

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

July 25, 2022

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

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 Jimmy Vivar

Absent: Commissioner Russell Toler

Officials Present: Assistant Development Services Director Scott Drapkin, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Vice Chair Zich reminded the public they can receive automatic notifications of City meetings and important information by registering on the City website. (www.costamesaca.gov).

CONSENT CALENDAR:

None.

PUBLIC HEARINGS

1. PLANNING APPLICATION 21-27 FOR A RETAIL CANNABIS STOREFRONT USE WITH DELIVERY LOCATED AT 1072 BRISTOL STREET, SUITE 100

Project Description: Planning Application 21-27 is a request for a Conditional Use Permit (CUP) to operate a storefront retail cannabis business with delivery within an existing 3,286-square-foot suite within an 11,880-square-foot commercial building located at 1072 Bristol Street. The business would sell pre-packaged cannabis and pre-packaged cannabis products directly to customers onsite and via delivery to private addresses, subject to conditions of approval.

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

One Ex-Parte Communication:

Commissioner Ereth noted he spoke with the applicant.

Scott Drapkin, Assistant Director of Development Services, noted the applicant, after receiving the many neighbor concern letters, has requested a continuance to the August 8, 2022 Planning Commission meeting in order to provide some outreach to the neighborhood. The applicant was not in attendance.

Chair de Arakal asked Mr. Drapkin to proceed with the presentation.

Chair de Arakal noted he would open the public hearing to public comments, after the presentation, due to the many neighbors in attendance, so they can be given a chance to speak on the item. He informed the residents they would also have a chance to speak on this item at the August 8th meeting.

Mr. Drapkin presented the staff report.

Chair de Arakal asked Commission to defer questions of staff until the next scheduled meeting on August 8, 2022.

The Chair opened the public hearing to public comments.

PUBLIC COMMENT:

Claudia Tetts, Costa Mesa resident, spoke in opposition to this application. Ms. Tetts voiced her concerns regarding noise and odor that may come from the storefront and its proximity to the homes in the neighborhood.

Richard Rosenberg, Costa Mesa resident, spoke in opposition to this application. He spoke on the ownership of the cannabis storefront, the loss of businesses and the traffic it would generate.

Costa Mesa resident spoke in opposition to this application. He felt the cannabis storefront would be a problem for the neighborhood and he vehemently opposes this request.

Marian Orr, Costa Mesa resident, spoke in opposition to this application. She noted there are already over 20 cannabis dispensaries within a half mile of her residence. She is also concerned over the crime increase in the City.

Costa Mesa resident spoke in opposition to this application. He expressed his concern over a cannabis store within 1,000 feet of where children play in a residential neighborhood. He asked the Commission to reconsider having a dispensary near homes.

Susan Gabriel, Costa Mesa resident, spoke in opposition to this application. She asked at the very least the hours of operation be shortened due to its proximity to a residential area.

John Peterson, Costa Mesa resident, spoke in opposition to this application. He agreed with all the previous speaker comments.

Linda Rank, Costa Mesa resident, spoke in opposition to this application. She also agreed with all the previous speaker comments.

Costa Mesa resident, spoke in opposition to this application. He did not want a marijuana dispensary near homes.

Ellen Hanson Walker, Costa Mesa resident, spoke in opposition to this application. She also agreed with all the previous speaker comments. She was concerned that their neighborhood has only one way in and out and the traffic impacts this business would cause them. She also asked for clarification on the notification and application process.

Chair de Arakal discussed the methods by which the City uses to notify surrounding properties of actions coming before the Planning Commission. The Chair also noted that marijuana dispensaries were approved by Costa Mesa voters.

Collette Timms, Costa Mesa resident, spoke in opposition to this application. She spoke to her concerns on noise and commercial trucks being utilized for this business. She noted the entrance to this business is 50 feet from the entrance to their cul de sac and would create more traffic problems in the neighborhood.

The Chair closed public comments.

Chair de Arakal made a motion. Seconded by Commissioner Rojas.

MOVED/SECOND: de Arakal/Rojas

MOTION: Continue item to the Planning Commission meeting of August 8, 2022

The motion carried by the following roll call vote:

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

Nays: None

Absent: Toler

Recused: None

Motion carried: 6-0

ACTION: The Planning Commission moved to continue this item to the August 8, 2022 Planning Commission Meeting.

DEPARTMENTAL REPORT(S)

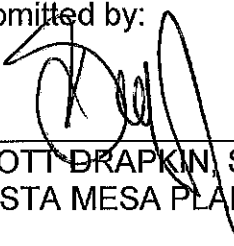
1. Public Services Report – Mr. Yang noted their department would now be known as the Public Works Department. Mr. Yang noted the City Council at their July 19, 2022 meeting approved a resolution to allow enforcement of parking restrictions during the posted hours on street sweeping days. He also invited the public to join the next Parks, Arts and Recreation Commission meeting on July 28, 2022 as staff will give an update on the TeWinkle Park lakes project. Mr. Yang was also pleased to announce the opening of the City's first pickle ball courts in Tanager Park and invited the public to the opening ceremony on July 27, 2022 at 5:30pm.
2. Development Services Report – None.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – None.

ADJOURNMENT AT 6:45 P.M.

Submitted by:



SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION