ.
DEBORAH L. PAULY, ESQ.

TELEPHONE (562) 435-9062
FACSIMILE (562) 600-7570
AHABERBUSH@LEXREX.ORG

December 5, 2023

VIA EMAIL

adam.ereth@costamesaca.gov
russell.toler@costamesaca.gov

jon.zich@costamesaca.gov
johnny.rojas@costamesaca.gov
angely.vallarta@costamesaca.gov
karen.klepack@costamesaca.gov
jimmy.vivar@costamesaca.gov

Re: Formal Objection to Proposed Conditional Use Permit (Reference No. PA-22-22) for Cannabis Retail Stores at 1858 Newport Blvd., Costa Mesa

Dear Planning Commissioners,

I write to you as legal counsel representing concerned homeowners and business operators in the Eastside community of Costa Mesa, specifically regarding Reference No. PA-22-22. This communication serves as a formal objection to the proposed conditional use permit for the establishment of an additional cannabis retail store at 1858 Newport Blvd., a location situated at the crucial intersection of Newport and Broadway, directly across from the Triangle. My client has authorized me to appeal to City Council if the conditional use permit is approved.

In alignment with California land use and zoning laws, and as stipulated in the Costa Mesa Municipal Code, Chapter V (2023), it is imperative that any new development be substantially compatible with existing developments in the area and not materially detrimental to adjacent properties. The proposed plan, involving the establishment of three consecutive cannabis retail stores, fails to meet these critical criteria. This overconcentration significantly disrupts the diverse and balanced character of the Eastside Neighborhood, undermining the intended image for this key gateway area.

Telephone: (562) 435-9062 | 444 W. Ocean Blvd., Ste. 1403, Long Beach CA, 90802
www.LexRex.org

To approve the permit, the this Commission must affirmatively find the following:

- A. The proposed development is substantially compatible with the developments in the same area and will not be materially detrimental to other properties.
- B. Granting the permit will not be materially detrimental to the public's health, safety, and welfare or injurious to property or improvements in the neighborhood.
- C. The permit will not allow a use, density, or intensity not in accordance with the general plan designation and applicable specific plan for the property.

None of these three criteria can be met.

A. Compatibility with General Area Developments

The proposed development of three consecutive cannabis retail stores at this location creates an overconcentration of similar businesses, fundamentally incompatible with the diverse and balanced character of the Eastside Neighborhood. This clustering of cannabis retailers disrupts the image and essence of a gateway to our community, disregarding the importance of maintaining a varied economic landscape. Moreover, the applicant has not conducted any outreach to neighbors, failing to gauge community understanding or address their concerns. This lack of engagement is a critical oversight in the planning process and speaks to the project's disconnect with community interests.

B. Impact on Health, Safety, and General Welfare

The effects of overconcentration of cannabis retailers are well-documented. Areas with a high density of cannabis businesses tend to experience increased rates of crime, including disturbances and public safety incidents. This places a considerable strain on local law enforcement resources and erodes the community's sense of security. Beyond the potential rise in crime, the overconcentration of these retailers leads to significant quality of life issues. The presence of multiple cannabis shops in close proximity causes increased traffic, noise, and loitering, thereby impacting the overall tranquility and residential nature of the neighborhood. Furthermore, the proliferation of cannabis retailers in such a concentrated area can deter potential homebuyers and investors, leading to a decline in property values. This not only affects individual homeowners but also has broader implications for the economic stability and attractiveness of the neighborhood.

C. Inconsistency with General Plan Designation

The establishment of three consecutive cannabis retail stores at this location is not in

accordance with the general plan designation, intensifying the area in a manner inconsistent with city planning. This overconcentration disrupts the intended balanced use of the area and the alley servicing the location is not equipped to handle the cumulative impacts of an additional store. The development, therefore, stands in direct conflict with the city's general plan and specific plans for the area, which are designed to ensure harmonious land use and community development.

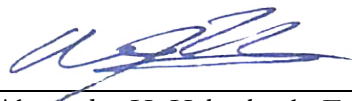
Moreover, the displacement of existing businesses for additional cannabis retail establishments, particularly in an area like the Eastside community, represents a detrimental shift in both the economic and social fabric of the neighborhood. This is contrary to the spirit of community development upheld by local and state regulations.

Conclusion

In light of these concerns, it is clear that the proposed development under Reference No. PA-22-22 fails to meet the necessary criteria for the granting of a conditional use permit as stipulated by the Costa Mesa Municipal Code. We strongly urge the City Council to deny this application to preserve the integrity and welfare of the Eastside community. We trust that the Council will consider these points with the gravity they deserve and act in the best interests of the Costa Mesa community.

Very truly yours,

LEX REX INSTITUTE

By: 

Alexander H. Haberbush, Esq.

