



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – June 11, 2018
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/~~strikeout~~ format. For more detailed information regarding the Commission's actions, 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 MAY 14, 2018**

***ACTION**

Approved, 4-0

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 18-06 FOR A MEDICAL MARIJUANA MANUFACTURING 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. This item was originally heard and continued at the April 9, 2018 Planning Commission meeting. The item was scheduled for the May 31, 2018 Planning Commission meeting and was rescheduled to the June 11, 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**

Planning Commission adopted a Resolution to approve Planning Application PA-18-06, subject to conditions of approval with a modification to Condition of Approval No. 1.

Condition of Approval No. 1: The use of this property as a medical marijuana manufacturing business shall comply with the approved plans and terms described in this resolution and these conditions of approval. The business hours shall be from 7 AM to 4 PM with a second shift from 4 PM to 1 AM, Monday through ~~Sunday~~ Saturday, increasing to 24-hour-a-day operation if demand warrants. No operation shall occur on Sundays. No product distribution is permitted. No loading, unloading, or transportation of product shall occur between the hours of 11 PM and 6 AM. The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

Approved, 4-0

2. PLANNING APPLICATION 17-35 AND TENTATIVE PARCEL MAP NO. 2017-185 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 2542 ELDEN AVENUE

Project Description: Planning Application 17-35 is a request for the following:

1. Design Review for the construction of two, two-story, detached single-family residences on an 8,679-square-foot lot in the R2-MD zone. The existing residence at the front of the property is proposed to be remodeled including a second story addition and will be approximately 2,699 square feet with three bedrooms; the new residence proposed at the rear of the property will be approximately 1,876 square feet with three bedrooms. Both residences include attached two-car garages. The project satisfies all Small Lot Ordinance development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2017-185 for the subdivision of an 8,679-square-foot lot into two separate parcels, with one unit on each parcel, consistent with the Small Lot Ordinance.

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-17-35 and Tentative Parcel Map No. 2017-185, subject to

conditions of approval with a modification to Condition of Approval No. 7.

Condition of Approval 7: Roofing material for the front residence shall ~~be consistent on all elevations~~ consist of standing seam metal roofing on 1st floor elements (including the garage), and composite shingle roofing on 2nd floor elements, to be consistent with the rear residence.

Approved, 4-0

3. PLANNING APPLICATION 17-43 AND TENTATIVE PARCEL MAP NO. 2018-134 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 128 EAST WILSON STREET

Project Description: Planning Application 17-43 involves the following:

1. Design Review for the construction of two, two-story, detached single-family residences on a 6,600-square-foot lot in the R2-MD zone. The proposed residence at the front of the property is proposed to be approximately 1,933 square feet with three bedrooms; the proposed residence at the rear of the property is proposed to be approximately 2,036 square feet with three bedrooms. Both residences will provide attached two-car garages. The project satisfies all Small Lot Ordinance development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2018-134 for the subdivision of a 6,600-square-foot lot into two separate parcels, with one unit on each parcel, consistent with the Small Lot Ordinance.

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-17-43 and Tentative Parcel Map No. 2018-134, subject to conditions of approval with a new condition added by the Planning Commission as follows.

Condition of Approval No. 21: All pavers, as shown on the site plan, shall be permeable.

Approved, 3-1

Vice Chair de Arakal voting no