UNOFFICIAL UNTIL APPROVED

MEETING MINUTES OF THE CITY OF COSTA MESA PLANNING COMMISSION

May 10, 2021
Regular Meeting – 6:00 p.m.

CALL TO ORDER:

Chair de Arakal called Zoom webinar meeting to order at 6:01 p.m.

PLEDGE OF ALLEGIANCE:

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL:

Present: Chair Byron de Arakal, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jenna Tourje

Absent: Vice-Chair Kedarious Colbert, and Commissioner Adam Ereth

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

ANNOUNCEMENTS AND PRESENTATIONS:

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

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

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

Caller 1: Steven Chan, resident, provided a 3-minute video clip on the noise and laser pointers at security cameras from Strut Bar as well as noise from Smart n Final.

Chair de Arakal closed Public Comments at 6:08 p.m.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Toler provided a slide presentation to promote “May is Bike Month”. Happy Bike Month.

Commissioner Zich stated he rides his bike 50 – 70 miles a week.

Commissioner Russell reminded everyone about the Love Costa Mesa event on 05/15/2021, 9:00 a.m – 12:00 p.m. www.lovecostamesa.org.

Commissioner Tourje' participated in the recent Plan and Play event with Costa Mesa students. It was a pleasure to advise the students. She will be participating in Love Costa Mesa event.

Chair de Arakal thanked Staff, Kimley Horn, and members of the Public who participated in the recent Study Session for the Housing Element.

CONSENT CALENDAR:

A member of the Public, Flo Martin, pulled Consent Calendar Item No. 1.

Commissioners Zich and Toler pulled Consent Calendar Item No. 1.

1. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR FY 2021 – 2022 AND FIVE-YEAR FY 2021 – 2026 CAPITAL IMPROVEMENT PROGRAMS**

   Recommended Action: Staff recommends that the Planning Commission recommend adopt a Resolution to find that the City's proposed CIP is in conformance with the 2015 – 2035 General Plan and that the General Plan conformance finding for the City's proposed CIP is not a "project" and is not subject to CEQA.

Director Raja Sethuraman presented the staff report.

Chair de Arakal opened Public Comments at 6:31 p.m.

Caller 1: Flo Martin, resident, provided comments on Transportation/Baker – Placentia – Victoria – West 19th Traffic Signal Synchronization. She fears synchronized traffic signals will cause drivers to speed.

Caller 2: David Martinez, resident, echoed Flo Martin's statement. He provided comments on items 7.4, 7.5, and 7.13. He also stated Class 1, Class 2, and Class 4 should also be a priority.

Chair de Arakal closed Public Comments at 6:38 p.m.

Commissioner Zich inquired about signal synchronization, funding sources, Fipack involvement, Senate Bill 1 (Road Repair and Accountability Act of 2017), street improvements average cost/budget, and Westside park development.

Commissioner Toler inquired about citywide street improvements named and unnamed, grant money, review process (consultants, Bikeway Committee, experts), signal synchronization, traffic congestion, reducing driver frustration, C7, C8 and C10.

Commissioner Tourje' noted her appreciation that Shalimar Park is included in the 5-year plan.

MOTION: A motion was made by Chair de Arakal to adopt a Resolution to find that the City's proposed CIP is in conformance with the 2015 – 2035 General Plan and that the General Plan conformance finding for the City's proposed CIP is not a "project" and is not subject to CEQA.

Moved by Chair de Arakal, seconded by Commissioner Zich.

The motion carried by the following roll call vote:

Ayes:	de Arakal, Russell, Toler, Tourje', Zich
Nays:	None
Absent:	Colbert, Ereth
Recused:	None
Motion carried:	5 – 0

PUBLIC HEARINGS:

1. PLANNING APPLICATION 20 – 15 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (NEW NORMAL LABS) AT 3505 CADILLAC AVENUE, UNIT M-204

Project Description: Planning Application 20 – 15 is a request for a Conditional Use Permit (CUP) to operate a marijuana manufacturing and distribution facility within a 2,333-square-foot tenant space at 3505 Cadillac Avenue, Unit M-204. The applicant is proposing to use the tenant space for non-volatile cannabis manufacturing, packaging, and distribution. The applicant proposes to have security systems throughout the facility. No cultivation of marijuana or marijuana dispensary is permitted.