Archived: Thursday, December 7, 2023 12:11:34 PM

From: [PARTIDA, ANNA](#)

Sent: Wed, 6 Dec 2023 16:39:06

To: [HALLIGAN, MICHELLE](#)

Subject: FW: Project Support - Evolve Herbal, Newport Blvd. Costa Mesa

Sensitivity: Normal

From: robert@landworksdevelopmentservices.com <robert@landworksdevelopmentservices.com>

Sent: Wednesday, December 6, 2023 3:33 PM

To: PC Public Comments <PCPublicComments@costamesaca.gov>

Subject: Project Support - Evolve Herbal, Newport Blvd. Costa Mesa

To whom it may concern,

I have been a residence of Costa Mesa and had a business in the city for close to 20 years and am in support of the approval of the application for this project.

Thank you,

Robert Lawrence

Landworks Development Services

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Archived: Thursday, December 7, 2023 12:11:35 PM

From: [PARTIDA, ANNA](#)

Sent: Wed, 6 Dec 2023 16:39:18

To: [HALLIGAN, MICHELLE](#)

Subject: FW: Mark Adams Support Letter

Sensitivity: Normal

From: John <guardian66@protonmail.com>

Sent: Wednesday, December 6, 2023 3:59 PM

To: PC Public Comments <PCPublicComments@costamesaca.gov>

Subject: Mark Adams Support Letter

Dear Sir / Ma'am

I am writing to express my wholehearted support for the expansion project proposed by Evolv at 1858 Newport, Costa Mesa. Having been a patient of Mark Adams and his team since 2015, I have witnessed firsthand the positive impact of their services and am enthusiastic about the prospect of extending this support to a broader community.

Mark Adams is not just a business owner; he is a compassionate individual. Evolv is not based upon the recreational use of marijuana. Evolv ; unlike many other dispensaries employees folks who know the medication; and go above and beyond to help you with whatever ailment you're facing.

As a US Army Veteran of over 10 years and cancer survivor; I can say that Evolv and Mark have done more than I could ever repay them all for. They saved me. Mark created a business where you're not a number. This is why I have come to them exclusively for so long. I have personally seen the changes Evolv has made not only for their patients; but for the area they are currently in.

I'm one of many stories that Mark and Evolv have touched in the way they conduct business. Not only all of the therapeutic effects but the safety and the commitment to a safe environment Mark places on Evolv. I do not ever feel as though I am committing a crime in purchasing my medication. As I'm sure the individual reading this has felt.

The proposed expansion aligns with Mark's mission to create a safe and responsible environment that caters to a mature customer base and focuses on overall health and well-being. I believe that this expansion will enable him to reach more individuals in need of alternative and holistic solutions where otherwise they were too afraid or unable to make the trek to a reputable and safe business such as Mark and Evolv.

Mark's dedication to the community and his ability to provide high-quality, scientifically backed products make him a valuable asset. I sincerely hope that the Planning Department considers this recommendation and

supports the approval of Evolv Herbal's expansion project.

If you or any of your constituents have any questions about Mark Adam's proposal and my letter please contact me.

Very Respectfully,

John W Maletta.

Guardian66@protonmail.com

Sent from [Proton Mail](#) for iOS

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Archived: Thursday, December 7, 2023 12:11:37 PM
From: [PARTIDA, ANNA](#)
Sent: Thu, 7 Dec 2023 08:41:29
To: [HALLIGAN, MICHELLE](#)
Subject: FW: 1858 Newport blvd cannabis retail
Sensitivity: Normal

From: Real Estate <careinvestor2002@gmail.com>
Sent: Wednesday, December 6, 2023 6:00 PM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: 1858 Newport blvd cannabis retail

How is it possible that this can be approved for a retail and delivery cannabis entrance??? Ingress and egress going two way in this residential alley??? Are you trying to have my kids ran over??? Seriously have some morals would you want to raise your family here? You're literally exposing my children to an unsafe environment.

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A concerned Costa Mesa resident,
Chad Talbert

Archived: Thursday, December 7, 2023 12:11:38 PM

From: [PARTIDA, ANNA](#)

Sent: Wed, 6 Dec 2023 16:39:27

To: [HALLIGAN, MICHELLE](#)

Subject: FW: Evolv Herbal, LLC Ref. PA22-22 Mark Adams

Sensitivity: Normal

From: denmarine@aol.com <denmarine@aol.com>

Sent: Wednesday, December 6, 2023 4:06 PM

To: PC Public Comments <PCPublicComments@costamesaca.gov>

Subject: Evolv Herbal, LLC Ref. PA22-22 Mark Adams

Mark Adams and his company has been a vital part of my wife's recovery from stage 3 breast cancer over the last 3 years, my wife Shelly is a disabled veteran and she choose not to use opiates for the pain and other pharmaceutical's loss of appetite while going through Chemo, radiation twice along with a hormone therapy over the last 3 years, My wife and I are very fortunate to discover Mark and his products that he tailored for her Cancer and recovery, he is an asset to any community seeking other avenues other than big Pharm.

Dennis Bastian

(562) 688-5942

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, December 7, 2023 11:29 AM
To: HALLIGAN, MICHELLE
Subject: FW: 1858 Newport Blvd. Costa Mesa

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

From: Monica S. <monicasafarik@gmail.com>
Sent: Thursday, December 7, 2023 11:15 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: 1858 Newport Blvd. Costa Mesa

Dear Planning Department,

Our beautiful city of Costa Mesa already has a Motels saturation, we don't need to weave in the cannabis stores and increase the already high crime and homeless rates. If you drive on Newport Blvd at any time of day you can confirm my statement as the homeless and those under the influence of drugs and alcohol are laying on the sidewalk, littering and defecating on our streets and business lots.

