



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT

August 24, 2023

Robert Taft, Jr.
P.O. Box 1536
Newport Beach, CA 92659

**RE: ZONING APPLICATION ZA-23-08 (PA-17-40 A2)
SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-17-40 TO ADD A
NON-STOREFRONT RETAIL (DELIVERY ONLY) USE AT AN APPROVED
CANNABIS DISTRIBUTION FACILITY
3505 CADILLAC AVENUE, UNIT N-3**

To Whom It May Concern:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on August 31, 2023 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.

If you have any questions regarding this letter, please feel free to contact the project planner, Michelle Halligan, at (714) 754-5608, or at michelle.halligan@costamesaca.gov.

Sincerely,

Scott Drapkin
Assistant Director of Development Services/Zoning Administrator

Attachments: Report, Applicant Letter, and Approved Conceptual Plans

cc: Engineering
Fire Marshal

PLANNING APPLICATION SUMMARY

Location	3505 Cadillac Ave, Unit N-3	Application Numbers	ZA-23-08 PA-17-40 A2
Request	Zoning Application 23-08 is a request to amend a Conditional Use Permit to add a non-storefront retail use (delivery) within an approved 4,722-square-foot cannabis distribution facility.		
CEQA	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)		
Final Action	Zoning Administrator		

SUBJECT PROPERTY

Zoning District	PDI (Planned Development Industrial)
General Plan Land Use Designation	Industrial Park
Lot Dimensions	Approximately 52 ft x 97 ft
Lot Area	5,045 sq. ft.
List of Approved Land Use Entitlements	PA-17-40 and PA-17-40 A1
Existing Development	Existing, 4,722-square-foot tenant space.

SURROUNDING PROPERTY

	Zoning District	General Plan Land Use Designation	Existing Development:
North	PDI	Industrial Park	Industrial buildings
East	PDI	Industrial Park	Industrial buildings
South	PDI	Industrial Park	Industrial buildings
West	PDI	Industrial Park	Industrial buildings

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed PDI Dev. Standard	Proposed/Provided
Building Height	N/A ¹	19 ft. 6 in.
Setbacks:		
Front	N/A ²	0 ft.
Side (left/ right)	N/A ²	0 ft.
Rear	N/A ²	0 ft.
Landscape Setback – front	20 ft.	15 ft. ³
Parking	3 spaces/1,000 sq. ft.	648 spaces
Floor area ratio (FAR)	.30	0.37 ⁴

¹ The maximum number of stories and building height undefined for the PDI zone (CMMC Section 13-58).

² Setback distance undefined for the PDI zone (CMMC Section 13-58).

³ Variance for front setback landscaping approved through ZE-80-160.

⁴ FAR for the industrial park was approved through ZE-80-160.

PROJECT DESCRIPTION

Zoning Application 23-08 is a request for the second amendment to an approved Conditional Use Permit (CUP), Planning Application 17-40. The applicant requests to add a non-storefront retail use (delivery only) between the hours of 7 AM and 10 PM to an existing licensed cannabis distribution operation in the City's Measure X "Green Zone." A State license for non-storefront retail would allow the existing business to deliver products directly to consumers, subject to local conditions of approval and State requirements.

The proposed non-storefront component would be accommodated within the existing 4,722-square-foot distribution facility; specifically within an approximate 1,130-square-foot area currently dedicated to shipping and receiving for the approved operation. The existing facility has two interior loading bays, one of which would be designated for the non-storefront use. The non-storefront use would be separated from the distribution use by a combination of existing interior walls and proposed interior 12-foot-tall chain link fencing. No additional building area is proposed.

The subject site is located on the west side of Cadillac Avenue, north of Sunflower Avenue. The subject building is located within the Cambridge Park multi-tenant industrial park that was constructed in the early 1980s. The property has a General Plan Land Use Designation of "Industrial Park" and is zoned "Planned Development Industrial" (PDI) within the Green Zone. Tenant suites within Cambridge Park are industrial condominiums that are individually owned, and the business park is managed by an association. The site is bounded by other industrial buildings used for warehousing and light manufacturing. Existing improvements on the site include landscaping, trash enclosures, and parking.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive and west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3303 Hyland Avenue. This industrial area is known as the "Green Zone". Measure X is codified in Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC). Cannabis uses are also subject to State cannabis requirements.

In 2018, non-medical adult use cannabis became legal in California under the State's Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting storefront retail (dispensaries) and non-storefront retail (delivery) within the City

subject to certain requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A non-storefront retailer sells packaged cannabis goods to customers through direct delivery only.

Cannabis Business Permit (CBP) Process

Prior to establishing a manufacturing, distribution, or non-storefront cannabis business, an applicant is subject to an extensive submittal and application review process and must obtain all of the following City approvals before conducting business:

- Cannabis Business Permit Application and Notice to Proceed;
- Conditional Use Permit (or Minor Conditional Use Permit to amend an existing CUP);
- Building Permits (and final inspections by multiple departments and the City's cannabis consultant);
- Cannabis Business Permit (or modified Conditional Business Permit); and
- Business License.

The initial phase of a Cannabis Business Permit review includes a background check of the proposed owner, and an evaluation of the proposed business plan and security plan by the City's cannabis consultant, HdL Companies. The applicant successfully completed these evaluations for the additional non-storefront use and staff issued a Notice to Proceed to continue to the Minor Conditional Use Permit (MCUP) step.

If the MCUP is approved, the applicant would then obtain building permits for any necessary improvements, demonstrate that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been satisfied. After passing the final City inspection, the modified CBP would be issued. CBP approval is valid for a two-year period and must be renewed prior to expiration. During the two-year permit period, the Community Improvement Division (CID), along with other City staff, will conduct site visits to verify the operation complies with all CUP and CBP requirements. Violations identified during site visits may be grounds for the revocation of the CBP or for non-renewal of a CBP.

After obtaining the CBP, the applicant would update their City business license to include the non-storefront use. In addition to the CUP, CBP, and Business License, the applicant must obtain the appropriate licenses from the State Department of Cannabis Control prior to operating the additional non-storefront use.

Approved Entitlements

On December 11, 2017, the Planning Commission unanimously approved Planning Application 17-40 to allow a medical cannabis distribution business ("CMX Distribution") at the subject address, subject to conditions of approval. (See the staff report linked below for further details.)

