



# **PLANNING COMMISSION AGENDA**

**December 10, 2018**

\*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Meeting Room 102, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

\*\*Planning Commission Meeting begins at **6:00 p.m.** in Grand Hall 1, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

## **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 NOVEMBER 26, 2018](#)**

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on November 26, 2018.

2. **[MINUTES FOR THE SPECIAL MEETING OF NOVEMBER 15, 2018](#)**

**Recommended Action:** Approve the minutes of a special meeting of the Planning Commission held on November 15, 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 18-22 AND TENTATIVE PARCEL MAP NO. 2018-177 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1592 RIVERSIDE PLACE](#)**

**Project Description:** Planning Application 18-22 is a request for:

1. **Design Review** for the construction of two, two-story, detached single-family residences on a 7,909-square-foot parcel. Each proposed residence is approximately 2,900 square feet in area and includes four bedrooms / four bathrooms, an office and an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map No. 2018-177** for the subdivision of a 7,909-square-foot parcel into two separate parcels, with one unit on each parcel, consistent with the Small Lot Subdivision Ordinance. The rear parcel includes an eight-foot access easement from the public street as required by Code.

This item was continued from the November 15, 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 15303 (Class 3), New Construction.

**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) per CEQA Guidelines Section 15303 (Class 3), New Construction; and
2. Approve Planning Application 18-22 and Tentative Parcel Map No. 2018-177, subject to conditions of approval.

2. **PLANNING APPLICATION 18-41 FOR A MARIJUANA DISTRIBUTION FACILITY (TRIID) AT 3525 HYLAND AVENUE, SUITE 265**

**Project Description:** Planning Application 18-41 is a request for a Conditional Use Permit (CUP) for a marijuana distribution facility (Triiad) within a 2,035-square-foot tenant space in an existing multi-tenant industrial building. The facility will be operated by Triiad CC&M Corporation. The proposed facility would distribute pre-packaged cannabis products produced by licensed cannabis manufacturers or cultivators, including cannabis flower and wellness products (e.g. oils, lotions, balms, etc.). The applicant has modified the original proposal to no longer propose that extraction or manufacturing of cannabis will occur at this facility. Rooms include reception and lobby areas, storage rooms, and ancillary offices. Delivery/ distribution vehicles will be loaded and unloaded outside the suite in a designated loading area proposed within the parking lot. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or marijuana dispensary, is permitted.

This item was continued from the November 26, 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.

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

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Adopt a Resolution to approve subject to conditions of approval, approve with modifications, or deny Planning Application 18-41.

3. **PLANNING APPLICATION 18-21 FOR A MARIJUANA MANUFACTURING FACILITY (AUBIO LABS, LLC) AT 3505 CADILLAC AVENUE, UNIT O-201**

**Project Description:** Planning Application 18-21 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing facility within an existing 2,650-square-foot industrial building. The facility will be operated by Aubio Labs, LLC. The proposed facility will provide non-volatile ethanol cannabis extraction and would produce oils, vaporizer

cartridges, and tinctures. Rooms include reception and locker areas, storage and inventory rooms, and manufacturing areas. The facility proposes to utilize the services of licensed third-party distributors for the transport of raw material to the facility and final product from the facility. Distribution vehicles would be loaded and unloaded outside the suite in a designated loading area proposed within the parking lot. The facility will have security systems (card readers, security cameras, etc.) throughout the facility.

This item was continued from the November 15, 2018 Special 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.

**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 18-21, subject to conditions of approval.

4. **PLANNING APPLICATION 18-33 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (POTOLOGY, LLC) AT 3505 CADILLAC AVENUE, BUILDING H**

**Project Description:** Planning Application 18-33 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility (Potology, LLC) within a 3,166-square-foot tenant space of an existing 6,379-square-foot industrial building—Building H. The proposed facility will include non-volatile CO<sub>2</sub> extraction and manufacturing of oils for vaping cartridges/pens and bulk oil concentrates. The facility will also include distribution of products that are manufactured onsite as well as products that are manufactured offsite by other licensed manufacturers including packaged vape pen/cartridges, bulk oil, edibles, flower, and beverages. Rooms include interior loading/unloading vehicular space, quarantine, extraction, packaging, and an ancillary office. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building during loading and unloading. The facility will have security systems (card readers, security cameras, etc.) throughout the facility.

**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 18-33, subject to conditions of approval.

5. **PLANNING APPLICATION 18-19 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (TRANZ, LLC) AT 3505 CADILLAC AVENUE, UNIT M-102**

**Project Description:** Planning Application 18-19 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility within a 2,109-square-foot tenant space in an existing industrial building. The facility will be operated by Tranz, LLC. The proposed facility will include volatile butane/propane extraction, distillation, packaging and storage, and transportation of the final product (bulk distillate oil). Rooms include extraction and distillation, storage and packaging, and ancillary offices. Distribution vehicles will be loaded and unloaded outside the suite in a designated loading area proposed within the parking lot. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or marijuana dispensary, is permitted.

This item was continued from the November 26, 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.

**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 18-19, subject to conditions of approval.

**NEW BUSINESS:**

1. **DISCUSSION REGARDING NON-SECURED LOADING AND UNLOADING AREAS FOR MEASURE X USES**

**Recommended Action:** Receive and file

**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 regular meeting, January 14, 2019, 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. While the Costa Mesa Council Chambers are under construction, the Planning Commission meetings will be held at the Costa Mesa Senior Center located at 695 West 19<sup>th</sup> Street, Costa Mesa, California. 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 Meeting Room 102 at the Costa Mesa Senior Center located at 695 West 19<sup>th</sup> Street, Costa Mesa, California. 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 materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov). If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this 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 Costa Mesa Senior Center to conduct a phone conversation.
3. Free Wi-Fi is available at the Costa Mesa Senior Center during the meetings. The username is SCWIFI. Password is !@cm99

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Costa Mesa Senior Center are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. 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 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 por lo menos con 48 horas de anticipación.

**AGENDA REPORTS:**

Reports may be obtained on the City's web site at [www.costamesaca.gov](http://www.costamesaca.gov). Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located at 77 Fair Drive, Costa Mesa, California on the second floor during normal business hours and at the Costa Mesa Senior Center during the Planning Commission 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](http://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 Department and in the City Clerk's office.

**CONTACT US:**

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