I ask you to please spread out the locations of such stores where easy access is too detrimental to our streets. We already have too many stores selling the same type of products in our city.

Thankfully and respectfully,

Monica Safarik

Life is good 🍀

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HALLIGAN, MICHELLE

From: PARTIDA, ANNA
Sent: Thursday, December 7, 2023 12:07 PM
To: HALLIGAN, MICHELLE
Subject: FW: Pot Shops

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

From: patti kinsella <pakinsella@hotmail.com>
Sent: Thursday, December 7, 2023 11:43 AM
To: PC Public Comments <PCPublicComments@costamesaca.gov>
Subject: Pot Shops

Why are so many Pot Shops being approved in Costa Mesa? It must be for the tax revenue.
How sad that we will have more Pot Shops than Book Stores close by our homes and schools.

Regards,

Patricia

Sent from my iPhone

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From: Karen Torell Hoffman <ktorell@ca.rr.com>
Sent: Thursday, December 7, 2023 2:49 PM
To: PC Public Comments
Subject: Over concentration of cannabis stores

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Commission Members,

Please block any further or pending Cannabis sales establishments on Newport Blvd. It appears two shops are already approved and in my estimation that is enough. I would not like to think that the only reason for businesses on the main drag through Costa Mesa is as a mecca for folks seeking Marijuana and other drug items. The map outlines a total of 4 stores in almost a row, that's total over-saturation!

Please do not approve any more than the two shops shown on the flyer I received from my neighbors.

Sincerely,

John P. Hoffman
Karen Torell Hoffman
249 Magnolia St. Costa Mesa, 92627

Costa Mesa, Eastside Home owners and Residents for over 55+ years

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PARTIDA, ANNA

PH-4

From: Mary Gray <graycustom@aol.com>
Sent: Thursday, December 7, 2023 2:05 PM
To: PC Public Comments
Subject: Please Deny Cannabis Store at Newport Blvd. Costa Mesa

Please Deny Cannabis Store at Newport Blvd. Costa Mesa

1848 Newport Blvd is the corner of my historical residential street Broadway. We already lost our donut shop.

Please Deny Cannabis Store at 1858 Newport Blvd. Costa Mesa.

I am honestly already shocked the city has allowed 2 Cannabis locations 1860 Newport Blvd and 1854 Newport Blvd. so close together.

We live on Broadway Street and would love to see the city be mindful of a family friendly walkable neighborhood for its residents.

Thank you for your consideration,

Mary Gray

231 Broadway

949-378-6260

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PARTIDA, ANNA

PH-4

From: Nolan Hopper <nolanhopper@yahoo.com>
Sent: Friday, December 8, 2023 9:14 AM
To: PC Public Comments
Subject: Cannabis stores ...

As a veteran who needs medical marijuana i am thankful for the shops.

Why does Eastside Costa Mesa have to crap on everything that's not a restaurant? WHY IS IT OK FOR LIQUOR STORES AND BARS TO BE SIDE BY SIDE BY SIDEI?

WE NEED THESE STORES IN THE COMMUNITY. DONT STOP PROGRESS. STOP FEARING WHAT YOU DONT KNOW!

-Nolan H
37 year resident

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From: Kylie Shockey <kyliemugg@gmail.com>
Sent: Friday, December 8, 2023 9:38 AM
To: PC Public Comments
Cc: John Shockey
Subject: Cannabis Store at 1858 Newport Blvd, Costa Mesa

Hello,

I'm writing about the cannabis store potentially opening at 1858 Newport Blvd in Costa Mesa. I am **AGAINST** the opening of this store. It will potentially increase crime to the area and is not the type of business we want in Costa Mesa. Since the cannabis store on the corner of Broadway and Newport Blvd has opened, we've seen an increase transient people on our street, and have had our front yard vandalized. We **DO NOT** want to see additional cannabis stores open on Newport Blvd.

Thank you,

Kylie Shockey

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From: Chris T Lambert <lambertchrist76@gmail.com>
Sent: Friday, December 8, 2023 11:33 AM
To: PC Public Comments
Subject: 1858 Newport Blvd - Cannabis Store

Dear Members of the Planning Commission,

As a concerned resident of Costa Mesa, I would like to express my opposition to the cannabis retail stores expanding on Newport Blvd. There are already two approved shops on Newport Blvd and Broadway. We do not need more shops opening right next to each other. It'll cause too many traffic jams on a street that's already busy with parking concerns. It'll also ruin our reputation as a city and we'll be known as the city with a street strip of just cannabis shops. I don't understand why we need so many right next to each other. Generally, there wouldn't be four liquor stores neighboring each other or four bars right next to each other, so why is there going to be four cannabis shops right next to each other? They sell the same exact product! Please stop this increase of weed shops from happening on the same street!