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

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

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 20-15, subject to conditions of approval.

There were no written public comments received.

No Ex-parte communications to report.

Assistant Planner Chris Yeager presented the staff report.

Chair de Arakal inquired about the unsecured transportation between manufacturing to distribution.

Commissioner Zich inquired if HdL reviewed and approved the plan, and if cultivation approval would be by Ordinance.

Chair de Arakal opened the Public Hearing at 7:14 p.m.

Amanda Kilroe and Emily Hackerman, New Normal authorized agents, answered the Commissioners' inquiries. They have read the staff report and agreed to the conditions of approval.

Chair de Arakal opened the Public Comments at 7:20 p.m.

PUBLIC COMMENTS: None

Chair de Arakal closed the Public Comments at 7:21 p.m.

Chair de Arakal closed the Public Hearing at 7:24 p.m.

MOTION: A motion was made by Chair de Arakal to approve Planning Application 20 – 15, subject to the conditions of approval.

Moved by Chair de Arakal, seconded by Commissioner Russell.

The motion carried by the following roll call vote:

Ayes:	de Arakal, Russell, Toler, Tourje', Zich
Nays:	None
Absent:	Colbert, Ereth
Recused:	None
Motion carried:	5 – 0

2. PLANNING APPLICATION 20 – 16 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY (ASH CAPITAL) AT 3505 CADILLAC AVENUE, UNIT O-108

Project Description: Planning Application 20 – 16 is a request for a Conditional Use Permit (CUP) to operate a marijuana manufacturing and distribution facility within a 2,275-square-foot tenant space at 3505 Cadillac Avenue, Unit O-108. The applicant is proposing to use the tenant space for non-volatile cannabis

manufacturing, packaging, and distribution. The applicant proposes to have security systems throughout the facility. No cultivation of marijuana or marijuana dispensary is permitted.

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

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

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 20 – 16, subject to conditions of approval.

There were no written public comments received.

No Ex-parte communications to report.

Assistant Planner Johnwilly Aglupos presented the staff report.

Commissioner Zich asked for clarification on purchasing bulk extract concentrates and pre-roll filling machine.

Chair de Arakal enquired if the Bureau of Cannabis prohibits the passage of product from a limited-access through a non-licensed area.

Director Le confirmed with HdL it is allowed under State regulations as long as it is logged in the track and trace system.

Chair de Arakal opened the Public Hearing at 7:35 p.m.

Sean Maddocks, Ash Capital authorized agent, has read the staff report and agreed to the conditions of approval. He gave additional information regarding bulk extract concentrates and pre-roll filling machine – flower will be purchased for pre-roll in addition to bulk extract and will be logged in the track and trace system, and only purchased from licensed providers per the State's definition.

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

PUBLIC COMMENTS: None

Chair de Arakal closed the Public Comments at 7:38 p.m.

Chair de Arakal closed the Public Hearing at 7:38 p.m.

MOTION: A motion was made by Chair de Arakal to approve Planning Application 20 – 16, subject to the conditions of approval.

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

The motion carried by the following roll call vote:

Ayes:	de Arakal, Russell, Toler, Tourje', Zich
Nays:	None
Absent:	Colbert, Ereth
Recused:	None
Motion carried:	5 – 0

DEPARTMENTAL REPORT(S):

1. Public Services Report – City Engineer Yang noted the City Council recognized the month of May as Costa Mesa Bike Month at the 05/04/2021 Council Meeting. He briefed the Commission on Public Services promotion "3 Feet for Safety Act".

2. Development Services Report – Director Le reminded everyone of the 05/11/2021 City Council Study Session on the proposed Capital Improvement Program.

CITY ATTORNEY'S OFFICE REPORT(S):

1. City Attorney – Mr. Preziosi had no report.

ADJOURNMENT AT 7:42 P.M.:

Submitted by:

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JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION