



PLANNING COMMISSION AGENDA

December 11, 2017

*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, Isabell Kerins, Carla Navarro Woods

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 OCTOBER 23, 2017**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on October 23, 2017.

NEW BUSINESS

1. **WORK PROGRAM FOR RESIDENTIAL SMALL LOT SUBDIVISIONS AND URBAN PLAN/OVERLAY DISTRICTS**

Description: At a joint study session held in September by the Planning Commission and City Council, staff was directed to return with a work program to address the issues related to residential small lot subdivisions and urban plan/overlay districts. After review and feedback from the Commission, staff will present the work program to the City Council for consideration.

Recommended Action: Provide comments on the Work Plan for Residential Small Lot Subdivisions and Urban Plan/Overlay Districts.

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 PA-17-40 TO ALLOW A MEDICAL MARIJUANA DISTRIBUTION FACILITY AT 3505 CADILLAC AVENUE, UNIT N3**

Project Description: Planning Application PA-17-40 is a request for a Conditional Use Permit for a Medical Marijuana distribution facility (CMX Distribution) within a 4,722-square-foot tenant space in an existing industrial warehouse building. The proposed facility would include an office, work area, secure product storage area, and indoor parking for two delivery trucks. The facility will be staffed by at least 3-8 persons, including transportation drivers. The initial hours of operation are proposed to be daily from 7 AM to 7 PM, 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 manufacturing or 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.

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301; and

2. Adopt a Resolution to approve Planning Application PA-17-40, subject to conditions of approval.

2. [PLANNING APPLICATION PA-15-22 FOR A CONDITIONAL USE PERMIT FOR THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR RELIEF SPACE AND DEVIATION FROM PARKING REQUIREMENTS FOR OFF-SITE SHARED PARKING WITH 2991 RANDOLPH AVENUE AND 765 SAINT CLAIR STREET FOR A PROPOSED PROJECT AT 2955 RANDOLPH AVENUE SUITE B](#)

Project Description: Planning Application PA-15-22 is a request for a conditional use permit for the renovation of a 2,300-square-foot tenant space within a single-story industrial building at 2955 Randolph Avenue to an event venue (Alleylujah). The request includes the following:

1. Conditional use permit for:
 - a) operation of an event center/ banquet facility
 - b) valet parking at 2955 and 2991 Randolph Avenue and 765 St. Clair
2. Minor conditional use permit for:
 - a) an outdoor relief area for the event center
 - b) shared parking at 729 and 1626 Ohms Way and 1609 Pomona Avenue

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:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301; and
2. Adopt a Resolution to approve Planning Application PA-15-22, subject to conditions of approval.

3. [MASTER PLAN PA-17-28 FOR A MIXED-USE PROJECT \(THE PLANT\) AT 765-767 BAKER STREET AND 2972 CENTURY PLACE](#)

Project Description: Planning Application PA-17-28 is 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 21,990 square feet for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 520-square-foot greenhouse structure and a four-story mixed use building with 48 residential units, six live/work units, and 4,486-square-feet of workshop/maker office space above a two-level parking structure containing 158 parking spaces. 24 additional on-site parking spaces and 27 on-street parking spaces on Century Place are also proposed, for a total of 209 parking spaces. No code deviations are being requested for this project.

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

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332, Infill Development; and
2. Adopt a Resolution to approve Planning Application PA-17-28, subject to conditions of approval.

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 PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JANUARY 8, 2018.

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:

77 Fair Drive, Costa Mesa, CA 92626

Planning Division (714) 754-5245

Fax (714) 754-4913

PlanningCommission@costamesaca.gov