Thank you,

Chris Lambert

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From: Donovan McNamer <mcnamerdonavan@gmail.com>
Sent: Friday, December 8, 2023 12:38 PM
To: PC Public Comments
Subject: Cannabis Shop on Newport and Broadway

Dear Planning Commission Committee,

As an active member of the Costa Mesa community, I am deeply concerned about the proposed opening of the cannabis retail shops located on Newport Blvd and Broadway. I am not against opening cannabis retail stores in our city, but opening four shops right next to each other will not be a good look for our city. I cannot wrap my head around why there would be a plan to have four cannabis shops right next to each other. One or two cannabis shops next to each other is more than enough. We do not need to be known as a street that only accepts cannabis stores as a business. I've been a resident here for over 10 years and do not like the idea of our main street being taken over with cannabis shops opening right next to each other. Please retract this plan and put an end to this!

Regards,

Donavan McNamer

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From: Jime Chuck Neider <jcngolf@yahoo.com>
Sent: Friday, December 8, 2023 1:53 PM
To: PC Public Comments
Subject: Deny Dispensary at 1858 Newport Blvd, Costa Mesa

Dear Planning Commission,

I am a concerned resident of Costa Mesa and I am urging you to reconsider the cannabis retail expansion on Newport Blvd and Broadway. I've seen cannabis shops opening in every corner, but this is on another level. The expansion plan on Newport Blvd does not make any sense because we already have one open. We do not need four cannabis shops right next to each other. It will cause a lot of traffic concerns and parking issues in our area. We already face high traffic concerns in our area, this will just add more issues along the way. Not to mention, they're selling the same products! We don't need more than two of these cannabis businesses right next to each other.

Please reject expanding more cannabis shops on Newport Blvd. I strongly believe that this will just create a bad image for our city.

Sincerely,
Jim Neider

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From: Keith Cohen <pjsal13@yahoo.com>
Sent: Friday, December 8, 2023 3:15 PM
To: PC Public Comments
Subject: Stop this opening! 1858 Newport Blvd Costa Mesa

Hello Planning Commission of Costa Mesa,

I was infuriated when I found out a new cannabis shop is planning to open without any outreach by applicant. I live very close to the cannabis store that's planning to open at 1858 Newport Blvd and I did not get a notice from the applicant that will be occupying this business. Why are the applicants not telling the surrounding residents of their future occupancy? This is outrageous and we need you to reconsider allowing this business to open. This will be causing so much stress to myself and the residents around this new store.

Please protect our community and deny this dispensary to open!

Best regards,
Keith Cohen

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PARTIDA, ANNA

PH-4

From: Marc Dorris <marcanineutube@gmail.com>
Sent: Friday, December 8, 2023 4:55 PM
To: PC Public Comments
Subject: 1858 Newport Boulevard

Dear Planning Commission,

There are many concerns with the plan of opening four cannabis retail stores next to each other on Newport Blvd and Broadway. As a resident in this area, I am particularly concerned about traffic safety. To access the business parking, cars would have to drive towards the back and there's a very small/narrow alleyway. It's already hard to get in and out of this alleyway and adding more traffic flow will cause a great deal to the residents that need access to go home. This in turn will cause a dramatic change to our quality of life.

Another concern of mine are the pedestrians in our neighborhood. There's always residents walking around in the neighborhood. So when car traffic is heavily directed to where people generally walk it's a big concern of safety.

Please don't disrupt our quality of life by attracting traffic into our neighborhoods. We hope that you reconsider opening more cannabis shops in an area that already has a couple of shops existing. Please consider these shops elsewhere besides the neighborhood I'm residing in. By voicing our concerns, we hope you will oppose this plan of adding more cannabis shops.

Thank you,

Marc Dorris

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PARTIDA, ANNA

P-H 4

From: Karen Sas-Arnold <ksasarnold@gmail.com>
Sent: Friday, December 8, 2023 6:54 PM
To: PC Public Comments
Subject: Deny - Cannabis Store @ 1858 Newport Blvd. Costa Mesa

Attention City Council:

We are totally against another Cannabis Store in our neighborhood. We are trying to understand why there are so many Cannabis Stores in a row down Newport Blvd! 1858 Newport Blvd would make three in a row (1860, 1854) with another pending at 1848 Newport Blvd. Four Cannabis Stores on Newport Blvd!! This is absolutely crazy! Is this what our City has becomea destination for pot!!

Please do not let anymore Cannabis shops in our neighborhood.

Respectfully,

Fred & Karen Arnold
279 E. 19th St
Costa Mesa

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From: Kyllian Rue <ruekyllian@gmail.com>
Sent: Friday, December 8, 2023 7:29 PM
To: PC Public Comments
Subject: Please reject this business from opening - 1858 Newport Blvd Costa Mesa

Dear Planning Commission Members,

This email is in regards to Cannabis Store 1858 Newport Blvd, Costa Mesa. I would like to voice my concerns towards this dispensary that's planning to open up. As a resident, I am hoping you will take our concerns into consideration and reject this opening.

