

**MEETING MINUTES OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**December 10, 2018**

*These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov) or purchased on DVD upon request.*

The Chair called the meeting to order (00:00:19).

Vice Chair de Arakal led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Stephan Andranian  
Vice Chair Byron de Arakal  
Commissioner Carla Navarro Woods  
Commissioner Jon Zich

Absent: Commissioner Jeffrey Harlan

Staff: Barry Curtis, Director of Economic and Development Services  
Jennifer Le, Assistant Director of Development Services  
Tarquin Preziosi, Assistant City Attorney  
Yolanda, Deputy City Attorney  
Bart Mejia, City Engineer  
Mathew Eaton, HdL Companies  
Justin Arios, Assistant Planner  
Johnwilly, Assistant Planner  
Katelyn Walsh, Assistant Planner  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

Mariann Chappell, Costa Mesa resident, stated privacy concerns with the proposed two-story buildings proposed at 3150 Bear Street and the parking.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Navarro Woods stated she would look into Ms. Chapel's public comment.

Vice Chair de Arakal acknowledged the City's victory against Yellowstone Recovery; thanked the legal team and City Council; and spoke on new bill SB50.

**CONSENT CALENDAR:**

**1. MINUTES FOR THE MEETING OF NOVEMBER 26, 2018**

**2. MINUTES FOR THE SPECIAL MEETING OF NOVEMBER 15, 2018**

**MOTION: Move approval of the consent calendar.**

**Moved by Vice Chair de Arakal, seconded by Commissioner Zich.**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

The Chair stated that he would like to hear New Business Item No. 1 before the Public Hearing items are heard.

**MOTION: Move that the Planning Commission hear the New Business Item No. 1 prior to the Public Hearings.**

**Moved by: Chair Andranian, seconded by Commissioner Zich.**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

**NEW BUSINESS:**

**1. DISCUSSION REGARDING NON-SECURED LOADING AND UNLOADING AREAS FOR MEASURE X USES**

Jennifer Le, Assistant Director of Development Services, presented the staff report.

Commissioners, Mathew Eaton, HdL Companies, and Tarquin Preziosi, Assistant City Attorney, discussed Denver's statistics on their security requirements for indoor and outdoor loading; the state's requirement for indoor and outdoor loading and armed security guards; whether there are requirements for indoor and outdoor loading and armed security guards from jurisdiction to jurisdiction at the municipal level; whether the Measure X Ordinance requires armed security guards; what is the distance that is too far for the security cameras to record; whether the applicant's transportation plan has to be a part of the conditions of approval for it to be enforceable; what security concerns are looked at with the physical location of the door for loading; state regulations for monitoring product during loading and unloading; whether staff has had a formal meeting with Costa Mesa Police Department regarding concerns with monitoring outdoor loading and unloading of cannabis products; who decides which space is the designated parking space for loading of cannabis; whether other businesses in the Cambridge Park area have designated parking; whether Colorado has a specific zone for cannabis use and have dealt with uses in those zones that may not be

compatible with cannabis; advantages or disadvantages with having a single entrance for a cannabis business; and whether there are concerns with cannabis businesses that use a shared interior hallway with other businesses for transporting cannabis.

## **PUBLIC COMMENTS**

Dan Bane, attorney at Sheppard Mullin, stated that outdoor loading should be allowed; there should not be a requirement for a designated parking area and loading area; and suggested that if there is a loading requirement that it be in view of the security cameras.

Daniel Bastiny, owner at 3525 Hyland Avenue, asked how video surveillance will be guaranteed if there is not a designated parking spot and stated concerns with a designated parking spot creating a disadvantage for other surrounding businesses that cannot have one.

Wally Kazi, owner at 3525 Hyland Avenue, asked whether it is a requirement to have a designated parking spot for a cannabis business.

Mike Tomasulo stated that the State does not require a designated parking spot for loading and does not require roll-up doors nor does the City code; talked about the value of the cannabis product and whether it creates a potential security risk; and how a designated parking spot will not help the cannabis business to blend in, which is what the state is asking those businesses to do.

