



Coast Jewelry & Loan

June 17, 2015

Dear Planning Commission Members:

My name is Donald J. Klein, and I am the owner of Coast Jewelry and Loan at 1836 Newport Boulevard. Our family has been in Orange County since 1950, operating a collateral lending and jewelry business, as well as operating in Las Vegas, Nevada.

I am not in favor of passage of PA-08-27 A1 for the following reasons:

At the present time, Newport Boulevard, from 19th Street to 17th Street, has 5 active licensed pawnbrokers in less than 1 mile of distance. That is over saturation. When I opened in 1995, I was the second store on Newport Boulevard, along with Winston's to have a Pawn License, now there are 3 more, for a total of 5. Has the population base increased the same amount to warrant additional pawn operations? No. With the passage of the removal of the conditional use provisions, the additional burden on the Police Department for the inspection of daily pawn tickets would occur as well. The original applicant, Jack Schecter, was granted a higher loan limit to be ancillary to the sale of jewelry and watches. The new applicant wants a different type of operation, with loans being the driving factor, which is not what the City Council or Planning had in mind for the area. Nor have conditions changed to warrant another pawn operation. Finally, even if the license is allowed; I would suggest renaming the boulevard to "Newpawn Boulevard," instead of Newport Boulevard, which would be closer to its actual use. If this license is granted, where does it stop as the other jewelry operations in Costa Mesa will apply as well.

Sincerely,

Donald J. Klein
Coast Jewelry & Loan

Received
City of Costa Mesa
Development Services Department

JUN 18 2015

-29-



June 16, 2015

City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92628-1200

**RE: Jewelry-N-Loan
Amendment of Conditional Use Permit PA-08-27 granted Oct. 30, 2008 ("CUP")**

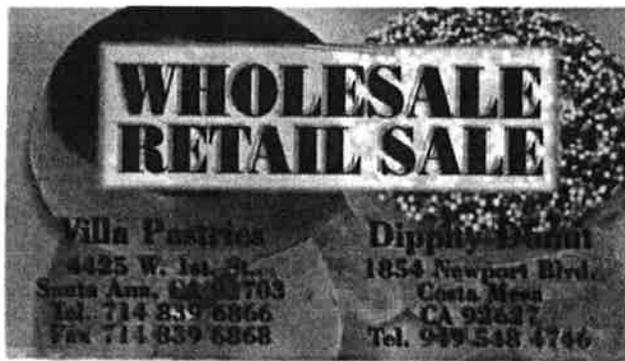
Planning Commission,

I operate a business near Jewelry-N-Loan and am familiar with their operation. I understand that the owners have applied for an amendment to their CUP that would permit them to make loans against any type of collateral and in amounts of less than \$2,500. I believe the removal of those restrictions would be beneficial to consumers and to the surrounding community. Jewelry-N-Loan offers an important service to those that need short term financing. The liquidity provided to consumers by Jewelry-N-Loan is often spent at adjacent businesses such as mine. This is a significant benefit to the local trade area and should be encouraged. I do not believe that the restrictions are necessary or effective in attempting to exclude an "undesirable" customer base.

I support Jewelry-N-Loan's application and ask that you do so as well.

Sincerely,

MEHDI TEHRANI



June 16, 2015

City of Costa Mesa
Planning Department
77 Fair Drive
Costa Mesa, CA 92628-1200

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Siv Yang Che



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Sincerely,

A handwritten signature in cursive script that reads 'Amy Curran'.

IRWIN WATKIN
Vice President

LIGHT BULBS



LIGHTSTYLES

1848 Newport Blvd. Costa Mesa, CA 92627

TEL (949) 646-5227 • FAX (949) 646-5235

COSTA MESA • MONTCLAIR • ORANGE

email: irwin@lightbulbsetc.com

website: www.lightbulbsetc.com

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Light Bulbs Etc.

IRWIN WATKIN (VICE PRESIDENT)

NM Newport-Mesa Orthodontics
& Family Dentistry

Dr. Peter Skuben | DDS
Dr. Divya Agarwal | DDS, Orthodontist

145 East 19th Street #A
Costa Mesa, CA. 92627
(next to Mother's Market)

(949) 650-1414

Doc@NewportMesaOrthodontics.com



NewportMesaOrthodontics.com



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Sincerely,

PETER'S  GALLERY

CUSTOM PICTURE FRAMING
ART & FRAME RESTORATION DIGITAL IMAGING

JANICE MAXSON
OWNER

1812 NEWPORT BLVD
COSTA MESA CA 92627
949.548.4311
INFO@PETERSGALLERY.NET

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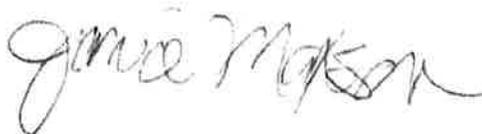
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Pacific Time

Clock & Watch Repair Services

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1836-B Newport Blvd.
Costa Mesa, CA 92627
(949) 650-0522
pacifictime@abcglobal.net

Marek Wojciechowski

European Master Watchmaker
Specialist in Rolex

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Jena Nunes
Store Manager

-37-