



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 22, 2021
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/~~strikeout~~ format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARING:

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 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.

Planning Commission continued the public hearing to the meeting of March 22, 2021.

Approved, 7-0.

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.

Planning Commission adopted a Resolution approving Planning Application 20-10 and Tentative Tract Map 19120, subject to conditions of approval with a modification to Condition of Approval No. 10.

Condition of Approval No. 10: The proposed second and third-story windows, ~~as well as second-story balconies, and roof decks~~ shall be frosted, offset, elevated or incorporate other appropriate screening methods as determined by the Planning Division to ensure reasonable privacy is maintained ~~and minimized~~ for the project site and existing surrounding residential properties.

Approved, 6-1.

Commissioner Zich voting no.

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.

Planning Commission adopted a Resolution approving Planning Application 20-19, subject to conditions of approval.

Approved, 7-0.

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