



# **PLANNING COMMISSION AGENDA**

**November 27, 2017**

\*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

\*\*Planning Commission Meeting begins at **6:00 p.m.** in the Council Chambers

## **CALL TO ORDER.**

## **PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL:** Chair Stephan Andranian

Vice Chair Byron de Arakal

Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

## **ANNOUNCEMENTS AND PRESENTATIONS:**

## **PUBLIC COMMENTS:**

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

## **PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

## **CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar. Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name (optional), and item number to be addressed.

## CONSENT CALENDAR

### 1. MINUTES FOR THE MEETING OF OCTOBER 9, 2017

**Recommended Action:** Approve the minutes of a regular meeting of the Planning Commission held on October 9, 2017.

## PUBLIC HEARINGS:

*PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion*

### 1. PLANNING APPLICATION PA-17-38 TO ALLOW A MEDICAL MARIJUANA EXTRACTION FACILITY AT 3590 CADILLAC AVENUE, UNIT B

**Project Description:** Planning Application PA-17-38 is a request for a Conditional Use Permit (CUP) for a Medical Marijuana facility within a 7,315-square-foot tenant space at 3590 Cadillac Avenue, Unit B. The proposed use would involve the extraction of oils from marijuana plants. The project site will include a product storage room, a vault room, offices, and a conference room. The facility will be staffed by at least 2 persons. The facility will have up to four 25-ton rosin press machines for the extraction of oils from marijuana plants and will also have security systems (card readers, security cameras, etc.) throughout the facility. No distribution of marijuana, cultivation of marijuana, or medical marijuana dispensary is permitted.

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

#### **Recommended Action:**

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301; and
2. Adopt a Resolution to approve Planning Application PA-17-38, subject to conditions of approval.

### 2. REVIEW OF ZONING APPLICATION ZA-17-11 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 450 WEST WILSON STREET

**Project Description:** A review of the Zoning Administrator's approval of a minor conditional use permit (MCUP) to allow the installation of a small cell facility on top of a Southern California Edison (SCE) streetlight pole located within a 500-foot radius of residentially-zoned properties and a deviation from the required volume of the radio box. This item was continued from the November 13, 2017 Planning Commission meeting.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

**Recommended Action:** Adopt a Resolution to either uphold, uphold with revisions, or reverse the Zoning Administrator's approval of Minor Conditional Use Permit ZA-17-11. If the Planning Commission reverses the Zoning Administrator's approval, the motion should include direction to staff to return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar.

3. **REVIEW OF ZONING APPLICATION ZA-17-38 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 2196 HARBOR BOULEVARD**

**Project Description:** A review of the Zoning Administrator's approval of a minor conditional use permit (MCUP) to allow the installation of a small cell facility on top of a Southern California Edison (SCE) streetlight pole located within a 500-foot radius of residentially-zoned properties and a deviation from the required antenna height. This item was rescheduled from the November 13, 2017 Planning Commission meeting due to lack of quorum.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

**Recommended Action:** Adopt a Resolution to either uphold, uphold with revisions, or reverse the Zoning Administrator's approval of Minor Conditional Use Permit ZA-17-38. If the Planning Commission reverses the Zoning Administrator's approval, the motion should include direction to staff to return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar.

4. **REVIEW OF ZONING APPLICATION ZA-17-39 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 333 MERRIMAC WAY**

**Project Description:** A review of the Zoning Administrator's approval of a minor conditional use permit (MCUP) to allow the installation of a small cell facility on top of a Southern California Edison (SCE) streetlight pole located within a 500-foot radius of residentially-zoned properties and a deviation from the required antenna height. This item was continued from the November 13, 2017 Planning Commission meeting.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

**Recommended Action:** Adopt a Resolution to either uphold, uphold with revisions, or reverse the Zoning Administrator's approval of Minor Conditional Use Permit ZA-17-39. If the Planning Commission reverses the Zoning Administrator's approval, the motion should include direction to staff to return to the Planning Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar.

## **DEPARTMENTAL REPORTS**

1. **Public Services Report**  
**Recommended Action:** Receive and file
  
2. **Development Services Report**  
**Recommended Action:** Receive and file

## **CITY ATTORNEY'S OFFICE REPORT**

1. **City Attorney**  
**Recommended Action:** Receive and file

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, DECEMBER 11, 2017.**

## **ADDITIONAL INFORMATION**

### **PLANNING COMMISSION MEETINGS:**

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

### **PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:**

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

**AGENDA REPORTS:**

Reports may be obtained on the City's web site at [www.costamesaca.gov](http://www.costamesaca.gov). Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council

Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

**APPEAL PROCEDURE:**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or re-hearings are available in the Planning Division and in the City Clerk's office.

**CONTACT US:**

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