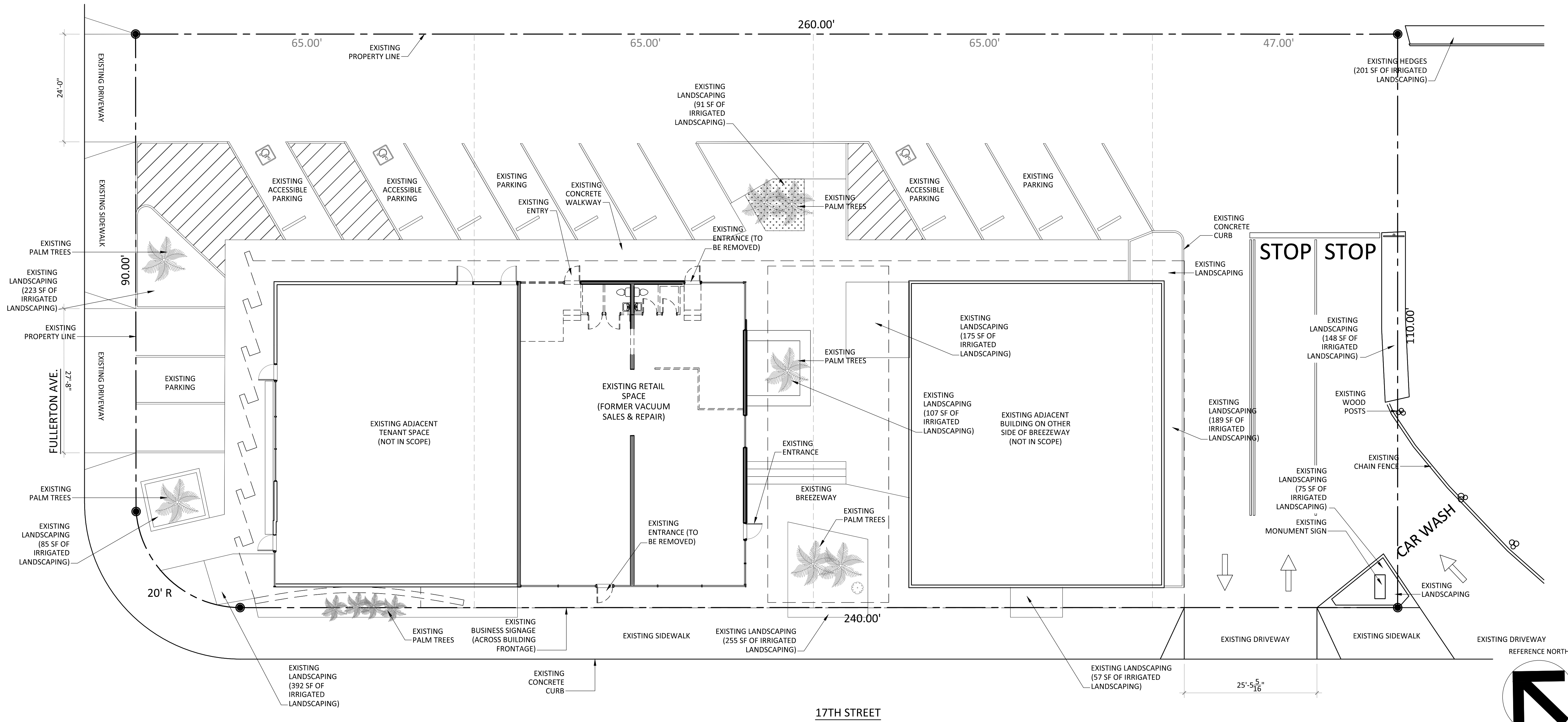


ATTACHMENT 6



PROJECT - EXISTING SITE PLAN

SCALE: 0 10' 1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
SITE: 28,499 SF
BUILDING: 19,204 SF
THIS PROJECT SPACE: 2,559 SF
67.4% LOT COVERAGE

PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)

EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING

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PROJECT: 20200819

CLIENT:
SOUTH CORD HOLDINGS LLC
ATTN: ELLIOT LEWIS
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SUITE 201 LONG BEACH, CA 90803
(562)370-3780
ELLIOT.LEWIS.CEO@SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
PROJECT - EXISTING SITE PLAN

DATE: 6/22/2022

ARCHITECT'S APPROVAL:

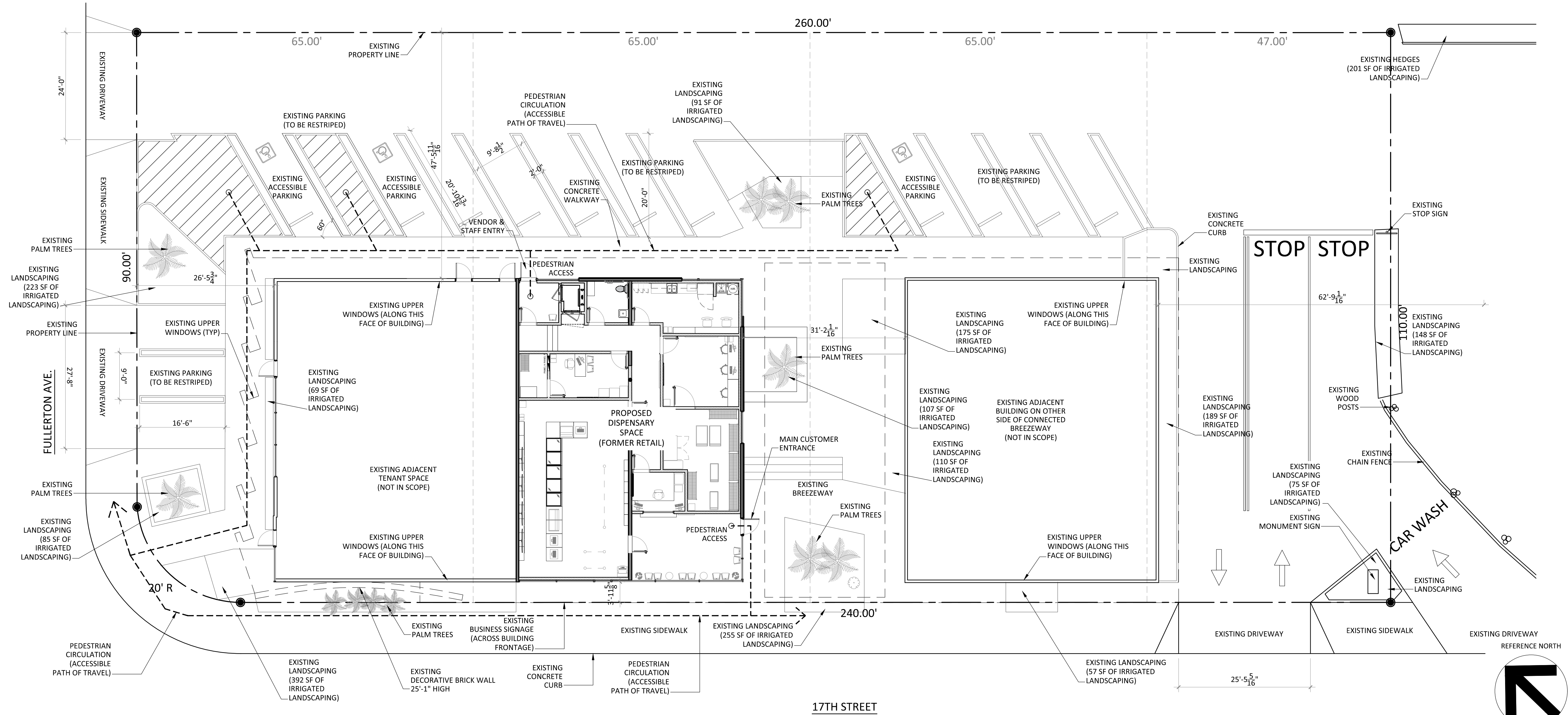
SEAN P. FREITAS
LICENSED ARCHITECT
CALIFORNIA
NO. C23563
REN. 7/23

