



CITY OF COSTA MESA
PLANNING COMMISSION SPECIAL MEETING
Monday – March 5, 2018
MEETING DECISIONS

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARINGS:

1. **PLANNING APPLICATION PA-17-20 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 360 AND 362 LA PERLE LANE**

Project Description: Planning Application PA-17-20 is a request for Design Review to construct a two-unit, two-story small lot subdivision on a 7,200-square-foot parcel in the R2-MD zone. One existing single-story detached single-family residence is proposed to be demolished and two new detached single-family residences would be constructed. The front unit is proposed to be approximately 2,253 square feet in size with three bedrooms and two and one-half bathrooms; the rear unit is a proposed to be approximately 2,505 square feet in size with four bedrooms and two and one-half bathrooms. Each residence will include an attached two-car garage. The project satisfies the Small Lot Subdivision development standards and Residential Design Guidelines. If approved, a parcel map will be processed separately.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-20, subject to conditions of approval.

Approved, 5-0

2. **PLANNING APPLICATION PA-17-50 FOR A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (NATURE'S MARKET) AT 1675 TORONTO WAY**

Project Description: Planning Application PA-17-50 is a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (Nature's Market) within a 24,379-square-foot existing industrial building. The proposed facility would include extraction, manufacturing/processing, packaging, staging, storage, and distribution of cannabis products. The facility will be staffed by at least 5 persons, with up to 18 persons maximum. Hours of operation are proposed to be 24 hours a day, seven days a week. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana or medical marijuana dispensary, is permitted.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-50, subject to conditions of approval as modified by the Planning Commission.

Approved, 5-0

3. **TENTATIVE PARCEL MAP 2016-162 FOR THE SUBDIVISION OF A SINGLE PARCEL WITH TWO DETACHED SINGLE FAMILY DWELLING UNITS INTO TWO PARCELS WITH ONE DWELLING UNIT ON EACH PARCEL AT 227 22ND STREET**

Project Description: Tentative Parcel Map 2016-162 is a request for the subdivision of a 14,632-square-foot parcel containing two existing detached single-family dwelling units into two separate parcels with one unit on each parcel. The proposed subdivision is consistent with the Residential Development Standards and the Subdivision Map Act.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions.

***ACTION**

Planning Commission adopted a Resolution to approve Tentative Parcel Map 2016-162, subject to conditions of approval.

Approved, 4-1

Commissioner Navarro Woods voting no

4. **MASTER PLAN PA-17-28 FOR A MIXED USE PROJECT (THE PLANT) AT 765-767 BAKER STREET AND 2972 CENTURY PLACE**

Project Description:

1. Request for a Master Plan for a mixed-use development (The Plant). The project consists of renovating four existing commercial buildings (currently containing the Car Mart and the former Plant Stand) totaling 20,340 square feet for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 540-square-foot greenhouse structure and a 4-story mixed use building with 48 residential units, 6 live/work units, and 5,500 square feet of workshop/maker office space above a two-level parking structure containing 180 parking spaces. Thirty on-site surface parking spaces and an additional 32 parking spaces off of Century Place are also proposed, for a total of 242 onsite parking spaces.
2. Request to modify Conditional Use Permit PA-98-18 as it pertains to a Reciprocal Parking and Access Agreement with Mansion Nightclub (formerly Shark Club) allowing offsite employee and valet parking at 841 Baker Street. The Applicant is requesting to modify the CUP because the nightclub no longer uses the subject site for parking. No code deviations are being requested for this project.

The project was originally considered by the Planning Commission at its December 11, 2017 hearing.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development Projects.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-28, subject to conditions of approval as modified by the Planning Commission.

Approved, 5-0