



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, April 24, 2023

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE

Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).

Zoom Webinar:

Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lvbzhJM2hWU3puZkk1T3VYTXhoQT09>

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

Enter Webinar ID: 960 6037 9921 / Password: 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” feature 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.

Participate via telephone:

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / Password: : 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.

4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

5. 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 staff 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.

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.

All 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 e-mail to PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available 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].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

PLANNING COMMISSION REGULAR MEETING

APRIL 24, 2023 – 6:00 P.M.

ADAM ERETH
Chair

RUSSELL TOLER
Vice Chair

JOHNNY ROJAS
Planning Commissioner

ANGELY ANDRADE VALLARTA
Planning Commissioner

TIM TABER
Planning Commissioner

JON ZICH
Planning Commissioner

JENNIFER LE
Director of Economic and
Development Services

JIMMY VIVAR
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA
Comments are limited to three (3) minutes, or as otherwise directed.

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.

The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

1. [JANUARY 24, 2022 UNOFFICIAL MEETING MINUTES](#) [23-1188](#)

RECOMMENDATION:

Planning Commission approve Minutes of a Regular meeting of January 24, 2022.

Attachments: [01-24-2022 Unofficial Meeting Minutes](#)

2. [MARCH 27, 2023 UNOFFICIAL MEETING MINUTES](#) [23-1187](#)

RECOMMENDATION:

Planning Commission approve Minutes of a Regular meeting of March 27, 2023.

Attachments: [03-27-2023 Unofficial Meeting Minutes](#)

PUBLIC HEARINGS:

1. [PLANNING APPLICATION 22-41 FOR A CANNABIS NON-STOREFRONT RETAIL \(DELIVERY\) FACILITY \(“OCM VENTURES INC.”\) AT 3505 CADILLAC AVENUE, UNIT M-102](#) [23-1184](#)

RECOMMENDATION:

Staff recommends 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 22-41, subject to conditions of approval.

Attachments: [Agenda Report](#)

[1. Draft Planning Commission Resolution](#)

[2. Applicant Letter](#)

[3. Vicinity Map](#)

[4. Zoning Map](#)

[5. Site Photos](#)

[6. Project Plans](#)

2. [PLANNING APPLICATION 22-02 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 1860 NEWPORT BOULEVARD, Unit B \(1860 NEWPORT PROJECTS, LLC\)](#)

RECOMMENDATION:

Staff recommends 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 22-02, subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Draft Planning Commission Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Retail Cannabis Storefront Map](#)
- [7. Project Plans](#)

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENT REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, May 8, 2023 - 6:00 p.m.



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1188

Meeting Date: 4/24/2023

TITLE:

JANUARY 24, 2022 UNOFFICIAL MEETING MINUTES

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

RECOMMENDATION:

Planning Commission approve Minutes of a Regular meeting of January 24, 2022.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION****January 24, 2022
Regular Meeting – 6:00 p.m.****CALL TO ORDER:**

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

PLEDGE OF ALLEGIANCE:

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL:

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Ereth, Commissioner Johnny Rojas, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jimmy Vivar

Staff Present: Director of Economic and Development Services Jennifer Le, Assistant Development Services Director Scott Drapkin, Senior Planner Nancy Huynh, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang and Recording Secretary Julie Colgan and Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

No public comments.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Vivar stated he was glad that the meeting was able to take place over Zoom and that he was looking forward to the year ahead.

Commissioner Russell wished everyone a Happy New Year and thanked staff for working diligently to have the meeting in a safe environment.

Commissioner Rojas thanked staff for the help and support they have provided.

Vice Chair Zich thanked staff for their work to get the meetings back on Zoom and acknowledged the Costa Mesa Police Department for their hard work. He asked staff the status of the small cell sites and the project on Randolph Street.

UNOFFICIAL UNTIL APPROVED

Chair de Arakal expressed his appreciation for the Police Department and Fire Department for all their hard work.

CONSENT CALENDAR: None.

PUBLIC HEARINGS:

1. **MINOR CONDITIONAL USE PERMIT (MCUP) ZA-21-48 TO AMEND PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT (CUP) PA-91-102 FOR THE COSTA MESA VILLAGE AFFORDABLE HOUSING DEVELOPMENT, AND A REQUEST TO APPROVE A REGULATORY AGREEMENT AND THE TRANSFER OF OWNERSHIP OF THE COSTA MESA VILLAGE PROPERTY, LOCATED AT 2450 NEWPORT BOULEVARD**

Project Description: Costa Mesa Village, Ltd. (CMV) is in the process of selling the subject property to CADI (Buyer) to be the new owner and operator of CMV. The original Regulatory Agreement as amended requires that any transfer of ownership be approved by the City.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act under section 15301 (Class 1) Existing Facilities. Class 1 exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of the existing or former use. Because the facility is existing and does not propose any alterations or additions, the project qualifies for the exemption.

One public comment was received on the item.

One ex-parte communication to report: Vice Chair Zich attended a site visit and spoke with staff about the project.

Senior Planner Nancy Huynh presented the staff report.

Commission and staff discussion included:

Vice Chair Zich commended Ms. Huynh on her work. He also asked staff about the rental rates that are on the original CUP and whether the break down on the original CUP still applies. He also asked whether the sale of the property would take it out of its current affordable housing status.

Commissioner Vivar asked about bike racks and whether the bike rack storage would be expanded or stay the same.

Chair de Arakal asked whether the language of the conditions match with the language of the regularity agreement as to what can actually be done with the Area

UNOFFICIAL UNTIL APPROVED

Median Income (AMI) for the rental price. He asked for clarification on resident qualifications and lease length when a resident starts making more income yearly then the income limit.

Chair de Arakal Opened the public hearing

Mr. D'Andrea and Mr. Johnson, applicant's team, presented a presentation about their nonprofit organization.

Commissioner Rojas asked the applicant if they have specific plans and allotted units in their plan for helping homeless veterans. He also inquired about the property management company.

Commissioner Ereth inquired about the green education and green engagement plan that the applicant has set up. He asked the applicant how they would ensure and enforce occupancy policies on their properties.

Commissioner Russell asked about the property management company and the onsite storage lockers. She inquired about what happens when a resident starts making more than the max income limit and if there was twenty-four hour security on the property. She asked the applicant if they were getting funding from Mental Health of Orange County.

Commissioner Vivar asked what services would be provided for low income special needs individuals and type of supportive housing for those with special needs. He also asked whether there were staff on site for the residents with special needs.

Vice Chair Zich asked about the approximate amount of employees that work for Century Affordable Development. He also asked the applicant if single room occupancy was a high percentage of the type of housing they manage. He inquired about the applicants guaranteed sources of revenue.

Chair de Arakal asked the applicant about modernizing the property in the future and how the company plans to paying for the modernization.

PUBLIC COMMENT:

No public comments.

Chair de Arakal asked if the applicant agreed with all the conditions of approval.

The Applicant stated they agreed with the conditions.

Chair de Arakal made comments on the property's appearance, and asked the applicant to work diligently with staff and City Council to make the property look less like a motel and more like a residence.

UNOFFICIAL UNTIL APPROVED

The Chair closed the public hearing.

MOVED/SECOND: de Arakal/Ereth

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: Planning Commission adopted a Resolution to: (1) Recommend that the City Council approve MCUP ZA-21-48 to amend previously-approved CUP PA-91-102 to modify certain conditions of approval, and (2) Provide feedback to the City Council (as appropriate) pertaining to the Regulatory Agreement and transfer of ownership requests.

REVISED CONDITION: A total of six bicycle racks shall be provided on-site, including the three existing bicycle racks (21 existing spaces), to accommodate up to 42 spaces for bicycle parking.

RESOLUTION PC-2022-01- RECOMMENDING APPROVAL OF MINOR CONDITIONAL USE PERMIT (MCUP) ZA-21-48 TO AMEND CONDITIONAL USE PERMIT (CUP) PA-91-102 FOR THE COSTA MESA VILLAGE AFFORDABLE HOUSING DEVELOPMENT, APPROVAL OF A REGULATORY AGREEMENT AND THE TRANSFER OF OWNERSHIP OF THE COSTA MESA VILLAGE PROPERTY, LOCATED AT 2450 NEWPORT BOULEVARD

The Chair explained the appeal process.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORT(S):

1. Public Services Report- City Engineer Seung Yang reported Bristol Street has finished reconstruction and the Randolph Ave Improvement Project will begin.
2. Development Services Department- None.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney- None.

UNOFFICIAL UNTIL APPROVED

ADJOURNMENT AT 7:56 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1187

Meeting Date: 4/24/2023

TITLE:

MARCH 27, 2023 UNOFFICIAL MEETING MINUTES

**DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

RECOMMENDATION:

Planning Commission approve Minutes of a Regular meeting of March 27, 2023.

UNOFFICIAL UNTIL APPROVED

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION****March 27, 2023****CALL TO ORDER**

The Chair called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Zich led the Pledge of Allegiance.

ROLL CALL

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade, Commissioner Jonny Rojas, Commissioner Tim Taber, Commissioner Vivar, Commissioner Jon Zich

Absent: Commissioner Jonny Rojas

Staff Present: Director of Economic and Development Services Jennifer Le, Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Senior Planner Nancy Huynh, Associate Planner Chris Yeager, Transpiration Manager Jennifer Rosales, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Vivar stated he received a flyer in the mail for the Northgate Market informational meeting that he will be attending on April 22.

Commissioner Andrade stated she attended the first Northgate informational meeting. She stated it was well attended and engaging.

UNOFFICIAL UNTIL APPROVED

Vice Chair Toler informed the public of the upcoming deadline to submit public comments for the environmental impact report for the State Emergency Operation Center that will be built at the Fairview Developmental Center.

Commissioner Vivar asked when the Commission would appoint a new Commissioner Liaison to the Housing and Grant Services Committee. Staff responded that the City Council is still considering the matter.

CONSENT CALENDAR:**1. MINUTES FOR THE MEETING OF FEBRUARY 28, 2022**

Chair Ereth made motion to approve minutes as written. Seconded by Commissioner Vivar

MOVED/SECOND: Ereth/Vivar

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Vivar, Zich

Nays: None

Absent: Rojas

Abstained: Taber

Motion carried: 5-0-1-1

2. MINUTES FOR THE MEETING OF JUNE 27, 2022

Commissioner Vivar made motion to approve minutes as written. Seconded by Chair Ereth.

MOVED/SECOND: Vivar/Ereth

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Vivar, Zich

Nays: None

Absent: Rojas

Abstained: Taber

Motion carried: 5-0-1-1

UNOFFICIAL UNTIL APPROVED

PUBLIC HEARINGS**1. PLANNING APPLICATION 21-39 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 770 W. 19th STREET (NEBRINA)**

Project Description: Planning Application 21-39 is a request for a Conditional Use Permit to allow a retail cannabis storefront and delivery use within an existing 1,933 square-foot single-story commercial building located at 770 W 19th Street.

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

Commissioner Viviar recused himself from the item for having ownership in a business located within 500 feet of the subject property.

One ex-parte communication reported:

Chair Ereth held a call with Brandon Banks and spoke with a representative from the United Food and Commercial Workers international union. (UFCW)

Nancy Huynh, Senior Planner, presented the staff report.

Commission and Staff:

Discussion ensued on planting more trees along store fronts, planting drought tolerant or California native plants, cannabis advertaintments on the billboard, and circulation on site.

The Chair opened Public Hearing.

Brandon Banks, applicant, stated he had read and agreed to the conditions of approval.

Commission, Applicant and Staff:

Discussion ensued on the business name choice, residential public outreach efforts, the competitive advantage of this cannabis site, marketing plan, security on property, pedestrian access and their labor peace agreement.

The Chair opened Public Comments.

PUBLIC COMMENT:

UNOFFICIAL UNTIL APPROVED

Kevin Rager, spoke in opposition of the item.

Craig Litwin, spoke in support of the item.

Cathryn Young, spoke in opposition of the item.

The Chair closed Public Comments.

The Chair closed the Public Hearing.

Commission and Staff:

Discussion ensued on project noticing and separation requirements from sensitive uses.

Commission Discussion:

Discussion ensued on the number of trees in Costa Mesa, the future of Costa Mesa, and the number of cannabis sites.

Vice Chair Toler made a motion. Seconded by Chair Ereth.

Vice Chair Toler spoke on his motion.

Chair Ereth asked for a note to staff be put on the record to plant a tree in front of the site.

Commissioner Zich spoke in support of the motion.

Commissioner Taber spoke in support of the motion.

MOVED/SECOND: Toler/Ereth

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Taber, Zich

Nays: None

Absent: Rojas

Recused: Vivar

Motion carried: 5-0-1-1

ACTION: The Planning Commission adopted 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 (Existing Facilities); and
2. Approve Planning Application 21-39, subject to conditions of approval.

UNOFFICIAL UNTIL APPROVED

RESOLUTION PC-2023-07 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-39 FOR A STOREFRONT RETAIL CANNABIS BUSINESS (NEBRINA) IN THE C1 ZONE LOCATED AT 770 W. 19TH STREET

The Chair explained the appeal process.

2. PLANNING APPLICATION 21-37 FOR A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2146 NEWPORT BOULEVARD, UNIT C AND D (OTC VENTURA LLC)

Project Description: Planning Application 21-37 is a request for a Conditional Use Permit to allow a retail cannabis storefront and delivery use in an existing 2,883-square-foot tenant space within a single-story, multiple-tenant commercial building located at 2146 Newport Boulevard (Units C and D).

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

Two ex-parte communications reported:

Commissioner Zich stated he spoke to the applicant during the meeting break.

Chair Ereth spoke with the applicant and the representative from the UFCW.

Christopher Yeager, Associate Planner, presented the staff report.

Commission and Staff:

Discussion ensued on other tenants in the proposed building, zoning, separation from sensitive uses and land use designation.

Chair opened Public Hearing.

Shawn Maddocks, applicant, stated that he had read and agreed to the conditions of approval.

Commission, Applicant and Staff:

Discussion ensued on other storefronts owned by applicant, types of products offered, competitive advantage of this location, addiction education, labored peace agreement, noticing and the timeline of the nearby daycare facility licensing.

UNOFFICIAL UNTIL APPROVED

The Chair opened Public Comments.

PUBLIC COMMENT:

Speaker one, spoke in opposition of the item.

Yohan Gout, spoke in support of the item.

Speaker three, spoke in support of the item but had concerns on parking.

The Chair closed the Public Comments.

Commission and Staff:

Discussion ensued on parking.

Commissioner Discussion:

Discussion ensued on distance requirements from daycare, approval of sensitive uses after cannabis applications have been approved, the Crossing Church's knowledge of the proposed cannabis site, and the 55-freeway barrier from the daycare.

The Chair closed the Public Hearing.

Vice Chair Toler made a motion to approve application PA-21-37 subject to conditions of approval.

Vice Chair Toler made a motion. Seconded by Chair Ereth.

Vice chair Toler spoke on his motion.

Chair Ereth spoke in support of the motion.

MOVED/SECOND: Toler/Ereth

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Vivar, Zich

Nays: Taber

Absent: Rojas

Recused: None

Motion carried: 5-1-1-0

ACTION: The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California

UNOFFICIAL UNTIL APPROVED

- Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and
2. Approve Planning Application 21-37, subject to conditions of approval.

RESOLUTION PC-2023-08- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 21-37 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (OTC VENTURA LLC) IN THE C1 ZONE AT 2146 NEWPORT BOULEVARD, UNITS C & D

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Yang spoke on the Bicycle Wayfinding Signage Project public outreach meeting on March 28, 2023 at 6:00 p.m. via zoom.
2. Development Services Report – None.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – None.

ADJOURNMENT AT 8:35 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

77 Fair Drive
Costa Mesa, CA 92626

Agenda Report

File #: 23-1184

Meeting Date: 4/24/2023

TITLE:

PLANNING APPLICATION 22-41 FOR A CANNABIS NON-STOREFRONT RETAIL (DELIVERY) FACILITY ("OCM VENTURES INC.") AT 3505 CADILLAC AVENUE, UNIT M-102

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: PATRICK ACHIS, ASSISTANT PLANNER

CONTACT INFORMATION: PATRICK ACHIS 714-754-5276 Patrick.Achis@costamesacag.gov

RECOMMENDATION:

Staff recommends 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 22-41, subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 24, 2023

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION 22-41 FOR A CANNABIS NON-STOREFRONT RETAIL (DELIVERY) FACILITY (“OCM VENTURES INC.”) AT 3505 CADILLAC AVENUE, UNIT M-102

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: PATRICK ACHIS, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: PATRICK ACHIS
714-754-5276
Patrick.Achis@costamesaca.gov**

RECOMMENDATION

Staff recommends 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 22-41, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Magellan Architecture, for the property owner, 3505 Cadillac Ave LLC.

PLANNING APPLICATION SUMMARY

Location:	3505 Cadillac Ave, Unit M-102	Application Numbers:	PA-22-41
Request:	Planning Application 22-41 is a request for a Conditional Use Permit to allow a cannabis non-storefront retail (delivery) within an existing 1,833-square-foot tenant space in the PDI (Planned Development Industrial) zone.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	PDI (Planned Development Industrial)	North:	PDI (Planned Development Industrial)
General Plan:	Industrial Park	South:	PDI (Planned Development Industrial)
Lot Dimensions:	Approximately 40 FT x 55 FT	East:	PDI (Planned Development Industrial)
Lot Area:	2,178 SF	West:	PDI (Planned Development Industrial)
Existing Development:	Existing, approximately 1,833-square-foot tenant space previously utilized as a professional office.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed PDI Dev. Standard	Proposed/Provided
Building Height	N/A ¹	31 ft.
Setbacks:		
Front	N/A ²	0 ft.
Side (left/ right)	N/A ²	0 ft.
Rear	N/A ²	0 ft.
Landscape Setback – front	20 ft.	15 ft. ³
Parking	3 spaces/1,000 sq.ft.	648 spaces
Floor area ratio (FAR)	0.30	0.37 ⁴
¹ The maximum number of stories and building height undefined for the PDI zone (CMMC Section 13-58). ² Setback distance undefined for the PDI zone (CMMC Section 13-58). ³ Variance for front setback landscaping approved through ZE-80-160. ⁴ FAR for the industrial park was approved through ZE-80-160.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	

BACKGROUND

The subject property is located on the west side of Cadillac Avenue near the westerly terminus of Sunflower Avenue. This area of the City is commonly known as the “Green Zone” which allows a variety of cannabis uses including manufacturing, distribution, testing and non-storefront retail uses (delivery only), subject to the issuance of City and State permits and licenses. The 13.9-acre property known as Cambridge Park (developed in 1982) is an industrial park with approximately 230,000 square feet of industrial, research and development, and office condominiums. Physical on-site improvements include landscaping and surface parking shared among the businesses within Cambridge Park. The property is zoned Planned Development Industrial (PDI),

and is surrounded by properties zoned Industrial Park (MP) to the north and east, the Interstate 405 Freeway to the south, and the Santa Ana River Trail to the west. The site has a General Plan Land Use Designation of Industrial Park (IP).

The proposed project is located in an existing 1,833-square-foot tenant space on the first floor of a multi-tenant industrial building (Building M). There are no open Code Enforcement cases at this proposed location. Similar to many of the buildings locate in the Cambridge Park, the subject industrial building currently contains six approved tenant spaces for cannabis, all of which are distribution, manufacturing and/or non-storefront retail businesses, as shown in Table 1.

Table 1 – Building M Cannabis Tenant List

Unit	Entity	Use	Case Number	Status
M101	Se7en Leaf, LLC	Manufacturing & Distribution	PA-18-03; A1	CBP issued; In operation
M102 (Subject Project)	OCM Ventures INC.	Non-Storefront Retail (Direct Delivery)	PA-22-41	CURRENTLY PENDING CUP
M201	Biosgrove Technology, Inc.	Distribution	PA-18-38	CBP issued; In operation
M202	Fabulous Creations Inc.	Proposed Use: Manufacturing/ Distribution & Non-Storefront Retail (Direct Delivery)	PA-22-41	CUP approved
M103	Pure Labs, Inc.	Manufacturing & Distribution	PA-18-17; A1	CBP issued; In operation
M104	SCCC Group	Manufacturing/ Distribution & Non-Storefront Retail (Direct Delivery)	PA-20-18; A1	CUP approved
M204	New Normal Labs, LLC	Manufacturing & Distribution	PA-20-15	CUP approved

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive and west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3303 Hyland Avenue. This industrial area is known as the “Green Zone”. Measure X is codified in Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC). Cannabis uses are also subject to State cannabis requirements.

In 2018, non-medical adult use cannabis became legal in California under the State’s Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to certain requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A non-storefront retailer sells packaged cannabis goods to customers through direct delivery only.

Cannabis Business Permit (CBP) Process

Prior to establishing a Cannabis business, an applicant is subject to an extensive submittal and application review process and must obtain all of the following City approvals before conducting business:

- Cannabis Business Permit Notice to Proceed;
- Conditional Use Permit (or Minor Conditional Use Permit in specific circumstances);
- Building Permits (and final inspections by multiple departments and the City’s cannabis consultant);
- Cannabis Business Permit; and
- Business License.

The initial phase of a Cannabis Business Permit review includes a background check of the proposed owner, and an evaluation of the proposed business plan and security plan by the City’s cannabis consultant, HdL Companies. The applicant has successfully completed these evaluations and staff issued a Notice to Proceed, which allows the

applicant to continue to the next step in the review, which is the submittal of a Conditional Use Permit (CUP) application.

If the CUP is approved, the applicant would begin the remaining steps of the CBP process. The applicant must obtain building permits, complete building improvements, demonstrate that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been satisfied. After passing the final City inspection, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed prior to expiration. During the two-year permit period, the Community Improvement Division (CID), along with other City staff, will conduct site visits to verify the operation complies with all CUP and CBP requirements. Violations identified during site visits may be grounds for the revocation of the CBP or for non-renewal of a CBP.

After obtaining the CBP, the applicant may apply for and obtain a City Business License. In addition to the CUP, CBP, and Business License, the applicant must obtain the appropriate licenses from the State Department of Cannabis Control prior to operating.

DESCRIPTION

The applicant (OCM Ventures) is requesting approval of a Conditional Use Permit (CUP) to operate a cannabis non-storefront retail (delivery) facility within an 1,833-square-foot, first floor tenant space located at 3505 Cadillac Avenue, Unit M-102. Unit M-102 is located directly below Unit M-202 (Fabulous Creations Inc.), and shares a common ground floor entrance/lobby area with direct access from the adjacent southerly parking area. Additionally, Unit M-102 also has an entry door with access from the southerly parking lot area.

As indicated in the submitted applicant letter, the proposed cannabis delivery business would operated daily from 7 AM to 10 PM. According to the applicant, the business would operate with eight “experienced” employees that are currently employed by the applicant in their existing business in Oakland, California. A total of four dedicated delivery vehicles will be used for direct delivery to customers and these vehicles will be stored on-site. As conditioned, vehicles for delivery and distribution will be installed with secure storage areas for cannabis products. In addition, and as also conditioned, all transfer of cannabis products from the licensed premises to the delivery/distribution vehicles will be undertaken within a secured container.

The proposed cannabis business operations require a Type 9 “non-storefront retailer” State license. A CUP and State license for the facility would allow the business to sell cannabis goods to customers exclusively through delivery to off-site customers, subject to conditions of approval and local and State requirements. The premise is a non-storefront retail, which is not open to the public. Customers would place orders via on-line or by phone. Cannabis cultivation is not proposed and is prohibited in Costa Mesa.

ANALYSIS

Conditional Use Permit

Pursuant to CMMC Section 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis non-storefront (delivery) operations. In addition, the CMMC Section 13-200.93(g) also specifies that non-storefront uses may operate independently from a retail storefront or as a part of, and in conjunction with, a permitted storefront, distribution, or manufacturing facility; parking requirements shall be subject to CMMC Section 13-89 and shall also include sufficient parking spaces for delivery vehicle; all deliveries to customers shall be completed by 10:00 PM; and the general public shall not be permitted to enter the premises of a non-storefront retail use.

Pursuant to the CMMC, cannabis retail non-storefronts are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties. Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make findings related to neighborhood compatibility, health and safety and land use compatibility. The analysis regarding CUP findings is provided further in this report. Lastly, staff has drafted specific conditions of approval, included in the Resolution, to ensure operational/site-specific land use compatibility.

Non-Storefront Retail Use (Delivery) – Type 9 State License

As described in the applicant's letter (Attachment 2) and illustrated on the proposed plans (Attachment 6), the proposed project will occupy an 1,833-square-foot tenant space with the following specific cannabis operation areas:

1. Cannabis Delivery/Sorting – 126 square feet
2. Cannabis Unloading – 117 square feet
3. Cannabis Storage – 128 square feet

In addition, the proposed project includes two administrative offices, a common break area, entry area, restroom, and dispatch and security areas. Only minor changes are proposed to the interior floor plan to comply with City and State regulations (installation of security systems, monitors, etc.), and no exterior changes are proposed (with the exception of required security cameras).

Pursuant to the Type 9 State license, only packaged cannabis products can be delivered directly to customers. Packaged cannabis products would arrive to the facility via a licensed distribution service in State compliant packaging that is sealed and odor resistant, and remain unopened. Additionally, the Type 9 license restricts the permittee from tampering with cannabis products. Basically, the Type 9 license allows the permittee to receive cannabis product from licensed distributors, store cannabis products until delivery, insert the cannabis products in a transferable package (similar to a grocery store

shopping bag), and deliver the cannabis product to a preordered customer destination. Delivery to customers is limited to the hours between 7:00 AM and 10:00 PM, pursuant to Resolution Condition of Approval No. 2 (“Operational Conditions”).

Although detectable odor outside of the premises is not anticipated, per Condition of Approval #5 (“Prior to Issuance of Building Permits”), odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building as the cannabis business. In addition, per Condition of Approval #13 (“Operational Conditions”), if cannabis odor is detected within an adjacent suite, outside of the building or off-site/outside of the premises, the operator shall install permanent and/or portable air filtration devices to eliminate the detection of odor.

All areas of the facility including the non-storefront retail use would be closed to the public and could only be accessed through secured or controlled access points in the facility with the proper security credentials. The applicable State and local operating requirements for non-storefront retail delivery operations are summarized below:

- All employees who deliver cannabis shall have valid identification and a copy of the CBP and State license at all times while making deliveries;
- All employees are at least 21 years of age;
- Delivery to consumers is limited to the hours between 7 a.m. – 10 p.m.;
- All commercial cannabis retail businesses shall maintain proof of vehicle insurance for all vehicles being used to transport cannabis goods as required by State law;
- During delivery, the delivery employee shall not leave the State of California while possessing cannabis products and/or performing his or her duties for the cannabis retailer;
- A commercial cannabis retail business shall maintain a list of all deliveries, including the address delivered to, the amount and type of product delivered, and any other information required by the State;
- A manifest with all information required pursuant to local and State provisions shall accompany delivery persons at all times during the delivery process and delivery hours;
- Any delivery methods shall be made in compliance with State law, as amended, including use of a vehicle that has a dedicated GPS device for identifying the location of the vehicle (cell phones and tablets are not sufficient);
- Each delivery request shall be entered into a point-of-sale tracking system and have a receipt prepared by the commercial cannabis retail business with the following information:
 1. Name and address of the commercial cannabis retail business;
 2. The name of the employee who delivered the order;
 3. The date and time the delivery request was made;
 4. The complete customer’s first name, retailer-assigned identification number, and delivery addresses;

5. A detailed description of the cannabis goods requested for delivery including the weight or volume, or any accurate measure of the amount of cannabis goods requested;
 6. The total amount paid for the delivery including any fees or taxes; and
 7. The date and time delivery was made, and the signature of the person who received the delivery.
- At the time of the delivery, the person receiving the delivery provides identification and must be 21 years old.
 - No cannabis delivery vehicle shall display signs, decals or any other form of advertisement.
 - Inspections by an authorized City representative may be conducted anytime during regular business hours.
 - Delivery must be made to a physical address that is not on publicly owned land, a school, a day care, or a youth center.
 - The delivery employee shall not carry cannabis goods valued in excess of \$5,000 at any time with no more than \$3,000 of cannabis goods that are not already part of a customer order that was processed prior to leaving the premises.
 - A direct employee of the licensed retailer must make delivery in person. An independent contractor, third-party courier service, or an individual employed through a staffing agency would not be considered directly employed by the licensed retailer.
 - The delivery employee shall confirm the age of the buyer through entering government issued identification information into an electronic age verification system.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan described the owners' experience, proof of capitalization, start-up budget, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate for continued entitlement processing.

Security Plan

The applicant provided a professionally prepared security plan for the proposed cannabis facility. The City's cannabis consultant reviewed the proposed security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to Chapter VI of CMMC Title 9, and State law. Since the security plan contains sensitive operational details that require limited exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are required for the proposed cannabis facility:

- Live scan background check for every employee including drivers;
- City-issued identification badge for each employee;

- Professionally installed and monitored exterior and interior surveillance cameras;
- Professionally installed, maintained, and monitored alarm system including panic buttons and window and door alarms;
- Surveillance footage must be maintained for a minimum of 90 days;
- Secured storage of cash, cannabis and cannabis products;
- Sensors that detect entry and exit from all secured areas;
- Emergency power supply;
- Emergency equipment and training;
- Driver and vehicle safety protocol;
- Vendor protocol (cash and product transportation); and
- Limited access areas and visitor check-in and security.

As proposed and conditioned, all facility entry and exit points, locations where cash or cannabis products are handled or stored shall be under camera surveillance. Additionally, the applicant shall submit to the City a list of all vehicles to be used for retail delivery purposes. The list shall identify the make, model, color, license plate number, and registered owner of each vehicle. The applicant shall submit an updated vehicle list each quarter with the required quarterly update to the employee roster pursuant to the CBP. Delivery vehicle drivers shall be at least age 21, have a current driver's license, successfully complete a live scan, and have a City-issued badge. The business operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of a shift.

Parking and Loading/Unloading

The existing surface parking lot was designed with the intent to be shared and to serve all of the businesses operating within the Cambridge Park industrial complex. The industrial complex was originally developed in 1981 and based on the City's established "industrial" use parking requirement of three spaces per 1,000 gross square feet for the first 25,000 square feet of gross floor area, two parking spaces per 1,000 square feet for the next 25,000 to 50,000 square feet of gross floor area, and 1.5 parking spaces per 1,000 square feet for every 1,000 square feet thereafter, the total Center shared parking space requirement is 395 parking spaces. However, Cambridge Park is developed with 731 parking spaces, which results in a surplus of 336 parking spaces and is therefore compliant with the City's industrial floor area/parking requirement. In addition, staff has visited this site on numerous occasions throughout the day, and on different week days, and have continuously witnessed that the parking lot was less than half occupied. The minimal observed occupancy of the parking lot is likely based on the aforementioned surplus parking provided in the Center, and the numerous similar cannabis facilities (manufacturing and non-storefront delivery) operating at the Center which maintain limited employees and do not result in customer parking demand. Although parking issues are not anticipated, conditions of approval are included to ensure that if parking shortages or parking related issues arise that the business operator would be required to institute appropriate measures necessary to minimize or

eliminate the parking problem to the satisfaction of the Director of Economic and Development Services or their designee.

During business hours, delivery and vendor vehicles would use the loading/unloading area proposed at the front of the existing building (see "Key Note No. 10" as indicated on the proposed site plan pg. A1.10). The distance of the path of travel from the subject tenant space to the loading/unloading area is approximately 102 feet. The applicant is proposing a maximum of four-delivery vehicles with no more than two vehicles used for loading/unloading at a given time. Any delivery vehicles not being loaded/unloaded will be parked in the adjacent available parking lot spaces. When loading/unloading vehicles, delivery employees would enter/exit through the access-controlled door, and vendors would only be allowed to enter the premise while accompanied by an employee. All orders received for home delivery will be "tracked and traced," including vehicles used for such deliveries. All delivery activities would follow State and City requirements per the required conditions of approval. As conditioned, the access-controlled doors, path of travel, and vehicle loading/unloading area would be under camera surveillance at all times. As conditioned, vehicles for delivery and distribution will be installed with secure storage areas within the vehicle for cannabis products. Lastly, and as conditioned, all transfer of cannabis products from the licensed premises to the delivery/distribution vehicles will be within a secured container.

GENERAL PLAN CONFORMANCE

Conformance with the City of Costa Mesa General Plan

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that serve both local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed cannabis use would provide a new entrepreneurial business in Costa Mesa as allowed under Measure X and Measure Q (local voter approved ballot measures), new goods and services, and may potentially provide new employment opportunities in the community.

2. **Policy LU-6.3:** *Continue to prioritize commercial and industrial park use of properties north of I-405 and within the Airport Industrial District.*

Consistency: The proposed use would create new jobs and continue the industrial and commercial nature of an existing industrially-zoned property located north of I-405.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of a growing industry and would be based in a location specifically identified for such uses by the City's electorate through Measure X and Measure Q. Therefore, approval would encourage new businesses and entrepreneurial opportunities in an area of the City identified for such by local voters.

REQUIRED FINDINGS

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified findings as follows:

- **The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.** The subject site is located within the Green Zone, an industrial area of the community where several types of cannabis uses are conditionally permitted, such as non-storefront retail (delivery), distribution, and manufacturing. The proposed use is a non-storefront (delivery) retail use and there are currently six permitted cannabis tenants within Building M. Similar to other industrial uses, the proposed delivery business would generally not generate customer traffic to the site. As proposed and conditioned, the cannabis use would be compatible with adjacent industrial and commercial uses, including several other adjacent cannabis uses. Compliance with conditions of approval, other local regulations, and State requirements would allow this use to operate with minimal impact on surrounding properties and uses.
- **Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.** The proposed non-storefront retail use would follow safety measures detailed in a professionally prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL Companies. Measures designed to maintain safety at the facility include, but are not limited to, window and door alarms, panic buttons, motion-detectors, limited access areas, a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a

minimum of 90 days. As required by the CMMC and affirmed in the security plan, the business shall designate a security representative to be available to meet with the City Manager, Chief of Police, or their designees, regarding any security or operational concerns. The business employees, including delivery drivers and part-time staff, shall pass a live scan background check and obtain identification badges from the City. The recommended conditions of approval and local and State laws are intended to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- **Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.** The use is consistent with the General Plan goals and policies as discussed earlier in this report. The proposed use will be located within an existing building and there are no proposed additional square footage to the tenant space or to the building; therefore, there is no change in intensity. As stated in the General Plan Land Use Element, the City's industrial designations "accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses." The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; prioritizing commercial and industrial uses at properties north of the I-405; and promoting the incubation of unique and specialized commercial and industrial businesses. In addition, the proposed use is a conditionally permitted use in the subject industrial zone.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing industrial building and the proposed project only involves minor interior tenant improvements that would not expand the existing footprint or increase the square footage. The proposed use would not require any other exterior modification or off-site improvements to the industrial complex. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Article 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. **Approve the project.** The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. **Approve the project with modifications.** The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.
3. **Deny the project.** If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings for denial into a Resolution for subsequent Planning Commission review/approval. If the project is denied, the applicant could not submit substantially the same type of application for at least six months.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was drafted, no written public comments have been received. Any public comments received prior to the Planning Commission meeting will be forwarded separately to the Planning Commission.

