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**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION**

**April 26, 2021
Regular Meeting – 6:00 p.m.**

CALL TO ORDER:

Chair de Arakal called Zoom webinar meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Chair de Arakal led the Pledge of Allegiance.

Chair de Arakal read a brief statement into the record regarding COVID-19, and how the public can participate in the meeting.

OATH OF OFFICE FOR NEWLY APPOINTED PLANNING COMMISSIONERS BY CITY CLERK:

City Clerk Brenda Green administered the oath of office to Council-appointed Planning Commissioner Adam Ereth.

ROLL CALL:

Present: Chair Byron de Arakal, Vice-Chair Kedarious Colbert, Commissioner Adam Ereth, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jenna Tourje

Absent: Commissioner Jon Zich

Officials Present: Director of Economic and Development Services Jennifer Le, Associate Planner Justin Arios, Assistant Planner Chris Yeager, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang, City Clerk Brenda Green, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS: None

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

Chair de Arakal opened Public Comments at 6:04 p.m.

Caller 1: Steven Chan, resident, provided a 3-minute video clip regarding the noise from Strut Bar and Smart and Final.

Chair de Arakal closed Public Comments at 6:10 p.m.

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COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Ereth stated he is excited to be joining the Commission.

Commissioner Toler shared information regarding the newly reinstated monthly bike ride held on April 25, 2021 with Councilmember Reynolds. They are held on the 3rd/4th Sunday of the Month

Commissioner Russell stated the bike ride was fun and it was great to see the City from a different perspective. She shared information regarding the Sanitation and Water Departments' Zoom Presentation on their conservation efforts held on April 22, 2021. She also shared information regarding Costa Mesa Step Up – a challenge to track steps and be entered into a drawing for prizes (over 8,000 steps).

Vice-Chair Colbert made a statement regarding the verdict in the Derek Chauvin case.

Chair de Arakal announced the upcoming April 27, 2021 Study Session with City Council and the Planning Commission regarding the Housing Element and encouraged everyone to participate.

CONSENT CALENDAR:

A member of the public pulled Consent Calendar Item No. 1.

Commissioner Toler pulled Consent Calendar Item No. 1.

1. 2020 ANNUAL REVIEW OF THE COSTA MESA 2015 – 2035 GENERAL PLAN

Recommended Action: Staff recommends that the Planning Commission recommend that the City Council approve the 2020 Annual Review of the 2015 – 2035 Costa Mesa General Plan for final submittal to the State Planning and Research and the State Department of Housing and Community Development.

Associate Planner Justin Arios presented the staff report.

Commissioner Toler requested clarification of the Land Management System. Director Le gave an overview of Permits Plus, the current permitting software used, and noted it is a 20-year-old system in need of upgrading.

Commissioner Tourje' inquired regarding the Annual Review's Circulation Element Policy C-1.4 and whether OCTA responded with any requests to downgrade streets. City Engineer Yang responded that he will provide an answer separately as he needs to consult with the City's Transportation liaison. Commissioner Tourje' also inquired about the next steps to pursue keeping some of the landscaping or gathering places or parklets that are existing right now during COVID with the social distancing in place

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in the Annual Review's Circulation Element Policy C1.6. Director Le responded that the urgency ordinance that allowed flexibility for restaurants during the pandemic expires at the end of 2021 and afterwards staff would look to City Council to provide direction on whether the flexibility would continue. Commissioner Commissioner Tourje' also commented on where the City will be identifying housing opportunity sites in the City's Housing Element update and how neighborhood character will be preserved.

Commissioner Russell stated the term "ongoing" seems to be overused, and would like to see a timeline for some of the projects listed.

Commissioner Ereth echoed Commissioner Russell's statement, that he would like more detailed status updates in the report.

Vice-Chair Colbert inquired about the minimum 4.26 acre of parkland per 1,000 persons and how the requirement is determined and met. Director Le stated it is determined by population, and several implementing documents are used that assist with the calculations.

Chair de Arakal opened Public Comments at 6:57 p.m.

Caller 1: David Martinez, resident, made several statements/questions on several items in the report (General Plan Policies C1.15, C1.16, C2.1, C3.2, C3.3, C4.18, C4.4, C5.6, C7.12, C7.1, C7.5, C7.13, C7.15, C7.19, C8.12, C8.19, and C9.14).

Chair de Arakal closed Public Comments at 7:00 p.m.

MOTION: A motion was made by Chair de Arakal for the Planning Commission to recommend that the City Council approve the 2020 Annual Review of the 2015 – 2035 Costa Mesa General Plan for final submittal to the State of Planning and Research and the State Department of Housing and Community Development.

Moved by Chair de Arakal, seconded by Vice-Chair Colbert.

The motion carried by the following roll call vote:

Ayes: de Arakal, Colbert, Ereth, Russell, Toler, Tourje'

Nays: None

Absent: Zich

Recused: None

Motion carried: 6-0

PUBLIC HEARINGS:

- 1. PLANNING APPLICATION 20-18 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (SCCC GROUP) LOCATED AT 3505 CADILLAC AVENUE, UNIT M-104**

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Project Description: Planning Application 20-18 is a request for a Conditional Use Permit (CUP) to operate a marijuana manufacturing and distribution facility within a 2,184-square-foot tenant space at 3505 Cadillac Avenue, Unit M-104. The applicant is proposing to use the tenant space for non-volatile cannabis manufacturing, packaging, and distribution. Security systems are proposed 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.

There were no written public comments received.

No ex-parte communications to report.

Assistant Planner Chris Yeager presented the staff report.

Chair de Arakal opened the Public Hearing at 7:25 p.m.

Hazelina Laskey of SCCC Group gave a presentation. She stated she read the staff report and agreed to the conditions of approval.

Commissioner Ereth asked if there are any limitations of concentration in their product (cannabinoids). Applicant stated there are limits.

Chair de Arakal inquired if it is addictive. Applicant stated it is not.

Chair de Arakal opened Public Comments at 7:37 p.m.

PUBLIC COMMENTS:

No public comments.

Chair de Arakal closed Public Comments at 7:37 p.m.

Chair de Arakal closed the Public Hearing at 7:37 p.m.

MOTION: A motion was made by Chair de Arakal to approve Planning Application 20-18.

Moved by Chair de Arakal, seconded by Commissioner Tourje’.

The motion carried by the following roll call vote:

Ayes: de Arakal, Colbert, Ereth, Russell, Toler, Tourje’

Nays: None

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Absent: Zich
Recused: None
Motion carried: 6-0

RESOLUTION NO. PC-2021-09 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 20-18 TO ALLOW A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (SCCC GROUP) IN THE PDI ZONE FOR PROPERTY AT 3505 CADILLAC AVENUE, UNIT M-104

The Chair explained the appeal process.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORT(S):

1. Public Services Report – City Engineer Yang reported that the Merrimac Way and 18th Street projects are still underway.
2. Development Services Report – Director Le announced there is a Joint Study Session scheduled for April 27, 2021 at 5:00 p.m. regarding the City’s General Plan Housing Element.

CITY ATTORNEY’S OFFICE REPORT(S):

1. City Attorney – none.

ADJOURNMENT AT 7:42 P.M.:

Submitted by:

JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION