

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

March 12, 2018

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

The Chair called the meeting to order (00:00:05).

Commissioner Kerins led the Pledge of Allegiance.

ROLL CALL

Present: Chair Stephan Andranian
Commissioner Isabell Kerins
Commissioner Carla Navarro Woods

Absent: Vice Chair Byron de Arakal
Commissioner Jeffrey Harlan

Staff: Jennifer Le, Assistant Director of Development Services
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Mino Ashabi, Principal Planner
Justin Arios, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

None.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS (00:01:47)

- 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,
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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 cultivation of marijuana, or medical marijuana dispensary, is permitted. No transportation of product between the subject building and 3505 Cadillac Avenue, Unit L3, which is also operated by the applicant, 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.

Yolanda Summerhill, Deputy City Attorney, stated that the applicant requested a continuance and she proposes the Commission grant the continuance to the March 26th meeting.

MOTION: Move that the Planning Commission move this project to the March 26, 2018 Planning Commission meeting.

Moved by Commissioner Kerins, seconded by Commissioner Navarro Woods.

The motion carried by the following roll call vote:

Ayes: Andranian, Kerins, Navarro Woods

Noes: None

Absent: de Arakal, Harlan

Abstained: None

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.

MOTION: Move that the Planning Commission continue this item to March 26, 2018.

Moved by Chair Andranian, seconded by Commissioner Navarro Woods.

The motion carried by the following roll call vote:

Ayes: Andranian, Kerins, Navarro Woods

Noes: None

Absent: de Arakal, Harlan
Abstained: None

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.

No ex-parte communications to report.

Justin Arios, Assistant Planner, presented the staff report.

Chair Andranian and staff discussed whether variances were requested for the new structure; whether the new structure is non-conforming; how the new construction is approved; whether the project meets all parking standards; and the extent that the existing development was brought into conformance.

PUBLIC COMMENTS

Mario Leone, applicant, stated he has read the conditions of approval and agreed to them. He presented a slideshow on the proposed project.

Commissioners, Mr. Leone, and Jeff Matzek, architect, discussed what type of materials will be used in the hardscape area; configuration of the carport; and bathroom windows.

An unidentified speaker spoke in support of this item.

The Chair closed the public hearing.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (New Construction); and adopt a Resolution to approve Planning Application PA-18-08, subject to conditions of approval.

Moved by Commissioner Kerins, seconded by Commissioner Navarro Woods.

Commissioner Kerins and Commissioner Navarro Woods spoke in support of the project.

RESOLUTION PC-18-25 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-18-08 FOR A THREE-UNIT RESIDENTIAL DEVELOPMENT IN THE R2-HD ZONE FOR PROPERTY AT 2060 MAPLE AVENUE

The motion carried by the following roll call vote:

Ayes: Andranian, Kerins, Navarro Woods

Noes: None

Absent: de Arakal, Harlan

Abstained: None

The Chair explained the appeal process.

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 19th 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.

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

Commissioners and staff discussed the deviation for the front setback; ADA requirements; pedestrian walkways; the work unit entrances and residential entrances; whether the Mesa West Bluff Urban Plan live/work section was used when analyzing the project; what direction City Council provided for the entrances to the live/work units; view of power lines; confirming that the current application is not a small lot ordinance project; and the project's requested deviations from the Urban Plan standards.

PUBLIC COMMENTS

Grant Keen, applicant, has read the conditions of approval and agreed to them, with the exception of the requirement to underground utility poles.

Katja Martinez, architect, presented a slideshow on the proposed project and answered the Commissioner's questions.

Commissioner Navarro Woods and the applicant's representative team discussed what the 250-square-foot workspace includes; what type of business would be suited for the workspace; how the businesses in the back would advertise; landscaping; and the height of the pedestrian gate.

Rick Huffman, Costa Mesa resident, spoke in opposition to this item.

Steven Chan, Costa Mesa resident, spoke in opposition to this item.

An unidentified speaker spoke in opposition to this item.

Christian Walsh spoke in support to this item.

Bobby Kashani, property owner, responded to public comments.

A member from the applicant's team responded to public comments.

The Chair closed the public hearing.

Chair Andranian and staff discussed what trigger's the requirement to underground utility poles.

Chair Andranian stated concerns that he had with the project.

Chair Andranian and Ms. Summerhill discussed what the difference was with a motion of denying the project without prejudice versus continuing it.

MOTION: Move that the Planning Commission deny the application without prejudice.

Moved by Chair Andranian, seconded by Commissioner Navarro Woods.

Commissioner Kerins stated the importance of having two distinct entrances in a live/work unit.

Commissioner Navarro Woods stated concerns with the project.

Chair Andranian commented on the project's requested deviations.

RESOLUTION PC-18-26 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING AN URBAN MASTER PLAN (PA-16-20) AND TENTATIVE TRACT MAP NO. 18034, FOR DEVELOPMENT OF A FIVE-UNIT LIVE/WORK PROJECT, AT 752 AND 756 WEST 19TH STREET

The motion carried by the following roll call vote:

Ayes: Andranian, Kerins, Navarro Woods

Noes: None

Absent: de Arakal, Harlan

Abstained: None

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Jennifer Le, Assistant Director of Development Services, reported that the Commission’s decision regarding Planning Application 17-28 (The Plant) was called up for review by the City Council and that the Code Enforcement webpage has been updated to reflect more detailed information on Code Enforcement activities in the City.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (01:42:28) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MARCH 26, 2018.

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION