



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 24, 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 JULY 23, 2018

Approved, 5-0

PUBLIC HEARINGS:

1. PLANNING APPLICATION 18-30 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (PIVOT NATURALS, LLC) AT 3595 CADILLAC AVENUE, SUITE 101

Project Description: Planning Application 18-30 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Pivot Naturals, LLC) within a 5,283-square-foot tenant space of an existing industrial building. The proposed facility will include processing of cannabis oils to blend them into a powder for use in tablets, beverages, edibles, and similar products. No cannabis extraction will take place at this facility. Rooms include manufacturing and packaging areas, storage rooms, and ancillary offices. Trailers used for the distribution of cannabis products will be within the building. The facility will be staffed by at least nine employees. The hours of operation are proposed to be from 7 AM to 7 PM, daily, eventually expanding to 24 hours a day, if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation or dispensing of marijuana 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.

Planning Commission adopted a Resolution to approve Planning Application 18-30, subject to conditions of approval with a modification to Condition of Approval No. 1.

Condition of Approval 1: The use of this property as a marijuana manufacturing, processing, and distribution 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 7 PM, 7 days a week, ~~eventually expanding to 24 hours a day if demand warrants~~. No product distribution shall occur between 12:00 AM midnight and 5:00 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, 3-2

Chair Andranian and Vice Chair de Arakal voting no

- 2. PLANNING APPLICATION 18-27 FOR A CONDITIONAL USE PERMIT FOR A 2,542-SQUARE-FOOT BUTCHER SHOP (SECTIONS FINE MEATS) WITH THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 ABC LICENSE) INCLUDING A REQUEST FOR A PUBLIC CONVENIENCE OR NECESSITY (PCN) FINDING FOR A TYPE 20 ABC LICENSE LOCATED AT 333 EAST 17TH STREET, SUITE 22**

Project Description: Planning Application 18-27 is a request for a Conditional Use Permit for a 2,542-square-foot butcher shop (Sections Fine Meats) with the sale of beer and wine for off-site consumption in conjunction with a State Alcoholic Beverage Control (ABC) License Type 20, including a request for a Public Convenience or Necessity (PCN) finding for a Type 20 ABC License.

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.

Planning Commission adopted a Resolution to approve Planning Application 18-27 and made a Finding of Public Convenience or Necessity (PCN), subject to conditions of approval.

Approved, 5-0

- 3. THREE-YEAR TIME EXTENSION FOR MASTER PLAN AMENDMENT (PA-16-50) FOR DEVELOPMENT OF A 15-STORY NEW HOTEL TOWER WITH**

150 ROOMS AND A SIX LEVEL PARKING STRUCTURE AT 3350 AVENUE OF THE ARTS

Project Description: A request for a three-year time extension for entitlements granted under Planning Application 16-50, approved on November 28, 2016. The approved entitlements included a Master Plan Amendment for development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Hotel) in a 15-story high-rise building and a six-level parking structure with 335 parking spaces. The Master Plan Amendment included the following deviations:

- a) Deviation from the perimeter open space setback requirement to allow the encroachment of an outdoor patio area and a vehicular ramp into the Avenue of the Arts landscape easement (20 feet required; 10 feet-5 inches proposed for outdoor patio and vehicular ramp).
- b) Deviation from required number of parking spaces (364 spaces required; 335 spaces provided).

Environmental Determination: An Addendum to the Final Program Environmental Impact Report (EIR) No. 1054 was previously adopted on November 28, 2016 for California Environmental Quality Act (CEQA) compliance purposes.

Planning Commission adopted a Resolution to approve a three-year time extension for Planning Application 16-50. With the time extension, the entitlements will expire on November 28, 2021.

Approved, 5-0

4. PLANNING APPLICATION 18-26 FOR A CONDITIONAL USE PERMIT TO ALLOW AN ANIMAL HOSPITAL (ALL CREATURES CARE COTTAGE VETERINARY HOSPITAL) WITH VETERINARY SERVICES AND ANCILLARY PET BOARDING AND A MINOR CONDITIONAL USE PERMIT FOR ANCILLARY OUTDOOR USE IN THE C1 ZONE LOCATED AT 601 WEST 19TH STREET

Project Description: Planning Application 18-26 is a request for a Conditional Use Permit to allow an animal hospital (All Creatures Care Cottage Veterinary Hospital) with veterinary services and ancillary pet boarding, and a Minor Conditional Use Permit for ancillary outdoor use at 601 West 19th Street.

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.

Planning Commission adopted a Resolution to approve Planning

Application 18-26, subject to conditions of approval.

Approved, 5-0