The Chair closed the public comments.

Commissioner Zich provided comments on having a designated parking spot for a cannabis business; spoke about getting involved with telling the applicant how many deliveries should be allowed and the quantity and volume of them; and having locked and odor free containers for the cannabis.

Commissioner Navarro Woods provided comments on the vulnerability of the loading of cannabis; stated that there needs to be a clear path of travel when the loading of cannabis occurs outside the building and video surveillance needs to occur; and that cannabis businesses need to have considerations with whether the adjacent uses are compatibility with the existing facility; and whether the entrances are in the main entrances of the facility or in the rear out of public view.

Vice Chair de Arakal stated concerns with outdoor loading/unloading and incompatible uses in proximity to other uses; prefers that additional regulations are developed to have a regular regime for outdoor loading; with designated spaces in proximity to the facility and the location of cannabis operations to other uses; and stated that he would like to hear from the Costa Mesa Police Department directly on designated parking spaces and whether there should be a maximum distance from the cannabis facility on loading.

Chair Andranian spoke about the Costa Mesa Police Department being silent on the armed security guard issue; stated that there needs to be a factual finding on each application especially when regulating a private industry where not all the operations are the same; that it has to be viewed on a case-by-case basis; asked whether the City requires armed security guards for banks; stated concerns with having the City overregulate an industry when that industry will police itself; with imposing additional requirements on the loading of cannabis;

and with the Planning Commission getting involved in the CC&R's related to the parking requirements for cannabis businesses because it is a private dispute.

Commissioner Zich stated that there is no guarantee for a cannabis business to operate anywhere they would like in the Measure X zone and that is why there is a discretionary review by the Planning Commission; the compatibility issue is handled adequately right now by the recommendations made on a case-by-case basis; that there is an interest by the City to have the loading areas monitored by security cameras and staff is handling the loading of cannabis properly by the conditions.

Chair and staff discussed that this item does not require any action and is to receive and file only.

## **PUBLIC HEARINGS (01:31:21)**

### **1. 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 in area 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. The rear parcel includes an eight-foot access easement from the public street as required by Code.

This item was continued from the November 15, 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 15303 (Class 3), New Construction.

No ex-parte communications to report.

Johnwilly Aglupos, Assistant Planner, presented the staff report.

Commissioners complimented Mr. Aglupos on his well-written staff report.

Commissioners and staff discussed which window was modified on the second story to address privacy concerns from the neighbor and the rendering of where the second story exceeds the 100 percent ratio.

## **PUBLIC COMMENTS**

Mark Rappaport, applicant, asked to do a three-car garage for the back unit.

Commissioner Zich and Mr. Rappaport discussed how the mature tree at the street will be retained; and what the finished grade will be on the proposed property versus the adjacent properties.

Chair Andranian asked Mr. Rappaport if he has read the conditions of approval and agrees to them. Mr. Rappaport responded yes.

Vice Chair de Arakal and Mr. Rappaport discussed the renderings he brought to the meeting versus the one that is in the staff report and which rendering will be built.

No public comments.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission adopt the resolution and find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303; and approve Planning Application 18-22 and Tentative Parcel Map No. 2018-177, subject to the findings in Exhibit A and conditions of approval in Exhibit B.**

**Moved by Vice Chair de Arakal, seconded by Commissioner Zich.**

Commissioner Zich, Commissioner Navarro Woods, and Chair Andranian provided comments on the project.

**RESOLUTION PC-18-80 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 18-22 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP NO. 2018-177 IN THE R2-MD ZONE FOR PROPERTY AT 1592 RIVERSIDE PLACE**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

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

**Project Description:** Planning Application 18-41 is a request for a Conditional Use Permit (CUP) for a marijuana 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 distribute pre-packaged cannabis products produced by licensed cannabis manufacturers or cultivators, including cannabis flower and wellness products (e.g. oils, lotions, balms, etc.). The applicant has modified the original proposal to no longer propose that extraction or manufacturing of cannabis will occur at this facility. Rooms include reception and lobby areas, storage rooms, and ancillary offices.

