



PLANNING COMMISSION AGENDA

March 26, 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:

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 JANUARY 22, 2018](#)

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on January 22, 2018.

2. [MINUTES FOR THE MEETING OF FEBRUARY 12, 2018](#)

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on February 12, 2018.

3. [2017 GENERAL PLAN ANNUAL REVIEW](#)

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

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-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.

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 (Existing Facilities); and
2. Adopt a Resolution to approve either Option 1 or Option 2 for Planning Application PA-18-03, subject to conditions of approval.

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.

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 (Existing Facilities); and
2. Adopt a Resolution approving either Option 1 or Option 2 for Planning Application PA-18-04, subject to conditions of approval.

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.

Recommended Action: Adopt a Resolution denying Conditional Use Permit PA-16-06.

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.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332; and
2. Adopt a Resolution to approve Planning Application PA-17-32 and Tentative Tract Map No. 18127, subject to conditions of approval.

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.

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Adopt a Resolution to approve PA-88-40 A1 (PA-17-24) as related to the standard plans provided by the Applicant, subject to conditions of approval requiring future site-specific development plans to be reviewed by the Zoning Administrator through the major master plan amendment process.

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, APRIL 09, 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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