- Planning Commission staff report:
<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2017/2017-12-11/PH-1.pdf>
- Planning Commission video:
https://costamesa.granicus.com/player/clip/3105?view_id=10&redirect=true&h=e9018eac8b4d254d7ca7bce43ea909ef

The Medicinal and Adult-Use Cannabis Regulation and Safety Act went into effect January 1, 2018, allowing the licensing of adult-use cannabis businesses in California. On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow adult-use cannabis products to be manufactured, distributed, transported, tested and developed in Costa Mesa in the same manner and within the same geographic areas as medical cannabis uses pursuant to Measure X. As such, approved Measure X CUP applicants can request to amend their CUP to include adult-use products. On August 18, 2018, the Zoning Administrator approved a request to amend the CUP (Planning Application 17-40) to allow adult-use cannabis distribution from the subject operator and facility in addition to medical cannabis distribution, subject to conditions of approval. (See the staff report linked below for further details.)

- Zoning Administrator staff report and conditions of approval:
<https://www.costamesaca.gov/home/showdocument?id=34086>

ANALYSIS

Existing Distribution Use

The existing distribution use obtained local permits and a State License Type 11 to store and transport cannabis and cannabis products between legal cultivation, manufacturing, and distribution premises, as well as transport finished cannabis goods to legal retail premises. The existing 4,722-square-foot facility includes offices, a workroom, breakroom, restrooms, secure product storage rooms, a distribution packaging area, and two interior loading bays in an area referred to as “the warehouse” in the plans and applicant letter.

Non-Storefront Retail Use

Non-storefront retail use (delivery to customers) is conditionally permitted in commercial districts and within the Measure X Green Zone pursuant to CMMC Section 13-200.93. As described in the attached letter, the applicant is proposing to amend their existing cannabis distribution CUP to add a non-storefront retail use within the existing suite. In addition to local permits, the applicant must obtain a State License Type 9 to deliver packaged cannabis and cannabis goods directly to consumers from the subject suite.

The tenant improvements proposed to accommodate the new non-storefront use would include re-purposing one of the two existing warehouse loading/unloading bays, and a product packaging and storage area to be used for solely for delivery operations. The delivery areas would be divided from the distribution areas with a 12-foot-tall interior chain

link fence. As proposed and conditioned, both the non-storefront license area and distribution license area of the facility would be under camera surveillance.

As allowed in the CMMC, the proposed non-storefront use would operate from 7 AM to 10 PM, seven days a week. Pursuant to Section 13-200.93 of the CMMC, all retail deliveries are to be completed by 10 PM. As described in the Applicant Letter, all customers must pre-register with the company to verify their identity prior to placing a delivery order. Once a customer's identify has been verified and they complete the ordering process, staff would then collect the ordered products into a bag to be stored within the secured non-storefront licensed premise. When ready for delivery, a batch of orders would be placed into a secured storage container before being loaded into the delivery vehicle in the non-storefront retail loading bay or "warehouse." As proposed and conditioned, all product loading or unloading at the facility would be conducted underroof.

Products delivered directly to consumers under State non-storefront retail licenses include finished products such as packaged edibles, packaged flower, packaged concentrates and packaged vape cartridges. State and local operating requirements for non-storefront retail delivery operations are summarized below:

- All employees who deliver cannabis shall have valid identification and a copy of the business' Cannabis Business Permit (CBP) and State license at all times while making deliveries.
- Delivery to consumers is limited to the hours between 7 AM and 10 PM.
- All commercial cannabis retail businesses shall maintain proof of vehicle insurance for any and all vehicles being used to transport cannabis goods as required by State law.
- During delivery, the delivery employee shall maintain a physical or electronic copy of the delivery request and shall make it available upon request by the licensing authority and law enforcement officers. The delivery request documentation shall comply with State law.
- A licensed delivery employee shall not leave the State of California while possessing cannabis products while performing his or her duties for the cannabis retailer.
- A commercial cannabis retail business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State.
- A manifest with all information required pursuant to local and State provisions shall accompany any delivery person at all times during the delivery process and delivery hours.
- Any delivery method shall be made in compliance with State law, as amended, including use of a vehicle that has a dedicated GPS device for identifying the location of the vehicle (cell phones and tablets are not sufficient).
- Each delivery request shall be entered into a point-of-sale tracking system and have a receipt prepared by the commercial cannabis retail business with the following information:
 - Name and address of the commercial cannabis retail business.
 - The name of the employee who delivered the order.
 - The date and time the delivery request was made.

- The complete delivery addresses.
 - A detailed description of the cannabis goods requested for delivery including the weight or volume, or any accurate measure of the amount of cannabis goods requested.
 - The total amount paid for the delivery including any fees or taxes.
 - At the time of the delivery, the date and time delivery was made, and the signature of the person who received the delivery.
 - No cannabis delivery vehicle shall display signs, decals or any other form of advertisement.
 - Inspections by an authorized City representative may be conducted anytime during regular business hours.
- Delivery must be made to a physical address that is not on publicly owned land, a school, a day care, or a youth center.
 - The delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.
 - Delivery must be made in person by a direct employee of the licensed retailer. An independent contractor, third-party courier service, or an individual employed through a staffing agency would not be considered directly employed by the licensed retailer.
 - The delivery employee shall confirm the age of the buyer through entering government-issued identification information into an electronic age verification system.

Parking

The existing surface parking lot was designed with the intent to be shared and to serve all of the businesses operating within the Cambridge Park industrial complex. The industrial complex was originally developed in 1981 and was required to provide 591 parking spaces based on the City's established industrial use parking requirement of three spaces per 1,000 gross square feet. There are 731 parking spaces provided in the existing surface lot, which exceeds the City's industrial floor area/parking requirement by 140 spaces. When applying the three per 1,000 parking ratio, the subject 4,722-square-foot suite would require 14 parking spaces. The existing distribution use requires two employees to operate, and the applicant is proposing to hire an additional six employees to accommodate the non-storefront retail (delivery) operations. As required by the CMMC and conditioned, customers are prohibited from visiting the subject suite. From a conservative parking demand perspective, a total of eight employee vehicles would be required and sufficiently accommodated by the 14 CMMC required tenant space parking stalls.

Further, staff has visited the subject tenant space and the shared parking lot on numerous occasions and has always observed available parking around Building N and throughout the Business Park. Although not anticipated, conditions of approval are included to ensure that if parking shortages or parking related issues arise that the business operator would be required to institute appropriate measures necessary to minimize or eliminate the parking problem to the satisfaction of the Director of Economic and Development Services or their designee.

Odor

As required for the approved distribution use, the additional non-storefront use would also be conditioned to operate in a manner in which cannabis odors cannot be detected outside of the subject suite. The existing facility features several carbon filters, including in the warehouse bays. Furthermore, cannabis processing is not proposed and would not be allowed at this facility. All cannabis products would arrive and leave the facility in State compliant packaging. Lastly, and as conditioned in the attached Resolution, if cannabis odor is detected outside of the building, the business owner/operator will be required to institute further operational measures necessary to eliminate odors in a manner deemed appropriate by the Director of Economic and Development Services.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan described the owners' experience, proof of capitalization, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate to add the proposed non-storefront operation.

