



PLANNING COMMISSION AGENDA

November 26, 2018

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Meeting Room 102, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

Planning Commission Meeting begins at **6:00 p.m. in Grand Hall 1, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian
Vice Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Carla Navarro Woods, Jon Zich

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR: None

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. PLANNING APPLICATION 18-19 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (TRANZ, LLC) AT 3505 CADILLAC AVENUE, UNIT M-102

Project Description: Planning Application 18-19 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility within a 2,109-square-foot tenant space in an existing industrial building. The facility will be operated by Tranz, LLC. The proposed facility will include, but is not limited to, volatile butane/propane extraction, distillation, packaging and formulation, and distribution of the final product (distillates, wax/shatter, and vape cartridges). Rooms include extraction and distillation, storage and packaging, and ancillary offices. Distribution vehicles will be loaded and unloaded outside the suite in a proposed designated loading area within the parking lot. 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.

Recommended Action: Continue the hearing to the December 10, 2018 Planning Commission meeting to allow staff time to coordinate additional details with the applicant.

2. PLANNING APPLICATION 18-33 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (POTOLOGY, LLC) AT 3505 CADILLAC AVENUE, BUILDING H

Project Description: Planning Application 18-33 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Potology, LLC) within a 2,620-square-foot tenant space of an existing industrial building. The proposed facility will include non-volatile CO2 extraction, packaging, and distribution of the final product in vaping cartridges and pens. Rooms include extraction, packaging, storage, and ancillary offices. Vehicles used for the distribution of cannabis products will be pulled into a secured area inside the building during loading and unloading. 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.

Recommended Action: Continue the hearing to the December 10, 2018 Planning Commission meeting to allow staff time to coordinate additional details with the applicant.

3. **PLANNING APPLICATION 18-41 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (TRIID) AT 3525 HYLAND AVENUE, SUITE 265**

Project Description: Planning Application 18-41 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility (Triiad) within a 2,035-square-foot tenant space in an existing multi-tenant industrial building. The facility will be operated by Triiad CC&M Corporation. The proposed facility would include preparation, non-volatile extraction, manufacturing, processing, packaging, storage, and distribution of cannabis products as well as ancillary offices. Distribution vehicles will be loaded and unloaded outside the suite in a proposed designated loading area within the parking lot. 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.

Recommended Action: Continue the hearing to the December 10, 2018 Planning Commission meeting to allow staff time to coordinate additional details with the applicant.

4. **PLANNING APPLICATION 18-39 FOR A MARIJUANA PRODUCT MANUFACTURING FACILITY (EXPANDO PRODUCTS, LLC) AT 3505 CADILLAC AVENUE, UNIT N2**

Project Description: Planning Application 18-39 is a request for a Conditional Use Permit for a marijuana product manufacturing facility (Expando Products, LLC) within a 2,818-square-foot tenant space of an existing industrial building. The proposed operation includes the delivery of pre-purchased cannabis oil to the facility, which will then be heated and injected into vape cartridges, packaged and stored for shipping from the facility. No marijuana extraction will occur at this facility. Licensed third-party distributor vehicles used for the delivery and pickup of cannabis products will be parked adjacent to the rear door of the building for loading and unloading. 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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-39, subject to conditions of approval.

NEW BUSINESS:

1. **[DISCUSSION REGARDING NON-SECURED LOADING AND UNLOADING AREAS FOR MEASURE X USES](#)**

Recommended Action: Receive and file

DEPARTMENTAL REPORTS:

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, December 10, 2018, 6 PM, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. While the Costa Mesa Council Chambers are under construction, the Planning Commission meetings will be held at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Meeting Room 102 at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this meeting.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Costa Mesa Senior Center to conduct a phone conversation.
3. Free Wi-Fi is available at the Costa Mesa Senior Center during the meetings. The username is SCWIFI. Password is !@cm99

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Costa Mesa Senior Center are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located at 77 Fair Drive, Costa Mesa, California on the second floor during normal business hours and at the Costa Mesa Senior Center during the Planning Commission meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or re-hearings are available in the Planning Department and in the City Clerk's office.

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