Delivery/ distribution vehicles will be loaded and unloaded outside the suite in a designated loading area proposed 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.

This item was continued from the November 26, 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.

Three ex-parte communications to report: Commissioner Zich met with the applicant; Commissioner Navarro Woods was contacted by the applicant via email requesting an on-site meeting but could not make time in her schedule to meet with them; and Chair Andranian met with the applicant at the site to discuss the application and had a conversation or two with the applicant's attorney regarding the same.

Katelyn Walsh, Assistant Planner, presented the staff report.

Commissioner Zich and staff discussed why the parking lot has been full when he made visits to the site.

## **PUBLIC COMMENTS**

Chris Larocca, applicant/owner, stated he has read the conditions of approval and agrees to them except Nos. 40 and 41. He presented a slideshow on the proposed application.

Michael Tomasulo, investor in Triiad, presented a slideshow on: how the application is compatible with the findings in Exhibit A; how legal cannabis distribution is safe; how Triiad is safe; how the transportation is safe and non-disruptive; how no odor will occur; and the odor management plan. He proposed alternative Conditions of Approval for Nos. 40 and 41 and stated reasons why those revised conditions should be adopted.

Commissioners, Mr. Tomasulo and Mr. Larocca discussed why the company chose to be a non-profit corporation; why Conditions of Approval Nos. 40 and 41 non-starters for them; why the odor control is being implemented if odor will not be a problem; whether the applicant had a discussion with the Hyland Plaza Association on the benefits of having a common designated parking spot for loading for the entire building; the applicants view on how they would be in compliance with the video surveillance that would occur for the loading of their products; when the deliveries will occur; why the applicant chose the location and how they will be compatible with the surrounding uses; why the applicant chose the loading location they did; whether the applicant would be okay with using the loading zone behind the building; what hermetically sealed means; when the applicant filed incorporation papers with the state as a non-profit; whether the applicant has received a non-profit determination letter from the IRS; the parking stall where UPS or FedEx park to make their deliveries; whether the business owners association lets the delivery trucks operate in a specific parking stall; and would the applicant still pay taxes on all sales even though they are a non-profit corporation.

Daniel Lacey, Hyland Plaza Association attorney, spoke about how in the CC&R's the location is defined as an office condominium complex; stated concerns with the applicant not reaching out to the Hyland Plaza Association attorney to discuss things; with it being an illegal

business within the federal law and the impact to the owners in the building and to the businesses that have federal contracts

Chair Andranian and Mr. Lacey discussed whether the Hyland Plaza Association took a position on Measure X and whether Mr. Lacey would find an owner in the building distributing medical products as an incompatible use with the existing uses in the building.

Daniel Bastiny, owner at 3525 Hyland Avenue, stated concerns with the application being an incompatible use within the building.

Mathew Manslow, works at 3525 Hyland Avenue, stated concerns with losing the federal contract for his business and spoke in opposition to the item.

Commissioner Zich and Mr. Vansum discussed whether he shares any common walls with the application. He indicated he is directly underneath.

John Tranella, owner at 3525 Hyland Avenue, stated compatibility concerns.

Mr. Tranella and Chair Andranian discussed whether the Hyland Plaza Association took a position on Measure X.

An owner at 3525 Hyland Avenue stated concerns with the parking; with being able to sell his business to similar uses as his; and what kind of businesses will come in at the location if this application is approved.

Wally Kazi, owner at 3525 Hyland Avenue, spoke about the deliveries that come to the location; read what Article 8 in the Hyland Plaza Association's CC&R's states; and asked what would happen if the odor gets into the air conditioning.