Security Plan

The applicant has submitted a professionally prepared security plan for the proposed amendment. The City's cannabis consultant reviewed the security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to CMMC Title 9, Chapter VI, and State law. Since the security plan contains sensitive operational details that require limited public exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are required for the proposed use:

- All employees, including drivers, must pass a "Live Scan" background check;
- City-issued identification badges are required for employees;
- An inventory control system shall be maintained;
- Exterior and interior surveillance cameras shall be monitored and professionally installed;
- An alarm system shall be professionally installed, maintained, and monitored;
- Surveillance footage must be maintained for a minimum of 90 days;
- Cash, cannabis, and cannabis products shall be kept in secured storage areas;
- Sensors shall be installed that detect entry and exit from all secured areas;
- Security lighting (interior and exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Delivery drivers shall be trained on delivery safety protocols;
- Employees and vendors will be trained regarding cash and product transportation protocol;

- Visitor/customer specific security measures shall be required;
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance;
- The applicant shall submit a list of all vehicles to be used for retail delivery purposes to the Costa Mesa Police Department. The list shall identify the make, model, color, license plate number, and registered owner of each vehicle. The applicant shall submit an updated vehicle list each quarter with the required quarterly update to the employee roster pursuant to the CBP.
- Delivery vehicle drivers shall be at least age 21, have a current driver's license, successfully complete a live scan, and have a City-issued badge; and
- The business operator shall ensure that all delivery vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of a shift.

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan. The following analysis evaluates the proposed project's consistency with applicable policies and objectives of the 2015-2035 General Plan:

Policy LU-1.1: *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed use would expand an existing entrepreneurial business in Costa Mesa as allowed pursuant to local and State laws, and provide six new employment opportunities in the community.

Objective LU-6B: *Encourage and facilitate activities that expand the City's revenue base.*

Consistency: Cannabis businesses are expected to generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. Approval of the proposed non-storefront service would allow business operations that would expand the City's revenue base. This revenue can then be used for community services and infrastructure improvements that serve the community.

Policy LU-6.15: *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized and growing cannabis industry that is limited in the surrounding region. The proposed use is in a location as specifically identified for such uses through implementation of Measure X and Measure Q.

FINDINGS

The proposed project complies with Title 13, Section 13-29(g)(2), Minor Conditional Use Permit "findings," based on the following:

Finding: *"The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area".*

Facts in Support of Findings: The proposed project is to add cannabis delivery services to an existing cannabis distribution facility. It is consistent with other industrial and commercial uses in the immediate vicinity and specifically within the Measure X "Green Zone" area. Compliance with existing and proposed conditions of approval will ensure the delivery use operates without negatively impacting the surrounding properties.

Finding: *"Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood".*

Facts in Support of Findings: The proposed use is within an existing building and is consistent with the PDI (Planned Development Industrial) zoning designation. The existing and proposed conditions of approval ensure that odor is controlled and therefore, would not be materially detrimental to the health, safety, and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood. Lastly, a professionally prepared and reviewed security plan will be implemented to maintain security at the facility, and includes an interior and exterior monitored video surveillance system.

Finding: *"Granting the conditional use permit or minor conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property".*

Facts in Support of Findings: The use is consistent with the General Plan goals and policies as discussed earlier in this report. Further, the proposed use is within an existing building and only modest changes in the cannabis use are proposed. Additionally, the proposed cannabis delivery operations are conditionally permitted in the

PDI (Planned Development Industrial) zone via MCUP under Ordinance No. 21-08, an implementing ordinance of Measure Q.

California Environmental Quality Act (CEQA) Compliance

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing building that has been used for commercial activities and the application does not propose an increase in floor area. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Title 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

CONDITIONS OF APPROVAL (PA-17-40 A2, ZA-23-08)

General

1. The use of this property as a cannabis distribution and non-storefront retail (delivery) business shall comply with the approved plans and terms described in the resolution and these conditions of approval. 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)]. The conditions of approval herein shall supersede the conditions of approval for PA-17-40 and amendment one.
2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.

3. No person may engage in any cannabis business or in any cannabis activity within the City including manufacturing, processing, laboratory testing, transporting, delivery, distribution, or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division Inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Has met all requirements of Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all conditions of approval of this MCUP.
4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. The subject business shall comply with the applicable operating requirements for non-storefront delivery listed in CMMC Title 9, Chapter VI, Section 9-495(i). The applicant shall apply for a Minor Modification to Cannabis Business Permit (CBP) MX-17-02 to add the non-storefront use.
6. No storefront retail or cultivation of cannabis is allowed anywhere on the premises.
7. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
8. A Cannabis Business Permit may be revoked upon a hearing by the Director of Development Services pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the CUP and its amendments. The MCUP granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-17-40 A2 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
9. The uses authorized by the Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of

the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.

10. The applicant shall obtain State License Type 9 and Type 11 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable state and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
11. Except for delivery operations allowed by this amended CUP and under an active CBP and State Type 9 license, the applicant, including any employee thereof, shall not sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product under its possession and/or control to any person, firm, corporation, group or any other entity, unless that person or entity possesses all currently valid permits and/or licenses required by both the state of California and applicable local government entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. Applicant is charged with a duty to, and shall first verify, that the recipient, whether located in the City or elsewhere, of any cannabis or cannabis product so sold, distributed, furnished, and/or otherwise provided by or on behalf of applicant, possesses all required permits and/or licenses therefore.
12. Vehicle loading and unloading shall only take place in designated loading bays with direct unobstructed view of surveillance (as indicated on the approved site plans). No loading and unloading of cannabis products into the vehicles shall take place outside of camera view. Video surveillance cameras shall be installed on the interior and exterior of the building with direct views of the loading bay doors. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Development Services or designee for approval.
13. If distribution is conducted by a third party company, the loading areas shall be free and clear of any cannabis products and the third party distributor shall be escorted at all times. All cannabis products within the receiving/quarantine or storage area shall be secured in a locked container. Prior to a distributor's arrival, distributors are required to give notice to authorized facility personnel. Upon arrival, authorized facility personnel shall escort the distributor vehicle to the loading area.
14. Third parties are prohibited from providing delivery services for the Type 9 non-storefront retail (delivery) license.
15. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, with the attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not

limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and/or costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this condition.

16. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
17. The owner/operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance and comprehensive automotive liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.
18. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The original Cannabis Business Permit application number associated with this address is MX-17-02. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this tenant space.
19. Cannabis shall not be consumed on the premises at any time, in any form.
20. No outdoor storage of cannabis or cannabis products is permitted at any time.
21. All cannabis and cannabis distributed pursuant to this amended CUP shall be transported by persons licensed to do so and shall only be sold, distributed, transported or otherwise furnished to facilities operating in full conformance with all applicable State and local laws and regulations. The discovery of a cannabis product originating from this facility at any unpermitted or otherwise unlawful cannabis facility or operation, including a dispensary, may be considered as evidence in any action to revoke, suspend or modify this amended CUP and/or the corresponding Cannabis

- Business Permit that is based on whole or in part on this condition of approval or any related provision of the Municipal Code.
22. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
 23. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business. It shall be unlawful and a violation of this amended CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
 24. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.
 25. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
 26. Should any employee, volunteer or other person who possess an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the Community Improvement Division within 24 hours, not including weekends and holidays.
 27. The City Manager or her or his designees may enter this business at any time during the hours of operation without notice, and inspect this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the City Manager or his or her designees are not allowed to enter the business or inspect any area of the premises, a revocation process may immediately be started pursuant to the applicable provisions of the CMMC.
 28. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. The CUP will expire and be of no further force and effect if any State issued license remains suspended for a period of 6 months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.

29. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
30. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under state and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and the CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
31. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the production or manufacturing, laboratory testing and distribution processes. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by scale). The owner/operator shall ensure that such information is compatible with the City's recordkeeping systems. The system must have the capability to produce historical transactional data for review by the City Manager.
32. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more

- percent over a three year period, shall require submittal and approval of a new CBP. A change in ownership that affects an interest of less than 51 percent shall be require a minor modification to the CBP.
33. Pursuant to Title 9, Chapter VI It is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsifies any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.
 34. The approved use includes distribution and direct delivery to customers only. There shall be no extraction operations, refining, or winterization conducted in this facility.
 35. The approved use includes distribution and direct delivery to customers only. There shall be no storage or use of volatiles, solvents, or hazardous materials at this facility.
 36. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
 37. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
 38. A copy of the approved Safety Plan shall be maintained onsite at all times, and it shall be available at the request of any City Official.
 39. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
 40. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
 41. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
 42. Street address shall be visible from the public street and/or shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.

43. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
44. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.
45. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
46. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
47. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
48. Equipment shall comply with the California Building and Fire Code requirements, including, but not limited to, the requirement that equipment be approved by a recognized testing laboratory for the specific use.
49. The use shall operate in accordance with the Business Plan approved as part of the Cannabis Business Permit. Any changes to the Business Plan must be submitted to, and approved by, the Planning Division. A written explanation of the changes shall accompany the submittal. Changes to the Business Plan will trigger an amendment to the CBP and may trigger an amendment to the CUP.
50. The use shall operate in accordance with the Security Plan approved as part of the Cannabis Business Permit. Any changes to the Security Plan must be submitted to, and approved by, the Planning Division. A written explanation of the changes shall accompany the submittal. Changes to the Security Plan will trigger an amendment to the CBP and may trigger an amendment to the CUP.

Prior to Issuance of Building Permits

1. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer.
2. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City. Business identification signage shall be limited to that needed for identification only.

Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.

3. The conditions of approval and ordinance or code provisions of Planning Application 17-40 A2 (ZA-23-08) shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
4. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
or
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Div. will not issue a demolition permit until an Identification Number is provided by AQMD.
5. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building as the cannabis business. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
6. The plans shall comply with the requirements of the 2022 California Fire Code, including the 2022 Intervening Update and referenced standards as amended by the City of Costa Mesa.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a modification to the Cannabis Business Permit.
2. The applicant shall submit to the City a list of all vehicles to be used for retail delivery purposes. The list shall identify the make, model, color, license plate number and registered owner of each vehicle.
3. The applicant shall pay the public notice fees (\$1 per notice post card) and the newspaper ad publishing cost.
4. The final Security Plan shall be consistent with the approved building plans.

5. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited.
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises.
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.

Operational Conditions

1. No product distribution shall occur between 12:00 AM and 5:00 AM.
2. Delivery to customers is limited to the hours between 7:00 AM and 10:00 PM.
3. The applicant shall submit an updated vehicle list each quarter with the quarterly update to the employee roster required pursuant to the CBP. The number of vehicles parked onsite in commonly-held parking areas shall not exceed the number of available onsite surplus parking spaces. Delivery vehicles not owned by employees shall not be parked on City streets when not in use.
4. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.
5. The operator shall maintain free of litter all areas of the premises under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Development Services Director.
8. While working, employees shall not park on residential streets unless doing so temporarily to make a cannabis delivery.
9. All employees must wear an identification badge while on the premises of the business and/or performing deliveries, in a format proscribed by the City Manager. When on the premises, badges must clearly visible and worn on outermost clothing and above the waist in a visible location.
10. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
11. The operator shall ensure that deliveries are grouped to minimize total vehicle trips.

12. Delivery/vendor vehicle loading and unloading shall only take place within the interior loading areas and within direct unobstructed view of surveillance cameras, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place outside of camera view. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.
13. Delivery/vendor vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
14. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
15. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
16. Cannabis shall not be consumed on the property at any time, in any form.
17. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
18. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
19. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications. If cannabis odor is detected outside the building, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
20. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
21. No cannabis products shall be disposed in the onsite trash enclosure. If any damaged or expired cannabis products must be disposed, the owner or operator shall return the damaged or expired cannabis products to the original licensed distributor or vendor and follow all applicable State and City regulations.
22. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.

APPLICANT LETTER

-CMX DISTRIBUTION, INC. DELIVERY-

Dear City of Costa Mesa,

CMX Distribution, Inc. will be a commercial cannabis delivery (non-storefront) operation located at 3505 Cadillac Avenue, Building N, Unit N-3, Costa Mesa, CA 92626. The building is located in the Green Zone. Unit N-3 consists of 4,722 square feet including CMX Distribution (CUP # PA-1740; CBP# MX-17-0002) and warehouse space. Changes to the building will be minimal and will include delivery order receiving area, delivery product storage space, delivery packaging room, secure products receiving area, delivery warehouse area, office space and a break area.