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SHEET:
A2.11

SHEET: OF SHEETS

REF: SHEET A2.22 FOR EXPANDED SITE PLAN, PARKING & LANDSCAPING



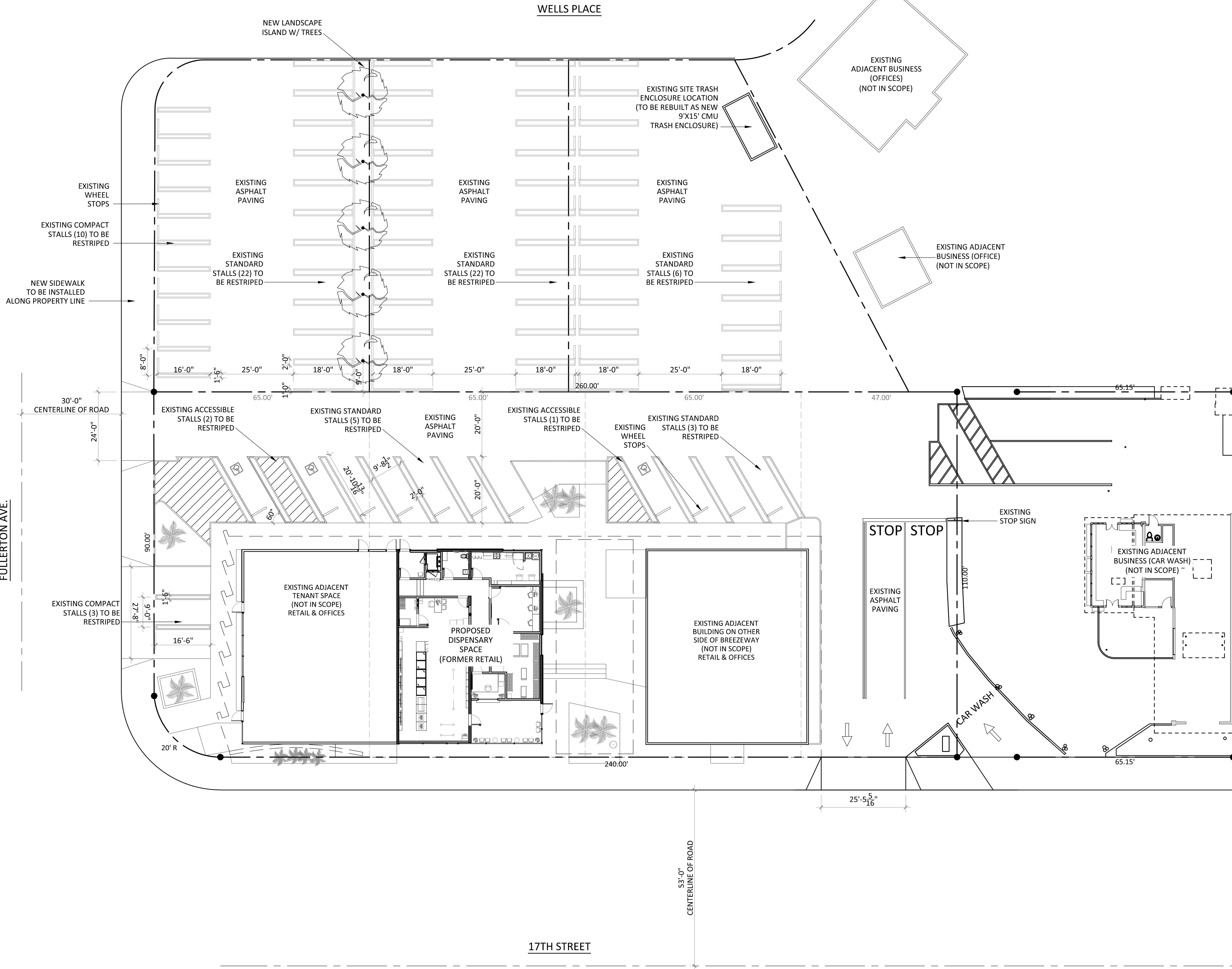
PROJECT - PROPOSED SITE PLAN

SCALE: 0 10' 1

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
ZONING: C2 (GENERAL BUSINESS)
SITE: 28,499 SF
BUILDING: 19,204 SF
PROPOSED SPACE: 2,559 SF
LANDSCAPING: 1,998 SF (7%)

TOPOGRAPHY AND GRADING NOTES:
NEW GRADING OR ALTERATION TO THE SITE IS NOT BEING PROPOSED. EXISTING SITE HAS LESS THAN 24" OF GRADE DIFFERENTIAL ONSITE AND DOES NOT EXCEED 12" OF GRADE DIFFERENTIAL TO NEIGHBORING SITES.