CONCLUSION

The proposed use is for a cannabis non-storefront retail (delivery only) facility in the City's Green Zone. As proposed and conditioned, the proposed use would be consistent with other industrial uses in the Green Zone, and is in conformance with the

City's Zoning Code and General Plan. In addition, the required findings for the Conditional Use Permit can be met as described above. Therefore, staff recommends approval of Planning Application 22-41, subject to conditions of approval.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-41 FOR A CANNABIS NON-STOREFRONT RETAIL (DELIVERY) FACILITY (“OCM VENTURES INC”) AT 3505 CADILLAC AVENUE, UNIT M-102

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, on or about November 8, 2016, Costa Mesa voters approved Measure X; which allows for the distribution, manufacturing, processing, research and development laboratories, testing laboratories and transportation of cannabis related uses located in the Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties north of South Coast Drive, west of Harbor Boulevard, excluding the South Coast Collection (SOCO) property located at 3033 Hyland Avenue.

WHEREAS, on or about November 3, 2020, Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses in commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses in Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties.

WHEREAS, Planning Application 22-41 was filed by Magellan Architects, authorized agent for the property owner, 3505 Cadillac Avenue Property, LLC, requesting approval of the following:

A Conditional Use Permit to operate a cannabis non-storefront retail use (delivery only) located within a 1,833-square-foot tenant space at 3505 Cadillac Avenue, Unit M-102.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 24, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 (Class 1), for Existing Facilities.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-41 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 22-41 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 24th day of April, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-____ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 24, 2023 by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-__

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area

- **Facts in Support of Findings:** The subject site is located within the Green Zone, an industrial area of the community where several types of cannabis uses are conditionally permitted, such as non-storefront retail (delivery), distribution, and manufacturing. The proposed use is a non-storefront (delivery) retail use proposed within the City's Green Zone. There are currently six cannabis tenants within Building M that have approved cannabis conditional use permits. Similar to other industrial uses, the proposed delivery business would generally not generate customer traffic to the site. As proposed and conditioned, the cannabis use would be compatible with adjacent industrial and commercial uses, including several other adjacent cannabis uses. Compliance with conditions of approval, other local regulations, and State requirements would allow this use to operate with minimal impact on surrounding properties and uses.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

- **Facts in Support of Finding:** The proposed non-storefront retail use would follow safety measures detailed in a professionally prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL Companies. Measures designed to maintain safety at the facility include, but are not limited to, window and door alarms, panic buttons, motion-detectors, limited access areas, a monitored video surveillance system covering all exterior entrances, exits, and all interior limited access spaces. As proposed and conditioned, video recordings shall be maintained for a minimum of 90 days. As required by the CMMC and affirmed in the security plan, the business shall designate a security representative to be available to meet with the City Manager, Chief of Police, or their designees, regarding any security or operational concerns. The business employees, including delivery drivers and part-time staff, shall pass a live scan background check and obtain identification badges from the City. The recommended conditions of approval and local and State laws are intended to ensure that the use would not be materially detrimental to the health, safety and general welfare of the public or

be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

- **Facts in Support of Finding:** The use is consistent with the General Plan goals and policies as discussed earlier in this report. The proposed use will be located within an existing building and there are no proposed additional square footage to the tenant space or to the building; therefore, there is no change in intensity. As stated in the General Plan Land Use Element, the City’s industrial designations “accommodate a variety of industrial and compatible office uses, as well as limited and supportive commercial uses.” The use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; prioritizing commercial and industrial uses at properties north of the I-405; and promoting the incubation of unique and specialized commercial and industrial businesses. In addition, the proposed use is a conditionally permitted use in the subject industrial zone.
- B. The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing industrial building and the proposed project only involves minor interior tenant improvements that would not expand the existing footprint or increase the square footage. The proposed use would not require any other exterior modification or off-site improvements to the industrial complex. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio or generate increased traffic that was already anticipated for this area pursuant to the General Plan. The project also complies with all applicable standards of Article 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.
- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

General

1. The use of this property as a cannabis non-storefront retail (delivery) business shall comply with the approved plans and terms described in the resolution and these conditions of approval. The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
3. No person may engage in any cannabis business or in any cannabis activity within the City including manufacturing, processing, laboratory testing, transporting, delivery, distribution, or sale of cannabis or a cannabis product unless the person:
 - a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division Inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Has met all requirements of Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all conditions of approval of this CUP.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the conditional use permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. The subject business shall comply with the operating requirements for non-storefront delivery listed in CMMC Title 9, Chapter VI, Section 9-495(i), except for No. 4, which applies only to delivery conducted from a retail storefront, not non-storefront delivery.
6. No storefront retail or cultivation of cannabis is allowed anywhere on the premises.
7. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
8. A Cannabis Business Permit may be revoked upon a hearing by the Director of Development Services pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the CUP and its amendments. The CUP granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-22-41, until a valid new Cannabis Business Permit is received from the City of Costa Mesa.
9. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
10. The applicant shall obtain State License Type 9 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable state and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
11. Except for delivery operations allowed by this CUP and under an active CBP and State Type 9 license, the applicant, including any employee thereof, shall not sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product under its possession and/or control to any person, firm, corporation, group or any other entity, unless that person or entity possesses all currently valid permits and/or licenses required by both the state of California and applicable local governmental entity to

lawfully receive such cannabis and to engage in a “cannabis activity” as defined by Costa Mesa Municipal Code sec. 9-485. Applicant is charged with a duty to, and shall first verify, that the recipient, whether located in the City or elsewhere, of any cannabis or cannabis product so sold, distributed, furnished, and/or otherwise provided by or on behalf of Applicant, possesses all required permits and/or licenses therefore.

12. Vehicle loading and unloading shall only take place in designated parking spaces within direct unobstructed view of surveillance. No loading and unloading of cannabis products into the vehicles shall take place outside of camera view. Video surveillance cameras shall be installed on the exterior of the building with direct views of the exterior door and loading areas. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Development Services or designee for approval.
13. If product distribution is conducted by a third party company, the unloading areas shall be free and clear of any cannabis products and the third party distributor shall be escorted at all times. All cannabis products within the receiving/quarantine or storage area shall be secured in a locked container. Prior to a distributor’s arrival, distributors are required to give notice to authorized facility personnel. Upon arrival, authorized facility personnel shall escort the distributor vehicle to the loading area.
14. Third parties are prohibited from providing delivery services for the Type 9 non-storefront retail (delivery) license.
15. The applicant, the property owner and the operator (collectively referred to as “indemnitors”) shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors’ joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
16. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.
17. The applicant, property owner and/or the operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance protecting the permittee in an amount of not less than two million

dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to the name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.

18. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The original Cannabis Business Permit application number associated with this address is MQ-22-06. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this tenant space.
19. No outdoor storage of cannabis or cannabis products is permitted at any time.
20. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
21. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business. It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
22. The owner/operator shall prohibit loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises.
23. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.
24. Should any employee, volunteer or other person who possess an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the Community Improvement Division within 24 hours, not including weekends and holidays.
25. Code Enforcement officers, the Building Official and/or the Fire Marshal may enter and inspect the location of this business to ensure compliance

with this CUP including conditions of approval, the applicable provisions of the CMMC, and all applicable State and local regulations.

26. The City Manager or her or his designees may enter this business at any time during the hours of operation without notice, and inspect this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. If the City Manager or her or his designees are not allowed to enter the business or inspect any area of the premises, a revocation process may be immediately started pursuant to the applicable provisions of the CMMC.
27. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This CUP will expire and be of no further force and effect if any State issued license remains suspended for a period of six months or greater. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
28. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
29. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under state and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
30. The following records and recordkeeping shall be maintained/conducted:
 - a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees,

agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.

- c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the production or manufacturing, laboratory testing and distribution processes. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.
 - d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager.
31. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a new CBP. A change in ownership that affects an interest of less than 51 percent shall be required to require a minor modification to the CBP.
 32. Pursuant to Title 9, Chapter VI It is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.
 33. There shall be no extraction operations, refining, or winterization conducted in this facility.
 34. There shall be no storage or use of volatiles, solvents, or hazardous materials at this facility.
 35. Any change in equipment, operation, or hazard shall be submitted to the City for review and approval prior to the change taking place.
 36. A copy of the approved Safety Plan shall be maintained onsite at all times, and it shall be available at the request of any City Official.
 37. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the

approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.

38. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
39. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
40. Street address shall be visible from the public street and/or shall be displayed on the freestanding sign. If there is no freestanding sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum twelve (12) inches in height with not less than three-fourth-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
41. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
42. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards.
43. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
44. No vehicle loading area shall encroach into a required building setback along a public right-of-way.
45. Development shall comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
46. Equipment shall comply with the California Building and Fire Code requirements, including, but not limited to, the requirement that equipment be approved by a recognized testing laboratory for the specific use.

47. The use shall operate in accordance with the Business Plan approved as part of the Cannabis Business Permit. Any changes to the Business Plan must be submitted to, and approved by, the Planning Division. A written explanation of the changes shall accompany the submittal. Changes to the Business Plan will trigger an amendment to the CBP and may trigger an amendment to this CUP.
48. The use shall operate in accordance with the Security Plan approved as part of the Cannabis Business Permit. Any changes to the Security Plan must be submitted to, and approved by, the Planning Division. A written explanation of the changes shall accompany the submittal. Changes to the Security Plan will trigger an amendment to the CBP and may trigger an amendment to this CUP.

Prior to Issuance of Building Permits

1. Plans shall be prepared by a California licensed Architect or Engineer. Plans shall be wet stamped and signed by the licensed Architect or Engineer.
2. No sign shall be installed until the owner/operator or its designated contractor has obtained any permit required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
3. The conditions of approval and ordinance or code provisions of Planning Application 22-41 shall be blueprinted on the face of the site plan as part of the plan check submittal package when building permits are necessary.
4. Prior to the Building Division issuing a demolition permit, contact South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
or
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Div. will not issue a demolition permit until an Identification Number is provided by AQMD.
5. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property or public right-of-way, or within any other units located within the same building as the cannabis business. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
6. The plans shall comply with the requirements of the 2019 California Fire Code, including the 2019 Intervening Update and referenced standards as amended by the City of Costa Mesa.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix of conditions of approval explaining how each was met prior to issuance of a modification to the Cannabis Business Permit.
2. The applicant shall submit to the City a list of all vehicles to be used for retail delivery purposes. The list shall identify the make, model, color, license plate number and registered owner of each vehicle.
3. The applicant shall pay the public notice fees (\$1 per notice post card) and the newspaper ad publishing cost.
4. The final Security Plan shall be consistent with the approved building plans.
5. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited.
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises.
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited.
6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.

Operational Conditions

1. No product distribution delivery shall occur between 12:00 AM and 5:00 AM.
2. Delivery to customers is limited to the hours between 7:00 AM and 10:00 PM.
3. The applicant shall submit an updated vehicle list each quarter with the quarterly update to the employee roster required pursuant to the CBP. The number of vehicles parked onsite in commonly-held parking areas shall not exceed the number of available onsite surplus parking spaces. Delivery vehicles not owned by employees shall not be parked on City streets when not in use.
4. The operator shall ensure that all vehicles are properly maintained, all delivery drivers have a good driving record, and each driver conducts a visual inspection of the vehicle at the beginning of each shift.

5. The operator shall maintain free of litter all areas of the premises under which applicant has control.
6. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute whatever security and operational measures are necessary to comply with this requirement.
7. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Development Services Director.
8. All employees must wear an identification badge while on the premises of the business and/or performing deliveries, in a format proscribed by the City Manager. When on the premises, badges must clearly visible and worn on outermost clothing and above the waist in a visible location.
9. During each delivery stop, the delivery vehicle shall be parked in a safe manner (i.e., not impeding traffic circulation), the engine shall be turned off and the vehicle shall be locked.
10. The operator shall ensure that deliveries are grouped to decrease total trip generation.
11. Vehicle standing, loading and unloading shall be conducted so as not to interfere with normal use of streets, sidewalks, driveways and on-site parking.
12. Cannabis shall not be consumed on the premises at any time, in any form.
13. If cannabis odor is detected within an adjacent suite, outside of the building or off-site/outside of the premises, the operator shall install permanent and/or portable air filtration devices to eliminate the detection of odor.
14. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of this property, or on any of the vehicles owned or used as part of the cannabis business.
15. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
16. Prior to exiting the premises for loading/unloading cannabis products for deliveries into the delivery vehicle(s) from the licensed premises, products shall be transferred in a secured/locked container approved by the Economic and Development Services Director, or his/her designee. In addition and pursuant to State requirements, delivery vehicles shall also be equipped with a locked container where products shall be stored during deliveries.

APPLICANT LETTER

Project Address: 3505 Cadillac Avenue, Suite M-102, Costa Mesa 92626

Description of Proposed Business

Operations

OCM Ventures proposes to operate a non-storefront retail delivery service to provide the residents of the City of Costa Mesa and neighboring areas with tested and safe cannabis and products. The proposed space will be utilized strictly for cannabis storing/delivery/sorting and will not be used as a retail storefront for on-site customer sales. Noted "LAA" on plan, the product storing and processing rooms will have card access readers to limit access to distributors, employees, and service providers with a business need to be on-site.

Hours of operation shall be seven days per week between 7am and 10pm.

OCM will operate with eight employees, with several experienced delivery staff transplanted from a well-established non-storefront retail in Oakland that is owned and operated by the OCM's founders.

OCM will have four delivery vehicles. These vehicles will be stored on site in the existing parking lot adjacent to the facility. OCM will not store inventory in any of its vehicles while they are parked in the lot to prevent the risk of inventory loss.

The flow of operation is illustrated with arrows on the attached sheet A2.10. Deliveries arriving to the facility will be pre-scheduled for a manager to be present on site upon delivery to review and accept products. When products arrive at the parking lot outside the entrance of the space, the manager will accompany the delivery person into the loading and unloading area and inspect the products to ensure that delivery matches the order invoice and manifest. Once the manager verifies and signs off on the delivery, the products will be relocated in a limited access storage area and will be stored until an order has been received. A staff will package the orders received in the storage area and will be placed in bags for pick up by a delivery driver. A manager will review the products and ensure that they match the manifest and orders received, and the driver will verify the counts and take bag to their car to begin deliveries.

Products will consist of flower, concentrates, edibles, vape cartridges, pre-rolls, tinctures, and accessories, and all products will be delivered from licensed distributors in the California cannabis supply chain.

OCM will install carbon filter air scrubbers in all areas of the premises in which cannabis, cannabis products, and waste are stored. Filtration fans shall be AC Infinity AI-CLT6 with Vivosun 6" carbon air filters. See sheet M0.1 for filter specification and sheet M2.1 for its location.

Security and Equipment

OCM's highest priority is the safety of its staff, therefore, all employees will obtain security training to be aware of security features of the facility and take appropriate actions if there are any observed risks or breach in security. Furthermore, new alarm systems, card access readers, cameras, motion detectors, and contact sensors will be installed throughout the space for additional security measures. All security features such as vaults, alarms, and cameras are provided in the premises floor plan. Refer to OCM's Security Plan for more security measures and features.

Building and Space

OCM's premises is in a large business park with a great deal of parking. Built in 1983, the total building area is 18,408 SF. Unit #M-102 is located on the first floor of a two-story building and consists of 2,097 square feet, with approximately 1,833 square feet of usable space. Interior renovations to the suite will include a new ADA-compliant restroom for OCM employees use. No repartitioning will be needed.

The prior use of the building and space was office and storage uses. Office spaces will be occupied by management staff and support internal and external meetings. The entry way and common area will allow for security checks and provide secure areas for staff, contractors, and distribution personnel to transport inventory, execute paperwork, and take necessary rest breaks. Product storage rooms will house consumer-ready products, while the safe room will allow staff to securely process and store currency. The dispatch room allows OCM's dispatcher to take and process orders and receipts, while the cannabis delivery storage area will support packing and sorting of customer orders.

Findings and Justifications

The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties in the area.

OCM's proposed operation is located in a business park with commercial businesses that operate in the same industry. A number of existing commercial cannabis businesses, along with proposed operations in the planning review process, are located in different suites at the same address. OCM's operation will enhance the security and safety of a complex. OCM is owned and operated by experienced cannabis business operators who run a successful non-storefront retail service in Oakland, California. OCM will bring years of experience in staffing, supply chain management, and community service, and serve as a discreet neighbor within the business park.

Granting the conditional use permit or minor conditional use permit will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

OCM proposes to provide safe, laboratory-tested cannabis products to the City of Costa Mesa and surrounding communities. This will discourage the sale and use of cannabis products that have not been subjected to the rigorous testing standards imposed by California on all cannabis products. OCM will track the purchase activity of all of its customers to make sure that purchases fall within legal limits and that products are not being illegally resold to third parties.

OCM will also comply with city and state regulations, which support public safety, prioritize odor mitigation, and requires OCM carefully track all products that move through its facility. OCM will implement security measures to minimize risks to staff and protect its inventory and assets. The cameras, lighting, and staff escorts will heighten the safety of all occupants of the complex. OCM will also actively work with its neighbors and law enforcement to proactively address security risks and situations.

OCM is committed to ensuring that the neighborhood is well maintained, free of graffiti and waste, and that its staff does not consume products at and around the workplace. OCM will also regularly remit taxes to further support the general welfare of the surrounding community and provide local jobs in the City. OCM looks forward to making a positive impact in the health, safety, and general welfare of its neighborhood and the public.

If you have any questions regarding this application letter, please don't hesitate to contact me:



Jenelyn Sison
jenelyn@magellanarchitects.com
(949) 515-9600



Legend

 Costa Mesa

1: 2,338

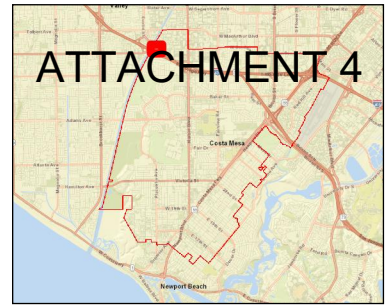


0.1 0 0.04 0.1 Miles

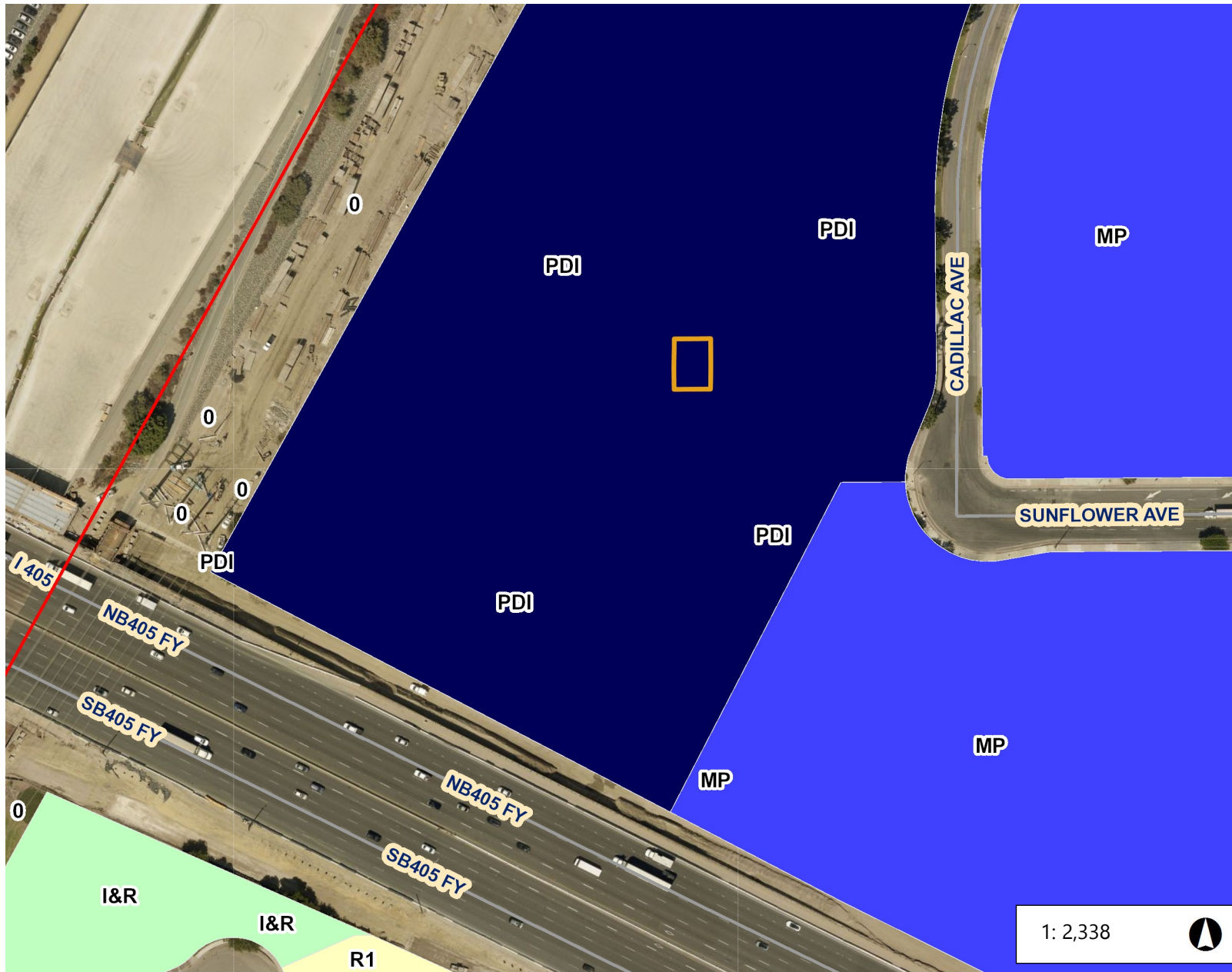
WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Notes



ATTACHMENT 4



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residenc
- R2-HD - Multiple-Family Residencia
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Indust
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Comr
- PDR-LD - Planned Development R
- PDR-MD - Planned Development R Density
- PDR-HD - Planned Development R

Notes

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1: 2,338





GENERAL NOTES

- REFER TO BASIC BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL GOVERNING BUILDING CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK THAT HAS BEEN PERFORMED WHICH DOES NOT MEET THESE CODES AND REGULATIONS.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO THE ARCHITECT'S CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR REPORTING IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCIES OR DETAILS WHICH DO NOT MEET BUILDING CODES AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IN THE EVENT OF CONFLICTS OR CHANGES BETWEEN DETAILS, OR BETWEEN THE PLANS AND SPECIFICATIONS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING BEFORE BEGINNING WORK.
- THE GC SHALL COORDINATE ALL OPERATIONS WITH THE OWNER, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK. SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES, NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.
- GC SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. GC SHALL PROVIDE SHOP DWGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).
- ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION INsofar AS PRACTICABLE AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.
- THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE GC SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION, CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.
- EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL AND AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION INsofar AS PRACTICABLE, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.
- MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.
- INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE GC SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE, FILL ALL HOLES AND VOIDS IN FLOORS WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.
- OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL, AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVER CUTTING TO A MIN. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES: MATCH ADJACENT EXISTING WORK.
- BIDDING CONTRACTORS ARE NOT TO DIRECTLY CONTACT THE SHOPPING CENTER MANAGEMENT. ALL BIDDING INQUIRIES SHALL GO THROUGH THE TENANT'S REPRESENTATIVE FIRST.

VICINITY MAP



ATTACHMENT 6

TENANT IMPROVEMENT OCM VENTURES INC NON-STOREFRONT RETAIL - DELIVERY

3505 CADILLAC AVENUE SUITE #M-102,
COSTA MESA, CA 92626



Copyright © 2022, Magellan Architecture
Architect for this project are instruments of the
this project service for use solely with respect to
to participate in any manner, direct, indirect, electronic or mechanical (including photocopying, recording, or by any information storage and retrieval system) without the express written approval of Magellan Architecture. This consent does not constitute an offer of insurance. The purchaser to use this set of plans for the additional work of the project shall not constitute an offer of insurance to contract more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com
Copyright © 2022, Magellan Architecture

OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626

DEFERRED SUBMITTALS

- FIRE PROTECTION/FIRE ALARM:**
- THE FIRE PROTECTION WORK FOR THE PROJECT SHALL BE PERFORMED AS DESIGN-BUILD. THE GENERAL CONTRACTOR SHALL SUBMIT WITH THE BID A PROPOSED FIRE PROTECTION DRAWING THAT COORDINATES WITH THE ARCHITECTURAL DRAWINGS.
 - THE GENERAL CONTRACTOR'S FIRE PROTECTION SUBCONTRACTOR WILL BE RESPONSIBLE FOR APPLYING FOR AND SECURING ALL NECESSARY FIRE PROTECTION PERMITS.
- EXTERIOR SIGNAGE**
- ANY EXTERIOR SIGNAGE SHALL BE SUBMITTED SEPARATELY.
- DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND BEEN FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- SUBMIT ALL DEFERRED SUBMITTALS TO LANDLORD FOR REVIEW.

PROJECT TEAM

CLIENT:
OCM VENTURE INC.
655 KENNEDY STREET, SUITE A
OAKLAND, CA 94606
PH: (510) 520-7048

ARCHITECT:
MAGELLAN ARCHITECTS
10540 TALBERT AVE, SUITE 175
FOUNTAIN VALLEY, CA 92708
PH: (949) 515-9600
CELL: (714) 381-3732

PM CONTACT: KHOSHAL RAZ
khoshalraz@gmail.com

CONTACT: PATRICK ANDERSEN
patrick@magellanarchitects.com

MEP ENGINEER:
FDG FOSTER DESIGN GROUP
14471 CHAMBERS ROAD, STE 104
TUSTIN, CA 92780
PH: (949) 253-9630

PM CONTACT: ROBERT FOSTER
rfooster@fdge.com

PROJECT DATA

SITE AND PARKING DATA:

PARCEL NUMBER: 139-662-05
PARCEL MAP 160-22
BEING A DIVISION OF A PORTION ON PARCEL MAP 160-22, RECORDED IN BOOK 139, PAGES 662, INCLUSIVE OF PARCEL MAP RECORDS, ORANGE COUNTY, CALIFORNIA

JURISDICTION: CITY OF COSTA MESA
COUNTY: ORANGE COUNTY
LAND USE: IP: INDUSTRIAL PARK
ZONING: PD: PLANNED DEVELOPMENT INDUSTRIAL

BUILDING DATA

OCCUPANCY GROUP: GROUP B
TYPE OF CONSTRUCTION: TYPE III-B
TOTAL AREA: 18,400 S.F.
GROSS LEASABLE AREA: 1,833 S.F.
SPRINKLER SYSTEM: YES

NO PROPOSED CHANGES TO SURROUNDING SITE, LANDSCAPING OR EXTERIOR PORTIONS OF BUILDING.

PARKING INFORMATION

BASED ON NET S.F. 1,883 @ 3 STALL PER 1,000 S.F. FOR OFFICES

REQUIRED SHARED PARKING: 591 SPACES
EXISTING SHARED PARKING: 731 SPACES-- SURPLUS PARKING EXISTS ON-SITE AND THE PROJECT DOES NOT INTENSIFY PARKING

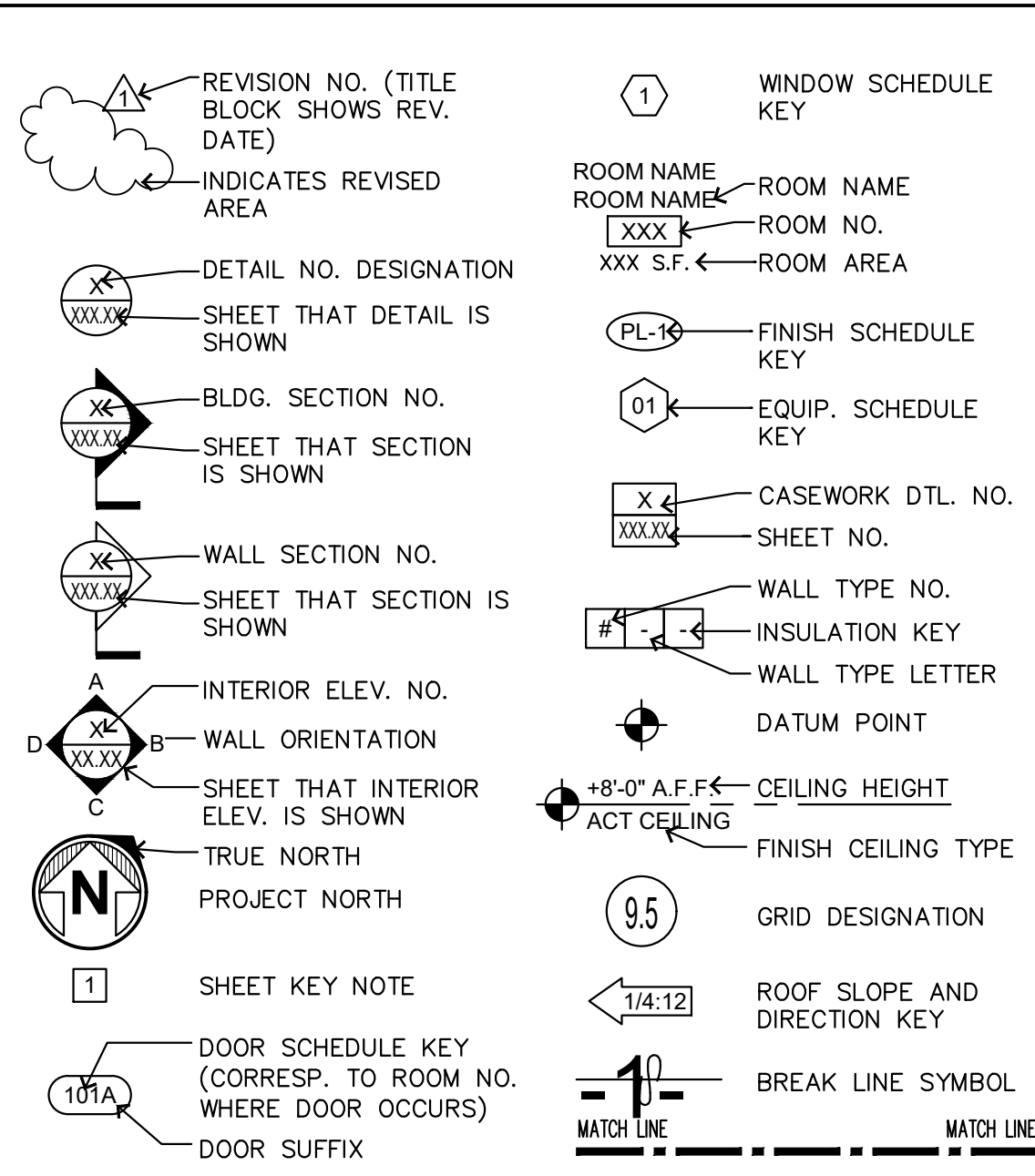
SHEET INDEX

- ARCHITECTURAL:**
- A0.01 COVER SHEET
 - A0.02 NOTICE TO PROCEED LETTER
 - A1.10 SITE PLAN
 - A1.11 EXTERIOR LIGHTING PLAN
 - A2.10 FLOOR PLAN
- MECHANICAL:**
- M0.1 LEGEND, SCHEDULES & NOTES
 - M2.1 MECHANICAL FLOOR PLAN
 - M4.1 MECHANICAL DETAILS
- ELECTRICAL:**
- E-1 ELECTRICAL PLAN
- PLUMBING:**
- P0.1 PLUMBING LEGEND & NOTES
 - P0.2 PLUMBING SCHEDULE
 - P0.3 PLUMBING SPECIFICATION
 - P0.4 PLUMBING SPECIFICATION
 - P2.1 PLUMBING FLOOR PLAN
 - P4.1 PLUMBING DETAILS

ABBREVIATIONS

A.B.E.	AVG. BUILDING ELEVATION	ENCL	ENCLOSURE	M.B.S.	METAL BUILDING SUPPLIER	REIN	REINFORCING
A.C.	AIR CONDITIONER	EQ	EQUAL	MCT	MARBLEUM COMPOSITE TILE	REQ'D	REQUIRED
ADJ	ADJUSTABLE, ADJACENT	EXH	EXHAUST	MECH	MECHANICAL	RUB	RUBBER FLOORING
ADMN	ADMINISTRATION	EXIST	EXISTING	MEZZ	MEZZANINE	R.O.	ROUGH OPENING
A.F.A.	ABOVE FINISH FLOOR	E.J.	EXPANSION JOINT	MTL	METAL	S.A.M.	SELF ADHESIVE MEMBRANE
ALUM	ALUMINUM	EXP	EXPANSION	MFG	MANUFACTURING	SCHED	SCHEDULE
ANOD	ANODIZED	EXT	EXTERIOR	MFR	MANUFACTURER	S.C.	SOLID CORE
ANSI	AMERICAN NAT'L STDS INST.	F.C.I.C.	FURNISH BY CONTRACTOR	M.H.	MANHOLE	S.G.	SAFETY GLASS
APPROX	APPROXIMATE	F.D.	FLOOR DRAIN	MIN.	MINIMUM	SHT	SHEET
ASR	AUTOMATIC SPRINKLER RISER	F.D.N.	FOUNDATION	MISC	MISCELLANEOUS	SIM	SIMILAR
AVG	AVERAGE	F.D.N.	FOUNDATION	M.O.	MASONRY OPENING	SPEC'D	SPECIFIED
BD	BOARD	F.F.	FINISH FLOOR	M.R.	MOISTURE RESISTANT	SQ	SQUARE
BLDG	BUILDING	F.H.S.	FLAT HEAD SCREW	MULL	MULLION	S.S.	SERVICE SINK, SANITARY SEWER
BLK'G	BLOCKING	F.I.O.	FURNISHED & INSTALLED BY OWNER	MTD	MOUNTED	SST	STAINLESS STEEL
BM	BEAM	F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	MTG	MOUNTING	STD	STANDARD
B.O.	BOTTOM OF	FPHB	FROST PROOF HOSE BIBB	N.I.C.	NOT IN CONTRACT	STL	STRUCTURE, STRUCTURAL
BOT	BOTTOM	FRP	FIBER REINFORCED PANEL(S)	NOM	NOMINAL	SUSP	SUSPENDED
BTW	BETWEEN	FTG	FOOTING	N.T.S.	NOT TO SCALE	SYS	SYSTEM
CB	CATCH BASIN	GA	GALVE	O/C	ON CENTER	T	TREAD, TOP
C.C.	CAST IRON	GALV	GALVANIZED	O.C.	ON CENTER	T&B	TOP & BOTTOM
C.I.P.	CAST IN PLACE	G.I.	GALVANIZED IRON	O.H.	OVERHEAD	TEL	TELEPHONE
C.J.	CONTROL JOINT	GLP	GYPSUM LATH & PLASTER	OP'G	OPENING	TEMP	TEMPERED
CL	CENTER LINE	GWB	GYPSUM WALLBOARD	OPP	OPPOSITE	T&G	TONGUE & GROOVE
CLG	CEILING	H.B.	HOSE BIBB	PTN	PARTITION	T.G.	TEMPERED GLASS
CMU	CONCRETE MASONRY UNIT	H.M.	HOLLOW METAL	PERP	PERPENDICULAR	T.O.	TOP OF
COL	COLUMN	HORIZ	HORIZONTAL	PL	PLATE, PROPERTY LINE	TYP	TYPICAL
CONC	CONCRETE	HT	HEIGHT	P-LAM	PLASTIC LAMINATE	UTIL	UTILITY
CONT	CONTINUOUS	HTR	HEATER	PLYWD	PLYWOOD	U.O.A.	UNLESS OTHERWISE NOTED
CONSTR	CONSTRUCTION	INSUL	INSULATION	PLBG	PLUMBING	VCT	VINYL COMPOSITION TILE
CONTR	CONTRACTOR	INT	INTERIOR	PNL	PANEL, PANELING	VERT	VERTICAL
CPT	CARPET	JT/JTS	JOINT, JOINTS	PR	PAIR	W/	WITH
C.T.	CERAMIC TILE	L	LONG, LENGTH	PRJ	PROJECT	W/O	WITHOUT
DBL	DOUBLE	LAM	LAMINATE, LAMINATED	PRV	PRESSURE REDUCING VALVE	WD	WOOD
DTL	DETAIL	L.F.	LINEAR FOOT, LINEAL FOOT	PT	POINT	W/DW	WINDOW
D.F.	DRINKING FOUNTAIN	LQ.	LIQUID	Q.T.	QUARRY TILE	W-MAT	WALK OFF MAT
D.S.	DOWNSPOUT	LT.WT.	LIGHT WEIGHT	QTR	QUARTER	W.P.	WATERPROOF
DWG	DRAWING	LVL	LEVEL	R	RADIUS	W.R.	WATER RESISTANT
EA	EACH	MAS	MASONRY	R.D.	ROOF DRAIN	WRB	WATER RESISTANT BARRIER
ELEV	ELEVATION, ELEVATOR	MAX	MAXIMUM	R.L.	RAIN LEADER	WWT	WEIGHT
ELEC	ELECTRICAL			REC'D	RECEIVED	WWM	WELDED WIRE MESH
				REF	REFRIGERATOR, REFERENCE	WWF	WELDED WIRE FABRIC
						Y.D.	YARD DRAIN

LEGEND OF SYMBOLS



DESIGN CODES

- DESIGN CODES**
- 2019 CALIFORNIA BUILDING CODE (CBC)
 - 2019 CALIFORNIA PLUMBING CODE (CPC)
 - 2019 CALIFORNIA MECHANICAL CODE (CMC)
 - 2019 CALIFORNIA ELECTRICAL CODE (CEC)
 - 2019 CALIFORNIA FIRE CODE (CFC)
 - 2019 CALIFORNIA ENERGY EFFICIENCY STANDARDS (CEES)
 - 2019 CALIFORNIA GREEN BUILDERS STANDARDS CODE (CGBSC)

SCOPE OF WORK

1,833 SF TENANT IMPROVEMENT PROJECT IN COSTA MESA, CA. THE CLIENT IS REQUESTING A DISTRIBUTION AND DELIVERY SERVICE FOR CANNABIS IN AN EXISTING COMMERCIAL BUILDING. THE SUITE WILL HAVE LIMITED-ACCESS ROOMS FOR CANNABIS STORAGE, DELIVERY, AND SORTING, TWO OFFICES, A DISPATCH ROOM, SECURITY ROOMS, AND A COMMON AREA FOR EMPLOYEES. A CUP APPLICATION AND REVIEW WILL BE REQUIRED BY THE CITY OF COSTA MESA.