We do not need another cannabis store opening next to each other. This will definitely cause traffic stops from people who are driving that's not from the area. Every time I drive on Newport Blvd, a lot of people are making sudden stops trying to find their destination already. Adding this cannabis shop on a full street will definitely cause more issues. This store will also cause major distractions for many drivers and affect many people who use this road as a commute to work.

I understand that recreational drugs are legal and have no problem with shops opening but please do not approve it for this area. It's already a challenge to drive on Newport Blvd already, don't add on more traffic and stress to the residents here. Please protect your residents and say NO to the opening of this shop.

Thank you for your time.

Best Regards,

Kyllian Rue

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From: Byron Wineke <byronwineke@gmail.com>
Sent: Saturday, December 9, 2023 8:39 AM
To: PC Public Comments
Subject: Cannabis Store at 1858 Newport Blvd. Costa Mesa

To whom it may concern, I am a 58 year resident of Costa Mesa. I don,t believe there is a need for another cannabis dispensary in our city, and having 4 in such close proximity, is an overkill. We shouldn't become a center for this type of environment, as we are the rehab capital for Orange County. The city of Costa Mesa, can't possibly be desperate for revenues, and it should not allow another dispensary in the city. I stand completely against permitting another cannabis in the city, and this neighborhood in particular.

Thank you

Byron Wineke
299 Broadway
Costa Mesa
Sent from my iPad

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From: Patricia Windsor <leanbeefpatty932@yahoo.com>
Sent: Saturday, December 9, 2023 10:43 AM
To: PC Public Comments
Subject: Cannabis Store - Please reject this plan!

Dear Planning Commission Members,

Please stop the expansion of cannabis shops from happening! There's already a cannabis store on Newport Blvd and Broadway. We do not need a whole block to be filled with cannabis stores only! This will just attract the wrong idea for our city and disrupt the residents that will be affected by this expansion. Reject this plan of adding more shops on Newport Blvd, please!

Regards,
Patricia Windsor

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From: Anne Newland <amnewlan@sbcglobal.net>
Sent: Saturday, December 9, 2023 11:09 AM
To: PC Public Comments
Subject: Deny Cannabis store at 1858 Newport Blvd

I have been a resident of COSTA MESA since 1977 and I want to voice my concern about the excessive approval of cannabis stores in this city.

When I drive in and around COSTA MESA, the smell of cannabis being smoked by some other drivers is often noticeable, creating unsafe conditions on the roads, danger to pedestrians and drivers. When I walk in parks in Costa Mesa, same thing, some people are smoking cannabis everywhere. Is drinking alcohol allowed everywhere? I don't think so. But there is no control that I can see on smoking cannabis wherever they want to.

The city government may think it is going to get a lot of revenue from approving all these stores... But the problems stemming from having all of these stores is going to cost the city much more than the revenue they will produce ... Obviously, the city Council is unaware of the law of unintended consequences.

Just because 65% of voters approved opening cannabis stores in 2020 doesn't mean that the city should grant unlimited requests to open a multitude of these stores.

And I want to know who is voting to approve the cannabis stores so I can make sure never to vote for them. . They clearly do not have the best interest of COSTA MESA or COSTA MESA residents in mind.

Anne Newland

Sent from my iPad

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From: Clara King <cking82047@aol.com>
Sent: Saturday, December 9, 2023 11:23 AM
To: PC Public Comments
Subject: Deny-Cannabis Store at 1858 Newport Blvd

As a resident of Costa Mesa I am writing to let you know of my concerns with regards to having too many cannabis dispensary stores located next to one another, the latest being the approval for another store currently proposed at 1858 Newport Blvd. I am not against having dispensaries, but feel that having two or more in the same general location may lead to too many people disrupting the general environment in the neighborhood that about the dispensaries.

Just as in any business, I wouldn't want to have the same type of store clustered together, but especially cannabis dispensaries where people may have a tendency to "hang around" the outside of the stores more than others. It's not an environment that residents would want who live nearby.

The dispensaries should be scattered throughout the city and not bunched in one area. Please consider the surrounding environment and the residents who live nearby and please take their concerns into consideration.

Clara King
2139 Santa Ana Avenue
Costa Mesa, CA 92627

Sent from my iPhone

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From: Malik Pacheco <angelsever5@proton.me>
Sent: Saturday, December 9, 2023 12:02 PM
To: PC Public Comments
Subject: Dispensary/Weed store at 1858 Newport Blvd, Costa Mesa CA

Hello Planning Commission,

It is unbelievable that I have to voice my concerns about the expansion of cannabis shops on Newport Blvd and Broadway. There are already a couple of cannabis stores approved on the same street, we do not need one store right next to another that sells the same concept of products. As a resident in the area, I don't like that our city is promoting itself as a strip mall of just weed shops. Please stop this expansion from happening! Move these shops elsewhere and allow our streets to be filled with more family friendly businesses rather than a strip mall of marijuana businesses.

