



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: LORI ANN FARRELL HARRISON AND JENNIFER LE
FROM: SCOTT DRAPKIN, ASSISTANT DIRECTOR OF DEVELOPMENT
SERVICES / ZONING ADMINISTRATOR
DATE: DECEMBER 9, 2021
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

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 scott.drapkin@costamesaca.gov if you have any questions or would like further details. The decision will become final at 5:00 p.m. on December 16, 2021, 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 City Council.

[ZA-21-33 \(PA-17-37 A2\)](#)

3520 Cadillac Ave. Suite E

Description: Zoning Application 21-33 is a request for a Minor Conditional Use Permit (MCUP) to amend an approved Conditional Use Permit, PA-17-37, for a cannabis manufacturing and distribution business. The proposed amendment would allow the existing cannabis manufacturing and distribution business to deliver cannabis and/or cannabis products to physical addresses within the City, and potentially to locations in other jurisdictions subject to regulation by those jurisdictions. No cannabis cultivation or storefront retail sales at the subject property will be authorized by the proposed amendment. Staff is recommending that the use be approved, subject to existing conditions of approval and additional conditions of approval, including but not limited to, limiting delivery to the hours of 7 AM and 10 PM; prohibiting deliveries to schools, daycares, and youth centers; limiting deliveries to be made to a physical address that is not on publicly owned land; requiring deliveries to be made in enclosed motor vehicles equipped with a Global Positioning System and secured storage; requiring delivery employees to verify the age of the customer and prepare a receipt for each delivery; and prohibiting the general public from entering the licensed premises of the subject property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None

[ZA-21-34 \(PA-17-38 A5\)](#)

3590 Cadillac Ave. B-D

Description: Zoning Application 21-34 is a request for a Minor Conditional Use Permit (MCUP) to amend an approved Conditional Use Permit, PA-17-38, for a cannabis manufacturing and distribution business. The proposed amendment would allow the existing cannabis manufacturing and distribution business to deliver cannabis and/or cannabis products to physical addresses within the City, and potentially to locations in other jurisdictions subject to regulation by those jurisdictions. No cannabis cultivation or storefront retail sales at the subject property will be authorized by the proposed amendment. Staff is recommending that the use be approved, subject to existing conditions of approval and additional conditions of approval, including but not limited to, limiting delivery to the hours of 7 AM and 10 PM; prohibiting deliveries to schools, daycares, and youth centers; limiting deliveries to be made to a physical address that is not on publicly owned land; requiring deliveries to be made in enclosed motor vehicles equipped with a Global Positioning System and secured storage; requiring delivery employees to verify the age of the customer and prepare a receipt for each delivery; and prohibiting the general public from entering the licensed premises of the subject property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None

[ZA-21-41 \(PA-20-16 A1\)](#)

3505 Cadillac Avenue, Building O Unit 108

Description: Zoning Application 21-41 is a request for a Minor Conditional Use Permit (MCUP) to amend an approved Conditional Use Permit, PA-20-16, for a cannabis manufacturing and distribution business. The proposed amendment would allow the existing cannabis manufacturing and distribution business to deliver cannabis and/or cannabis products to physical addresses within the City, and potentially to locations in other jurisdictions subject to regulation by those jurisdictions. No cannabis cultivation or storefront retail sales at the subject property will be authorized by the proposed amendment. Staff is recommending that the use be approved, subject to existing conditions of approval and additional conditions of approval, including but not limited to, limiting delivery to the hours of 7 AM and 10 PM; prohibiting deliveries to schools,

daycares, and youth centers; limiting deliveries to be made to a physical address that is not on publicly owned land; requiring deliveries to be made in enclosed motor vehicles equipped with a Global Positioning System and secured storage; requiring delivery employees to verify the age of the customer and prepare a receipt for each delivery; and prohibiting the general public from entering the licensed premises of the subject property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None

ZA-21-50

1019 Linden Place

Description Zoning Application 21-50 is a request for a Minor Conditional Use Permit (MCUP) to allow a portion of an engineered pool and fence on private property to encroach within the 10-foot setback from the bluff crest, subject to conditions of approval.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Approved, subject to conditions.

Comments received: None