INTERIOR RENOVATIONS ARE EXPECTED IN AN EXISTING ROOM FOR A NEW INCLUSIVE ADA RESTROOM - NO REPARTITIONING NEEDED. SECURITY FEATURES WILL BE INSTALLED AS WELL AS ODOR MITIGATION MEASURES WILL BE ADDED IN EACH CANNABIS STORAGE.

EXTERIOR LIGHTING PLAN HAS BEEN REQUESTED BY THE CITY PER CLIENT AND IS ALSO INCLUDED. MECHANICAL, ELECTRICAL, AND PLUMBING IS INCLUDED IN THIS PROPOSAL.

REVISIONS		
NO.	DATE	BY
1	02/13/2023	DIT
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A0.01
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

COVER SHEET
A0.01

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 926281200

DEVELOPMENT SERVICES DEPARTMENT

**Notice to Proceed and Background Check Clearance
Cannabis Business Permit MQ-22-06
Retail Non-storefront (Type 9) Cannabis Business**

September 20, 2022

Khoshal Raz
655 Kennedy Street, Suite A
Oakland, CA 94606

Transmitted via email to: khoshal@overlandmgmt.com; alice@linlegalservices.com

RE: 3505 Cadillac Avenue, Building M, Unit 102; OCM Ventures Inc.

Dear Khoshal,

This Notice to Proceed (NTP) indicates that OCM Ventures Inc. has satisfied the initial Cannabis Business Permit application submittal requirements for MQ-22-06 and all listed business owners and officers have successfully passed a preliminary background check. The issuance of this notice shall not confer any rights or entitlements on the applicant nor shall it be deemed an approval of the Cannabis Business Permit.

At this time, you may submit a Conditional Use Permit (CUP) application to operate a cannabis retail non-storefront facility with delivery at the subject location. Please include a copy of this letter with your CUP application.

Please refer to the CUP Submittal Guide for Retail Cannabis Businesses found on the City's website for information regarding the required information. You will not re-submit copies of your security plan and business plan unless you are proposing to make revisions to the documents that were approved in conjunction with this NTP.

Please note that the Cannabis Business Permit must be finalized after the CUP has been approved and all improvements to the facility have been inspected and approved by the City. As part of that process, you will need to submit proof of insurance and demonstrate that all conditions of approval have been satisfied.

Finally, please be advised that the Cannabis Business Permit application shall be subject to denial for failure to comply with any of the provisions of Title 9, Chapter VI of the CMMC or Administrative Regulation 4.2 including, but not limited to the prohibition against any owner, manager, supervisor or employee having a disqualifying criminal offense pursuant to CMMC section 9-495, et seq. This NTP is being issued based on all owners/officers passing the preliminary background checks conducted by the City's consultant HdL. However, one or more owners of this business has not yet passed the live scan background check. Failure to pass the live scan check will result in

Khoshal Raz
MQ-22-06
Page 2

revocation of this NTP and may result in denial of the Cannabis Business Permit application. Nevertheless, in order to avoid having your CUP application placed on the Cannabis Wait List, you must submit the complete CUP application within ten calendar days of the date on this letter. Therefore, the choice to proceed with the CUP application, including paying the non-refundable application fee at this point, is up to you. Should you wish to proceed, please be advised that the applicant assumes all risk associated with moving forward with the next steps in this process before the owner(s) and officer(s) have passed the live scan background checks.

You may contact me at 714-754-5609 or nancy.huynh@costamesaca.gov if you have any questions regarding this Cannabis Business Permit.

Sincerely,

Nancy Huynh
Senior Planner

cc: Scott Drapkin, Assistant Director
Nancy Huynh, Senior Planner
Michelle Halligan, Contract Planner
Justin Arios, Associate Planner
File: MQ-22-06

1 NOTICE TO PROCEED LETTER

SCALE: 1'-0" = 1'-0"



Copyright © 2022, Magellan Architecture
Architect for this project are instruments of the
this project for use solely with respect to
to participate in any manner, oral, electronic,
electronic or mechanical (including photocopying,
without the express written approval of Magellan
be made without prior written permission. The
purchaser to use this set of plans for the
additional set(s) of plans shall not entitle the
purchaser to construct more than one building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com
Copyright © 2022, Magellan Architecture

**OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY**
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1	02/13/2023	DIT
2		
3		
4		
5		
6		

ISSUE DATES:
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A0.01
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

NOTICE TO PROCEED LETTER
A0.02



Copyright © 2022, Magellan Architecture
 This project is the property of Magellan Architecture. No part of this project may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. All rights reserved. No portion of this project may be made without prior written permission. The purchaser to use this set of plans for the construction of any building shall not utilize the additional set(s) of plans made not utilize the purchaser to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1	02/13/2023	DIT
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: AS NOTED
 PLOT DATE: 2023-03-14
 CAD FILE: 22-054_A1.10
 JOB NUMBER: 22-054
 CHECKED:
 DRAWN: CT
 STATUS: CD SET



SITE PLAN
 SCALE: 1/32" = 1'-0"

PROJECT TEAM

APPLICANT:
 MACELLAN ARCHITECTS
 10540 TALBERT AVE, SUITE 175
 FOUNTAIN VALLEY, CA 92708
 PH: (949) 515-9600
 CELL: (808) 485-7308

CONTACT: JENELYN SISON
 jenelyn@magellanarchitects.com

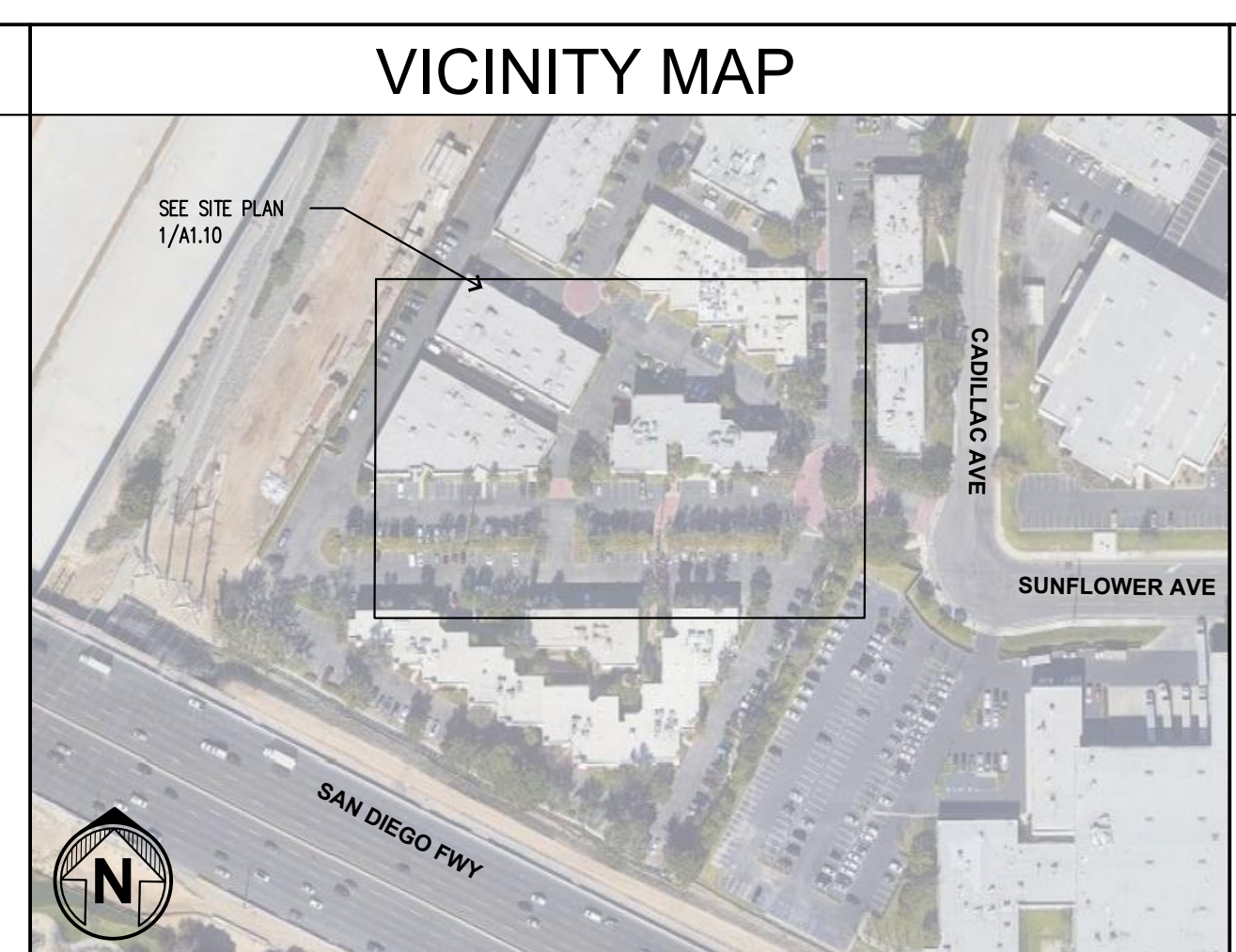
CLIENT:
 OCM VENTURES INC.
 655 KENNEDY STREET, SUITE A
 OAKLAND, CA 94606
 PH: (510) 520-7048

PM CONTACT: KHOSHAL RAZ
 khoshalraz@gmail.com

LEGEND

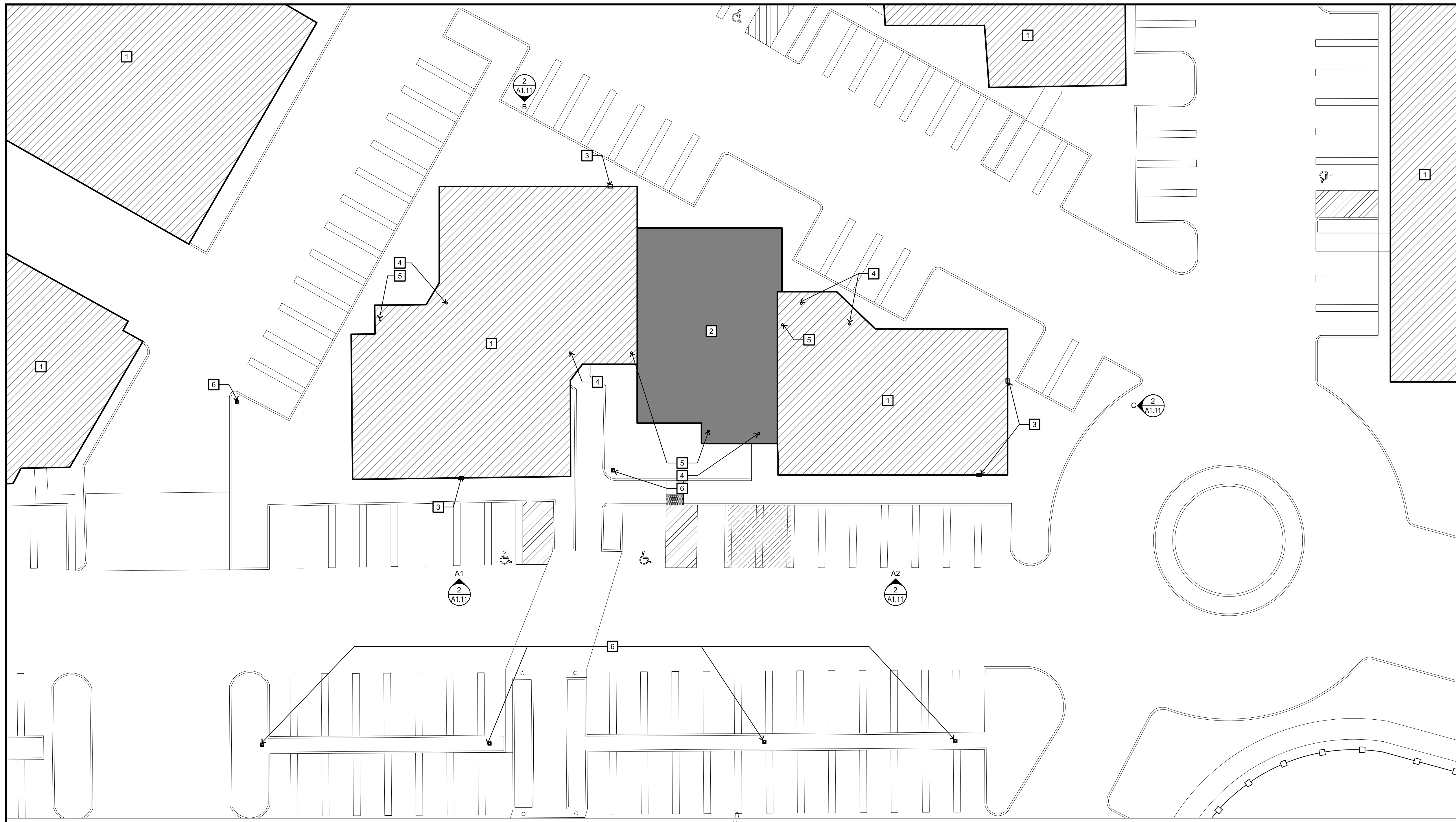
(E) AREA OF BUILDING IN SCOPE	
(E) BUILDING(S) NOT PART OF SCOPE	
PROPERTY LINE	
EXISTING EGRESS PATH	
EXISTING FENCING SURROUNDING PROPERTY	
UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES	

-3-



- KEY NOTES**
- 1 EXISTING BUILDING TO REMAIN.
 - 2 AREA OF WORK. SEE SHEET A2.10 FOR FLOOR PLAN.
 - 3 MAIN ENTRY TO PROJECT.
 - 4 DIRECT ROUTE, ACCESSIBLE PATH OF TRAVEL. THERE SHALL BE NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS-SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 3% AND 2% RESPECTIVELY.
 - 5 EXISTING TRUNCATED DOMES TO REMAIN.
 - 6 EXISTING PUBLIC RIGHT OF WAY.
 - 7 EXISTING ADA COMPLIANT PARKING TO REMAIN.
 - 8 EXISTING PROPERTY LINE.
 - 9 EXISTING TRASH ENCLOSURE TO REMAIN.
 - 10 UNLOADING/LOADING PARKING FOR DELIVERY AND DISTRIBUTION VEHICLES. DISTANCE OF THE PATH OF TRAVEL FROM THE VEHICLE TO THE FACILITY IS 10'-4".
 - 11 EXISTING FENCING- CHAINLINK, 5 FEET TALL TO REMAIN.
- GENERAL SITE PLAN NOTE: NO EXTERIOR ALTERATIONS ARE PROPOSED TO THE EXISTING SITE. ALL ACCESSIBLE PATHS OF TRAVEL AND ACCESSIBLE PARKING HAVE BEEN EVALUATED AND APPEAR TO BE WITHIN COMPLIANCE.


SITE PLAN
A1.10

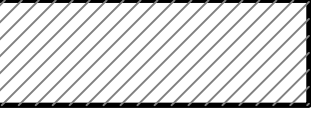



KEY NOTES


- 1 EXISTING BUILDING TO REMAIN.
- 2 AREA OF WORK. SEE SHEET A2.10 FOR FLOOR PLAN.
- 3 EXISTING FLOOD LIGHTS AT ROOF. SEE DETAIL 2/A1.10 FOR REFERENCE.
- 4 EXISTING RECESSED DOWNLIGHTING AT FIRST FLOOR AT 107.2" AFF (FRONT OF BUILDING) & 120.4" AFF (BACK OF BUILDING).
- 5 EXISTING RECESSED DOWNLIGHTING ABOVE STAIR LANDING AT 259.3" FROM FIRST FLOOR.
- 6 EXISTING EXTERIOR LIGHT POST.


LEGEND

(E) AREA OF BUILDING IN SCOPE 

(E) BUILDING(S) NOT PART OF SCOPE 

(E) EXTERIOR LIGHT POST 

(E) EXTERIOR FLOOD LIGHTS 

(E) RECESSED LIGHTS 



Copyright © 2022, Magellan Architecture
 Architect for this project are instruments of the
 State of California. This project is the property of
 Magellan Architecture and shall not be reproduced,
 transmitted, in any form or by any means, electronic
 or mechanical (including photocopying, recording,
 or by any information storage and retrieval system),
 without the express written approval of Magellan
 Architecture. Any unauthorized use of this project
 shall be made without prior written permission. The
 purchaser to use this set of plans for the
 construction of any building shall be responsible for
 additional set(s) of plans and not utilize the
 purchaser to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

1 EXTERIOR LIGHTING PLAN
 SCALE: 1/16" = 1'-0"



2 EXISTING FLOOD LIGHTS
 N.T.S.

REVISIONS		
NO.	DATE	BY
1	02/13/2023	DTY
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	AS NOTED
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A1.10
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	CT
STATUS:	CD SET

EXTERIOR LIGHTING PLAN
A1.11



Copyright © 2022 Magellan Architecture
 Architect for this project are instruments of the
 State of California, License No. C3641, Renewed
 4/23. This project was prepared for use solely with respect to
 the project identified in this instrument. No part of this
 instrument, in any medium, or any part of the project
 or any part of the project, or any part of the project,
 electronic or mechanical (including photocopying,
 recording, or by any information storage or retrieval
 system), without the express written approval of Magellan
 Architecture, may be reproduced, stored in a retrieval
 system, or transmitted, in any form or by any means,
 without the express written approval of Magellan
 Architecture. The purchaser of this set of plans for the
 project shall be responsible for obtaining all necessary
 additional set(s) of plans and shall not utilize the
 purchaser to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022 Magellan Architecture

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY

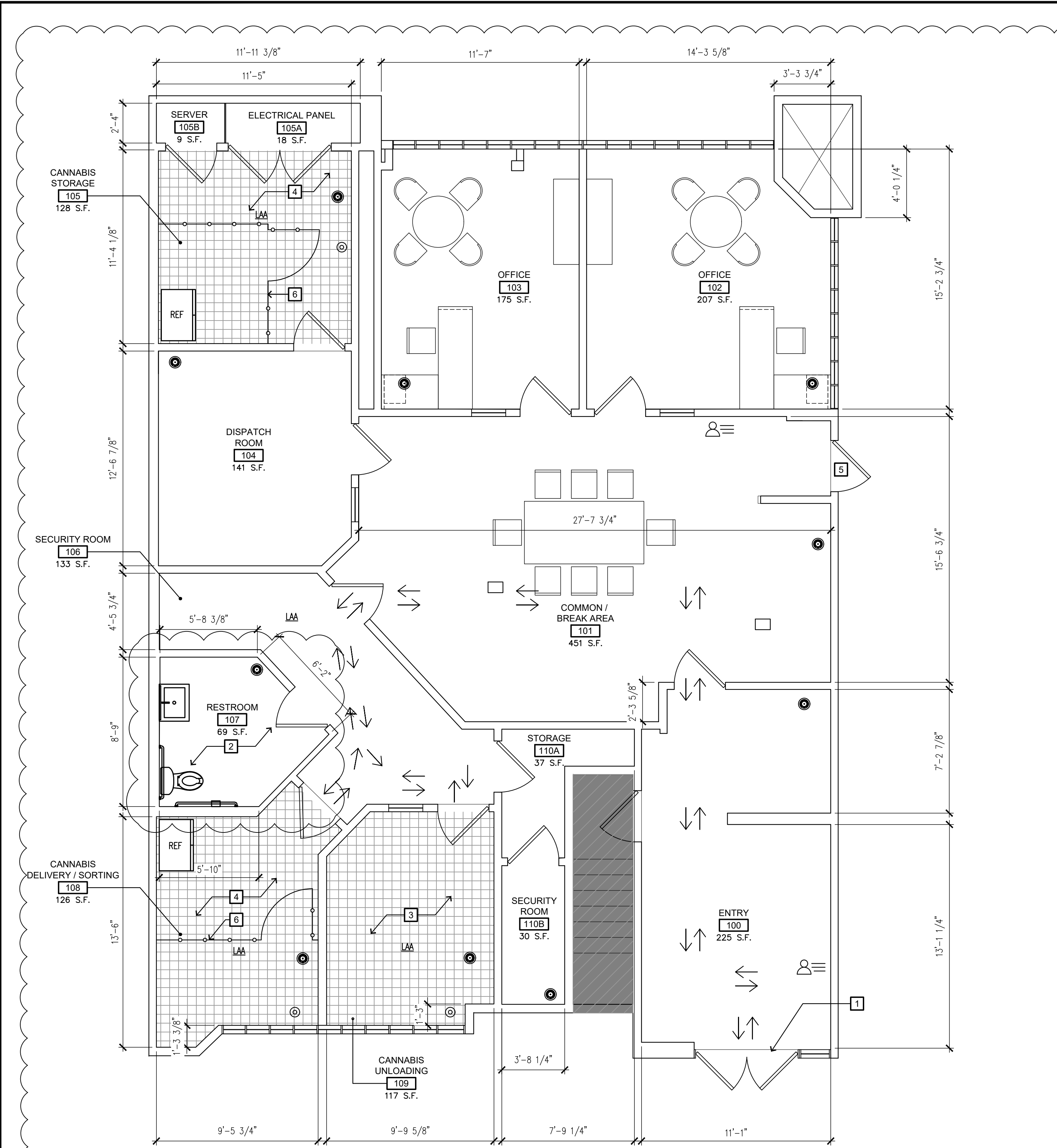
3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1	02/13/2023	DIT
2		
3		
4		
5		
6		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE: AS NOTED	
PLOT DATE:	2023-03-14
CAD FILE:	22-054_A2.10
JOB NUMBER:	22-054
CHECKED:	
DRAWN:	
STATUS:	CD SET

FLOOR PLAN
A2.10



1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

LEGEND	
	NOT IN CONTRACT
	CANNABIS HANDLING AREA
	DROP SAFE
	LIMITED ACCESS AREA
	PATH
	ODOR SCRUBBER
	CONTACTS
	SMOKE DETECTOR

KEY NOTES	
1	MAIN ENTRANCE DOOR EXCLUSIVE CONTROL.
2	NEW ADA PLUMBING FIXTURES AND TOILET ACCESSORIES TO BE ADDED.
3	LOADING & UNLOADING SHIPMENTS UNLOADING FOR DELIVERIES.
4	SECURE PRODUCT STORAGE FOR DELIVERY.
5	EXISTING SECURED EXIT ONLY.
6	NEW PRODUCT CAGES.
NOTE: CLOUDED AREA HAS BEEN REVISED AND DIFFER FROM PROPOSED FLOOR PLAN PROVIDED DURING THE CBP PROCESS. CHANGES INCLUDE ADDING AN ACCESSIBLE RESTROOM FOR OCM EMPLOYEES. SEE MEP DRAWINGS FOR MORE DETAILS.	

EXHAUST FANS & FILTRATION FAN

(FILTRATION FAN IS AN OWNER/TENANT PROVIDED ITEM)

UNIT TAG NO.	MANUFACTURER & MODEL NO.	QTY.	SERVICE	AIR QUANTITY (CFM)	ESP (IN.)	FAN RPM	FAN TYPE	ELECTRICAL		OPERATING WEIGHT (LBS)	REMARKS
								FAN HP	VOLTAGE (V/PH/Hz)		
EF 1	GREENHECK SP-A110	1	RESTROOM	105	0.25	950	CEILING MOUNTED	18	120/1/60	10	PROVIDE CURB-MOUNT ROOF CAP. INTERLOCK WITH LIGHT SWITCH
FF 1	AC INFINITY AI-CLT6	1	SEE PLAN	402	-	-	CEILING SUSPENDED	64	120/1/60	20	OWNER/TENANT PROVIDED
FF 2	AC INFINITY AI-CLT6	1	SEE PLAN	402	-	-	CEILING SUSPENDED	64	120/1/60	20	OWNER/TENANT PROVIDED

FILTERS

UNIT TAG NO.	MANUFACTURER & MODEL NO.	CFM CAPACITY	FILTER TYPE	MERV RATING	SIZE L x DIA	REMARKS
FB 1	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	-	18"x6"ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL
FB 2	VIVOSUN 6"	402	ACTIVATED CARBON WITH PRE-FILTER	-	18"x6"ø	OWNER/TENANT PROVIDED FOR ODOR CONTROL

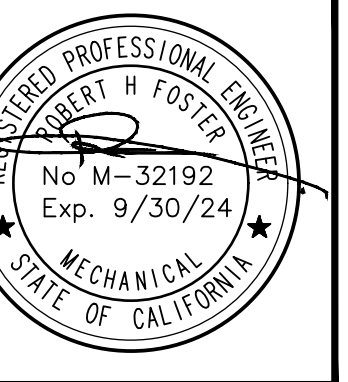
GENERAL NOTES:

- ALL TYPES OF DUCTWORK SHALL BE CONSTRUCTED, ERECTED & TESTED IN ACCORDANCE WITH STRICT LOCAL REGULATIONS & PROCEDURES DETAILED IN THE A.S.H.R.A.E. HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY S.M.A.C.N.A. ALL DUCTWORK SHALL BE EITHER RECTANGULAR DUCTS OF GALVANIZED STEEL OR PREFABRICATED SPIRAL LOCK-SEAM DUCTS & FITTINGS OF GALVANIZED STEEL.
- DUCT DIMENSIONS ARE NET CLEAR (AIRWAY SIZE), WHERE SOUND INSULATION IS INDICATED ON DRAWINGS, THAT IS, AFTER INSULATION HAS BEEN INSTALLED.
- ALL DRAWINGS SHALL BE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW & OVERALL COORDINATION OF ALL DRAWINGS PRIOR TO ANY CONSTRUCTION, INCLUDING ARCHITECTURAL, STRUCTURAL, AIR CONDITIONING, PLUMBING AND ELECTRICAL. ANY AND ALL DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER PRIOR TO THE START OF CONSTRUCTION SO AS TO RECTIFY THE ISSUE. ANY AND ALL WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS AND/OR ANY CODE REQUIREMENT SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE AND NO EXPENSE INCURRED BY THE OWNER.
- DO NOT SCALE DRAWINGS - ALL DIMENSIONS & EXISTING JOB SITE CONDITIONS SHALL BE CONFIRMED BY THE CONTRACTOR AT THE JOB SITE PRIOR TO BID SUBMITTAL. START OF CONSTRUCTION AND/OR FABRICATION OF MATERIALS. IF DISCREPANCIES ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR CLARIFICATION.
- ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA MECHANICAL CODE, CITY CODES, STATE OF CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS AND ANY AND ALL OTHER APPLICABLE CODES.
- ALL SUPPLY & RETURN DUCTWORK SHALL BE INSULATED WITH OWENS/CORNING TYPE 75 FIBERGLASS INSULATION WITH VAPOR BARRIER, & WITH THICKNESS AND MIN. "R" VALUE AS SPECIFIED ON THE PLANS OR SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DUCT, PIPE AND EQUIPMENT LOCATIONS W/ELECTRICAL, STRUCTURAL, PLUMBING AND ALL OTHER TRADES.
- ALL CEILING MOUNTED SUPPLY AIR DIFFUSERS ARE 4-WAY THROW UNLESS SHOWN OTHERWISE.
- MINIMUM OUTDOOR AIR REQUIREMENTS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.1(b).
- ALL PIPING AND DUCTWORK INSULATION SHALL COMPLY WITH CA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTIONS 120.4 AND SECTIONS 601,602,603,604, AND 605 OF THE C.M.C. STANDARDS.
- ALL H.V.A.C. CONTROL SYSTEMS SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 120.2 and 140.4.
- ALL H.V.A.C. EQUIPMENT AND APPLIANCES SHALL COMPLY WITH CALIFORNIA 2019 BUILDING ENERGY EFFICIENCY STANDARDS SECTION 110.1 & 110.2.
- THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION & SERVICES NECESSARY FOR COMPLETION OF THE WORK. ALL MATERIALS & WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE CODES & GOVERNING REGULATIONS AND SHALL MEET OR EXCEED WITH THE APPROVAL OF THE CITY & STATE FIRE MARSHAL.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROTECTION & PROVIDE REPAIR OF ADJACENT EXISTING SURFACES, AREAS & PROPERTY THAT MAY BE DAMAGED AS A RESULT OF ANY DEMOLITION AND/OR NEW WORK.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR EXACT LOCATION OF CEILING DIFFUSERS AND GRILLES.
- REFER TO ARCHITECTURAL DRAWINGS FOR ROOF ACCESS & ADDITIONAL ENERGY CONSERVATION NOTES.
- REFER TO PLUMBING DRAWINGS FOR PRIMARY & SECONDARY CONDENSATE DRAINS.
- ALL SA & RA OUTLETS FOR FUTURE CONNECTIONS SHALL BE INSTALLED SO AS TO PERMIT EASY CONNECTION. COORDINATE DUCTWORK, STRUCTURAL CONDITIONS AND ARCHITECTURAL LAYOUT.
- ALL A/C UNIT CONDENSATE DRAIN PIPE SHALL BE INSTALLED PER THE PLUMBING PLANS. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED.
- CONTRACTOR SHALL VERIFY ALL EXISTING RE-USED EQUIPMENT OR CONTROLS AND PROVIDE REPLACEMENT PARTS INCLUDING BUT NOT LIMITED TO, BELTS, PULLEYS, SHEAVES, FILTERS, WORN PARTS, VAV/VVT DAMPERS AND ALL CONTROL COMPONENTS, AS NEEDED TO BRING A/C UNITS, A/C SYSTEMS AND A/C CONTROLS UP TO FULL OPERATIONAL STATUS.
- ACCESS TO ROOF MOUNTED EQUIPMENT SHALL COMPLY WITH SECTION 304 OF THE 2019 OMC.
- ALL APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED AND SEISMICALLY BRACED AS PER BUILDING CODE REQUIREMENTS.
- ALL APPLIANCE, PLUMBING VENTS AND THE DISCHARGE OUTLET OF EXHAUST FANS SHALL BE A MINIMUM OF 10 FEET IN A HORIZONTAL DIRECTION, OR A MINIMUM OF 3 FEET ABOVE THE OUTSIDE AIR INTAKE OF HVAC UNITS (OSHPD PROJECTS SHALL BE MIN. 25'-0" AWAY).
- THERMOSTATS SHALL HAVE THE CAPABILITY OF BEING SET TO MAINTAIN ROOM SPACE TEMPERATURE SET POINTS FROM 55F. TO 85F. AND SHALL OPERATE THE HEATING AND COOLING IN SEQUENCE. PROVIDE THERMOSTATS THAT CAN BE ADJUSTED FOR A TEMPERATURE RANGE OF UP TO 5F. BETWEEN FULL HEATING & FULL COOLING BEING SUPPLIED. THERMOSTAT CONTROLS SHALL HAVE THE CAPABILITY OF TERMINATING ALL HEATING AT A TEMPERATURE NOT MORE THAN 70F. AND COOLING AT A TEMPERATURE NOT LESS THAN 78F.
- ALL THERMOSTATS SHALL BE MOUNTED 48" AFF SO AS TO BE IN COMPLIANCE WITH A.D.A. REQUIREMENTS.
- GENERAL CONTRACTOR SHALL COMPLY W/ 2019 OMC SEC. 310 BY PROVIDING SERVICE RECEPTACLE WITHIN IN 25' OF UNIT.
- AIR-MOVING SYSTEMS SUPPLYING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE TO ENCLOSED SPACES WITHING BUILDINGS SHALL BE EQUIPPED WITH AUTOMATIC SHUTOFF. OMC 608.1
- BALANCING VOLUME DAMPERS SHALL BE INSTALLED IN EACH BRANCH DUCT AND IN EACH MAIN DUCT TO ENSURE FOR COMPLETE AIR BALANCING. FURNISH EACH MANUAL VOLUME DAMPER WITH BEARINGS AND AN ADJUSTING DEVICE HAVING A LOCKING MECHANISM. PROVIDE ACCESS PANELS TO VOLUME DAMPERS IF CONCEALED OR INACCESSIBLE THROUGH CEILING OR WALL. WHERE ACCESS PANELS ARE NOT DESIRED, PROVIDE REMOTE CABLE CONTROL DAMPER ASSEMBLIES. ALL VOLUME DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS SHALL BE PROVIDED WITH EITHER CEILING ACCESS PANELS OR REMOTE CABLE CONTROL DAMPER ASSEMBLY WHETHER OR NOT SHOWN ON THE DRAWINGS.
- AT THE TIME OF ROUGH INSTALLATION, OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM, PER 2019 CGSC SECT 5.504.3
- CONTRACTOR SHALL REFERENCE ALL MECHANICAL DETAILS REGARDLESS IF DETAILS ARE NOTED IN THE PLANS. IF A DETAIL IS NOT REFERENCED ON THE PLAN, CONTRACTOR SHALL FOLLOW MOST RELEVANT DETAIL FOR CONSTRUCTION.
- INSULATION MATERIAL SHALL MEET THE CALIFORNIA QUALITY STANDARD PER SECTION 110.8 ENERGY EFFICIENCY STANDARDS (E.E.S.)
- DOORS AND WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTIONS 110.6 AND 110.7 E.E.S.