PER COSTA MESA LANDSCAPE REQUIREMENTS
(SECTION 13-105):
25 SF OF IRRIGATED LANDSCAPING PER PARKING STALL REQUIRED
82 PARKING STALLS (74 CURRENTLY SUPPLIED)
(25 SF X 82 STALLS = 2,050 SF OF IRRIGATED LANDSCAPING REQUIRED)
EXISTING LANDSCAPING:
2,177 SF OF IRRIGATED LANDSCAPING
NEW LANDSCAPING:
495 SF OF IRRIGATED LANDSCAPING
TOTAL LANDSCAPING:
2,672 SF OF IRRIGATED LANDSCAPING
(REF: A2.41)



SITE PARKING COUNT

	PARKING PROVIDED
TOTAL COMPACT STALLS ON-SITE (APN: 425-413-04):	3 SPACES
TOTAL COMPACT STALLS ON-SITE (APN: 425-413-01 THRU 03):	10 SPACES
TOTAL COMPACT STALLS:	13 SPACES
TOTAL ACCESSIBLE STALLS ON-SITE (APN: 425-413-04):	3 SPACES
TOTAL ACCESSIBLE STALLS ON-SITE (APN: 425-413-01 THRU 03):	0 SPACES
TOTAL ACCESSIBLE STALLS:	3 SPACES
TOTAL STANDARD STALLS ON-SITE (APN: 425-413-04):	8 SPACES
TOTAL STANDARD STALLS ON-SITE (APN: 425-413-01 THRU 03):	50 SPACES
TOTAL STANDARD STALLS:	58 SPACES
TOTAL BICYCLE PARKING STALLS ON-SITE (APN: 425-413-04):	4 SPACES
TOTAL BICYCLE PARKING STALLS ON-SITE (APN: 425-413-01 THRU 03):	0 SPACES
TOTAL PARKING STALL CREDITS (1 PER 4 BICYCLE STALLS):	1 SPACES
TOTAL PROVIDED PARKING STALLS:	75 SPACES

NOTES:

- 8 PARKING STALLS HAVE BEEN REMOVED IN PREVIOUS WORK TO ALLOW FOR UPGRADED ACCESSIBLE STALLS, THE EXISTING TRASH ENCLOSURE AND BUSINESS AREA EAST OF PROPERTY LINE FOR APN: 425-413-15
- EMPLOYEES AND CUSTOMERS MAY PARK IN ANYWHERE IN THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 AS INDIVIDUAL PARKING SPACES, OTHER THAN ACCESSIBLE SPACES ARE UNDESIGNATED. THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 ARE UNDER CONSTANT VIDEO SURVEILLANCE, AND SECURITY PERSONNEL WILL ENSURE THAT ALL THE PARKING LOT / SPACES LOCATED ON APNS 425-413-01 THRU 04 ARE CLEAR OF EMPLOYEES AND THEIR VEHICLES THIRTY MINUTES AFTER CLOSING AND WILL CONTINUOUSLY PREVENT LOITERING BY CUSTOMERS.

PROPERTY INFO:
170 E. 17TH STREET
COSTA MESA, CA 92672
APN: 425-413-04
ZONING: C2 (GENERAL BUSINESS)
SITE: 28,499 SF
BUILDING: 19,204 SF
PROPOSED SPACE: 2,559 SF
LANDSCAPING: 1,998 SF (7%)

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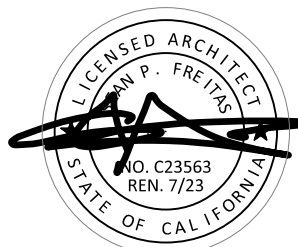
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170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:

PROJECT - PROPOSED SITE PLAN
(ENLARGED)

DATE: 8/16/2022

ARCHITECT'S APPROVAL:



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SHEET:

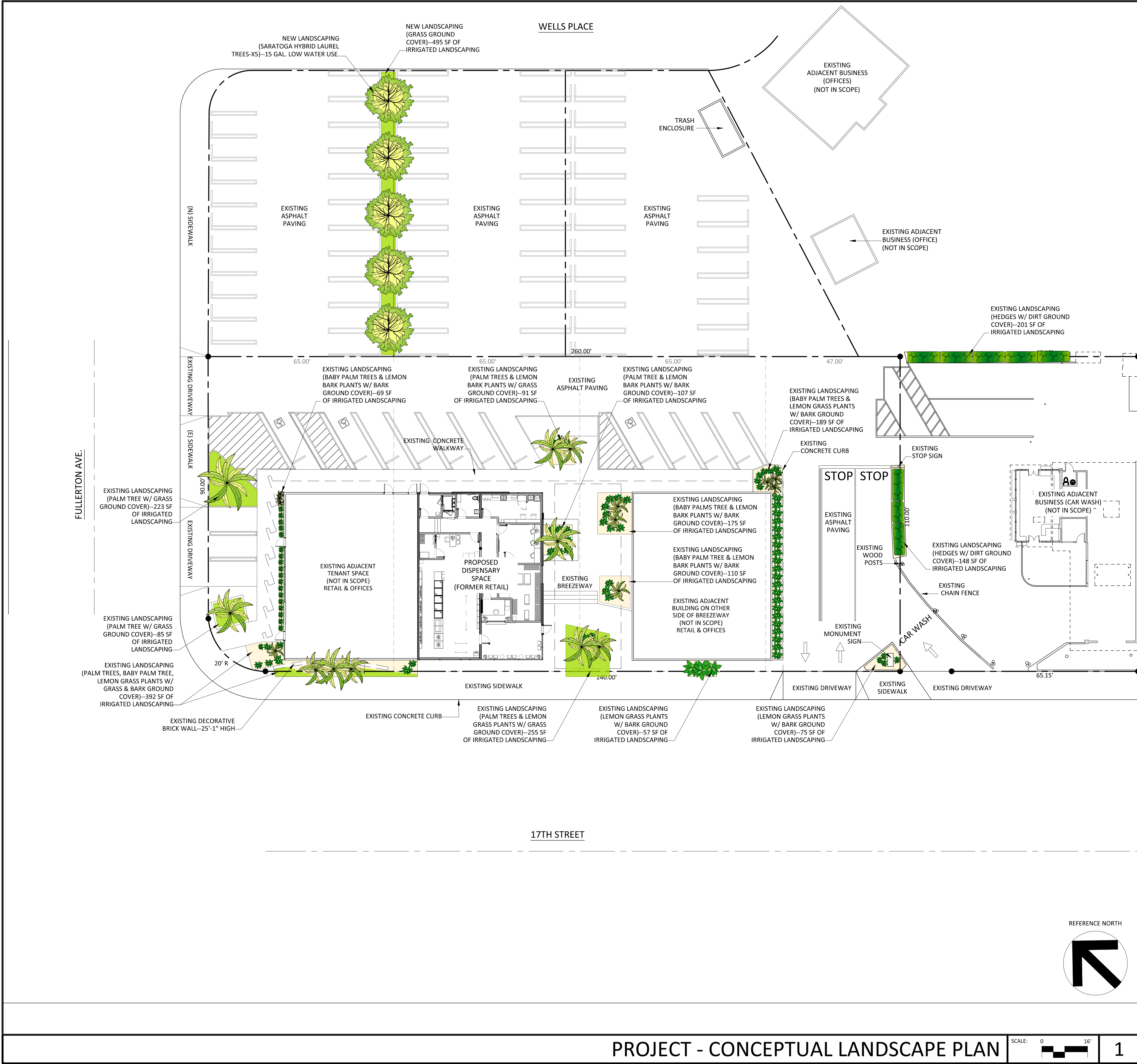
A2.31

SHEET: OF SHEETS

PROJECT - PROPOSED SITE PLAN (EXTENDED)

SCALE: 0 16'

1



LANDSCAPE LEGEND

SYMBOL	DESCRIPTION
	EXISTING MATURE PALM TREE
	NEW SARATOGA HYBRID LAUREL TREES (15 GAL.) LOW WATER USE
	EXISTING MATURE BABY PALM TREE
	EXISTING MATURE LEMON GRASS PLANT
	EXISTING MATURE HEDGE
	EXISTING BARK GROUND COVER
	EXISTING GRASS GROUND COVER (NEW AT BASE OF NEW TREES)

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TOTAL LANDSCAPING:
2,672 SF OF IRRIGATED LANDSCAPING

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(APN: 425-413-04)

TITLES:

PROJECT - PROPOSED SITE PLAN
(ENLARGED)

DATE: 6/22/2022

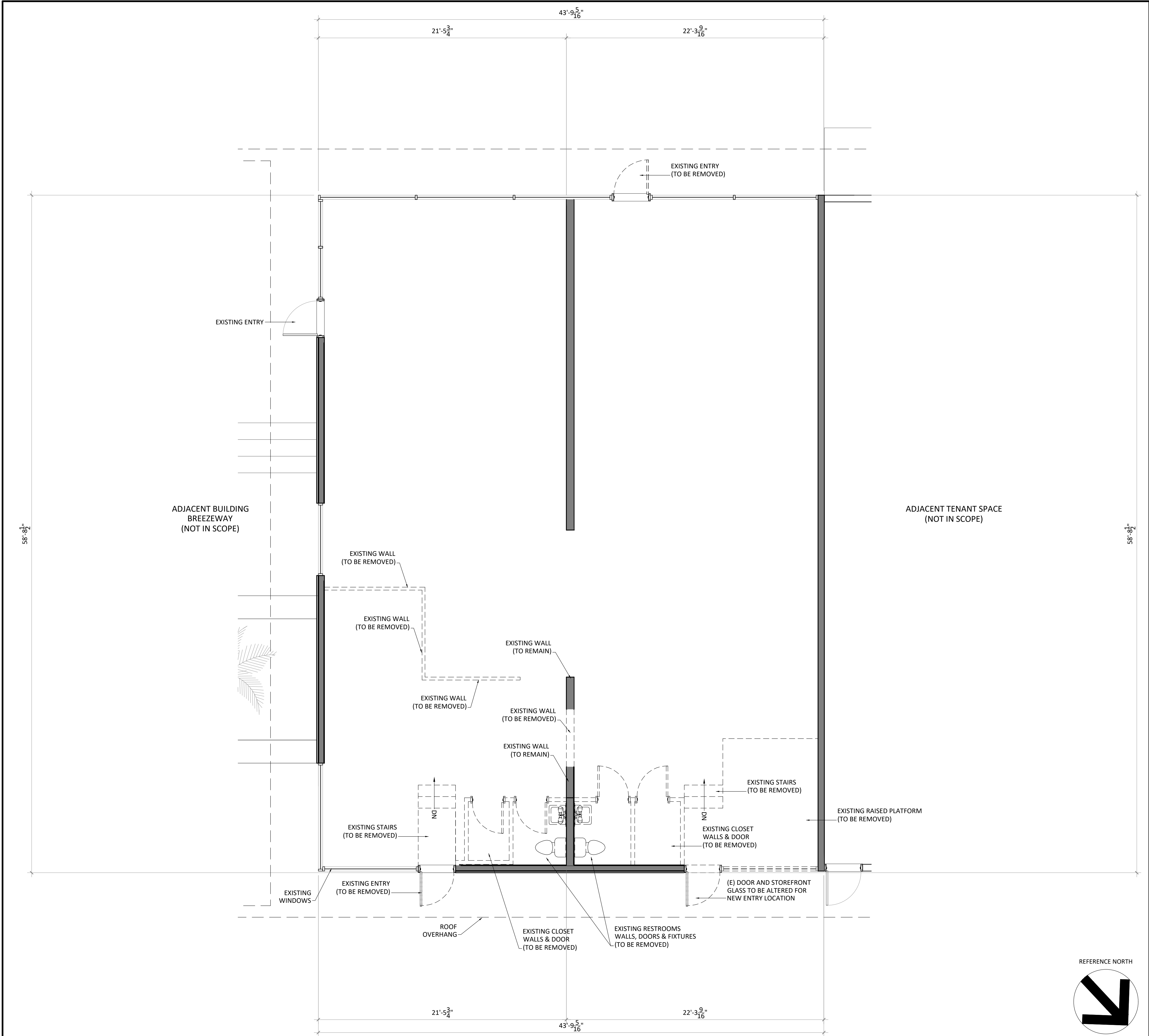
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SHEET:

A2.41

SHEET: OF SHEETS



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(APN: 425-413-04)

