



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – October 22, 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 SEPTEMBER 24, 2018

Approved, 5-0

2. MINUTES FOR THE MEETING OF SEPTEMBER 10, 2018

Approved, 5-0

PUBLIC HEARINGS:

1. PLANNING APPLICATION 18-20 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (AUREUS, LLC) AT 3505 CADILLAC AVENUE, BUILDING A

Project Description: Planning Application 18-20 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility within an existing 5,556-square-foot industrial building. The facility will be operated by Aureus, LLC. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, storage, and distribution of cannabis products as well as ancillary offices. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana or 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.

Planning Commission adopted a Resolution to approve Planning Application 18-20, 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 and distribution business shall comply with the approved plans and terms described in this resolution and these conditions of approval. ~~The hours of operation are proposed to be from 7 AM to 7 PM, Monday through Saturday. Personnel shall be permitted to operate at this facility during business hours only.~~ No product distribution shall occur between 12AM to 5AM. 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, 5-0

2. PLANNING APPLICATION 18-34 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (SW VENTURES, LLC) AT 3505 CADILLAC AVENUE, SUITE F5

Project Description: Planning Application 18-34 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (SW Ventures, LLC) within a 7,178-square-foot tenant space of an existing industrial building. The proposed facility will include ethanol cannabis extraction, distillation, packaging and formulation, and distribution of the final product in vaping pens, tablets/capsules, and edibles. Rooms include extraction and distillation, storage and packaging, and ancillary offices. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Planning Commission adopted a Resolution to approve Planning Application 18-34, subject to conditions of approval.

Approved, 5-0

3. PLANNING APPLICATION 18-35 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (TEVA LABS) AT 3595 CADILLAC AVENUE, UNIT 103

Project Description: Planning Application 18-35 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (TEVA Labs) within a 7,543-square-foot tenant space in an existing industrial building. The proposed facility will include, but is not limited to, volatile butane/propane extraction and non-volatile ethanol extraction, distillation, packaging and formulation, and distribution of the final product (crude oil, wax, crumble, budder, shatter, taffy, live resin, and vape cartridges). Rooms include extraction and distillation, storage and packaging, and ancillary offices. Vehicles used for the distribution of cannabis products will be in a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Planning Commission adopted a Resolution to approve Planning Application 18-35, subject to conditions of approval.

Approved, 5-0

4. PLANNING APPLICATION 18-37 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (DISTILLATE COMPANY, LLC) AT 3520 CADILLAC AVENUE, SUITE E

Project Description: Planning Application 18-37 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Distillate Company, LLC) within a 6,120-square-foot tenant space of an existing industrial building. The proposed facility will include non-volatile carbon dioxide (CO₂) cannabis extraction, winterization, distillation, packaging and distribution of the final product (which includes distillate oil in mason jars to be used for vape cartridges, creams and topicals). Rooms include extraction and distillation, storage and packaging rooms, and ancillary offices. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or 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.

Planning Commission adopted a Resolution to approve Planning Application 18-37, subject to conditions of approval.

Approved, 5-0

5. PLANNING APPLICATION 18-36 FOR A VARIANCE FROM MINIMUM LOT SIZE AND REAR YARD SETBACK STANDARDS AND ZONING APPLICATION 18-40 FOR A MINOR DESIGN REVIEW FOR A NEW TWO-STORY DETACHED ACCESSORY STRUCTURE TO ACCOMMODATE A GARAGE AND ACCESSORY DWELLING UNIT (ADU) WITHIN AN R1 ZONE AT 898 TOWNE STREET

Project Description: Planning Application 18-36 and Zoning Application 18-40 are requests for a Variance and Minor Design Review to allow a new two-story detached accessory structure containing a 621-square-foot garage with a 400-square-foot accessory dwelling unit (ADU) located above. The Variance includes the following requests:

1. Construction of a new ADU on an R1-zoned lot that does not meet the minimum lot size requirements (7,900-square-foot minimum lot size required; 7,820 square feet proposed); and
2. Reduced rear yard setback for a new two-story accessory structure (20-foot minimum required; five feet proposed).

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 or Conversion of Small Structures.

Planning Commission adopted a Resolution to deny Zoning Application 18-40 and Planning Application 18-36.

Approved the Motion for Denial, 5-0