Best Regards,
Malik Pecheko

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From: Marc Abelowitz <marcabelowitz@gmail.com>
Sent: Saturday, December 9, 2023 4:38 PM
To: PC Public Comments
Subject: Weed Shop at 1858 Newport Blvd

To: Planning Commission

Please oppose adding more cannabis dispensary shops on Newport Blvd and Broadway. I am urging you to protect our community's image by not approving this plan. I've been living in Costa Mesa for over 20 years and this plan to increase more cannabis shops in the same block is probably the worst proposal I've seen living in this city. We do not need any more cannabis shops in this area. We already have one that's open and this is more than enough. Our reputation will be ruined if we allow these cannabis businesses to take over our whole block. If this happens, what will be next? Will the whole triangle square be converted to a cannabis only retail shopping center? Please don't turn our street and beautiful beach city into a recreational only street. Please diversify our block with more than just cannabis stores!

Sincerely,

Marc Abelowitz

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From: Connie Renfro <clrenfro@hotmail.com>
Sent: Saturday, December 9, 2023 5:10 PM
To: PC Public Comments
Subject: Cannabis Store at 1858 Newport Blvd

I have been a resident of Costa Mesa since 1963 and have been dismayed at the changes I've seen in just the past few years, especially the proliferation of cannabis stores. The proposed concentration of three such stores side by side is disturbing, as it brings increased traffic and undesirable trade. The proposed area is surrounded by residents who have already been impacted by the stores already in business.

I urge you to deny the application.

Connie Renfro
2139 Iris Pl
Costa Mesa, CA 92627

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From: steve klaustermeier <klausto@att.net>
Sent: Saturday, December 9, 2023 6:30 PM
To: PC Public Comments
Subject: Planning Action 22-22

We live in the house right behind the property at 1860, 1858, 1854. We had no say when the Nice Guys got their ok to move in. We have lived here 10+years & saw our beloved donut shop shut down & then a pot shop came. The only notice we got was a postcard from Nice Guys that said, "coming soon". We smell & have witnessed & taken photos of patrons smoking in the parking lot next to our house, even though they have "so-called security".

That said, we are good neighbors with the Jewelry store at 1860 since we moved in. We discussed the upcoming pot shop merger with their property and with the people that want to move in. The new tenants made it seem like no problem...lots of security...etc. It seemed like it might work ok, they promised 24-hour security, minimum lighting that won't shine in our windows & minimum traffic as they plan to have the front door on Newport Blvd. But it seems that even though they got the approval, it's moving super slow. This has been going on nearly a year. This was before the Nice Guys moved in. Now we are looking at 2 pot shops a 25+ yards away from each other.

Now we get another planning commission notice of another pot shop at the palm reader at 1858...3 shops all next to each other??? Wow...we really feel like we are in the Twilight Zone!

We think that this is getting out of hand with 3 stores on the main street through Costa Mesa. Not just locals but lots of visitors drive this corridor. We call this stretch of road from 19th to Harbor as "The Costa Mesa Strip"! What do you think the visitors will think about our city when they see this? I guess that the zoning laws seem to be the what's driving this decision & many of us think that the city may be on the take for some reason we can't understand. We think that the increased traffic in the alley with delivery service, more patrons smoking before they hit the road does not bode well. Our neighbors have a child...how will this affect her & her family going forward?

We are not political activists nor those that protest or disagree with everything for the principal. We are just really concerned about the safety of our little neighborhood & most importantly, our property value. Please tell me honestly, if you lived here, would you really agree to let this happen? I think not as you know what the impact will be for those of us in this neighborhood.

I hope you consider our words & think hard about what is right...thank you for listening.

Janis Bromberg
Steve Klaustermeier
115 Flower St.
Costa Mesa, CA
949.646.7025
klausto@att.net

From: Moe Althani <summitseven82@outlook.com>
Sent: Sunday, December 10, 2023 8:30 AM
To: PC Public Comments
Subject: NO MORE CANNABIS SHOPS!

Hello Planning Commission,

This email is about a dispensary that's planning to open at 1858 Newport Blvd in Costa Mesa. Newport Blvd is already a very busy street. I am pleading with you to stop the expansion of cannabis stores in this area that already has an existing cannabis store and another that's been approved. We do not need any more shops added to this particular area! Traffic and parking are already horrible in this area, having four cannabis stores in a row does not resolve anything but cause more issues. We do not need to be known as a city with a whole street dedicated to weed shops.

Please hear my concerns and take it in to consideration. STOP the expansion of cannabis retail shops on Newport Blvd!

-Moe Althani

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PARTIDA, ANNA

PH-4

From: Lilia Wilkes <wilkeslilia@gmail.com>
Sent: Sunday, December 10, 2023 1:49 PM
To: PC Public Comments
Subject: Fwd: Deny cannabis store at 1858 Newport Blvd.

City Planning Commission,

I agree with the rest of my neighbors that three retail cannabis shops and perhaps four are too many to have within a two block area. There is no reason to have "high density" location cannabis shops at all. Unless, of course, it's for the tax revenues for the City. But for those who will purchase cannabis, the City will get that one way or another. Please deny this cannabis store at 1858 Newport Blvd. and any other applicant within a three block area on Newport Blvd. No one needs more than one retail cannabis shop per City block.

