



**CITY OF COSTA MESA**  
**PLANNING COMMISSION SPECIAL MEETING**  
**Thursday – November 15, 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 OCTOBER 22, 2018**

**Approved, 5-0**

**2. MINUTES FOR THE MEETING OF OCTOBER 8, 2018**

**Approved, 5-0**

**PUBLIC HEARINGS:**

**1. TENTATIVE PARCEL MAP 2018-133 (PM-18-133) FOR THE SUBDIVISION OF A SINGLE PARCEL INTO TWO PARCELS AT 362 LA PERLE LANE**

**Project Description:** Tentative Parcel Map 2018-133 (PM-18-133) is a request for the subdivision of a 7,204-square-foot parcel to allow the development of a residential small lot project containing two detached, single-family, dwelling units. The parcel map proposes to subdivide one parcel into two separate parcels, with one dwelling unit on each parcel. Planning Commission previously approved the Design Review for the small lot project on March 5, 2018 (PA-17-20). The proposed subdivision is consistent with the Small Lot Subdivision Development Standards and the Subdivision Map Act.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions.

**Planning Commission adopted a Resolution to approve Tentative Parcel Map 2018-133, subject to conditions of approval.**

**Approved, 5-0**

**2. PLANNING APPLICATION 18-22 AND TENTATIVE PARCEL MAP NO. 2018-177 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1592 RIVERSIDE PLACE**

**Project Description:** Planning Application 18-22 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,909 square-foot parcel. Each proposed residence is approximately 2,900 square feet and includes four bedrooms / four bathrooms, an office and an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Parcel Map No. 2018-177 for the subdivision of a 7,909 square-foot parcel into two separate parcels, with one unit on each parcel, consistent with the Small Lot Subdivision 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.

**Planning Commission continued this item to the December 10, 2018 meeting.**

**Approved, 5-0**

**3. PLANNING APPLICATION 18-21 FOR A MARIJUANA MANUFACTURING FACILITY (AUBIO LABS, LLC) AT 3505 CADILLAC AVENUE, UNIT O-201**

**Project Description:** Planning Application 18-21 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing facility within an existing 2,650-square-foot industrial building. The facility will be operated by Aubio Labs, LLC. The proposed facility will provide non-volatile ethanol cannabis extraction (cannabis concentrates, specifically oils for vaporizer cartridges and tinctures). Rooms include reception and locker areas, storage and inventory rooms, and manufacturing areas. The facility proposes to utilize the services of licensed distributors for the transport of raw material to the facility and final product from the facility. 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.

**Planning Commission continued this item to a date uncertain.**

**Approved, 3-2**

**Chair Andranian and Commissioner Zich voting no**

**4. PLANNING APPLICATION 18-38 FOR A MARIJUANA DISTRIBUTION FACILITY (BIOSGROVE TECHNOLOGY, INC.) AT 3505 CADILLAC AVENUE, UNIT M-201**

**Project Description:** Planning Application 18-38 is a request for a Conditional Use Permit for a marijuana distribution facility (BiosGrove Technology, Inc.) within a 2,631-square-foot tenant space located within an existing industrial building. The proposed facility would distribute cannabis products produced by licensed cannabis manufacturers including vape cartridges, flower, tinctures and edibles. No extraction or manufacturing of cannabis will occur at this facility. The proposed facility will include a loading room to process orders, packaging room, product storage room, and support rooms including an ancillary office and conference room. Delivery vehicles used for the distribution of cannabis products will be loaded and unloaded outside the suite in the 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.

**Planning Commission adopted a Resolution to approve Planning Application 18-38, 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 marijuana ~~manufacturing and~~ distribution business shall comply with the approved plans and terms described in this resolution and these conditions of approval. No product distribution shall occur between 12:00 AM 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**

**Vice Chair de Arakal and Commissioner Navarro Woods voting no**

**5. PLANNING APPLICATION 18-14 FOR A MARIJUANA DISTRIBUTION FACILITY (SHELF LIFE, INC.) AT 3525 HYLAND AVENUE, SUITE 225**

**Project Description:** Planning Application 18-14 is a request for a Conditional Use Permit for a marijuana distribution facility within a 1,173-square-foot tenant space of an existing industrial building. The facility will be operated by Shelf Life, Inc. The proposed facility would distribute pre-packaged cannabis products produced by licensed cannabis manufacturers including pre-rolled joints, oils, waxes, beverages, and similar products. No extraction or manufacturing of cannabis will occur at this facility. Rooms include reception and lobby areas, storage rooms, and ancillary offices. Delivery vehicles used for the distribution of cannabis products will be loaded and unloaded outside the suite in the 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.

**Planning Commission adopted a Resolution to deny PA-18-14.**

**Approved the Motion for Denial, 4-1**

**Commissioner Zich voting no**

**6. PLANNING APPLICATION 18-32 FOR A MARIJUANA MANUFACTURING FACILITY (HYLAND RESOURCES) AT 3525 HYLAND AVENUE, SUITE 115**

**Project Description:** Planning Application 18-32 is a request for a Conditional Use Permit for a marijuana manufacturing facility (Hyland Resources) within a 900-square-foot tenant space in an existing multi-tenant industrial building. The facility will be operated by 3525 Hyland, LLC. The proposed facility will include preparation, manufacturing, packaging, and storage of cannabis products, including pre-rolled and hand-rolled joints. No extraction of cannabis will occur at this facility. Rooms include reception and lobby, production, storage and packaging, and ancillary offices. The facility would utilize the services of licensed distributors for the transport of product to and from the facility. 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.

**Planning Commission adopted a Resolution to deny PA-18-32.**

**Approved the Motion for Denial, 5-0**

**7. PLANNING APPLICATION 18-16 FOR A MARIJUANA DISTRIBUTION FACILITY (HYLAND DISTRIBUTION) AT 3525 HYLAND AVENUE, SUITE 110**

**Project Description:** Planning Application 18-16 is a request for a Conditional Use Permit for a marijuana distribution facility (Hyland Distribution) within a 3,622-square-foot tenant space in an existing industrial building. The proposed facility would distribute cannabis products produced by licensed cannabis manufacturers including pre-rolled and hand-rolled joints. No extraction or manufacturing of cannabis will occur at this facility. Rooms include reception and lobby, order fulfillment, storage rooms and ancillary offices. Delivery vehicles used for the distribution of cannabis products will be loaded and unloaded outside the suite in the 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.

**Planning Commission adopted a Resolution to deny PA-18-16.**

**Approved the Motion for Denial, 5-0**