TITLES:
PROJECT - EXISTING FLOOR PLAN

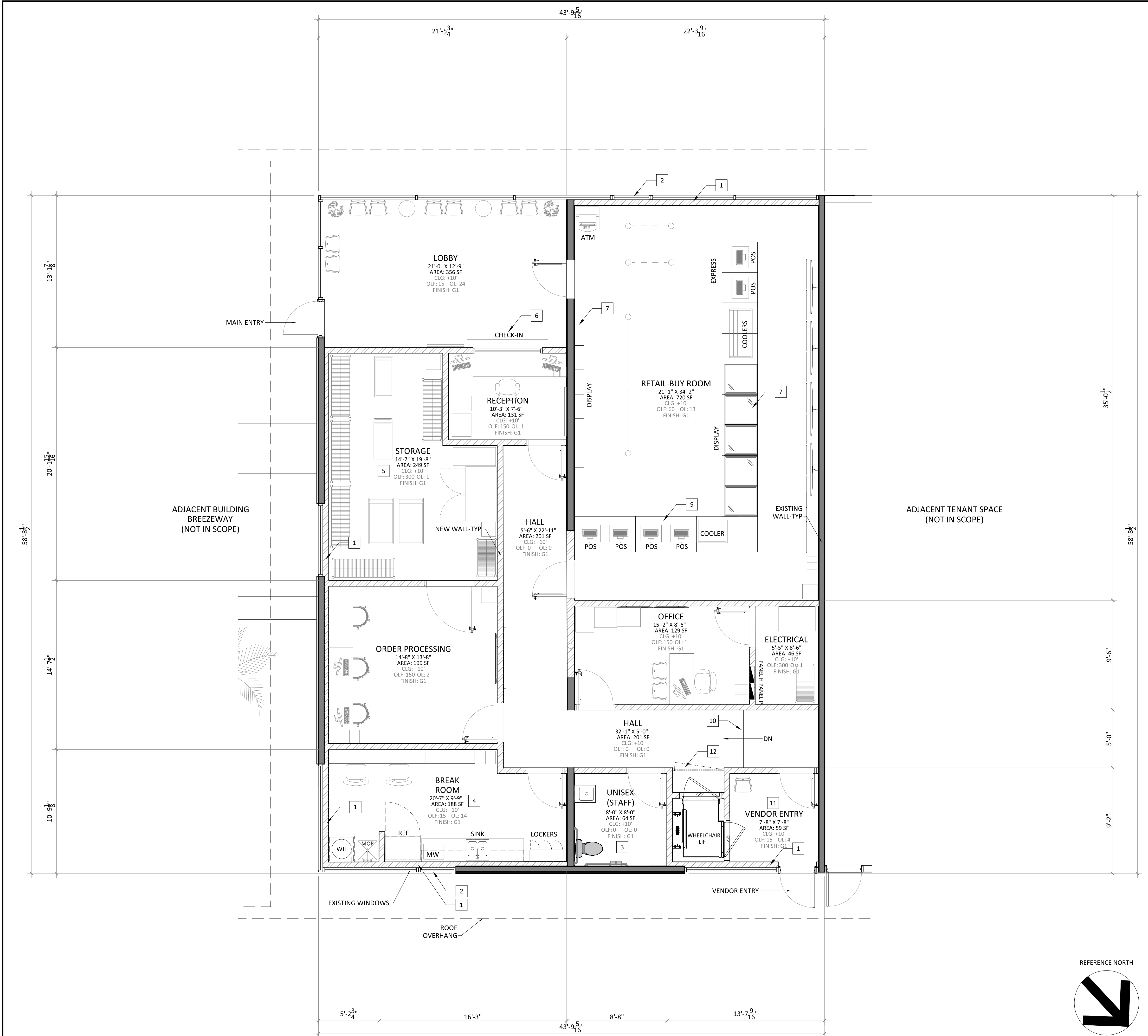
DATE: 5/19/2022

ARCHITECT'S APPROVAL:

SEAL OF ARCHITECT
SEAN P. FREITAS
No. C23563
REN. 7/23
STATE OF CALIFORNIA

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SHEET:
A3.11
SHEET: OF SHEETS



PROJECT - PROPOSED FLOOR PLAN

SCALE: 0 4' 1

KEYNOTES

- 1 SECURITY WALL FRAMED BEHIND EXISTING STOREFRONT GLAZING.
- 2 EXISTING STOREFRONT DOOR TO BE WELDED SHUT AND ABANDONED IN PLACE. DOOR SHALL HAVE A SIGN AFFIXED TO THE EXTERIOR SIDE OF THE DOOR WITH THE WORDS "THIS DOOR BLOCKED". THE SIGN SHALL CONSIST OF LETTERS HAVING A PRINCIPAL STROKE OF NOT LESS THAN 3/4 INCH WIDE AND AT LEAST 6 INCHES HIGH ON A CONTRASTING BACKGROUND. OR DOOR TO BE REMOVED AND REPLACED WITH STOREFRONT GLASS TO MATCH EXISTING.
- 3 NEW ACCESSIBLE RESTROOM - WATER CLOSET, LAVATORY, ACCESSORIES, AND HARDWARE TO COMPLY WITH CURRENT ACCESSIBILITY REQUIREMENTS.
- 4 NEW EMPLOYEE BREAK ROOM.
- 5 NEW REINFORCED STORAGE/VAULT ROOM WITH VAULT DOOR.
- 6 NEW CUSTOMER CHECK-IN WINDOW.
- 7 NEW PRODUCT DISPLAY CABINETRY AND CASEWORK.
- 8 (RESERVED)
- 9 NEW MAIN POINT OF SALES COUNTER.
- 10 NEW LANDING AND STAIRS FOR GRADE DIFFERENCE IN DOOR AND SALES FLOOR.
- 11 NEW RAISED FLOOR AREA (VENDOR SECURE ENTRY AREA) W/ SECURE ENTRY TO STAIRS AND WHEELCHAIR LIFT.
- 12 NEW INTERIOR SECURITY GATE AT WHEELCHAIR OPENING.

