



PLANNING COMMISSION AGENDA

February 22, 2021

Planning Commission Meeting begins at **6:00 PM**

In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act which allows Planning Commission Members to attend Planning Commission meetings telephonically. Given the health risks associated with COVID-19, the City Council Chambers will be closed to the public until further notice.

If you would like to participate in this meeting, you can participate via the following options:

1. You are strongly encouraged to observe the Planning Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://www.youtube.com/costamesatv).
2. Zoom Webinar – February 22, 2021 **6:00 PM**
Please click the link below to join the webinar:
<https://zoom.us/j/96060379921?pwd=N2lvczhJM2hWU3puZkk1T3VYTXhoQT09>

Or sign into Zoom.com and “Join a Meeting”

Webinar ID: 960 6037 9921/ Passcode: 595958

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”
- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” function located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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Participate via telephone: US: + 1 669 900 6833
Webinar ID: 960 6037 9921/ Passcode: 595958

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and press *6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

3. Members of the public who wish to make a comment on a specific agenda item may submit your comment via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 PM** on the day of the hearing. All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted. A direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats: .mp4, .mov, or .wmv. Only one file may be included per speaker for public comments. Please note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information.
4. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at 714-754-5225 or cityclerk@costamesaca.gov and we will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.
5. The City of Costa Mesa's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov. El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov

The City of Costa Mesa thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

**FEBRUARY 22, 2021
REGULAR MEETING – 6:00 PM**

BYRON DE ARAKAL
Chair

KEDARIOUS COLBERT
Vice Chair

DIANNE RUSSELL
Planning Commissioner

JOHN STEPHENS
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

JON ZICH
Planning Commissioner

JENNA TOURJE
Planning Commissioner

RUSSELL TOLER
Planning Commissioner

JENNIFER LE
Director of Economic and Development Services

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR: None

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. [A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE TO ADOPT CODE AMENDMENT CO-21-01 TO AMEND CHAPTER IX, ARTICLE 21 AND CHAPTER IV, TABLE 13-30 OF TITLE 13 TO ESTABLISH THE DEVELOPMENT STANDARDS FOR CANNABIS USES, INCLUDING RETAIL CANNABIS STOREFRONT AND NON-STOREFRONT USES AND AN ORDINANCE TO AMEND CHAPTER I, ARTICLE 5, CHAPTER II, ARTICLE 1 AND CHAPTER VI OF TITLE 9 OF THE COSTA MESA MUNICIPAL CODE REGARDING THE TAXATION, REGULATION, OPERATING](#)

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REQUIREMENTS AND STANDARDS FOR CANNABIS USES INCLUDING RETAIL CANNABIS STOREFRONT AND NON-STOREFRONT USES, IN ORDER TO IMPLEMENT THE CITY OF COSTA MESA RETAIL CANNABIS TAX AND REGULATION MEASURE (MEASURE Q)

Project Description: An Ordinance for Zoning Code Amendment CO-2021-01 to amend portions of Title 13 (Planning, Zoning, and Development) of the Costa Mesa Municipal Code and an Ordinance to amend portions of Title 9 (Licenses and Business Regulations) of the Costa Mesa Municipal Code to establish the taxation, regulations, operating requirements and standards for cannabis uses, including retail cannabis storefront and non-storefront uses in order to implement the City of Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q).

Environmental Determination: The ordinances are exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3) (General Rule), Section 15301 (Class 1), Existing Facilities, Section 15303 (Class 3), New Construction or Conversion, Section 15308 (Class 8) Actions by Regulatory Agencies, and Section 15332 (Class 32), Infill Development.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

1. Find that the adoption of the Zoning Code Amendment is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061(b)(3), General Rule, Section 15301 (Class 1), Existing Facilities, Section 15303 (Class 3), New Construction or Conversion of Small Structures, Section 15308 (Class 8), Actions by Regulatory Agencies, and Section 15332 (Class 32), In-fill Development Projects; and
2. Give first reading to Ordinance 2021-X1 to adopt Zoning Code Amendment CO-21-01 to amend the following chapters of the Costa Mesa Municipal Code:
 - Chapter IX (Special Land Use Regulations), Article 21 (Location of Marijuana Distributing, Manufacturing, Research and Development and Testing Laboratories) of Title 13 (Planning, Zoning and Development); and Chapter IV (Citywide Land Use Matrix), Table 13-30 (Land Use Matrix) of Title 13.

Staff recommends that the Planning Commission review Ordinance 2021-X2 that amends the following chapters of Title 9 of the Costa Mesa Municipal Code, and make recommendations to the City Council regarding the definitions set forth in Chapter VI:

- Chapter I (Business Tax), Article 5 (Administration, Application and Procedures) of Title 9 (Licenses and Business Regulations);
- Chapter II (Regulation of Certain Businesses), Article I (Generally) of Title 9; and
- Chapter VI (Marijuana Business Permits) of Title 9.

[Click here for public correspondence received on this item](#)

[Click here for the staff presentation on this item](#)

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2. [PLANNING APPLICATION 20-10 AND TENTATIVE TRACT MAP T-21-01 \(TTM NO. 19120\) FOR A MASTER PLAN FOR AN EIGHT-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT UNDER THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN AT 1978 MEYER PLACE AND 1979 ANAHEIM AVENUE](#)

Project Description: Planning Application 20-10 and Tentative Tract Map 19120 is a request for a Master Plan for the development of an eight-unit attached residential common interest development intended for individual ownership under the Mesa West Residential Ownership Urban Plan. The proposed residences include two and three-bedroom unit types ranging from approximately 1,500 square feet to 2,000 square feet as well as two-car garages for each unit. The proposed maximum building height is 44 feet at four-stories including a roof deck level. The proposed tentative tract map would establish one lot with eight airspace condominiums for individual home ownership.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (In-fill Development Projects); and
2. Approve Planning Application 20-10 and Tentative Tract Map T-21-01 subject to conditions of approval.

[Click here for public correspondence received on this item](#)

3. [PLANNING APPLICATION 20-19 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY \(HIGHER GROUND\) AT 3505 CADILLAC AVENUE, UNIT F-7](#)

Project Description: Planning Application 20-19 is a request for a Conditional Use Permit for a marijuana manufacturing and distribution facility within a 6,015-square-foot tenant space in an existing industrial building. The proposed facility would manufacture, package, distribute, and transport cannabis products; no extraction would occur at this facility. The facility would have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana, or marijuana dispensary, is permitted.

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

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Recommended Action:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 20-19, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

DEPARTMENTAL REPORTS:

1. **Public Services Report**
2. **Development Services Report**

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, March 8, 2021, 6 PM

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 PM.

PUBLIC COMMENTS – MATTERS LISTED ON THE AGENDA:

1. Members of the public desiring to comment on a specific agenda item, please submit your comment via email at PCPublicComments@costamesaca.gov or as otherwise described on Pages 1 and 2 of this agenda.
2. In accordance with City Council Policy 000-11, and other requirements, any pictures, PowerPoints, and videos for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. Refer to Page 2 of this agenda for detailed instructions. Please email PCPublicComments@costamesaca.gov **NO LATER THAN 12:00 NOON.**

AGENDA REPORTS:

Reports may be obtained on the City's website at: <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes>

Note regarding agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5):

Any related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packets will be made available to the public on the City's website at www.costamesaca.gov.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 PM, seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available through the City Clerk's office; please call 714.754.5225 for additional information.

CONTACT CITY STAFF:

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