There will be no retail storefront sales to the general population; this delivery-only operation will not be open to the public. There will be no sales of cannabis or any other products in-person onsite. All visitors and vendors must have a prior appointment or be checked into the premises by a manager. CMX will be a drug-free workplace. CMX will explicitly prohibit the use, possession, solicitation, or sale of drugs and alcohol on the premises or during employment. Management may request employees to undergo random drug testing at any time upon suspicion of being under the influence. All products are pre-packaged and nothing will be manufactured/packaged on-site at the delivery facility. Before sale, all products will be verified as laboratory tested for potency and safety, with test results made available to all customers. The following types of products will be sold: Flower; Pre-Rolls; Edibles; Concentrates; Topicals; Capsules; Tinctures; Vape Cartridges; and Apparel & Accessories

The warehouse area will be used for the secure unloading/loading of cannabis products. There will be a small driver's lounge inside the warehouse space only accessible to CMX personnel. Deliveries to customers will be limited to the hours allowed by the State of California and City of Costa Mesa, from 7am to 10pm daily. There will be one to three delivery vehicles to start. All vehicles will be owned/leased and insured by CMX. CMX restricts availability of its delivery services to adult customers 21 years of age or older. All customers must be pre-registered with CMX before orders are accepted for delivery. Delivery services will be limited to serving customers located at a physical address in Costa Mesa and its surrounding area. Addresses and age verification will be verified on-site prior to preparing deliveries to ensure compliance with this requirement. CMX prohibits its delivery employees from leaving the state of California while in possession of cannabis goods and from serving any addresses outside its delivery radius. CMX will not deliver cannabis goods to an address located on publicly owned land or any address on land or in a building leased by a public agency. Deliveries will never be made through the use of an unmanned vehicle.

Receipt of deliveries from licensed vendors will occur during normal business hours, Monday to Friday from 9:00 A.M. and 10:00 P.M. The Manager will alert staff with the names and vehicle license plates for expected deliveries before opening each day. Upon verification of the name and license plate number, vendor drivers will be instructed to load/unload products near the Receiving Area inside the facility warehouse. The vendor will be escorted into and out of the building by staff. All unregistered names and vehicles will not be allowed entry onto the premises.

CMX has implemented a professionally prepared Security Plan by POST Security Services, which includes Day/Night color cameras recording 24 hours a day, 7 days a week; a professionally installed and maintained alarm system including panic buttons and motion sensors which will automatically notify the

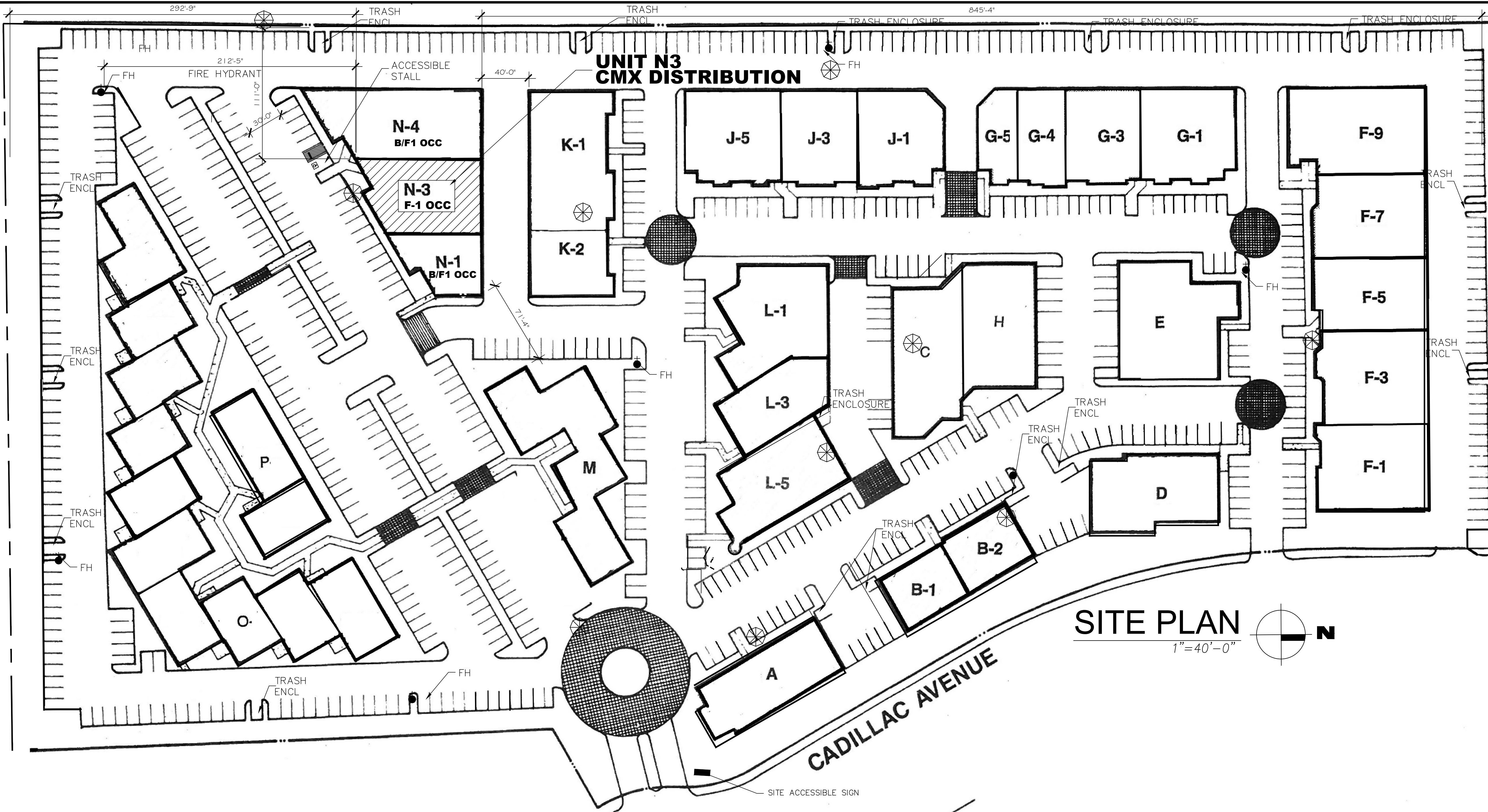
Costa Mesa Police Department in the event of an intrusion or other unauthorized activity. Additionally, CMX will contract with an armored car service that will pick up cash from the premises monthly or on an on-call basis when cash receipts exceed set levels. Cash will be stored onsite in a UL rated safe with an automatic locking detent mechanism, and burglary resistant lock with re-locker.

Our mission is to safely provide high-quality cannabis to our customers with an experienced and friendly team they can trust. We already understand and have implemented strong and successful safety protocols, and we have a strong track record with vendor relationships and many strategic partnerships that will reduce startup costs/times to ensure a successful delivery business.

