



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 26, 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.

CONSENT CALENDAR:

1. MINUTES FOR THE MEETING OF JANUARY 22, 2018

***ACTION**

Approved, 5-0

2. MINUTES FOR THE MEETING OF FEBRUARY 12, 2018

***ACTION**

Approved, 5-0

3. 2017 GENERAL PLAN ANNUAL REVIEW

***ACTION**

Recommended City Council approval of the 2017 Annual Report of the Costa Mesa General Plan.

Approved, 5-0

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 18-03 is a request for 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 preparation, extraction, manufacturing, processing, 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 cultivation of marijuana, or medical marijuana dispensary, is permitted. The applicant is presenting two options to the Planning Commission for the use of this facility. Option 1 will not allow the movement of cannabis product between the subject building and the applicant's proposed facility located at 3505 Cadillac Avenue, Unit L3, approximately 120 feet from the subject building. Option 2 would allow for the movement of cannabis product between these buildings. This item was continued from the February 26, 2018, and March 12, 2018, Planning Commission meetings.

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**

Planning Commission adopted a Resolution to approve Planning Application PA-18-03, Option 2A, which allows for the movement of cannabis product between buildings, subject to conditions of approval.

Approved, 5-0

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 18-04 is a request for 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, manufacturing, processing, packaging, staging, storage, and distribution of cannabis products, as well as 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 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 cultivation of marijuana, or medical marijuana dispensary, is permitted. The applicant is presenting two options to the Planning Commission for the use of this facility. Option 1 will not allow the movement of cannabis product between the subject building and the applicant's proposed facility located at 3505 Cadillac Avenue, Unit M101, approximately 120 feet from the subject building. Option 2 would allow for the movement of cannabis product between these buildings. This item was continued from the

February 26, 2018, and the March 12, 2018, Planning Commission meetings.

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**

Planning Commission adopted a Resolution to approve Planning Application PA-18-04, Option 2A, which allows for the movement of cannabis product between buildings, subject to conditions of approval.

Approved, 5-0

3. CONDITIONAL USE PERMIT PA-16-06 TO OPERATE A SOBER LIVING FACILITY SERVING 46 RESIDENTS; OPERATED BY PACIFIC SHORES RECOVERY AT 200, 202, 204 AND 206 CABRILLO STREET

Project Description: Conditional Use Permit (CUP) PA-16-06 is a request to operate a sober living facility housing up to 46 male and female residents, including one house manager. The applicant also submitted a request for a Reasonable Accommodation to allow this facility to be within 516 feet of another property that contains a state-licensed treatment facility. The application for accommodation was denied. The applicant did not appeal that decision to the Planning Commission.

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**

Planning Commission adopted a Resolution to deny Planning Application PA-16-06.

Approved the Motion for Denial, 5-0

4. PLANNING APPLICATION PA-17-32 AND TENTATIVE TRACT MAP NO. 18127 FOR A FIVE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 631 VICTORIA STREET

Project Description: The proposed project involves the following:

1. Planning Application PA-17-32 is a request for design review to allow the construction of a new five-unit two-story detached single-family residential development. The proposed development includes two units with two bedrooms/ 2.5 baths and three units with three bedrooms / 2.5 baths. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Tract Map No. 18127 is a request to subdivide a 19,173-square-

foot parcel into five separate parcels with one unit on each parcel, consistent with the Small Lot Subdivision Ordinance.

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 Project.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-32 and Tentative Tract Map No. 18127, subject to conditions of approval as modified by the Planning Commission.

Approved, 5-0

5. MASTER PLAN AMENDMENT PA-88-40 A1 (PA-17-24) TO ALLOW FOR MODIFICATIONS TO AN EXISTING 92-UNIT RESIDENTIAL DEVELOPMENT (CALIFORNIA SEABREEZE) LOCATED AT THE TERMINUS OF WEST 18TH STREET, WEST OF WHITTIER AVENUE

Project Description: Planning Application 17-24 is a request to amend previously-approved Master Plan PA-88-40 to allow the following modifications to an existing two-story, 92-unit detached single-family residential development (California Seabreeze):

1. Allow the potential to construct a 792-square-foot third floor bonus room addition to each unit (two stories/28-foot height allowed; three stories/36-foot height proposed);
2. Allow the potential to construct roof decks on top of the third floor bonus room additions to increase private open space. Third floor balconies off of the bonus room are also proposed for certain models;
3. Allow the potential for minor encroachments (no more than one foot) into side and rear building setbacks to provide structural support posts for the third floor bonus room and roof deck additions;
4. Allow the construction of such third floor bonus room and roof deck additions without the need for future discretionary approvals, if the addition complies with the proposed standard plans.

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**

Planning Commission continued this matter off calendar.

Approved, 3-2

Vice Chair de Arakal and Commissioner Navarro Woods voting no