	MECHANICAL TO FURNISH & INSTALL
	MECHANICAL TO FURNISH ELECTRICAL TO INSTALL
	ELECTRICAL TO FURNISH MECHANICAL TO INSTALL
	ELECTRICAL TO FURNISH & INSTALL
	CEILING DIFFUSER
	SQUARE NECK SIZE (IN.) CFM
	RETURN AIR REGISTER
	SQUARE NECK SIZE (IN.) CFM
	SUPPLY & EXHAUST REGISTER
	NECK SIZE (IN. x IN.) CFM
	LINEAR SUPPLY
	NO. OF SLOTS - WIDTH
	TOTAL LENGTH

SYMBOL	ABBR	DESCRIPTION
	POC	POINT OF CONNECTION
		REMOVE EXIST. EQUIP. OR PIPES WITH HATCHING
		DUCT RISER (R) OR DUCT DROP (D)
		DUCT WITH SOUND INSULATION
		SUPPLY AIR DUCT SECTION
		RETURN AIR DUCT SECTION
		EXHAUST AIR DUCT SECTION
	D.L./U.C.	DOOR LOUVER OR UNDERCUT DOOR
		ROOM THERMOSTAT WITH ZONE NUMBER
		SENSOR NUMBER WITH ZONE NUMBER
		CARBON DIOXIDE SENSOR NUMBER WITH ZONE NUMBER
	CDWS	CONDENSER WATER SUPPLY
	CDWR	CONDENSER WATER RETURN
	CHWS	CHILLED WATER SUPPLY
	CHWR	CHILLED WATER RETURN
	HHWS	HEATING HOT WATER SUPPLY
	HHWR	HEATING HOT WATER RETURN
	RL	REFRIGERANT LIQUID
	RS	REFRIGERANT SUCTION
	RD	REFRIGERANT
	D	AUTOMATIC MOTORIZED DAMPER
	VD	VOLUME DAMPER (MANUAL)
	(N) FD	FUSIBLE LINK FIRE DAMPER
	(N) SFD	COMBINATION SMOKE & FIRE DAMPER
	(E) FD	EXISTING FUSIBLE LINK FIRE DAMPER
	(E) SFD	EXISTING COMBINATION SMOKE & FIRE DAMPER
	GV	GATE VALVE
	GLV	GLOBE VALVE
	CHV	CHECK VALVE
	BV	BALL VALVE
	BFV	HEATING HOT WATER SUPPLY
	BC	HEATING HOT WATER RETURN
	RED	REDUCER
	STR	STRAINER
	U	UNION
	PG	PRESSURE GAUGE
	TH	THERMOMETER
	AV	AIR VENT VALVE
	CV	CONTROL VALVE
	PRV	PRESSURE REDUCING VALVE
	P&T RV	PRESSURE & TEMPERATURE RELIEF VALVE
		PIPE ANCHOR
	SD	SMOKE DETECTOR
	AD	ACCESS DOOR
	AFF	ABOVE FINISHED FLOOR
	AP	ACCESS PANEL
	BDD	BACK DRAFT DAMPER
	CD	CEILING DIFFUSER
	CFM	CUBIC FEET PER MINUTE (AIR QUANTITY)
	CA	COMBUSTION AIR
	DTR	DOWN THRU ROOF
	EA	EXHAUST AIR
	EAG	EXHAUST AIR GRILLE
	EAR	EXHAUST AIR REGISTER
	EP	ELECTRIC - PNEUMATIC
	HOA	HAND - OFF - AUTOMATIC
	NC	NORMALLY CLOSED
	NO	NORMALLY OPEN
	NIC	NOT IN CONTRACT
	MA	MAKE-UP AIR
	OSA	OUTSIDE AIR
	PE	PNEUMATIC - ELECTRIC
	REA	RELIEF AIR
	REAG	RELIEF AIR GRILLE
	RA	RETURN AIR
	RAG	RETURN AIR GRILLE
	RAR	RETURN AIR REGISTER
	SA	SUPPLY AIR
	SAG	SUPPLY AIR GRILLE
	SAR	SUPPLY AIR REGISTER
	TA	TRANSFER AIR
	SI	SOUND INSULATION
	T	THROAT
	UNO	UNLESS NOTED OTHERWISE
	UTR	UP THRU ROOF
	VAV	VARIABLE AIR VOLUME
	VTR	VENT THRU ROOF

FLOG
FOSTER DESIGN GROUP
CONSULTING ENGINEERS INC.
14471 Chambers Rd., Suite 104
Tustin, CA 92780
Ph 949.253.9630
Job #22-041
PM: KP./T.Q.



Copyright © 2022, Magellan Architecture
The Architect for this project on behalf of the
owner hereby certifies that the information
contained herein was prepared by the
architect or under the direct supervision
of the architect and that the architect is
a duly licensed professional architect
in the State of California. The architect
does not warrant or represent that the
information contained herein is accurate
or complete. The architect shall not be
responsible for any errors or omissions
in the information contained herein.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com
Copyright © 2022, Magellan Architecture

OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		
△		

ISSUE DATES

DESIGN APPROVAL:

PERMIT SUBMITTAL:

PERMIT RECEIVED:

BID DOCS:

CONSTR. DOCS:

24"x36" SCALE:	
PLOT DATE:	2023-02-13
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

LEGEND, SCHEDULES & NOTES

PLAN NOTES

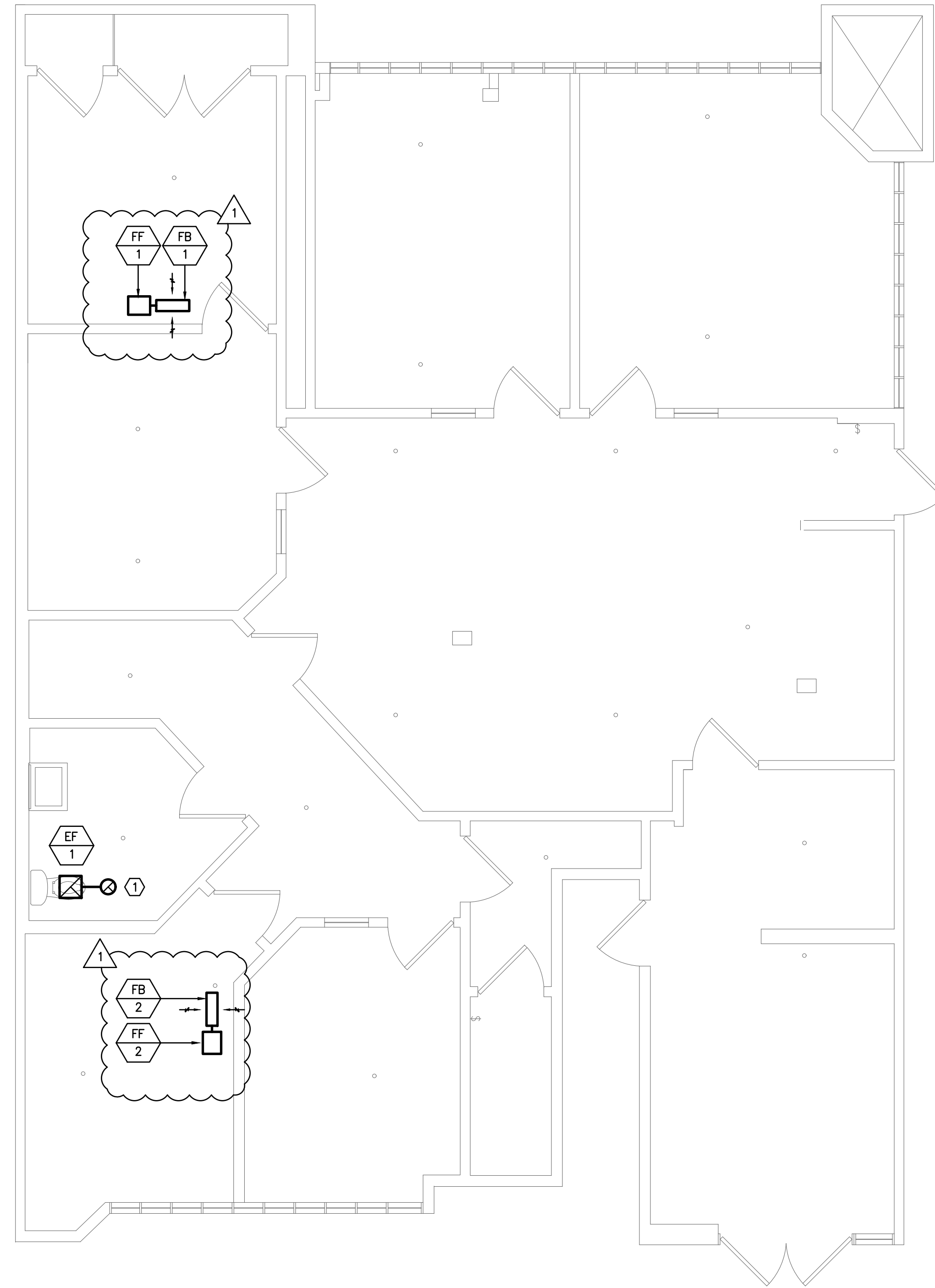
① 6"Ø EXHAUST AIR DUCT UP THRU. ROOF.



Copyright © 2022 Magellan Architecture
 No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. Any reproduction or use of this plan for the construction of a building not within the conditions set forth on this drawing is the responsibility of the purchaser to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022 Magellan Architecture

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626



REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		

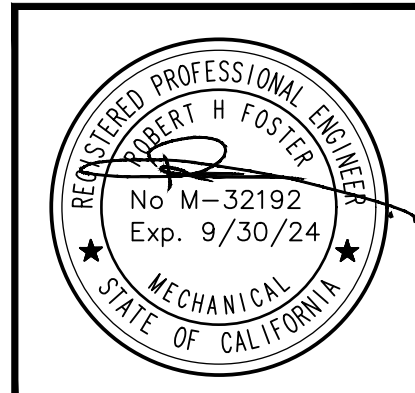
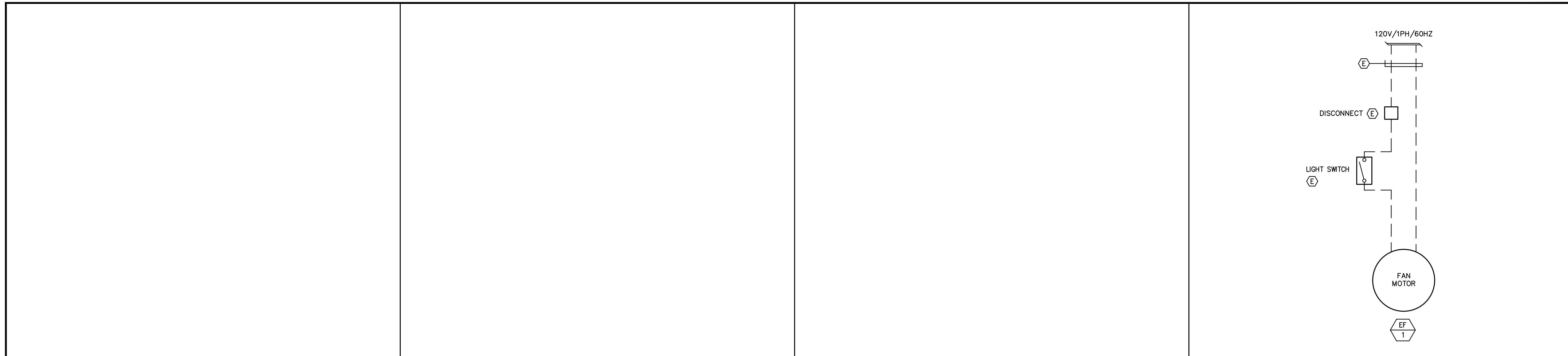
ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2023-02-13
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
 FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 Job #22-041
 PM: KP./T.Q.

MECHANICAL FLOOR PLAN
 SCALE: 1/4"=1'-0" 1

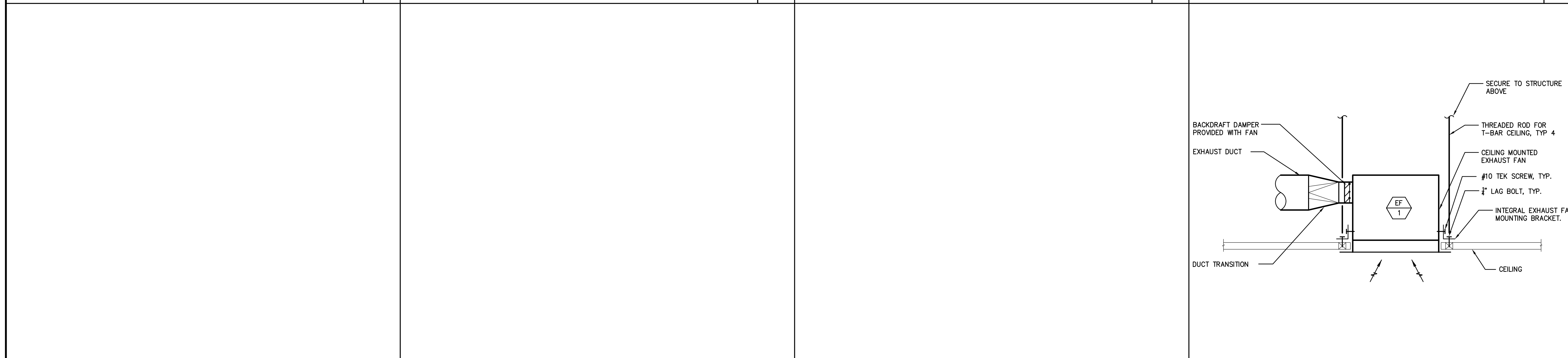
MECHANICAL FLOOR PLAN
M2.1



Copyright © 2022 Magellan Architecture
 Magellan Architecture is a registered professional engineering firm. The Architect's services for use solely with respect to this project. No part of this plan may be copied, reproduced, electronic or mechanical (including photocopying, recording, or by any information storage and retrieval system) without the express written approval of Magellan Architecture. Any such copying or reproduction without the express written approval of Magellan Architecture may be made without prior written permission. The purchaser to use this set of plans for the construction of a building not within the additional scope of the contract shall be the responsibility of the purchaser to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022 Magellan Architecture

-	10	-	7	-	4	EXHAUST FAN WIRING SCHEMATIC	1
---	----	---	---	---	---	------------------------------	---



-	11	-	8	-	5	CEILING EXHAUST FAN MOUNTING DETAIL	2
---	----	---	---	---	---	-------------------------------------	---

-	12	-	9	-	6	-	3
---	----	---	---	---	---	---	---

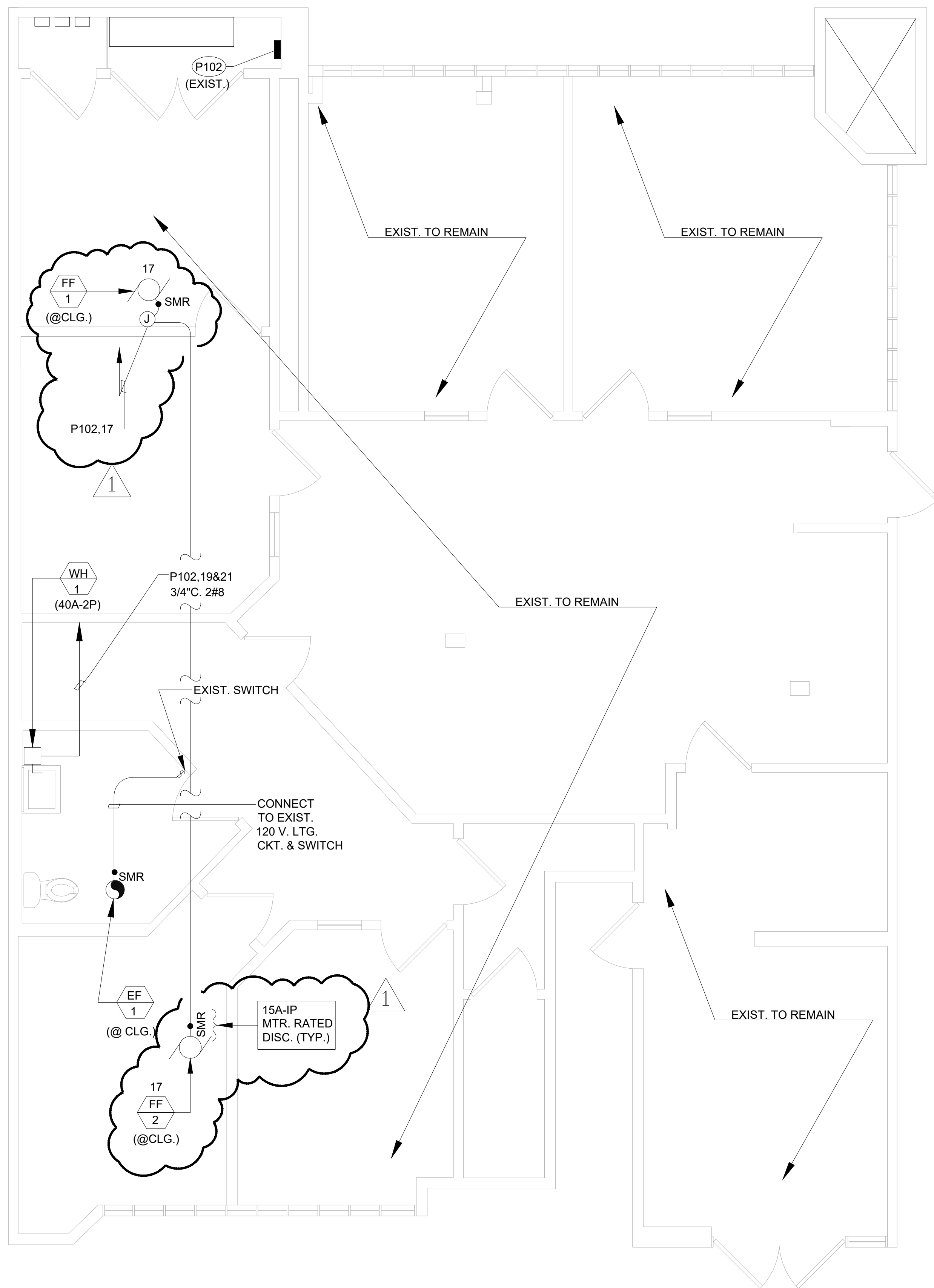
REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2023-02-13
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
 FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 Job #22-041
 PM: KP./T.Q.

MECHANICAL
 DETAILS
M4.1



(EXIST. PNL. W/EXIST. 1-1/4" C. 4#1 CU. FDR.)

PANEL 'P102'		LOCATION ELECT. CLOSET MAIN (AMP) MLO		BUS RATING 150A		120/208V 30 4 W MOUNTING: SURFACE			
DESCRIPTION	VOLT AMPS	OA	OB	OC	DESCRIPTION	VOLT AMPS	OA	OB	OC
(E) OFF. RECEPT'S	1080				(E) OFF. LIGHTING	800			
COPIER	2000				TELE. BK. BRD.	360			
SPARE	2000				A/C CONTROLS SPACE	100			
NEW FF1, FF2	128								
NEW WH-1	3120								
SPACE	3120								
SUB-TOTAL		OA = 7,140 VA		OB = 7,100 VA		OC = 4,708 VA			
TOTAL CONNECTED VA = 18,949		LCL @ 125 % = 3,800		= 4,750		TOTAL OTHER LOAD = 15,149		PANEL LOAD = 19,899	
FEEDER AMPS = 55 A									

NOTES:
 (1) DENOTES EXIST. CB TO REMAIN; ALL OTHERS ARE NEW TO MATCH EXIST. TYPE AND AIC VALUE.

ELECTRICAL SYMBOLS

- A,1-3-5 THREE SINGLE PHASE CIRCUITS TO PANEL "A" WITH COMMON NEUTRAL
- A,1&3&5 ONE THREE PHASE CIRCUIT TO PANEL "A" - NO NEUTRAL
- A,1&3 ONE SINGLE PHASE CIRCUIT TO PANEL "A" - NO NEUTRAL
- A,1,3,5 THREE SINGLE PHASE CIRCUITS WITH SEPARATE NEUTRALS
- HOMERUN TO PANEL OR EQUIPMENT AS NOTED
- CONDUIT RUN CONCEALED IN WALL OR ABOVE FINISHED CEILING OR AS NOTED
- BRANCH CIRCUIT WIRING, 2 #12 IN 1/2" CONDUIT OR AS NOTED OR SYMBOLIZED:
 — 1/2" C. 3#12 (PLUS GRD) — 3/4" C. 5#12 (PLUS GRD)
- ⓐ ELECTRICAL PANELBOARD, AS DESIGNATED, FLUSH OR SURFACE MOUNTED AS INDICATED.
- ⓐ DISCONNECT SWITCH, FUSED WHERE NOTED
- ⓐ HORSEPOWER RATED DISCONNECT SWITCH, NEMA 3R WHERE OCCURS AT ROOF

ELECTRICAL INSTALLATION NOTES

1. ANYTHING DRAWN OR SPECIFIED SHALL NOT BE CONSTRUED TO CONFLICT WITH ANY LOCAL, MUNICIPAL OR STATE LAW, REGULATION OR ORDINANCE WHICH GOVERNS THE INSTALLATION OF ANY ELECTRICAL OR RELATED WORK.
2. CONDUIT SHALL BE MINIMUM 1/2" EMT WITH SET SCREW FITTINGS SUPPORTED AT 10'-0" INTERVALS.
3. INSTALL ALL WIRING PER EQUIPMENT MANUFACTURE'S REQUIREMENTS AND/OR EQUIPMENT NAME PLATES
4. PROVIDE NEW TYPE WRITTEN PANEL SCHEDULE DIRECTORIES IN PANEL BOARD FRONTS. DIRECTORIES SHALL INCLUDE FEEDER CONDUCTOR SIZE AND THE SOURCE WHICH FEEDS EACH PANEL.
5. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL NOTES, SPECIFICATIONS AND DETAILS THAT FORMS A PART OF THIS CONTRACT. CONFIRM EXACT LOCATION AND DIMENSIONAL DETAILS FROM SAID PLANS; DO NOT ROUGH IN ANY EQUIPMENT FROM LOCATIONS SHOWN ON ELECTRICAL DRAWINGS.
6. CONTRACTOR SHALL TRACE AND IDENTIFY ALL EXISTING TO REMAIN 120 VOLT CIRCUITS WHICH OCCUR WITHIN THIS BUILD OUT AND CREATE CURRENT PANEL SCHEDULE DIRECTORY IN PANELBOARD FRONTS UPON COMPLETION OF WORK. INCLUDE ALL WORK REQUIRED TO PERFORM THIS FUNCTION UNDER THIS BASE BID.
7. LABEL ALL J-BOX'S AND BACK BOX'S WITH NAME OF CIRCUIT NUMBER CONTAINED THEREIN.

RACEWAY AND CONDUCTOR NOTES

1. ALL CONDUCTORS SHALL BE COPPER TYPE THHN/THWN, 600V AND SHALL BE RATED AT 90 DEGREE C. OR THWN-2, THHW OR THW-2 IN WET LOCATIONS.
2. WHERE INSTALLED IN A RACEWAY, CONDUCTORS OF SIZE NO. 8 AND LARGER SHALL BE STRANDED.
3. CONDUCTORS SIZE NO. 1 AWG AND SMALLER WITH 75 DEGREE C AND 90 DEGREE C INSULATION ARE TO USE THE 60 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY. CONDUCTORS #10 AWG AND LARGER WITH 75 DEGREE AND 90 DEGREE INSULATION ARE TO USE THE 75 DEGREE COLUMN OF THE CODE, TABLE 310-16, TO DETERMINE AMPACITY.
4. ALL CONDUCTORS/CABLING SHALL BE INSTALLED IN AN APPROVED RACEWAY UNLESS SPECIFICALLY NOTED OTHERWISE IN THE CONTRACT DOCUMENTS.
5. ALL MAIN POWER RUNS SHALL BE IN EMT CONDUIT. PRE WIRED FLEX IS ONLY ALLOWED WHERE CONCEALED AND ACCESSIBLE. USE EMT BETWEEN EACH J-BOX.

CODE COMPLIANCE

THE PROJECT SHALL COMPLY WITH LOS ANGELES CITY AND OTHER CODES, ORDINANCES, OR LAWS HAVING JURISDICTION ON THE PROJECT. WHICH INCLUDE, BUT ARE NOT LIMITED TO:

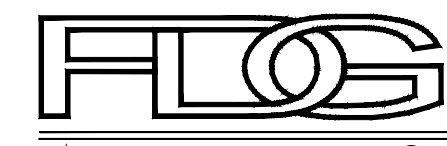
- 2019 CALIFORNIA BUILDING CODE - (PART 2, TITLE 24, CCR)
- 2019 CALIFORNIA ELECTRICAL CODE- (PART 3, TITLE 24, CCR)
- 2019 CALIFORNIA MECHANICAL CODE- (PART 4, TITLE 24, CCR)
- 2019 CALIFORNIA PLUMBING CODE- (PART 5, TITLE 24, CCR)
- 2019 CALIFORNIA FIRE CODE- (PART 9, TITLE 24, CCR)
- 2019 CALIFORNIA BUILDING STANDARDS CODE (PART 12, TITLE 24, CCR)
- 2019 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS, (TITLE 24-6)

BUILDING DEPARTMENT NOTES

1. VIA SEPARATE SUBMITTAL, OBTAIN ALL REQUIRED PERMITS, INSPECTIONS AND APPROVALS FOR ALL FIRE ALARM SYSTEM INSTALLATIONS AND OR MODIFICATIONS FROM THE CITY OR COUNTY FIRE DEPARTMENT'S FIRE PREVENTION BUREAU.
2. VIA SEPARATE SUBMITTAL, OBTAIN APPROVALS AND PERMITS FOR ALL ELECTRICAL SUB SYSTEMS WITH POWER SUPPLIES CAPABLE OF PRODUCING MORE THAN 50VA AND/OR 25V. (E.G., SECURITY, TELCO/DATA, PA, AUDIO VISUAL, HVAC CONTROLS, ETC)
3. TEST FOR ILLUMINATION AND EXIT SIGNS, INCLUDING DIRECTIONAL EXIT SIGNS POWERED BY EITHER THE NORMAL PREMISES WIRING OR ANY ADDITIONALLY REQUIRED EMERGENCY SYSTEMS SHALL BE CONDUCTED IN THE PRESENTS OF THE BUILDING INSPECTION STAFF TO ENSURE COMPLIANCE. THE TEST TIMES FOR EMERGENCY SYSTEMS SHALL BE ARRANGED IN ADVANCE AND ALL STAFFING COST ASSOCIATED WITH EITHER PRE-HOURS OR AFTER HOURS SHALL BE PAID AT THIS TIME. THE TESTING AND APPROVAL OF SUCH SYSTEMS SHALL OCCUR PRIOR TO THE ISSUANCE OF A TEMPORARY CERTIFICATE OF APPROVAL OR FINAL APPROVAL OF THE PROJECT.
4. ALL ELECTRICAL DEVICES AND EQUIPMENT SHALL BE LISTED, LABELED, OR CERTIFIED FOR ITS USE BY A NATIONALLY RECOGNIZED TESTING LABORATORY AND SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS PROVIDED BY ITS MANUFACTURER, (CEC 110.2 AND 110.3(B)).
5. THE MAXIMUM COMBINED VOLTAGE DROP ON BOTH INSTALLED FEEDER AND BRANCH CIRCUIT CONDUCTORS TO FURTHEST LOAD OR OUTLET SHALL NOT EXCEED 5%.
6. IN FRONT OF ALL METER PANELS, SUB PANELS, TRANSFORMERS, AND DISCONNECTS, PROVIDE A WORKING SPACE IN FRONT, ON THE FLOOR, RECTANGLE, PAINT W/CONTRASTING COLOR, 4-INCH BRUSH STROKES, W/ DIAGONAL LINES INSIDE, W/ 6 INCH LETTERS, "NO STORAGE" BLOCKED IN, AND/OR LARGE STICKER SAYING THE SAME THING.
7. ELECTRICAL SWITCHES OUTLET BOXES SHALL BE 48" MAXIMUM MEASURED TO THE TOP OF THE BOX ABOVE FINISH FLOOR (118-308.1.1).
8. ELECTRICAL RECEPTACLE OUTLET BOXES SHALL BE 15" MINIMUM MEASURED TO THE BOTTOM OF THE BOX ABOVE FINISH FLOOR.

ELECTRICAL SCOPE OF WORK

ELECTRICAL SCOPE OF WORK UNDER THIS PERMIT IS LIMITED TO THE CIRCUITING REQUIRED FOR THE ADDITION OF (1) 18 WATT CEILING EXHAUST FAN, (2) 128 WATT FILTER FANS AND (1) NEW INSTA HOT. THERE ARE NO NEW PANELS OR ANY OTHER ELECTRICAL EQUIPMENT.



FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 JOB #22-041



Copyright © 2022, Magellan Associates PLLC. No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Associates. The use of this plan for any construction project other than that for which it was prepared is prohibited. The purchaser of this plan shall be responsible for the construction of any one building. The purchase of this plan does not constitute an offer of insurance or any other financial product. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The purchaser shall be responsible for the construction of any one building. The purchase of this plan does not constitute an offer of insurance or any other financial product. The purchaser shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel (949) 515-9600
 www.magellanarchitects.com

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
1	2/14/23	PLK
2		
3		
4		
5		
6		

ISSUE DATES
 DESIGN APPROVAL:
 PERMIT SUBMITTAL:
 PERMIT RECEIVED:
 BID DOCS:
 CONSTR. DOCS:

24"x36" SCALE: AS NOTED
 PLOT DATE: 2/14/23
 CAD FILE: E-1
 JOB NUMBER: 22-054
 CHECKED: PLK
 DRAWN: VB
 STATUS: CD SET

ELECTRICAL PLAN
E-1

PIPING MATERIALS

- SOIL, WASTE, VENT, AND STORM DRAIN PIPING BELOW GROUND: NO-HUB CAST-IRON WITH 4-BAND STAINLESS STEEL COUPLINGS. WRAP ALL UNDERGROUND PIPING WITH 8 MIL. POLYETHYLENE ENCASEMENT PER ANSI/AWWA C105/A21.5-93.
- SOIL, WASTE, VENT, AND STORM DRAIN PIPING ABOVE GROUND: NO-HUB CAST IRON PIPE AND FITTINGS, CISPI-301 WITH 2-BAND STAINLESS STEEL COUPLINGS, CISPI-310-85.
- WATER PIPING BELOW GROUND: TYPE 'K' COPPER WITH BRAZED JOINTS. WATER PIPING BELOW BUILDING: TYPE 'K' COPPER, NO JOINTS ALLOWED.
- WATER PIPING ABOVE GROUND: TYPE 'L' HARD DRAWN COPPER TUBE WITH WROUGHT COPPER FITTINGS AND LEAD FREE SOLDERED JOINTS.
- INSULATION OF DOMESTIC HOT WATER AND INTERIOR CONDENSATE PIPING: GLASS FIBER PIPE INSULATION WITH FACTORY APPLIED WHITE JACKET, J-M MICRO-LOK 750AP, 1 INCH THICK FOR PIPE SIZES 1 INCH AND BELOW, 1-1/2 INCHES THICK FOR PIPE SIZES 1-1/4 AND 1-1/2 INCHES, AND 2 INCHES THICK FOR LINES 2 INCH AND LARGER.
- CONDENSATE PIPING: TYPE 'M' COPPER TUBE ASTM B88 AND WROUGHT COPPER FITTINGS AND LEAD FREE SOLDERED JOINTS.
- GAS FUEL PIPE ABOVE GRADE: SCHEDULE 40 A-53 BLACK STEEL PIPE W/M.I. SCREWED FITTINGS.
- ALL OF THE ABOVE SHALL COMPLY WITH THE SPECIFICATIONS.

WATER PIPE SIZING CHART				
5.0 P.S.I.				
SIZE (IN.)	G.P.M.	FLUSH TANK F.U.	FLUSH VALVE F.U.	HOT WATER F.U.
1/2"	1.9	1	0	1
3/4"	4.9	7	0	7
1"	10	18	0	16
1-1/4"	17	34	5	28
1-1/2"	27	66	20	46
2"	56	245	124	119
2 1/2"	92	638	559	310

BASED ON UNIFORM PLUMBING CODE 2019 EDITION. CW MAX. 8 F.P.S. VELOCITY OR 5.0 P.S.I.G. / 100 FEET MAXIMUM PRESSURE DROP. HW 5 F.P.S. VELOCITY OR 5.0 P.S.I.G. / 100 FEET.

PLUMBING SHEET INDEX	
P0.1	PLUMBING LEGEND AND GENERAL NOTES
P0.2	PLUMBING SCHEDULES
P0.3	PLUMBING SPECIFICATIONS
P0.4	PLUMBING SPECIFICATIONS
P2.1	PLUMBING FLOOR PLAN
P4.1	PLUMBING DETAILS

PLUMBING GENERAL NOTES

- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL PLUMBING FIXTURES, DRAINS, PIPE CHASES AND FURRING.
- COORDINATE ALL LOCATIONS, SIZES AND ELEVATIONS OF ALL SLEEVES THRU WALLS AND SLABS WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING OF WALLS, ROOFS, FOOTINGS AND FLOORS INCLUDING ALL SAW CUTTING AND CORE DRILLING.
- COORDINATE AND VERIFY EXACT LOCATIONS, SIZES, POINTS OF CONNECTION AND INVERT ELEVATIONS OF ALL EXISTING PIPING PRIOR TO INSTALLATION. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- PLUMBING DRAWINGS ARE DIAGRAMMATIC. THE LOCATION AND ELEVATION OF ALL PLUMBING PIPING IS APPROXIMATE AND SHALL BE VERIFIED AND COORDINATED WITH ALL OTHER TRADES, STRUCTURAL CONDITIONS, AND BUILDING CONSTRUCTION PRIOR TO START OF INSTALLATION.
- ALL VALVES SHALL BE LOCATED SO AS TO BE READILY ACCESSIBLE. WHERE VALVES ARE INSTALLED WITHIN OR BEHIND WALLS OR ABOVE A CEILING, AN ACCESS PANEL SHALL BE INSTALLED.
- PROVIDE NON-CONDUCTING DIELECTRIC CONNECTIONS JOINING DISSIMILAR METALS.
- COORDINATE LOCATION OF GAS AND DRAIN CONNECTIONS ON MECH. EQUIPMENT WITH MECHANICAL CONTRACTOR PRIOR TO INSTALLATION.
- ALL WORK SHALL CONFORM TO CODE. IN CASE OF CONFLICTS WITH CODE, DRAWINGS OR SPECIFICATIONS; THE MOST STRINGENT SHALL PREVAIL.
- WHERE PLUMBING PIPING PENETRATES A SEPARATION WALL SURFACE, FOR THE SECTION PASSING THRU THE WALL SURFACE, THE FIXTURE CONNECTIONS ATTACHED THERETO SHALL BE ONLY OF "METAL".
- ALL PIPING PENETRATIONS THRU A FIRE RATED WALL SHALL BE INSTALLED WITH AN APPROVED FIRESTOP SYSTEM.
- SERVICE WATER HEATING EQUIP. SHALL MEET ALL OF THE REQUIREMENTS OF THE APPLICABLE EFFICIENCY STANDARDS AND SHALL BE CURRENTLY LISTED AS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
- ALL ACCESSIBLE FIXTURES SHALL BE FURNISHED AND INSTALLED IN STRICT ACCORDANCE WITH THE C.A.C.
- ALL HORIZONTAL WASTE LINES SHALL BE RUN AT A MINIMUM SLOPE OF 1/4" PER FOOT (2%) UNLESS OTHERWISE NOTED ON PLAN.
- ALL HORIZONTAL STORM DRAINS AND OVERFLOW DRAIN LINES SHALL BE RUN AT A MINIMUM SLOPE OF 1/4" PER FOOT (2%) UNLESS OTHERWISE NOTED ON PLAN.
- COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
- INSTALL ALL NEW PLUMBING AND PIPING WORK TO AVOID INTERFERENCE WITH NEW AND EXISTING MECHANICAL, ELECTRICAL AND OTHER EQUIPMENT WHERE REQUIRED. OFFSET NEW PIPING TO CLEAR EXISTING INSTALLATION.
- ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SECTION 707.0 & 719.0 OF THE PLUMBING CODE.
- NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- ACCESSIBLE WATER HAMMER ARRESTERS SHALL BE INSTALLED FOR QUICK-ACTING VALVES. LOCATION AND METHOD OF INSTALLATION SHALL COMPLY WITH THE MANUFACTURER'S RECOMMENDATION.
- SANITARY VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT. PER 2019 CPC, SECTION 906.2.
- LAVATORY CONTROLS SHALL LIMIT THE FLOW RATE TO 0.5 GPM AND 105 DEGREES F.
- ALL EXISTING PIPING RELATED TO PLUMBING FIXTURES BEING DEMOLISHED AND NOT BEING USED SHALL BE REMOVED AND/OR CAPPED OFF IN WALL, BELOW FLOOR AND ABOVE CEILING.
- PROVIDE ACCESS PANELS FOR ALL WATER HAMMER ARRESTORS AND TRAP PRIMERS.
- ALL HORIZONTAL INDIRECT WASTE LINES INCLUDING CONDENSATE DRAINS SHALL BE RUN AT A MINIMUM SLOPE OF 1/8" PER FOOT.
- ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
- WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.
- HOT WATER TO HANDWASHING FIXTURES SHALL BE LIMITED TO 105°F.
- BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTION 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
- EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES ABOVE THE FLOOD-LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
- FOR DISCREPANCIES BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, THE DRAWINGS SHALL GOVERN.

PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
	S OR W	SOIL OR WASTE LOCATED ABOVE FLOOR OR GRADE
	S OR W	SOIL OR WASTE LOCATED BELOW FLOOR OR GRADE
	SD	STORM DRAIN LOCATED ABOVE FLOOR OR GRADE
	SD	STORM DRAIN LOCATED BELOW FLOOR OR GRADE
	OD	OVERFLOW DRAIN LOCATED ABOVE FLOOR OR GRADE
	OD	OVERFLOW DRAIN LOCATED BELOW FLOOR OR GRADE
	V	SANITARY VENT
	CW	COLD WATER LINE
	ICW	INDUSTRIAL COLD WATER LINE
	HW	HOT WATER LINE
	HWR	HOT WATER RETURN LINE
	CA	COMPRESSED AIR LINE
	F	FIRE MAIN
	VAC	VACUUM LINE
	ASD	AUTOMATIC SPRINKLER DRAIN LINE
	D	INDIRECT DRAIN LINE
	CD	CONDENSATE DRAIN LINE
	G	FUEL GAS LINE
	TP	TRAP PRIMER
		DIRECTION OF FLOW
	PG	PRESSURE GAUGE W/PETE COCK
	GC	GAS COCK
	PRV	PRESSURE REDUCING VALVE
	SOV	SHUT-OFF VALVE
	FCO	FLOOR CLEANOUT
	WCO	WALL CLEANOUT
	DN	DOWN
		RISE
		UNION
		SLOPE IN DIRECTION OF FLOW
	WHA	WATER HAMMER ARRESTOR
	POC	POINT OF CONNECTION
	RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
	ABV.	ABOVE
	A.F.F.	ABOVE FINISHED FLOOR
	A.P.	ACCESS PANEL
	BEH.	BEHIND
	BEL.	BELOW
	CLG.	CEILING
	CONT.	CONTINUATION
	(E) EXIST.	EXISTING
	F.D.C.	FIRE DEPARTMENT CONNECTION
	F.F.E.	FINISHED FLOOR ELEVATION
	FLR.	FLOOR
	FR.	FROM
	GR.	GRADE
	HDR.	HEADER
	I.E.	INVERT ELEVATION
	V.T.R.	VENT THROUGH ROOF
	OFC&I	OWNER FURNISHED CONTRACTOR INSTALLED



Copyright © 2022, Magellan Architecture
 Magellan Architecture is a registered professional engineering firm in the State of California. This document is the property of Magellan Architecture and is intended for the use of the client only. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. The information contained herein is for the use of the client only and is not to be used for any other purpose. The information contained herein is not to be used for any other purpose. The information contained herein is not to be used for any other purpose.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022, Magellan Architecture

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

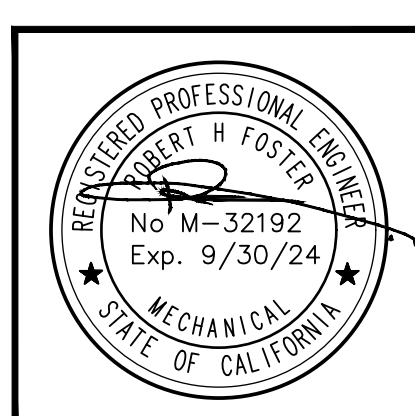
REVISIONS		
NO.	DATE	BY
△1		
△2		
△3		
△4		
△5		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2022-08-18
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
 FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 Job #22-041
 PM: KP./T.Q.

PLUMBING
 LEGEND & NOTES
P0.1



Copyright © 2022 Magellan Architecture
 No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. The purchaser of this plan shall be deemed to have accepted the conditions and terms of the purchase and to warrant that the purchaser is authorized to construct more than one building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022 Magellan Architecture

OCM VENTURES INC
 NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2022-08-19
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
 FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 Job #22-041
 PM: KP./T.Q.

PLUMBING SCHEDULES
P0.2

PLUMBING FIXTURE SCHEDULE							
UNIT TAG	DESCRIPTION	CONNECTION SIZES					REMARKS
		TRAP	WASTE	VENT	CW	HW	
WC-1	WATER CLOSET (ADA COMPLIANT)	INT	4"	2"	1"	-	ZURN #Z5561 FLOOR MOUNTED, FLUSH TANK, HET, PRESSURE ASSISTED, ELONGATED BOWL, VITREOUS CHINA, WHITE, 1.1 G.P.F. SEAT: ZURN #Z59555-EL, OPEN FRONT LESS COVER, WITH STAINLESS STEEL CHECK HINGE. LEVER TO BE PLACED ON DOOR SIDE. ADA COMPLIANT.
L-1	LAVATORY	1½"	2"	1½"	½"	½"	KOHLER "KINGSTON" #K-2007 WALL MOUNTED BATHROOM SINK, ONE FAUCET HOLE. FAUCET: KOHLER "SCULPTED" MODEL #K-13461-CP, DECK MOUNTED, SINGLE HOLE, ABOVE-COUNTER BATTERIES INCLUDED, SENSOR OPERATED, 0.5 GPM, VANDAL RESISTANT AERATOR, POLISHED CHROME. COMPLETE WITH BRASSCRAFT KT SERIES ½ TURN ANGLE STOPS. THERMOSTATIC MIXER LOCATED BELOW SET @ 105°F. TAILPIECE AND HOT WATER LINES SHALL BE INSULATED OR COVERED PER CBC 11B-606.5. ASME A112.18.1/CSA B125.1. NSF/ANSI 372. LEAD FREE. OBC, CSA B651 COMPLIANT. ADA COMPLIANT.
WHA-1	WATER HAMMER ARRESTOR	-	-	-	¾"	-	JAY R. SMITH, #5005 "HYDROTROL" STAINLESS STEEL SHOCK ABSORBER.
TP-1	TRAP PRIMER	-	-	-	½"	-	PRECISION PLUMBING PRODUCTS, P2-500, WITH ACCESS PANEL & DISTRIBUTION UNIT DU-4/DU-U AS REQUIRED.
FD-1	FLOOR DRAIN	2"	2"	2"	-	-	JAY R. SMITH, MODEL 2005-Y-A-NB ROUND TOP DRAIN W/ NO-HUB OUTLET.

ELECTRIC WATER HEATER SCHEDULE											
TAG NO.	MANUFACTURER & MODEL NO.	LOCATION	SERVICE	STORAGE CAPACITY	ELECTRICAL		REC @ 60° ΔT (GPH)	WATER INLET TEMP °F	WATER OUTLET TEMP °F	OPERATING WEIGHT (LBS)	REMARKS
					KW	V/P/HZ					
WH 1	CHRONOMITE CMI-30L/208	RESTROOM LAVATORY	DOMESTIC HOT WATER	INSTANTANEOUS	6.24	208-1-60	INSTANTANEOUS	60	105	5	UL LISTED. IAPMO LISTED. LEAD FREE. PROVIDE MIXING VALVE AT LAVATORY SET TEMPERATURE OF 105°F.

WATER SYSTEM CALCULATION		
MAX. STREET PRESSURE AT THE MAIN -	-	94 P.S.I.
MIN. STREET PRESSURE AT THE MAIN -	-	89 P.S.I.
TOTAL G.P.M. (FLUSH TANK SYSTEM) - 6 FU		5 GPM
LOSSES:		
2" WATER METER (E)	-	0.3 P.S.I.
1" BACKFLOW PREVENTER - (E) ZURN WILKINS - 975XL2	-	11.5 P.S.I.
2" PRESSURE REDUCING VALVE - (E) ZURN WILKINS - 500XL	-	1.5 P.S.I.
STATIC LOSS 12' x .431	-	5.2 P.S.I.
RESIDUAL PRESSURE	-	25.0 P.S.I.
TOTAL:	-	30.2 P.S.I.
PRESSURE AVAILABLE FOR FRICTION LOSS (70 - 30.2)	-	39.8 P.S.I.
TOTAL DEVELOPED LENGTH OF RUN FROM METER TO GOVERNING FIXTURE (INCLUDING FITTINGS) 368' x 1.2 =	-	442'
ALLOWABLE AVERAGE LOSS DUE TO FRICTION PER 100' OF PIPE (30.2 x 100) / 442	-	6.8 P.S.I.
PIPE SIZES BASED ON 5 P.S.I. LOSS PER 100' OR 8 FT. PER SECOND VELOCITY WHICHEVER RESTRICTION IS GREATER.		

FIXTURE UNITS			
QUANTITY	NEW FIXTURE	WATER FIXTURE UNITS	SEWER FIXTURE UNITS
1	WATER CLOSET (FLUSH TANK)	2.5 EACH = 2.5	4 EACH = 4
0	URINAL	VARIES = 0	2 EACH = 0
1	LAVATORY	1 EACH = 1	1 EACH = 1
0	COFFEE MAKER	1/2 EACH = 0	0 EACH = 0
0	SINK	2 EACH = 0	2 EACH = 0
1	FLOOR DRAIN	0 EACH = 0	4 EACH = 4
0	SERVICE SINK	3 EACH = 0	3 EACH = 0
0	REFRIGERATOR	1/2 EACH = 0	0 EACH = 0
1	HOSE BIBB (EXISTING)	VARIES = 2.5	0 EACH = 0
	TOTAL:	6	9



Copyright © 2022, Magellan Architecture
No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the express written approval of Magellan Architecture. All rights reserved. The purchaser shall be responsible for obtaining all necessary permits for the use of this set of plans for the building or construction of any building, and shall be responsible for obtaining all necessary permits for the construction of any building, and shall be responsible for obtaining all necessary permits for the construction of any building, and shall be responsible for obtaining all necessary permits for the construction of any building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com
Copyright © 2022, Magellan Architecture

OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626

PART 3 - EXECUTION (CONT.)
3.06 CLEANOUTS

- A. PROVIDE CLEANOUTS WHERE INDICATED AND REQUIRED, UNLESS OTHERWISE INDICATED. CLEANOUTS SHALL BE ACCESSIBLE WITH EXTENSIONS TO GRADE, TO OUTSIDE OF BUILDINGS, OR TO FLOORS ABOVE AS INDICATED OR REQUIRED. DO NOT LOCATE CLEANOUTS IN PUBLIC LOBBIES AND PUBLIC CORRIDORS UNLESS APPROVED BY ARCHITECT.
- B. MEMBRANES: WHERE WATERPROOFING MEMBRANE OCCURS UNDER FLOOR, BRING MEMBRANE TO CLEANOUT WITHOUT PUNCTURING, AND PERMANENTLY ANCHOR TO INTEGRAL ANCHORING FLANGE WITH A HEAVY CAST-IRON CLAMPING COLLAR AND RUSTPROOFED BOLTS.
- C. COVERS: SET CLEANOUT COVERS WITH ALL FINISHED WALL, FLOOR OR GRADE. IN ALL CASES SECURELY ANCHOR BY MEANS OF INTEGRAL LUGS AND BOLTS. WHERE SURFACING MATERIAL SUCH AS RESILIENT COVERING IS SPECIFIED, ASCERTAIN THICKNESS BEING USED AND SET CLEANOUT TOP SO FINISHED FLOOR IS SMOOTH.
- D. USE ACORN 3500 THREAD COMPOUND.

3.07 ACCESS BOXES AND PANELS

- A. PROVIDE VALVE BOXES FOR VALVES LOCATED BELOW GRADE. PROVIDE METAL ACCESS PANELS OF SIZE AND TYPE HEREINBEFORE SPECIFIED FOR VALVES OR SHOCK ABSORBERS LOCATED IN CONCEALED AREAS.
- B. ACCESS BOXES AND PANELS: SET FLUSH WITH FINISHED WALL, FLOOR OR CEILING. THOSE IN FINISHED WALLS SHALL HAVE DOOR OR PLATE REMOVED DURING CONSTRUCTION OR BE OTHERWISE SUITABLY COVERED TO PROTECT FINISH.
- C. OUTSIDE GENERAL SERVICE ACCESS BOXES: PROVIDE WITH METAL, ASBESTOS CEMENT, OR CLAY PIPE SLEEVE EXTENSIONS WHERE ADDED DEPTH IS NECESSARY. DO NOT LOCATE BOXES IN PUBLIC WALKS, DRIVEWAYS OR COVERED PASSAGES UNLESS INDICATED.

3.08 WRAPPING FOR BURIED STEEL AND COPPER PIPING

- A. ALL BURIED STEEL PIPE SHALL BE FACTORY COATED WITH PLEXCO 20 MIL HIGH DENSITY POLYETHYLENE COATING (YELLOW COLOR). FINISHED COATING SHALL HAVE CONTINUOUS IMPRINTING OF COATING TYPE AND APPLICATOR AND PIPE TYPE AND MANUFACTURER. ALL FITTINGS AND FIELD JOINTS OF BURIED STEEL PIPING SHALL BE CLEANED, PRIMED THEN FULLY PROTECTED BY WRAPPING WITH TWO SEPARATE WRAPPINGS (EACH HALF LAPPED) OF 0.010 X2 IN. WIDE PRESSURE SENSITIVE POLYVINYL TAPE EQUIVALENT TO JOHNSMANVILLE "TRANTEX". ALL FITTING AND JOINT WRAPPING SHALL OVERLAP PIPE WRAPPING A MINIMUM OF 2 IN.
- B. AFFIDAVIT: DELIVER COATED PIPE TO JOBSITE ACCOMPANIED BY APPLICATOR'S AFFIDAVIT CERTIFYING THAT WRAPPED PIPE HAS BEEN GIVEN HIGH VOLTAGE HOLIDAY DETECTOR TEST AND THAT PIPE WAS FREE OF HOLIDAYS WHEN PIPE WAS SHIPPED FROM APPLICATOR'S YARD.
- C. FIELD JOINTS: TEST FIELD APPLICATIONS FOR HOLIDAYS BY A HIGH VOLTAGE HOLIDAY TEST METHOD IN ARCHITECT'S PRESENCE.
- D. DAMAGE: HANDLE WRAPPED PIPING WITH EXTREME CARE TO AVOID DAMAGE. REPAIR AND RETEST MARRED OR DAMAGED PIPE WRAPPING.
- E. INSTALL CATHODIC PROTECTION FOR STEEL OR FERROUS PIPING PER CORROSION ENGINEER'S RECOMMENDATIONS AND/OR APPLICATOR CONTRACTOR FAMILIAR WITH CATHODIC PROTECTION HAVING A MINIMUM OF 5 YEARS EXPERIENCE IN THE FABRICATION AND INSTALLATION OF CATHODIC PROTECTION.
- F. COPPER TUBING, PIPE WRAP SAME AS FOR FIELD WRAP STEEL FITTINGS, NO HOLIDAY TEST REQUIRED. BACKFILL WITH ALKALIZED CLEAN SAND.
- G. BACKFILL STEEL AND COPPER PIPING WITH CLEAN ALKALIZED SAND (1/2 SACK LIME PER CUBIC YARD OF SAND) A MINIMUM OF 4 INCHES ALL AROUND PIPE AND FITTINGS.

3.09 PROTECTION FOR UNDERGROUND DUCTILE AND CAST-IRON PIPE AND FITTINGS

WRAP ALL PIPE AND FITTINGS WITH 10 MIL PVC PIPE TAPE AND PRIME PER MANUFACTURER'S DIRECTIONS, OR INSTALL IN 8 MIL POLYETHYLENE ENCASEMENT IN ACCORDANCE WITH ANSI/AWWA STANDARD C105/A215-82. BED AND BACKFILL WITH CLEAN ALKALIZED SAND.

3.10 EXCAVATION AND BACKFILLING

PERFORM EXCAVATION AND BACKFILLING REQUIRED WORK UNDER THIS SECTION UNLESS OTHERWISE SPECIFIED. CONFORM TO REQUIREMENTS OF DIVISION 2 AND OF PUBLIC AUTHORITIES HAVING JURISDICTION.

3.11 SPECIALTY ITEMS

INSTALL AS INDICATED ON THE DRAWINGS, AS HEREIN SPECIFIED, AND AS RECOMMENDED BY MANUFACTURER.

3.12 STERILIZATION

STERILIZE EACH UNIT OF WATER SUPPLY AND DISTRIBUTION SYSTEM WITH LIQUID CHLORINE OR HYPOCHLORIDE BEFORE ACCEPTANCE FOR OPERATION IN ACCORDANCE WITH AWWA C601, "STANDARD FOR DISINFECTING WATER MAINS" WORK SHALL BE DONE BY CONTRACTOR AND, UNLESS OTHERWISE REQUIRED BY PUBLIC AUTHORITIES HAVING JURISDICTION, SHALL CONFORM TO THE FOLLOWING:

- A. MATERIALS
 - 1. LIQUID CHLORINE: U.S. ARMY SPECIFICATION 4-1.
 - 2. HYPOCHLORIDE: LIQUID SHALL CONFORM TO FED. SPEC. O-C-111RA (INT. 4).
- B. METHOD: AMOUNT OF CHLORINE SHALL PROVIDE A DOSAGE OF 50 PPM MINIMUM. INTRODUCE CHLORINATING MATERIALS INTO LINES AND DISTRIBUTION SYSTEM IN APPROVED MANNER. AFTER A CONTACT PERIOD OR 24 HOURS MINIMUM DURING WHICH PERIOD CHLORINE RESIDUAL SHALL BE MAINTAINED AT 5 PPM MINIMUM, FLUSH OUT SYSTEMS WITH CLEAN WATER UNTIL RESIDUAL CONTENT IS NOT GREATER THAN 0.2 PPM. FLUSH ENTIRE SYSTEM OPEN AND CLOSE VALVES IN LINES BEING STERILIZED SEVERAL TIMES DURING CONTACT PERIOD.
- C. TEST REPORTS: FURNISH ONE COPY OF TEST REPORT OF COMPLETE AND ADEQUATE STERILIZATION TO ARCHITECT BEFORE FINAL ACCEPTANCE OF WORK. CERTIFICATES SHALL BEAR SIGNATURE OF AN OFFICIAL OF LABORATORY RESPONSIBLE FOR TEST. COST OF TESTING LABORATORY SERVICES SHALL BE INCLUDED IN THIS SUBCONTRACT.

3.13 TESTS

- A. PERFORM TESTS TO ARCHITECT'S SATISFACTION. MAKE TESTS IN PRESENCE OF ARCHITECT AND AT A TIME SUITABLE TO HIM IF REQUESTED. FURNISH NECESSARY LABOR AND EQUIPMENT AND BEAR COSTS FOR TESTING. COST OF REPLACING AND/OR REPAIRING DAMAGE RESULTING THEREFROM SHALL BE BORNE BY THIS CONTRACTOR. SHOULD THE CONTRACTOR REFUSE OR NEGLECT TO MAKE TESTS NECESSARY TO SATISFY THE ARCHITECT THAT REQUIREMENT OF SPECIFICATIONS AND DRAWINGS ARE MET, SUCH TESTS MAY BE MADE BY AN INDEPENDENT TESTING COMPANY AND THE CONTRACTOR CHARGED FOR ALL EXPENSES.
- B. HYDROSTATIC TESTS: MAKE BY COMPLETELY FILLING PIPING SYSTEM WITH WATER AND ELIMINATING ACCUMULATIONS OF AIR SO THAT LEAKAGE, NO MATTER HOW SMALL, WILL BE APPARENT ON TESTING GAUGE IMMEDIATELY. MAINTAIN PRESSURE UNTIL PIPE UNDER TEST HAS BEEN EXAMINED, BUT IN NO CASE LESS THAN 24 HOURS. TEST SYSTEMS AT THE FOLLOWING PRESSURE.

SYSTEM	TEST PRESSURE
DOMESTIC COLD WATER	150 PSIG
DOMESTIC HOT WATER	150 PSIG

- C. SANITARY SOIL, WASTE, VENT SYSTEM TESTS: BEFORE INSTALLATION OF FIXTURES, CAP END OF SYSTEM AND FILL LINES WITH WATER TO 10 FT. ABOVE THE SECTION BEING TESTED. (INCLUDING VENTS) AND ALLOW TO STAND FOR AT LEAST FIFTEEN (15) MINUTES BEFORE INSPECTION STARTS. MAKE TESTS IN SECTIONS IF NECESSARY OR CONVENIENT. HOWEVER, INCLUDE INTERCONNECTIONS BETWEEN NEW SECTIONS AND PREVIOUSLY TESTED SECTIONS IN THE NEW TEST.
- D. ROOF DRAINAGE SYSTEM: TEST AS SPECIFIED FOR SANITARY SYSTEM.
- E. GAS SYSTEMS: TEST GAS SYSTEM WITH COMPRESSED AIR AT 10 PSI FOR SIX HOURS OR LONGER AS DIRECTED BY THE ADMINISTRATIVE AUTHORITY TO PROVIDE A TIGHT SEAL WITHOUT LEAKS. USE PRESSURE RECORDER TO RECORD PRESSURE OF ALL LINES FOR THE DURATION OF TEST.
- F. REPAIR ALL LEAKAGES AND RETEST AS REQUIRED.

3.14 ADJUSTING

UPON COMPLETION OF WORK AND AFTER CLEANING OF SYSTEM, FIXTURES AND EQUIPMENT, AND AUTOMATIC PARTS; PLUMBING SYSTEM SHALL BE CAREFULLY ADJUSTED FOR NORMAL OPERATION. ALL FLUSH VALVES AND FIXTURE STOPS SHALL BE CHECKED FOR PROPER OPERATION AND FINAL ADJUSTMENT.

END OF SECTION

FLOG
FOSTER DESIGN GROUP
CONSULTING ENGINEERS INC.
14471 Chambers Rd., Suite 104
Tustin, CA 92780
Ph 949.253.9630
Job #22-041
PM: KP./T.Q.

REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		
△		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

24"x36" SCALE:	
PLOT DATE:	2022-08-18
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

PLUMBING SPECIFICATIONS
P0.4

PLAN NOTES

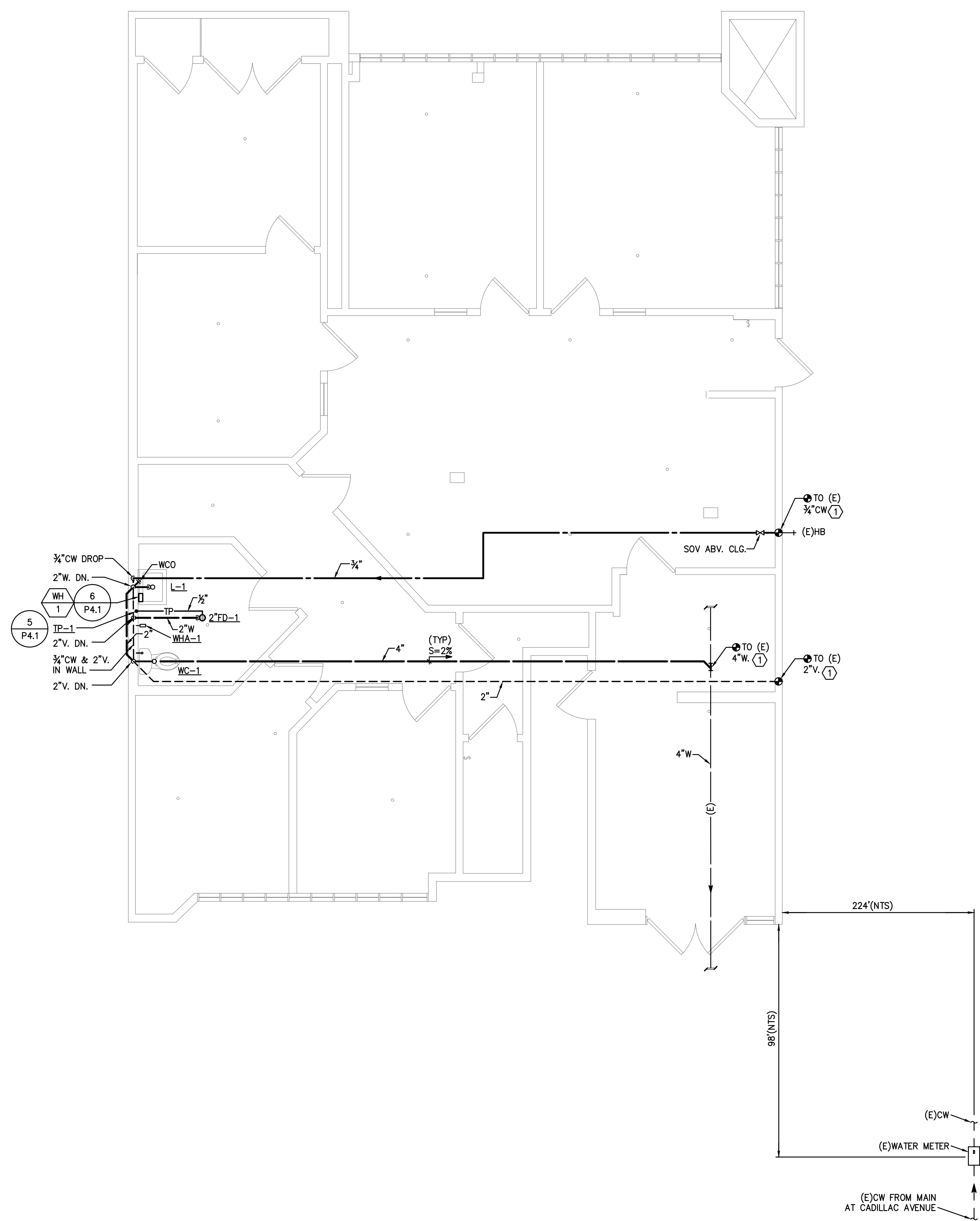
① CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF WORK.



Copyright © 2022 Magellan Architecture
No part of this plan may be copied, reproduced, electronic or mechanical (including photocopying, recording, or by any information storage and retrieval system) without the express written approval of Magellan Architecture. The purchaser shall be responsible for obtaining all necessary permits for the construction of the building and for the construction of the building. The purchaser shall be responsible for obtaining all necessary permits for the construction of the building. The purchaser shall be responsible for obtaining all necessary permits for the construction of the building.

Magellan
ARCHITECTURE
10540 Talbert Avenue, Suite 175
Fountain Valley, California 92708
Tel: (949) 515-9600
www.magellanarchitects.com
Copyright © 2022 Magellan Architecture

OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
3505 CADILLAC AVENUE SUITE #M-102
COSTA MESA, CA 92626



REVISIONS

NO.	DATE	BY
△		
△		
△		
△		
△		

ISSUE DATES

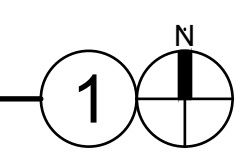
DESIGN APPROVAL:
PERMIT SUBMITTAL:
PERMIT RECEIVED:
BID DOCS:
CONSTR. DOCS:

24"x36" SCALE:

PLOT DATE:	2022-08-19
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
FOSTER DESIGN GROUP
CONSULTING ENGINEERS INC.
14471 Chambers Rd., Suite 104
Tustin, CA 92780
Ph 949.253.9630
Job #22-041
PM: KP./T.Q.

PLUMBING FLOOR PLAN
P2.1





Copyright © 2022 Magellan Architecture
 All rights reserved. No part of this plan may be copied, reproduced, or transmitted in any form or by any means, electronic or mechanical (including photocopying, recording, or by any information storage and retrieval system) without the express written approval of Magellan Architecture. The purchaser shall be responsible for obtaining all necessary permits and approvals for the construction of the building and for the construction of the building. The purchaser shall be responsible for obtaining all necessary permits and approvals for the construction of the building. The purchaser shall be responsible for obtaining all necessary permits and approvals for the construction of the building.