CMX DELIVERY

CANNABIS DELIVERY FACILITY

3505 CADILLAC AVENUE, BLDG N3, COSTA MESA, CA 92626
APN 139-662-02



SITE PLAN
1" = 40'-0"

PROJECT INFORMATION

PROJECT DATA

T.I. USE: MEDICAL MARIJUANA DISTRIBUTION W/ADMIN OFFICES
 TI OCCUPANCY: F-1
 TOTAL (E) BLDG AREA: 5,045 SF
 SITE AREA: BUSINESS COMPLEX
 BUILDING ADDRESS: 3505 CADILLAC WAY, SUITE N3
 APN: 139-662-02

OCCUPANCY: DISTRIBUTION / OFFICE
 CONSTRUCTION: (E) TYPE III-B NON-RATED, NON-SPRINKLED
 ALLOWABLE AREAS: CBC 2022 ABL 506.2 FOR F-1 TYPE III-B 12,000-SF < 4,720-SF OK SPRINKLER NOT REQ'D

CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
 2022 CALIFORNIA MECHANICAL CODE
 2022 CALIFORNIA PLUMBING CODE
 2022 CALIFORNIA ELECTRICAL CODE
 2022 CALIFORNIA FIRE CODE

JURISDICTION

- CITY OF COSTA MESA PLANNING AND BUILDING DEPARTMENT
- CITY OF COSTA MESA POLICE DEPARTMENT
- CITY OF COSTA MESA FIRE DEPARTMENT

APPLICANT / OWNER

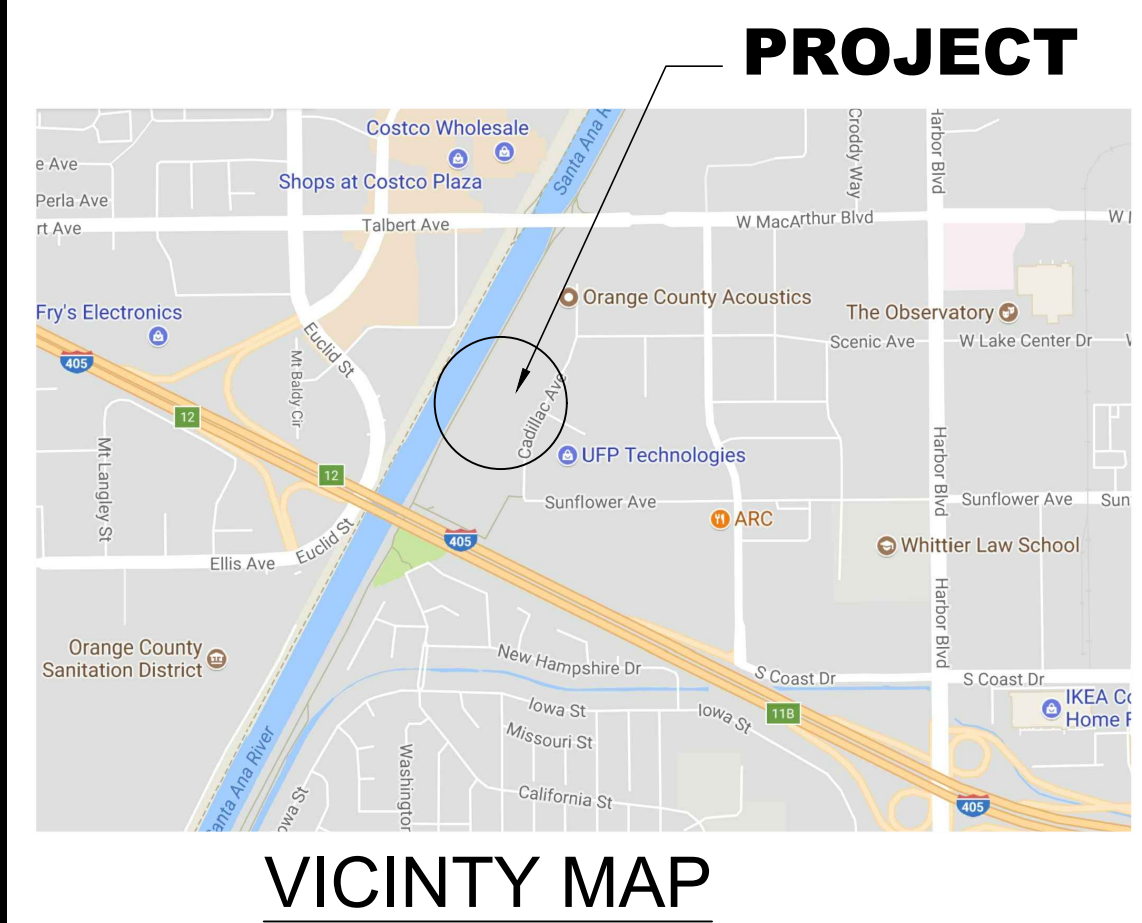
APPLICANT/TENANT CMX NON-STOREFRONT DELIVERY 3505 CADILLAC, N-3 COSTA MESA, CA 92626 714-345-7363 robert420Central.org	PROPERTY OWNER RUSS FAMILY TRUST, JERALD RUSS 143 CALLE CUERVO, SAN CLEMENTE, CA 92672 949-361-3114 jmruss14@sbcglobal.net
--	--

CONSULTANTS

PLANNER AND ARCHITECT
 SC CONSULTING GROUP
 24881 ALICIA PARKWAY #317
 LAGUNA HILLS, CA 92617
 CONTACT: ED SAPIGAO AIA
 PHONE NO: 949-280-4782
 edscg@me.com

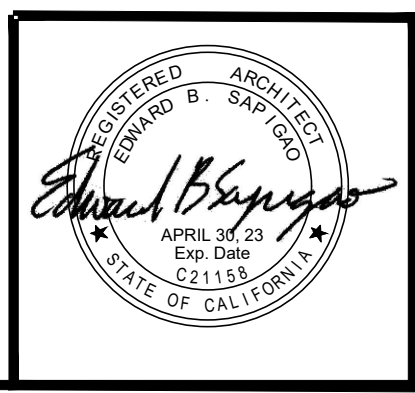
SHEET INDEX

A0.0 SITE AND DATA
 A2.0 LIMITED ACCESS PREMISE DIAGRAM
 A3.0 EXTERIOR ELEVATION AND PHOTOS



SCCG
Architecture & Building Science

24881 ALICIA PARKWAY #317
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CMX DELIVERY
NON-STOREFRONT RETAIL DELIVERY FACILITY
3505 CADILLAC WAY, UNIT N3, COSTA MESA, CALIFORNIA 92626

