



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – December 10, 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 NOVEMBER 26, 2018

Approved, 4-0

Commissioner Harlan absent

2. MINUTES FOR THE SPECIAL MEETING OF NOVEMBER 15, 2018

Approved, 4-0

Commissioner Harlan absent

PUBLIC HEARINGS:

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.

Planning Commission adopted a Resolution to approve Planning Application 18-22 and Tentative Parcel Map No. 2018-177, subject to conditions of approval.

Approved, 4-0

Commissioner Harlan absent

2. PLANNING APPLICATION 18-41 FOR A MARIJUANA DISTRIBUTION FACILITY (TRIIAD) 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.

Planning Commission continued the item to a Special Planning

Commission Meeting, scheduled for December 17, 2018.

Approved, 3-1

Commissioner Navarro Woods voting no and Commissioner Harlan absent

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.

Planning Commission adopted a Resolution to approve Planning Application 18-21, subject to conditions of approval.

Approved, 4-0

Commissioner Harlan absent

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 CO₂ 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.

Planning Commission adopted a Resolution to approve Planning Application 18-33, subject to conditions of approval.

Approved, 4-0

Commissioner Harlan absent

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.

Planning Commission adopted a Resolution to approve Planning Application 18-19, subject to conditions of approval.

Approved, 4-0

Commissioner Harlan absent

NEW BUSINESS:

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

No action was taken. Receive and file only.