Magellan
 ARCHITECTURE
 10540 Talbert Avenue, Suite 175
 Fountain Valley, California 92708
 Tel: (949) 515-9600
 www.magellanarchitects.com
 Copyright © 2022 Magellan Architecture

OCM VENTURES INC
NON-STOREFRONT RETAIL - DELIVERY
 3505 CADILLAC AVENUE SUITE #M-102
 COSTA MESA, CA 92626

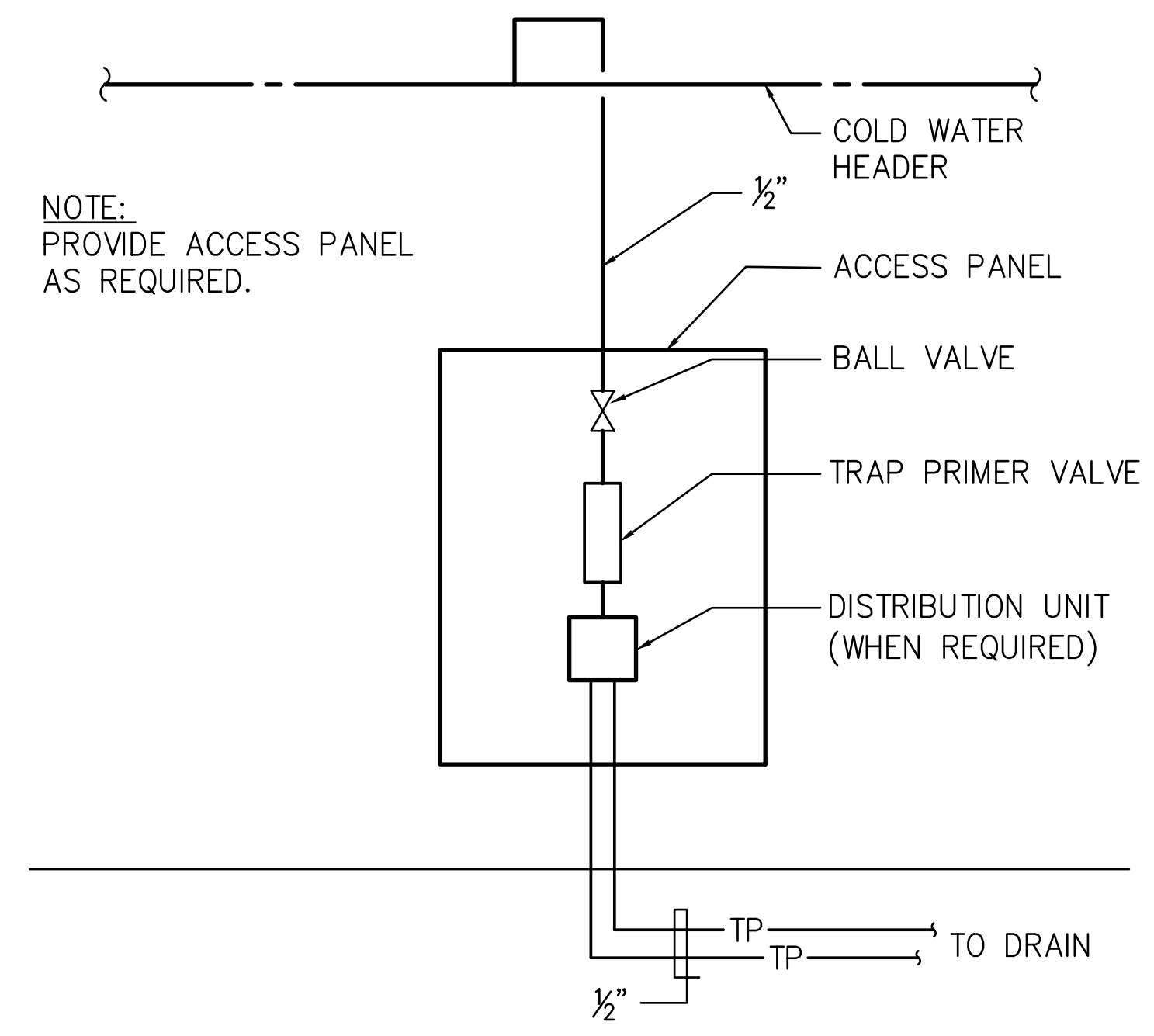
REVISIONS		
NO.	DATE	BY
△		
△		
△		
△		
△		

ISSUE DATES	
DESIGN APPROVAL:	
PERMIT SUBMITTAL:	
PERMIT RECEIVED:	
BID DOCS:	
CONSTR. DOCS:	

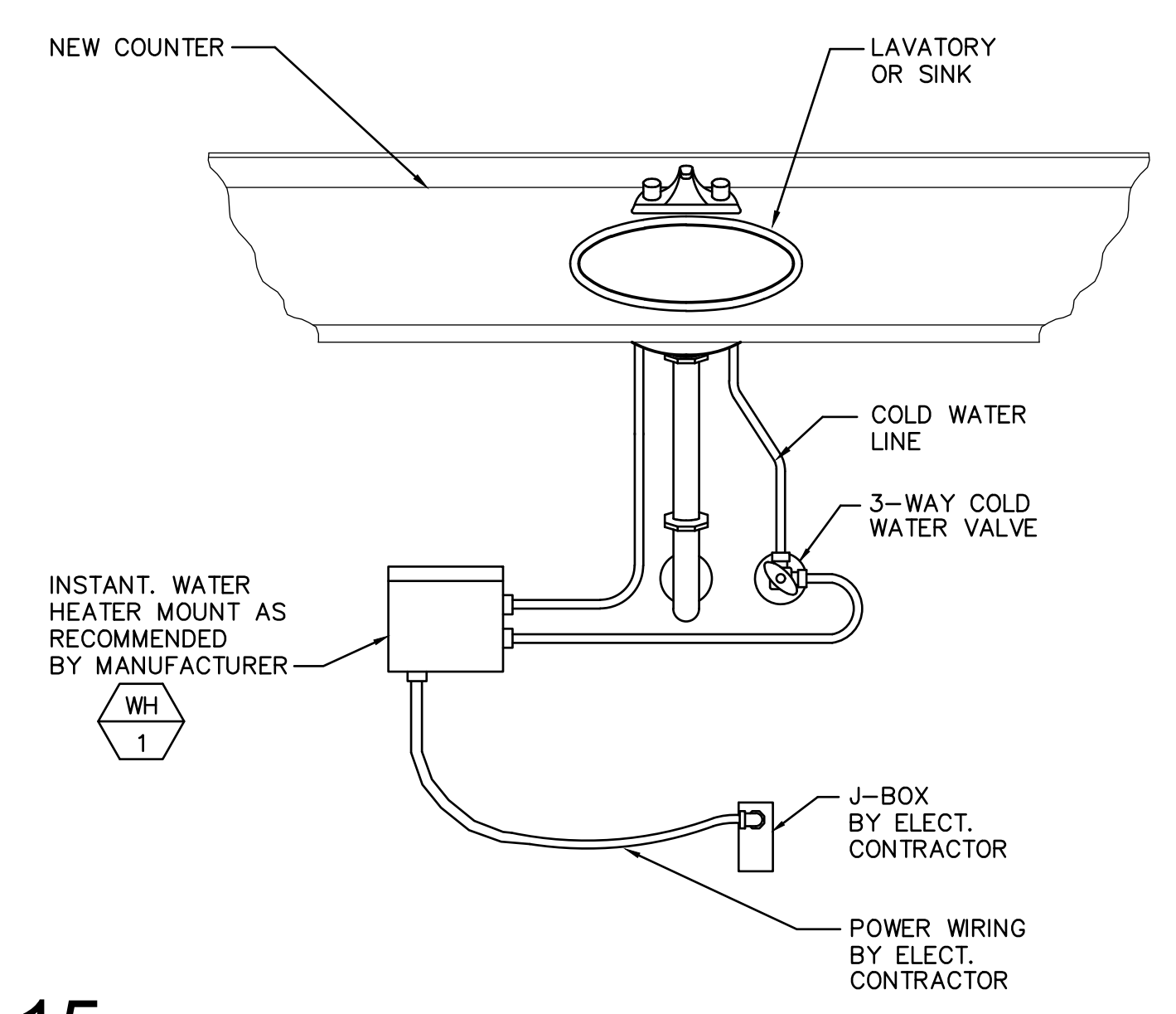
24"x36" SCALE:	
PLOT DATE:	2022-08-18
CAD FILE:	
JOB NUMBER:	22-054
CHECKED:	R.F.
DRAWN:	K.P./T.Q.
STATUS:	CD SET

FLOG
 FOSTER DESIGN GROUP
 CONSULTING ENGINEERS INC.
 14471 Chambers Rd., Suite 104
 Tustin, CA 92780
 Ph 949.253.9630
 Job #22-041
 PM: KP./T.Q.

-	10	-	7	-	4
-		-		-	1



-	11	-	8	TRAP PRIMER & DISTRIBUTION ASSEMBLY	5	-	2
---	----	---	---	-------------------------------------	---	---	---



-	12	-	9	INSTANTANEOUS WATER HEATER	6	-	3
---	----	---	---	----------------------------	---	---	---

-15-

P4.1
 PLUMBING DETAILS



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 23-1185

Meeting Date: 4/24/2023

TITLE:

PLANNING APPLICATION 22-02 FOR A RETAIL CANNABIS STOREFRONT BUSINESS LOCATED AT 1860 NEWPORT BOULEVARD, UNIT B (1860 NEWPORT PROJECTS, LLC)

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: MICHELLE HALLIGAN, CONTRACT PLANNER

CONTACT INFORMATION: MICHELLE HALLIGAN 714-754-5608 Michelle.Halligan@costamesaca.gov

RECOMMENDATION:

Staff recommends 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 22-02, subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 24, 2023

ITEM NUMBER: PH-2

**SUBJECT: PLANNING APPLICATION 22-02 FOR A RETAIL CANNABIS
STOREFRONT BUSINESS LOCATED AT 1860 NEWPORT
BOULEVARD, UNIT B (1860 NEWPORT PROJECTS, LLC)**

**FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION**

PRESENTATION BY: MICHELLE HALLIGAN, CONTRACT PLANNER

**FOR FURTHER INFORMATION MICHELLE HALLIGAN
714-754-5608**

CONTACT: Michelle.Halligan@costamesaca.gov

RECOMMENDATION

Staff recommends 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 22-02, subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Christopher Glew on behalf of 1860 Newport Projects, LLC and the property owner, Seidner LP.

PLANNING APPLICATION SUMMARY

Location:	1860 Newport Boulevard, Unit B	Application Number:	PA-22-02
Request:	Planning Application 22-02 for a Conditional Use Permit for the establishment of a cannabis retail storefront in the C2 (General Business District) zone.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	C2 (General Business District)	North:	C2 (General Business District)
General Plan:	General Commercial	South:	C2 (General Business District)
Lot Dimensions:	176' x 50'	East:	R2-HD (Multiple-Family Residential District, High Density)
Lot Area:	8,800 sq. ft.	West:	PDC (Planned Development Commercial)
Existing Development:	2,335 sq. ft. one-story commercial building		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Required/Allowed C2 Zone	Provided/Proposed
Building Height	2 stories/30'	1 story/17'-9"
Setbacks		
Front	20'	3'-2" ¹
Side	15'/0'	0'/0' ¹
Rear	0'	105'
Landscape Setback – front	20'	1'-6" ¹
Parking	9	13
Floor area ratio (FAR)	0.20	0.27 ¹
¹ The existing front setback, side setbacks, landscaping, and floor area ratio are legal nonconforming.		
CEQA Status	Exempt per CEQA Guidelines Section 15301 (Existing Facilities)	
Final Action	Planning Commission	

BACKGROUND

The subject site is an 8,800-square-foot property located at 1860 Newport Boulevard, generally bound by Flower Street to the north, an alley to the east, and Broadway to the south. The site has a General Plan land use designation of General Commercial. The site is zoned C2 (General Business District) and is surrounded by C2 properties to the north and south, and R2-MD (Multiple-Family Residential District, Medium Density) properties to the east (across an alley). The development located westerly of the site (across Newport Boulevard) is the “Triangle Square” shopping center which is zoned Planned Development Commercial (PDI).

Existing development on the subject property consists of a one-story, 2,335-square-foot commercial building oriented toward Newport Boulevard with a parking lot located at the rear of the property with direct access from an alley. Currently the entire building is occupied by a jewelry and watch retailer with pawnbroker services. Previously there

were two tenant spaces in the building and as currently proposed, would be returned to the prior two-tenant configuration. The proposed retail establishment, “Newport Leaf” would occupy Unit B, a 925-square-foot tenant space and the existing pawn, jewelry, and watch repair business would downsize and remain in Unit A. There are no open Code Enforcement cases on the property.

The subject property is located on one of the City’s primary commercial corridors. Other existing uses along this block of Newport Boulevard include, but are not limited to, restaurants, specialty shops, a grocery store, bowling alley, and a movie theater.

Previous Approvals

On October 27, 2008, the Planning Commission approved Planning Application 08-24 to allow pawnbroker services at 1860 Newport Boulevard as an ancillary use to watch and jewelry sales. Pursuant to CMMC Section 13-30 and subject to the approval of the Planning Commission, a CUP is required to establish pawnbroker services in the C2 zone.

Staff Report:

<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2008/2008-10-27/102708PA0824Notice.pdf>

Non-Conforming Development

The existing development is legal nonconforming in terms of floor area ratio, front setback, side setbacks, and landscaping, and therefore is subject to the nonconforming provisions of the Costa Mesa Municipal Code Section 13-204. Pursuant to this code section, a conforming use may be located on a nonconforming property so long as the new site modifications do not result in greater site nonconformities, and such improvements bring the site into greater conformance with Code requirements.

Improvements would be made to bring this structure into compliance with current building and safety codes; however, and as specifically allowed by the CMMC, the existing site nonconformities can remain pursuant to the City’s legal nonconforming provisions. The proposed use would not increase the building square footage, and therefore the floor area ratio would not increase. The existing legal nonconforming front setback would not change; however, the applicant is proposing to improve the front setback with additional landscaping. Landscaping enhancements, including several trees, are proposed in the parking lot to bring the site into greater conformance.

City of Costa Mesa Medical Marijuana Measure (Measure X) and Costa Mesa Retail Cannabis Tax and Regulation Measure (Measure Q)

In November 2016, Costa Mesa voters approved Measure X, allowing medical cannabis manufacturing, packaging, distribution, research and development laboratories, and testing laboratories in “Industrial Park” (MP) and “Planned Development Industrial” (PDI)

zoned properties north of South Coast Drive and west of Harbor Boulevard (“The Green Zone,” excluding the South Coast Collection property located at 3303 Hyland Avenue). Measure X is codified in Titles 9 and 13 of the CMMC.

In 2018, non-medical adult use cannabis became legal in California under the State’s Medicinal and Adult-Use Cannabis Regulation and Safety Act (Proposition 64). On April 3, 2018, the City Council adopted Ordinance No. 18-04 to allow non-medical use cannabis facilities in the same manner and within the same geographic area as were previously allowed pursuant to Measure X.

On November 3, 2020, Costa Mesa voters approved Measure Q, the Costa Mesa Retail Cannabis Tax and Regulation Measure. This measure allowed the City to adopt regulations permitting storefront retail (dispensaries) and non-storefront retail (delivery) within the City subject to certain requirements. On June 15, 2021, the City Council adopted Ordinances No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the CMMC to establish regulations for legal cannabis storefront and non-storefront uses. A “non-storefront” retailer sells packaged cannabis goods to customers through direct delivery.

Cannabis Business Permit (CBP) Application Process

The process to establish a retail cannabis business is subject to an extensive submittal and application review procedure. Retail cannabis applicants must obtain the following City approvals and obtain State approval before conducting business in Costa Mesa:

- Pre-Application Determination;
- CBP Notice to Proceed;
- Conditional Use Permit (CUP);
- Building Permit(s);
- Final City Inspections;
- CBP Issuance; and
- City Business License.

The “Pre-Application Determination” includes staff review of a detailed applicant letter that describes the proposed business, an existing site plan, statement attesting that there is/has been no unpermitted cannabis activity at the site within one year, and a detailed map demonstrating the proposed storefront’s distance from sensitive uses. Staff also visits the site at this time. Planning staff has completed the aforementioned pre-application review, visited the site, and issued a letter indicating that the application complies with the City’s required separation distances from sensitive uses and may proceed to submittal of a CBP.

Following completion of the pre-application review, the applicant submitted a CBP application for the initial phase of the CBP review. Staff’s initial CBP review includes:

- A background check of the business owner(s)/operator(s);
- An evaluation of the proposed business plan (including a capitalization analysis);
- and

- An evaluation of the proposed security plan by the City’s cannabis security consultant, HdL Companies (HdL).

The applicant successfully passed these evaluations and staff issued a “CBP Notice to Proceed,” which allows the applicant to submit a CUP application.

The CUP application and required supportive materials were submitted by the applicant and reviewed for conformance with City standards and regulations by the Planning Division, Building Division, Public Works Department (including Transportation and Engineering Divisions), Fire Department, and Police Department.

If the Planning Commission approves the CUP, the applicant may then begin the remaining steps of the CBP process, which include:

- Obtaining building permits;
- Completing tenant improvements; and
- Demonstrating through various City reviews/inspections that all conditions of approval have been satisfied, and that all other requirements of the CMMC have been met.

After passing the final City and HdL inspections, the CBP would be issued. CBP approval is valid for a two-year period and must be renewed (every two-years) prior to expiration. During the two-year CBP period, the Community Improvement Division (CID), along with other City staff, will conduct site inspections to verify that the business is operating in compliance with CUP and CBP requirements. Violations identified during site inspections may be grounds for revocation of issued permits or non-renewal of a CBP.

After obtaining the CBP, the applicant would apply for and obtain a City Business License through the Finance Department, and then ultimately obtain the applicable license from the State Department of Cannabis Control (DCC) prior to operating.

Cannabis retail businesses are subject to a City established seven-percent gross receipts tax, which must be paid to the City of Costa Mesa’s Finance Department. Records and revenues are audited annually by the Finance Department and HdL Companies.

DESCRIPTION

Planning Application 22-02 is a request for a CUP to allow a retail cannabis storefront in an existing commercial building at 1860 Newport Boulevard. The affiliated State license is a Type 10 “storefront retailer” license. If the CUP is approved and the operator also obtains a CBP, City Business License, and State license, the business would be allowed to sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements. The applicant is not proposing non-storefront retail (delivery to customers) from this location.

ANALYSIS

Conditional Use Permit Required

Pursuant to CMMC Sections 13-28(B) and 13-200.93(c)(1), subject to the approval of the Planning Commission, a CUP is required for the establishment of cannabis retail storefronts in a commercial zone. To obtain a CUP, an applicant must show that the proposed use is compatible with the City's applicable zoning and General Plan provisions/policies, and will not be detrimental to public health, safety, and welfare.

The subject site is located within a commercial zone (C2 – General Business District) where commercial development is allowed to include retail storefronts. As defined in the CMMC, “this district is intended to provide for those uses which offer a wide range of goods and services which are generally less compatible with more sensitive land uses of a residential or institutional nature.” Pursuant to the CMMC, cannabis retail storefronts are subject to extensive regulation (as specifically described in this report). These regulations are adopted to prevent land use inconsistencies with adjacent properties (including residential and institutional). Pursuant to the CMMC, the approval of a CUP requires that the Planning Commission make findings related to neighborhood compatibility, health and safety and land use compatibility. Proposed uses subject to CUPs will generally have site-specific conditions of approval to ensure the required findings can be met. A detailed project analysis regarding CUP findings is provided below in this report.

Separation Requirements

CMMC Section 13-200.93(e) stipulates that no cannabis retail storefront use shall be located within 1,000 feet from a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet from a youth center as defined in CMMC Title 9, Chapter VI, Section 9-485, that is in operation at the time of submission of a completed cannabis business permit application. All separation distances are measured in a straight line (“as the crow flies”) from the “premises” (with the exception of playgrounds), where the cannabis retail use is to be located, to the closest property line of the sensitive use(s). (For playgrounds, the property line is a 30-foot radius from the exterior physical boundaries of the playground equipment area.) Premises is as defined in the State's Business and Professions Code Section 26001 as *the designated structure or structures and land specified in the application that is owned, leased, or otherwise held under the control of the applicant or licensee where the commercial cannabis activity will be or is conducted. The premises shall be a contiguous area and shall only be occupied by one licensee.* Therefore, the premises only include the retail cannabis activity areas (including sales, storage, back-of-house and/or other ancillary areas) and excludes the parking lot and other areas that are not part of the area licensed by the State for commercial cannabis activity. The subject site complies with the required separation from sensitive uses.

Exterior Tenant Improvements

The applicant proposes minor updates to the building façade. Other proposed exterior improvements include:

- Enhancing the existing planter boxes in the front setback;
- Restriping the parking lot to comply with the City’s Parking Design Standards (refer to the parking discussion below);
- Improve the site landscaping to bring the property into closer conformance with the CMMC landscape requirements. New landscaping planters, including 24-inch box size trees and living ground cover, would be installed in the parking lot. A preliminary landscaping plan was provided. A detailed landscaping plan would be reviewed during the building plan check process for consistency with the conceptual plan as conditioned, should the CUP be approved;
- Installation of security lighting and surveillance cameras. A preliminary photometric study was provided. Should the CUP be approved, a detailed lighting and photometric plan will be further reviewed during the building plan check process, as conditioned; and
- New business signs. Proposed business signs would be reviewed and permitted separately per the City’s sign code requirements. Pursuant to Condition of Approval No. 6 (Prior to Issuance of Building Permits), business signage shall not include references to cannabis, whether in words or symbols.

Interior Tenant Improvements

The proposed floor plan would include the construction of new demising walls and doors to return the retail area to the previous two unit configuration. The interior space would also be renovated to meet current building codes and the specific needs of the proposed cannabis storefront, which include limited access areas where only employees with proper security credentials are allowed. A floor plan summary of the 925-square-foot cannabis retail storefront tenant space is provided below. A shared hallway and restroom are not a part of the proposed storefront and are not included in the floor plan summary.

Table 1 – Floor Plan Summary

Operational Area	Square Feet
Check-In and Retail Area	475
Storage	55
Breakroom	85
Office	128
Total	925

Customer Access

Existing building access is provided both at the front (from Newport Boulevard) and rear (from the existing parking lot) of the building. Customers who access the building from the parking lot would enter through a shared hallway, then enter the storefront through an interior entry door. A second entry door, specifically providing access to the proposed cannabis retail storefront, is also provided directly from Newport Boulevard (this door is for entrance only). Customers would enter directly into the check-in area (from either of the two entry doors), and customer access would be limited to the check-in and retail area. A greeter employee would verify a customer’s identity and age before allowing the customer to enter the retail sales area. After a customer’s identity and age is verified and their transaction is completed, they must leave the premise through the door to the hallway and out the exterior door to the parking lot. As further conditioned, a security guard would monitor the area at all times to ensure that customers are following regulations.

Employee and Vendor Access

All other areas of the premises would be only accessible to employees with the proper security credentials. Employees would enter and exit the facility through a limited access-controlled door located at the rear of the building. Vendors (licensed distributors) delivering products for resale would only be allowed to enter the premise while accompanied by an employee with the proper security credentials, and via the aforementioned limited access door during regular business hours. The access-controlled door is located in the rear of the building, approximately 35 feet from several parking stalls. All access-controlled doors, product paths of travel, and vehicle loading/unloading areas would be under camera surveillance at all times.

Storefront Operations

The proposed business is required to comply with the City’s adopted retail storefront operational requirements as follows:

- Display State license, CBP, and City business license in a conspicuous building location;
- Shipments of cannabis goods may only be accepted during regular business hours;
- Cannabis inventory shall be secured using a lockable storage system during non-business hours;
- At least one licensed security guard shall be on premises 24-hours a day;
- The premises and the vicinity must be monitored by security and/or other staff to ensure that patrons immediately leave and do not consume cannabis onsite or within close proximity. The CMMC prohibits the consumption of cannabis or

cannabis products in public areas; cannabis consumption is limited to non-public areas, such as within a private residence. State law further prohibits cannabis consumption and open container possession within 1,000 feet of sensitive uses and while riding in or driving a vehicle;

- There must be continuous video monitoring and recording of the interior and exterior of the premises;
- Adequate security lighting shall be provided and shall be designed to prevent light spill;
- Onsite sales of alcohol or tobacco products and on-site consumption of alcohol, cannabis, and tobacco products is prohibited;
- No one under the age of 21 is allowed to enter the premises. If the business holds a retail medical cannabis license (M-license) issued by the State, persons over the age of 18 may be allowed with the proper medical approvals i.e. physician's recommendation or medical card pursuant to CMMC Section 9-495(h)(6);
- Prior to employment, all prospective employees must successfully pass a background check conducted by the City, and the employee must obtain a City issued identification badge (applicants are encouraged and allowed to apply for employee badges after a CUP is approved);
- Customers are only granted access to the retail area after their age and identity has been confirmed by an employee;
- Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information:
 - Date and time of transaction;
 - Name and employee number/identification of the employee who processed the sale;
 - List of all cannabis goods purchased including quantity; and
 - Total transaction amount paid.
- There must be specific video surveillance of the point-of-sale area and where cannabis goods are displayed and/or stored;
- Cannabis products shall not be visible from the exterior of the building;
- Free samples of cannabis goods are prohibited;
- When receiving new inventory from licensed distributors, employees will verify the distributor's identity and license prior to allowing them to enter the facility through an access-controlled door. After distributor's credentials have been confirmed, an employee will escort the distributor to the appropriate interior location and remain with them throughout the process;
- Cannabis goods to be sold at this establishment must be obtained by a licensed cannabis distributor and have passed laboratory testing;
- Cannabis product packaging must be labeled with required test results and batch number; and
- Packaging containing cannabis goods shall be tamper and child-resistant; if packaging contains multiple servings, the package must also be re-sealable.

Business Plan

The applicant has submitted a detailed business plan that was evaluated by the City's cannabis consultant (HdL). The business plan describes the owner's experience, proof of capitalization, start-up budget, a three-year pro forma, target customers, key software, and daily operations. The business plan contains proprietary details and is therefore not included as an attachment to this staff report. The City's cannabis consultant determined that the applicant's business plan was appropriate for the proposed retail storefront use.

Security Plan

The applicant has submitted a professionally prepared security plan for the proposed retail cannabis establishment. The City's cannabis consultant reviewed the security plan and determined that appropriate security measures were included to address the City's security requirements pursuant to CMMC Title 9, Chapter VI, and State law. Since the security plan contains sensitive operational details that require limited public exposure to remain effective, the plan is not included as an attachment. However, the following is a list of general security measures that are included in the operations for the proposed cannabis retail establishment:

- At least one security guard will be on-site 24-hours a day;
- All employees must pass a "Live Scan" background check;
- City-issued identification badges are required for employees;
- An inventory control system shall be maintained;
- Exterior and interior surveillance cameras shall be monitored and professionally installed;
- An alarm system shall be professionally installed, maintained, and monitored;
- Surveillance footage must be maintained for a minimum of 90 days;
- Cash, cannabis, and cannabis products shall be kept in secured storage areas;
- Sensors shall be installed that detect entry and exit from all secured areas;
- Security lighting (interior and shielded exterior) shall be installed;
- Emergency power supply shall be installed;
- Employees shall be trained for use with any/all emergency equipment;
- Employees and vendors will be trained regarding cash and product transportation protocol;
- Visitor/customer specific security measures shall be required; and
- All facility entry and exit points and locations where cash or cannabis products are handled or stored shall be under camera surveillance.

Parking and Circulation

Retail cannabis establishments are subject to the same parking ratio as other retail storefronts in the City; four spaces per 1,000 square feet of gross floor area. Based on this ratio, the total parking required for the entire 2,335-square-foot building (both tenants) is nine parking spaces, and the proposed 925-square-foot cannabis storefront requires four parking spaces. The current parking lot striping does not meet CMMC design standards. If the CUP is approved, the applicant would restripe the parking lot to

meet the City's standards and add a bike rack, for a total of 13 parking spaces. The proposed plan exceeds the required parking for the building by four spaces

The parking lot is accessed via an alley in the rear of the property. An existing vehicle gate separates the subject property from the alley. As conditioned, the vehicle gate would be required to remain closed to customers between 10 PM and 7 AM. During that timeframe, the gate would remain closed except when temporary access is needed for trash collection, property maintenance, or for employees to leave the property. Pedestrian circulation is provided along Newport Boulevard.

It is anticipated that there would be adequate parking onsite available to serve the existing business and the proposed storefront. However, if parking shortages or other parking-related problems occur, the business owner or operator will be required to monitor the parking lot and institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services (see "Operational Conditions" of Approval No. 6 in the attached Resolution). Examples of parking demand management techniques include, but are not limited to, offsite parking for employees, reducing operating hours of the business, hiring an employee to monitor parking lot use and assist with parking lot circulation, incentivizing online orders for pick-up, and incentivizing employee carpooling/cycling/walking.

Traffic

The CMMC Section 13-275(e) indicates that any increase in traffic generation by a change of use that is required to obtain a discretionary permit shall be subject to review by the appropriate reviewing authority, which may impose fees to address increased trip generation. If required, the fee collected is used to fund the City's comprehensive transportation system improvement program (this includes various right-of-way improvements and complete streets/multi-modal circulation enhancements). The purpose of the program is to ensure that the City's transportation system has the capacity to accommodate additional trips. The Citywide Traffic Impact Fee related to new or expanding developments is determined using estimated Average Daily Trips (ADT), which is the total number of vehicular trips both in and out of a development generated throughout an average weekday. The Transportation Services Division determined that the appropriate ADT for a cannabis retail establishment is approximately 108 trips per 1,000 square feet based on the Institute of Transportation Engineers (ITE) 11th Edition Trip Generation Manual for a pharmacy/drug store with a drive-through. The City's traffic engineering review focuses on net trip increase for both the ADT and peak hour trips. Therefore, the trip generation is estimated for the previous use(s) and is credited (subtracted) from the proposed use to estimate potential changes in trip generation for ADT and peak hour trips. The estimated traffic impact fee is approximately \$10,939. The fee calculation would be finalized during the building permit plan check process and must be paid prior to building permit issuance.

CMMC Section 13-275(a) specifies that “a traffic impact study shall be required for all development projects estimated by the Public Works Department to generate one hundred (100) or more vehicle trip ends during a peak hour.” The highest peak hour trips in either the AM or PM peak is used to estimate the number of vehicular trips generated both in and out of a new or expanded development, known as vehicle trip ends, during a peak hour. Staff reviewed and determined that the proposed use does not meet the threshold of 100 peak hour trip ends.

Odor Attenuation

If approved, cannabis products would arrive in State compliant packaging that is sealed within odor-resistant packaging, and remain unopened while on the premises. The applicant proposes to implement an odor control plan including carbon filters to ensure no odors are detectable outside of the proposed facility. Pursuant to the CMMC, “odor control devices and techniques shall be incorporated in all cannabis businesses to ensure that odors from cannabis are not detectable off site”. Further, and as conditioned, if cannabis odor is detected outside of the building, off-site or in an adjacent tenant suite, the business owner/operator will be required to institute further operational measures necessary to eliminate off-site odors in a manner deemed appropriate by the Director of Economic and Development Services. Lastly, cannabis products are not allowed to be disposed of in the exterior trash enclosure.

Proximity to Residential

The subject commercial property abuts an alley that is adjacent to residential development. A parking lot, six-foot-tall vehicle gate, a 20-foot wide alley, and six-foot-tall fencing are the existing physical buffers that divide and separate the proposed storefront and nearby residential properties. The shortest distance between the proposed storefront and the closest residential building is approximately 130 feet. The following conditions of approval are proposed to ensure compatibility between the proposed use and adjacent residential uses:

- Business hours are limited from 7 AM to 10 PM;
- Signs shall be posted within the parking lot to remind customers and vendors to keep noise levels to a minimum (the security guard shall also be responsible for enforcement);
- A photometric study shall be submitted with building plan check that demonstrates the proposed security lighting is shielded and directed down/away from on- and offsite residences to prevent light spill;
- Disposal of waste at the trash enclosure shall be limited between 8 AM and 8 PM to avoid noise impacts to nearby residential uses during sensitive hours;
- A security guard shall be onsite 24 hours a day to patrol the property including parking areas;
- The vehicle gate shall remain closed to customers between the hours of 10 PM and 7 AM; and

- A staff person and/or security guard will help monitor the site’s parking areas to ensure that customers are quiet, turn off vehicle engines promptly, do not play loud music, and generally do not create excessive neighbor disturbances. The parking lot monitoring will be especially diligent to prevent noise and other neighbor disturbance during early morning and evening business hours

GENERAL PLAN CONFORMANCE

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa’s diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project’s consistency with applicable policies and objectives of the 2015-2035 General Plan.

1. **Policy LU-1.1:** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services and employment opportunities in consideration of the need of the business and residential segments of the community.*

Consistency: The proposed use would provide a new entrepreneurial business in Costa Mesa located within a commercial area as allowed under Measure Q, and provides new goods and services and new employment opportunities in the community.

2. **Objective LU-6B:** *Encourage and facilitate activities that expand the City’s revenue base.*

Consistency: Retail cannabis uses are expected to generate increased tax revenues in that cannabis sales are subject to a seven-percent local tax on gross receipts. This revenue can then be used for community services and infrastructure improvements that serve the community.

3. **Policy LU-6.15:** *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The proposed use is part of the specialized and growing cannabis industry that is limited in the surrounding region. Approval of this CUP would facilitate a new local business opportunity in a specialized and expanding industry.

4. **Policy LU-3.1:** *Protect existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities.*

Consistency: Like other properties along Newport Boulevard, the subject property is located adjacent to an established residential neighborhood. As conditioned, the proposed use would be required to control odor, noise, limit trash enclosure access, lock the vehicle gate after business hours, and provide adequate security and parking lot monitoring to ensure compatibility between uses.