SITE & DATA

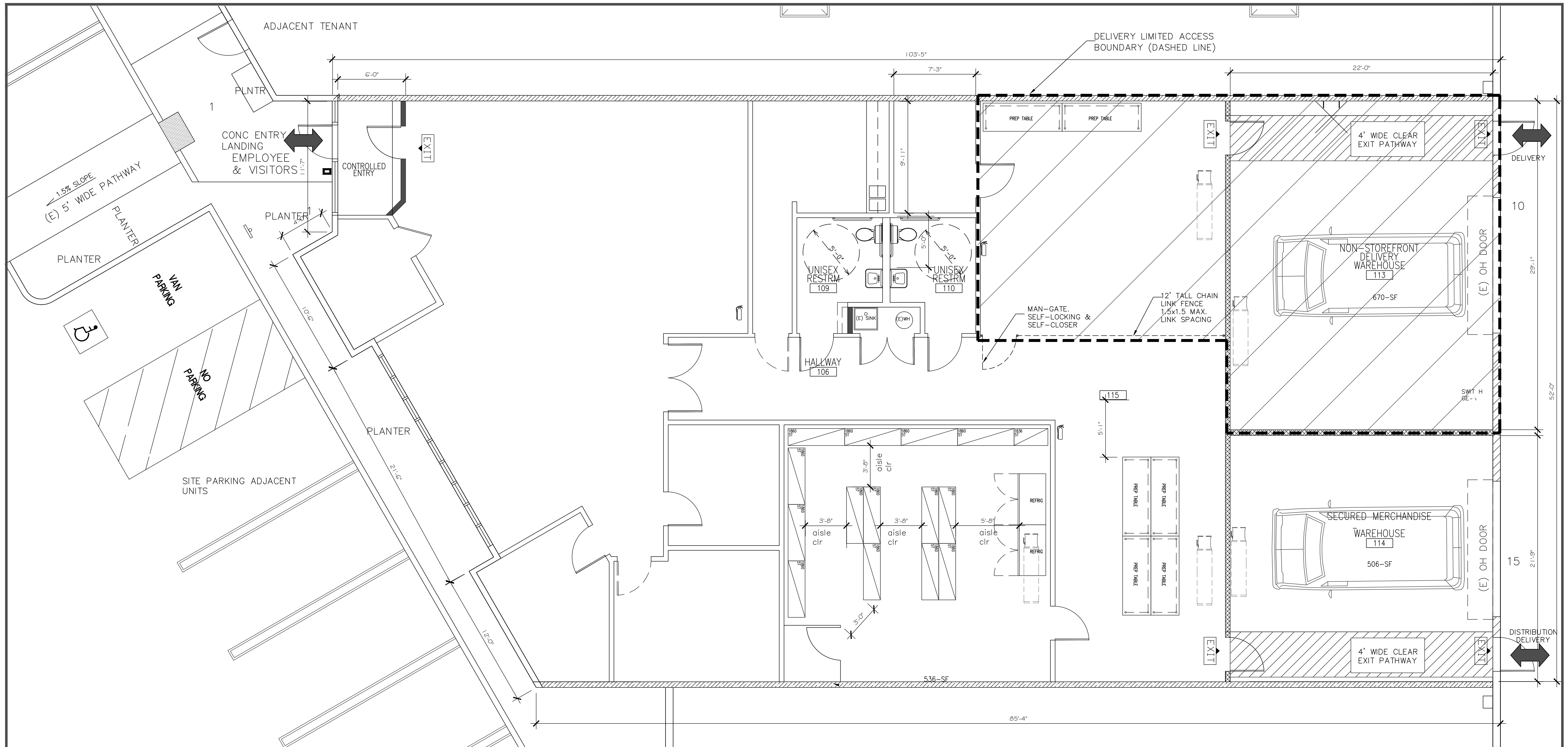
REVISIONS		
No.	Description	Date

CITY COMMENT: 2/0/20
 Drawn: ebs
 Project # 23-6006
 Plot Date:

CMX DELIVERY
3505 CADILLAC AVE, BLDG N3
APN 139-662-02

A0.0

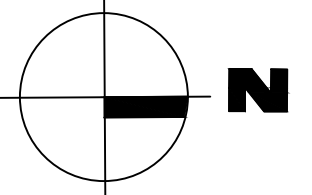
SITE & DATA



WALL LEGEND

- 1 EXISTING EXTERIOR CONCRETE TILT-UP BEARING WALLS TO REMAIN UNDISTURBED
- 2 EXISTING 2-HR RATED DEMISING WALLS TO REMAIN UNDISTURBED
- 3 EXISTING EXTERIOR FRONT BUILDING WALLS TO REMAIN UNDISTURBED
- 4 EXISTING INTERIOR NON-BEARING WALLS TO REMAIN UNDISTURBED
- 5 INTERIOR 12' TALL CHAIN LINK FENCE

FLOOR PLAN
4,722-SF 1/4"=1'-0"



FIRE AND EXIT LEGEND

- EXIT EXIT DOOR ILLUMINATED SIGN, WIRED WITH BATTERY BACK-UP PLACED ABOVE EXIT DOOR
- EXIT DIRECTIONAL SIGN
- FIRE EXTINGUISHER - TYPE CLASS 2-A; 10-B; C

BLDG AREA: 4,722-SF
ONE STORY BUILDING
CONSTRUCTION TYPE: TYPE IIIB, NON-SPRINKLED
OCCUPANCY: F-1
FACTORY INDUSTRIAL GROUP F: Factory Industrial Group F occupancy includes assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing operations

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LAGUNA HILLS, CALIFORNIA 92653
949-280-4782 edscg@me.com

