



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – March 12, 2018  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**PUBLIC HEARINGS:**

1. **PLANNING APPLICATION PA-18-03 FOR A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (SE7ENLEAF, LLC) AT 3505 CADILLAC AVENUE, UNIT M101**

**Project Description:** Planning Application PA-18-03 is a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (Se7enLeaf, LLC) within a 2,299-square-foot tenant space in an existing industrial building. The proposed facility would include extraction, manufacturing/processing, preparation, packaging, staging, storage, and distribution of cannabis products and an office and conference area. The facility will be staffed by at least eight employees. The initial hours of operation are proposed to be from 7 AM to 7 PM, Monday through Sunday, increasing to a 24-hour-a-day operation if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No transportation of product between the subject building and 3505 Cadillac Avenue, Unit L3, which is also operated by the applicant, is permitted. No cultivation of marijuana, or medical marijuana dispensary, is permitted. This item was continued from the February 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.

**\*ACTION**

**The Planning Commission continued this item to the March 26, 2018 meeting.**

**Approved, 3-0**

**Vice Chair de Arakal and Commissioner Harlan absent**

**2. PLANNING APPLICATION PA-18-04 FOR A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (SE7ENLEAF, LLC) AT 3505 CADILLAC AVENUE, UNIT L3**

**Project Description:** Planning Application PA-18-04 is a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (Se7enLeaf, LLC) within a 4,360-square-foot tenant space in an existing industrial building. The proposed facility would include preparation, extraction, processing, packaging, staging, storage, and distribution of cannabis products, offices and an indoor parking space for one delivery vehicle. The facility will be staffed by at least 15 employees. The initial hours of operation are proposed to be from 7 AM to 7 PM, Monday through Saturday, increasing to a 24-hour-a-day operation, if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or medical marijuana dispensary, is permitted. This item was continued from the February 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.

**\*ACTION**

**The Planning Commission continued this item to the March 26, 2018 meeting.**

**Approved, 3-0**

**Vice Chair de Arakal and Commissioner Harlan absent**

**3. PLANNING APPLICATION PA-18-08 FOR A THREE-UNIT RESIDENTIAL DEVELOPMENT AT 2060 MAPLE AVENUE**

**Project Description:** Planning Application 18-08 is a request for Design Review to allow the construction of a three-unit residential development on a 9,001-square-foot parcel in the R2-HD zone. The existing 905-square-foot, single-story, detached single-family residence is proposed to remain with a remodeled entry porch. In addition, a new two-story two-unit attached duplex is proposed. The development meets all Residential Development Standards and Residential Design Guidelines.

**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.

**\*ACTION**

**Planning Commission adopted a Resolution to approve Planning Application PA-18-08, subject to conditions of approval.**

**Approved, 3-0**

**Vice Chair de Arakal and Commissioner Harlan absent**

**4. PLANNING APPLICATION PA-16-20 AND TENTATIVE TRACT MAP NO. 18034 FOR A FIVE-UNIT, THREE-STORY, LIVE/WORK DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN AREA LOCATED AT 752 & 756 WEST 19TH STREET**

**Project Description:** The proposed project includes the following:

- 1) Planning Application PA-16-20 is a request for approval of an Urban Master Plan to allow construction of a five-unit, three-story detached live/work development located in the C1 zone and in the 19 West Urban Plan area. The request includes the following deviations from the Urban Plan standards:
  - Deviation to allow for a less than one-acre minimum development lot (a one-acre development lot is required; the existing lot is 0.27-acre (11,595 square feet)).
  - Deviation from the standard for a required rear setback from residentially zoned property (20 feet required; 12 feet for lower level and 10 feet-seven inches proposed for upper levels).
  - Deviation from the standard for the front setback on 19<sup>th</sup> Street (15 feet required, 12 feet-six inches proposed for upper levels).
  - Deviation from the standard for required open guest parking (15 total spaces are required. Eight of those spaces are required to be open; 10 garage spaces and five open spaces are proposed).
  - Waiver from the requirement to underground a utility pole on Wallace Avenue. This requirement applies to projects of five or more units and could be waived if deemed appropriate by the Planning Commission.
- 2) Tentative Tract Map No. 18034: The subdivision of the 11,595-square-foot lot (0.27-acre) to establish a five-unit condominium map for ownership purposes.

**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.

**\*ACTION**

**Planning Commission adopted a Resolution to deny without prejudice Planning Application PA-16-20.**

**Approved the Motion for Denial, 3-0**

**Vice Chair de Arakal and Commissioner Harlan absent**