Lilia V. Wilkes

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From: Britta Doostmard <brittalynn87@gmail.com>
Sent: Sunday, December 10, 2023 8:45 AM
To: PC Public Comments
Subject: Cannabis store - proposed at 1858 Newport Blvd.

Hi there,

I'm writing to express my concern over how many cannabis stores are popping up in Costa Mesa. I'm 100% okay with a couple of them but all the sudden it seems they're everywhere along Newport Blvd. and surely we don't need 3-4 all in a row? We live in Eastside with our school aged children and also own a rental in the same area. I'm very concerned about the safety of Costa Mesa. I don't think this is the image the city is trying to pursue and I doubt it's helping our property values either. Please consider the families of Costa Mesa when you make your decisions on these approvals. I would love to see more family friendly small-businesses in their place. Thank you!

Best,
Britta Doostmard

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From: Barbara Les <barbarales@aol.com>
Sent: Sunday, December 10, 2023 3:04 PM
To: PC Public Comments
Subject: stop the proliferation of retail cannabis

With few restrictions for retail cannabis place in Costa Mesa our city will sadly decline. Look at the few other cities in Orange County that approved retail cannabis: Santa Ana, Fullerton and La Habra. All have more strict restrictions for the number of, location and size. Why take a beautiful family oriented city like Costa Mesa and CRAM so many retail cannabis stores inside the city limits? For the license fees? PLEASE reconsider this decision and don't say this is what the voters wanted b/c it truly is not the case.

I have been in front of you before on this topic. Planning commission points the finger at the city council and in turn they point to the voters. There are too many, too concentrated and besmirch the character of our city. Barbara Les

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From: Michelle West <mwest@robinsonfirm.com>
Sent: Sunday, December 10, 2023 5:10 PM
To: PC Public Comments
Subject: DENY CANNABIS STORE at 1858 Newport Blvd., Costa Mesa

I am a long-time resident of Orange County and a lawyer in Newport Beach. In Costa Mesa, we have a lot of drug-addicted homeless people wandering the streets, engaging in property crimes and urinating and doing drugs on the sidewalk on Newport Blvd.

I understand that weed dispensaries do not necessarily mean that these people will frequent these business and I understand that these are legal businesses. I also know, from doing litigation for 20 years, that these businesses have security issues. I do not want 4 week dispensaries within 2 blocks of my house with the already problematic homeless and drug-addict situation in the area and with the lack of law enforcement addressing this. I do not see the need for so many cannabis dispensaries right next to each other in this area. Why? What is the need? There are plenty of dispensaries everywhere. I know that these businesses will increase crime, increase the number of homeless loitering and hanging out in the area and will only increase crime and bring down home values in the area.

This entire area will become a garbage dump and it is not fair to the schools in the area, the reputable establishments in the area and the homeowners.

Please STOP ALLOWING ALL THESE CANNABIS DISPENSARIES.

Michelle M. West, Esq.

Partner

ROBINSON CALCAGNIE, INC.

19 Corporate Plaza Drive
Newport Beach, CA 92660

Tel: (949) 720-1288

Fax: (949) 720-1292

mwest@robinsonfirm.com

www.robinsonfirm.com

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PH-4

From: Lupe Cleavinger <lupecleavinger@sbcglobal.net>
Sent: Sunday, December 10, 2023 10:36 PM
To: PC Public Comments
Subject: Deny Pot Shop At 1858 Newport Blvd

Enough is enough! No more cannabis stores in our saturated city. We live in the 200 block of Broadway and we already have a cannabis store on our street at Newport and 17th nearby.

Sent from MRC's iPhone :0)

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From: Thien Pham <tphamoc@gmail.com>
Sent: Sunday, December 10, 2023 10:59 PM
To: PC Public Comments
Subject: Broadway/Newport Blvd - Deny Weed Shop trying to open

Planning Commission,

Its very concerning to hear that there is a plan in place to add more weed shops next to my house. I feel like the two stores are more then enough. We already have one open on Broadway/Newport Blvd and one approved to be open. Why is there a plan to open two more shops in the same exact vicinity, literally right next door to each other?! My concern is the increase in crime rates it'll bring to our city. It might attract the wrong clients to our neighborhood. I hope that you would reconsider this plan to open more weed shops. Please reach out to me if you have any questions.

Thien Pham

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From: Sofia Lopez <lopez.sofia8020@gmail.com>
Sent: Monday, December 11, 2023 9:15 AM
To: PC Public Comments
Subject: Tienda de Cannabis 1858 Newport Blvd Costa Mesa

Hola Comisión de Planificación,

Hay una tienda de cannabis que planea abrir en 1858 Newport Blvd en Costa Mesa. No hubo comunicación del solicitante indicando que se abrirá una tienda de cannabis. ¿Por qué abren tantas tiendas de cannabis en la misma cuadra? ¿Puedes hacer algo al respecto y negar su plan de abrir una tienda? No queremos que nuestro barrio esté lleno de tiendas de cannabis.