CMX DELIVERY
NON-STOREFRONT RETAIL DELIVERY FACILITY
3505 CADILLAC WAY, UNIT N3, COSTA MESA, CALIFORNIA 92624

NON-STOREFRONT PLAN

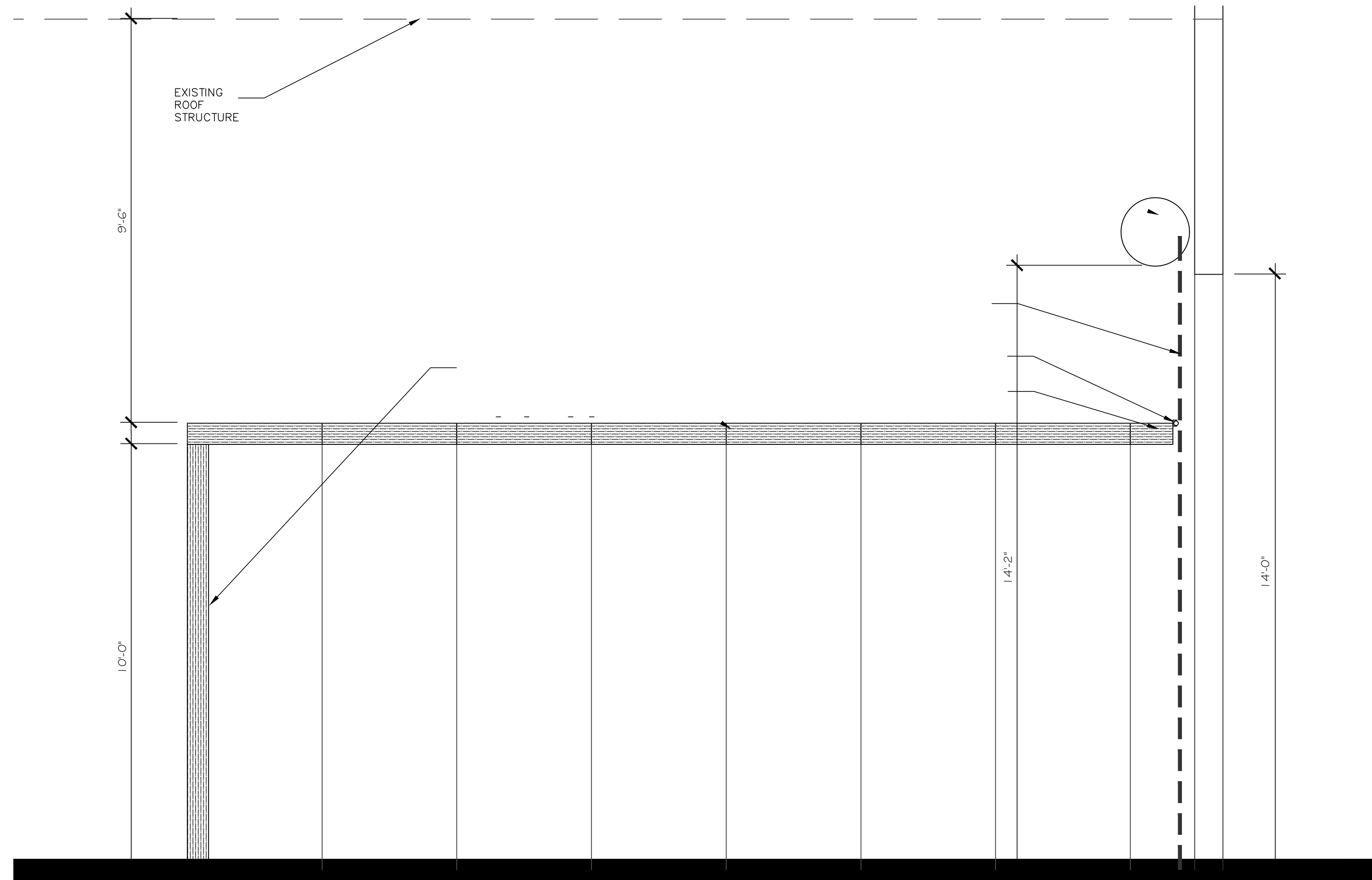
REVISIONS		
No.	Description	Date

Drawn	ebs
Project #	23-6006
Plot Date	

CMX DELIVERY
3050 CADILLAC AVE, BLDG N3
APN 139-662-02

A2.0
LIMITED ACCESS

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C - SECTION AT PANELS
SCALE: 1/2" = 1'-0"



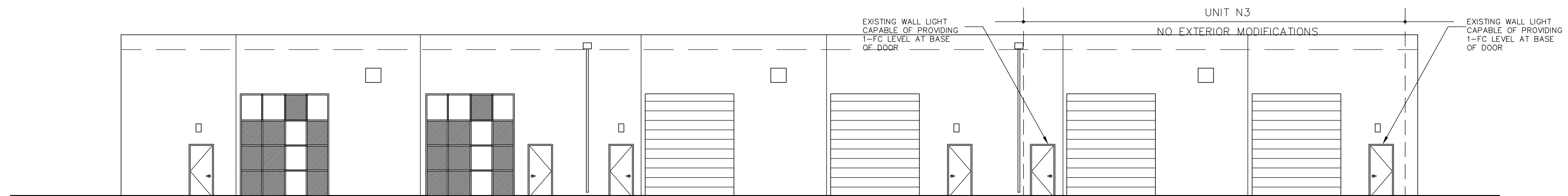
PHOTO #1 - WEST SIDE YARD DRIVE

PHOTO #2 - NORTH SIDE YARD DRIVE

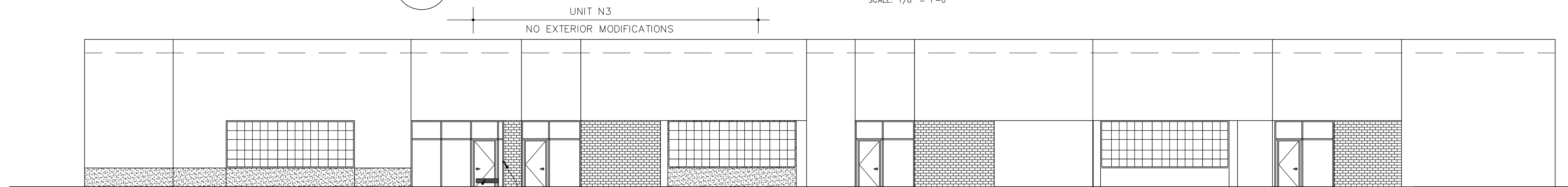


PHOTO #3 - SOUTH ELEVATION ENTRY

PHOTO #4 - SOUTH ELEVATION ADJACENT UNIT



B - NORTH (ALLEY) ELEVATION
SCALE: 1/8" = 1'-0"



A - SOUTH (FRONT) ELEVATION
SCALE: 1/8" = 1'-0"

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949-280-4782 edscgg@me.com



CMX DELIVERY
NON-STOREFRONT RETAIL DELIVERY FACILITY
3505 CADILLAC WAY, UNIT N3, COSTA MESA, CALIFORNIA 92626

**EXTERIOR ELEVATIONS
BLDG SECTIONS
PHOTOS**

REVISIONS		
No.	Description	Date

Drawn ebs
Project # 23-6006
Plot Date - - -

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CMX DELIVERY
3050 CADILLAC AVE, BLDG N3
APN 139-662-02

A3.0

ELEV, SECT, PHOTOS