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COSTA MESA, CA 92627
(APN: 425-413-04)

TITLES:
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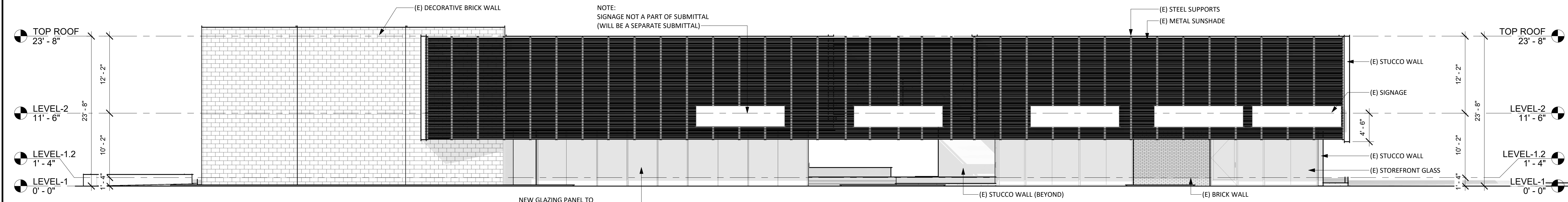
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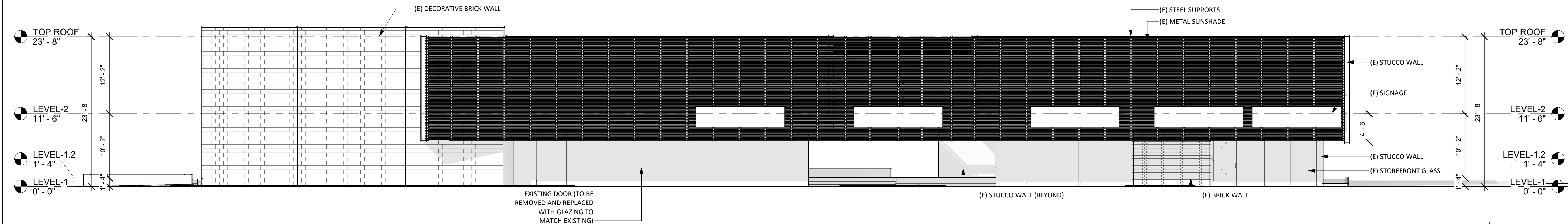
SHEET: OF SHEETS



PROPOSED FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

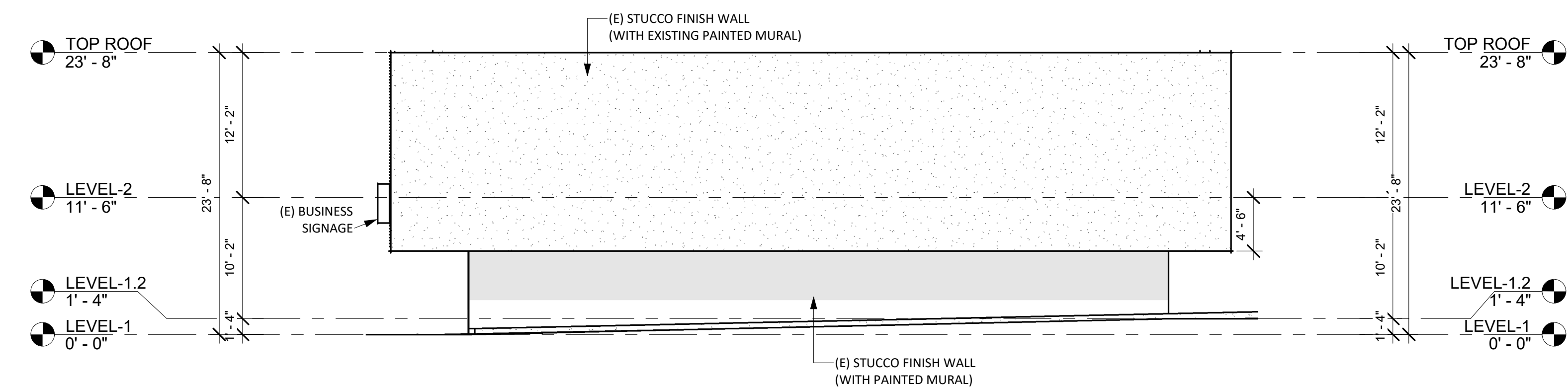
3



EXISTING FRONT ELEVATION (SOUTH)

SCALE
1/8" = 1'-0"

2



NOTE: NO PROPOSED CHANGES TO THIS ELEVATION.

EXISTING RIGHT ELEVATION (EAST)

SCALE
1/8" = 1'-0"

1

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SOUTHCORDHOLDINGS.COM

CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR ELEVATIONS

ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 05-18-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL

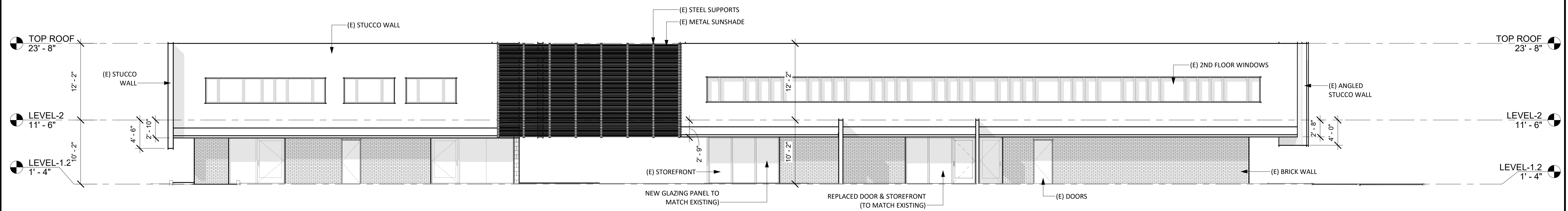


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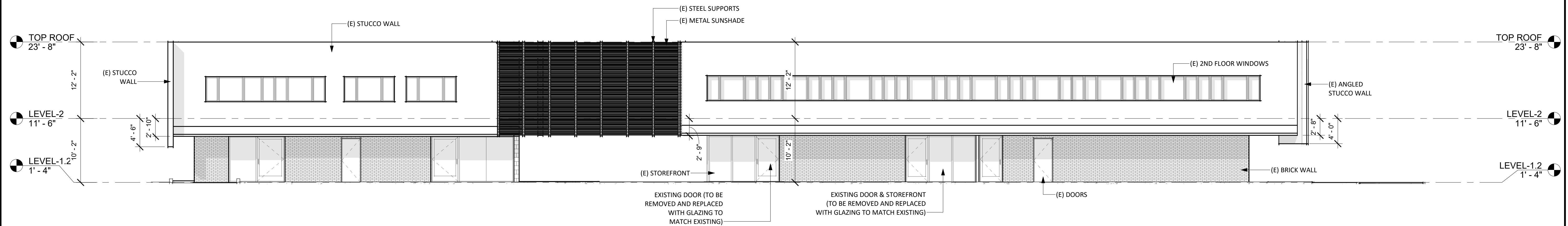
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A6.11