An owner at 3525 Hyland Avenue stated that the project space is directly above his and stated that when cannabis operators came in to lease or buy at the location the discussion was about it being used for office spaces only not manufacturing or distribution; stated concerns with the value of the office spaces going down; and the displacement that will occur for current businesses because they cannot operate near a cannabis business.

Mr. Tomasulo and Mr. Bane (applicant's attorney) responded to public comments.

Commissioner Navarro Woods and Mr. Tomasulo discussed whether the products displayed at the meeting is all the products that will be distributed; the odor carrying capacity of the products; and how the odor would be mitigated.

The Chair closed the public hearing.

Vice Chair de Arakal and staff discussed whether the applicant's application package included a determination letter from the IRS demonstrating their non-profit status.

Vice Chair de Arakal spoke in opposition to the application.

Chair Andranian, Yolanda Summerhill, Deputy City Attorney, and Mr. Preziosi, Assistant City Attorney, discussed whether an application could be denied because the Commission

believes the applicant is not a valid non-profit and whether it is a requirement to provide a determination letter from the IRS under Measure X.

Vice Chair de Arakal and staff discussed where in the application process the determination letter from the IRS is required for a non-profit status and what happens if one is not submitted.

**MOTION: Move that the Planning Commission approve Planning Application 18-41 finding that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Class 1, Existing Facilities; and adopt a Resolution to approve subject to conditions of approval with the following modifications:**

**Condition of Approval No. 40: Any activities relating to the loading and unloading of cannabis products shall take place in an area that shall be monitored by security cameras at all times located no further than 50 feet from such area.**

**Condition of Approval No. 41: All loading and unloading activity specific to this use shall be limited to one delivery vehicle at any given time.**

**Moved by Commissioner Zich, seconded by Chair Andranian.**

Commissioner Zich provided comments on his motion.

Commissioner Navarro Woods spoke in opposition to the motion.

Chair Andranian spoke in support of the motion.

**SUBSTITUTE MOTION: Move that the Planning Commission continue the item to the December 17<sup>th</sup> meeting.**

**Moved by Chair Andranian, seconded by Vice Chair de Arakal.**

Ms. Le asked the Chair if the Commission is keeping the public hearing open.

The Chair stated he is reopening the public hearing and Vice Chair de Arakal agreed.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Zich

Noes: Navarro Woods

Absent: Harlan

Abstained: None

The Commission called for a break.

The Commission reconvened the meeting.

**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 and would produce oils, 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 third-party distributors for the transport of raw material to the facility and final product from the facility. Distribution vehicles would be loaded and unloaded outside the suite in a designated loading area proposed within the parking lot. The facility will have security systems (card readers, security cameras, etc.) throughout the facility.

This item was continued from the November 15, 2018 Special 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.

Two ex-parte communications to report: Commissioner Zich met with the applicant a week or so ago and Commissioner Navarro Woods met with a neighbor of the applicant, High Gorgeous, and talked, viewed the facility, and spent time in the loading area that they would share with the applicant.

Justin Arios, Assistant Planner, presented the staff report.

Commissioner Navarro Woods and staff discussed whether the applicant can share the loading area with the adjacent businesses;

## **PUBLIC COMMENTS**

Ellena Loeffler, Safety Officer/Engineer for Aubio Labs (applicant), stated that they have read the conditions of approval and agree to them. She presented a slideshow on the proposed application.

Commissioner Navarro Woods and Ms. Loeffler discussed whether the applicant will be occupying only one of the stairwells.

No public comments.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission moves staff recommendation's that the Planning Commission adopt a resolution approving Planning Application 18-21 subject to the findings in Exhibit A and conditions of approval in Exhibit B and 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.**

**Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.**

Vice Chair de Arakal complimented the applicant on their presentation and the video of the extraction process.

Commissioner Zich provided comments on the application.

Commissioner Navarro Woods provided comments on the application.

