



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – April 9, 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 FEBRUARY 26, 2018**

**\*ACTION**

**Approved, 3-0**

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

**PUBLIC HEARINGS:**

1. **PLANNING APPLICATION 17-42 FOR A CONDITIONAL USE PERMIT FOR MODIFIED OPERATIONS AT AN EXISTING CHURCH (ST. MARY ARMENIAN CHURCH) LOCATED AT 148 22ND STREET (INCLUDING ADDRESSES 118 22ND STREET AND 126 22ND STREET)**

**Project Description:** Planning Application 17-42 is a request for a Conditional Use Permit to modify operations at an existing church (St. Mary Armenian Church), in conjunction with proposed renovations and additions. The proposed project includes: renovation of the existing church building including the addition of ancillary offices and classrooms for Saturday/Sunday school; construction of a new 8,618-square-foot assembly hall; demolition of two residential structures to accommodate parking lot improvements for 100 parking spaces; and a new landscaped courtyard/plaza.

**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**

Staff requested that the Commission continue this item to the May 14, 2018 meeting.

**Planning Commission continued this item to the May 14, 2018 meeting.**

**Approved, 3-0**

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

**2. AN ORDINANCE TO ADOPT CODE AMENDMENT CO-18-02 AMENDING TITLE 13, ARTICLE 2.5 OF CHAPTER V OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS**

**Project Description:** As directed by the City Council, Code Amendment CO-18-02 is proposed to amend the Small Lot Ordinance development standards to be consistent with Common Interest Development standards.

**Environmental Determination:** The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule).

**\*ACTION**

**Planning Commission continued this item to a date uncertain.**

**Approved, 3-0**

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

**3. PLANNING APPLICATION 18-06 FOR A MEDICAL MARIJUANA MANUFACTURING AND PROCESSING FACILITY (LEAF CONCEPTS, LLC) AT 3505 CADILLAC AVENUE, BUILDING E**

**Project Description:** Planning Application 18-06 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing facility (Leaf Concepts, LLC) within a 7,783-square-foot tenant space in an existing industrial building. The proposed facility will include preparation, extraction, manufacturing and processing (e.g. distillation, oven, mixing and commercial kitchen), packaging, storage, and ancillary offices. The facility will be staffed by at least 12 employees. The initial hours of operation are proposed to be from 7 AM to 4 PM with a possible second shift from 4 PM to 1 AM, daily, 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 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.

**\*ACTION**

**Planning Commission continued this item to the May 31, 2018 meeting.**

**Approved, 3-0**

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

**4. PLANNING APPLICATION 18-07 FOR A MEDICAL MARIJUANA MANUFACTURING FACILITY (YUMMI KARMA, LLC) AT 3505 CADILLAC AVENUE, UNIT O-101**

**Project Description:** Planning Application 18-07 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing facility (Yummi Karma, LLC) within a 2,650-square-foot tenant space in an existing industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, and storage of cannabis products as well as ancillary offices. The facility will be staffed by at least 12 employees. The hours of operation are proposed to be from 7 AM to 7 PM, Monday through Friday. 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.

**\*ACTION**

**Planning Commission adopted a Resolution to approve Planning Application PA-18-07, subject to conditions of approval.**

**Approved, 3-0**

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

**5. PLANNING APPLICATION 18-09 FOR A MEDICAL MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (HEALING PLANT) AT 1685 TORONTO WAY**

**Project Description:** Planning Application 18-09 is a request for a Conditional Use Permit for a Medical Marijuana manufacturing and distribution facility (The Healing Plant) within an existing 22,173-square-foot industrial building. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, staging, storage, and distribution of cannabis products, including non-alcoholic carbonated beverages and edibles, and ancillary office areas. The facility will be staffed by at least 12 employees. The initial hours of operation are proposed to be from 7 AM to 7 PM, daily, 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.

**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-18-09, subject to conditions of approval.**

**Approved, 3-0**

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