



PLANNING COMMISSION AGENDA

SPECIAL MEETING

March 5, 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, 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: None

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-17-20 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 360 AND 362 LA PERLE LANE**](#)

Project Description: Planning Application PA-17-20 is a request for Design Review to construct a two-unit, two-story small lot subdivision on a 7,200-square-foot parcel in the R2-MD zone. One existing single-story detached single-family residence is proposed to be demolished and two new detached single-family residences would be constructed. The front unit is proposed to be approximately 2,253 square feet in size with three bedrooms and two and one-half bathrooms; the rear unit is a proposed to be approximately 2,505 square feet in size with four bedrooms and two and one-half bathrooms. Each residence will include an attached two-car garage. The project satisfies the Small Lot Subdivision development standards and Residential Design Guidelines. If approved, a parcel map will be processed separately.

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:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (New Construction); and,
2. Adopt a Resolution to approve Planning Application PA-17-20, subject to conditions of approval.

2. [PLANNING APPLICATION PA-17-50 FOR A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY \(NATURE'S MARKET\) AT 1675 TORONTO WAY](#)

Project Description: Planning Application PA-17-50 is a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (Nature's Market) within a 24,379-square-foot existing industrial building. The proposed facility would include extraction, manufacturing/processing, packaging, staging, storage, and distribution of cannabis products. The facility will be staffed by at least 5 persons, with up to 18 persons maximum. Hours of operation are proposed to be 24 hours a day, seven days a week. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No 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 (Existing Facilities); and
2. Adopt a Resolution to approve Planning Application PA-17-50, subject to conditions of approval.

3. [TENTATIVE PARCEL MAP 2016-162 FOR THE SUBDIVISION OF A SINGLE PARCEL WITH TWO DETACHED SINGLE FAMILY DWELLING UNITS INTO TWO PARCELS WITH ONE DWELLING UNIT ON EACH PARCEL AT 227 22ND STREET](#)

Project Description: Tentative Parcel Map 2016-162 is a request for the subdivision of a 14,632-square-foot parcel containing two existing detached single-family dwelling units into two separate parcels with one unit on each parcel. The proposed subdivision is consistent with the Residential Development Standards and the Subdivision Map Act.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315, Minor Land Divisions; and
2. Adopt a Resolution to approve Tentative Parcel Map 2016-162, subject to conditions of approval.

4. **MASTER PLAN PA-17-28 FOR A MIXED USE PROJECT (THE PLANT) AT 765-767 BAKER STREET AND 2972 CENTURY PLACE**

Project Description:

1. Request for 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 20,340 square feet for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 540-square-foot greenhouse structure and a 4-story mixed use building with 48 residential units, 6 live/work units, and 5,500 square feet of workshop/maker office space above a two-level parking structure containing 180 parking spaces. Thirty on-site surface parking spaces and an additional 32 parking spaces off of Century Place are also proposed, for a total of 242 onsite parking spaces.
2. Request to rescind Conditional Use Permit PA-98-18 as it pertains to a Reciprocal Parking and Access Agreement with Mansion Nightclub (formerly Shark Club) allowing offsite employee and valet parking at 841 Baker Street. The Applicant is requesting to rescind the CUP because the nightclub no longer uses the subject site for parking. No code deviations are being requested for this project.

The project was originally considered by the Planning Commission at its December 11, 2017 hearing.

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

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Infill Development); and
2. Adopt a Resolution to approve Planning Application PA-17-28 approving a Master Plan for a mixed use project (The Plant) and rescinding Conditional Use Permit PA-

98-18 as it pertains to a Reciprocal Parking and Access Agreement, 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, MARCH 12, 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:

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