**RESOLUTION PC-18-81 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT PA-18-21 TO ALLOW A MARIJUANA MANUFACTURING FACILITY AT 3505 CADILLAC AVENUE, UNIT O-201**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

**4. 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 (CUP) for a marijuana manufacturing and distribution facility (Potology, LLC) within a 3,166-square-foot tenant space of an existing 6,379-square-foot industrial building—Building H. The proposed facility will include non-volatile CO<sub>2</sub> extraction and manufacturing of oils for vaping cartridges/pens and bulk oil concentrates. The facility will also include distribution of products that are manufactured onsite as well as products that are manufactured offsite by other licensed manufacturers including packaged vape pen/cartridges, bulk oil, edibles, flower, and beverages. Rooms include interior loading/unloading vehicular space, quarantine, extraction, packaging, and an ancillary office. 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.

**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.

No ex-parte communications to report.

Johnwilly Aglupos, Assistant Planner, presented the staff report.

**PUBLIC COMMENTS**

Chris Cox, applicant's representative, stated he has read the conditions of approval and agreed to them. He presented a slideshow on the proposed application.

Commissioner Zich, Mr. Cox, and Ronald Nguyen, applicant, discussed whether the applicant owns Building C; whether the applicant shares a common wall with Building C; what materials the common wall is made from; whether the applicant will make any modifications to the common wall as a part of the tenant improvements; what tenant is on the north half of

the east/west wall; and who would be the impacted party if odor is transferred from the north half of the building.

No public comments.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission 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 that the Planning Commission approve Planning Application 18-33, subject to conditions of approval.**

**Moved by Chair Andranian, seconded by Vice Chair de Arakal.**

**RESOLUTION PC-18-82 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT PA-18-33 TO ALLOW A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY AT 3505 CADILLAC AVENUE, BUILDING H**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

**5. 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 volatile butane/propane extraction, distillation, packaging and storage, and transportation of the final product (bulk distillate oil). Rooms include extraction and distillation, storage and packaging, and ancillary offices. Distribution vehicles will be loaded and unloaded outside the suite in a designated loading area proposed 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.

This item was continued from the November 26, 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.

No ex-parte communications to report.

Katelyn Walsh, Assistant Planner, presented the staff report.

Commissioner Navarro Woods and staff discussed how the interior stairwell is separated from the rest of the businesses; the primary entrance for the applicant's unit; and who is moving into Unit M-202, M-203, and M-204.

## **PUBLIC COMMENTS**

Ed Spagio, applicant's representative, spoke on the work he has done at that site; that each suite has two exits; explained that no employee or products will go through the common lobby of M-102 and M-202; that the applicant shares no entrance with anyone else; and that there will not be cross traffic of tenants in the space.

Jonathan Le, owner, presented a slideshow on the proposed application.

Commissioner Navarro Woods and Mr. Spagio discussed why he thought it was important to change the entrance to an emergency exit and use the other door as the main access door.

No public comments.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission approve Planning Application 18-19, subject to findings in Exhibit A and conditions of approval in Exhibit B and 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.**

**Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.**

Commissioner Navarro Woods provided comments on the application.

**RESOLUTION PC-18-83 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING CONDITIONAL USE PERMIT PA-18-19 TO ALLOW A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY AT 3505 CADILLAC AVENUE, UNIT M-102**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Navarro Woods, Zich

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

## **DEPARTMENTAL REPORT(S)**

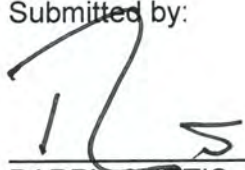
1. Public Services Report – none.
2. Development Services Report – Barry Curtis, Economic and Development Services Director, reminded the Commission that the meeting will be adjourned to a special meeting on Monday, December 17<sup>th</sup> at 6 p.m. at the Senior Center.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – none.

**ADJOURNMENT (05:33:40)**

Submitted by:

A handwritten signature in black ink, appearing to read 'BC', is written over a horizontal line.

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BARRY CURTIS, SECRETARY  
COSTA MESA PLANNING COMMISSION