



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – April 22, 2019  
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 MARCH 25, 2019**

**Approved, 5-0**

**2. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE YEAR AND FIVE YEAR 2019/2020-2024/25 CAPITAL IMPROVEMENT PROGRAMS**

**Planning Commission adopted a Resolution finding that the proposed one-year 2019-2020 and five-year 2019-2024 Capital Improvement Programs are in conformance with the City of Costa Mesa 2015-2035 General Plan.**

**Approved, 5-0**

**PUBLIC HEARINGS:**

**1. PLANNING APPLICATION 19-09 FOR A MARIJUANA DISTRIBUTION FACILITY (SHELF LIFE, INC.) AT 3505 CADILLAC AVENUE, UNIT O-107**

**Project Description:** Planning Application 19-09 is a request for a Conditional Use Permit (CUP) for a marijuana distribution facility within a 1,907-square-foot tenant space in an existing industrial building. The facility would be operated by Shelf Life, Inc. The proposed facility would distribute pre-packaged cannabis products and source material produced by licensed cannabis manufacturers and cultivators, including flower, oils, waxes, beverages, and

similar products. No extraction or manufacturing of cannabis would occur at this facility. Rooms include reception and lobby areas, storage rooms, and ancillary offices. Distribution vehicles would be loaded outside the suite in a designated loading area proposed within the parking lot. The facility would 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 19-09, subject to conditions of approval.**

**Approved, 5-0**

**2. PLANNING APPLICATION 19-02 AND TENTATIVE PARCEL MAP 2018-193 FOR A TWO-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 172 EAST WILSON STREET**

**Project Description:** Planning Application 19-02 is a request for the following:

1. Design Review for a Residential Common Interest Development consisting of two, two-story, attached condominium units on a 7,451-square-foot parcel. The proposed units would each be 2,559 square feet in area with four bedrooms, five bathrooms, and an attached two-car garage; and
2. Tentative Parcel Map 2018-193 to establish a two-unit condominium map.

**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 adopted a Resolution to approve Planning Application 19-02 and Tentative Parcel Map 2018-193, subject to conditions of approval.**

**Approved, 5-0**

**3. ZONING APPLICATIONS 18-63 AND 18-64, A REQUEST FOR TWO MINOR CONDITIONAL USE PERMITS TO INSTALL SMALL CELL FACILITIES ON TOP OF TWO WOOD UTILITY POLES ADJACENT TO 3590 HARBOR GATEWAY NORTH AND 1050 ARLINGTON DRIVE**

**Project Description:** Zoning Applications 18-63 and 18-64 are requests for two Minor Conditional Use Permits (MCUP) to allow the installation of small cell

facilities on two wood utility poles, located within public street rights-of-way adjacent to 3590 Harbor Gateway North and 1050 Arlington Drive.

**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 and Section 15303 (Class 3), New Construction.

**Planning Commission approved a motion to consider Zoning Applications 18-63 and 18-64 in a single Public Hearing.**

**Approved, 5-0**

**Planning Commission adopted a Resolution to approve Zoning Application 18-63, Design Alternate 2, subject to conditions of approval with modification to Condition of Approval No. 2 as follows.**

**Condition of Approval No. 2: Any wireless device collocating on the individual facility shall fit within the proposed shroud dimensions. The applicant shall provide a letter of approval from SCE and is subject to CofA #9 regarding a Radio Frequency (RF) report.**

**Approved, 3-2**

**Vice Chair Harlan and Commissioner Navarro Woods voting no.**

**Planning Commission adopted a Resolution to approve Zoning Application 18-64, Design Alternate 2, subject to conditions of approval with modification to Condition of Approval No. 2.**

**Condition of Approval No. 2: Any wireless device collocating on the individual facility shall fit within the proposed shroud dimensions. The applicant shall provide a letter of approval from SCE and is subject to CofA #9 regarding a Radio Frequency (RF) report.**

**Approved, 3-2**

**Vice Chair Harlan and Commissioner Navarro Woods voting no.**