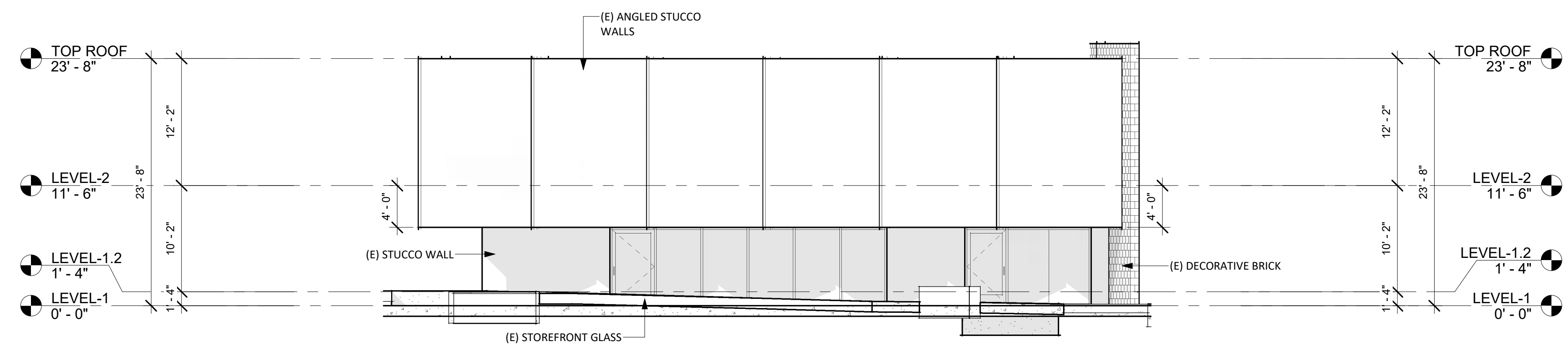
SHEET: OF SHEETS



PROPOSED REAR ELEVATION SCALE (NORTH) SCALE 1/8" = 1'-0" 3



EXISTING REAR ELEVATION (NORTH) SCALE 1/8" = 1'-0" 2



NOTE: NO PROPOSED CHANGES TO THIS ELEVATION.

EXISTING LEFT ELEVATION (WEST) SCALE 1/8" = 1'-0" 1



RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING NORTHWEST)



RENDERING (LOOKING SOUTHWEST)



RENDERING (LOOKING NORTHEAST)



RENDERING (LOOKING SOUTHEAST)

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RD X CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE:
EXTERIOR RENDERINGS

ISSUES:
Project Issue Date: 02-24-2022
Project Status: CUP RESUBMITTAL-2
Sheet Issue Date: 02-24-2022
Revision Number:
Revision Date:

ARCHITECT'S APPROVAL



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SHEET:

A6.22

SHEET: OF SHEETS

EXTERIOR RENDERINGS

SCALE
1/2" = 1'-0"

1



BUY ROOM RENDERING (LOOKING NORTHEAST)



BUY ROOM RENDERING (LOOKING WEST)



BUY ROOM RENDERING (LOOKING SOUTHWEST)



LOBBY RENDERING (LOOKING NORTHWEST)



LOBBY RENDERING (LOOKING SOUTHEAST)

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170 E. 17TH STREET, SUITE 115 & 116
COSTA MESA, CA 92627
(APN: 425-413-04)

TITLE: INTERIOR RENDERINGS	
ISSUES:	02-24-2022
Project Issue Date:	CUP RESUBMITTAL-2
Project Status:	05-18-2022
Sheet Issue Date:	
Revision Number:	
Revision Date:	

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JURISDICTION OVER THE PROJECT.

SHEET:

A6.23

SHEET: OF SHEETS

ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

- LOITERING, PUBLIC DRINKING, OR PUBLIC SMOKING, VAPING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE PROPERTY IS PROHIBITED; NO ONE UNDER THE AGE OF TWENTY-ONE SHALL BE PERMITTED WITHIN THE PREMISES EXCEPT A QUALIFIED PATIENT OVER THE AGE OF EIGHTEEN
- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

ON-SITE CANNABIS WASTE MITIGATION:

OUR COMPANY SHALL USE MEDI-WASTE, ("MW") A FULL-SERVICE WASTE MANAGEMENT SOLUTION AS THE THIRD PARTY WASTE HAULER FOR THE COLLECTION AND DISPOSAL OF CANNABIS WASTE. ALL AUTHORIZED STAFF WILL BE TRAINED BOTH TO USE OUR OWN INTERNAL WASTE MANAGEMENT PROCEDURES AND WITH THE USE OF MW'S STANDARD OPERATING PROCEDURES INCLUDED AS PART OF THE SERVICE AGREEMENT. OUR COMPANY SHALL MAKE SURE THAT MW PERFORMS THE DISPOSAL OF CANNABIS PRODUCTS IN THE DISPENSARY PURSUANT TO THE FOLLOWING OPERATIONAL PROCEDURES:

- OUR COMPANY'S ONSITE MANAGERS, ALONG WITH AT LEAST ONE OTHER PERSONNEL AUTHORIZED TO HANDLE CANNABIS PRODUCTS ACTING AS WITNESS, SHALL BE PRESENT PRIOR TO THE DESTRUCTION OF ANY CANNABIS PRODUCTS.
- OUR COMPANY SHALL TRANSFORM THE CANNABIS PRODUCTS INTO A CANNABIS WASTE BY RENDERING THE CANNABIS PRODUCTS NON-RETRIEVABLE BY MIXING WITH SAWDUST.
- "CANNABIS WASTE" MEANS WASTE THAT IS NOT HAZARDOUS WASTE THAT CONTAINS CANNABIS AND THAT HAS BEEN MADE NON-RETRIEVABLE. "NON-RETRIEVABLE" MEANS THAT THE CANNABIS AND CANNABIS PRODUCTS HAVE BEEN RENDERED UNAVAILABLE AND UNUSABLE FOR ALL PRACTICAL PURPOSES.
- THE RENDERING OF CANNABIS AND CANNABIS PRODUCTS INTO CANNABIS WASTE SHALL BE RECORDED ON THE VIDEO SURVEILLANCE SYSTEM AND FOOTAGE WILL BE SAVED FOR 90 DAYS. MW WILL PROVIDE A SECURED LOCKABLE STORAGE BIN FOR ALL WASTE EARMARKED FOR DESTRUCTION. THE BIN IS DESIGNED TO ENSURE THAT WITH PROPER USE NO CROSS CONTAMINATION WILL AFFECT CANNABIS PRODUCTS AVAILABLE FOR RETAIL SALE. AS NEEDED OUR COMPANY WILL ARRANGE SECURED PICK UP FOR CANNABIS WASTE. OUR COMPANY EXPECTS MINIMAL CANNABIS WASTE AND WILL ARRANGE A MONTHLY PICK UP AS NEEDED WITH MW. THE CANNABIS WASTE BIN WILL BE LOCATED IN THE BACK SECURITY ENTRANCE AREA WITH A CAMERA DIRECTLY AIMED AT IT IN ORDER TO MONITOR IF THE WASTE BIN IS TAMPERED WITH.

ON-SITE ODOR MITIGATION:

- THE BUSINESS WILL INCORPORATE AN ODOR CONTROL SYSTEM IN AREAS WHERE CANNABIS IS STORED, DISPLAYED AND SOLD.

CLEANLEAF
Air Filtration System

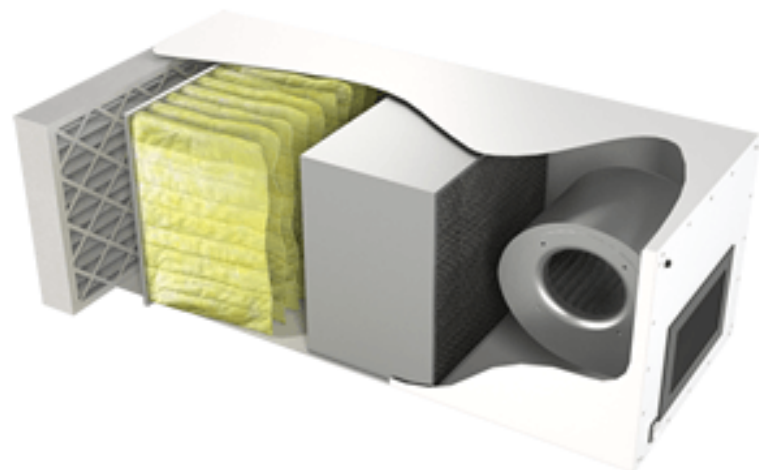


1. EXHAUST AIR FILTRATION SYSTEM WITH ODOR CONTROL THAT PREVENTS INTERNAL ODORS FROM BEING EMITTED EXTERNALLY.
2. AIR SYSTEM THAT CREATES NEGATIVE PRESSURE BETWEEN THE COMMERCIAL CANNABIS BUSINESS' INTERIOR AND EXTERIOR. ODORS INSIDE THE BUSINESS ARE NOT DETECTABLE ON THE OUTSIDE.



FEATURING AMERICA'S NUMBER 1 FILTER

CLEANLEAF AIR CLEANERS HAVE BEEN CONSISTENTLY RATED AT THE TOP OF AIR CLEANER CATEGORIES IN INDEPENDENT TESTING. THE CLEANLEAF CLEANS UP WITH 15 LBS. OF CARBON-ZEOLITE MIX AND TRUE MEDICAL HEPA FILTER MEDIA FOR ABSORPTION OF ODORS AND GASES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.



- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL INCORPORATE THE USE OF SEPARATE PUBLIC AND PRIVATE ENTRANCES.

ON-SITE NOTICE SIGNAGE:
NOTIFICATION SIGNAGE TO BE POSTED AT ENTRANCES, EXITS, PARKING LOTS, AND OTHER CONSPICUOUS AREAS. THE 12"x12" SIGNS WILL READ AS FOLLOWS:

- LOITERING, PUBLIC DRINKING, OR PUBLIC SMOKING, VAPING, INGESTING OR OTHERWISE CONSUMING CANNABIS ON THE PREMISES OR IN THE AREAS ADJACENT TO THE PROPERTY IS PROHIBITED; NO ONE UNDER THE AGE OF TWENTY-ONE SHALL BE PERMITTED WITHIN THE PREMISES EXCEPT A QUALIFIED PATIENT OVER THE AGE OF EIGHTEEN
- THESE PREMISES ARE BEING DIGITALLY RECORDED; ALARM MONITORED

- ON-SITE SIGNAGE:**
- NEW BUSINESS SIGNAGE.



- ON-SITE NOISE MITIGATION:**
- THE BUSINESS IN GENERAL IS NOT A NOISE PRODUCING BUSINESS, SO IN-HOUSE NOISES WILL NOT BE AN ISSUE.
 - THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.

- ON-SITE SECURITY MITIGATION:**
- THE BUSINESS WILL EMPLOY SECURITY STAFF WHO WILL HELP REDUCE ANY NOISE FROM ITS CUSTOMERS ON THE EXTERIOR OF THE BUILDING.
 - THIS BUSINESS WILL IMPLEMENT A COMPLETE SECURITY PLAN.

- ON-SITE LIGHT MITIGATION:**
- THE BUSINESS WILL HAVE ITS WINDOWS TINTED TO HELP REDUCE ANY INTERIOR LIGHT TRESPASS. THE BUSINESS IS A RETAIL LOCATION, SO WILL NOT PRODUCE ANY MORE LIGHT THAN AN AVERAGE RETAIL STORE.
 - THE EXTERIOR OF THE BUILDING HAS EXISTING LIGHTING THAT IS TO REMAIN.

- ON-SITE VEHICLE & PEDESTRIAN TRAFFIC MITIGATION:**
- THE BUSINESS IS LOCATED IN AN EXISTING RETAIL & BUSINESS SITE THAT IS EQUIPPED WITH A LARGE REAR & SIDE PARKING LOT AND IS EQUIPPED FOR THE TRAFFIC PRODUCED BY THIS RETAIL LOCATION.

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PROJECT: 20200819

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CONDITIONAL USE PERMIT FOR:
RD x CATALYST - COSTA MESA LLC
170 E. 17TH STREET, SUITE 115 & 116
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(APN: 425-413-04)

TITLE:
NEIGHBORHOOD COMPATIBILITY SCHEMATIC

ISSUES:

Project Issue Date:	02-24-2022
Project Status:	CUP RESUBMITTAL-2
Sheet Issue Date:	05-18-2022
Revision Number:	

ARCHITECT'S APPROVAL

SEAN F. FREITAS
REGISTERED ARCHITECT
NO. C23563
EXPI. 7/23
STATE OF CALIFORNIA

THIS PROJECT IS NOT APPROVED FOR CONSTRUCTION UNLESS THE DRAWINGS ARE STAMPED AND WET SIGNED BY THE ARCHITECT AND THE BUILDING AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SHEET:

A7.11

SHEET: OF SHEETS

NEIGHBORHOOD COMPATIBILITY SCHEMATIC