



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – December 11, 2017
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), 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 OCTOBER 23, 2017**

***ACTION**

Approved, 5-0

NEW BUSINESS:

1. **WORK PROGRAM FOR RESIDENTIAL SMALL LOT SUBDIVISIONS AND URBAN PLAN/OVERLAY DISTRICTS**

Description: At a joint study session held in September by the Planning Commission and City Council, staff was directed to return with a work program to address the issues related to residential small lot subdivisions and urban plan/overlay districts. After review and feedback from the Commission, staff will present the work program to the City Council for consideration.

***ACTION**

Planning Commission provided comments to the City Council regarding the Work Plan for Residential Small Lot Subdivisions and Urban Plan/Overlay Districts.

PUBLIC HEARINGS:

1. **PLANNING APPLICATION PA-17-40 TO ALLOW A MEDICAL MARIJUANA DISTRIBUTION FACILITY AT 3505 CADILLAC AVENUE, UNIT N3**

Project Description: Planning Application PA-17-40 is a request for a Conditional Use Permit for a Medical Marijuana distribution facility (CMX

Distribution) within a 4,722-square-foot tenant space in an existing industrial warehouse building. The proposed facility would include an office, work area, secure product storage area, and indoor parking for two delivery trucks. The facility will be staffed by at least 3-8 persons, including transportation drivers. The initial hours of operation are proposed to be daily from 7 AM to 7 PM, increasing to 24-hour-a-day operation if demand warrants. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No manufacturing or 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 CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-40, subject to conditions of approval.

Approved, 5-0

2. **PLANNING APPLICATION PA-15-22 FOR A CONDITIONAL USE PERMIT FOR THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR RELIEF SPACE AND DEVIATION FROM PARKING REQUIREMENTS FOR OFF-SITE SHARED PARKING WITH 2991 RANDOLPH AVENUE AND 765 SAINT CLAIR STREET FOR A PROPOSED PROJECT AT 2955 RANDOLPH AVENUE SUITE B**

Project Description: Planning Application PA-15-22 is a request for a conditional use permit for the renovation of a 2,300-square-foot tenant space within a single-story industrial building at 2955 Randolph Avenue to an event venue (Alleylujah). The request includes the following:

1. Conditional use permit for:
 - a) operation of an event center/ banquet facility
 - b) valet parking at 2955 and 2991 Randolph Avenue and 765 St. Clair
2. Minor conditional use permit for:
 - a) an outdoor relief area for the event center
 - b) shared parking at 765 St. Clair Street and 2991 Randolph Avenue

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.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-15-22, subject to conditions of approval.

Approved, 4-1
Commissioner Navarro Woods voting no

3. MASTER PLAN PA-17-28 FOR A MIXED-USE PROJECT (THE PLANT) AT 765-767 BAKER STREET AND 2972 CENTURY PLACE

Project Description: Planning Application PA-17-28 is a Master Plan for a mixed-use development (The Plant). The project consists of renovating four existing commercial buildings (currently containing the Car Mart and the former Plant Stand) totaling 21,990 square feet for retail, restaurant, and food stall uses surrounding a central courtyard area. The proposed new buildings consist of a 520-square-foot greenhouse structure and a four-story mixed use building with 48 residential units, six live/work units, and 4,486-square-feet of workshop/maker office space above a two-level parking structure containing 158 parking spaces. 24 additional on-site parking spaces and 27 on-street parking spaces on Century Place are also proposed, for a total of 209 parking spaces. No code deviations are being requested for this project.

***ACTION**

Planning Commission continued the item and directed staff to work with the applicant to address concerns expressed by the Commission regarding parking for the proposed project.

Approved, 5-0