5. **Policy N-2.9:** *Limit hours and/or attenuation of commercial/entertainment operations adjacent to resident and other noise sensitive uses in order to minimize excessive noise to these receptors.*

Consistency: The proposed cannabis storefront would be located on a site that includes one other commercial tenant. With the proposed storefront use, parking lot activity and associated noise is anticipated to be greater than past operations. Conditions of approval requiring 24-hour onsite security, parking lot monitoring, signage regarding noise, and limiting the hours the exterior trash enclosure can be used are intended to ensure compatibility between the proposed use and onsite and adjacent residential uses.

FINDINGS

Pursuant to Costa Mesa Municipal Code Title 13, Section 13-29(g), "Findings", in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets specified findings as follows:

- *The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.*

The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors. Existing uses along this part of Newport Boulevard include restaurants, a grocery store, jewelry retail and pawnbroking, and a variety of commercial uses at Triangle Square. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. No outdoor storage or sales are proposed nor would be allowed. The storefront business

would operate indoors (underroof) and also be subject to parking, odor and noise control measures as described in this report to minimize any potential impacts to adjacent uses.

One proposed customer door fronts Newport Boulevard and the other customer door faces the parking lot. The customer door facing the parking lot is located approximately 150 feet from the nearest residential building. In addition, the project would include features such as: odor control filters, limiting vendor deliveries and customer services to the hours between 7 AM and 10 PM, posting signs in the parking lot directing all to use consideration, having a security guard onsite at all times, having a staff member periodically monitor the parking lot, limiting the hours the trash enclosure can be used, locking the vehicle gate after business hours, and shielding security lighting down and away from residential uses. Therefore, staff does not anticipate that the proposed retail cannabis use, as proposed and conditioned, would be materially detrimental to nearby commercial and residential uses. As proposed and conditioned, the proposed retail storefront would be substantially compatible with developments in the area.

- *Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.*

The proposed cannabis retail storefront would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City's cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, exterior loading and unloading, and all interior limited access spaces. In addition, all employees must pass a live scan background check and obtain an identification badge from the City. The City and State requirements are designed to ensure that the proposed use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

- *Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.*

The property has a General Plan land use designation of "General Commercial". It is the intent of this land use designation to permit a wide range of uses that serve both local and regional needs. The proposed cannabis storefront use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City's

tax base; and promoting the incubation of unique and specialized businesses. The City's General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is "General Business District" (C2). A variety of commercial uses are allowed in the C2 zone including cannabis storefronts subject to approval of a Conditional Use Permit. No additional square footage is proposed; therefore, the proposed use would not increase the floor area ratio (building intensity). The proposed project does not include residential units and therefore would not increase density.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area. The project is consistent with the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Article 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

The Planning Commission can consider the following decision alternatives:

1. **Approve the project.** The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. **Approve the project with modifications.** The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the hearing should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised Resolution incorporating new findings and/or conditions.

3. **Deny the project.** If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months.

LEGAL REVIEW

The draft Resolution and this report have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d) of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper.

As of the date this report was circulated, no public comments have been received and is attached to this report. Any public comments received prior to the April 24, 2023 Planning Commission meeting will be provided separately.

CONCLUSION

The proposed project is a retail cannabis storefront business at a developed commercial property that is located on one of the City's main commercial corridors. The subject site meets separation requirements established in CMMC 13-200.93(e). Staff and the City's cannabis consultant completed the Pre-application Determination, Business Plan and Security Plan evaluations, owner background checks, and thoroughly reviewed the CUP materials. If approved, the operation would be required to comply with all conditions of approval and extensive City and State regulations.

If the Planning Commission approves the project, the applicant would next obtain building permits, complete tenant improvements, and pass City inspections prior to obtaining a CBP and City Business License. The CBP is valid for two years and must be continuously renewed, including inspections, prior to expiration. During each two-year CBP period, the Community Improvement Division, along with other City staff, will conduct site inspections to verify that the operation complies with CUP and CBP requirements.

As proposed and conditioned, the use would be consistent with other commercial uses in the C2 zone, the Zoning Code, and the City's General Plan. The required findings for the CUP can be made, as described above, and therefore, staff recommends approval of Planning Application 22-02 subject to conditions of approval.

RESOLUTION NO. PC-2023-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-02 FOR A STOREFRONT RETAIL CANNABIS BUSINESS (NEWPORT LEAF) IN THE C2 ZONE AT 1860 NEWPORT BOULEVARD, UNIT B

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, in November 2020, the Costa Mesa voters approved Measure Q; which allows for storefront and non-storefront retail cannabis uses on commercially zoned properties meeting specific location requirements, and non-storefront retail cannabis uses on Industrial Park (MP) and Planned Development Industrial (PDI) zoned properties;

WHEREAS, on June 15, 2021, the City Council adopted Ordinance No. 21-08 and No. 21-09 to amend Titles 9 and 13 of the Costa Mesa Municipal Code (CMMC) to establish regulations for cannabis storefront and non-storefront uses;

WHEREAS, Planning Application 22-02 was filed by Christopher Glew representing 1860 Newport Projects, LLC, authorized agent for the property owner, Seidner LP, requesting approval of the following:

A Conditional Use Permit to operate a storefront retail cannabis business within a 925-square-foot tenant space in an existing commercial building located at 1860 Newport Boulevard. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite, subject to conditions of approval and other City and State requirements;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 24, 2023 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA per CEQA Guidelines Section 15301 (Class 1) for Existing Facilities, as described specifically in the staff report; and

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgement of the City of Costa Mesa.

WHEREAS, the October 27, 2008 Resolution conditions of approval approved by the Planning Commission for Planning Application 08-24 (Pawn Broker Services for a watch and jewelry store at 1860 Newport Boulevard) shall remain in effect and all pawn broker operations shall comply with the 2008 approved operations as indicated in the previous staff report and resolution; with the exception of reducing the floor area of the previous approved operations to allow for an additional retail suite on the property.

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application 22-02 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application 22-02 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable State, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 24th day of April, 2023.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on April 24, 2023 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2023-

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(2) because:

Finding: The proposed development or use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area.

Facts in Support of Findings: The subject site is located within a commercial zone (C2, General Business District) where commercial development is specifically allowed to include retail storefronts. In addition, the property is located on one of the City's primary commercial corridors. Existing uses along this part of Newport Boulevard include restaurants, a grocery store, jewelry retail and pawnbroking, and a variety of commercial uses at Triangle Square. Pursuant to the CMMC, cannabis retail storefronts are permitted uses in the City's commercial zones and are subject to extensive regulation. Additionally, the proposed cannabis retail storefront use is not located within 1,000 feet of a K-12 school, playground, licensed child daycare, or homeless shelter, or within 600 feet of a youth center. No outdoor storage or sales are proposed nor would be allowed. The storefront business would operate indoors (underroof) and also be subject to parking, odor and noise control measures to minimize any potential impacts to adjacent uses.

One proposed customer door fronts Newport Boulevard and the other customer door faces the parking lot. The customer door facing the parking lot is located approximately 150 feet from the nearest residential building. In addition, the project would include features such as: odor control filters, limiting vendor deliveries and customer services to the hours between 7 AM and 10 PM, posting signs in the parking lot directing all to use consideration, having a security guard onsite at all times, having a staff member periodically monitor the parking lot, limiting the hours the trash enclosure can be used, locking the vehicle gate after business hours, and shielding security lighting down and away from residential uses. Therefore, staff does not anticipate that the proposed retail cannabis use, as proposed and conditioned, would be materially detrimental to nearby commercial and residential uses. As proposed and conditioned, the proposed retail storefront would be substantially compatible with developments in the area.

Finding: Granting the conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.

Facts in Support of Finding: The proposed cannabis retail storefront would follow safety measures detailed in a professionally-prepared security plan. The security plan was evaluated for compliance by the City’s cannabis consultant, HdL. Measures designed to maintain safety at the site include, but are not limited to, at least one security guard would be onsite at all times and security devices shall be installed before operation. Examples of security devices include window and door alarms, motion-detectors, limited access areas, and a monitored video surveillance system covering all exterior entrances, exits, exterior loading and unloading, and all interior limited access spaces. In addition, all employees must pass a live scan background check and obtain an identification badge from the City. The City and State requirements are designed to ensure that the proposed use would not be materially detrimental to the health, safety and general welfare of the public or be otherwise injurious to property or improvements within the immediate neighborhood.

Finding: Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The property has a General Plan land use designation of “General Commercial.” It is the intent of this land use designation to permit a wide range of uses that serve both local and regional needs. The proposed cannabis storefront use is consistent with General Plan policies related to providing a mixture of commercial goods, services, and employment opportunities; expanding the City’s tax base; and promoting the incubation of unique and specialized businesses. The City’s General Plan sets forth long-term policies that guide future development, whereas the Zoning Ordinance implements general plan policies through detailed development regulations, such as specific use types and building standards. Therefore, in determining General Plan compliance for the proposed cannabis retail storefront use, a comparison of the proposed use with the use, density and intensity allowed by the applicable zoning district is required. In this case, the applicable zoning district is “General Business District” (C2). A variety of commercial uses are allowed in the C2 zone including cannabis storefronts subject to approval of a Conditional Use Permit. No additional square footage is proposed; therefore, the proposed use would not increase the floor area ratio (building intensity). The proposed project does not include residential units and therefore would not increase density.

- B. The project is categorically exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 for the permitting and/or minor alteration of Existing Facilities (Class 1). This project site contains an existing commercial building that has been used for commercial activities and the application does not propose an increase in floor area. The project is consistent with

the applicable General Plan land use designation and policies as well as with the applicable zoning designation and regulations. Thus, the proposed use does not intensify the area in terms of Floor Area Ratio (FAR) or generate increased traffic that was not already anticipated for this area pursuant to the General Plan. The project also complies with all applicable business operational standards of Article 9 and 13 of the CMMC. Furthermore, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

General

- Plng. 1. The use of this property as a cannabis storefront (without delivery to customers) shall comply with the approved plans and terms described in the resolution, these conditions of approval, and applicable sections of the Costa Mesa Municipal Code (CMMC). The Planning Commission may modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].
2. Approval of the planning/zoning application is valid for two years from the effective date of this approval and will expire at the end of that period unless the applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and has continued to maintain a valid building permit by making satisfactory progress as determined by the Building Official, 2) a certificate of occupancy has been issued, or 3) the use is established and a business license has been issued. A time extension can be requested no less than 30 days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
3. No person may engage in any cannabis business or in any cannabis activity within the City including the sale of cannabis or a cannabis product unless the person:
- a. Has a valid Cannabis Business Permit from the City;
 - b. Has paid all Cannabis Business Permit and all application fees and deposits established by resolution of the City Council, including annual Community Improvement Division inspection deposits;
 - c. Has obtained all applicable planning, zoning, building, and other applicable permits from the relevant governmental agency which may be applicable to the zoning district in which such cannabis business intends to operate;
 - d. Has obtained a City business license pursuant to Chapter I of the Municipal Code;
 - e. Is in compliance with all requirements of the Community Improvement Division regarding the property;
 - f. Has obtained any and all licenses required by State law and/or regulations; and
 - g. Has satisfied all CUP conditions of approval.

4. Any change in the operational characteristics of the use shall be subject to Planning Division review and may require an amendment to the Conditional Use Permit, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change.
5. No cultivation of cannabis is allowed anywhere on the premises.
6. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
7. Except for operations allowed by this Conditional Use Permit (storefront only) and under an active Cannabis Business Permit and State Type 10 license (no delivery proposed nor approved), no permit holder or any of its employees shall sell, distribute, furnish, and/or otherwise provide any cannabis or cannabis product to any person, firm, corporation, group or any other entity, unless that person or entity is a lawful, bona fide customer, or it possesses all currently valid permits and/or licenses required by both the State of California and applicable local governmental entity to lawfully receive such cannabis and to engage in a "cannabis activity" as defined by Costa Mesa Municipal Code sec. 9-485. The permit holder shall verify that the recipient, regardless of where it is located, of any cannabis or cannabis product sold, distributed, furnished, and/or otherwise provided by or on behalf of the permit holder, possesses all required permits and/or licenses therefor.
8. The applicant, the property owner and the operator (collectively referred to as "indemnitors") shall each jointly and severally defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the indemnitors' joint and several obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
9. If any section, division, sentence, clause, phrase or portion of this approval is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

10. The use shall operate in accordance with the approved Security Plan. Any changes to the Security Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
11. A security and parking management plan, including techniques described in Operational Condition of Approval No. 6, must be approved by the Director of Economic and Development Services or designee at least 30 days prior to any grand opening or other high volume event on the subject property.
- Bldg. 12. Development shall comply with the requirements of the adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2022 California Building Code.
- CBP 13. The operator shall maintain a valid Cannabis Business Permit and a valid Business License at all times. The Cannabis Business Permit application number associated with this address is MQ-21-29. Upon issuance, the Cannabis Business Permit will be valid for a two-year period and must be renewed with the City prior to its expiration date, including the payment of permit renewal fees. No more than one Cannabis Business Permit may be issued to this property.
14. The use shall operate in accordance with the approved Business Plan. Any changes to the Business Plan must be submitted to the Planning Division with a written explanation of the changes. If the Director determines that changes are substantial, a modification to the Cannabis Business Permit and/or amendment to the CUP may be required.
15. A Cannabis Business Permit may be revoked upon a hearing by the Director of Economic and Development Services or designee pursuant to Section 9-120 of the CMMC for failing to comply with the terms of the permit, the applicable provisions of the CMMC, State law or regulation and/or any condition of any other permit issued pursuant to this code. Revocation of the Cannabis Business Permit shall trigger the City's proceedings to revoke the Conditional Use Permit and its amendments. The Conditional Use Permit granted herein shall not be construed to allow any subsequent owner/operator to continue operating under PA-22-02 until a valid new Cannabis Business Permit is received from the City of Costa Mesa.

16. A change in ownership affecting an interest of 51 or more percent, or an incremental change in ownership that will result in a change of 51 or more percent over a three year period, shall require submittal and approval of a new Cannabis Business Permit. A change in ownership that affects an interest of less than 51 percent shall require approval of a minor modification to the Cannabis Business Permit.
- State 17. The business must obtain any and all licenses required by State law and/or regulation prior to engaging in any cannabis activity at the property.
18. The applicant shall obtain State License Type 10 prior to operating. The uses authorized by this Conditional Use Permit must be conducted in accordance with all applicable State and local laws, including, but not limited to compliance with the most current versions of the provisions of the California Code of Regulations that regulate the uses permitted hereby. Any violation thereof shall be a violation of the conditions of this permit and may be cause for revocation of this permit.
19. Suspension of a license issued by the State of California, or by any of its departments or divisions, shall immediately suspend the ability of a cannabis business to operate within the City, until the State of California, or its respective department or division, reinstates or reissues the State license. Should the State of California, or any of its departments or divisions, revoke or terminate the license of a cannabis business, such revocation or termination shall also revoke or terminate the ability of a cannabis business to operate within the City. This Conditional Use Permit will expire and be of no further force and effect if any State issued license remains suspended for a period exceeding six (6) months. Documentation of three violations during routine inspections or investigations of complaints shall result in the Community Improvement Division scheduling a hearing before the Director of Development Services to consider revocation of the Cannabis Business Permit.
20. Persons under the age of twenty-one (21) years shall not be allowed on the premises of this business, except as otherwise specifically provided for by state law and CMMC Section 9-495(h)(6). It shall be unlawful and a violation of this CUP for the owner/operator to employ any person who is not at least twenty-one (21) years of age.
- PD 21. Every manager, supervisor, employee or volunteer of the cannabis business must submit fingerprints and other information specified on the Cannabis Business Permit for a background check by the Costa Mesa Police Department to verify that person's criminal history. No employee or volunteer may commence paid or unpaid work for the business until the background checks have been approved. No cannabis business or owner thereof may employ any person who has been convicted of a felony within the past 7 years, unless that felony has been dismissed, withdrawn, expunged or set aside pursuant to Penal Code sections 1203.4, 1000 or 1385, or who is currently on probation or parole for the sale, distribution, possession or manufacture of a controlled substance.

- CID 22. Should any employee, volunteer or other person who possesses an identification badge be terminated or cease their employment with the business, the applicant shall return such identification badge to the City of Costa Mesa Community Improvement Division within 24 hours, not including weekends and holidays.
23. The property owner and applicant shall use "Crime Prevention Through Environmental Design" techniques to reduce opportunities for crime, loitering and encampments on the property as deemed appropriate by the Community Improvement Manager and Director of Economic and Development Services.
- Finance 24. This business operator shall pay all sales, use, business and other applicable taxes, and all license, registration, and other fees and permits required under State and local law. This business operator shall cooperate with the City with respect to any reasonable request to audit the cannabis business' books and records for the purpose of verifying compliance with the CMMC and this CUP, including but not limited to a verification of the amount of taxes required to be paid during any period.
25. The following records and recordkeeping shall be maintained/conducted:
- a. The owner/operator of this cannabis business shall maintain accurate books and records, detailing all of the revenues and expenses of the business, and all of its assets and liabilities. On no less than an annual basis, or at any time upon reasonable request of the City, the owner/operator shall file a sworn statement detailing the number of sales by the cannabis business during the previous twelve month period (or shorter period based upon the timing of the request), provided on a per-month basis. The statement shall also include gross sales for each month, and all applicable taxes paid or due to be paid.
 - b. The owner/operator shall maintain a current register of the names and the contact information (including the name, address, and telephone number) of anyone owning or holding an interest in the cannabis business, and separately of all the officers, managers, employees, agents and volunteers currently employed or otherwise engaged by the cannabis business. The register required by this condition shall be provided to the City Manager upon a reasonable request.
 - c. The owner/operator shall maintain an inventory control and reporting system that accurately documents the present location, amounts, and descriptions of all cannabis and cannabis products for all stages of the retail sale process. Subject to any restrictions under the Health Insurance Portability and Accountability Act (HIPPA), the owner/operator shall allow City officials to have access to the business's books, records, accounts, together with any other data or documents relevant to its permitted cannabis activities, for the purpose of conducting an audit or examination. Books, records, accounts, and any and all relevant data or documents will be produced no later than twenty-four (24) hours after receipt of the City's request, unless otherwise stipulated by the City.

d. The owner/operator shall have in place a point-of-sale tracking system to track and report on all aspects of the cannabis business including, but not limited to, such matters as cannabis tracking, inventory data, and gross sales (by weight and by sale). The owner/operator shall ensure that such information is compatible with the City's record-keeping systems. The system must have the capability to produce historical transactional data for review by the City Manager or designees.

- Insp. 26. The City Manager or designees may enter this business at any time during the hours of operation without notice, and inspect all areas of this business as well as any recordings and records required to be maintained pursuant to Title 9, Chapter VI or under applicable provisions of State law. It is a violation of this use permit for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection of the business or areas within and/or associated with the business. If business areas are located behind access controlled (locked) doors, these areas shall be opened/available immediately for inspection upon request. If areas of the business are not available to the City Manager or designees for inspection upon immediate request, the Cannabis Business Permit (CBP) may be subject to revocation pursuant Costa Mesa Municipal Code section 9-120.
27. All City cannabis business inspections shall be paid by the applicant according to the adopted Fee Schedule.
28. Quarterly Fire & Life Safety Inspections will be conducted by the Community Risk Reduction Division to verify compliance with the approved operation. The applicant will pay for the inspection according to the Additional Required Inspections as adopted in the Fee Schedule.
29. Annual Fire & Life Safety Inspections will be conducted by the Fire Station Crew for emergency response pre-planning and site access familiarization. The applicant will pay for the inspection according to the adopted Fee Schedule.
30. Pursuant to Title 9, Chapter VI, it is unlawful for any person having responsibility for the operation of a cannabis business, to impede, obstruct, interfere with, or otherwise not to allow, the City to conduct an inspection, review or copy records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law. It is also unlawful for a person to conceal, destroy, deface, damage, or falsify any records, recordings or other documents required to be maintained by a cannabis business under this chapter or under State or local law.

Prior to Issuance of Building Permits

1. Plans shall be prepared, stamped and signed by a California licensed Architect or Engineer.
2. The conditions of approval and ordinance or code provisions of Planning Application 22-02 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. Prior to the Building Division issuing a demolition permit, the applicant shall contact the South Coast Air Quality Management District (AQMD) located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000
Or visit its website:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification Number is provided by AQMD.
4. Odor control devices and techniques shall be incorporated to ensure that odors from cannabis are not detected outside the property, anywhere on adjacent property, in an adjacent suite or in the public right-of-way. Building and mechanical permits must be obtained from the Building Division prior to work commencing on any part of the odor control system.
5. Plan check submittal shall include air quality/odor control device specification sheets. Plan check submittal shall also include parking lot restriping, new trash enclosure, and a low water use landscape plan that complies with CMMC requirements, including adding at least six new trees that have a minimum container size of 24 inches.
6. No signage shall be installed until the owner/operator or its designated contractor has obtained permits required from the City. Business identification signage shall be limited to that needed for identification only. Business identification signage shall not include any references to cannabis, whether in words or symbols. All signs shall comply with the CMMC.
7. The plans and business operator shall comply with the requirements of the 2019 California Fire Code, including the 2019 Intervening Update and referenced standards as amended by the City of Costa Mesa.
8. The Traffic Impact Fee as calculated by the Transportation Services Division shall be paid in full.
9. The applicant shall submit a detailed lighting plan to the Planning Division for review and approval, generally consistent with the preliminary plans presented to the Planning Commission. The lighting plan shall show locations of all security lighting. As determined by the Director of Economic and Development Services or their designee, a photometric study may be required to demonstrate compliance with the following: (a) lighting levels on the property including the parking lot shall be adequate for safety and security purposes (generally, at least 1.0 foot candle), (b) lighting design

and layout shall minimize light spill at the adjacent property line, at the adjacent residential uses, and at other light-sensitive uses (generally, no more than 0.5-footcandle at the property line), and (c) glare shields may be required to prevent light spill.

10. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and are generally consistent with the preliminary landscape plans presented to the Planning Commission, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

Prior to Issuance of a Certificate of Use/Occupancy

1. The operator, contractors, and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted until all such licenses have been obtained.

Prior to Issuance of Cannabis Business Permit

1. The applicant shall contact the Planning Division for a facility inspection and provide a matrix (table) of conditions of approval explaining how each was met prior to issuance of a Cannabis Business Permit.
2. The applicant shall pay the public notice fee (\$1 per notice post card) and the newspaper ad publishing cost.
3. The final Security Plan shall be consistent with the approved building plans.
4. Each entrance to the business shall be visibly posted with a clear and legible notice stating the following:
 - a. That smoking, ingesting, or otherwise consuming cannabis on the premises or in the areas adjacent to the cannabis business is prohibited;
 - b. That no person under the age of twenty-one (21) years of age is permitted to enter upon the premises;
 - c. That loitering by persons outside the facility both on the premises and within fifty (50) feet of the premises is prohibited; and
 - d. The premise is a licensed cannabis operation approved by the City of Costa Mesa. The City may also issue a window/door sticker, which shall be visibly posted.
5. The applicant, property owner and/or the operator shall obtain and maintain at all times during the term of the permit comprehensive general liability insurance protecting the permittee in an amount of not less than two million dollars (\$2,000,000.00) per occurrence, combined single limit, including bodily injury and property damage and not less than two million dollars (\$2,000,000.00) aggregate for each personal injury liability, products-completed operations and each accident, issued by an insurance provider admitted and authorized to do business in California and shall be rated at

least A-:viii in A.M. Best & Company's Insurance Guide. Such policies of insurance shall be endorsed to the name the City of Costa Mesa as an additional insured. Proof of said insurance must be provided to the Planning Division before the business commences operations. Any changes to the insurance policy must be submitted to the Planning Division within 10 days of the date the change is effective.

6. The applicant shall submit an executed Retail Cannabis Business Permit Defense and Indemnity Agreement on a form to be provided by the City.
7. The applicant shall post signs within the parking lot directing customers, employees and vendors to use consideration when entering their vehicles and leaving the parking lot such as no loud voices, shouting, loud music, revving car engines, slamming doors, etc. The security guard and storefront staff shall monitor the parking lot to prevent neighbor impacts. The language of the parking lot signs shall be reviewed and approved by the Planning Division prior to installation.

Operational Conditions

1. No product deliveries to the facility shall occur after 10:00 PM and before 7:00 AM.
2. Customer sales are limited to the hours between 7:00 AM and 10:00 PM.
3. At least one security guard shall be onsite at all times.
4. The operator shall maintain free of litter all areas of the property under which applicant has control.
5. The use shall be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood. The operator shall institute appropriate security and operational measures as necessary to comply with this requirement.
6. If parking shortages or other parking-related problems develop, the business owner or operator will be required to institute appropriate operational measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services or designee. Temporary or permanent parking management strategies include, but are not limited to, employee shuttle service from an approved location with excess parking, reducing operating hours of the business, hiring an employee trained in traffic control to monitor parking lot use and assist with customer parking lot circulation, encouraging customers to take advantage of online ordering for pick-up, limiting the number of employees that park onsite, and incentivizing employee carpooling/cycling/walking.
7. During their work shift, employees shall not park on residential streets or within residential neighborhoods.
8. All employees must wear an identification badge while on the premises of the business in a format prescribed by the City Manager or designee. When on the premises, badges must be clearly visible and worn on outermost clothing and above the waist in a visible location.

9. Vendor vehicle loading and unloading shall only take place within direct unobstructed view of surveillance cameras, located in close proximity to the vendor entry door, as shown on an exhibit approved by the Director of Economic and Development Services or designee. No loading and unloading of cannabis products into or from the vehicles shall take place outside of camera view. The security guard shall monitor all on-site loading and unloading of vehicles. Video surveillance cameras shall be installed on the exterior of the building with direct views of the vendor entry door and the entire parking lot. Any modifications or additional vehicle loading and unloading areas shall be submitted to the Director of Economic and Development Services or designee for approval.
10. The sale, dispensing, or consumption of alcoholic beverages on or about the premises is prohibited.
11. No outdoor storage or display of cannabis or cannabis products is permitted at any time.
12. Cannabis shall not be consumed on the property at any time, in any form.
13. The owner/operator shall prohibit loitering on and within fifty (50) feet of the property.
14. No cannabis or cannabis products, or graphics depicting cannabis or cannabis products, shall be visible from the exterior of the property, or on any of the vehicles owned or used as part of the cannabis business.
15. The owner or operator shall maintain air quality/odor control devices by replacing filters on a regular basis, as specified in the manufacturer specifications.
16. If cannabis odor is detected outside the building/tenant space, the business owner or operator shall institute corrective measures necessary to minimize or eliminate the problem in a manner deemed appropriate by the Director of Economic and Development Services.
17. Cannabis liquid or solid waste must be made unusable and unrecognizable prior to leaving a secured storage area and shall be disposed of at facility approved to receive such waste.
18. Waste disposal to the exterior trash enclosure shall be limited between the hours of 8 AM and 8 PM to prevent noise impacts to residents.
19. The vehicle gate shall remain closed between the hours of 10 PM and 7 AM, except when temporary access is needed for trash collection, maintenance, or employee access. KnoxBox access shall be provided to the Costa Mesa Fire Department and Costa Mesa Police Department.
20. An employee shall be required to periodically monitor the parking lot, especially during the early morning and evening, to ensure customers and vendors are not disturbing nearby residential uses.
21. Each transaction involving the exchange of cannabis goods between the business and consumer shall include the following information: (1) Date and time of transaction; (2) Name and employee number/identification of the employee who processed the sale; (3) List of all cannabis goods purchased including quantity; and (4) Total transaction amount paid.



Request: a Conditional Use Permit to allow a Cannabis Retail Storefront (Type 10) and ultimately a Cannabis Business Permit.

Executive Summary:

Newport Leaf is a women-owned, women-led, women-focused Cannabis Retail Store located in the high-visibility downtown area of Costa Mesa. Newport Leaf is an innovative and unique company that offers a diverse range of high-quality products. Newport Leaf is a brand founded and led by a team of experienced and passionate women who are dedicated to breaking down barriers and shattering stigmas in the cannabis industry. We proudly offer a safe and welcoming environment for all, focusing on empowering women and other marginalized communities. As a woman-owned business, we are committed to giving back to our community through partnerships with local non-profits and initiatives supporting women's health and empowerment.

This Business Model provides a competitive advantage necessary to be successful in a challenging and ever-changing cannabis industry.

One day, there was a realization that the Jewelry Store was inside the "Green Zone", just outside the Sensitive Use buffers that allow for only 4 possible locations on Newport Blvd from 19th to 17th Street.

When the Owner approached the Jewelry Store, they quickly realized it was a fit. The women wanted to operate a Cannabis Retail Store, and the Jewelry Store wished to downsize.

The Team has been formed with operational excellence in mind. We will seek to uplift women by supporting and partnering with other woman-led, woman-focused brands and businesses. As well as prioritizing brands sourced from Measure X Costa Mesa Cannabis partners.

Newport Leaf is supported by Costa Mesa's only women-led, women-run Measure X brand.

Overall, our women-owned cannabis brand is poised for success in a rapidly expanding industry, offering high-quality products, exceptional customer service, and a commitment to positively impacting the world.

Site Selection:

- Only 1 of 4 qualifying properties in the downtown area between 19th St and 17th St. that allows for high visibility cannabis retail storefront in the Green Zone
- Ample parking in rear, with the below improvements
- Small Retail Area of 475 sf and a total of less than 1,000 sf for the Licensed Premises
 - (Bathroom not included)

Community Outreach:

The Team conducted outreach efforts to engage the local neighborhood and discuss the project:

- Mailed to 500 ft radius in English & Spanish
- Onsite Event – Meet & Greet with Team
- Conducted several canvassing efforts to engage those in proximity
- Received 4 key Letters of Support from adjacent Businesses, with kind words of support

Front of Property:

- Modernized façade elements
- Introduced new Landscape pallet of California Native, drought tolerant species designed to soften the built environment
 - Front & Rear: Tree – Arbutus Marina. Plants- Zwartkop Aeonium, Red Yucca, Sticks of Fire

Rear of Property:

- Parking exceeds Code, with an Index of 175 (8 required and 14 provided)
- Parking stalls are extra wide at 11’ to allow for ease of maneuvering
- Constructed new Trash Enclosure
- Reforesting the Urban Forest by adding 10 new Trees
- Rear Wall receiving Landscaping Treatment to soften the built environment
 - Creates an elegant sense of arrival
- Maintaining locked gate after operational hours to mitigate loitering and transient impacts
- Expanded Security Guard Patrol to include rear alley
- Interior Secure Bike Racks, accessible from Front or Rear
 - Note: Front area is Caltrans
- Security Lighting with Photometric Study to provide visibility while preventing light pollution
- Team has provided contact information to all neighbors in proximity and will be in constant contact with those in close proximity
- Methods to Communicate with Customers:
 - Verbally by Employees and Security Guard
 - Signage: Internal & External
 - Customer Exit Bags – “Please respect our Neighbors as you exit”, or on any specific issue

Security:

- Layered Onion Security Plan, with hardened exterior and layers of deterrents and technology
- 24 Hour Security Guard:
 - acting as part of the 24 hour Community Liaison, Crime Prevention
 - Expanded patrol to include front sidewalk and rear alley
- Surveillance, Monitored Burglar Alarm, Controlled Access, Secure Access, Odor Control
- Employees background checked and badged

UFCW:

- Team has a signed document committing to the relationship with the Union

Community Benefits:

- Team is committed to adding value to Woman and the Eastside Neighborhood

Public Point of Contact: Chris Glew | GlewLaw@gmail.com | (714) 231-4435

RENDERING – Front Elevation



RENDERING – Rear Elevation (Presentation will have new Logo & Security Lighting)

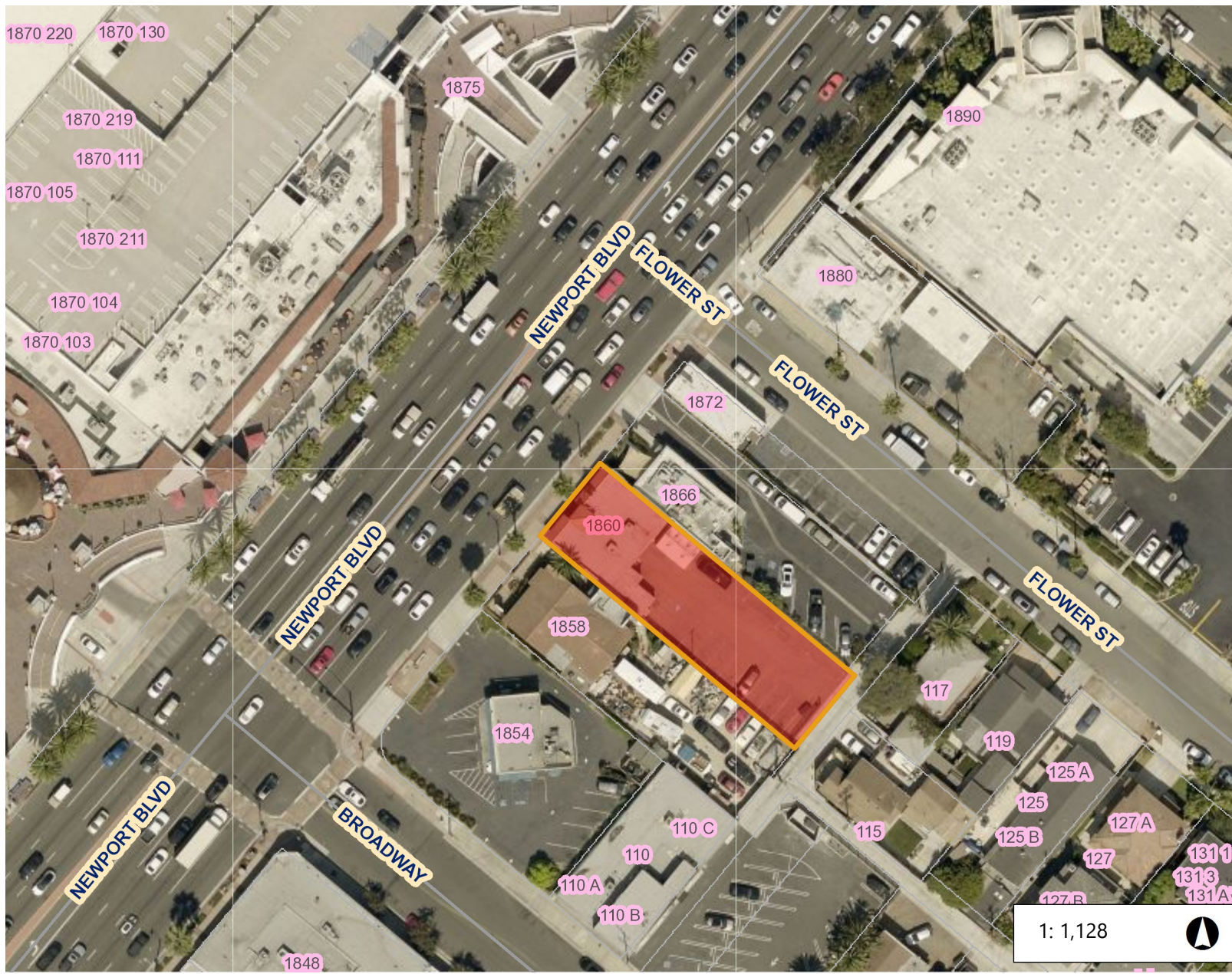


Front Elevation CURRENT USE



Front Elevation PRIOR USE





Legend

 Costa Mesa

1: 1,128 



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

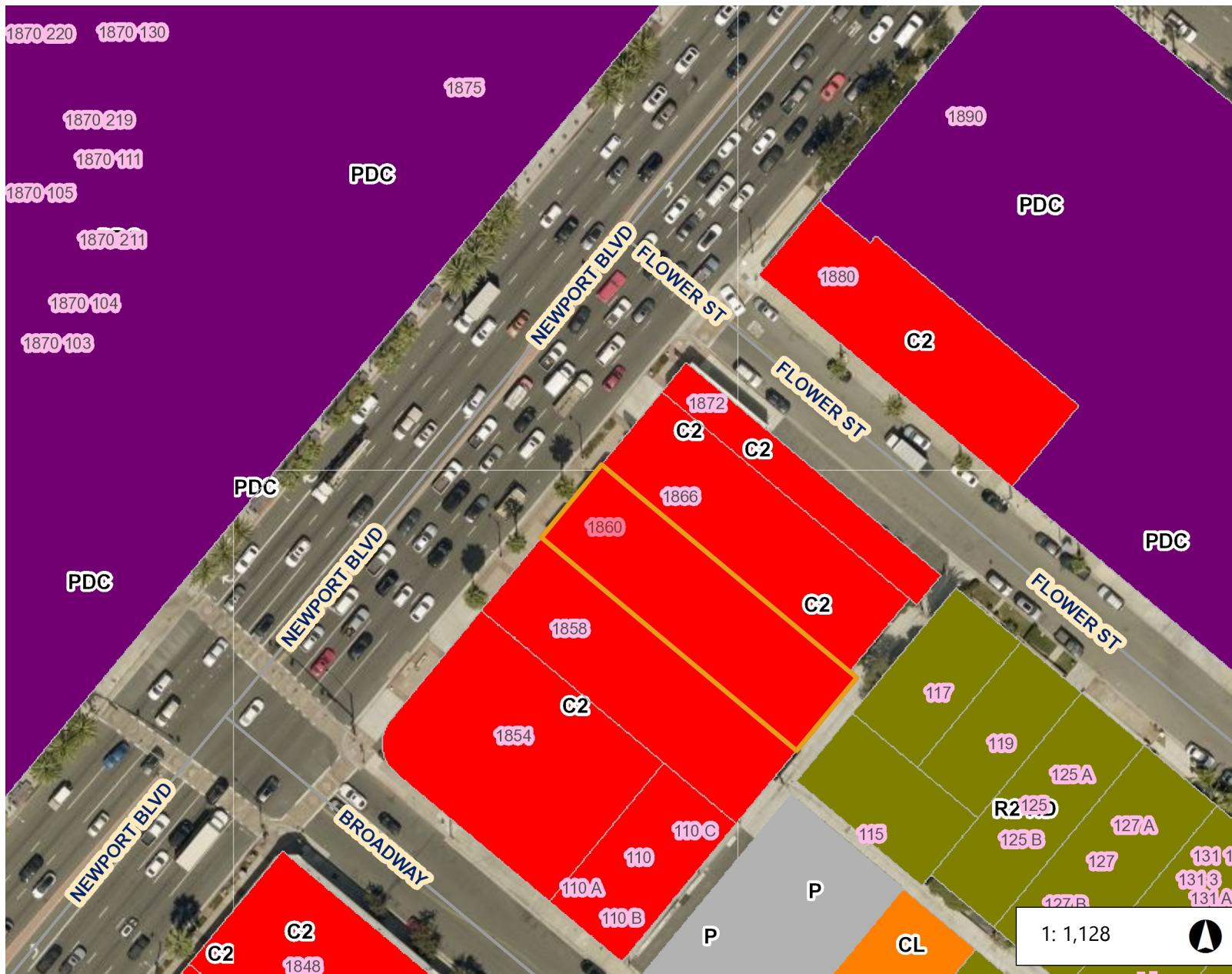
The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Notes

PA-22-02
1860 NEWPORT BLVD.