Gracias,
Sofia Lopez

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From: Monika Vu <mrsmonikavu@gmail.com>
Sent: Monday, December 11, 2023 9:31 AM
To: PC Public Comments
Subject: DENY Cannabis Store at 1858 Newport Blvd, Costa Mesa

Dear Planning Commission,

I urge you to DENY permitting the cannibas dispensary located at 1858 Newport Blvd, Costa Mesa.

I live on Broadway street and I strongly believe that having this many dispensaries especially right up against a residential neighborhood is a really bad idea.

I am not against cannabis, but I believe that dispensary locations should be away from neighborhoods. Just like I am not against alcohol, I certainly would not want a liquor store, nor 4 liquor stores side by side to be down the street from my house. EastSide Costa Mesa is a beautiful neighborhood and having 4 cannabis stores doesn't send a good message that we are a family friendly neighborhood that we have all worked so hard to create. I don't even want to walk down the street so my baby boy can avoid seeing it.

I have seen firsthand the crowd that has been drawn to the Mr. Guy dispensary located next door and it concerns me to have more as I have personally seen strange crowds increase there as well as drunk people from the bars heading there as well. The biggest concern is increased crime. Crime has already increased significantly in our area and we don't know yet how much crime can increase as a result of this. Please don't let it be too late and then we have to fix the problem later or worse that my family and neighbors have to move. If you want to approve a permit then please make it in an area without homes like High Seas on the other side of Triangle Square.

Adding these dispensaries would only make more of us in the neighborhood not want to bring business to Triangle Square as a result since we have seen strange crowds hanging outside these dispensaries. Please think twice and don't approve the permits.

Thank you,
Monika Vu

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From: Kathryn Rollins <plumblines@hotmail.com>
Sent: Monday, December 11, 2023 11:27 AM
To: PC Public Comments
Subject: Cannabis Store at 1858 Newport Blvd, Costa Mesa - DENY

To whom it may concern,

I understand the tax dollars a cannabis store bring may be enticing to the City of Costa Mesa. But, I'm asking as a concerned parent and long time homeowner of Eastside Costa Mesa that we not approve another store. We have Catalyst, Mr Nice Guy and Nector. We don't need more.

It's not good for the safety of our community, for our kids or for the positive growth of this City. It's not happening in Newport Beach or in Corona del Mar.

Thank you,

Kathryn

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PARTIDA, ANNA

PH - 4

From: Harper williams <williams.harper4@yahoo.com>
Sent: Monday, December 11, 2023 11:33 AM
To: PC Public Comments
Subject: STOP/REJECT Cannabis Companies from taking over our city! - 1858 Newport Blvd

Hi Planning Commission Members,

Please do not approve this new cannabis store (1858 Newport Blvd, Costa Mesa CA) that's trying to open. We do not need another marijuana shop next door to each other or saturating our neighborhood. Do not let them overtake our peaceful neighborhood. This is getting out of control, and we need you to reject this plan!

Regards,
Harper Williams

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PH-4

From: Sully JW <8manzanilla76.12@gmail.com>
Sent: Monday, December 11, 2023 11:48 AM
To: PC Public Comments
Subject: Address to DENY : Cannabis Store 1858 Newport Blvd , Costa Mesa

Attention: Planning Commission of Costa Mesa

December 11, 2023

To Whom It May Concern:

I am a longtime resident of Eastside Costa Mesa and am writing in reference to the proposed Cannabis Store at 1858 Newport Blvd., Costa Mesa.

I implore the planning commission to DENY this cannabis store be opened at this address, or anywhere in Eastside Costa Mesa. I have no interest in drugs being sold and distributed in my neighborhood. There are already TWO approved cannabis shops within a few blocks of one another - one at 1854 Newport Blvd which is open, and another at 1860 Newport Blvd - which is approved. There is a FOURTH cannabis shop pending at 1848 Newport Blvd. This is excessive, unnecessary and potentially unsafe for residents. I am also not interested in diminishing my property value.

As a concerned resident I am not interested in Eastside Costa Mesa becoming a gateway for drug distribution and the clientele and traffic it will attract in my neighborhood. This is a family friendly area, that has up until now been safe. I URGE THE PLANNING COMMISSION TO DENY approval for the CANNABIS store at 1858 Newport Blvd. in Costa Mesa.

Sincerely,

Sully Jacome
Walnut St., Costa Mesa

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PH-4

From: W Lewis <woodcowoodie@gmail.com>
Sent: Monday, December 11, 2023 11:52 AM
To: PC Public Comments
Subject: Pa-22-22

I own 126 Broadway and 130 Broadway and I oppose the pot shop at 1858 Newport Blvd. Glenda Lewis

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PARTIDA, ANNA

PH-4

From: Stephanie.abel808 <Stephanie.abel808@proton.me>
Sent: Monday, December 11, 2023 12:01 PM
To: PC Public Comments
Subject: STOP THIS PLAN FROM GETTING APPROVED!!!!

Stop the opening of 1858 Newport Blvd in Costa Mesa. What have our city become? I feel like greed is taking over if you're allowing more weed shops to open in an area that has weed shops. Stop this opening from happening! It's insane why this is even a plan in place

Stephanie Abel

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