



# City of Costa Mesa

## Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION  
CC: LORI ANN FARRELL HARRISON, JENNIFER LE,  
AND BARRY CURTIS  
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR  
DATE: NOVEMBER 21, 2019  
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

*WCK*

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This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at [willa.bouwens-killeen@costamesaca.gov](mailto:willa.bouwens-killeen@costamesaca.gov) if you have any questions or would like further details. The decision will become final at 5:00 p.m. on December 2, 2019, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

### PA-18-19A1

### **3505 Cadillac Avenue, Unit M102**

Planning Application 18-19A1 is a request for minor modifications to a previously-approved conditional use permit (CUP) for a marijuana manufacturing and distribution facility. The CUP was previously approved by the Planning Commission per the city ballot initiative referred to as Measure X, codified as Titles 9 and 13 of the Costa Mesa Municipal Code. The proposal would modify conditions including but not limited to: Clarifying the expiration date for the approved CUP and applying standard conditions for security and loading when applicable. No cultivation or dispensing of marijuana is authorized by these proposed amendments.

**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.

Approved, subject to conditions.

Comments received: None.

[PA-18-21A1](#)

**3505 Cadillac Avenue, Unit O201**

Planning Application 18-21A1 is a request for minor modifications to a previously-approved conditional use permit (CUP) for a marijuana manufacturing facility. The CUP was previously approved by the Planning Commission per the city ballot initiative referred to as Measure X, codified as Titles 9 and 13 of the Costa Mesa Municipal Code. The proposal would modify conditions including but not limited to: Clarifying the expiration date for the approved CUP and applying standard conditions for security and loading when applicable. No cultivation or dispensing of marijuana is authorized by these proposed amendments.

**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.

Approved, subject to conditions.

Comments received: None.

[PA-18-33A1](#)

**3505 Cadillac Avenue, Building H**

Planning Application 18-33A1 is a request for minor modifications to a previously-approved conditional use permit (CUP) for a marijuana manufacturing and distribution facility. The CUP was previously approved by the Planning Commission per the city ballot initiative referred to as Measure X, codified as Titles 9 and 13 of the Costa Mesa Municipal Code. The proposal would modify conditions including but not limited to: Clarifying the expiration date for the approved CUP and applying standard conditions for security and loading when applicable. No cultivation or dispensing of marijuana is authorized by these proposed amendments.

**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.

Approved, subject to conditions.

Comments received: None.

[ZA-19-71](#)  
[\(ZA-18-57A1\)](#)

**3190 A Airport Loop Drive**

Minor Conditional Use Permit ZA-19-71 is an amendment to the previously approved ZA-18-57, which permitted a warehouse for wine storage with an ancillary office use. The amendment is to allow a trade/vocational school (The Neptune School of Wine) to operate within the existing suite. The school will provide wine courses primarily for those pursuing a career in wine and are to be taught by a master sommelier. The wine school will occupy an approximately 760-square-foot room within the existing tenant suite. The proposed amendment also includes a request to deviate from the trade/vocational school parking requirements: Students will be required to reserve the courses online in advance of the class and each class will have a maximum of 18 students with one instructor present at any given time. The school proposes to operate Monday, Wednesday, Friday and Saturday from 6:00PM to 9:00PM.

**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.

Approved, subject to conditions.

Comments received: None.