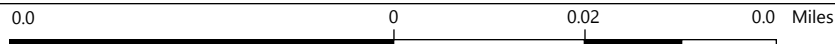
ATTACHMENT 4



Legend

- Costa Mesa
- Zoning**
- AP - Administrative Professional
- IR-MLT - Institutional Recreational I
- R1 - Single-Family Residential
- R2-MD - Multiple-Family Residential
- R2-HD - Multiple-Family Residential
- R3 - Multiple Family Residential
- MG - General Industrial
- MP - Industrial Park
- PDI - Planned Development Industrial
- C1 - Local Business
- C2 - General Business
- C1-S - Shopping Center
- TC - Town Center
- PDR-NCM - Planned Development Mesa
- I&R - Institutional Recreational
- I&R-S - Institutional Recreational - S
- P - Parking
- CL - Commercial Limited
- PDC - Planned Development Commercial
- PDR-LD - Planned Development Residential Density
- PDR-MD - Planned Development Residential Density
- PDR-HD - Planned Development Residential Density

1: 1,128



WGS_1984_Web_Mercator_Auxiliary_Sphere
© City of Costa Mesa

The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

Notes

PA-22-02
1860 NEWPORT BLVD.

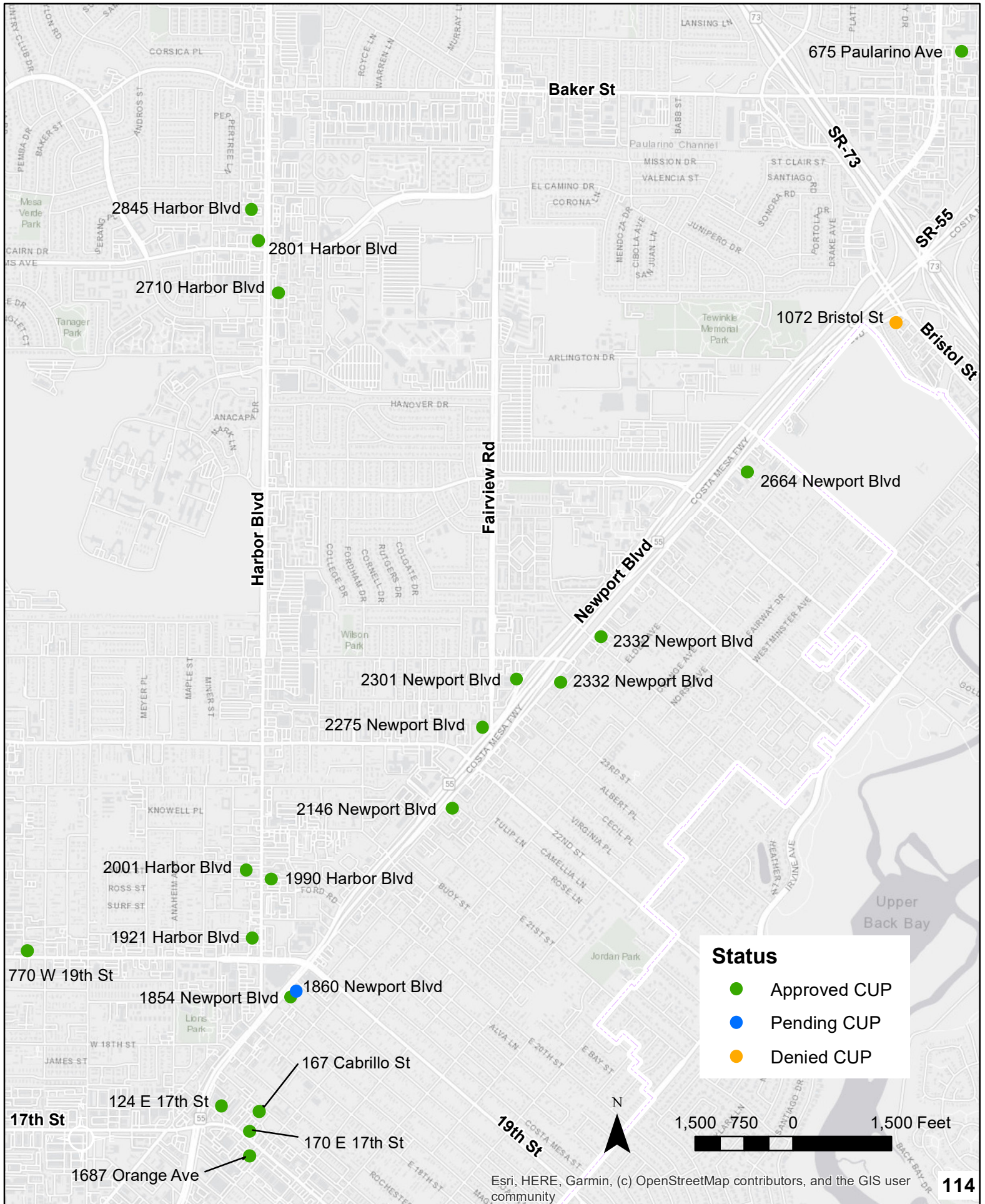
EXISTING SITE PHOTOS 1860 NEWPORT BOULEVARD



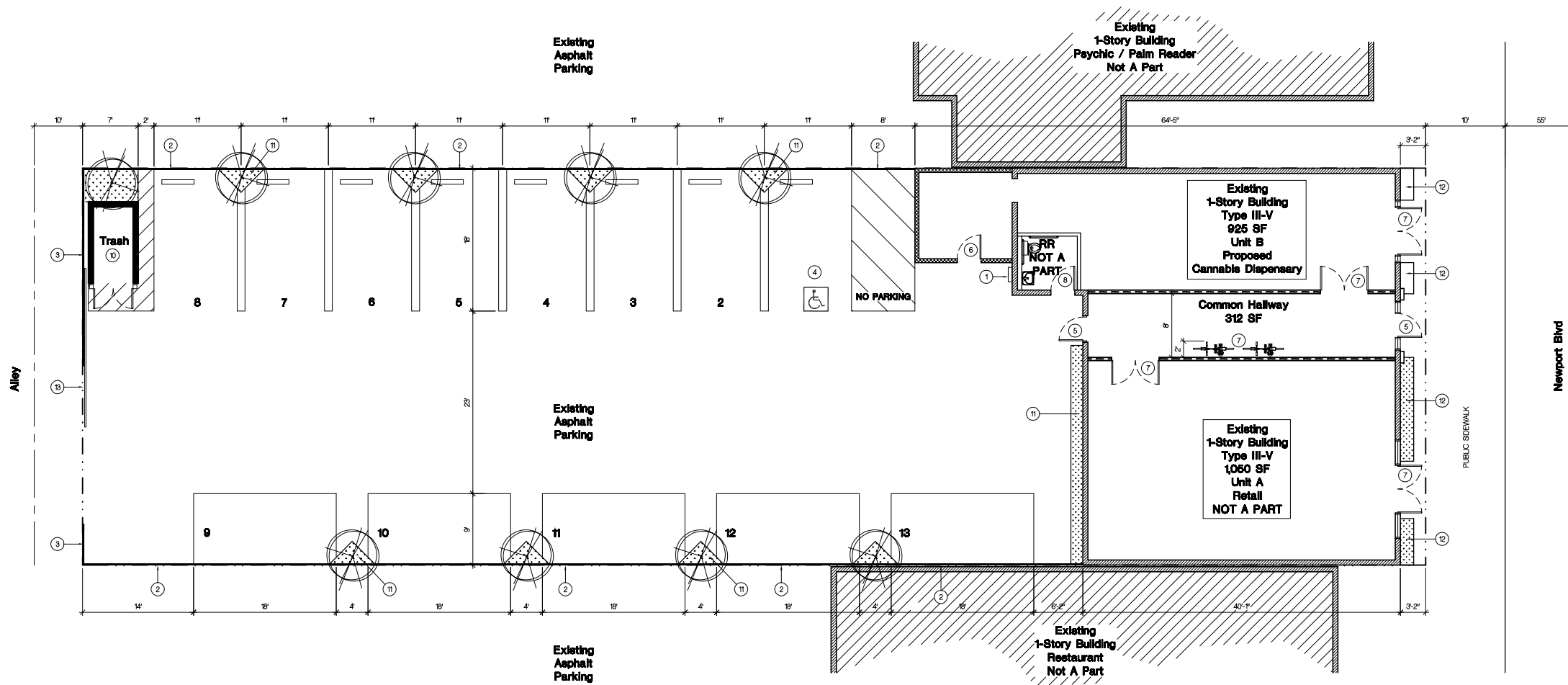
View from Newport Boulevard



View from the Alley



ATTACHMENT 7



Legend:

- EXISTING PROPERTY LINE, TYP. (APPROXIMATE)
- ▨ EXISTING CONCRETE BLOCK BUILDING WALL, TYP.
- ▩ EXISTING WOOD FRAMED BUILDING WALL, TYP.
- ▧ NEW DEMISING WALL, TYP.
- ▤ NEW LANDSCAPE, TYP. - 180 SF
- ① EXISTING ELECTRICAL METER
- ② NEW 6' HIGH WROUGHT IRON FENCE
- ③ EXISTING 6' HIGH WROUGHT IRON FENCE
- ④ EXISTING ADA PARKING STALL
- ⑤ EXISTING 3X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
- ⑥ EXISTING 3X7' METAL DOOR AND FRAME
- ⑦ NEW 3X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
- ⑧ NEW 3X7' METAL DOOR AND FRAME - LEVER HARDWARE
- ⑨ NEW BIKE RACK, TYP.
- ⑩ NEW TRASH ENCLOSURE CMU WALLS 6' HIGH AND METAL DOORS PAINT FINISH
- ⑪ NEW PLANTER, TYP.
- ⑫ NEW LANDSCAPE IN EXISTING PLANTERS, TYP.
- ⑬ EXISTING WROUGHT IRON SLIDING GATE

**Cannabis Dispensary
Tenant Improvements
1860 Newport Blvd
Costa Mesa, CA. 92627**

Issued For	Date
Client Review Set	07-07-2021

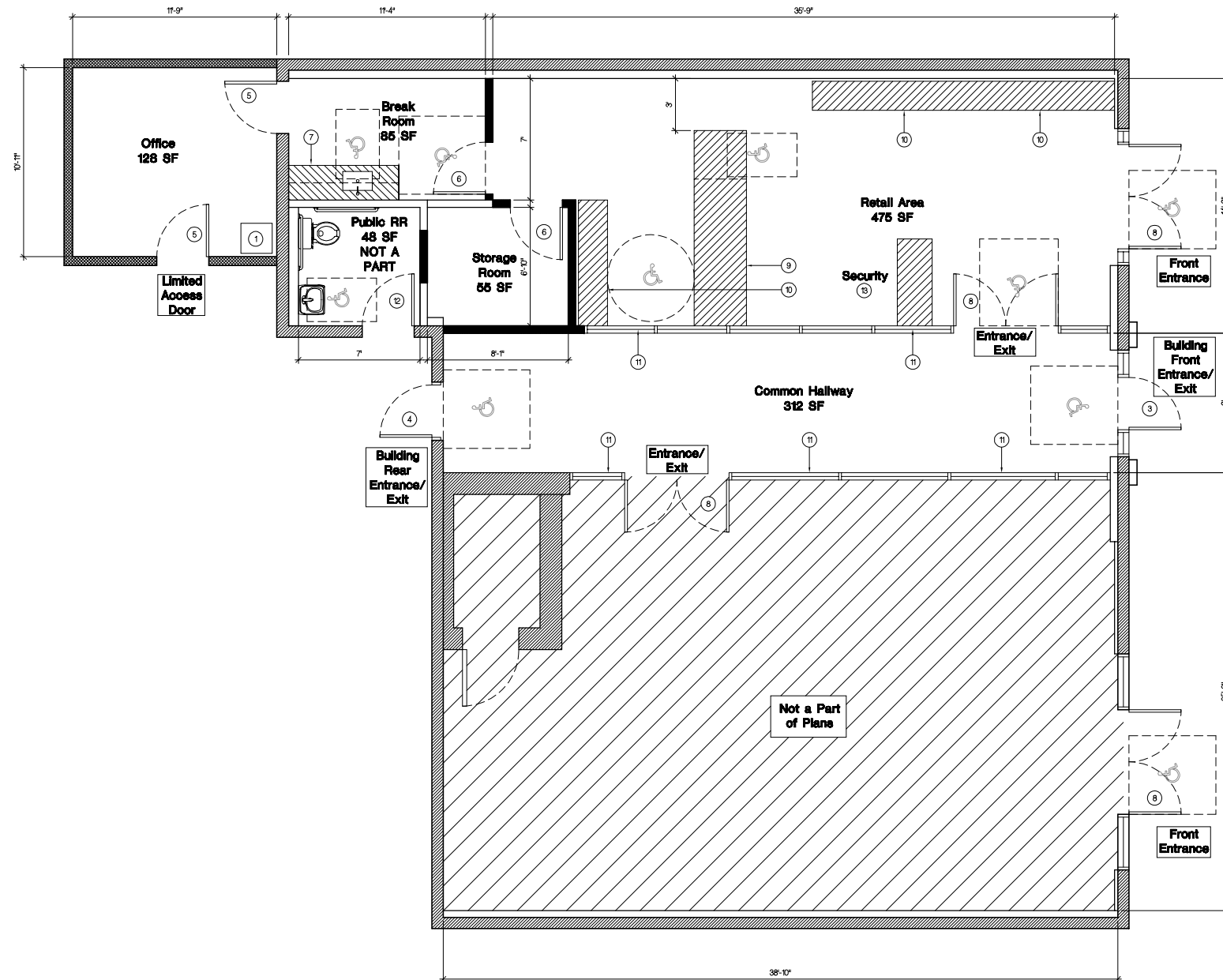
These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No:	A-12
Job No:	2131A
Drawn By:	Staff
Date:	07-06-2021
Scale:	As Shown

**PROPOSED
SITE PLAN**



A-1.2



- Legend:**
- EXISTING CONCRETE BLOCK BUILDING WALL, TYP.
 - EXISTING WOOD FRAMED BUILDING WALL, TYP.
 - EXISTING INTERIOR WALL, TYP.
 - NEW INTERIOR WALL, TYP.
 - ① EXISTING WATER HEATER
 - ② EXISTING STOREFRONT WINDOW
 - ③ EXISTING 6'-4" X 7' STOREFRONT SYSTEM WITH 3'X7' GLASS DOOR
 - ④ EXISTING 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
 - ⑤ EXISTING 3'X7' WOOD DOOR AND FRAME
 - ⑥ NEW 3'X7' WOOD DOOR AND METAL FRAME - LEVER HARDWARE
 - ⑦ NEW UPPER AND LOWER CABINETRY WITH STONE TOP
KITCHEN SINK WITH GARBAGE DISPOSAL
 - ⑧ NEW 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
 - ⑨ NEW SALES COUNTER, TYP.
 - ⑩ NEW WALL DISPLAY, TYP.
 - ⑪ NEW STOREFRONT SYSTEM, TYP.
 - ⑫ NEW 3'X7' METAL DOOR AND FRAME - LEVER HARDWARE
 - ⑬ SECURITY AREA - CUSTOMER IDENTIFICATION/AGE VERIFICATION

**Cannabis Dispensary
 Tenant Improvements
 1860 Newport Blvd
 Costa Mesa, CA. 92627**

Issued For	Date
Client Review Set	07-07-2021

These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No:	A-22
Job No:	2131A
Drawn By:	Staff
Date:	07-06-2021
Scale:	As Shown

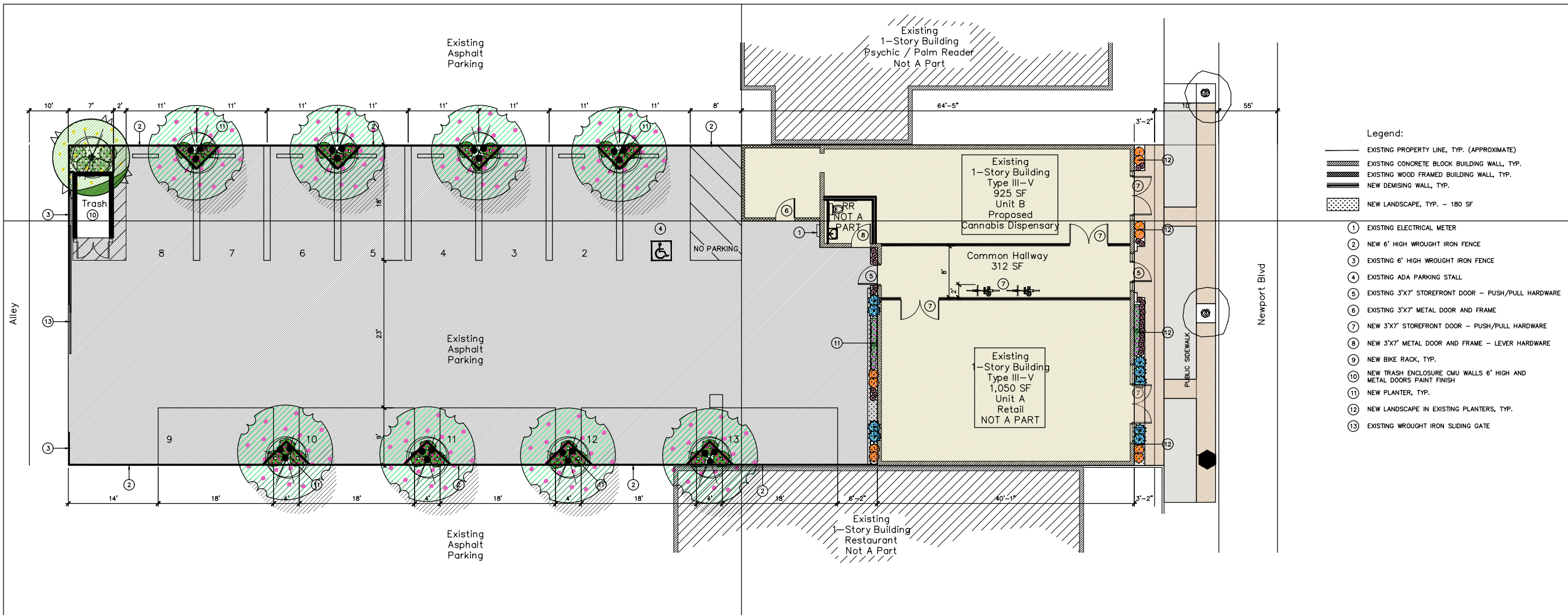
**PROPOSED
 FLOOR PLAN**



A-2.2



Tenant Improvements
1860 Newport Blvd
Costa Mesa, CA. 92627



- Legend:**
- EXISTING PROPERTY LINE, TYP. (APPROXIMATE)
 - ▨ EXISTING CONCRETE BLOCK BUILDING WALL, TYP.
 - ▩ EXISTING WOOD FRAMED BUILDING WALL, TYP.
 - NEW DEMISING WALL, TYP.
 - ▤ NEW LANDSCAPE, TYP. - 180 SF
- 1 EXISTING ELECTRICAL METER
 - 2 NEW 6' HIGH WROUGHT IRON FENCE
 - 3 EXISTING 6' HIGH WROUGHT IRON FENCE
 - 4 EXISTING ADA PARKING STALL
 - 5 EXISTING 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
 - 6 EXISTING 3'X7' METAL DOOR AND FRAME
 - 7 NEW 3'X7' STOREFRONT DOOR - PUSH/PULL HARDWARE
 - 8 NEW 3'X7' METAL DOOR AND FRAME - LEVER HARDWARE
 - 9 NEW BIKE RACK, TYP.
 - 10 NEW TRASH ENCLOSURE CMU WALLS 6' HIGH AND METAL DOORS PAINT FINISH
 - 11 NEW PLANTER, TYP.
 - 12 NEW LANDSCAPE IN EXISTING PLANTERS, TYP.
 - 13 EXISTING WROUGHT IRON SLIDING GATE

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANT FACTOR
Trees					
A M	Arbutus marina	No common name	24" box	8	L
H F	Hymenosporum flavum	Sweetshade	15 gal	1	M
Shrubs/Perennials/Ground Covers					
A A	Aeonium arboreum 'Zwartkop'	Zwartkop Aeonium	1 gallon	26	L
E K	Erigeron karvinskianus	Santa Barbara Daisy	1 gallon	4	M
E T	Euphorbia tirucalli 'Sticks on Fire'	Sticks of Fire	1 gallon	10	L
H P	Hesperaloe parviflora	Red Yucca	1 gallon	27	L
L A	Lavandula a. 'Hidcote'	Hidcote Lavender	1 gallon	9	L
Espalier					
G C	Grewia caffra	Lavender Star Flower espaliered	5 gallon	2	M

Note: Install a 3" thick layer of shredded bark mulch throughout all landscape areas.
Plant Factor describes plant species water use rating - L = Low, M = Moderate, H = High

PLANTING NOTES

1. Protect in place all existing Queen Palms and Pygmy Date Palms on the site.
2. Hand water existing landscape to remain as necessary to keep planting in a healthy condition while irrigation system is turned off for construction.
3. Contractor shall maintain a qualified supervisor on the site at all times during installation through completion of work.
4. Contractor shall verify all plant material species and quantities prior to installation. Plant quantities are listed for the convenience of the Contractor; actual number of plant symbols shown on plan shall have priority over quantity listed.
5. All container grown plants and ground covers and installation per the plans are to be provided and paid for by the Contractor. Contractor shall be responsible for the continuous protection of all plants upon delivery to the site and throughout construction.
6. All plant materials shall be inspected and are subject to approval prior to installation by the Landscape Architect.
7. Remove all debris, weeds, excess material, and rocks larger than 2" in diameter from landscape areas prior to soil preparation and again prior to planting.
8. Contractor shall obtain samples of site soil from two different locations in landscape areas and have them analyzed by a reputable soil testing laboratory for fertility and agricultural suitability. Install soil amendments as recommended in the soil analysis report.
9. Excavate plant pits for shrubs twice the diameter and 1-1/2 times the depth of the root ball. For bidding purposes, use the following soil amendment specifications: Place native soil without amending for backfill to the bottom of the root ball, and the following backfill mix, thoroughly mixed, around the root ball to the surface:
3 parts by volume on-site soil
1 part by volume nitrogen stabilized organic amendment (fir or cedar shavings)
Gro-Power Controlled Release fertilizer, quantity per manufacturer's specification
10. Fine grade all planting areas to achieve surface drainage toward street, parking lot, or storm drains.
11. Following completion of planting, spread a continuous 3" thick layer of shredded bark mulch in newly planted areas.
12. Upon completion, remove all extraneous material and debris from the site, and rake the area clean.
13. Contractor shall include in his bid maintenance of the landscape for 60 days, including weeding, pruning, cleanup, adjustment of irrigation system, and replacement of dead or damaged plants.
14. Contractor shall guarantee all shrubs for a period of 90 days and all trees for a period of one year following completion of the 60 day maintenance period, and shall replace any dead plants at no additional cost unless vandalism, improper maintenance, or damage by other contractors or agency staff can be shown.

IRRIGATION NOTE:

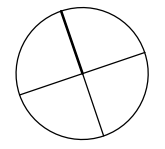
ALL PLANTED AREAS TO BE IRRIGATED WITH DRIP IRRIGATION. A 'SMART' IRRIGATION CONTROLLER SHALL BE INSTALLED WITH A WEATHER SENSOR TO MAXIMIZE IRRIGATION EFFICIENCY AND CONFORM TO MWELQ REQUIREMENTS.

SITE LANDSCAPE SUMMARY

LANDSCAPE:
Proposed Landscape: 274 SF

TREES:
INVENTORY REQUIRED VS. PROPOSED REQUIRED:
1-Tree per 6 parking spaces/15 = 3 trees

Total new trees required = 3 trees
Total new trees provided = 9 trees



N
SCALE: 1/8"=1'-0"

Issued For	Date
Client Review Set	07-07-2021

These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No.:	2131A
Job No.:	RW
Drawn By:	RW
Date:	04-11-2023
Scale:	As Shown

LANDSCAPE SITE PLAN



Project #: 22133



Cannabis Dispensary
Tenant Improvements
1860 Newport Blvd
Costa Mesa, CA. 92627

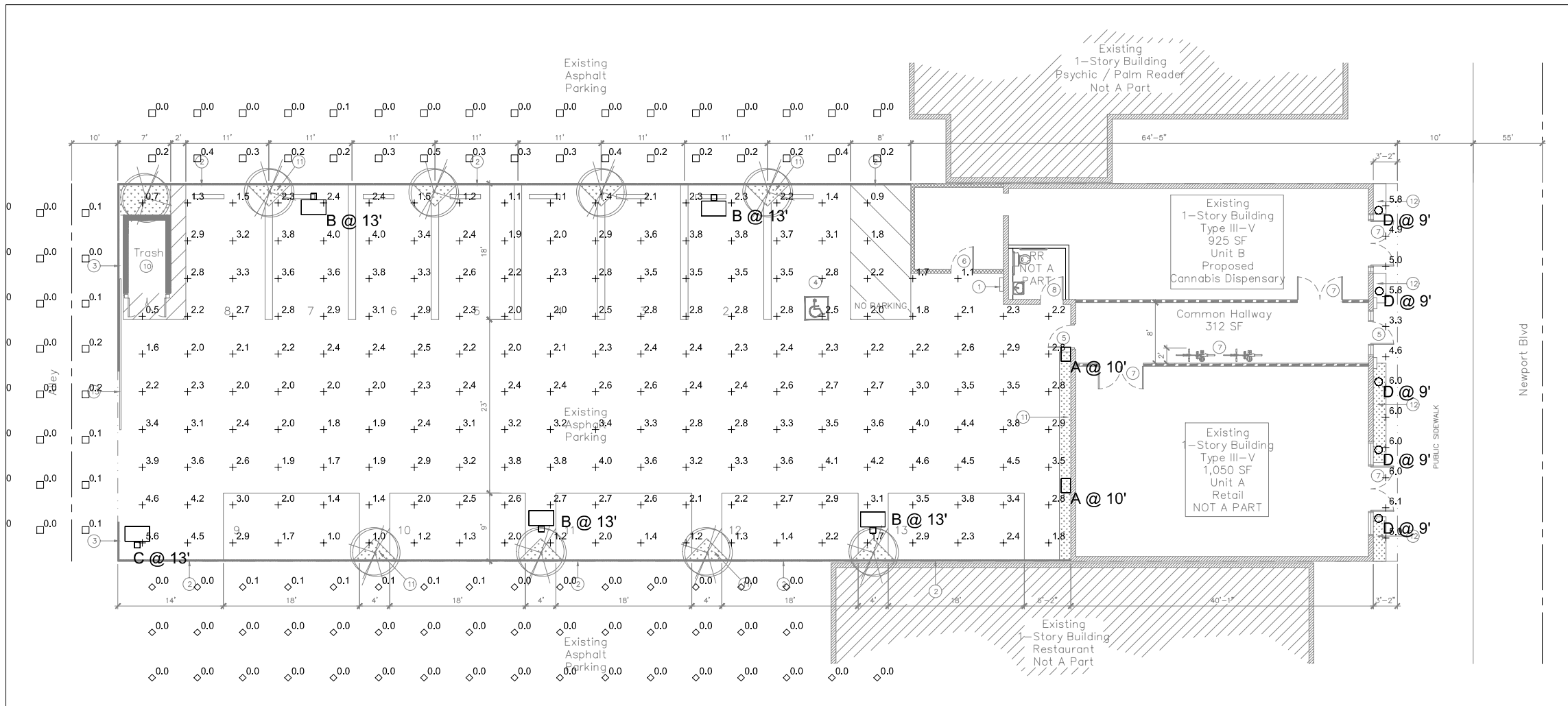
Issued For	Date
Client Review Set	07-07-2021

These drawings are the property of Frank Martinez. All design ideas and information on these drawings are the property of Frank Martinez and can not be copied or disclosed without written permission from Frank Martinez.

File No.:	
Job No.:	2131A
Drawn By:	Staff
Date:	07-06-2021
Scale:	As Shown

**SITE
PHOTOMETRIC
PLAN**

SPH-1



1 SITE PHOTOMETRIC PLAN
SPH-1 SCALE: 1/8" = 1'-0"
NORTH

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	2	Lithonia Lighting	WDGE2 LED P1 30K 80CRI TFTM	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI TYPE FORWARD THROW MEDIUM OPTIC	1	1186	0,9	11,1658
□	B	4	Lithonia Lighting	DSX0 LED P1 30K BLC MVOLT	DSX0 LED P1 30K BLC MVOLT	1	3585	0,9	38
□	C	1	Lithonia Lighting	DSX0 LED P1 30K LCCO MVOLT	DSX0 LED P1 30K LCCO MVOLT	1	2668	0,9	38
○	D	5	Lithonia Lighting	LDN4 30/05 L04AR LSS	4IN LDN, 3000K, 500LM, CLEAR, SEMI-SPECULAR REFLECTOR, 80CRI	1	517	0,9	5,74

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALLEY WAY @ 0' A.F.G.	□	0,0 fc	0,2 fc	0,0 fc	N/A	N/A
NORTH ADJACENT PROPERTY @ 0' A.F.G.	□	0,1 fc	0,5 fc	0,0 fc	N/A	N/A
PARKING AREA @ 0' A.F.G.	+	2,6 fc	5,6 fc	0,5 fc	11,2:1	5,2:1
SOUTH ADJACENT PROPERTY @ 0' A.F.G.	◇	0,0 fc	0,1 fc	0,0 fc	N/A	N/A
STOREFRONT @ 0' A.F.G.	+	5,4 fc	6,1 fc	3,3 fc	1,8:1	1,6:1







