



**CITY OF COSTA MESA
PLANNING COMMISSION SPECIAL MEETING
Thursday – May 31, 2018
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/~~strikeout~~ format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF APRIL 23, 2018**

***ACTION**

Approved, 4-0

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 18-06 FOR A MEDICAL MARIJUANA MANUFACTURING FACILITY (LEAF CONCEPTS, LLC) AT 3505 CADILLAC AVENUE, BUILDING E**

Project Description: Planning Application 18-06 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing facility (Leaf Concepts, LLC) within a 7,783-square-foot tenant space in an existing industrial building. The proposed facility will include preparation, extraction, manufacturing and processing (e.g. distillation, oven, mixing and commercial kitchen), packaging, storage, and ancillary offices. The facility will be staffed by at least 12 employees. The initial hours of operation are proposed to be from 7 AM to 4 PM with a possible second shift from 4 PM to 1 AM, daily, increasing to 24-hour-a-day operation if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted. This item was continued from the April 9, 2018 Planning Commission meeting.

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**

Staff requested this item be rescheduled to the June 11th Commission meeting.

The item will be re-noticed. No action was taken.

2. AN ORDINANCE TO ADOPT CODE AMENDMENT CO-18-02 AMENDING TITLE 13, ARTICLE 2.5 OF CHAPTER V OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS

Project Description: This code amendment is a follow up to direction provided by the City Council on a work plan presented at the February 6, 2018 Council meeting. The City Council approved the work plan and directed staff to proceed with a code amendment to modify the Small Lot Residential standards to be consistent with the Common Interest Development standards; and to notify all affected property owners of multiple-family zoned parcels by mail. This item was continued from the April 9, 2018, Planning Commission meeting.

Environmental Determination: The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule exemption).

***ACTION**

The Planning Commission recommended approval to City Council of Option 2 (as modified below). Option 2 recommended approval of an Ordinance adopting Zoning Code Amendment CO-18-02 amending Title 13, Chapter V, Article 2.5, Residential Small Lot Subdivision Standards, with the following modifications:

- a) Revise the 30 percent minimum open space requirement to 35 percent
- b) Revise the minimum rear yard setback from 10 feet to 15 feet for both first and second floors
- c) ~~Revise the minimum private open space requirement from 200 square feet to 300 square feet with a minimum 15-foot dimension~~
- d) Revise the parking standards to require two garage spaces for two bedroom units.
- e) Revise the Small Lot Ordinance Standards to require a minimum 16-foot wide driveway for flag lots, a minimum eight feet wide pedestrian access from a public street for an alley lot and prohibit full frontage on a public alley.
- f) Revise the minimum distance between buildings to 6 feet.
- g) Revise the Zoning Code to prohibit applying SLO standards in conjunction with the Urban Plan standards.
- h) Add a new minimum lot size standard of 7,260 square feet to the Small Lot Development Standards.

Approved, 3-1

Chair Andranian voting no

3. PLANNING APPLICATION 18-12 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ESCAPE ROOM (LEGACY ESCAPE ROOMS) AT 1525 MESA VERDE DRIVE EAST, UNIT 212

Project Description: Planning Application 18-12 is a request for a Conditional Use Permit to operate an escape room use (Legacy Escape Rooms) within an existing 1,262-square-foot tenant space at 1525 Mesa Verde Drive East, Unit 212 (Mesa Verde Plaza). The request includes the following:

1. Conditional Use Permit to operate an escape room use within Unit 212 at Mesa Verde Plaza; and
2. Minor Conditional Use Permit to allow a deviation from parking requirements.

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 18-12, subject to conditions of approval.

Approved, 4-0

4. A RESOLUTION ADOPTING SMALL CELL TELECOMMUNICATION FACILITY DESIGN GUIDELINES AND APPROVING AN ORDINANCE (CODE AMENDMENT CO-18-03) AMENDING COSTA MESA MUNICIPAL CODE SECTION 19-15 TO REFERENCE THE PROPOSED DESIGN GUIDELINES

Project Description: Staff has developed design guidelines applicable to small cell telecommunication facilities in public right-of-way. The design guidelines provide design criteria in the areas of location, material, color, form, and placement. In addition, a Code Amendment is proposed amending the Costa Mesa Municipal Code to reference the proposed design guidelines. The intent of the proposed design guidelines is to assure a greater degree of visual compatibility and consistency in the design of wireless telecommunication facilities proposed within the public right-of-way.

Environmental Determination: The proposed ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule exemption).

***ACTION**

Planning Commission adopted a Resolution to recommend that the City Council approve design guidelines for Small Cell Telecommunications Facilities and approve Code Amendment CO-18-03, revising Title 19, Article 4, Section 19-15 of the Municipal Code with respect to wireless telecommunications services in the public right-of-way.

Approved, 4-0