



PLANNING COMMISSION AGENDA

October 22, 2018

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

Planning Commission Meeting begins at **6:00 p.m. in the Council Chambers

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian

Vice Chair Byron de Arakal

Commissioners: Jeffrey Harlan, Carla Navarro Woods, Jon Zich

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder

of the Consent Calendar. Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name (optional), and item number to be addressed.

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF SEPTEMBER 24, 2018**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on September 24, 2018.

2. **MINUTES FOR THE MEETING OF SEPTEMBER 10, 2018**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on September 10, 2018.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. **PLANNING APPLICATION 18-20 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (AUREUS, LLC) AT 3505 CADILLAC AVENUE, BUILDING A**

Project Description: Planning Application 18-20 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility within an existing 5,556-square-foot industrial building. The facility will be operated by Aureus, LLC. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, storage, and distribution of cannabis products as well as ancillary offices. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana or 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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-20, subject to conditions of approval.

2. [PLANNING APPLICATION 18-34 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY \(SW VENTURES, LLC\) AT 3505 CADILLAC AVENUE, SUITE F5](#)

Project Description: Planning Application 18-34 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (SW Ventures, LLC) within a 7,178-square-foot tenant space of an existing industrial building. The proposed facility will include ethanol cannabis extraction, distillation, packaging and formulation, and distribution of the final product in vaping pens, tablets/capsules, and edibles. Rooms include extraction and distillation, storage and packaging, and ancillary offices. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-34, subject to conditions of approval.

3. [PLANNING APPLICATION 18-35 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY \(TEVA LABS\) AT 3595 CADILLAC AVENUE, UNIT 103](#)

Project Description: Planning Application 18-35 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (TEVA Labs) within a 7,543-square-foot tenant space in an existing industrial building. The proposed facility will include, but is not limited to, volatile butane/propane extraction and non-volatile ethanol extraction, distillation, packaging and formulation, and distribution of the final product (crude oil, wax, crumble, budder, shatter, taffy, live resin, and vape cartridges). Rooms include extraction and distillation, storage and packaging, and ancillary offices. Vehicles used for the distribution of cannabis products will be in a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-35, subject to conditions of approval.

4. **PLANNING APPLICATION 18-37 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (DISTILLATE COMPANY, LLC) AT 3520 CADILLAC AVENUE, SUITE E**

Project Description: Planning Application 18-37 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Distillate Company, LLC) within a 6,120-square-foot tenant space of an existing industrial building. The proposed facility will include non-volatile carbon dioxide (CO₂) cannabis extraction, winterization, distillation, packaging and distribution of the final product (which includes distillate oil in mason jars to be used for vape cartridges, creams and topicals). Rooms include extraction and distillation, storage and packaging rooms, and ancillary offices. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-37, subject to conditions of approval.

5. **PLANNING APPLICATION 18-36 FOR A VARIANCE FROM MINIMUM LOT SIZE AND REAR YARD SETBACK STANDARDS AND ZONING APPLICATION 18-40 FOR A MINOR DESIGN REVIEW FOR A NEW TWO-STORY DETACHED ACCESSORY STRUCTURE TO ACCOMMODATE A GARAGE AND ACCESSORY DWELLING UNIT (ADU) WITHIN AN R1 ZONE AT 898 TOWNE STREET**

Project Description: Planning Application 18-36 and Zoning Application 18-40 are requests for a Variance and Minor Design Review to allow a new two-story detached accessory structure containing a 621-square-foot garage with a 400-square-foot accessory dwelling unit (ADU) located above. The Variance includes the following requests:

1. Construction of a new ADU on an R1-zoned lot that does not meet the minimum lot size requirements (7,900-square-foot minimum lot size required; 7,820 square feet proposed); and
2. Reduced rear yard setback for a new two-story accessory structure (20-foot minimum required; five feet proposed).

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 or Conversion of Small Structures.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to deny Zoning Application 18-40 and Planning Application 18-36.

DEPARTMENTAL REPORTS:

1. Public Services Report

Recommended Action: Receive and file

2. Development Services Report

Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT:

1. City Attorney

Recommended Action: Receive and file

ADJOURNMENT

Next Meeting: Planning Commission special meeting, Thursday, November 15, 2018, 6 PM, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California.

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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